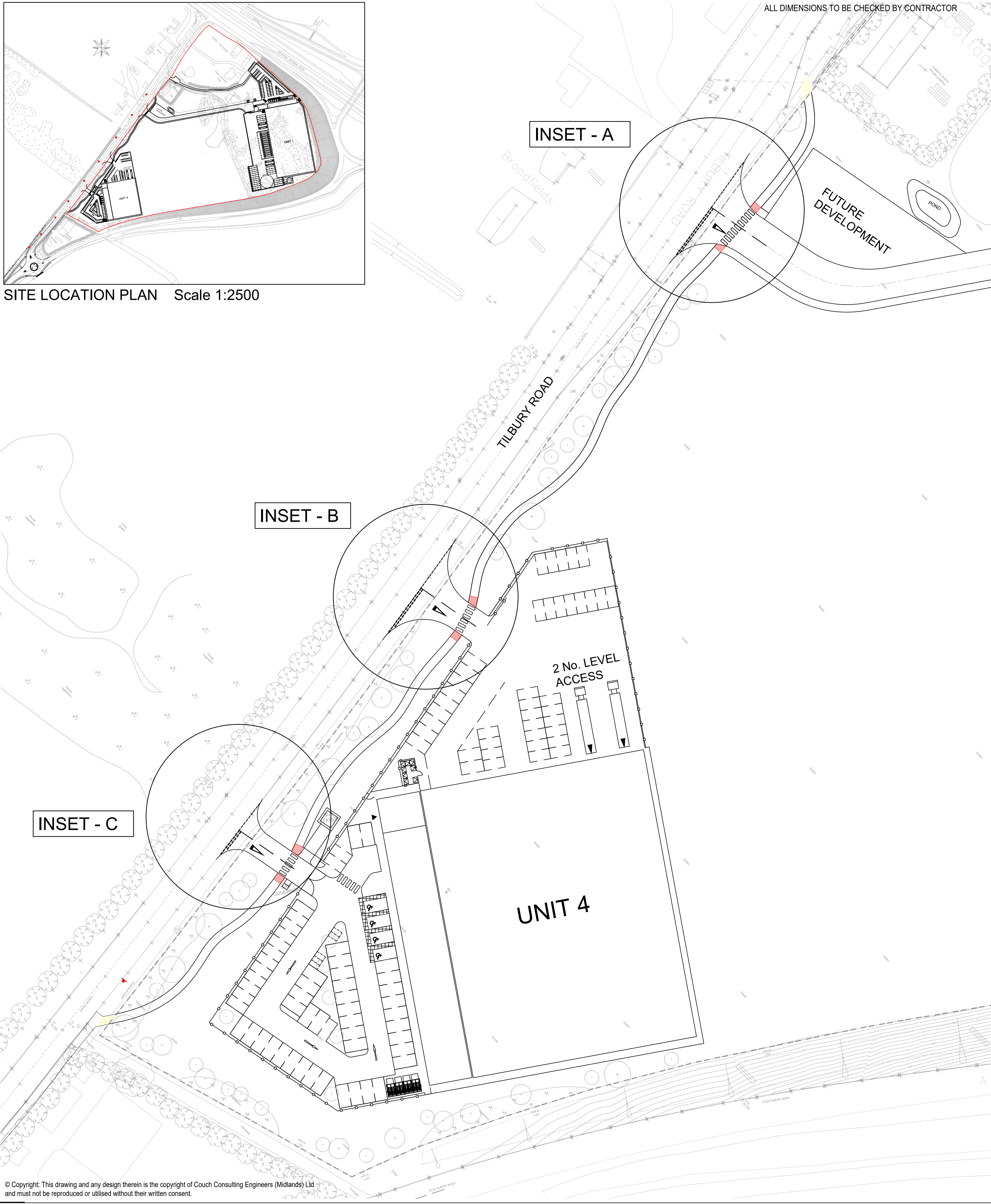
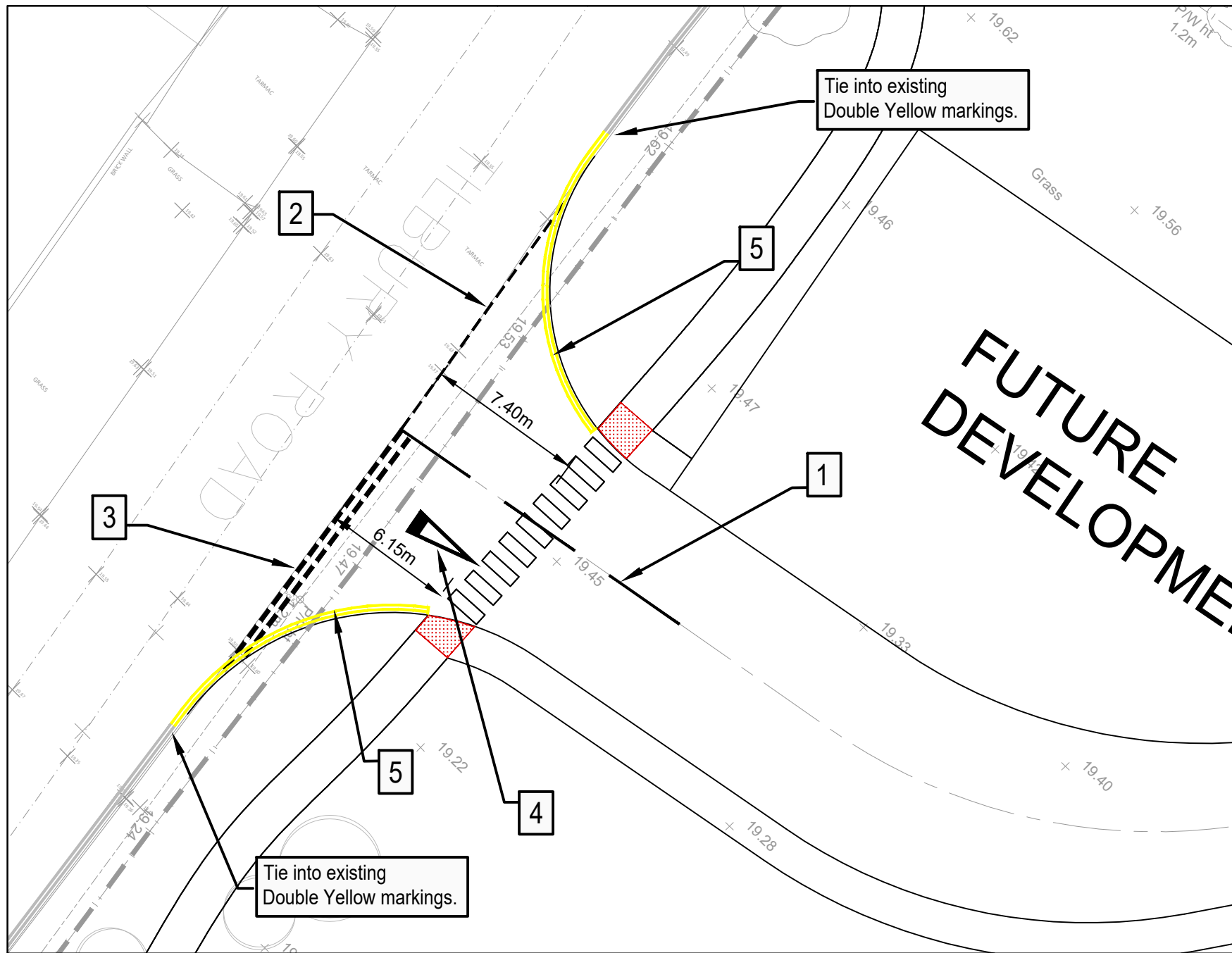


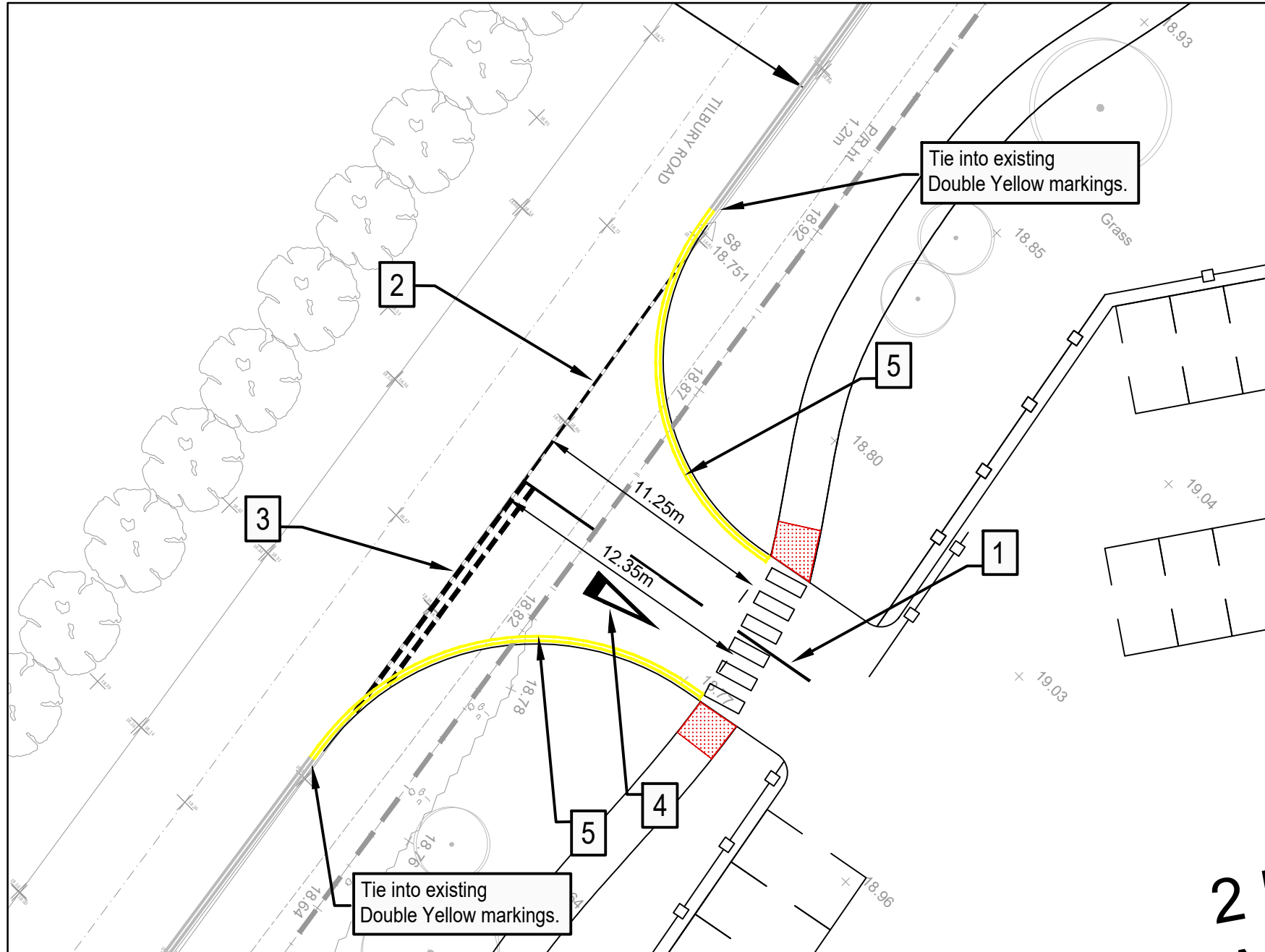
SITE LOCATION PLAN Scale 1:2500



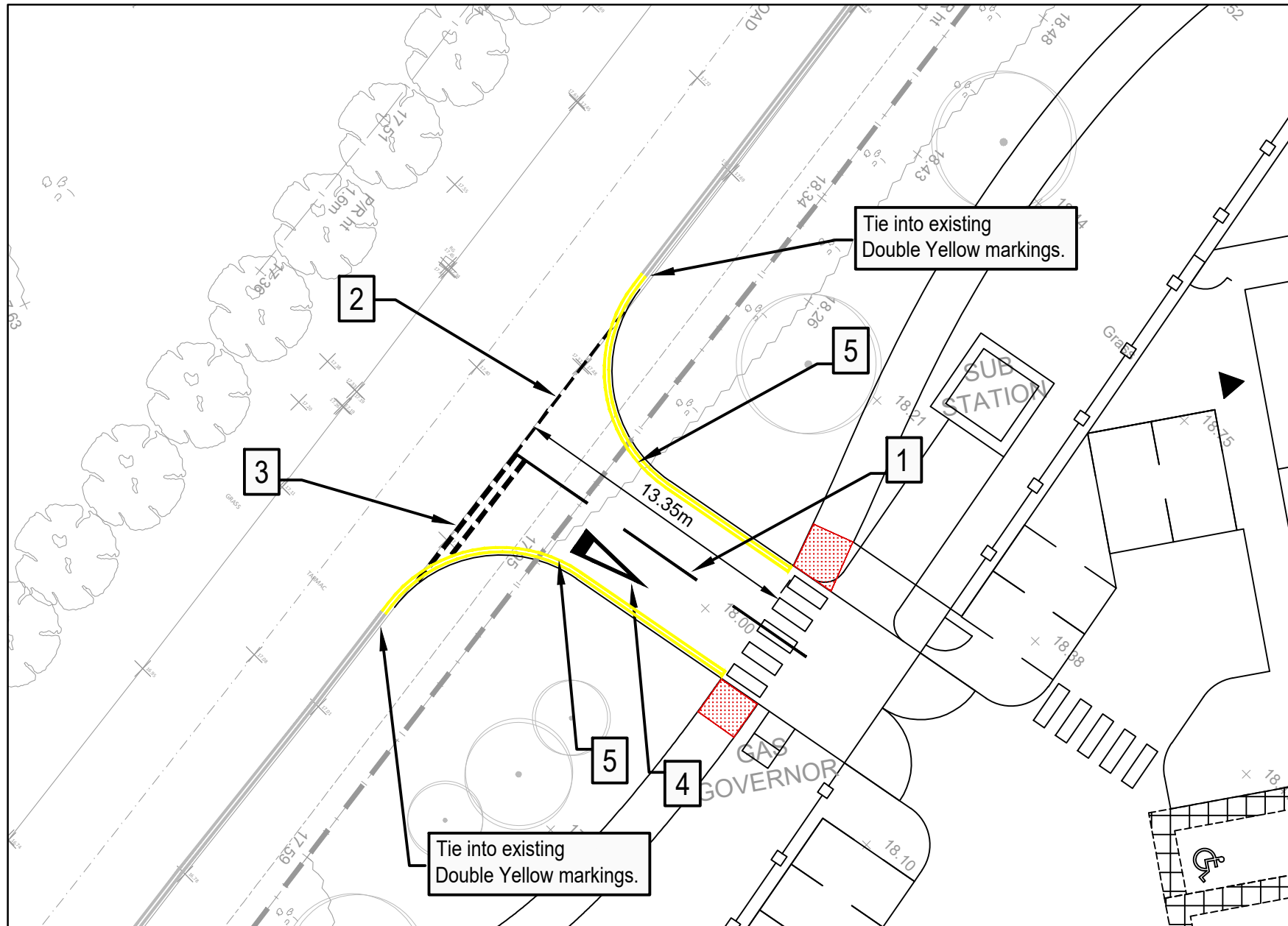
ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR



A - MAIN SITE ACCESS LAYOUT Scale 1:250



B - UNIT 4 SERVICE YARD ACCESS LAYOUT Scale 1:250



C - UNIT 4 CAR PARK ACCESS LAYOUT Scale 1:250

GENERAL NOTES:

Existing boundaries shown are approximate.
Highway and land boundaries to be set out and agreed on site with all parties prior to construction.

For curves of less than 12m or less, kerbs of appropriate radii used.
For curves of greater than 12m but less than or equal to 30m, 600mm long kerbs used. Where curves are formed to less than 600mm radius (i.e. splitter islands), 455mm or 305mm quadrants are used.

Grass seeding to be Geminal GB Ltd A3 mixture, or similar approved, applied at a rate of no less than 50g/m².

Unless otherwise stated on the drawings all materials and compaction requirements to comply with The Manual of Contract Documents for Highway Works (MCHW) Volume 1 - Specification for Highway Works.
Acceptable Earthworks Materials classification and compaction requirements to comply with Table 6 / 1 and 6 / 4 All dimensions are in metres unless noted otherwise.

This drawing is based on topographical survey conducted by others.
All materials, workmanship and highway construction works in accordance with Essex County Council Standard Details Specification construction notes' and/or the Department of Transport's Specification for Highway Works.
Planting in visibility plays above 550mm in height above the carriageway.
Also no obstructions of any kind within the visibility play areas.
Should any information included within the approved drawing be in conflict with any other detail specified within other approved supporting drawing, specification or document then the Essex County Council Inspector should be contacted to provide the correct interpretation of requirements Chambers within junction turning areas to have covers treated with anti-slip coating.

No surface water run-off from private land / car parking areas will be permitted to discharge onto the adoptable highway. Cut off drainage must be provided to prevent run off.

Prior to any works commencement a survey of the existing Public Utilities is required to assess service positions and depths for the proposed vehicular junction. All existing and new services within the carriageway must have a minimum 750mm cover. Prior to commencement it is a recommended that trial holes are undertaken to confirm utility depths.

An application under Section 171 Highways Act can be made to the Essex County Council Streetworks Team to gain the relevant licence approval for this to be implemented.

Appropriate facilities will be on site to prevent mud and debris from reaching the highway during egress.

Key - Road Markings.

- | | |
|---|--|
| 1 | White lining in thermoplastic screed to diag no. 1004, 400mm long, 200mm gap, 100mm wide.
At each junction a minimum of 5 dashes shall extend from give way line into minor road. |
| 2 | White lining in thermoplastic screed to diag no. 1009, 600mm long, 300mm gap, 100mm wide. |
| 3 | White lining in thermoplastic screed to diag no. 1003, 600mm long, 300mm gap, 200mm wide. |
| 4 | 'Give Way Triangle' White lining in thermoplastic screed to diag no. '1023' 3750mm. |
| 5 | 'Double' Yellow lining in thermoplastic screed to diag no. '1018.1' 100mm wide, 100mm gap, 100mm wide. |

P1	Dwg updated in line with highway comments. DY Line dimensions added to new access's.	MS	11.04.2022
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REV	AMENDMENT	BY	DATE
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CE	PROJECT EXECUTION CLASS: N/A
All materials supplied in relations to those specified on this drawing are to be CE marked in accordance with the European Union Declaration of conformity	

PURPOSE OF ISSUE

PRELIMINARY

COUCH
Consulting Engineers
Civil & Structural

The Old Forge, Priory, London Road, Camwell, Sutton Coldfield, B75 5SH Tel: 0121 308 7557 info@cceeng.co.uk	14-16 St. Nicholas, Church Street, Warwick, CV34 4JD Tel: 01526 409 036	Genesis Centre, 18 Innovation Way, Stoke-on-Trent, ST6 4BF Tel: 01782 368 160 www.cceeng.co.uk
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CLIENT

GOODMAN

PROJECT

EAST HORNDON BUSINESS PARK

DRAWING TITLE

TRO LAYOUT PLAN

SHEET SIZE	SCALE	DATE	DRAWN	CHECKED	STATUS
A1	1:500	AUG 2021	MS	CCE	-

CCE PROJECT No.	DRAWING No.	REV
C7644	703 - 1	P1