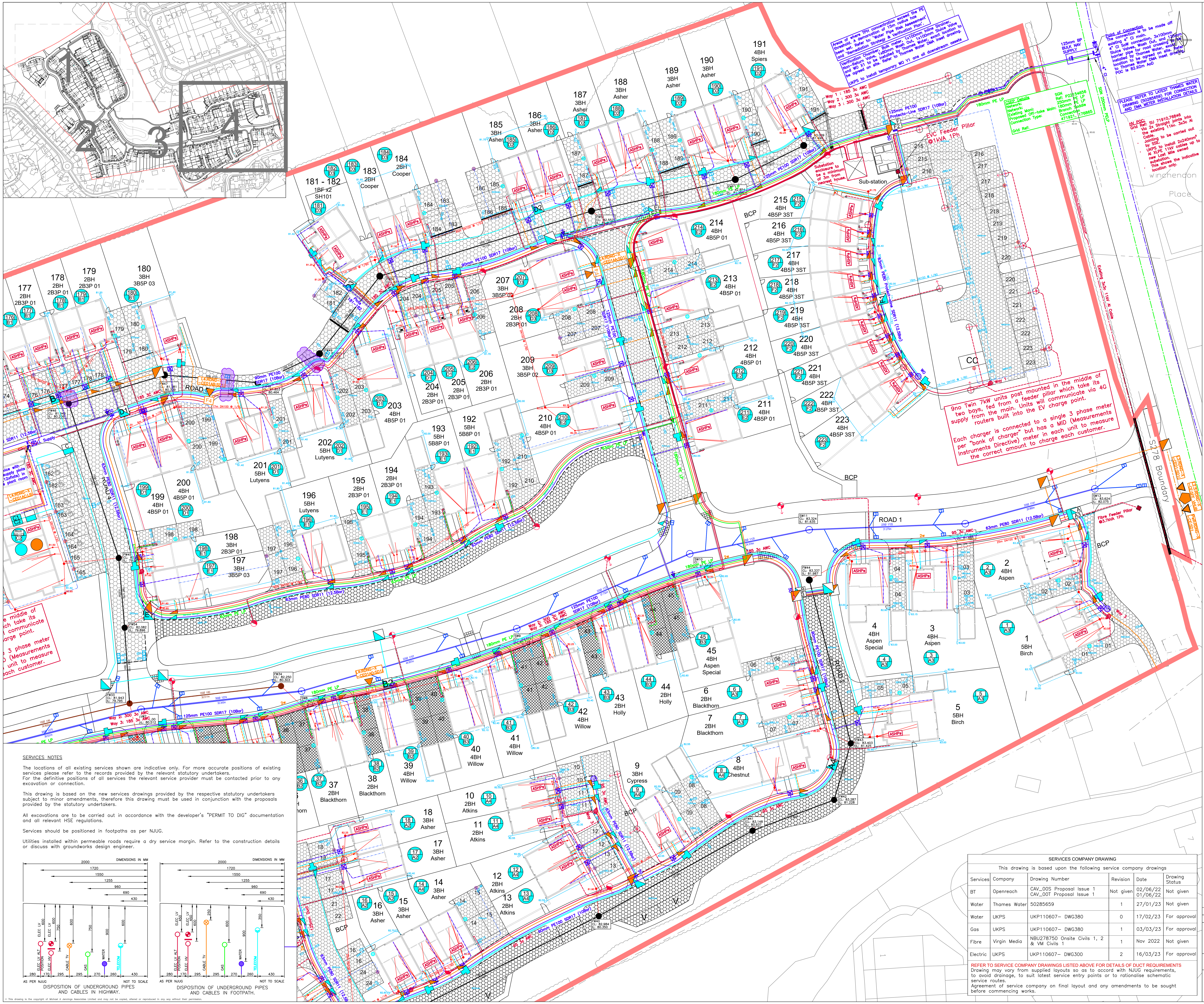
Areas of where TPH concentration exceed the PE threshold. A demarcation of 15m radius has been set. Refer to: 'Water Pipe Risk Assessment' and 'Remediation Strategy & Verification Plan'.
Verification Chamber, Bulk meter, 1x100mm Inline Strainer, Non-Return Valve, 1x80mm Wash Out, 1x100mm Sluice Valve and WO X1 to be installed by Thames Water, exact location to be agreed on site. Refer to Thames Water DMA inset drawing.
UKPS to install temporary WO Y1 ans all downstream assets
Point of Connection The connection is to be made off existing 4" CI main. 4" CI SoW connection, 3x100mm Sluice Valves, Wash Out, and 125mm barrier pipe for road crossing to be installed by Thames Water, exact location to be agreed on site. Refer to Thames Water DMA inset drawing. POC is 82.92m AoD
125mm BP BULK NAV SUPPLY
PLEASE REFER TO LATEST THAMES WATER DRAWING (50285659) FOR CONNECTION AND DMA METER INSTALLATION DETAILS
CSEP Details
Network: SGN
Network: Ref: P22154656
Existing Mani: 250mm PE LP
Proposed Off-take Main: 180mm PE LP
Connection Type: Branch Saddle Connection
Grid Ref: 471921, 176865
SGN 250mm PELP
HV POC: Grid Ref: SU 71910,76846
Via 2x Straight joints into the existing 11kv. 3x3c Al Cable.
Jointing to be carried out by SSE.
UKPS to install 2x240mm² Al XLPE 11kV cables up to new Last Mile owned substation.
This shows the indicative location only.
Way 1 : 185 3c AWC
Way 2 : 300 3c AWC
Way 3 : 300 3c AWC
125mm PE100 Protecta-Line SDR17 (10Bar)
180mm PE LP
EVC Feeder Pillar @1kVA 1Ph
Substation enclosure to be a minimum of 3m from nearest house.
Sub-station
9no Twin 7kW units post mounted in the middle of two bays, fed from a feeder pillar which take its supply from the main. Units will communicate via 4G routers built into the EV charge point.
Each charger is connected to a single 3 phase meter per "bank of charger" but has a MID (Measurements Instruments Directive) meter in each unit to measure the correct amount to charge each customer.
S78 Boundary
ROAD 1
ROAD 4
Existing 3x3c 11kV Al Cable
DIMENSIONS IN MM
2000
1720
1550
1255
960
690
430
ELEC LV ALT POSITION
ELEC HV
ELEC LV
CABLE TV
GAS
WATER
TELECOM
280
170
295
295
270
260
430
AS PER NJUG
NOT TO SCALE
DISPOSITION OF UNDERGROUND PIPES AND CABLES IN HIGHWAY.
DISPOSITION OF UNDERGROUND PIPES AND CABLES IN FOOTPATH.

SERVICES NOTES

The locations of all existing services shown are indicative only. For more accurate positions of existing services please refer to the records provided by the relevant statutory undertakers.
For the definitive positions of all services the relevant service provider must be contacted prior to any excavation or connection.

This drawing is based on the new services drawings provided by the respective statutory undertakers subject to minor amendments, therefore this drawing must be used in conjunction with the proposals provided by the statutory undertakers.

All excavations are to be carried out in accordance with the developer's "PERMIT TO DIG" documentation and all relevant HSE regulations.

Services should be positioned in footpaths as per NJUG.

Utilities installed within permeable roads require a dry service margin. Refer to the construction details or discuss with groundworks design engineer.

© This drawing is the copyright of Michael A Jennings Associates Limited and may not be copied, altered or reproduced in any way without their permission.

STATUTORY UNDERTAKERS KEY

Openreach

- Existing Main
- Proposed 90mm PVC Duct
- Service connections
- Proposed Duct 54/56 Reducer
- Duct TEE
- Distribution Point (Plot number XX; DP Identifier AX; Block X xxx-xxx AX)
- Proposed Box AGG
- Proposed Box FDP12
- Proposed Box CBT8
- Proposed Box Splitter C
- Proposed Box Splitter S
- Proposed Box IJ (B)
- Proposed Joint Box

Icosa Water/UKPS

- Existing Main
- Proposed Main
- Plot connections
- Indicative Service connections
- Washout Hydrant (WO)
- Sluice Valve (Size as shown) (SV)
- Proposed customer meter
- Manifold with No. of ports (X Plots **)
- 50mm Services Duct (unless shown)
- Diameter/Material Change
- Stop Tap
- Non Return Tap
- Bulk meter
- Strainer (S)
- Large Diameter Meter (M)

UKPS–GAS

- Existing LP Main
- Proposed LP Main
- Service connections
- 100mm Services Duct (unless shown)
- Diameter Change

Virgin Media

- Existing Main
- 96mm Duct to be laid by the developer with No. of ducts 1W unless shown. (2w 4w)
- 1x54mm to be laid by developer
- Swept–TEE to be installed by developer
- Chamber to be built by developer (FW4 or FW2)
- Proposed L4/L5 Cabinet or Lockbox to be erected by Virgin Media
- Proposed L3 Cabinet or Lockbox to be erected by Virgin Media
- Proposed SFF VHub Cabinet to be erected by Virgin Media

UKPS–ELECTRIC

- Existing HV Cable
- Proposed HV Main
- Proposed LV Main
- Service connections
- 38mm Services Duct (unless shown)
- Breech Joint (MBJ)
- Pot End + Earthing
- Air Source Heat Pumps (ASHPs)
- Private Feeder Pillar
- Proposed adoptable street lighting
- Proposed Illuminated Bollard
- Wall mounted EV Point
- EV Pillar (Private)
- EV Pillar (managed by external (Man. Co or 3rd))

PARCEL BOUNDARY

DRAINAGE KEY

Proposed Adoptable Sewers:

- Foul sewer
- Storm sewer
- Highway Gully
- Rising Main
- Adoptable Lateral (150mm dia)
- Adoptable Access Chamber

Proposed Private Drainage:

- Foul drain
- Storm drain
- Rodding eye
- Yard gully
- Linear drain (LINEAR DRAIN)
- PCC 900x450mm Gully
- Permavoid – Surface Water Collector & Distribution Cell (PV)

MAINS MUST AVOID DRAINAGE, STEPS, PRIVATE ALLOCATED PARKING AND LAND CONVEYED TO OTHER PLOTS

SERVICE CONNECTIONS TO INDIVIDUAL PLOTS MUST NOT CROSS PARKING BAYS OR LAND CONVEYED TO OTHER PLOTS

WATER MAINS MUST BE LOCATED A MINIMUM DISTANCE OF 3m FROM RESIDENTIAL PROPERTIES.

SERVICES COMPANY DRAWING

This drawing is based upon the following service company drawings

Services	Company	Drawing Number	Revision	Date	Drawing Status
BT	Openreach	CAV_00S Proposal Issue 1 CAV_00T Proposal Issue 1	Not given	02/06/22 01/06/22	Not given
Water	Thames Water	50285659	1	27/01/23	Not given
Water	UKPS	UKP110607– DWG380	0	17/02/23	For approval
Gas	UKPS	UKP110607– DWG380	1	03/03/23	For approval
Fibre	Virgin Media	NBU278750 Onsite Civils 1, 2 & VM Civils 1	1	Nov 2022	Not given
Electric	UKPS	UKP110607– DWG300	2	16/03/23	For approval

REFER TO SERVICE COMPANY DRAWINGS LISTED ABOVE FOR DETAILS OF DUCT REQUIREMENTS
Drawing may vary from supplied layouts so as to accord with NJUG requirements, to avoid drainage, to suit latest service entry points or to rationalise schematic service routes.
Agreement of service company on final layout and any amendments to be sought before commencing works.

REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
P1	06/04/23	First issue.	MD	DLT

Client
Vistry Group

Project
RGC Kidmore End Road
Emmer Green, Reading

Title
Combined Services &
Drainage Info
Layout 4 of 4

MJA CONSULTING
CIVIL & STRUCTURAL ENGINEERS
Ipsum Court, 24 The Quadrant,
Abingdon Science Park, Abingdon
Oxon, OX14 3YS
Tel: 01235 555173
Email: mail@mjaconsulting.co.uk

Scale: 1:250 @ A0
Status: PRELIMINARY
Drawn: MD
Project Engineer: DLT
MJA Project No: 6452
Date: 23/03/2023
Drawing Number: 6452–MJA–SW–XX–DR–C–759
Rev: P1