

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT & ENGINEERING DETAILS, DRAWINGS & SPECIFICATIONS.
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
4. UNLESS OTHERWISE NOTED, ALL PRIVATE DRAINAGE PIPES AND FITTINGS TO BE PVC-U CONFORMING TO BS4660 AND BS5481 AS APPROPRIATE AND SHALL BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALTERNATIVELY VERIFIED CLAY TO BS EN 295, WITH FLEXIBLE JOINTS AND KITE MARK CERTIFIED. ALL LATERALS TO BE ADOPTED BY ANGLIAN WATER TO BE VERIFIED CLAY
5. ALL PRIVATE BUILDING DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS EN725 AND THE BUILDING REGULATIONS APPROVAL DOCUMENT H.
6. ALL SVPS AND STACK PIPES SHALL HAVE RODDING ACCESS PLATES FITTED AT THEIR BASES (GROUND FLOOR LEVEL).
7. MANHOLE/INSPECTION COVERS IN PRIVATE BLOCK PAVED PATHS, DRIVES AND PARKING AREAS ARE TO BE RECESSED TO RECEIVE MATCHING BLOCKS IN ALL CASES.
8. THE SITE ENGINEER IS TO DETERMINE THE ORIENTATION OF THE MANHOLE CHARACTER TO ENSURE THE LOCATION OF COVERS DOES NOT FALL WITHIN THE PATHS OF VEHICLE TRACKS WHERE POSSIBLE. IN AREAS WHERE NECESSARY ANTI-SKID COVERS MAY BE SPECIFIED.
9. PRIVATE SEWERS PLUS DRAINS SHALL HAVE CLASS B PIPE BEDDING AND SURROUND UNLESS COVER IS LESS THAN 900mm UNDER DRIVES CLASS 7 SHALL BE USED. PRIVATE DRAINS TO HAVE MINIMUM 450mm COVER AT ANY POINT.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS BEFORE COMMENCEMENT OF CONSTRUCTION.
11. ALL PRIVATE SEWERS AND FW LATERALS ARE 100mm DIA UNLESS OTHERWISE SPECIFIED.

CHAMBER	TYPE
HD-04	DCC - TYPE B
HD-08	SFA TYPE 2
HD-09	DCC - TYPE B - M
HD-10	DCC - TYPE B - M
HD-11	DCC - TYPE B - M
HD-12	DCC - TYPE B - M
HD-13	DCC - TYPE B - M
HD-14	DCC - TYPE B - M
HD-15	SFA TYPE 2
HD-16	DCC - TYPE B - M
HD-HW05	ALTHON HEADWALL
HD-HW06	ALTHON HEADWALL
HD-HW0303	ALTHON HEADWALL
HD-HW0504	ALTHON HEADWALL
HD-HW0305	ALTHON HEADWALL

KEY

- | | |
|---|-------------------------------------|
|  | ADOPTABLE FOUL WATER MANHOLE |
|  | ADOPTABLE SURFACE WATER MANHOLE |
|  | ADOPTABLE FOUL WATER PIPE |
|  | ADOPTABLE SURFACE WATER PIPE |
|  | HIGHWAY GULLY AND CONNECTION |
|  | RIISING MAIN |
|  | PRIVATE FOUL WATER PIPE |
|  | PRIVATE SURFACE WATER PIPE |
|  | PRIVATE FOUL WATER CHAMBER |
|  | PRIVATE SURFACE WATER CHAMBER |
|  | PERMEABLE ASPHALT CONSTRUCTION |
|  | PERMEABLE BLOCK PAVING CONSTRUCTION |

P02	20/02/2026	DSB	UPDATED TO SUIT REVISED MASTERPLAN	DSB	TP
P01	27/10/2024	RH	FIRST ISSUE	DSB	LJM
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:

S2 - FOR INFORMATION



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CLIENT:

BARRATT DAVID WILSON HOMES

ARCHITECT:

MCBAINS

SITE/PROJECT:

HIGHOVER FARM, HITCHIN

TITLE:

PHASE 1
DRAINAGE LAYOUT
SHEET 3 OF 8

SCALE @ A1: 1:250	CHECKED: DSB	APPROVED: LJM
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PROJECT NO: 700982227	DESIGNED: RH	DRAWN: RH	DATE: February 26
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DRAWING No:	REV:
HOF-WSP-ZZ-PH1-DR-C-5003	P02

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