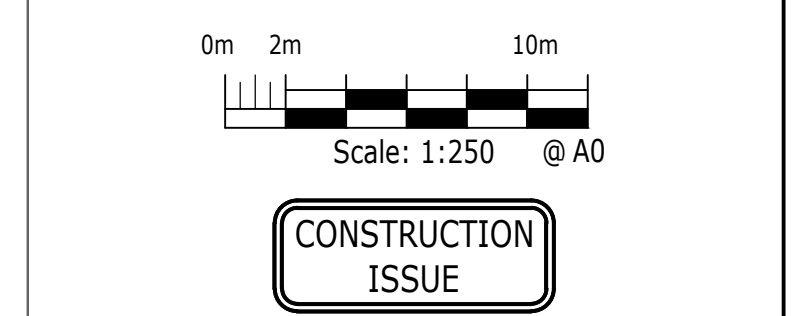
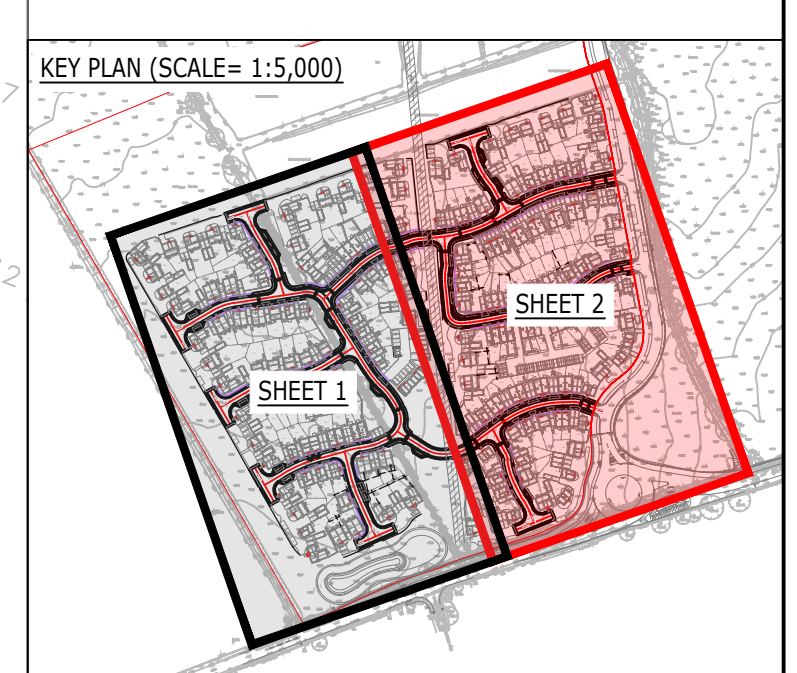


- NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 2. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 4. NO VARIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 5. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE.
 6. SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY ESSEX COUNTY COUNCIL SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD.
 7. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDERS.
 8. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OR SITE.
 9. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAR AND FREE OF DEBRIS BY USE OF BARRIERS, WARNING FACILITIES AND ROAD WORKERS TO THE COUNCIL'S SATISFACTION.
 10. ALL SETTING OUT SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
 11. TOPOGRAPHICAL SURVEY BY RAVALL SURVEYS LP REV -- DATED OCTOBER 2015.
 12. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.
 14. ALL WORKS TO COMPLY WITH THE ESSEX HIGHWAYS DEVELOPMENT CONSTRUCTION MANUAL, DATED SEPTEMBER 2015.

- CONTRACTOR NOTES**
1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT.
 2. WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND WATER MUST BE CARRIED OUT WITH THE NECESSARY SAFETY MEASURES IN PLACE AND THE NECESSARY APPROVALS MUST BE OBTAINED BEFORE ANY WORKS COMMENCE.
 3. WORKS WITHIN AND ADJACENT TO THE EXISTING HIGHWAY WILL EXIST TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF THE WORKS.
 4. HAZARDOUS MATERIALS INCLUDING CHEMICAL AND PETROLEUM MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 6. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURED.

- KEY**
- SITE BOUNDARY
 - PROPOSED FINISHED LEVEL
 - EXISTING TIE-IN LEVEL
 - PLOT/GARAGE FINISHED FLOOR LEVEL
 - UNDER UNDERBUILD IN EXCESS OF 150mm DEPC
 - RAISED DPC WHERE EXTERNAL LEVELS ARE LESS THAN 150mm BELOW FFL
 - TANKING DETAIL WHERE EXTERNAL LEVELS ARE GREATER THAN FFL (HEIGHT ABOVE FFL IN BRACKETS IN mm)
 - LEVEL THRESHOLD
 - STEPPED ACCESS
 - GRAVEL BOARD REQUIRED UNDER FENCE (RETAINED HEIGHT IN BRACKETS IN mm)
 - BRICK-FACED RETAINING WALL (RETAINED HEIGHT IN BRACKETS IN mm)
 - PROPOSED GARDEN GRADIENT
 - PROPOSED DRIVEWAY / ROAD GRADIENT
 - PROPOSED 1:5 SLOPE (TURFED)

ALL UNITS DESIGNED TO ALLOW FOR A LEVEL THRESHOLD ENTRANCE



Rev	Description	Drawn	Checked	App'd	Date
01	Issue for Construction	MSL	JEC		07.05.21
02	Issue for Construction	MSL	JEC		16.06.21
03	Issue for Construction	MSL	JEC		16.06.21
04	Issue for Construction	MSL	JEC		12.04.21

ARDENT CONSULTING ENGINEERS

Third Floor
The Harbour Building
52-56 Leadhall Street
London
EC3M 5JE

Tel: 020 7680 4088
Web: www.ardent-engineers.co.uk
E-mail: enquiries@ardent-engineers.co.uk

BELLWAY HOMES (EASTERN COUNTIES) LTD

Project Title: **LAND NORTH OF STURFORD ROAD, GREAT STUNFOW**

Drawing Title: **EXTERNAL LEVELS (SHEET 2 OF 2)**

AD Scale: 1:250 Date: 12 FEB 2021 Designed by: MSL Drawn by: MSL Checked by: JEC Approved by: JEC Drawing Number: 194538-0301 Rev: C4