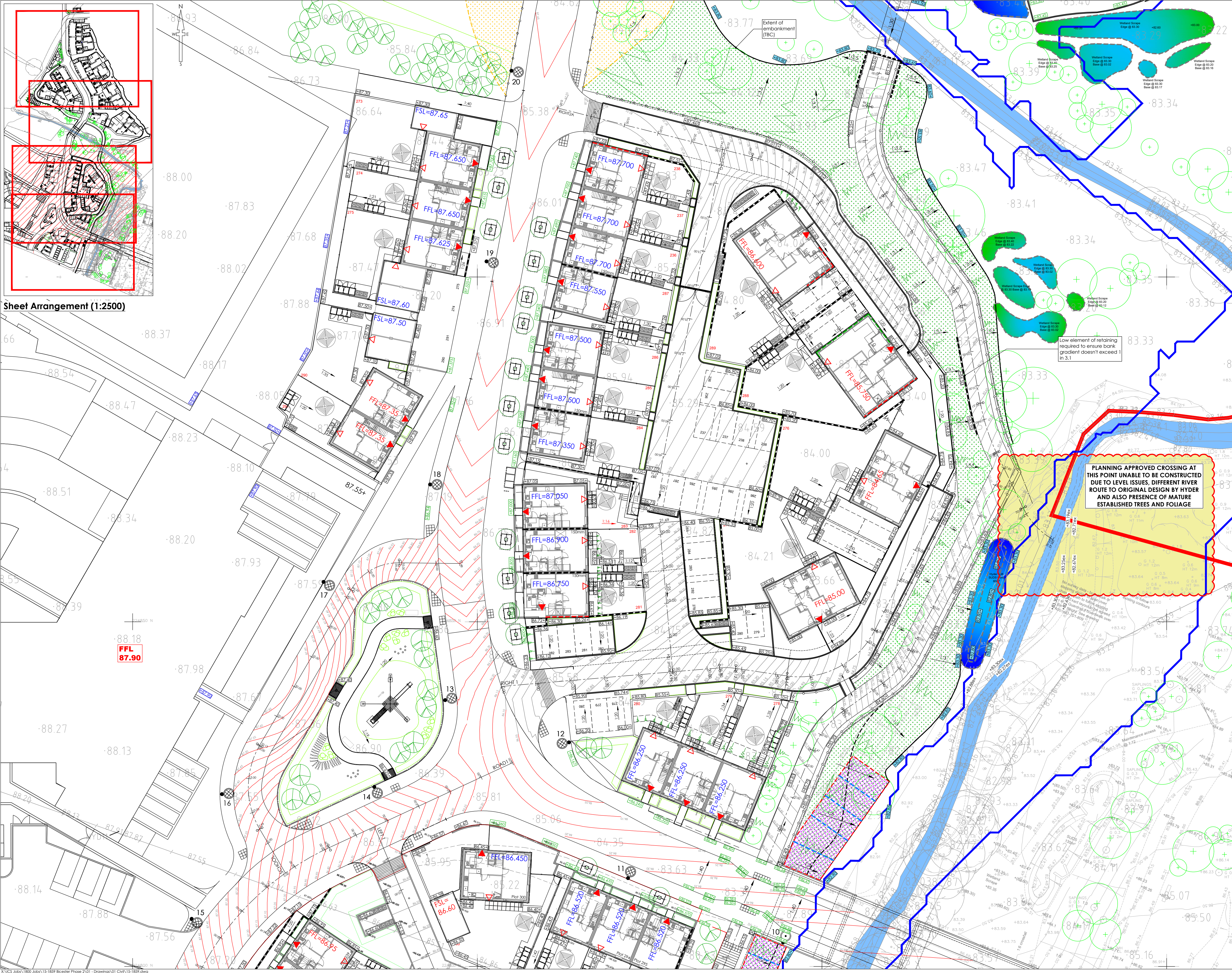




Sheet Arrangement (1:2500)



PLANNING APPROVED CROSSING AT THIS POINT UNABLE TO BE CONSTRUCTED DUE TO LEVEL ISSUES, DIFFERENT RIVER ROUTE TO ORIGINAL DESIGN BY HYDER AND ALSO PRESENCE OF MATURE ESTABLISHED TREES AND FOLIAGE

SURVEY INFORMATION
 MK Surveys - 01908 565561
 DRG NUMBER: 17523 - Sheets 1-12
 DATE RECEIVED: 17/12/2014

ARCHITECT SITE PLAN INFORMATION
 PRP Architects - 020 7453 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
75mm	Step in building
Retaining Wall	Retaining Wall
Proposed road contour	Proposed road contour
Existing road contour (Hyder design)	Existing road contour (Hyder design)
Direction and grade of fall	Direction and grade of fall
Proposed level	Proposed level
Level fixed by Hyder design	Level fixed by Hyder design
Survey Levels (December 2015)	Survey Levels (December 2015)
Existing level	Existing level
Site Extents	Site Extents
Underbuild facing brickwork below FFL	Underbuild facing brickwork below FFL
Overbuild facing brickwork above FFL	Overbuild facing brickwork above FFL
Building Access - Primary	Building Access - Primary
Building Access - Secondary	Building Access - Secondary
Furniture 'Garrik' green oak bollard	Furniture 'Garrik' green oak bollard
Fixed Hyder level - Flood envelope	Fixed Hyder level - Flood envelope
Extent of Banking	Extent of Banking
Earthworks to be completed by Wilmott Dixon	Earthworks to be completed by Wilmott Dixon
Proposed Fence Line	Proposed Fence Line
Existing watercourse (original Survey)	Existing watercourse (original Survey)
Existing watercourse (March 2017)	Existing watercourse (March 2017)

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
AC2	SNN	TST	Rev Cloud and note added as client comments 19/06/2018	20/06/18
AC1	SNN	TST	Area 2 As Constructed Issue	06/10/17
C09	SNN	TST	Area 2 updated to latest PRP layout drawing	03/07/17
C08	SNN	TST	Area 1 Access Road re-aligned as client comments 12/06/2017	13/06/17
C07	SNN	TST	Area 1 Access Road re-aligned as client comments 08/06/2017	09/06/17
C06	SNN	TST	Garden steps re-designed, for Plots 278 - 282. Levels amended to suit where required	05/06/17

DRAWING TITLE
 Existing & Proposed Level Plan
 Sheet 3/4

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

Infrastruct CS Ltd

JOB NUMBER 15-1859	DRAWING NUMBER 02-3	REVISION AC2
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