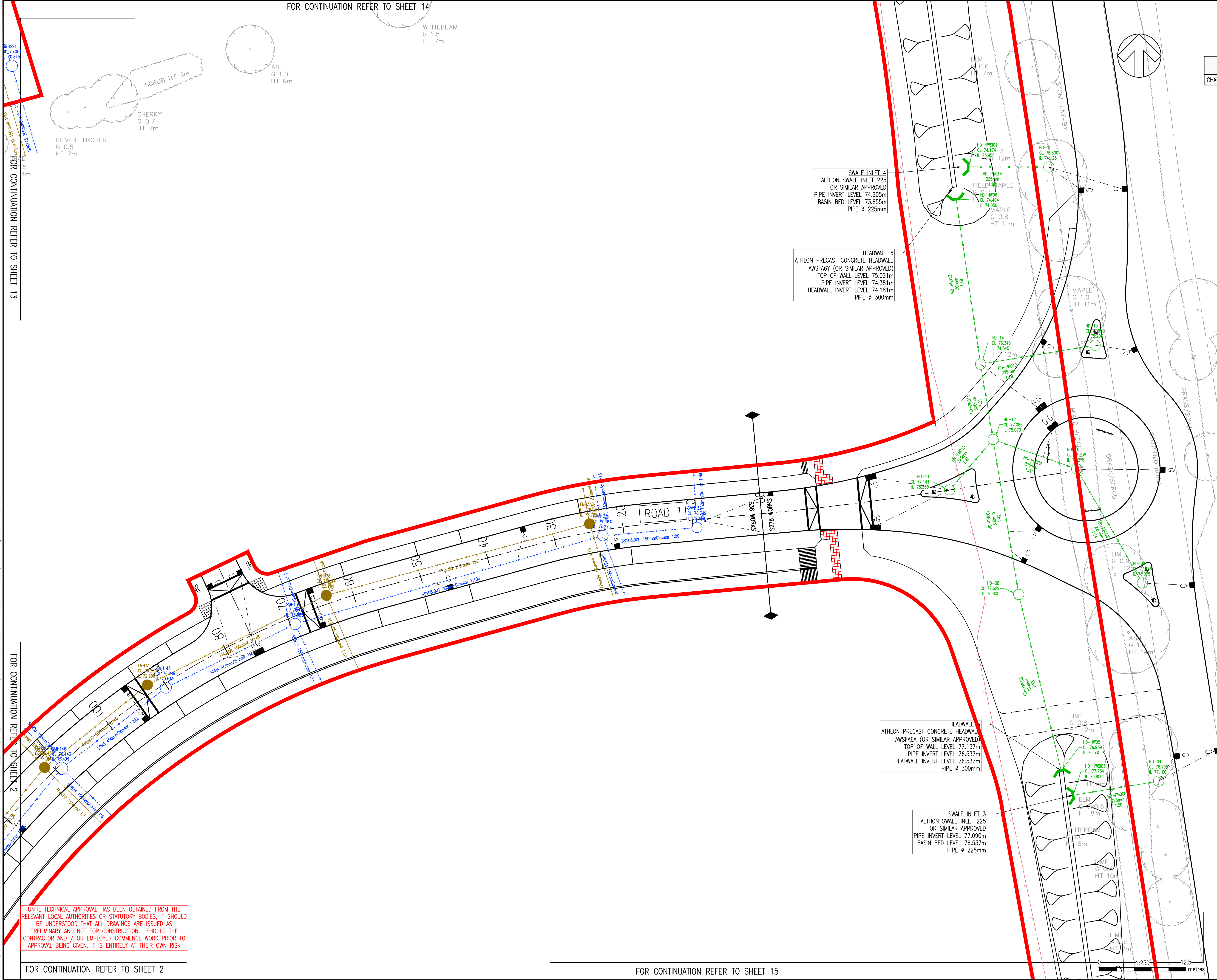




NOTES:

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 PVCu CONFORMING TO BS4660 AND BS5481 AS APPROPRIATE AND SHALL BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALTERNATIVELY VITRIFIED CLAY TO BS EN 295, WITH FLEXIBLE JOINTS AND KITE MARK CERTIFIED. ALL LATERALS TO BE ADOPTED BY ANGLIAN 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 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 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 BEDDINGS AND SURROUND UNLESS COVER IS LESS THAN 900mm UNDER DRIVES WHERE CLASS Z 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.

KEY

ADOPTABLE FOUL WATER MANHOLE

ADOPTABLE SURFACE WATER MANHOLE

ADOPTABLE FOUL WATER PIPE

ADOPTABLE SURFACE WATER PIPE

HIGHWAY GULLY AND CONNECTION

RISING MAIN

PRIVATE FOUL WATER PIPE

PRIVATE SURFACE WATER PIPE

PRIVATE FOUL WATER CHAMBER

PRIVATE SURFACE WATER CHAMBER

POS	14/08/2025	DSB	AMENDED TO SUIT REVISED MASTERPLAN	DSB	LJM
PO4	01/11/2024	DSB	REDLINE AMENDED	DSB	LJM
PO3	14/10/2024	DSB	MINOR AMENDMENTS TO SUIT PH1 MASTERPLAN	DSB	LJM
PO2	13/09/2024	MH	INDICATIVE MASTERPLAN REMOVED	DSB	LJM
PO1	02/12/2022	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 1

SCALE @ A1:	1:250	CHECKED:	DSB	APPROVED:	LJM
PROJECT NO:	700982227	DESIGNED:	RH	DRAWN:	RH
DRAWING NO:				HOF-WSP-ZZ-ZZ-DR-C-5001	REV: P05

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File name: \\UK.WSPGROUP.COM\CENTRAL DATA\PROJECTS\700982227 - HIGHOVER FARM, HITCHIN - DETAILED DESIGNING\WPC\01 CIVIL ENGINEERING\03 DRAWINGS\SS8 DETAILED DESIGN\HOF-WSP-ZZ-ZZ-DR-C-5001.DWG, updated on 15 August 2025 16:48:50, by Brown, Darren