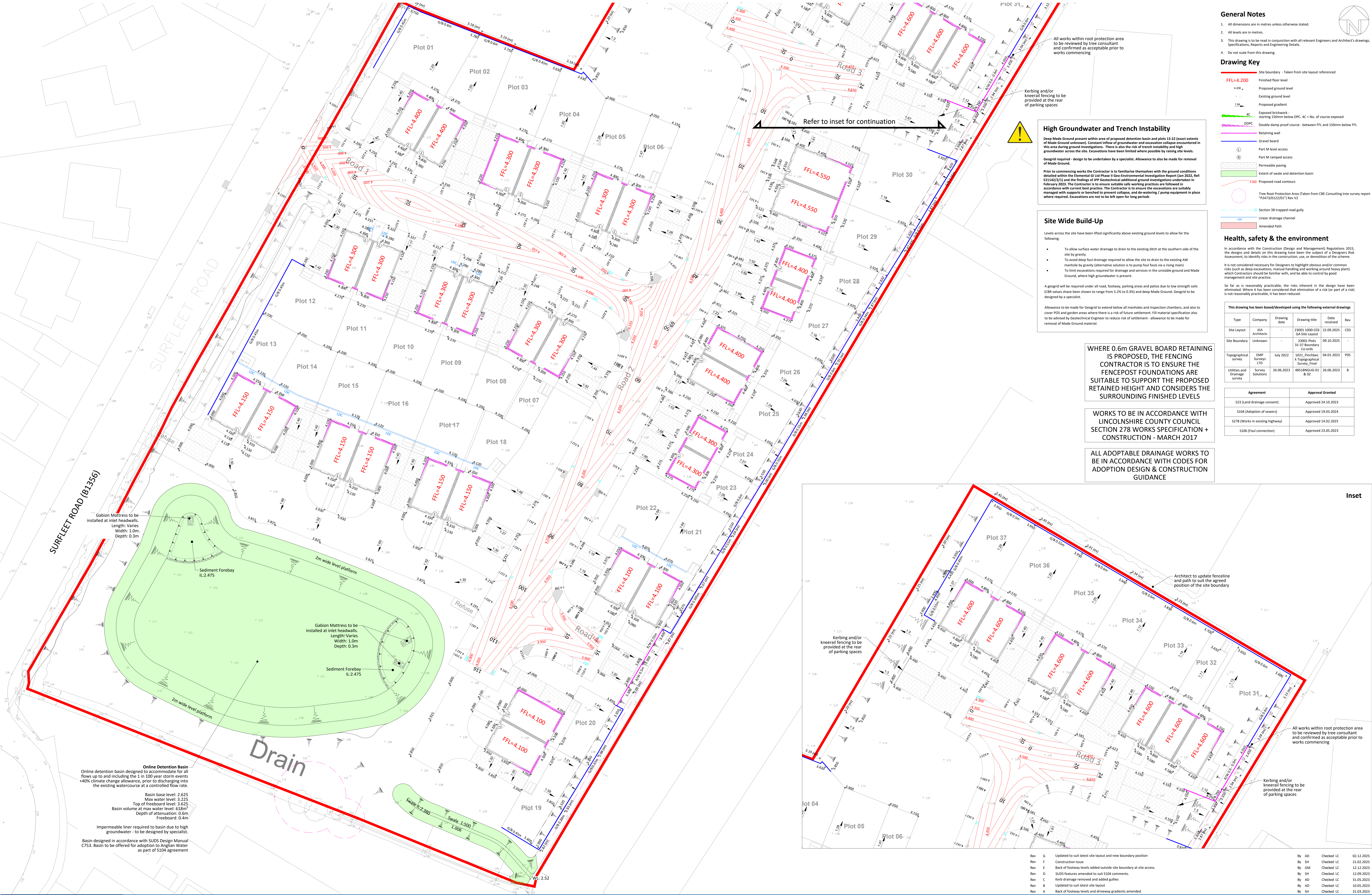




General Notes

- All dimensions are in metres unless otherwise stated.
- All levels are in metres.
- 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

- Site boundary - Taken from site layout referenced
- FFL=4.200
- Finished floor level
- 4.200
- Proposed ground level
- Existing ground level
- Proposed gradient
- 4%
- Exposed brickwork - starting 150mm below DPC, 4C = No. of course exposed
- DDPC
- Double damp proof course - between FFL and 150mm below FFL
- Retaining wall
- Gravel board
- Part M level access
- Part M ramped access
- Permeable paving
- Extent of swale and detention basin
- Proposed road contours
- Tree Root Protection Area (Taken from CBE Consulting tree survey report "P2473/0122/01") Rev V2
- Section 38 trapped road gully
- Linear drainage channel
- Amended Path

High Groundwater and Trench Instability

Deep Made Ground present within area of proposed detention basin and plots 13-22 (exact extents of Made Ground unknown). Constant inflow of groundwater and excavation collapse encountered in this area during ground investigations. There is also the risk of trench instability and high groundwater across the site. Excavations have been limited where possible by raising site levels.

Geogrid required - design to be undertaken by a specialist. Allowance to also be made for removal of Made Ground.

Prior to commencing works the Contractor is to familiarise themselves with the ground conditions detailed within the Elemental GI Ltd Phase II Geo-Environmental Investigation Report (Jan 2022, Ref: 221142/2/1) and the findings of JPP Geotechnical additional ground investigations undertaken in February 2023. The Contractor is to ensure suitable safe working practices are followed in accordance with current best practice. The Contractor is to ensure the excavations are safely managed with supports or braced to prevent collapse, and de-watering / pump equipment in place where required. Excavations are not to be left open for long periods.

Site Wide Build-Up

Levels across the site have been lifted significantly above existing ground levels to allow for the following:

- To allow surface water drainage to drain to the existing ditch at the southern side of the site by gravity.
- To avoid deep foul drainage required to allow the site to drain to the existing AW mainline by gravity (alternative solution is to pump foul flows via a rising main)
- To limit excavations required for drainage and services in the unstable ground and Made Ground, where high groundwater is present.

A geogrid will be required under all road, footway, parking areas and patios due to low strength soils (CBR values have been shown to range from 5.2% to 0.2%) and deep Made Ground. Geogrid to be designed by a specialist.

Allowance to be made for Geogrid to extend below all manholes and inspection chambers, and also to cover PGS and garden areas where there is a risk of future settlement. Fill material specification also to be advised by Geotechnical Engineer to reduce risk of settlement - allowance to be made for removal of Made Ground material.

Health, safety & the environment

In accordance with the Construction (Design and Management) Regulations 2015, the designs and details on this drawing have been the subject of a Designers Risk Assessment, to identify risks in the construction, use, or demolition of the scheme.

It is not considered necessary for Designers to highlight obvious and/or common risks (such as deep excavations, manual handling and working around heavy plant) which Contractors should be familiar with, and be able to control by good management and site practice.

So far as is reasonably practicable, the risk inherent in the design has been eliminated. Where it has been considered that elimination of a risk (or part of a risk) is not reasonably practicable, it has been reduced.

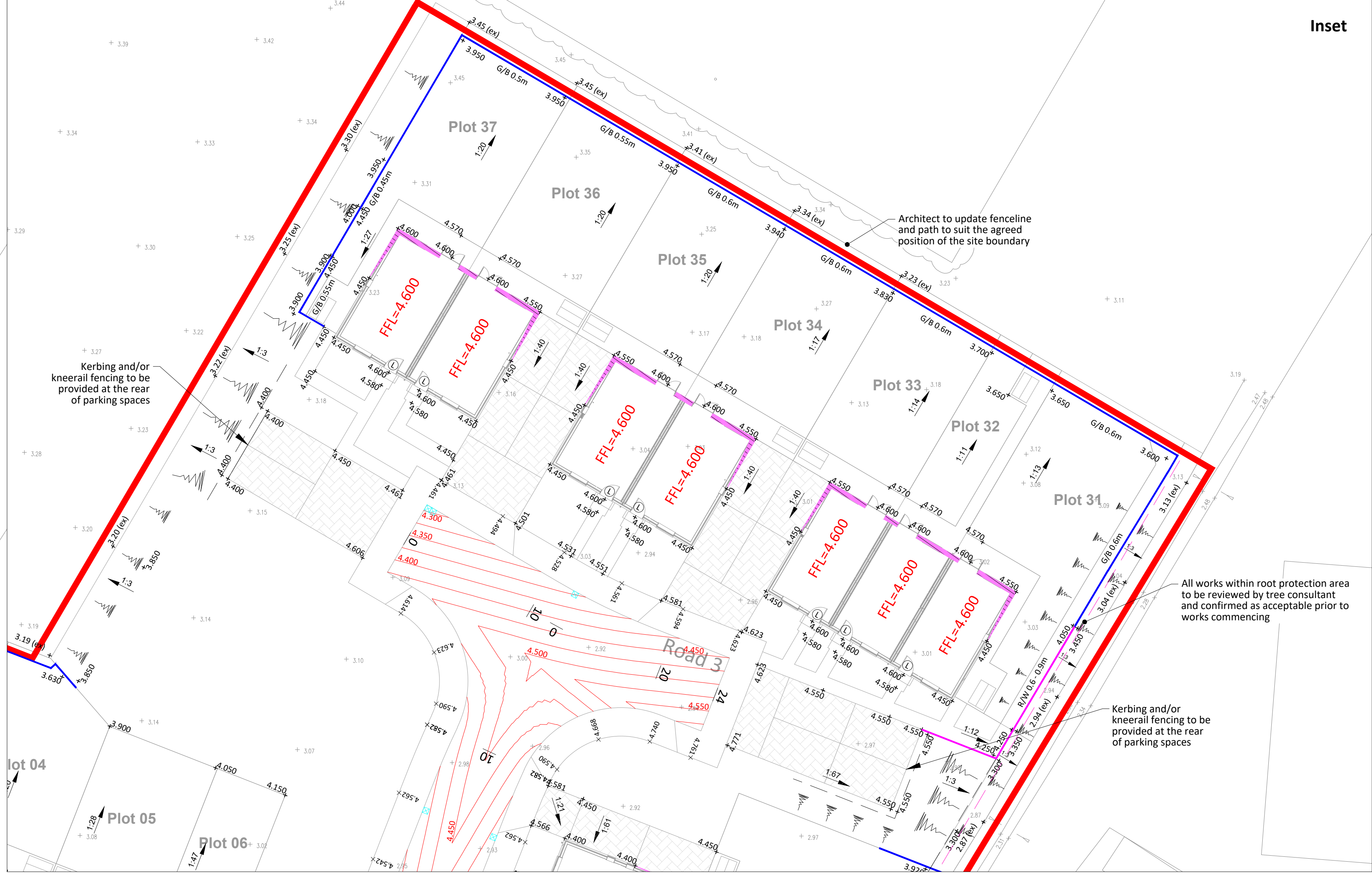
This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	JGA Architects	-	23001 1000 C03 GA Site Layout	22.09.2025	C03
Site Boundary	Unknown	-	23001 Plots 31-37 Boundary Co-ords	09.10.2025	-
Topographical survey	EMP Surveys LTD	July 2022	1021_Pinchbeck Topographical Survey_Final	04.01.2023	POS
Utilities and Drainage survey	Survey Solutions	26.06.2023	4851BNGUG-01 & 02	26.06.2023	8

Agreement	Approval Granted
S23 (Land drainage consent)	Approved 24.10.2024
S104 (Adoption of sewers)	Approved 19.03.2023
S278 (Works in existing highways)	Approved 14.02.2025
S106 (Foul connection)	Approved 23.05.2023

WHERE 0.6m GRAVEL BOARD RETAINING IS PROPOSED, THE FENCING CONTRACTOR IS TO ENSURE THE FENCEPOST FOUNDATIONS ARE SUITABLE TO SUPPORT THE PROPOSED RETAINED HEIGHT AND CONSIDERS THE SURROUNDING FINISHED LEVELS

WORKS TO BE IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL SECTION 278 WORKS SPECIFICATION + CONSTRUCTION - MARCH 2017

ALL ADOPTABLE DRAINAGE WORKS TO BE IN ACCORDANCE WITH CODES FOR ADOPTION DESIGN & CONSTRUCTION GUIDANCE



Rev	G	Updated to suit latest site layout and new boundary position	By	AD	Checked	LC	02.12.2025
Rev	F	Construction Issue	By	SH	Checked	LC	21.02.2025
Rev	E	Back of footway levels added outside site boundary at site access.	By	GM	Checked	LC	12.12.2023
Rev	D	SUDS features amended to suit S104 comments.	By	SH	Checked	LC	12.09.2023
Rev	C	Kerb drainage removed and added gullies	By	AD	Checked	LC	31.05.2023
Rev	B	Updated to suit latest site layout	By	AD	Checked	LC	10.05.2023
Rev	A	Back of footway levels and driveway gradients amended.	By	SH	Checked	LC	31.03.2023

Drawn By:	AD	Client:	Burnor Construction
Chkd By:	LC	Project:	Land East of Surfleet Road Pinchbeck
Scale @ AD:	1:350	Title:	External Levels Layout
Date:	February 2023		
Status:	CONSTRUCTION		
Project No.:	26043	Drawing No:	109
		Rev:	G