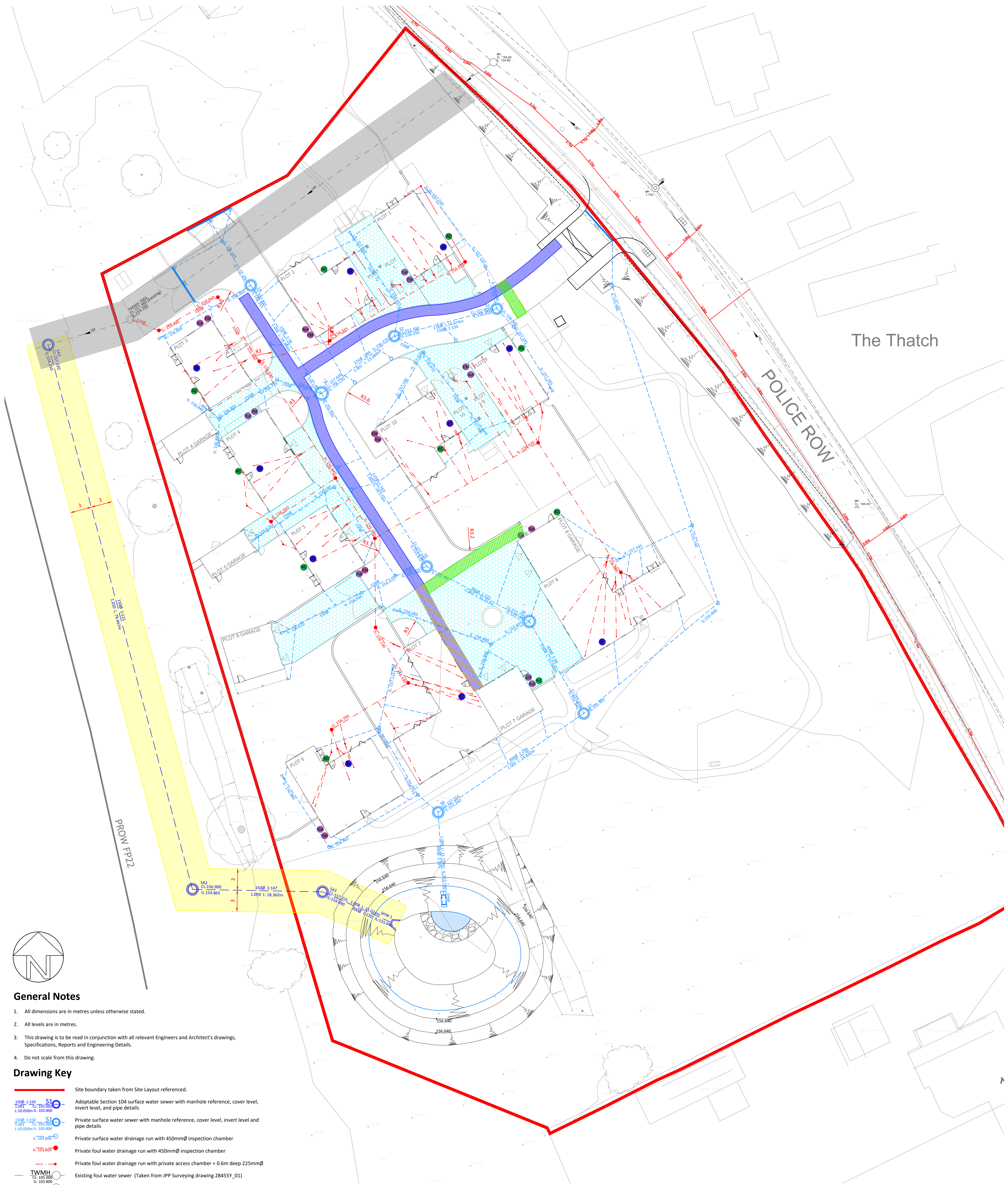


General Notes

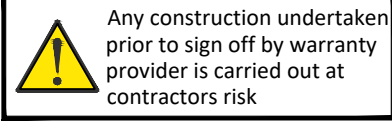
- 1. All dimensions are in metres unless otherwise stated.
- 2. All levels are in metres.
- 3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
- 4. Do not scale from this drawing.

Drawing Key

- Site boundary taken from Site Layout referenced.
- Adoptable Section 104 surface water sewer with manhole reference, cover level, invert level, and pipe details
- Private surface water sewer with manhole reference, cover level, invert level and pipe details
- Private surface water drainage run with 450mmØ inspection chamber
- Private foul water drainage run with 450mmØ inspection chamber
- Private foul water drainage run with private access chamber < 0.6m deep 225mmØ
- Existing foul water sewer (Taken from JPP Surveying drawing 28455Y_01)
- Existing surface water sewer
- Existing electricity cable
- Private road gully
- Private perforated pipe.
- Private rodding eye
- Linear drainage channel
- Existing site level
- Finished floor level
- Section 104 sewer easement
- Tanked permeable Block paving
- Impermeable service strip

- Root protection area taken from Maydencroft drawing "Appendix C - Tree Survey and Constraints Plan - MH8843-001 - July 2023"
- External Air Con Unit
- Incoming Water/Stop Cock
- Electric Sub Meter
- Electric Meter
- Existing Thames Water Foul Water Sewer Easement
- Proposed duct crossing
- Service Margin taken from Sidey Designs sketch "24-076-SP2 received 13.08.2024"

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



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- Infrastructure Design
- Structural Engineering
- Development Planning
- Professional Advice
- Geotechnical & Environmental
- Surveying

Client

Wheatley PLC

Project

Proposed Residential Development

Police Row

Therfield

Title

Services Layout

Scale at A1

1:250

Drawn by

MR

Checked by

PW

Date

September 2024

Status

CONSTRUCTION

Project ref

28613

Drawing no.

116

Revision

B

Rev

B

Updated to show Construction status

By OW

Checked JTW

20.03.2025

Rev

A

Updated to suit latest site layout and to reflect Tender status.

By MR

Checked PW

11.11.2024

JPP QA Document T07 R1