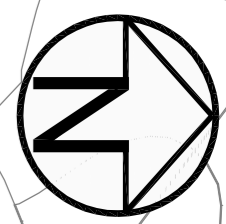
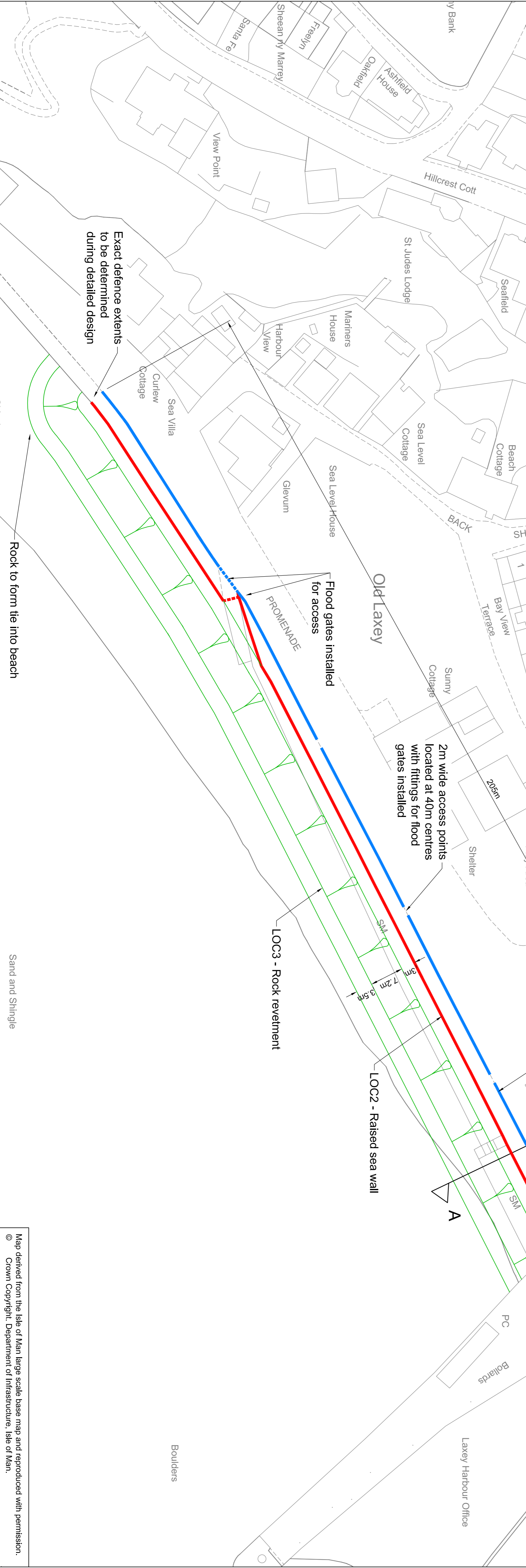




KEY

- Blue line: LOC1 - Set back wall
- Red line: LOC2 - Raised sea wall
- Green line: LOC3 - Rock revetment

- Notes:**
- Services information unknown
 - Ground conditions unknown
 - Standard of protection - LOC1: 1 in 100-year in 2115
LOC2: 1 in 10-year in 2115
LOC3: 1 in 200-year in 2115
 - LOC1 will require flood gates to maintain public access to the promenade
 - All attempts to reduce the need for hand scabbling should be undertaken for LOC2
 - LOC3 will require access steps to maintain public access to the beach
 - Landscape enhancements to be developed during detailed design
 - Rock armour for LOC3 to be sourced in accordance with BS13383-1:2002
 - Tie in details considered at a conceptual level



- Restricted access and egress through narrow streets around Laxey
- Working in an exposed coastal environment
- Working at height
- Unknown ground conditions
- Unknown condition and structural capacity of existing sea wall
- Services information currently unknown
- Scabbling for concrete extension
- Placement of rock armour
- Public interaction with rock armour
- Working adjacent to public right of way
- Minimum height of wall extension to be no less than 1.00m
- Pollution hazards associated with working near the sea
- Risk of damage to flora and fauna

Construction Risks
In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works detailed on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX

- General Notes**
1. All dimensions shown are in metres unless otherwise stated
 2. Do not scale the drawings. Do not use dimensions. Dimensions must be checked/verified on site.
 3. Drawing to be read in conjunction with IOM-JBA1-OC-DR-C-02
 4. All works affecting flood defences, main watercourses and/or ordinary watercourses will be subject to Consent for Permanent and Temporary Works under the Land Drainage Act 1991.
 5. The locations of any known services shown on drawing are approximate and for guidance only. The Contractor will confirm the location of any services prior to the commencement of any works.
 6. The electronic model of this drawing is not to be used for setting out.

Comments	Rev.:	Date	Drawn	Designed	Checked	Approved

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ISLE OF MAN GOVERNMENT - SEA DEFENCE OPTIONS
LAXEY OPEN COAST PLAN
 for _____

ISLE OF MAN GOVERNMENT DEPARTMENT OF INFRASTRUCTURE

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Scale: 1:500 @ A1

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Revision