LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used for any other purpose than above. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

CONTROL				
Name	Easting	Northing	Height	Remark
1	537436.256	324982.914	3.732	PK Nail
2	537352.656	324968.231	3.672	PK Nail

0.00 5.00 10.00 15.00 20.00 30.00

SITE AREA 0.361 Ha.

FINISHED FLOOR LEVEL 3.75 OD.

ALL RAINWATER SOAKAWAYS TO BE IN ACCORDANCE WITH BRE. DIGEST 365 Min. 1.25m x 1.25m x 1.0m DEEP

PLOTS 1 & 5
FACE BRICKWORK - 'VANDERSANDEN' - FLEMISH ANTIQUE
ROOF - 'MARLEY' EDGEMERE RIVEN - ANTHRACITE
WINDOWS - P.V.C.u. ANTHRACITE GREY.
- RECONSTITUTED STONE CILLS
DOORS - COMPOSITE - COLOURED.
GUTTERS - 112mm P.V.C.u. HALF ROUND BLACK.
DOWNPIPES - 68mm ROUND P.V.C.u BLACK.

PLOT 3
FACE BRICKWORK - 'T.B.S.' LONDON. - WEATHERED YELLOW
ROOF - 'MARLEY' EDGEMERE RIVEN - ANTHRACITE
WINDOWS - P.V.C.u. CREAM.
- RECONSTITUTED STONE CILLS
DOORS - COMPOSITE - COLOURED.
GUTTERS - 112mm P.V.C.u. HALF ROUND BLACK.
DOWNPIPES - 68mm ROUND P.V.C.u BLACK.

PLOTS 2 & 4
FACE BRICKWORK - 'VANDERSANDEN' - OLD COACH HOUSE
ROOF - 'MARLEY' ANGLIA PANTILE - OLD ENGLISH DARK
WINDOWS - P.V.C.u. CREAM.
- RECONSTITUTED STONE CILLS
DOORS - COMPOSITE - COLOURED.
GUTTERS - 112mm P.V.C.u. HALF ROUND BLACK.
DOWNPIPES - 68mm ROUND P.V.C.u BLACK.

ALL EXISTING ROAD GULLIES TO BE JETTED TO ENSURE FULL WORKING ORDER. 110mm Dia. U.P.V.C. DISCHARGE LAID TO APPROPRIATE FALLS. WITH RODDING EYE ACCESS TO HEAD OD ALL RUNS.

S1 Culvert size: The drain is to be culverted for an approximate length of 195m using Wavin Ltd. or similar 600mm internal diameter twin wall pipe. The pipe size is stipulated in order that the amount of potential storage volume in the watercourse which will be lost as a result of the piping is not unacceptably high.

S2 Culvert bedding: At the outset of your works you are to "clean out" the watercourse, removing the silt and other soft debris from the base of the drain, so that a firm bed level can be established. The invert level should match the upstream and downstream existing pipe inverts. The new pipes should be bedded on and surrounded by 200 mm thick layer of pea gravel or 20-5 granular material, surrounded by suitable permeable geotextile.
S3 Backfill of culverted reach: The backfill material above the pea gravel/ 20-5 granular material may be "clean" topsoil or suitable stone in the case of vehicular access (See S5), but under no circumstances is this backfill to contain any garden rubbish, brick rubble or other deleterious material. A layer of geotextile material is to be laid across the full width and length of the piped section at the top of the pea gravel/ stone fill, underneath any topsoil. All backfill should be suitably compacted as the drain is filled, in order to minimise the chance of potential settlement problems in the future. The backfill material should be laid to the depth required to match the existing ground levels to either side of the drain.

S4 Culvert access chambers: Manholes are required at the connection to both the existing upstream and downstream pipes and a further 2 access chambers along the course of the pipe to provide clear straight rodding lengths between manholes whilst accommodating the approximate run of the watercourse channel.When connecting to the existing pipes you must ensure that the end of the existing pipe is in a sound condition where the chamber will be built, in order that the integrity of the culvert is not compromised. The new manholes must be suitably designed to allow access/ egress for future maintenance operations and should be built off a reinforced cast-concrete base, a minimum of 200 mm thick, with a 200 mm deep sump below the lowest pipe invert level. The manhole is to be built in line with current building regulations and therefore should be at least 1800 mm x 1575mm (for a rectangular chamber) or have a diameter of 1800mm (for a circular chamber) . The chamber is to be built up to finished ground level and should include a suitable reinforced concrete top slab complete with manhole covers and frame.

S5 Culvert loading: Where vehicle access over the pipe is required it is the responsibility of the applicant to ensure the final arrangement is sufficient for vehicle loading. The pipe manufacturer should have standard guidelines regarding the type and depth of fill material needed to allow traffic loading, which should be followed diligently in order not to unduly risk damaging the pipes by taking vehicles across them.

S6 An additional highway run-off pipe shall be constructed to run parallel to the hereby consented culvert. This pipe should connect the aforementioned culvert to the existing Highways road gullies in accordance with the Highways Authority's required specification. The Highways run-off pipe shall be a minimum of 0.9m from the nearest edge of the to be culverted, adopted watercourse at all points, except when connections are being established via an inspection chamber (as per S4) .
S7 You are responsible for gaining written approval from the Highways Authority for these works and you should also confirm that this additional pipe is to be adopted by the Highways Authority once constructed.

S8 Consent is for the placement of 4 gravel driveways over the culverted watercourse and associated turning bays as detailed in the plans submitted by the applicant (Drawing No. 2014-02)

S9 Consent is granted for the erection of 1 picket fence between each plot for a total of 5 fences. The fences are to be no higher than 0.9m and must under no circumstances come any closer than 1m from the nearest edge of the to be culverted watercourse nor have cement foundations.

revision	date	init.	revision details.
A	APRIL '21	JC	SOAKAWAYS REMOVED FROM FRONTAGE
B	MAY '21	JC	VISIBILITY SPLAYS - TURNING HEAD PLOT 5
C	JUN '21	JC	ROAD GULLY/ RODDING EYE NOTES ADDED

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Client.

Project.
RESIDENTIAL DEVELOPMENT (5 No. BUNGALOWS)
FLEET ROAD
HOLBEACH
LINCS
PE12 8LA

Drawing.

PROPOSED SITE PLAN

O.S. GRID REF: TF 37401 24992

Scale	1:250 @ A1	Drawing No.	2014-02-C
Date.	JAN. '21	Drawn.	J.C.