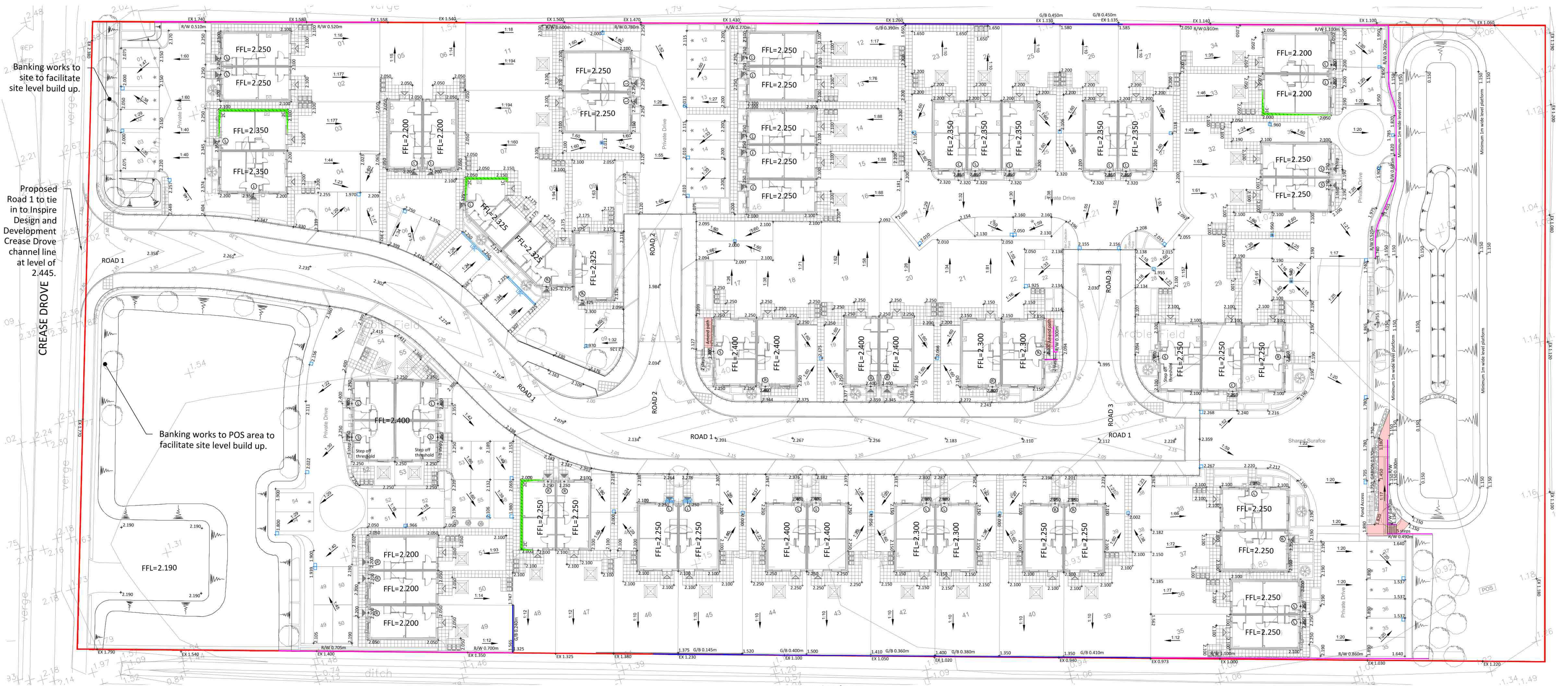




HIGH GROUNDWATER AND TRENCH INSTABILITY

Due to High Groundwater Table encountered there are potential issues with ingress of water within trenches. This can cause instability and collapse. Groundworker to ensure appropriate trench shoring up and de-watering works.

LOW STRENGTH ORGANIC SOILS

Due to the presence of organic soils designed levels have been kept to less than 1.3m build up to reduce the chance of settlement.

Buried services should be designed with flexible joints to allow the uptake of future movement cause by settlement of the soft soils beneath the site.

Ground reinforcement required where CBRs less than 2%. To be designed by a specialist.

General Notes

- All dimensions are in metres unless otherwise stated.
- All levels are in metres and are in relation to Ordnance Datum
- This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
- Do not scale from this drawing.

Drawing key

- FFL=144.300
4C
- Ⓛ
Ⓢ
Ⓡ
- Amend path
1:20
- 1:1.39
1:0.8m
- R/W 0.950m
G/B 0.300m
- 2.100
2.20
EX 1.325
2.100
- 2 Steps
- LDC
ACO
GABION 0.570m
- Site boundary - taken from latest layout referenced
- Finished Floor Level
- Exposed Brickwork - starting 150mm below DPC, 4C = No. of course exposed
- Part M level access
- Part M stepped access
- Part M ramped access
- Banking works (Max 1:3)
- Front access path to be amended to route shown
- Gradient
- Existing ground level
- Existing contour
- Structural retaining wall
- Gravel board 0.45m maximum
- Proposed level
- Proposed road contour
- Existing boundary level
- Back of footway level
- Steps (max 150mm rise, min 280mm going)
- Private trapped pot gully
- Linear drainage channel
- ACO channel
- Gabion baskets

Rev	D	R/W in rear garden to plots 25-27 amended to G/B following comment from client.
Rev	C	Access path to pond updated.
Rev	B	Drawing updated to suit client comments
Rev	A	Drawing updated to suit client comments

By RF	Checked TH	07.01.2021
By SF	Checked TH	09.12.2020
By RF	Checked TH	18.11.2020
By RF	Checked TH	04.11.2020

- ☒ Northampton
4 Ironstone Way, Brixworth,
Northampton NN6 9UD
T: 01604 781811
- ☐ Manchester
3rd Floor, 82 King Street,
Manchester, M2 4WQ
T: 0161 6822927
- ☐ Milton Keynes
Suite 25 Uniford Forum, Rockingham Drive,
Uniford Wood, Milton Keynes, MK14 6L3
T: 01908 889433

E: mail@jppuk.net
W: jppuk.net

- Infrastructure Design
- Structural Engineering
- Planning Services
- Geotechnical & Environmental
- Surveying
- Professional Advice

Drawn By:	RF	Client	Geda Construction
Chkd By:	TH	Project	Housing Development Crease Drive Crowland
Scale @ A1:	1:250	Title	External Levels Layout
Date:	September 2020		
Status:	TENDER		
Project No.:	11557H	Drawing No:	113
Rev:	D		

