

FOR CONTINUATION REFER TO SHEET 7

FOR CONTINUATION REFER TO SHEET 2

DO NOT SCALE

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 BEDDING 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

DROP KERBS AND LIGHTING COLUMN POSITIONS ILLUSTRATED ON THE PLANS ARE INDICATIVE ONLY.

P06	02/10/2025	KHN	AMENDMENTS TO NOTES AND RED LINE	THP	THP
P05	14/08/2025	DSB	AMENDED TO SUIT REVISED MASTERPLAN	DSB	LJM
P04	01/11/2024	DSB	REDLINE AMENDED	DSB	LJM
P03	18/10/2024	DSB	MINOR AMENDMENTS TO SUIT PH1 MASTERPLAN	DSB	LJM
P02	13/09/2024	MH	INDICATIVE MASTERPLAN REMOVED	DSB	LJM
P01	02/12/2022	RH	FIRST ISSUE	DSB	LJM
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:

S2 - FOR INFORMATION

wsp

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CLIENT:

BARRATT DAVID WILSON HOMES

ARCHITECT:

MCBAINS

SITE/PROJECT:

HIGHOVER FARM, HITCHIN

TITLE:

INFRASTRUCTURE
DRAINAGE LAYOUT
SHEET 3

SCALE @ A1:

1:250

CHECKED:

THP

APPROVED:

THP

PROJECT NO:

700982227

DESIGNED:

RH

DRAWN:

KHN

DATE:

October 25

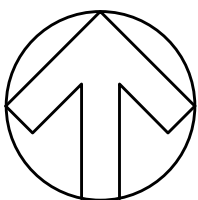
DRAWING NO:

HOF-WSP-ZZ-ZZ-DR-C-5003

REV:

P06

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FOR CONTINUATION REFER TO SHEET 7

FOR CONTINUATION REFER TO SHEET 4

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0 1:250 12.5 metres

BUS ONLY CONTROL FINAL FORM TO BE AGREED WITH HERTFORDSHIRE HIGHWAYS AND BUS OPERATOR THROUGH TECHNICAL APPROVALS PROCESS

INDICATIVE VEHICULAR ACCESS TO SCHOOL FINAL LOCATION TO BE CONFIRMED THROUGH SCHOOL RESERVED MATTERS APPLICATION

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

File name: I:\UK\WSPGROUP\CONCENTRAL DATA\PROJECTS\10098000\70098222 - HIGHOVER FARM, HITCHIN - DETAILED DESIGN\HOF-WSP-ZZ-ZZ-DR-C-5003.DWG, printed on 02 October 2025 11:27:57, by Nq. Jason