



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 P.W.D. CONFORMING TO BS4560 AND BS4581 AS APPROPRIATE AND SHALL BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALTERNATIVELY VITRIFIED CLAY BS EN 295, WITH FLEXIBLE JOINTS AND KITE MARK CERTIFIED. ALL LATERALS TO BE ADOPTED BY ANGULAR WATER TO BE VITRIFIED 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 COLLECTOR PAVED PATHS, DRIVES AND PARKING AREAS ARE TO BE RECESSED TO RECEIVE MATCHING COLLECTOR IN ALL CASES.
8. THE SITE ENGINEER IS TO DETERMINE THE ORIENTATION OF THE WHOLE CHAMBERS TO ENSURE THE LOCATION OF THE COVERS DO 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 OR DO NOT FALL WITHIN THE PATHS OF VEHICLE TRACKS. 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.

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

P04	01/11/2024	DSB	REDLINE AMENDED	DSB	LJM
P03	18/10/2024	DSB	MINOR UPDATES TO SUIT PH1 MASTERPLAN	DSB	LJM
P02	13/09/2024	MH	INDICATIVE MASTERPLAN REMOVED	DSB	LJM
P01	14/12/2022	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:

INFRASTRUCTURE
DRAINAGE LAYOUT
SHEET 14

SCALE @ A1: 1:250	CHECKED: DSB	APPROVED: LJM
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PROJECT NO: 700982227	DESIGNED: RH	DRAWN: RH	DATE: September 24
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DRAWING No:	REV:
HOF-WSP-ZZ-ZZ-DR-C-5014	P04

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FOR CONTINUATION REFER TO SHEET 32

INUATION REFER TO SHEET 13

FOR CONTINUATION REFER TO SHEET 14

FOR CONTINUATION REFER TO SHEET 13

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

FOR CONTINUATION REFER TO SHEET 1

