



SURVEY INFORMATION
 MK Surveys - 01908 56551
 DRG NUMBER: 17523 - Sheets 1-12
 DATE RECEIVED: 17/12/2014

ARCHITECT SITE PLAN INFORMATION
 PRP Architects - 020 7653 3464
 DRG NUMBER: AL6157C-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 has 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)	
1:20	Direction and grade of fall
88.52d	Proposed level
88.52d	Level fixed by Hyder design
+86.16	Survey Levels (December 2015)
-85.22	Existing level
Site Extents	
Underbuild facing brickwork below FFL	
Overbuild facing brickwork above FFL	
B	Furniture 'Garrick' green oak bollard
88.20	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

Code	Area	Issue	Date	
AC4	NJ	TST	River contour staircase amended	29/08/17
AC3	SNN	TST	Amended as client request	21/07/17
AC2	SNN	TST	Area 2 updated to latest PRP layout drawing	03/07/17
AC1	SNN	TST	Area 1 As Constructed Issue	19/06/17
C15	SNN	TST	Area 1 Access Road re-aligned as client comments 12/06/2017	13/06/17
C14	SNN	TST	Area 1 Access Road re-aligned as client comments 08/06/2017	09/06/17
C13	SNN	TST	Garden steps re-designed, for Plots 278 - 282. Levels amended to suit where required	05/06/17
C12	SNN	TST	Car charging pointed added as requested by HBL.	16/05/17

DRAWING TITLE
 Existing & Proposed Level Plan
 Sheet 4/4

PROJECT
 Phase 2
 Bicester Eco Village
 Bicester
 Oxon

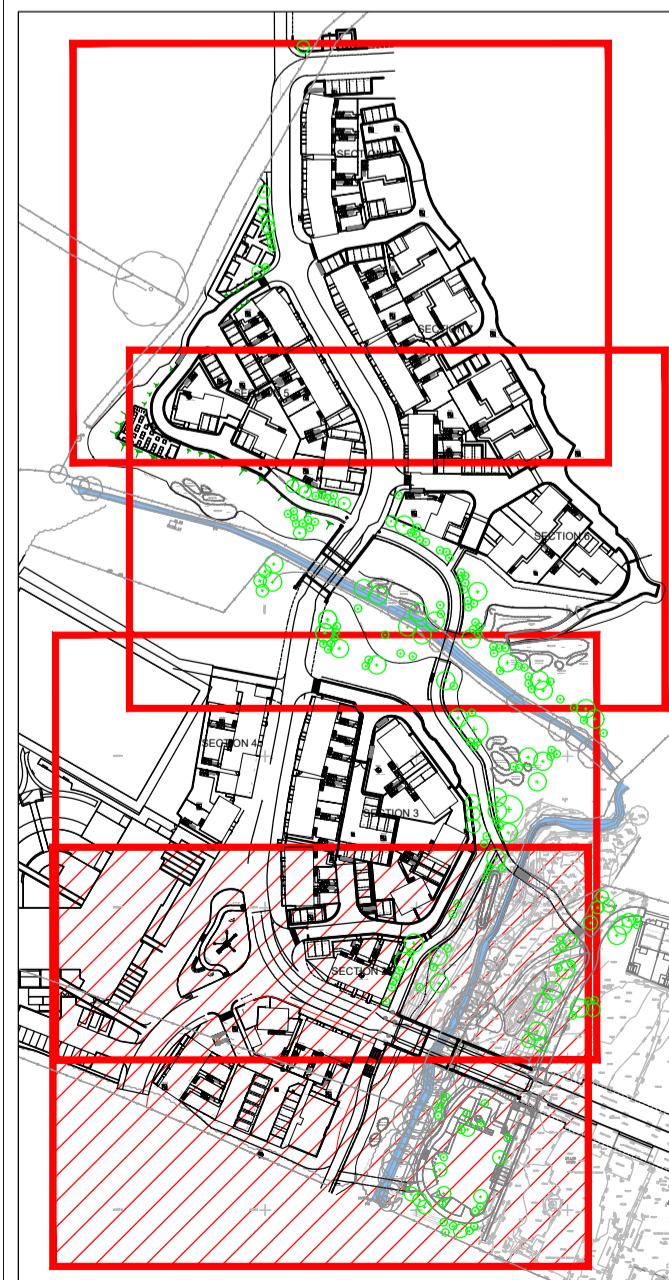
DESIGNED BY TST	DRAFTED BY NJ	APPROVED BY DJ
DATE 03/02/2016	STATUS AS CONSTRUCTED	
SCALE 1:250 @ A1	Scale bar @ 1:250 0m 4.25m 12.5m	

CLIENT

JOB NUMBER 15-1859	DRAWING NUMBER 02-4
REVISION AC4	

Approximate Toe Level

POINTS	EASTING	NORTHING
T1	457809.790	224826.796
T2	457799.691	224812.531
T3	457794.825	224802.811
T4	457790.562	224792.337



Sheet Arrangement (1:2500)

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