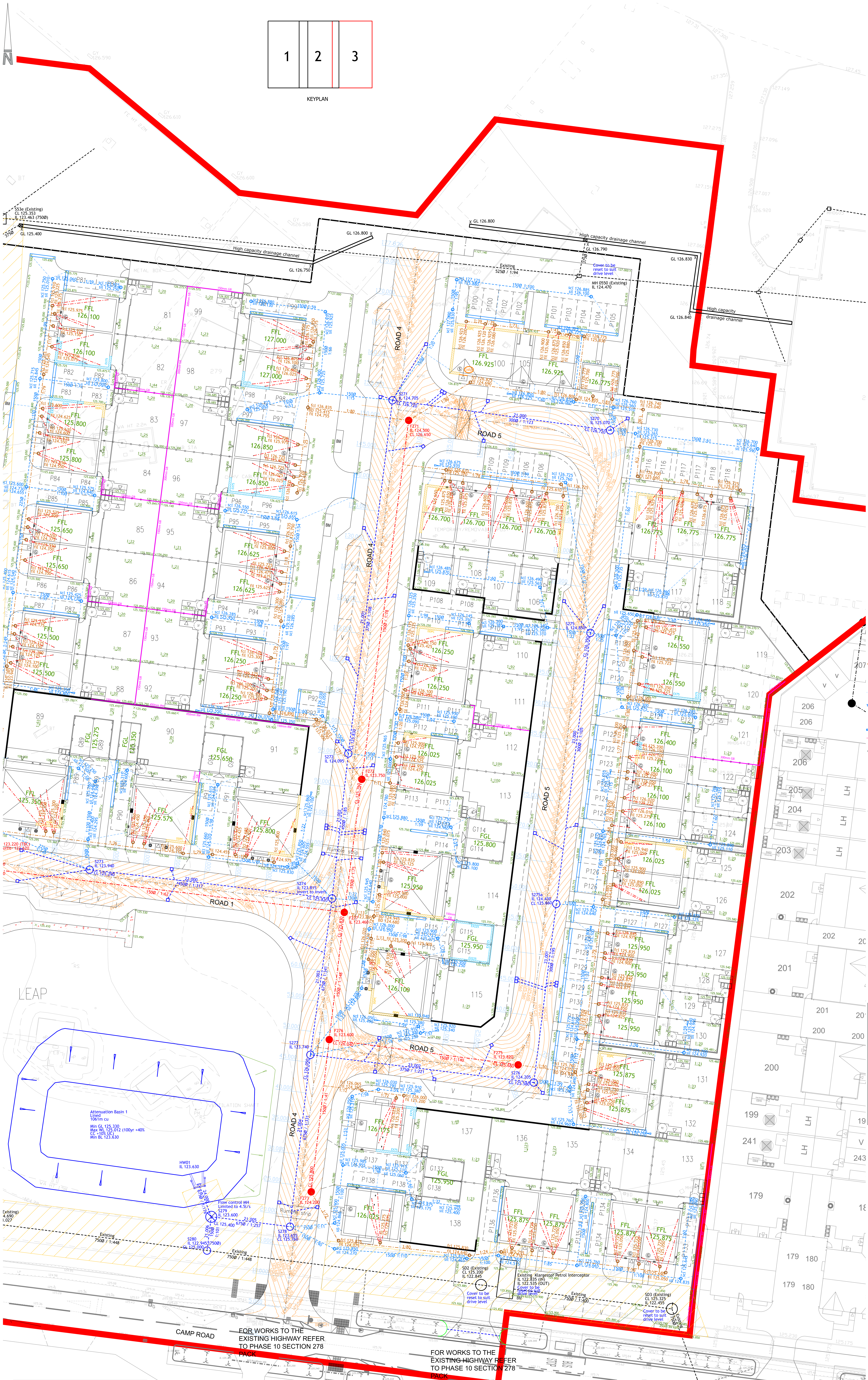

For adoptable surface finishes and kerbing see drawing 1308.

All private hardstanding to have 0mm upstand edgings unless noted otherwise.

For private finishes refer to architectural layout.

0 2 4 6 10 20 30

NOTES

1. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding.

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3. Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the Contractor commence site work prior to approval being given it is entirely at his own risk.

4. Adoptable roads/works have been designed in accordance with 'Specification for Highway Works', 'Design Manual for Roads and Bridges', 'Manual For Streets' and Oxfordshire County Council guidance documentation.

5. Adoptable Drainage has been designed using Sewers for Adoption 6th Edition (with additional Anglian Water standards) and Private Drainage has been designed in accordance with NHBC guidance.

SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

Construction:

1. Live services below and above ground.
2. Retention of pedestrian routes. (S278 Works)
3. Works in vicinity of existing protected trees.
4. Location of survey controls within live highway.
5. Slope stability of deep excavations.
6. Works to live sewers.
7. Possible presence of buried live explosives.

For information relating to end use, maintenance and demolition, see the health and safety file.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

BUILDING DRAINAGE

1. All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
2. All house drainage to be 100mm dia unless otherwise stated, and laid in accordance with current Building Regulations and BS8301 : 1985.
3. All private drainage products are to be Polypipe or similar approved.
4. Pipe bedding material is to be Class S with 150mm minimum thickness surround. Concrete protection to be used where less than 1.2m cover under drives.
5. Backfill is to be with selected fill free of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.
6. Pipe protection of house drainage runs is required in accordance with the Typical House Drainage Details drawing. The contractor shall satisfy themselves and agree with the Site Management the actual extent of pipe protection required.
7. Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
8. Brickwork to chambers shall be Class B Engineering to BS3921.
9. Rainwater pipes are to be sited on side elevations whenever possible.
10. All retaining walls with a height of 600mm or greater are to include 1.2m high post and rail fencing unless located in rear gardens. Similar retaining walls in rear gardens are to include 900mm height picket fence.
11. All flights of steps to primary level access, with more than 2 steps are to be provided with handrailing, except where the steps are 900mm are more appart.
12. Brick retaining walls are to be used in preference to gravel boards for front garden areas.
13. Drainage and road design subject to Water and Highway Authority approval.

ADOPTABLE SEWERS

- F1 Proposed Adoptable Foul Sewer
- S1 Proposed Adoptable Surface Water Sewer
- ExG Highway Gully (Existing)
- Drainage Run to be Abandoned
- Adoptable Drainage Easement
- Highway Easement
- Corduroy Tactile Paving
- Pedestrian/Pram Crossing Tactile Paving

PRIVATE DRAINS

- fil25.30 Medium Foul I.C. (450mm dia. Depth to invert 600-1000mm) Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
- Large Foul I.C. (1200x750mm or PC rings. Depth to invert 1000-1800mm)
- sil 25.30 Medium Surface Water I.C. (450mm dia. Depth to invert 600-1000mm) Non Entry I.C. (330mm dia. Depth to invert 1000-3000mm)
- Large Surface Water I.C.(1200x750mm or PC rings. Depth to invert 1000-1800mm)
- YG Yard gully
- ACO Drainage Channel to be ACO MultiDrain MD or similar approved
- IL 25.30 Rodding Eye
- Existing tree Root Protection Zone
- S1 Preceeding diversion works

Part M - Mobility Access Types

1200mm min; 1 in 60 max. grade; 1 in 60 max. grade
Ⓛ Level approach

1200mm min; 1 in 20 max. grade; 1 in 20 max. grade
Ⓖ Gently sloping approach

1200mm min; 1 in 40 to 1 in 60 grade; 1 in 12 max. grade (5m max. length); 1 in 15 max.grade (10m max.length); 1.2m landings at 1 in 20 required
Ⓡ Ramped approach

900mm min; 300mm; 850mm to 1000mm; 1 in 40 to 1 in 60 grade; 900mm landing; 280mm min. going; 75mm min. riser; 150mm max. riser; 12 no. steps max (without intermediate landing); handrail one side
Ⓢ Stepped approach

Plot No. — 6
Tanking (Max. height prefixed by TK)
Pedestrian Door to Garage
Unilog Retaining Wall. Max. retained height
sw - standing waste; aav - air admittance valve
Soil & vent pipe to tile or ridge vent
Exposed Brickwork. Max. height below dpc.
House Type
Banking
ss - stub stack; bf - balanced flue
Proposed Ground Level
Retaining Wall. Max retained height & type
Finished Floor Level
No of Steps
Gravel Board (RC - Reinforced Concrete Backing)

ADG1/1; FGL 69.10; A449; FFL 69.25

See drawings 1298 and 1299 for inital diversion and drainage removal works

REV	DESCRIPTION	DRN	CHD	DATE
N	GRADIENTS & CLS ADDED	NK	AT	02.08.23
M	PLOT 100-105 FOUL AMENDED AS CLIENT MARKUP	AT	JF	27.07.23
L	PRIVATE DRIVE KERB & FINISHES NOTE ADDED	AT	JF	12.07.23
K	Plots 112, 113, 121, 127 & 130 handed	AT	JF	05.07.23
J	CLIENT COMMENTS INCORPORATED (16.05.23) AND SHEDS UPDATED	NK	AT	18.05.23
H	CLIENT COMMENTS INCORPORATED (18.04.23)	NK	AT	27.04.23
G	F270, F274, F279, F282 AND F285 REMOVED	AT	JF	12.04.23
F	PRIVATE FW BY PLOT 115 UPDATED	AT	JF	28.03.23

- [x] PRELIMINARY
- [ ] INFORMATION
- [ ] TENDER
- [ ] CONSTRUCTION
- [ ] AS BUILT

SCALE	1:200@ A0	DATE	DECEMBER 2022
DRAWN	DSH	CHK	AT
DRAWING NO.	HEYF-5-1304	REV	N

TITLE: CAMP ROAD UPPER HEYFORD

DETAILS: PHASE 10 ENGINEERING LAYOUT SHEET 3 OF 3

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