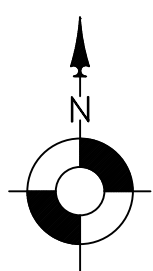


CONTROL				
Name	Easting	Northing	Height	Remark
1	489868.269	236584.848	75.251	PK Nail
2	489891.851	236654.774	77.645	PK Nail
3	489805.805	236634.151	79.446	PK Nail
4	489844.788	236579.123	75.763	PK Nail



NOTES.

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST MANUFACTURERS DETAILS.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

KEY

- Existing Electricity Supply
- Existing BT Supply
- Existing Gas Supply
- Existing Water Supply
- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Site Boundary

(A) Denotes adoptable public sewer according to Anglian Water records.

NOTES

1. All information is given in good faith and is believed to be correct. Neither MKDP nor BWK can accept responsibility for the accuracy of details. It is the responsibility of the developer to check all such information and carry out an accurate survey.
2. Sewer levels are as shown and not as built levels. The developer is advised to check on site and with the Water Authority where appropriate.
3. The developer is responsible for obtaining the approval of the Water Authority, (or the Highway Authority for highway drainage), for any alteration or connection to the public drainage system.
4. Any flows in existing ditches, watercourses and general ground water run off/ground water entering or within the development agreement boundary, shall be dealt with by the developer.
5. Unsupported earth slopes within the site shall not exceed a gradient of 1:3.
6. All earthworks shall be contained within the site boundary.
7. No trees are to be planted within three metres of public sewers.
8. The developer is responsible for obtaining the approval of the Highway Authority for any works within the Highway Boundary (existing planting to be retained within the Site Boundary must be protected by the developer during construction in accordance with note 19).
9. The developer is to make any necessary allowances in his foundation design to accommodate existing/proposed planting within and on the periphery of the site.
10. Existing services are shown where known. The developer is to liaise with Utility Companies to identify locations. The developer is responsible for any diversions or adjustments resulting from works to this site and for laying any ducts required under paved areas.
11. MKDP shall not be under any liability whatsoever caused in respect of any surface water run-off which originates from any ditches, water courses, existing land drains, highway earthworks and landscape mounding.
 - (a) Whether naturally occurring, artificially accumulated or interfered with;
 - (b) Both within and on land adjacent to the site.
12. The developer is responsible for any remedial works and securing the adoption by the Highway Authority of any proposed highway areas within the site boundary. The layout of the site must permit access to any public sewers or utilities crossing the site in a manner acceptable to the Utility Companies.
13. Access or drainage connections crossing Milton Keynes Parks Trust land is subject to easement rights being agreed with the Parks Trust.
14. The developer shall consider the following in respect of any proposed access/crossover:
 - i) Where a footway/cycleway exists either side of a proposed access, it shall be realigned/reinstated to English Partnerships' or the Highway Authority's satisfaction at the developer's expense.
 - ii) Any lowering or diverting of utility company's plant shall be at the developer's expense.
 - iii) The lowering of street lighting cables or relocation of lighting columns or road signs shall be at the developer's expense.
15. The developer is responsible for the construction of any crossovers that may be required. The approval of Highway Authority is to be obtained prior to the commencement of the work.
16. The developer is required to comply with the requirements of BS 5837 (2005) Trees in Relation to Construction. This British Standard provides guidance on distances between development and existing vegetation, site protection and fencing, proximity of drainage and hardsurfacing, management and welfare issues of the tree.
17. Manhole cover levels are as surveyed. Invert levels are either as surveyed or, where cover could not be lifted (UTL), are from Anglian Water records where available.

A Site name corrected and drawing issued as "Approved".
 Rev. Revision Details. By. Date.

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Client:
**Milton Keynes
 Development Partnership**

Project:
**Lichfield Down,
 Walnut Tree,
 Milton Keynes.**

Drawn: J.S. Chkd. [] Drg.No. **0943/01** Rev. **A**
 Date: June 17 Date. []
 Scale: **1:200** A1 - APPROVED -

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