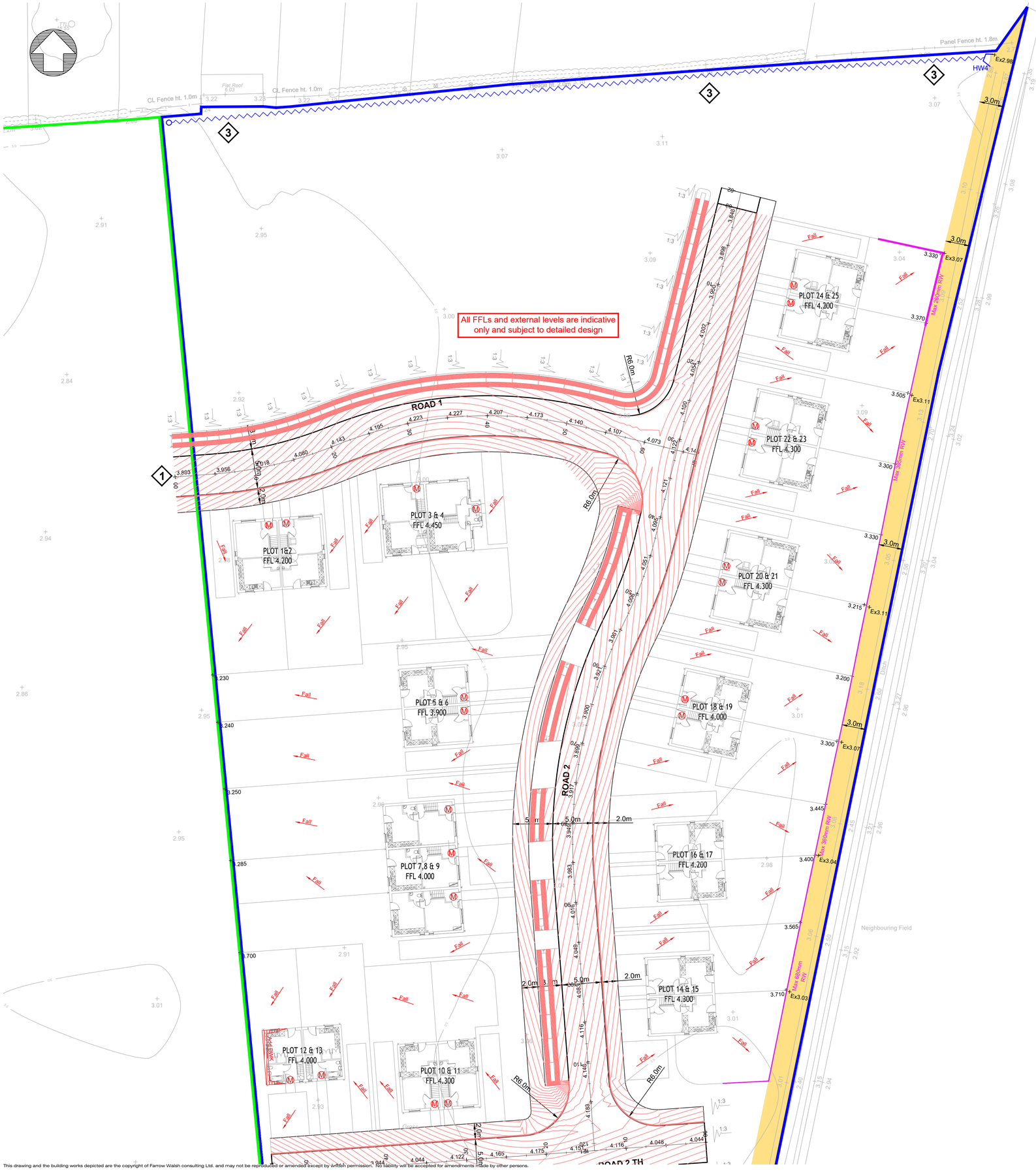


LEGEND

- Phase 1 Site Ownership Boundary
- Phase 2 Site Ownership Boundary
- PLOT FFL 59.200 — Proposed Finished Floor Level
- +59.050 — Proposed level
- Fall — Fall Arrow
- SDPC / Max 2 Courses — Raised Secondary DPC to same height as FFL (final extent to be determined by Contractor on site)
- Exposed brickwork below DPC (final extent to be determined by Contractor on site)
- Earthworks Banking (shown where banks are steeper than 1:5)
- Existing ditch and existing IDB maintained Watercourse easement - 9.0m/3.0m wide. Permit required for works within easement
- Filter Drain

1. **Phase 1 Road Levels**
   Constructed Phase 1 road levels TBC prior any construction works
2. **Phase1 - Phase2 Boundary Levels**
   Phase 1 boundary levels to match the proposed Phase 2. Banking to be removed.
3. **Northern Boundary Filter Drain**
   Proposed filter drain to discharge into the IDB ditch via an high level overflow

General Notes

1. DO NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in millimetres unless otherwise stated.
7. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

1. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
2. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
3. The design of any temporary works required shall be the responsibility of the Contractor.
4. Do not scale this drawing. All dimensions are in millimetres unless noted otherwise. Any discrepancies are to be recorded and reported to the Engineers immediately.
5. All work is to be to the satisfaction of the Engineer.
6. The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
7. All workmanship and materials are to be to current British Standards.
8. All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
9. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the Contractor. Any variations are to be recorded and reported to the Engineer immediately.

General Road Notes

This drawing is to be read in conjunction with the local Highway Authority design guide and the general specification for roadworks current at the time of construction.

All works shall be in accordance with the local Highway Authority's approved documents and satisfaction. Any reference to the specification shall mean the general specification for roadworks.

1. Prior to any works being carried out within or immediately adjacent to the public highway, a scheme for the safe control of traffic and pedestrians is to be agreed with the highway authority and implemented.
2. Working areas within the vicinity of existing trees are to be agreed with the engineer and chestnut fencing erected as directed.
3. Special care is to be taken when excavating in the vicinity of existing trees, it is not intended that any tree roots should be severed or damaged and specialist advice should be sought when major roots present a problem. Care is to be taken to avoid damage to branches and foliage.
4. It is the Contractor's responsibility to trace and indicate the precise location and nature of all services.
5. The Contractor is to provide a CCTV survey of any highway sewers on completion of the 12-month maintenance period. This is to be provided in accordance with the requirements of the local water and highways authorities.
6. Safe passage for pedestrians across the site is to be ensured at all times by means of approved fencing to both sides of any footpath route.
7. The Health and Safety at Work Act 1981 is to be complied with at all times. Attention is drawn to the wearing of hard hats, reflectorised clothing, and the use of any other required safety equipment.
8. The Contractor is to take account of the soils report.
9. No completion works will be authorised until a formal certificate of conformance to relevant specification is received from the relevant water authority.
10. Compaction control shall be achieved by air void testing for both roadbase and basecourse (maximum air void ratio 6%).
11. Any recycled material to be used for highway construction purposes will be allowed subject to it satisfying relevant tests as instructed by this authority.
12. The Contractor is to take CBR tests at road formation level, capping layer level, and sub-base level and the highway engineer informed before any construction works carried out on that level.
13. All levels and dimensions are to be checked on site before any work commences.
14. All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
15. Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.

Rev	Description of updates	Drawn	Checked	Appr'd	Date
A6	Drawing updated to suit the latest site layout dated 02/12/2022	PU	OP	JD	06.12.22
A5	Drawing updated to suit LCC comments dated 25/10/22	MC	OP	JD	02.11.22
A4	Northern boundary filter drain revised	MC	OP	JD	13.09.22
A3	Filter drain added to the drawing	MC	OP		14.07.22
A2	Drawing updated to suit latest site layout received 17.05.2022. Existing ditch easement shown	MC	OP		18.05.22
A1	Issued for Approval.	MC	OP	JD	23.02.22

Revision Schedule

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FOR APPROVAL

Client: Kaplan Property Group

Project: Fleet Road, Holbeach Phase 2

Title: Engineering Layout Sheet 1 of 2

Drawn:	Checked:	Approved:	Date:	Scale:
MC	OP	JD	February 2022	1:250 @ A1

Drawing No. **FW2114-E-001-01** Revision: **A6**

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