



4.5m x 120m
Visibility
Splay

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer inlet levels at connection points and ensure that they are fully conversant with the contents and requirements of the 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 related to the proposed structures (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**
- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
 - Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
 - Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
 - Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

- ADOPTABLE ROADS AND SEWERS**
- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
 - Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Water Authorities Association "Standards for Adoption 6th Edition" with any amendments specified by the Adopting Water Authority.
 - All pipes to be used in adoptable sewerage shall be either clayware to BS EN 205 or concrete to BS EN 1916 and BS 5911: Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concrete external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 may be used.
 - Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTP Type 1 material.
 - Where cover to a pipe is less than 1200mm under adoptable carriageway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTP Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreglass at each pipe joint.
 - All existing drainage invert levels, diameters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
 - Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checked by the Contractor prior to starting work.

SECTION 38 LEGEND:

- Adoptable Tarmac Roads
- Adoptable Footway/ Vehicle Crossover/ Margin
- Adoptable Grass Easement
- S38 Highway Easement
- Proposed S38 Gully & Storm Connection
- Proposed S38 Storm Sewer & MH
- Proposed S104 Foul Water Sewer & MH
- Proposed S104 Storm Sewer & MH
- Proposed S104 Hydroslide Chamber
- Boundary Site of Ownership TBC
- Ramp
- Rumble Strip
- 2.4m x 25m (20mph, Junction Vislay) / 17m (15mph, Forward Vislay)

CONSTRUCTION

Please note while these drawings may be used for tender purposes, drawings are subject to Oxfordshire County Council approval as part of ongoing consultations and design check. Amendments may therefore be requested

Rev.	Description	Date	By
K	Easements removed, banks removed, adoptable areas extended to visplays as per client comments	28.04.17	LJ
J	Additional visplays provided and section 38 boundary amended to suit amended kerb lines	27.04.17	LJ
H	Plot 46-53 cycle store moved to accommodate retaining wall	06.03.17	TB
G	Footpaths amended, S38 & highway boundary confirmed adoption limits amended to suit, visplays added at request of client.	21.12.16	LJ
F	Extent of S38 boundary amended in response to highway boundary drawing provided by CALA.	24.10.16	LJ
E	Drainage strategy for the overall site has been changed, adoptable drainage has been amended to suit the use of ponds as storage.	23.09.16	LJ
D	Cover levels amended to adoptable manholes in raised 75mm shared surface areas.	18.08.16	LJ
C	S46- S52 and surrounding highway drainage amended to suit on site as-built drainage.	10.08.16	LJ
B	Section 38 agreement plan amended to suit latest layout.	29.07.16	LJ
A	Status updated for construction.	26.08.15	LJ



Cotefield Farm
Bodicote

**Section 38 Agreement
Layout**

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Scale	1:500 @ A1	Drawn	LJ
Date	July 2015	Checked	JB
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