



1. All dimensions are in metres unless otherwise stated.
2. All levels are in metres.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Site boundary taken from Site Layout referenced.

 Adoptable section 104 surface water sewer with pipe diameter, gradient and manhole.

 Private surface water sewer with pipe diameter, gradient and Manhole.

 Private road gully.

 Existing Foul sewer and easement

Drained Areas					
Hatch	Pipe Code	Private Drive Drained Area (Ha)	Plots Drained Area (Ha)	Total Drained Area (Ha)	10% Urban Creep (Ha)
	1.000	0.003	0.008	0.011	0.001
	1.001	0.033	0.018	0.051	0.002
	1.002	0.032	0.011	0.043	0.001
	1.003	0.038	0.012	0.050	0.001
	1.004	0.032	0.013	0.045	0.001
	1.005	0.013	0.017	0.030	0.002
	1.006	0.000	0.023	0.023	0.002
	2.000	0.020	0.006	0.026	0.001
Total		0.171	0.108	0.279	0.011

This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	Sidey Design	02/09/2024	Working 14-10-24	22/10/2024	
Topographical survey	Survey Solutions	29.06.2022	42018CVLS 01-02	29.06.2022	
OS Data	Ordnance Survey	19.12.2023	OS MAP EDIT	19.12.2023	
Existing Services	JPP Surveying	07.06.2024	28455Y_01	07.06.2024	
Landscaping	James Blake Associates	23.08.2024	23/231-01	28.08.2024	G

The Thatch

POLICE ROW

PROM FP22

Rev	B	Updated to show Construction status	By OW	Checked JTW	21.01.2025
Rev	A	Updated to suit latest site layout and to reflect Tender status.	By MR	Checked PW	11.11.2024

 • Infrastructure Design • Structural Engineering • Development Planning • Professional Advice • Geotechnical & Environmental Surveying Northampton Grand Union Works, Wilton Locks, Daventry Northamptonshire, NN11 2NH T: 01604 781811 Poole & Milton Keynes E: mail@jppuk.net W: jppuk.net	Client Wheatley PLC Project Proposed Residential Development Police Row Therfield Title Drained Area Plan
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Scale at A1	1:250	Drawn by	MR	Checked by	PW	Date	September 2024
Status	Project ref	Drawing no.				Revision	
CONSTRUCTION	28613	107				B	

JPP QA Document T07 R1

