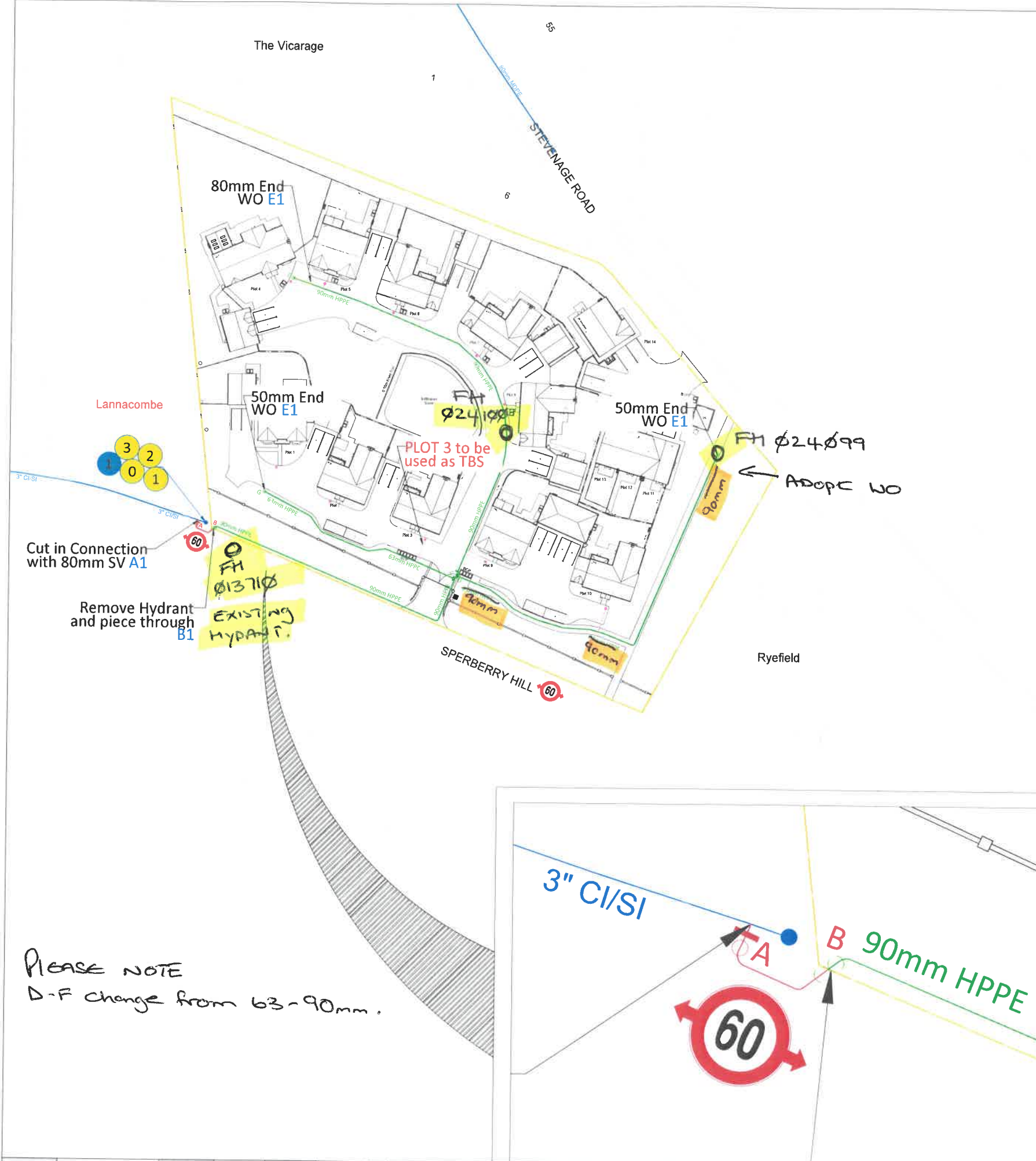




NOT FOR CONSTRUCTION



CAUTION 0
PRIVATE HEDGE NEAR POC

CAUTION 1
TREES/HEDGES

WARNING 2
PRIVATE UTILITIES

DANGER 3
HIGHWAY WORKING

ROAD CLOSURE 1

CONNECTION ONSITE DETAILS				
SUPPLY PIPES SHOWN FROM BOUNDARY TO PROPERTY ARE INDICATIVE ONLY				
PLOT	HOST MAIN	COMMS PIPE	MANIFOLD	LENGTH (M)
PLOT 1	63MM HPPE	25MM	SINGLE	7
PLOT 2	63MM HPPE	25MM	SINGLE	7
PLOT 3	63MM HPPE	25MM	SINGLE	6
PLOT 4	90MM HPPE	25MM	SINGLE	3
PLOT 5	90MM HPPE	25MM	SINGLE	2
PLOT 6	90MM HPPE	25MM	SINGLE	1
PLOT 7	90MM HPPE	25MM	SINGLE	1
PLOT 8	90MM HPPE	25MM	SINGLE	1
PLOT 9	63MM HPPE	25MM	SINGLE	6
PLOT 10	63MM HPPE	25MM	SINGLE	6
PLOT 11 - 14	63MM HPPE	50MM	4PORT	1

MAINS & CONNECTIONS

HPPE PIPE REQUIRED

DS NUMBER	DS0063056 - Stevenage Road	
ADDRESS	Sperberry Hill St. Ippolyts Hitchin, Hertfordshire SG4 7NZ	
CUSTOMER	Pivotal Energy	SCHEME DEVELOPMENT PLAN
OS REFERENCE	520041, 226769	
DISTRICT METER ZONE	3013 - LITTLE WYMONDLEY - Props: 552	
WATER SUPPLY ZONE	32 - HITCHIN	
HDZ	16 - HITCHIN	
RESOURCE ZONE	03 - LEE	
HIGHWAY AUTHORITY	NORTH HERTS	
WHAT3WORDS	///melon.cloth.weds	

UTILITY / BOUNDARY KEY	IDENTIFIED	NOTES
WATER	YES	Notes
GAS	YES	Notes Regional Gas - no assets affected Cadent Gas - no assets affected
ELECTRIC	YES	Notes NGET - No Assets Affected UKPN - LV - Opposite side to SOW
COMMS	YES	Notes BT - Openreach - no assets near SOW
WASTE WATER	YES	Notes F/W - Anglian Water No assets near SOW
OTHER	YES	Notes

EXISTING UTILITIES HIGHLIGHTED ON THIS DRAWING ARE FOR INDICATION ONLY. OTHER UTILITIES MAY BE PRESENT THAT HAVE NOT BEEN IDENTIFIED. REFER TO INDIVIDUAL UTILITY PROVIDER DRAWINGS FOR CONSTRUCTION PHASE.

- All stop cocks located in roads or vehicle coveys must be suitable for the expected vehicle loading
- Communication pipes in carriageway to be ducted
- Ducts for services are to be supplied and laid by developer at a depth of 1200mm and should be protected by 300mm base layer
- Water mains are not to be ducted
- All assets are to be protected and should be protected prior to works commencing
- All assets are to be wrapped with either Densol or Silicate tape (Densol is not to be used on Polyethylene or Barrier Pipes)

MAINLAYING OFFSITE DETAILS	
AT	DETAILS
SoW	3" CI/SI ALONG SPERBERRY HILL
A - B	7M OF 90MM HPPE
TOTAL	7M OF 90MM HPPE

MAINLAYING ONSITE DETAILS - SELF LAY	
AT	DETAILS
SoW	3" CI/SI ALONG SPERBERRY HILL
B - C	68M OF 90MM HPPE
C - D	1M OF 90MM HPPE
D - E	103M OF 90MM HPPE
E - F	51M OF 63MM HPPE
F - G	95M OF 63MM HPPE
TOTAL	172M OF 90MM HPPE, 146M OF 63MM HPPE

All dimensions are in millimetres, unless otherwise stated.

All dimensions to be checked on site prior to commencement of any work.

All poles based upon Ordnance Survey maps by Affinity Water Limited with the sanction of the controller of the Stationary Office - Licence No. WU29930. Crown copyright reserved.

The position of utility services and apparatus shown on this plan is provided for guidance only. Therefore the company accepts no responsibility in the event of inaccuracy. The actual position of apparatus must be determined on site by making hand dug trial holes. The Company requires a minimum of two working days notice of the intention to excavate trial holes.

Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act 1991 to operate or interfere with any valves, indicators or other apparatus owned or used by Affinity Water Limited. Copyright protected - no part of this drawing may be reproduced without prior consent of Affinity Water Limited.

ALL DIMENSIONS MUST BE CHECKED ON SITE & NOT SCALED FROM THIS DRAWING. DIMENSIONS ARE 1:500.

MAIN DEPTH (INC. FERRULES)	FOOTWAY / VERGE / CARRIAGEWAY (mm)	PRIVATE LAND / FIELDS (mm)
MINIMUM DEPTH TO THE CROWN (IF MINIMUM DEPTH NOT ACHIEVABLE, USE WITH LOCAL NETWORK TEAM)	900	1100

EASEMENTS	PIPE SIZE (mm)	MINIMUM DEPTH REQUIRED - OVERALL DISTANCE (mm)
FOR LAND MARKED FOR DEVELOPMENT OR LAND USE CHANGES WITHIN THE NEXT 20 YEARS IN THE LOCAL PLAN	Less than or equal to 150mm (6")	600 (3m either side)
	151 - 450mm (6" - 18")	750 (3m either side)
	>450mm (18" > 18")	900 (3m either side)

DUCTING	PIPE ON (mm)	MINIMUM BORE OF DUCTING REQUIRED (mm)
MINIMUM DEPTH OF DUCTING TO CROWN 900MM (HIGHWAY, FOOTPATH & VERGE)	25	50
	50 - 63	100
	75	150
1200MM (PRIVATE LAND, FIELDS) (IF MINIMUM DEPTHS NOT ACHIEVABLE, USE WITH LOCAL NETWORK TEAM)	125	150
	150	200
	175	250
	200	300

COMMUNICATION PIPES AND DUCT PLACEMENT ON THE DRAWING ARE FOR INDICATIVE PURPOSES ONLY TO AID IN IDENTIFYING THE NUMBER OF CONNECTIONS AND DUCTS REQUIRED. THESE POSITIONS ARE SUBJECT TO CHANGE BASED ON SITE SPECIFIC REQUIREMENTS AND / OR CHANGES IN THE WATER MAINS OR SITE LAYOUT. DEVELOPER TO INFORM AFFINITY WATER OF ANY REQUIRED CHANGES.

SCALE 1:500

DESIGNED BY N. Thomas DATE 02-06-2025

CHECKED BY Rob King DATE 02-06-2025

APPROVED BY K. Swain DATE 12-06-2025

P - Preliminary Issue, T - Tender Issue, PC - Pre - Construction Issue, C - Construction Issue, A - As-laid Issue

REV	REVISION DETAILS	BY	APP	DATE	REV	REVISION DETAILS	BY	APP	DATE
P1	ISSUED FOR PRELIMINARY SURVEY	NT		02-06-25					
T1	Issued for Tender	NT	KS	12-06-25					
T2	ISSUED FOR TENDER - REDESIGN - CHANGE TO ROUTE OF MAINS OFFSITE AND ONSITE	NT		24-07-25					

SPERBERRY HILL SG4 7NZ DS0063056 CTN 32 2417/25 PR