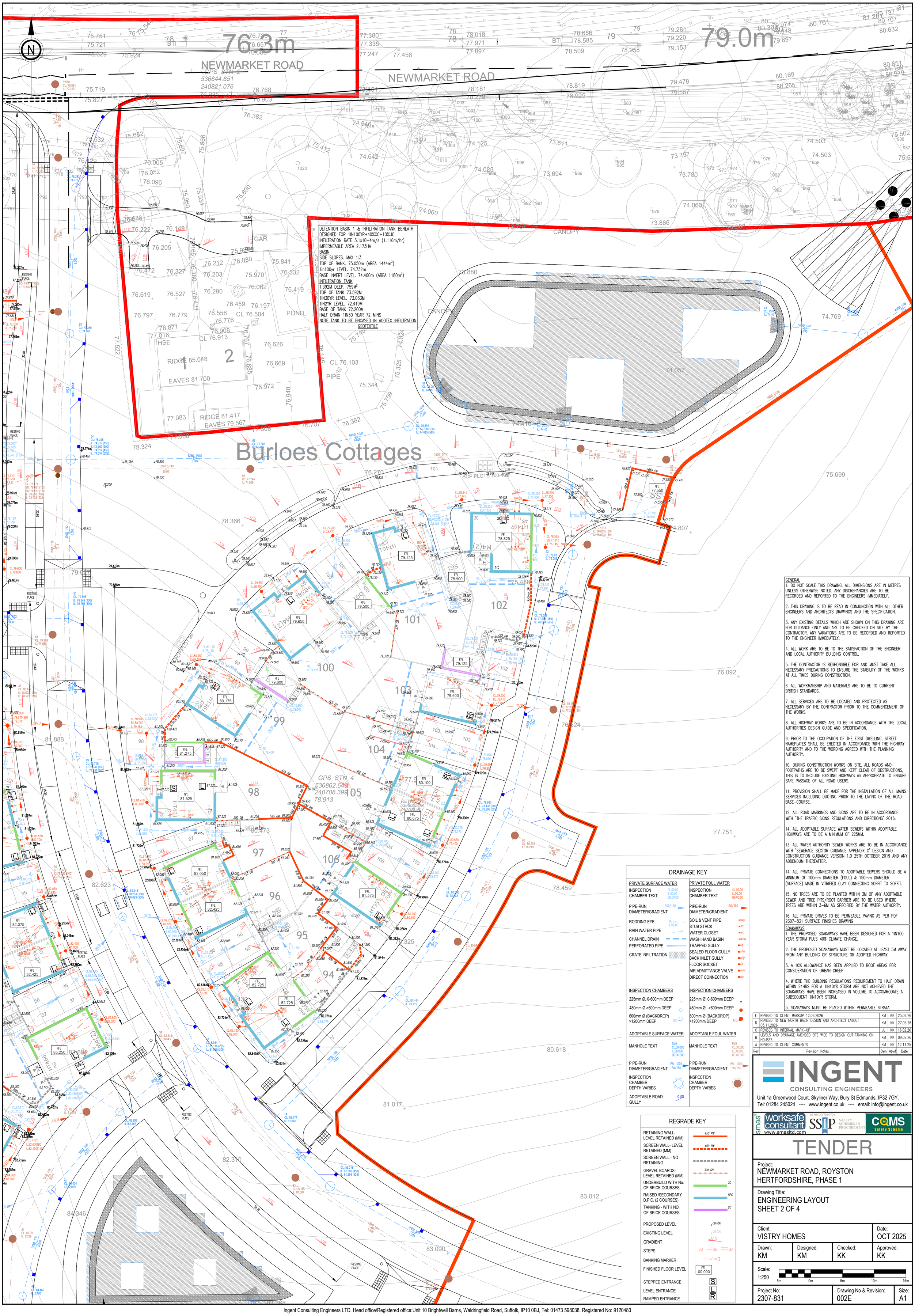
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GENERAL

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.

3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.

4. ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.

5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.

6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.

7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.

8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.

9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.

10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEPT AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.

11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.

12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.

14. ALL ADOPTABLE SURFACE WATER SEWERS WITHIN ADOPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.

13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.

14. ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.

15. NO TREES ARE TO BE PLANTED WITHIN 3M OF ANY ADOPTABLE SEWER AND TREE PITS/ROOT BARRIER ARE TO BE USED WHERE TREES ARE WITHIN 3–6M AS SPECIFIED BY THE WATER AUTHORITY.

16. ALL PRIVATE DRIVES TO BE PERMEABLE PAVING AS PER PDF 2307-831 SURFACE FINISHES DRAWING

SOAKAWAYS

1. THE PROPOSED SOAKAWAYS HAVE BEEN DESIGNED FOR A 1IN100 YEAR STORM PLUS 40% CLIMATE CHANGE.

2. THE PROPOSED SOAKAWAYS MUST BE LOCATED AT LEAST 5M AWAY FROM ANY BUILDING OR STRUCTURE OR ADOPTED HIGHWAY.

3. A 10% ALLOWANCE HAS BEEN APPLIED TO ROOF AREAS FOR CONSIDERATION OF URBAN CREEP.

4. WHERE THE BUILDING REGULATIONS REQUIREMENT TO HALF DRAIN WITHIN 24HRS FOR A 1IN10YR STORM ARE NOT ACHIEVED THE SOAKAWAYS HAVE BEEN INCREASED IN VOLUME TO ACCOMMODATE A SUBSEQUENT 1IN10YR STORM.

5. SOAKAWAYS MUST BE PLACED WITHIN PERMEABLE STRATA.

DRAINAGE KEY

PRIVATE SURFACE WATER	PRIVATE FOUL WATER
INSPECTION CHAMBER TEXT CL.00.00 IL.00.00 BD.00.00	INSPECTION CHAMBER TEXT CL.00.00 IL.00.00 BD.00.00
PIPE-RUN DIAMETER/GRADIENT 150/150	PIPE-RUN DIAMETER/GRADIENT 150/150
RODDING EYE RE IL.00.00	SOIL & VENT PIPE svp
RAIN WATER PIPE	STUB STACK ss
CHANNEL DRAIN	WATER CLOSET wc
PERFORATED PIPE	WASH HAND BASIN whb
CRATE INFILTRATION	TRAPPED GULLY tg
	SEALED FLOOR GULLY sfg
	BACK INLET GULLY big
	FLOOR SOCKET fs
	AIR ADMITTANCE VALVE aav
	DIRECT CONNECTION dc
INSPECTION CHAMBERS	INSPECTION CHAMBERS
225mm Ø, 0-600mm DEEP	225mm Ø, 0-600mm DEEP
480mm Ø >600mm DEEP	480mm Ø, >600mm DEEP
600mm Ø (BACKDROP) >1200mm DEEP BD	600mm Ø (BACKDROP) >1200mm DEEP BD
ADOPTABLE SURFACE WATER	ADOPTABLE FOUL WATER
MANHOLE TEXT SMH CL.00.000 IL.00.000 BD.00.000	MANHOLE TEXT FMH CL.00.000 IL.00.000 BD.00.000
PIPE-RUN DIAMETER/GRADIENT PN 1.001 150/150	PIPE-RUN DIAMETER/GRADIENT PN 1.001 150/150
INSPECTION CHAMBER DEPTH VARIES	INSPECTION CHAMBER DEPTH VARIES
ADOPTABLE ROAD GULLY GU	

REGRADE KEY

RETAINING WALL- LEVEL RETAINED (MM)	450 RW
SCREEN WALL- LEVEL RETAINED (MM)	450 RW
SCREEN WALL - NO RETAINING	
GRAVEL BOARDS- LEVEL RETAINED (MM)	300 GB
UNDERBUILD WITH No. OF BRICK COURSES	2C
RAISED /SECONDARY D.P.C. (2 COURSES)	DPC
TANKING - WITH NO. OF BRICK COURSES	2C
PROPOSED LEVEL	00.000
EXISTING LEVEL	00.000
GRADIENT	1/12
STEPS	1st 2st 3st
BANKING MARKER	
FINISHED FLOOR LEVEL	FFL 00.000
STEPPED ENTRANCE	S
LEVEL ENTRANCE	L
RAMPED ENTRANCE	R

Rev	Revision Notes	Dwn	Apvd	Date
E	REVISED TO CLIENT MARKUP 12.06.2026	KM	KK	25.06.26
D	REVISED TO NEW NORTH BASIN DESIGN AND ARCHITECT LAYOUT 05.11.2026	KM	KK	27.05.26
C	REVISED TO INTERNAL MARK-UP	JL	KK	16.02.26
B	LEVELS AND DRAINAGE AMENDED SITE WIDE TO DESIGN OUT TANKING ON HOUSES	KM	KK	09.02.26
A	REVISED TO CLIENT COMMENTS	KM	KK	12.11.25

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TENDER

Project:
NEWMARKET ROAD, ROYSTON
HERTFORDSHIRE, PHASE 1

Drawing Title:
ENGINEERING LAYOUT
SHEET 2 OF 4

Client:			Date:
VISTRY HOMES			OCT 2025
Drawn: KM	Designed: KM	Checked: KK	Approved: KK

Scale: 1:250 (5m 0m 5m 10m 15m)

Project No:	Drawing No & Revision:	Size:
2307-831	002E	A1