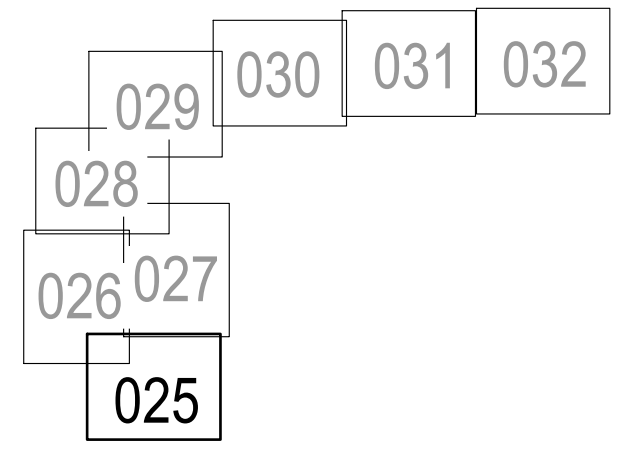


- GENERAL
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 4. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 5. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 6. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 7. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORKING AGREED WITH THE PLANNING AUTHORITY.
 10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
 11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
 12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS 2016.
 13. ALL SEWER WORKS ARE TO BE IN ACCORDANCE WITH THE SEWERAGE SECTOR GUIDANCE: DESIGN AND CONSTRUCTION GUIDE.
 14. ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.



SHEET LAYOUT

C15	EXTERNAL WORKS DETAIL UPDATED TO PLOTS 78/90 TO SUIT REVISED LAYOUT	DCH	OW	14.03.25
C14	EXTERNAL WORKS DETAIL UPDATED TO PLOTS 87/95 TO SUIT REVISED LAYOUT	DCH	OW	19.09.24
C13	UPDATED SITE LAYOUT INCORPORATED LEVELS TO DRAINWAY 99/100 UPDATED TO SUIT APPROVED STREETLIGHTING DESIGN INCORPORATED	DCH	OW	26.06.24
C12	HOUSE TYPES CONTAINING INTERNAL GARAGES UPDATED TO DETAIL BASED DPC RATHER THAN TANKING AS PER CLIENT COMMENTS	DCH	OW	02.04.24
C11	EASTERN BOUND REMOVED, GARDEN LEVELS TO PLOT 94/95 AMENDED AND ADDITIONAL LEVELS PROVIDED TO WESTERN POS AREA AS PER CLIENT REQUEST	DCH	OW	11.03.24
C10	DRAINAGE KEY UPDATED TO REFERENCE STDA ADOPTABLE DRAINAGE FOR CLARITY AS PER EEC COMMENTS 31.07.23	DCH	ROW	14.08.23
C09	HIGHWAY DRAINAGE EXTENTS COLOURED BLACK FOR CLARITY IN ACCORDANCE WITH AHS COMMENTS	DCH	OW	11.07.23
C08	STREET LIGHTING DESIGN INCORPORATED	DCH	OW	28.06.23
C07	PRIVATE DRAINAGE UPDATED TO SUIT CLIENT COMMENTS	DCH	OW	02.05.23
C06	PRIVATE DRAINAGE UPDATED TO SUIT CLIENT COMMENTS	DCH	OW	28.04.23
C05	LANDSCAPING PROPOSALS INCORPORATED, PRIVATE DRAINAGE UPDATED ACCORDINGLY AND TO SUIT CLIENT COMMENTS	DCH	OW	12.04.23
C04	GULLIES ADDED AT BOTTOM OF 278 CROSSING RAMP	DW	ROW	22.02.23
C03	DRAINAGE AND LEVELS UPDATED TO LATEST LAYOUT	DW	ROW	17.01.23
C02	DRAINAGE AND LEVELS UPDATED TO LATEST LAYOUT	LB	OW	22.07.22
C01	INITIAL ISSUE	LB	OW	25.02.22

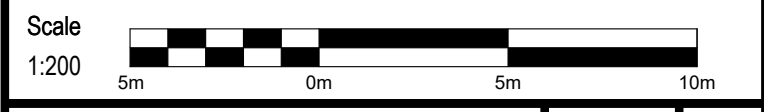
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PRELIMINARY

Project
**SHIRE HILL FARM,
SAFFRON WALDEN, ESSEX.**

Drawing Title
**ENGINEERING LAYOUT
SHEET 1 OF 8**

Client	Redrow Homes	Date	FEB 2022
Drawn by	Designed by	Checked by	Approved by
LB	DW	DW	RGW



Drawing No.	Revision.	Size
2544-ING-Z1-00-DR-C-17-025	C15	A1

PROPOSED SPINE ROAD CONNECTION DESIGNED TO TIE INTO BELLWAY HOMES HORIZONTAL AND VERTICAL ALIGNMENT OVER THIRD PARTY UNREGISTERED LAND AND EXISTING BRIDLE WAY PUBLIC RIGHT OF WAY. OFF SITE SPINE ROAD CONNECTION HIGHWAY WORKS TO BE DELIVERED BY REDROW HOMES UNDER A SEPARATE SECTION 278 AGREEMENT.