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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels of connection points before work starts. The Contractor is to comply in all respects with current Building Regulations, 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 specified (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or flat ground, contaminants 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/consent 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.

**AMENDED DRAWING**

- APPLICATION BOUNDARY**
- APPLICATION SITE AREA: 6.3 HECTARES**
- LAND UNDER APPLICANTS CONTROL (OUTSIDE APPLICATION SITE) SITE AREA: 28.4 HECTARES**
- APPLICATION SITE AREA: 1.9 HECTARES**

**LEGEND:**

- ROUTE OF EXISTING PUBLIC RIGHT OF WAY (INTERPOLATED FROM NORTH YORKSHIRE COUNTY COUNCIL PROW MAPPING INFORMATION PROVIDED TO BHP BY SFG).

DRAWING & DEMOLITION PHASES PRODUCED IN LINE WITH MARKED UP DRAWING PROVIDED BY DSM

**PLANNING**

**st francis group**

D	MASTER PLAN UPDATED FOLLOWING CHANGES FROM SPORT ENGLAND COMMENTS.	14.05.20	JC
C	REDRAW LINE BOUNDARIES ADDED AS PER CWA FLOOD COMPLETION INFORMATION SUPPLIED.	28.11.19	JC
B	BUILDING FOOTPRINTS UPDATED TO SUIT SFG REQUEST.	28.11.19	JC
A	CLUB HOUSE FOOTPRINT ALTERED.	08.11.19	RD

Revisions: Amendment: Date: Name:

For guidance only. Do not scale off this drawing.

1:20 - 0 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm 900mm 1000mm  
 1:50 - 0 50mm 100mm 150mm 200mm 250mm  
 1:5 - 0 50mm 100mm 150mm 200mm 250mm

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**CLIENT:** ST FRANCIS GROUP (EGGBOROUGH) LIMITED

**PROJECT:** PROPOSED DEVELOPMENT AT EGGBOROUGH POWER STATION, GOOLE

**TITLE:** LAND PARCEL A & B - SPORTS FACILITY ILLUSTRATIVE MASTER PLAN

Scale:	1:2000@A1	Date:	NOV 19
Design:	DB	Drawn:	JC
Drw No:	17-178-SFP-200	Revision:	D