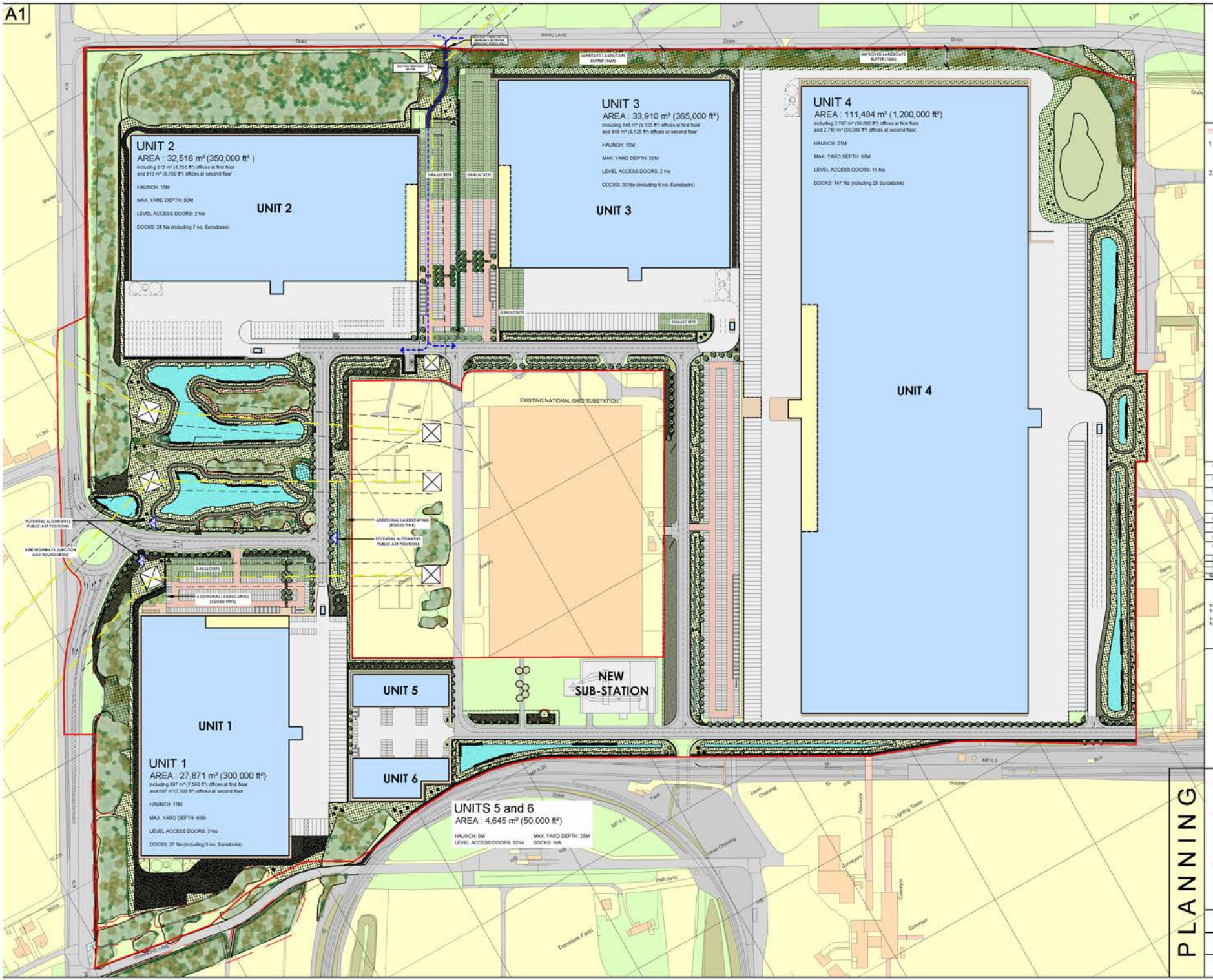

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:

1. THIS DRAWING HAS BEEN PRODUCED USING INFORMATION TO BE FOUND ON RPS TOPOGRAPHICAL SURVEY DRAWING UAK 3031 REV B SHEETS 1 TO 18 DATED MARCH 2017.
2. FOR EXTERNAL LANDSCAPING DETAILS REFER TO BCA DRAWINGS.

Revisions	Amendment	Date	Name
M	HEDGE ADDED BETWEEN UNIT 2 SERVICE YARD & ATTENUATION AREAS.	16.06.20	JC
L	LAYOUT UPDATED AS PER URBAN DESIGNERS COMMENT	10.06.20	JC
K	EMERGENCY ACCESS ROUTE ADDED AS PER SFG INSTRUCTION	19.05.20	JC
J	LAYOUT UPDATED FOLLOWING URBAN DESIGNER COMMENTS RECEIVED	12.12.19	RD
H	ROUNDABOUT LAYOUT UPDATED	12.12.19	RD
G	WATER REMOVED FROM SWALES	15.11.19	JC
F	LOCATION AND SIZE OF DOCK DOORS ADDED	13.11.19	RD
E	GRASSCRETE TO FIRE ROUTES AND TARMAC ADDED TO ALL REAR FOOTPATHS AS PER SFG REQUEST.	31.10.19	JC
D	TREES REMOVED FROM SWALES	30.10.19	JC
B	PARKING SCHEDULE ADDED	24.10.19	D.N
A	FIRE ROUTE AMENDED TO UNIT 2.	24.10.19	JC

For guidance only. Do not scale off this drawing.

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CLIENT: ST FRANCIS GROUP (EGGBOROUGH) LIMITED

PROJECT: PROPOSED DEVELOPMENT AT EGGBOROUGH POWER STATION, GOOLE

TITLE: ILLUSTRATIVE MASTER PLAN

Scale:	1:1500@A1	Date :	APR 2020
Drawn :	JC	Checked By :	DB
Drg No :	17-178- P-02	Revision:	M