



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 LAYED CONFORMING TO BS4540 AND BS4541 AS APPROPRIATE AND SHALL BE LAID IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. ALTERNATIVELY WITRIFIED CLAY TO BS EN 295, WITH FLEXIBLE JOINTS AND KITE MARK CERTIFIED. ALL LATERALS TO BE ADOPTED BY ANGLIAN WATER TO BE WITRIFIED 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 RIDDING 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 TRAFFIC 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 DRAINS WITH 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 & FW LATERALS ARE 100mm DIA UNLESS OTHERWISE SPECIFIED.

	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	PSP	LJM
P03	08/10/2024	DSB	MINOR AMENDMENTS TO SUIT PH1 MASTERPLAN	PSP	LJM
P02	13/09/2024	MH	INDICATIVE MASTERPLAN REMOVED	PSP	LJM
P01	02/12/2022	RH	FIRST ISSUE	PSP	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 12

SCALE @ A1: 1:250	CHECKED: DSB	APPROVED: LJM
PROJECT NO:	DESIGNED:	DRAWN:
		DATE:

700982227	RH	RH	October 24
DRAWING No:			REV:

HOF-WSP-ZZ-ZZ-DR-C-5012	P04
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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 13

FOR CONTINUATION REFER TO SHEET 14

