



**NOTES:**  
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 Contractors must verify all dimensions on site before commencing any work or other drawings. This drawing is to be used for the design of the development only. Subject to statutory approvals and survey.  
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction development.  
 Please note the information contained within this drawing is solely for the benefit of the recipient and should not be used for any other purpose.  
 The CDM (Construction Design and Management) Regulations 2015 apply to this project. The CDM lead management procedures for the Chelmsford aspects of the design of this project are to be based on the 'Chelmsford - Road Design and Traffic Management' document. The CDM lead management procedures are available from the Project Designer approved for the project.

1:200 @A0  
 NORTH

- EXTERNAL SURFACES KEY**
- ROAD CARRIAGEWAY  
macadam surface  
black
  - ROAD CARRIAGEWAY RAISED SURFACE  
block paviors  
laid herringbone  
burnt ochre
  - VISITOR PARKING BAY  
block paviors  
laid herringbone  
brindle
  - PAVEMENT  
macadam surface  
black
  - COMMUNAL SOFT LANDSCAPE / AMENITY AREAS  
soft landscaped
  - COMBINED PEDESTRIAN / CYCLE PATH  
macadam surface  
two tone
  - PRIVATE SOFT LANDSCAPE  
soft landscape
  - PRIVATE SHARED DRIVE / PARKING  
block paviors  
laid herringbone  
braken
  - PRIVATE FORECOURT  
macadam  
black
  - RISE TO RAISED SURFACE AREA
  - SPEED HUMP
  - ENTRANCE APPROACH WALL  
brick 2.5m high

- M - update inline with 17.5.21 dt
- L - update in line with PL 1000 Rev N 10.5.21 revit
- K - updated to reflect PL 1000 Rev L 25.02.21 revit
- J - point extents revised / station markings omitted in line with 1000 K 25.12.19 dt
- H - updated further to team comments 25.11.19 dt
- I - in line with 1000 J
- G - trees to north boundary revised - heights to entrance wall noted - connection to rev note below - total dwellings 195 updated further to comments 25.11.19 dt
- F - minor amendments for back to back distance - plot 141 omitted, total dwellings revised to 195 - house types to plots 40, 140, 145, 150, 160 revised - cycle provision above - boundaries to entrance road revised to brick walls - additional 150m on street visitor parking indicated - parking provision to apartment blocks revised - bus stop car park revised to include for bins and cycles
- E - entrance road updated further to 3.5.19 dt
- D - highways comments - with reduced to 5000 wide - 1500mm pavement introduced to east side
- C - updated in line with site plan 3.5.19 dt
- B - updated in line with site plan 8.4.19 dt
- A - red line amended 27.9.18 dt
- red line amended 25.7.18 dt
- comments from highways consultants comments included 19.4.18 dt

**e3 design**  
 planning & design consultants  
 Rev: Revision Description Date Author  
**PLANNING**  
 12-13 Clerkenwell Green  
 London EC1M 6DJ

**chertwoods**  
 FROM  
 ST JOHN'S NURSERY  
 CLACTON ON SEA  
 Drawing No:  
**PROPOSED PART SITE PLAN**  
 SHEET 4  
 Scale: 1:200 A0 dt dt 23/3/18  
 Project: 4424 CA PL 1004 M