



Keyplan

North

Notes:

1. Do not scale
2. Contractor to Check all dimensions and report omissions and errors to the Architect
3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
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5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	Chk'd
3	P03 - Planning Issue	08.11.19	LOG	AJ
2	P02 - Preliminary Planning Issue	26.10.19	LOG	AJ
1	P01 - Preliminary Planning Issue	25.10.19	LOG	CT

Notes:

1. This drawing has been prepared for planning application purposes only.
2. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
3. Landscape shown for illustrative purposes only, refer to Landscape Architect's for Landscape proposals for further details.
4. Tree locations & existing trees beyond site perimeter - indicative - for illustrative purposes only.

10 0 10 20 30 40 50
SCALE 1:1250 m

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Proposed Great Wolf Lodge
Chesterton, Bicester, Oxfordshire

Proposed Site Plan

Scale	Status	Revision
1:1250	Planning	3

Project Code	Originator	Zone	Level	Type	Role	Class	Number
10875 - EPR - 00 - ZZ - DR - A - TP-0102							

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Appendix C – Thames Water Sewer Records



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 455750,221750
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

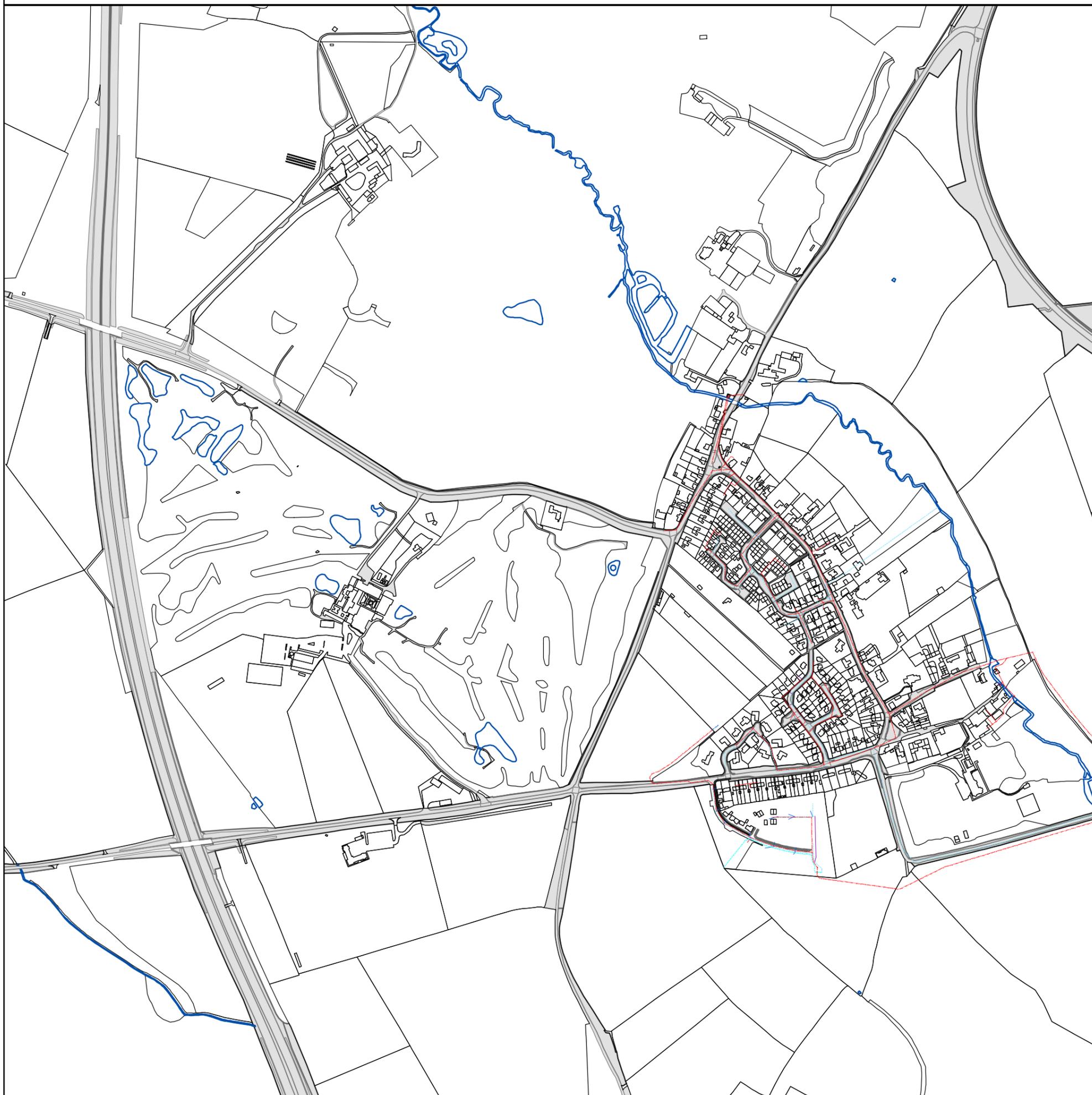
Manhole Reference	Manhole Cover Level	Manhole Invert Level
9652	77.34	75.7
8651	77.99	76.64
861M	n/a	n/a
861L	n/a	n/a
9651	77.25	75.8
861N	n/a	n/a
7601	78.74	77.54
861K	n/a	n/a
7602	78.11	75.86
8654	77.49	76.06
9601	76.41	74.46
9602	76.44	74.56
8653	77.58	76.29
7603	77.63	75.56
871A	n/a	n/a
871B	n/a	n/a
871D	n/a	n/a
871C	n/a	n/a
871E	n/a	n/a
8701	76.71	75.26
8702	76.46	74.91
8703	76.56	75.09
871F	n/a	n/a
871G	n/a	n/a
8801	76.69	75.32
881B	n/a	n/a
881A	n/a	n/a
9552	76.3	75.23
9551	76.43	75.44
951A	n/a	n/a
9603	75.96	74.14
9553	76.54	75.13
9503	76.52	74.79
8555	77.65	75.69
8503	77.64	75.79
8556	77.63	75.64
9502	76.9	74.96
8554	77.86	75.92
8502	77.88	75.95
9554	76.93	75.26
9501	77.08	75.18
951E	n/a	n/a
8557	77.27	75.35
8504	77.24	75.44
8553	77.75	76.1
8552	77.97	76.35
8501	77.74	76.14
951C	n/a	n/a
951D	n/a	n/a
951B	n/a	n/a
8505	77.53	75.18
8558	77.49	75.57
8551	77.96	76.14
8603	77.93	76.49
8602	78.04	76.61
8601	78.06	76.65
8652	77.94	76.45
8604	77.29	74.92

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
9302	74.68	72.96
941E	n/a	n/a
9404	76.12	74.35
9453	76.1	74.54
9201	74.52	72.94
9251	74.49	73.18
9351	74.54	73.2
9352	74.52	73.09
9303	74.43	72.76
9304	74.5	73.05
941A	n/a	n/a
931A	n/a	n/a
9353	74.41	72.93
9305	74.69	73.52
9301	74.78	73.47
9202	74.28	72.7
941G	n/a	n/a
941F	n/a	n/a
9451	75.35	74.2
0451	75.15	73.59
9452	75.85	73.67
9403	75.85	74.08
9405	76.27	74.55
9402	76.05	74.78
9454	76.33	75
9401	76.13	75.33
9101	n/a	n/a
9102	n/a	n/a
8201	n/a	n/a
8202	75.24	73.81
9254	74.78	73
8203	75.07	73.7
9255	74.78	73.11
8205	75.09	74.1
9204	74.35	72.47
8204	74.78	73.2
8206	74.79	73.63
9252	74.27	72.77
9203	74.28	72.54
811C	n/a	n/a
811B	n/a	n/a
811A	n/a	n/a

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0 45 90 180 270 360
Meters

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Scale: 1:7158
Width: 2000m
Printed By: SAsirvat
Print Date: 15/04/2019
Map Centre: 455522,221600
Grid Reference: SP5521NE

Comments:



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Trunk Surface Water
-  Trunk Foul
-  Storm Relief
-  Trunk Combined
-  Vent Pipe
-  Bio-solids (Sludge)
-  Proposed Thames Surface Water Sewer
-  Proposed Thames Water Foul Sewer
-  Gallery
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Sludge Rising Main
-  Proposed Thames Water Rising Main
-  Vacuum

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

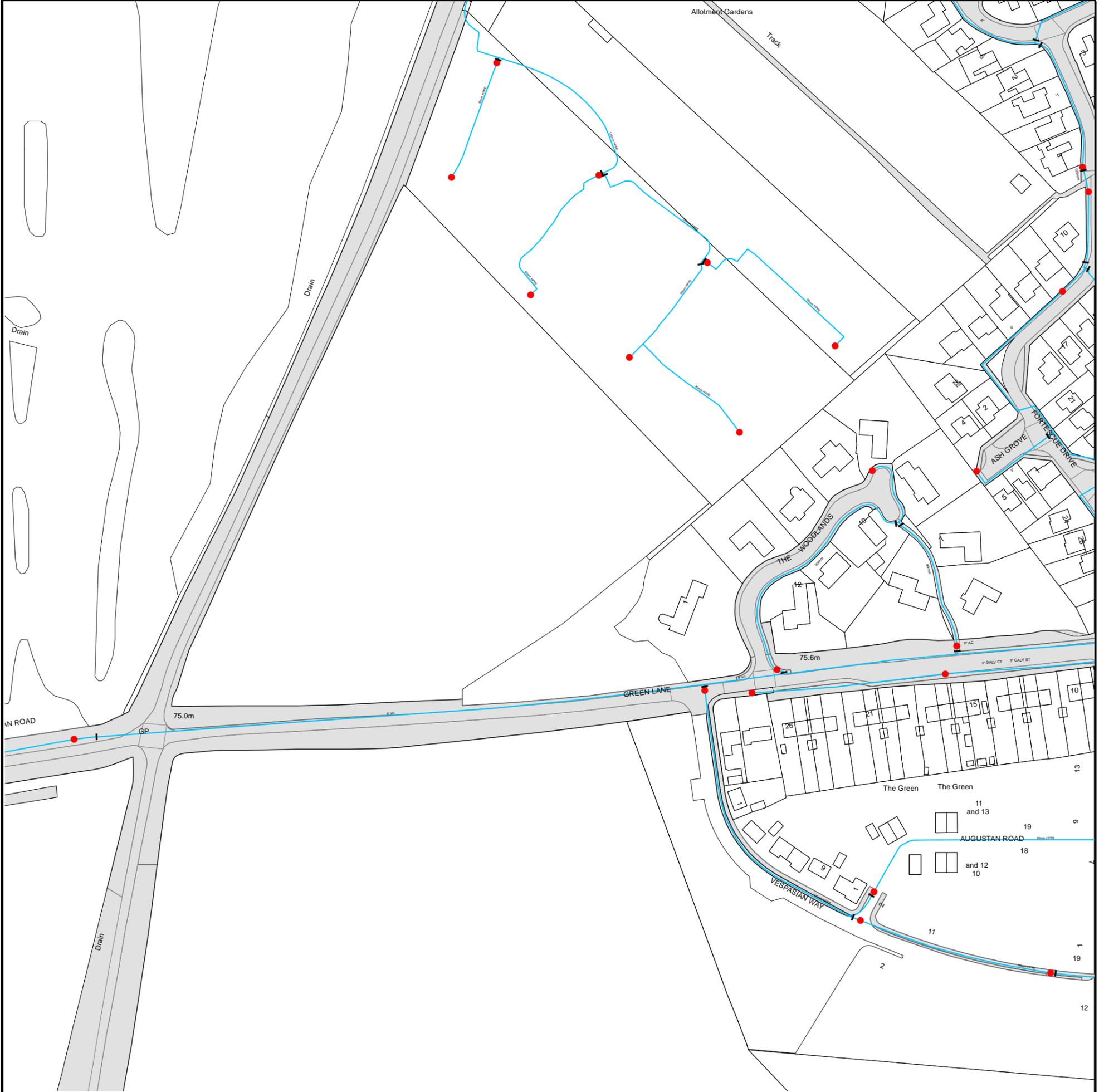
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

Notes:

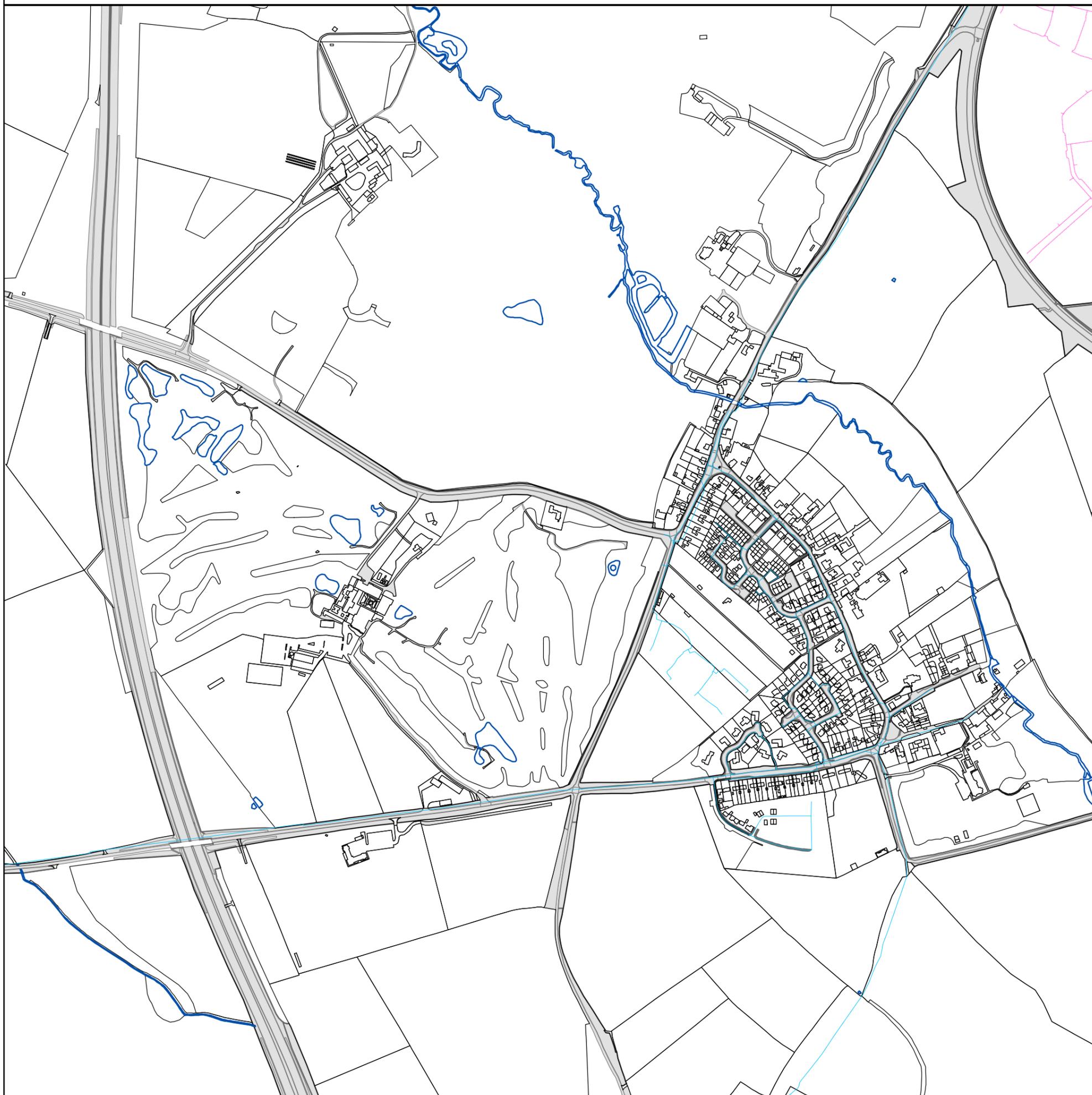
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



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0 45 90 180 270 360
Meters

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Scale: 1:7158
Width: 2000m
Printed By: SAsirvat
Print Date: 15/04/2019
Map Centre: 455522,221600
Grid Reference: SP5521NE

Comments:



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 
Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 
Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 
Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 
Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 
Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- 
Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- 
Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants

-  Single Hydrant

Meters

-  Meter

End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply

Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

Other Symbols

-  Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

- 
Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- 
Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Appendix D – UAV Non-Intrusive Groundwater Survey