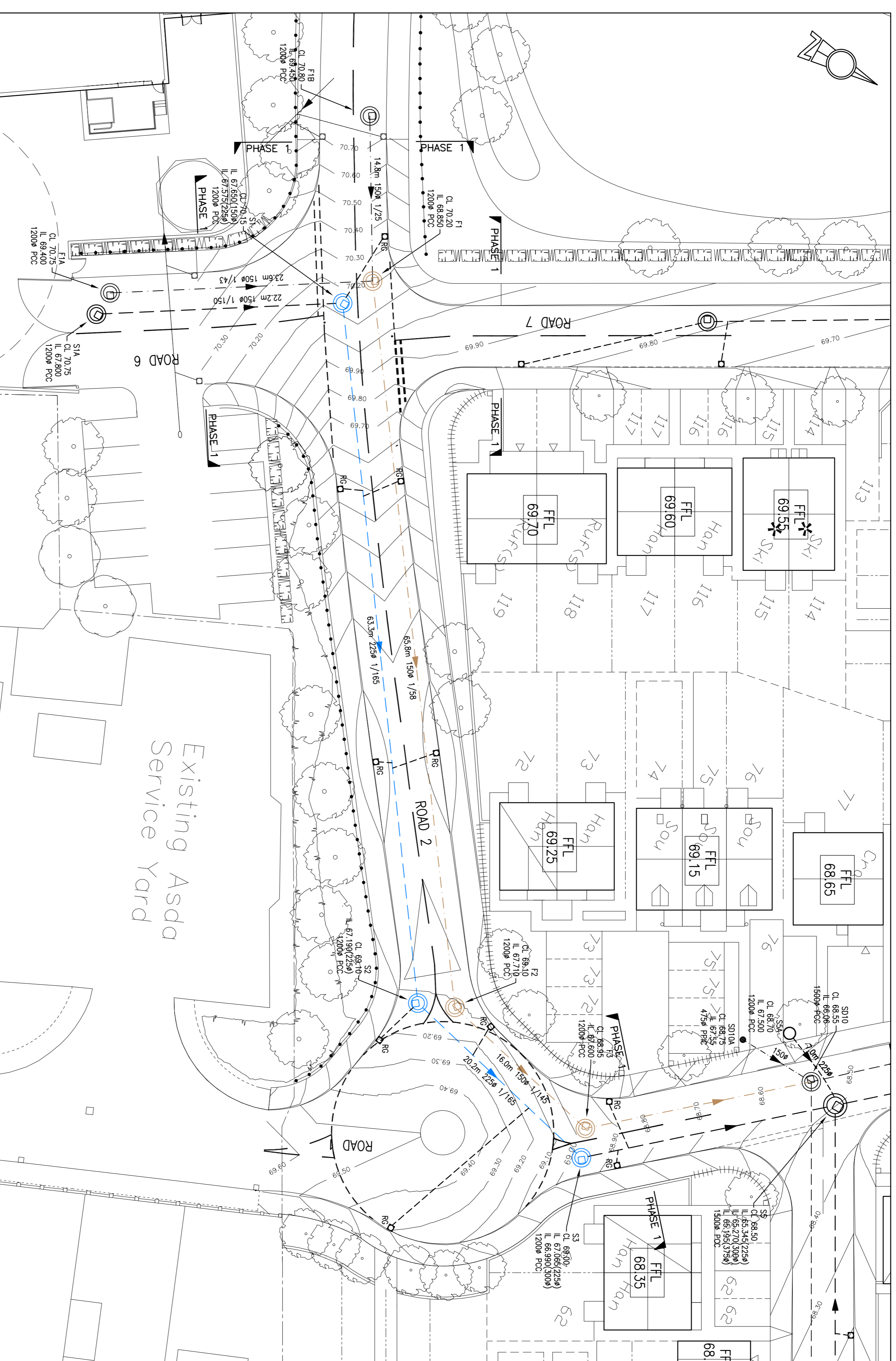


REFER TO DRAWING C1012
FOR DETAILS OF PHASE 3

REFER TO DRAWING C1011
FOR DETAILS OF PHASE 2



PROPOSED DRAINAGE LAYOUT - PHASE 1
(SCALE 1:250)

WHERE ADOPTED/ADAPTABLE DRAINAGE IS LOCATED IN CLOSE PROXIMITY TO EXISTING OR PROPOSED TREES THE EXISTING TREES ARE TO BE REMOVED WITHIN THE STANDOFF DISTANCES & NO PROPOSED TREES ARE TO BE PLANTED WITHIN THE STANDOFF DISTANCES STATED BELOW AS REQUIRED BY SEWERS FOR ADOPTION 6TH EDITION

1m FROM CENTRELINE OF SEWER
CLAY PAVE

3m FROM CENTRELINE OF SEWER
SHRUB BUSHES FOR SCREENING - BLACKTHORN, BROOM, COTONEASTER, ELDER, HAZEL, LAUREL, PRIVET, QUICKHORN, SNOWBERRY
MOST ORNAMENTAL FLOWERING SHRUBS - BLACKCURRANTS, RASPBERRIES, GOOSEBERRIES, CHRISTMAS TREES
CLEAR FILLED AT INTERVALS NOT EXCEEDING 7 YEARS

6m FROM CENTRELINE OF SEWER
ASH, BEECH, BIRCH, CONIFER, ELM, CHESTNUT, MAPLE, OAK, STOKMERE, APPLE, PEAR

12m FROM CENTRELINE OF SEWER
POPULAR, WILLOW

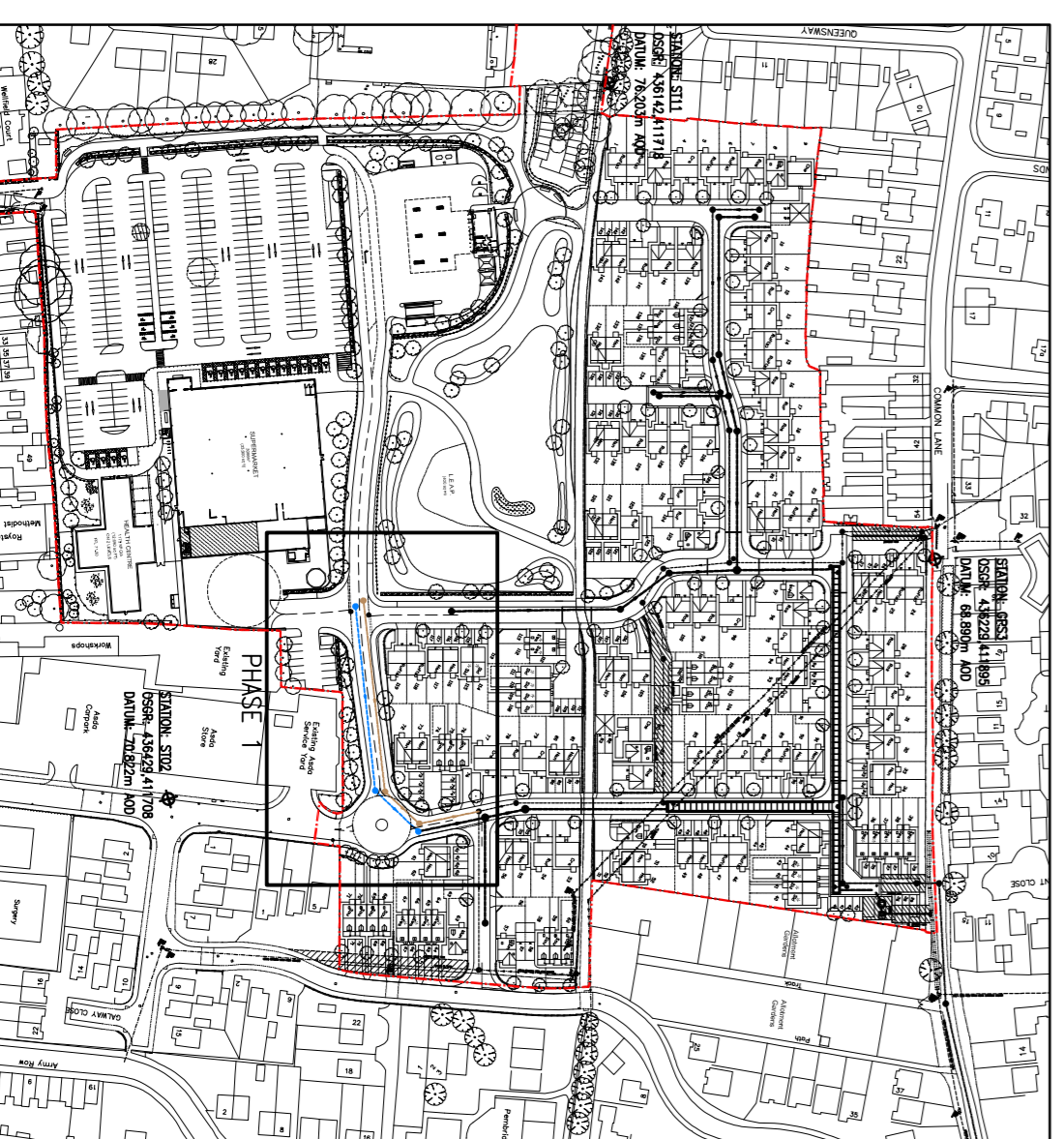
- KEY**
- EXISTING SEWER TO BE ABANDONED
 - PROPOSED SEWER DIMENSION (S185) (REFER TO DWG C1070)
 - PROPOSED ADAPTABLE SURFACE WATER DRAINAGE
 - PROPOSED ADAPTABLE SURFACE WATER MANHOLE
 - PROPOSED ADAPTABLE FOUL WATER DRAINAGE
 - PROPOSED ADAPTABLE FOUL WATER MANHOLE

DO NOT SCALE.

**SUBJECT TO THE APPROVAL OF
ALL RELEVANT AUTHORITIES**

YORKSHIRE WATER REF:
H-3-262-898

- NOTES - (CONT.)**
16. ALL EXISTING GRASSES/PLANTINGS TO BE REMOVED SHALL BE BROKEN OUT AND REMOVED FROM SITE. THE EXCAVATION SHALL BE BACKFILLED WITH A SUITABLE GRANULAR MATERIAL TO THE REQUIRED LEVEL. ALTERNATIVELY, DEEP GRASSES MAY BE CLEANED AND GROUTED WITH A 1:10 CEMENTIOUS GROUT WITH GRANULAR FILL TO THE REQUIRED LEVEL.
 17. FULFILL GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION OF THE CONTRACTOR. EXISTING WATER BEHIND ANY SEWER WORKS ARE TO BE DRAINED OUT.
 18. UPON COMPLETION OF THE WORKS THE CONTRACTOR SHALL CLEAN ALL DRAINAGE TO ENTER THE EXISTING DRAINAGE SYSTEM. THE CONTRACTOR SHALL CLEAN OUT THE WORKS AND PROVIDE THE BARBER WITH TWO COPIES OF THE COPY ON CDRAW (PHASE 1 FORM) AND RETURN TO THE CONTRACTOR.
 19. GEOTECHNICAL DATA TO BE OBTAINED AROUND GRANULAR PIPE BEDDING WHERE SEWER WORKS ARE TO BE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE CONDITIONS. THE GEOTECHNICAL IS TO BE EXTENDED UNDER THE MANHOLE BASES.
 20. WHERE UTILITIES AND DRAINAGE TRINCHES ETC CROSS OVER BRIDGE PROVISIONS, THE CONTRACTOR SHALL CONSIDER AN APPROPRIATE BARRIER TO PREVENT GROUNDWATER INFILTRATING INTO THE DRAINAGE TRINCH.
 21. MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN124. HAVE 600x600 CLEAR OPENINGS AND BE KILNDRYED. ALL COVERS TO BE LAMINATED WITH 150mm DEEP FRAMES.
 22. COVER SLABS MUST CARRY THE BS K1200K OR WILL BE REJECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A LANDING BEHIND THE PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME. A LANDING BEHIND THE COVER SHALL BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL REFER TO CONCRETE PIPE SYSTEMS ASSOCIATION (CPSA) TECHNICAL BULLETIN ISSUED JULY 2004 FOR THE MANHOLE COVER SLAB DESIGN STANDARDS. MANHOLE DRAINS TO BE EN124 WITH 150mm DEEP FRAMES IN HIGHWAYS.
 23. SUITABLE RESISTANT GROUT (C20-22) AND PRECAST CONCRETE PRODUCTS SHALL BE USED FOR ALL MANHOLES AND TRINCHES. THE CONTRACTOR SHALL PROVIDE THE SEWER FROM ROAD FRAMES AND SEWER BRANCHES.
 24. THE APPROXIMATE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM ROAD FRAMES AND SEWER BRANCHES.
 25. SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES. (PLEASE REFER TO DRAWING C1070 FOR THE PLANTING SCHEDULE TO SEWERS).
 26. THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION IN THEM SHALL BE INCREASED TO ACCOMMODATE THE CONNECTIONS.
 27. YORKSHIRE WATER POLICY IS NOT TO ACCEPT TYPE 'C' BACK MANHOLES AND TYPE 'B' MANHOLES WITH 1200mm DIA OR 1500mm DIA RINGS. WITH THE OPENING SIZED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE OFFSET IS 1-1.5m.
 28. ALL WORKS ARE ASSIGNED TO BE WITHIN PUBLIC HIGHWAY OR WITHIN LAND OWNERS LANDS & NO WORKS ARE REQUIRED ON THIRD PARTY LAND OWNERS PROPERTY.
 29. ALL DEPRECIATION CHARGERS TO BE 4754 RATED/PERMITS INSPECTION CHARGES (PPO) & ALL PRECAST CONCRETE CHARGERS ARE 12004 UNLESS NOTED OTHERWISE.
 30. THE CONTRACTOR MUST ALLOW FOR ANY FEES REQUIRED FOR ROAD AND SEWER OPENING PERMITS.
 31. THE CONTRACTOR MUST MAKE PUBLIC SEWER CONNECTION APPLICATION TO RELEVANT WATER AUTHORITY PRIOR TO WORKS COMMENCEMENT. WHEN REQUIRED, ALL MANHOLES LESS THAN 1.5m DEEP ARE CONSIDERED AS NONE LAM EXEMPT & SHALL BE MANHOLES FROM GROUND LEVEL.
 32. YORKSHIRE WATER IS NOT OBLIGED TO ACCEPT FILTER DRAIN/LAND DRAINAGE RUN-OFF INTO THE PUBLIC SEWER NETWORK OR ADAPTABLE DRAINAGE SYSTEM DRAINAGE RUN-OFF WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIAISE WITH THE LOCAL AUTHORITY LAND DRAINAGE SECTION WITH REGARDS TO THE DISPOSAL OF THE FILTER DRAIN/LAND DRAINAGE RUN-OFF.
 33. NO MECHANICAL COMPRESSION OF FILL MATERIAL SHALL BE PERMITTED WITHIN 300mm ABOVE THE BARREL/CROWN OF THE PIPE.
 34. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER RESISTANT BEDDING (4-59-04 (SUD 45)).
 35. ALL EXCAVATIONS IN AREAS OF HIGH WATER TABLES AND GRANULAR MATERIALS GEOTECHNICAL NOTES MUST BE REFERRED TO RELEVANT SECTION OF SANDS/STILLS. FILL HEIGHT CLASS STAKES ADDRESS TRINCHES AND/OR AT MANHOLE LOCATIONS AT 25m INTERVALS TO RESTRICT WATER WORKERS ALONG THE EXCAVATION.



PHASE LOCATION PLAN
(SCALE 1:2500)

Job No.	11120	Drawing No.	C1010	Revision	P2
Drawing Status	Preliminary				
Scale	1:250	Drawn	JM	Checked	AL
				Date	Apr 13
<p>Client Kier Property Development Limited</p> <p>Project Midland Road, Royston</p> <p>Title Proposed Drainage Layout Phase 1</p>					
<p>consulting engineers</p> <p>4 Collier Close Wetherfield WF4 3BA 1 01824 24020 1 01824 24021 www.3ecol.com</p>					
Date	22/07/13	Revised To	SUBMIT COMMENTS, LOCATION PLAN & GRD	Drawn By	JM
	14/05/13	Revised To	INITIAL ISSUE	Drawn By	PI