

Symbol & Abbreviation Key.

	BARBED WIRE FENCE		KERB
	POST & RAIL FENCE		DROPPED KERB
	CLOSE BOARD FENCE		GULLY CHANNEL
	RAILINGS		TOP / BOTTOM OF BANK
	CHAIN LINK FENCE		FOLIAGE
	OTHER FENCE		DITCH
	KERB		OVERHEAD CABLES
	DROPPED KERB		GATE
	GULLY CHANNEL		HEDGE
	TOP / BOTTOM OF BANK		TREE - CONIFEROUS
	FOLIAGE		TREE - BROAD LEAVED
	DITCH		BUSH
	OVERHEAD CABLES		BUILDING
	GATE		BOREHOLE
	HEDGE		SURVEY STATION
	TREE - CONIFEROUS		ORDNANCE SURVEY BENCH MARK
	TREE - BROAD LEAVED		A/C
	BUSH		AV
	BUILDING		AR VALVE
	BOREHOLE		BOL
	SURVEY STATION		BOL
	ORDNANCE SURVEY BENCH MARK		BH
	A/C		BL
	AV		BM
	AR VALVE		BT
	BOL		CTV
	BH		CTV
	BL		CR
	BM		DP
	BT		ER
	CTV		EP
	CR		EM
	DP		FB
	ER		FH
	EP		FL
	EM		GV
	FB		GM
	FH		GU
	FL		HM
	GV		L
	GM		KO
	GU		LC
	HM		LP
	L		NP
	KO		NB
	LC		PR
	LP		RP
	NP		RS
	NB		RS
	PR		SP
	RP		SV
	RS		SV
	RS		TL
	SP		TP
	SV		TF
	SV		TH
	TL		TR
	TP		TS
	TF		TW
	TH		UL
	TR		VM
	TS		VM
	TW		VP
	UL		WL
	VM		WM
	VM		WO
	VP		WO
	WL		
	WM		
	WO		

General.
 This survey has been prepared with a scaling accuracy for a plot at a scale of 1:200.
 All tree heights and spreads are approximate. We have tried to identify tree types, however if tree species are critical specialist advice should be gained.
 Drainage pipe sizes have been measured from the surface. Chamber access has not been gained for safety reasons, therefore sizes should be regarded as approximate.
 Some details may have been omitted due to parked vehicles.

Notes.
 Coordinates related to OS National Grid from ST01 by GPS (No scale factor added). Levels related to GPS.

INDICATIVE ONLY

Rev	Details of Revision	Drawn	Date

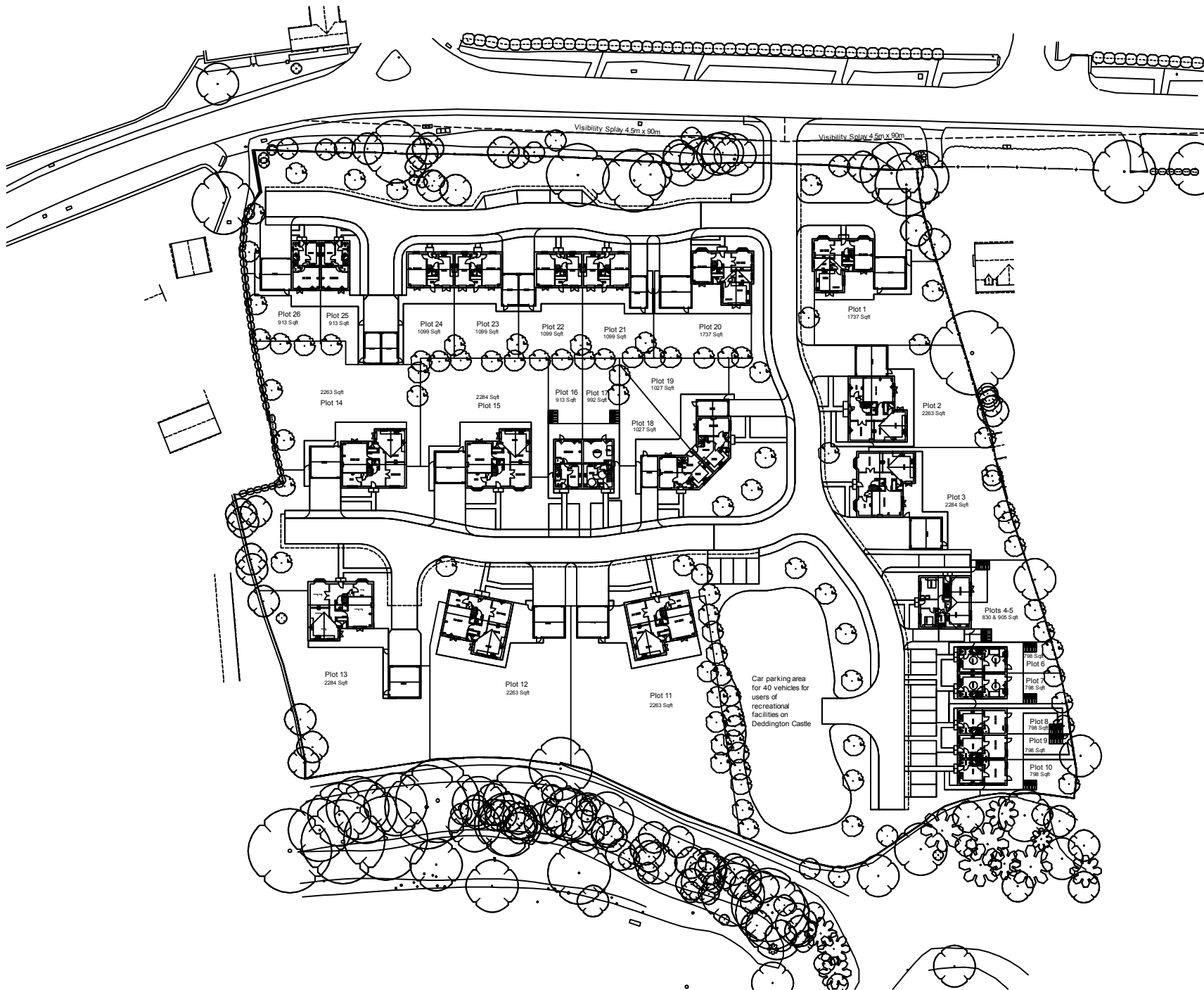
Surveyed	Drawn	Date	Checked	Date	Approved	Date
AK	RW	08/04/13	SR	08/04/13	RTT	08/04/13

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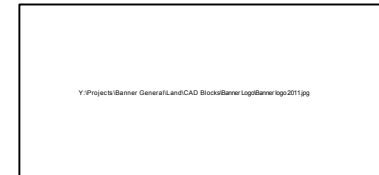
Client.
 BANNER HOMES (MIDLANDS) LTD
 5 BROOKLANDS
 MOONS MOAT DRIVE
 REDDITCH, WORCESTERSHIRE
 B88 9DW

Title.
TOPOGRAPHICAL SURVEY
 CLIFTON ROAD
 DEDDINGTON
 OXFORDSHIRE
 OX15 0TP

Dwg No. **130149** Sheet **2 of 2**
 Scale 1:200 A0 Sheet Rev. -



Rev	Date	Description
A	13.02.14	Plots 1-10 moved



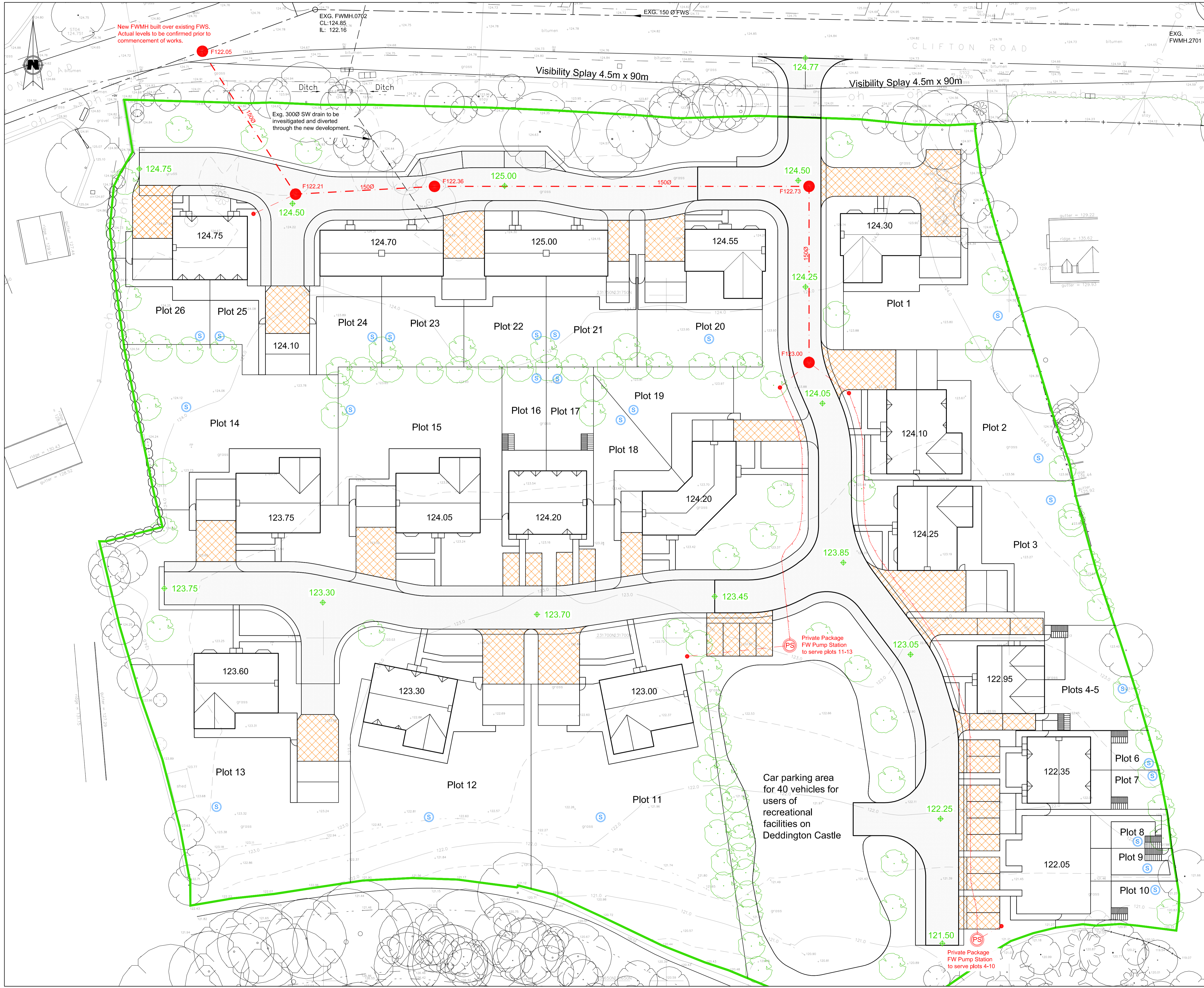
BANNER HOMES LIMITED
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Project
**Clifton Road
 Deddington**

Drawing title
Site Layout

Scale 1:500 @ A2	Dwg No. PL/060114/02
Date 31.01.14	Rev A
Drawn N.Millin	





The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully compliant with the contents and requirements of this site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground referred to in support of any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.


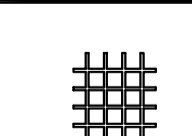
Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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- GENERAL NOTES**
1. This drawing is to be read in conjunction with relevant architectural and engineering drawings.
 2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
 3. Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
 4. Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.
 5. Position of existing FWS crossing the Site to be confirmed.
 6. Position of existing Highway drains in Roads surrounding the Site to be investigated.

Key to Drainage Details

- F15 Adoptable Foul Water Manhole with reference number.
- Adoptable Foul Water Sewer.
- Foul Pumping Main
- S Plot Soakaways
- + Proposed Road Levels
- Porous Paving (Private Drives)
- Porous Paving (Road)

Rev.	Description	Date	By
Client	 BANNER HOMES <small>Banner Homes Services Ltd 5 Brooklands, Moorfield Drive, Deddington, Northants, NN9 6DN Tel: 0121 687 1500 Fax: 0121 687 1501 E-mail: mail@bannersgate.com</small>		
Project	Clifton Road, Deddington		
Title	Drainage Strategy Plan		
 BANNERS GATE <small>CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES 10-11 Birmingham Street, Halesowen, West Midlands B63 3HN Tel: 0121 687 1500 Fax: 0121 687 1501 E-mail: mail@bannersgate.com</small>			
Scale	1:250 @ A1	Drawn	AM
Date	Mar 14	Checked	SCM
File	Drawing 13166 - DS1		