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Client
Taylor Wimpey Oxfordshire

Job Title
**Development at Green Lane
 Chesterton
 Oxfordshire**

Drawing Title
Engineering Layout 1-200

Sheet 2 of 3

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|-------------|--------------|------------|--------------|------------------|----------|
| FOR COMMENT | FOR PLANNING | FOR TENDER | FOR APPROVAL | FOR CONSTRUCTION | AS BUILT |
| AD | AD | AD | AD | AD | RB |

Scale: 1:200 @ A1

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| Date | December 2015 | Scale | 1:200 @ A1 |
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| Rev. | 4814/02/02 | Rev. | G |
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- NOTES**
- At the commencement of works on site the contractor is to carry out trial pits and liaise with Utility Companies in order to establish the exact position of all existing statutory utility plant in the vicinity of works and take adequate precautions for their protection.
 - All manhole covers/valves/inspection covers in existing carriageway/verges to be adjusted where necessary to suit design levels.
 - Where the works involve the obstruction of a footway, the Contractor shall provide an alternative safe footway properly signed, guarded and lit.
 - All highway works to be carried out in accordance with Oxfordshire County Council's design document and to the satisfaction of the Highway Authority Section 38 Inspector and in accordance with the Specification for Highway Works.
 - All excavation and backfilling work in the existing highway to be in accordance with the provisions of the New Street Works Act 1991 or that specified within the Working Drawings.
 - The Contractor is to comply fully with the CDM Regulations in the course of constructing the works.
 - Any highway or drainage works constructed prior to issue of Technical Approval is entirely at the risk of the Contractor/Client.
 - The Contractor shall ascertain the CBR of the subgrade in order to determine the required sub-base/capping thickness.
 - Prior to laying any material the subgrade must be inspected and any soft spots removed and filled with G72 capping material.
 - Prior to construction of any drainage works, the Contractor is to confirm the invert levels at existing gullies and manholes. Any variations from the designed levels shown on the drawings shall be reported to the Engineer in advance of construction works commencing.
 - All adoptable foul sewer drainage works must comply with 'Sewers for Adoption, 6th Edition' and to Thames Water Addendum and to the satisfaction of Thames Water.
 - All adoptable drainage pipes shall have 360° Class S granular bed and surround. However, any pipes below the adoptable carriageway with less than 1.2m of cover (900mm in verge and untrunked areas), shall be Class 2 surrounded with 150mm of S14 concrete with flexible joints.
 - All drain and sewer pipes to be laid soffit to soffit, unless shown otherwise.
 - Sewer trench backfill to be in accordance with the Adoptable Drainage Details (Drp No. 4814/06).
 - Contractor to refer to Health & Safety Executive 'Note 47-Avoiding Danger from Underground Services' and 'Document G56 - Avoiding Danger from Overhead Electric Lines'.
 - Where one-way traffic is unavoidable, traffic shall be controlled by a proper system of vehicle-actuated traffic signals or manual Stop/Go signs and during the hours of darkness by a proper system of vehicle-actuated traffic signals, all to the approval of the Highway Authority.
 - Traffic signs and carriageway markings shall comply with the 'Traffic Signs Regulations and General Directions' (2002). Any signs removed as part of the works to be mounted on new poles where appropriate.
 - Where existing junctions and accesses remain in operation within the works during the construction process, the Contractor shall ensure that access to these units remains available at all times.
 - Highways in the vicinity of the works must be kept free from mud, debris and dust falling from vehicles or the wheels of vehicles connected with the works.
 - Where the deposits of debris and mud are unavoidable, warning signs must be exhibited whilst work is in progress and affected carriageways/footways must be regularly cleaned.
 - Do not scale from this drawing. Work only from stated dimensions or setting out details.
 - The Contractor shall be responsible for the traffic safety and management associated with the construction of the works. The Contractor shall not commence any works on the existing highway until his traffic management proposals have been agreed with Oxfordshire County Council.
 - Works on or adjacent to existing public highway shall be executed in accordance with the Traffic Safety Code for Roadworks and Chapter 8 of the Traffic Signs Manual.
 - All levels are in metres above Ordnance Datum.
 - Gullies, gully connections, drains, manholes, catchpits, soakways, headchests, and other drainage structures intended to convey only highway water are to be constructed in accordance with the specifications of Oxfordshire County Council and to the satisfaction of the Highway Inspector.
 - All foul and storm water drains which are not subject to adoption as public sewers under a Section 104 Agreement must be constructed in accordance with the latest Building Regulations, BS5301, and, where appropriate, the relevant agreement certificates.
 - Where grass service strips are present a requirement is to be placed on the owner/occupier to maintain the grassed areas and to ensure that no planting is carried out which is injurious to the underlying services. Vehicle crossings and personnel paths to be constructed to adoptable standards.
 - 65mm minimum thickness tactile paving, coloured buff, shall be incorporated at all pedestrian crossing locations in accordance with the Department of Transport and Regions document 'Guidance on the Use of Tactile Paving Surfaces' (DfTR Nov.1998).
 - Private drainage pipework to be 100mm unless shown otherwise on Engineering Layout Plans.
 - 100mm private foul water & storm water drainage shall be laid no flatter than 1 in 80. 150mm pipework shall be laid no flatter than 1 in 150.
 - Depths given for exposed brickwork, retaining walls & tanking represent maximum depths to proposed ground level.

KEY:

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|------------------------------------------|-----------------------------|-----------------------|-------------------------------------------|-----------------------------|-----------------------------------------------------|
| ROAD CENTRE LINE | ROAD KERBS | FOOTWAY EDGING KERB | ROAD CHAINAGE | PROPOSED HEADWALL | PRIVATE SW DRAIN, INSPECTION CHAMBER & INVERT LEVEL |
| 25.0 | 24.50 | 24.50 | 24.50 | PROPOSED GULLY & CONNECTION | PROPOSED PERMEABLE PAVING |
| PROPOSED ROAD CONTOURS | PROPOSED GULLY & CONNECTION | DROPPED KERB CROSSING | STORM WATER SEWER, MANHOLE & PIPE DETAILS | PROPOSED GRADIENT INDICATOR | PROPOSED SPOT LEVELS |
| FOUL WATER SEWER, MANHOLE & PIPE DETAILS | FINISHED FLOOR LEVELS | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED GRADIENT INDICATOR |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | PROPOSED SPOT LEVELS |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | FALL ARROWS |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | HIGHWAY GULLY & CONNECTION |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | PRIVATE SW DRAIN, INSPECTION CHAMBER & INVERT LEVEL |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | PRIVATE SW RODDING EYE |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | PRIVATE FW DRAIN, INSPECTION CHAMBER & INVERT LEVEL |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | PRIVATE ACO DRAIN |
| PROPOSED TACTILE PAVING | PROPOSED STEPS | EXPOSED BRICKWORK | PROPOSED TACTILE PAVING | PROPOSED TACTILE PAVING | PRIVATE YARD GULLY & CONNECTION |

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| G | RT | 23.12.16 | Engineering update to new layout | D | DJR | 07.03.16 | SW Drainage updated, flood flow route added. |
| F | AD | 01.06.16 | FW drainage layout revised. Plots 15,16,42,43,44 & 45 floor levels revised. Overland flow bund levels revised. | C | AD | 22.02.16 | Updated to suit TWO comments |
| E | MR | 16.03.16 | FW invert levels amended to F5-F9 | B | AD | 27.01.16 | Updated with full Engineering design + Layout sheets rationalised. |
| | | | | A | AD | 14.01.16 | P1,9,10,11,13,15/16 & 24 garage levels revised. Planning levels added. |