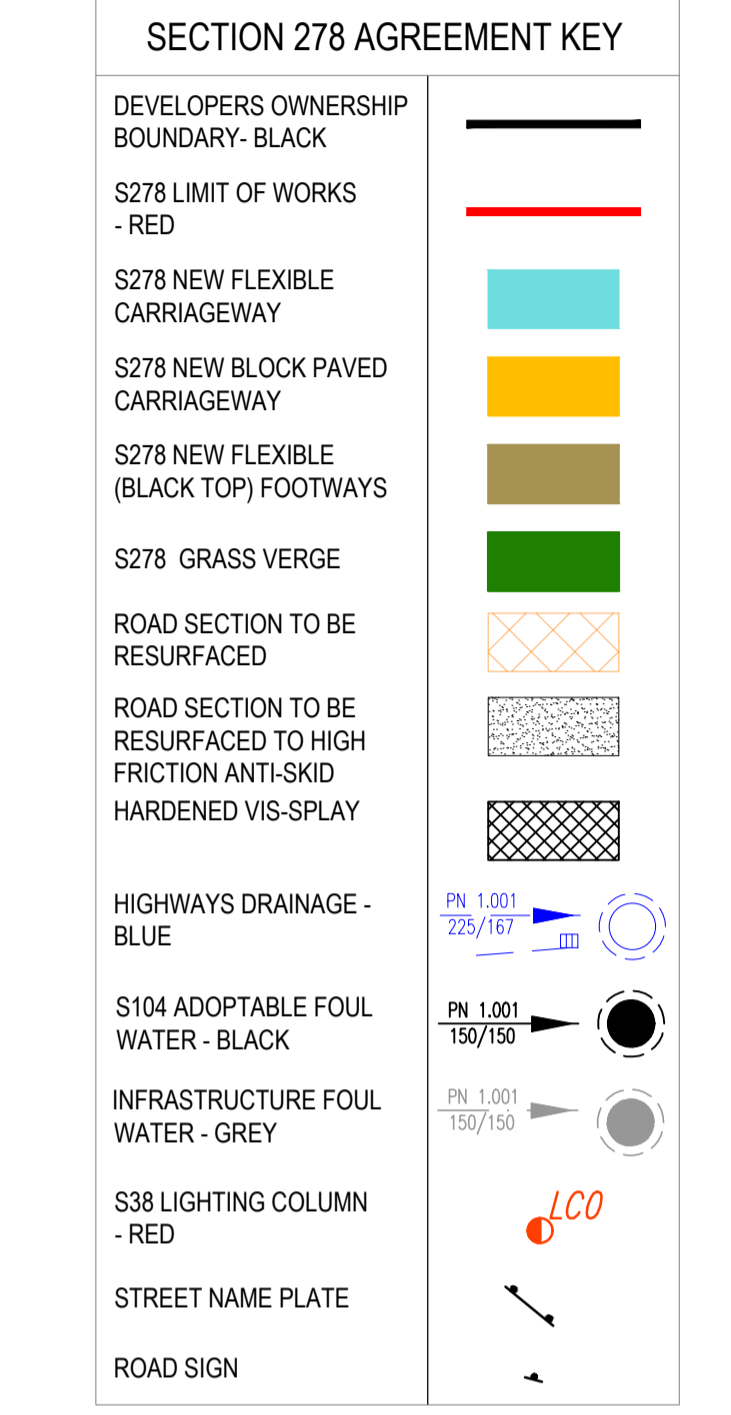


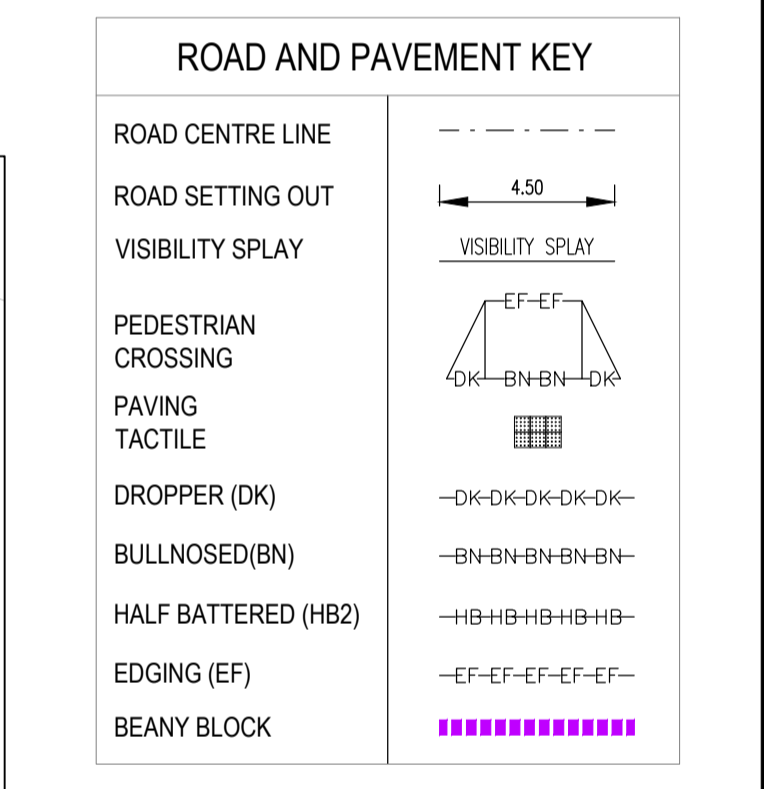
EXISTING UTILITIES AFFECTED BY THE WORKS TO BE PROTECTED/MODIFIED IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES. LOCATION OF EXISTING UNDERGROUND UTILITY SERVICES TO BE CONFIRMED.

REMOVAL OF EXISTING ROAD MARKINGS TO BE DONE SO BY METHODS TO THE SATISFACTION AND APPROVAL OF ESSEX COUNTY COUNCIL HIGHWAYS DEPT.

ALL VEGETATION AND CLEARANCE WORKS ARE TO BE IN ACCORDANCE WITH ECOLOGICAL AND ARBORICULTURAL REPORTS.



- GENERAL**
- 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.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 - ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 - THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 - ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 - ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - 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.
 - ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 - PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERRECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.
 - DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEP AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
 - PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
 - ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.
 - ALL SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERS FOR ADOPTION 6th EDITION'.
 - ALL PRIVATE CONNECTIONS TO ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.



Rev	Revision Notes	Drawn	Appr'd	Date
L	FOOTPATH LINK MINOR WORKS ADDED	MRF	KK	05.10.2022
K	DOUBLE YELLOW LINES REVISED	MRF	KK	09.02.2022
J	NOTES AMENDED TO ADD SPEC KERBRAINS AND ROADRAINS	OE	KK	31.01.2022
H	MINOR MOD. RESURFACING ADDED TO DRAWING	MRF	KK	11.01.2022
G	NOTE AMENDED TO SHOW BEANY BLOCK AND PLATE ACROSS ACCESS	OE	KK	10.08.2021
F	UPDATED TO STAGE 2 RSA COMMENTS	KA	KK	02.06.2021
E	UPDATED TO ESSEX HIGHWAYS COMMENTS (06.05.2021)	KA	KK	07.05.2021
D	UPDATED TO ESSEX HIGHWAYS COMMENTS (15.04.2021)	KA	KK	21.04.2021
C	UPDATED TO ESSEX HIGHWAYS COMMENTS (01.03.2021)	KA	APS	04.03.2021
B	BUS STOP LOCATIONS ADDED	KA	KK	11.01.2021
A	UPDATED			

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FOR APPROVAL

Project: BARBROOK LANE, TIPTREE ESSEX

Drawing Title: S278 GENERAL ARRANGEMENT

Client: BLOOR HOMES Date: MAR 2021

Drawn: KA Designed: KA Checked: APS Approved: APS

Scale: 1:200

Project No: EA168-EN Drawing No & Revision: 278L Size: A1