

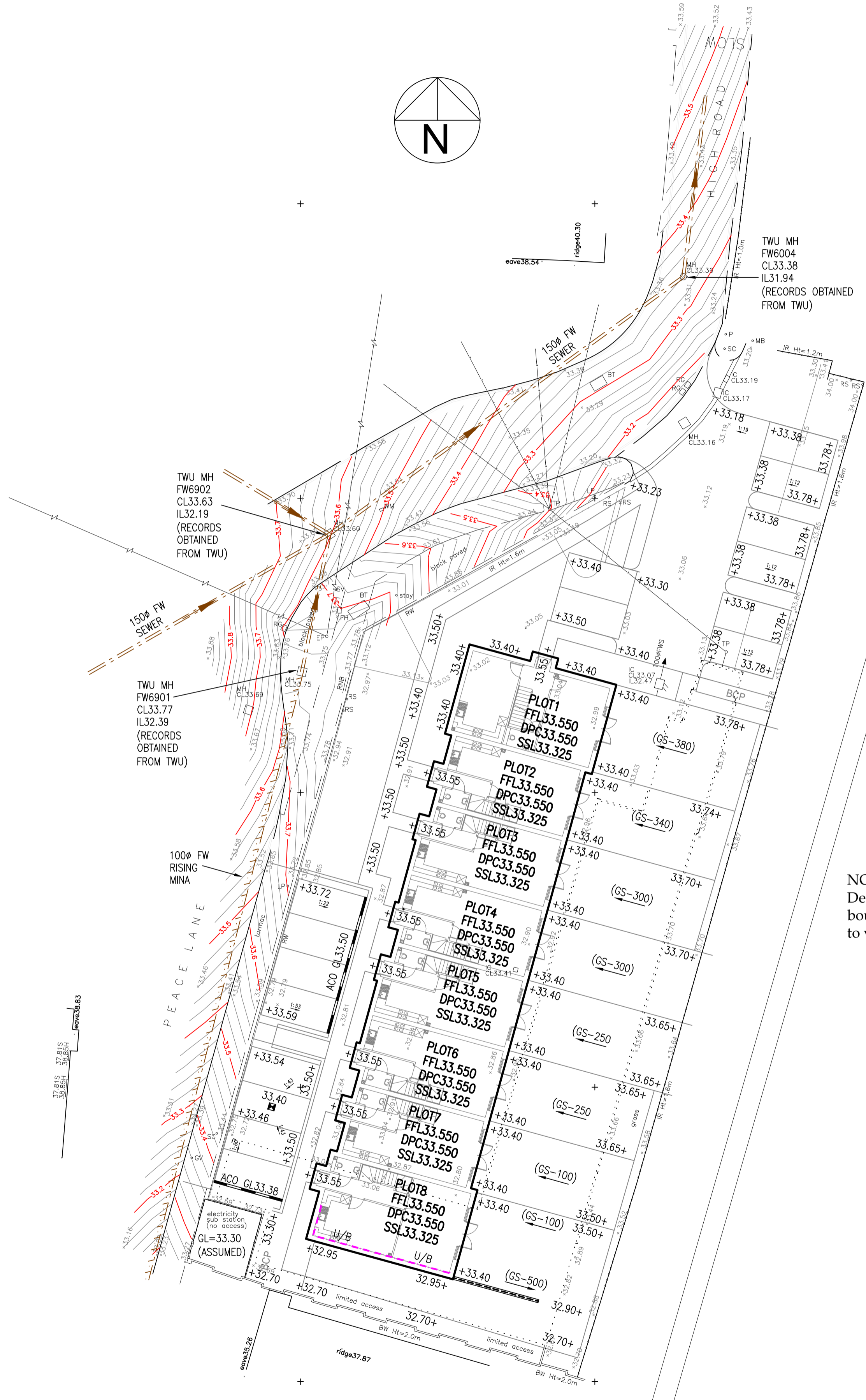
Existing Drainage Key

- Existing Public Foul Water Sewer
- Existing Public Foul Rising Main

NOTE:
Details of public sewers taken from local Water Authority Sewer Records. Following the introduction of The Water Industry (Schemes for Adoption of Private Sewers 2011), all existing sewers serving more than 1 dwelling will be vested as local water authority sewers and therefore shown as assumed public sewers for the purposes of design and connections.

FILL SPECIFICATION
Fill under carriageway and other vehicularised areas to be to Department of Transport 'Specification for Highway Works Part 1' Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4.

Fill under gardens and other landscaped areas to be as raised from site excavations and compaction shall be sufficient to remove large voids and to produce a coherent mass whilst preventing overcompaction and any build up of excess pore pressures.



NOTE:
Details of the Railway boundary to be provided to verify the design.

Levels Key

- Existing survey levels
- Proposed site levels
- Existing Road Contours
- Proposed Gradient
- SDPC Denotes Stepped DPC to architects details where external levels are less than 150mm below DPC
- U/B Denotes underbuild where external ground levels are more than 150mm below DPC
- Denotes level platform at door threshold 1200x900, max gradient 1:40.
- Indicative Garden Slope
- 215mm Brickwork retaining wall, Refer to detail.

NOTE:
Where level threshold access occurs, a stepped DPC to architects detail is to be constructed where the adjacent levels are above the normal DPC detail.

- Notes:**
- 1.1 Do not scale from this drawing.
 - 1.2 All dimensions are in m unless otherwise specified.
 - 1.3 In case of any discrepancies in drawings or details refer to engineer for clarification. Unilateral decisions by the contractor will not be accepted.
 - 1.4 This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.
 - 1.5 The Contractor is to ensure that all design drawings and information are read concurrently and any discrepancies or omissions reported directly to Aventus Design.
 - 1.6 This drawing is based upon the survey by Groundsurveys Ltd, reference 01, dated August 2019 provided in digital format.
 - 1.7 Levels are based on Ordnance Survey (OSGM15).
 - 1.8 The grid relates to Ordnance Survey National Grid (OSTN15).
 - 1.9 The Contractor must check the levels of all existing drainage outfalls prior to construction of any drainage, unless otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported immediately to Aventus Design.
 - 1.10 Sulphates have been determined as class 1 (DS-1) for design purposes in accordance with BRE Special Digest 1 (2001). Buried Concrete to be in accordance with ACEC Site Class AC-1.
 - 1.11 All external building dimensions are to be checked against the Architects drawings prior to any construction commencing.
 - 1.12 All adoptable highway works to be in accordance with the Local Authorities Specifications.
 - 1.13 All adoptable drainage works to be in accordance with the Water Authorities standard guidelines for connections etc.
 - 1.14 Formation to road/hardstanding to be proof rolled and any soft spots in subgrade of road/Hardstanding areas are to be excavated and replaced with well compacted sub-base or free draining granular material to Department of Transport Specification for Highway Works Part 2' Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4.

CDM REGULATIONS 2015
Aventus Design have considered and where reasonably practicable avoided foreseeable risks in the preparation of the design shown on this and related drawings. Significant risks which remain and associated control measures are identified in the Risk Register and should be given particular attention by the main contractor on site.
RISKS RELATING TO THIS DRAWING:
RISK NUMBERS ? & ? on Risk Register
NOTE: The Risk Register records only those elements considered unusual, difficult to manage or outside the anticipated expertise of a competent contractor.

Drawing Status: **PLANNING ISSUE**

REV.	DATE	DESCRIPTION	CHK	APP
-	-	-	-	-

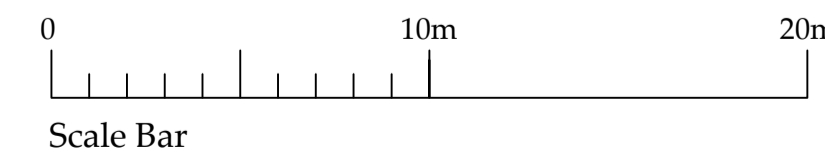
Aventus Design Ltd
Unit 5 - Leaches Farm
Business Centre
Bicester Road
Kingswood
Aylesbury
Bucks HP18 0RF
Tel: 01296 770066
Email: mail@aventsdesign.co.uk
Web: www.aventsdesign.co.uk

Aventus DESIGN
Civil & Structural Engineers

Client: Sorbon Estates
Site: Station Court, Cookham, SL6 9JF

Title: Planning Layout & Levels
Drawing no. H1428 - 430

Issue: Scale: 1:200 @ A1
Dm: S.U. Date: Mar 24
Checked: - Date: -
Approved: - Date: -



ORIGINAL SIZE - A1