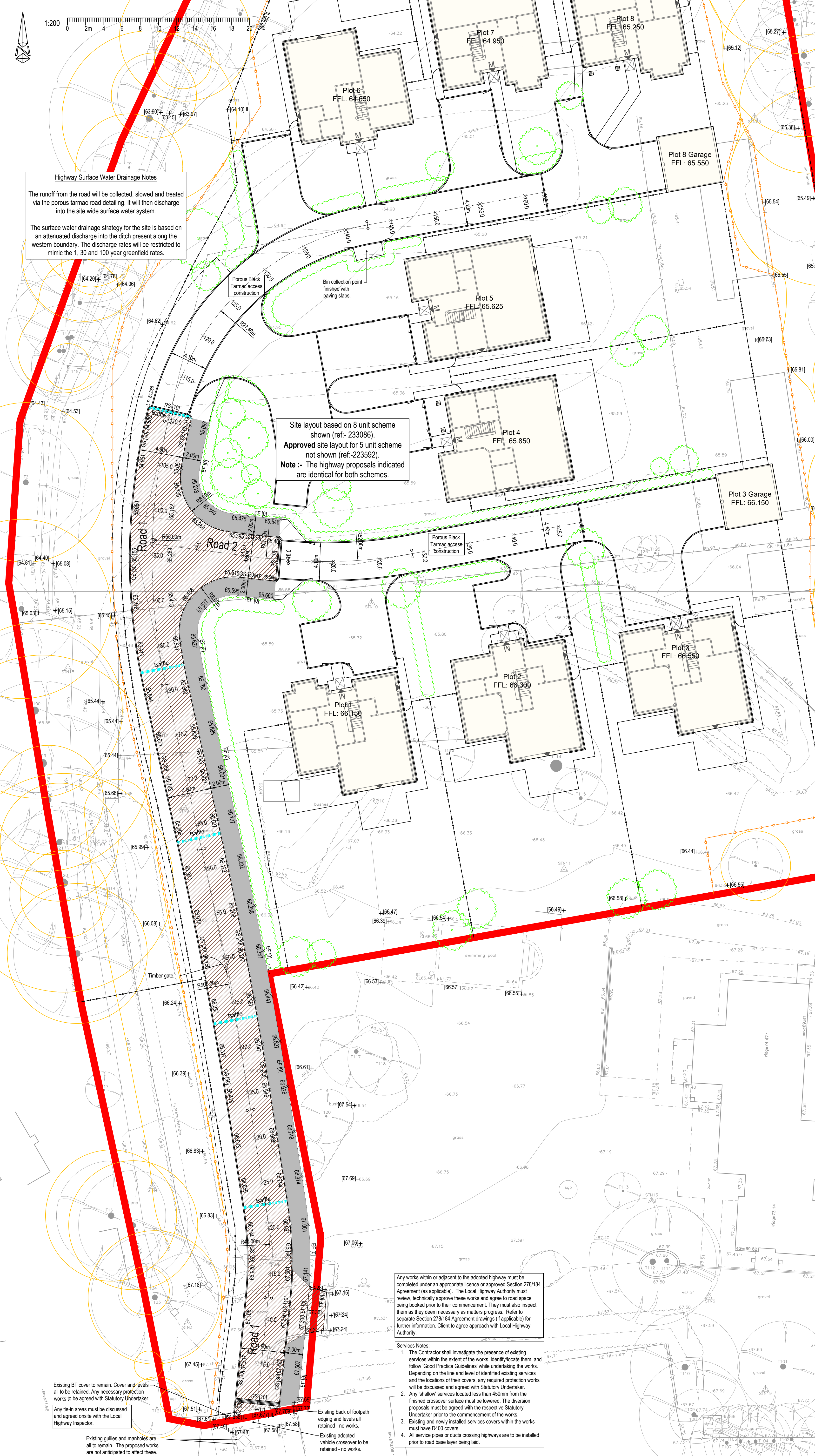




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- NOTES:
- Do not scale from this drawing. This drawing shall be read in conjunction with all other relevant Architect's and Engineer's drawings.
 - Any discrepancies, ambiguities, or anomalies in the information provided on this or any of the engineering drawings package must be reported prior to work proceeding.
 - All accommodation work deemed necessary to facilitate a satisfactory link between the new works and the existing to be undertaken by the developer.
 - It is the contractor's responsibility to locate all existing services and verify their level & location prior to commencing any works. Should they be affected by the works then the respective statutory undertaker should be contacted and any special protection requirements agreed.
 - All highway works shall be undertaken in accordance with the Local Highway Authorities Design Guide and Specification and strictly in accordance with the 'Specification for Highway Works'. All drainage works shall be undertaken in accordance with the 'Design & Construction Guidance', and any other Regional Water company requirements. All works to be supervised/inspected as required by the relevant Inspector.
 - All works must comply with current Health and Safety guidance & standards. All temporary signing to comply with Traffic Signs Manual - Chapter 8.
 - All products are to be installed and maintained strictly in accordance with manufacturer's recommendations & guidelines.

Note
The proposals as shown are all subject to the prior approval of the Local Planning Authority, Local Highway Authority and Local Water Authority. No works to the adopted highway or drainage network must be undertaken until technical approval has been granted for the respective element.

Road Levels Legend	
Plot *** FFL: ***	Plot No. Finished Floor Level
M	Primary access (level threshold, all to Part M), with raised DPC to Architect's details.
▼	Secondary access (150mm step unless noted otherwise, where level threshold raised DPC to Architect's details).
+ 10.000	Proposed levels
1:10	Proposed Surface Gradient
66.413	Proposed road levels
-67.23	Existing level, shown on survey
+ [107.72]	Existing level (to be retained)
+ [107.72] IL	Approximated/interpolated level (to be retained)
1:5	Approximated/interpolated surface gradient (to be retained)
Baffle	450mm concrete baffle, located within sub-base inclusive of pipe to link sub-base areas see details.
GS [30]	Denotes kerb type & [face height]
	900mm long dropper kerb
	Denotes proposed landscaping.

Road Finishes Legend	
	Porous black asphalt access road and turning areas (to remain private). Widths as indicated.
	Sub-base attenuation under, min. 350mm thick of sub-base type 4/20 (min 30% voids), sub-base formation level to fall towards outlet. Full impermeable tanking to sub-base to be provided.
	Impermeable black asphalt footpath construction, with fall towards access road (width as indicated).

Tree Protection Legend	
	Tree protection fencing during installation of new access.
	Root protection areas.

Refer to Arboriculturalists Report and Plans for further information and details.

PRELIMINARY

Rev:	Date:	Description:
Client:		
Project:		
Johnson Drive, Finchampstead		
Drawing Title:		
Road Levels, Finishes & Notes Layout		
Haddenham Business Centre, Chiltern House, Thame Road, Haddenham, Bucks, HP17 8BY.		
01844 396233		
www.beal-uk.com		
Designed: ----	Drawn: SRC	Checked: ----
Scale: 1:200 @ A1	Date: Oct 2024	Approved: ----
Drawing Number: 629:002	Revision:	-