

JEWSONS ENTRANCE

EXISTING ROAD CLOSED OFF AND FENCED FOR NEW DEVELOPMENT

CROWN QUAY LANE

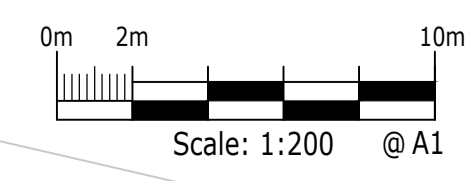
SUB-STATION INSTALLATION INCLUDING FENCING AND ARRANGEMENT TO BE IN ACCORDANCE WITH UTILITY SUPPLIER/PROVIDERS SPECIFICATIONS AND DETAILS.

**WARNING TO HOUSE-PURCHASERS**  
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may differ in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

THIS DRAWING IS TO BE READ IN ACCORDANCE WITH ASSOCIATED CONSTRUCTION DETAILS AND DRAINAGE DRAWINGS

CONSTRUCTION ISSUE

- LEGEND**
- SITE BOUNDARY
  - INDICATES REQUIREMENT FOR UNDERBUILD, I.E. WHERE EXTERNAL LEVELS ARE MORE THAN 150mm BELOW FFL.
  - REQUIREMENT FOR MORE THAN ONE GRAVEL BOARD UNDER FENCE, I.E. RETAINS GREATER THAN 150mm UP TO A MAXIMUM OF 450-600mm ON ONE SIDE. HEIGHT IN METRES IN BRACKETS.
  - MASONRY FACED REINFORCED CONCRETE RETAINING WALL OR BRICK WALL, WITH FENCE OVER, TO STRUCTURAL ENGINEERS DETAILS. HEIGHT IN METRES IN BRACKETS.
  - PART M4(1) - LEVEL THRESHOLD ACHIEVED.
  - FINISHED FLOOR LEVEL.
  - STRUCTURAL SLAB LEVEL.
  - GARAGE FLOOR LEVEL. FINISHED LEVEL TAKEN FROM FRONT OF GARAGE. GARAGE TO BE BRICK COURSED WHEN ADJACENT TO PLOT. INTERNAL SCREED TO ARCHITECT DETAIL.
  - GRADIENT OF LANDSCAPING
  - EXTERNAL FINISH LEVEL.
  - 1 STEP INDICATES NUMBER OF STEPS.
  - STEP IN UNITS (MORE THAN 150mm FOR STEPS TO GARAGE).
  - MINOR CONTOUR (25mm).
  - MAJOR CONTOUR (100mm).
  - TOP/BOTTOM OF BANK INDICATES BANKING
  - BRICK RETAINING WALL AND HANDRAIL (>450mm LEVEL CHANGE)
- LEGEND NOTES**
- FENCE TYPES  
FOR FENCE TYPES, REFER TO CIVIL EXTERNAL WORKS DRAWING. WHERE VEHICULAR LOADING OCCURS ON HIGHER SIDE OF A FENCE (EVEN <150mm) CONCRETE POSTS AND GRAVEL BOARDS MUST BE USED - NOT TIMBER.



- NOTES:**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
  2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
  3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
  4. 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.
  5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
  6. ALL ADAPTABLE DRAINAGE WORKS SUBJECT TO SOUTHERN WATER'S APPROVAL.
  7. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH KCC DESIGN GUIDE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
  8. ALL EXCAVATED MATERIAL SHALL BE SUBJECT TO WAC TESTING AND REUSED ON SITE WHERE SUITABLE IN ACCORDANCE WITH THE MATERIALS MANAGEMENT PLAN.
  9. ALL EXCAVATED MATERIAL NOT SUITABLE FOR REUSE ON SITE SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.
  10. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
  11. ALL SETTING OUT, RESIDENTIAL CHAMBERS, COVERS AND BOX COVERS SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.
  13. NO DOORS, WINDOWS, GATES ETC. SHOULD OPEN OVER THE ADAPTABLE HIGHWAY AND THERE SHOULD BE NO PROJECTING RAIN WATER DOWN PIPES OR OVERHANGING EAVES FROM ROOFS.
  14. NO SURFACE WATER RUN-OFF FROM PRIVATE AREAS OR HIGHWAY WATER FLOWING INTO THE PRIVATE AREAS SHALL DISCHARGE ONTO THE ADAPTABLE HIGHWAY.
  15. VISIBILITY SPLAYS 1.5x1.5m ARE REQUIRED EITHER SIDE OF PRIVATE DRIVES AND ACCESSES, AND THERE SHALL BE NO PLANTING OVER 600mm IN HEIGHT IN THESE ZONES.
  16. 'T' MARKS DIRECTION OF OWNERSHIP AND DIRECTION OF POSTS/ARIS RAILS - TO BE ESTABLISHED FROM CONVEYANCE PLANS.

Consultant Information

**ARDENT** CONSULTING ENGINEERS

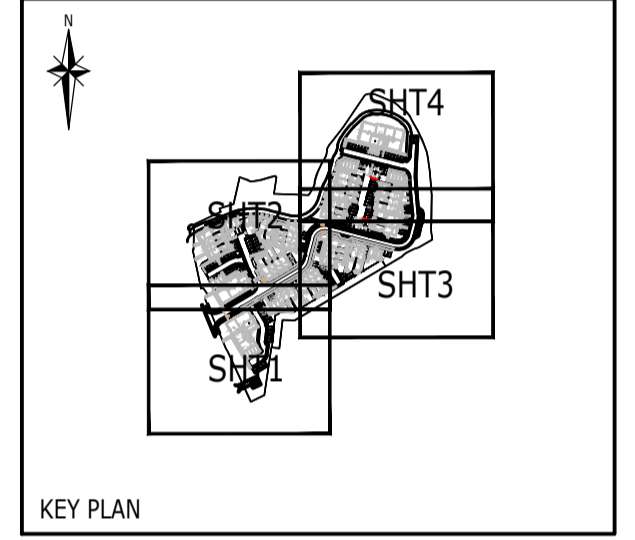
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- CDM NOTES**
- THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:
1. WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
  2. WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
  3. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
  4. 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.
  5. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.



Rev.	Date	Description	Drn	Chk	App
C4	25.05.2022	SUB STATION ADDED		ME	DAM DP
C3	07.04.2022	CONTOURS UPDATED		ME	JH DP
C2	18.02.2022	ROAD CONTOURS UPDATED, GFL FOR PLOTS 92-107 JH JH DP LOWERED, PARKING BAY RW REDUCED/REMOVED		JJ	JH DP
C1	17.12.2021	CONSTRUCTION ISSUE		JJ	JH DP
P1	22.10.2021	PRELIMINARY ISSUE		JJ	JH DP

Original size 100mm - this print may be reduced

Note: All dimensions, materials and workmanship in accordance with NIBC standards and Building Regulations.  
Do not scale from this drawing. All dimensions to be verified with the drawing office.  
All dimensions shown are structural unless otherwise stated.

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Project  
**CROWN QUAY LANE SITTINGBOURNE KENT**

Drawing Title  
**EXTERNAL LEVELS SHEET 1**

Scale	Date	Drawn	Checked	Approved
1:200/A1	OCT 2021	ME	JJ	DP

Drawing No  
**AT-1041**

Rev.  
**C4**