



**SURVEY INFORMATION**  
 MK Surveys - 01908 565561 DATE RECEIVED: 17/12/2014  
 DRG NUMBER: 17523 - Sheets 1-12  
**ARCHITECT SITE PLAN INFORMATION**  
 PRP Architects - 020 7653 3464  
 DRG NUMBER: A16157C-3000/3100 DATE RECEIVED: 06/12/2016

- NOTES**
- All dimensions and levels are in metres unless otherwise noted
  - This drawing is to be read in conjunction with the relevant Architect's/Engineer's drawings, specifications and CDM documentation
  - This drawings have been produced electronically and may have been photo reduced or enlarged when copied. Work to figured dimensions only (DO NOT SCALE). All dimensions to be checked on site. Any errors or omissions to be reported to the engineer immediately.
  - This drawing contains coloured lines / information that may not be clear if reproduced in black and white.

**DESIGNERS CDM NOTE - RESIDUAL RISKS NOT IDENTIFIED**

The design Engineer(s) have assessed this design as the scheme has been developed in order to identify if there are any residual risk hazards (i.e. unusual, unexpected, abnormal or difficult).

No residual risks have been identified for this scheme and therefore no entries were added to the risk register.

This statement assumes that a competent Contractor with the appropriate qualified staff will be employed for the works, and that they will be familiar with site wide construction risks and hazards that they can reasonably be expected to encounter as part of their work.

**Key**

FFL=88.20	Finished Floor Level
FFL=88.85	Finished Floor Level set by Hyder spine road design
70mm	Step in building
Retaining Wall	
Proposed road contour	
Existing road contour (Hyder design)	
Direction and grade of fall	
Proposed level	
Level fixed by Hyder design	
Survey Levels (December 2015)	
Existing level	
Site Extents	
Underbuild facing brickwork below FFL	
Overbuild facing brickwork above FFL	
Furniture 'Garrick' green oak bollard	
Fixed Hyder level - Flood envelope	
Extent of Banking	
Earthworks to be completed by Willmott Dixon	
Proposed Fence Line	
1:100 year flood level	
Tensor Greenslope (or similar approved) Banking/Slope reinforcement structure.	
Existing watercourse	



**NOTE**  
 Safe angle of repose assumed at 1 in 3. To be confirmed by Ground Investigation Company in relation to material being used for creating banking

Rev	Drawn by	Chk'd by	Comments	Date
C09	SNN	TST	Tensor Greenslope Slope Reinforcement added. Bottom of Bank amended to suit	27/03/17
C08	NJ	TST	Levels amended as clouded	09/03/17
C07	NJ	TST	Levels amended as clouded	14/02/17
C06	NJ	TST	Access road to plots 276 & 277 amended and slope down to river corridor reduced	12/01/17
C05	NJ	TST	Levels amended in line with Cherwell DC comments	02/11/16
C04	SNN	TST	Block 1C Plot Numbers amended as Client Comments	26/10/16

**DRAWING TITLE**  
 Existing & Proposed Level Plan  
 Sheet 4/4

**PROJECT**  
 Phase 2  
 Bicester Eco Village  
 Bicester  
 Oxon

DESIGNED BY TST	DRAFTED BY NJ	APPROVED BY DJ
DATE 03/02/2016	STATUS <b>CONSTRUCTION</b>	
SCALE 1:250 @ A1	Scale Bar @ 1:250 0m 4.25m 12.5m	

**CLIENT**  
 



Sheet Arrangement (1:2500)

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