PHASE 9, HEYFORD PARK, UPPER HEYFORD, BICESTER

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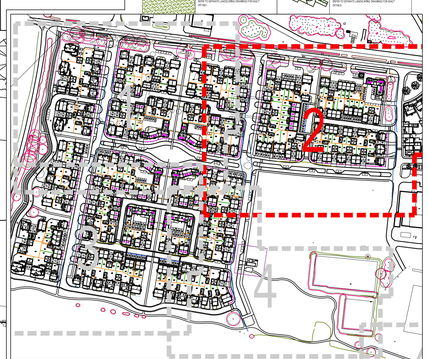
DORCHESTER LIVING



KEY PLAN @ 1:2500

N

REVISION/S:

A. 2018-01-23. Single garages increased in width to 3253mm. 1350mm high piers added to the legend. Various close board fences changed to screen walls. Block SPF7 removed, new arrangement for plots 564-569 proposed. Various plots across the site renumbered to reflect layout changes. Plots and parking proposals for plots 637-651 & 755-776 rearranged, layout updated to suit. Chimneys added to plots 758-759 & 772-773. Junctions between plots 572-565 & 699-701 and plots 637-634 & 674-675 updated. POS area to the west of the site amended, new bridleway provided. Road along the school area widened to 6.1m all the way across the site. All as per Client's request. MED

B. 2018-05-01. Plot numbers amended to suit phasing at client request. MED

C. 2018-09-06. Affordable mix amended at LPA request and layout amended to address highway comments. MED

LEGEND

EXISTING VEGETATION

	EXISTING TREE TO BE RETAINED WITH MATURE CANOPY SIZE		EXISTING RPA
			EXISTING VEGETATION TO BE REMOVED

EXTERNAL BOUNDARY TREATMENTS

	1800mm HIGH SCREEN WALL REFER TO ENGINEERING LAYOUT SIZE AND SIX FOR MATERIALS		1800mm HIGH CLOSE BOARD TIMBER FENCE
	300mm HIGH TRELLIS on 1500mm HIGH SCREEN WALL REFER TO ENGINEERING LAYOUT SIZE AND SIX FOR MATERIALS		1200mm HIGH SCREEN WALL WITH 1200mm HIGH PIER REFER TO ENGINEERING LAYOUT SIZE AND SIX FOR MATERIALS
	1800mm HIGH PLOT DIVISION PANEL FENCE		900mm HIGH METAL ESTATE RAILINGS
	900mm HIGH METAL RAILINGS		300mm HIGH TIMBER KNEE RAILING
	1800mm HIGH TIMBER MATCHBOARD ACCESS GATE		1200mm HIGH TIMBER FIELD GATE

NUMBERING

12	PLOT NUMBERS	G12	GARAGE NUMBERS
P12	PARKING NUMBERS	V	VISITOR PARKING
(h)	PLOT HANDING		

MISCELLANEOUS

	STEPS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	125.75	SPOT LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
	UNDERBUILD REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS	123.000	SLAB LEVEL REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
	ROAD CONTOURS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS		TAMPING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
	BANKING REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS		4m SEWER EASEMENT REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
	PERSONNEL ACCESS	100 100.000	RETAINING WALLS REFER TO ENGINEERING DRAWINGS FOR EXACT DETAILS
	CHIMNEY		GARAGE ACCESS
	AFFORDABLE HOUSING - RENTED		BIN HARDSTANDING
	AFFORDABLE HOUSING - INTERMEDIATE		CYCLE SHED
	BIN HARDSTANDING WITH 1.5m TURNING CIRCLE		COMPOST BIN
	ROTARY DRYER	BM	BIN MASTER AREA
	WATER BUTT	*	ROAD TO BE BUILT TO ADOPTABLE STANDARD

GROUND SURFACING

	MARSHALLS KEYBLOK BLOCK PAVING COLOUR BRINDLE		MARSHALLS PROFILE CONCRETE BLOCK PERMEABLE PAVING - TBC COLOUR BRINDLE
	KUMBLE STRIP		MARSHALLS KEYBLOK BLOCK PAVING COLOUR BUFF
	LOOSE STONE GRID SYSTEM - TBC		CORNELL GRAVEL TO FOOTPATH THROUGH POS
	TARMAC		GRASSED BRIDLEWAY
	450mm x 450mm MARSHALLS SANDIN BUFF PATIO SLABS		BRASS PINS
	PAVING SLABS		

LANDSCAPING

	PROPOSED NEW TREE REFER TO SPARKS LANDSCAPING DRAWINGS FOR EXACT DETAILS		PROPOSED HEDGEROW REFER TO SPARKS LANDSCAPING DRAWINGS FOR EXACT DETAILS
	PROPOSED GRASS PLANTING REFER TO SPARKS LANDSCAPING DRAWINGS FOR EXACT DETAILS		PROPOSED PLANTING BEDS REFER TO SPARKS LANDSCAPING DRAWINGS FOR EXACT DETAILS

FOCUS ON DESIGN

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EXTERNAL WORKS LAYOUT (SHEET 2 OF 4)

SCALE: 1:250 @ A0

DATE: OCTOBER 2016

DRAWN: DW

DRAWING TITLE: EXTERNAL WORKS LAYOUT (SHEET 2 OF 4)

DRAWING NO: 0521-PH9-104-2

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