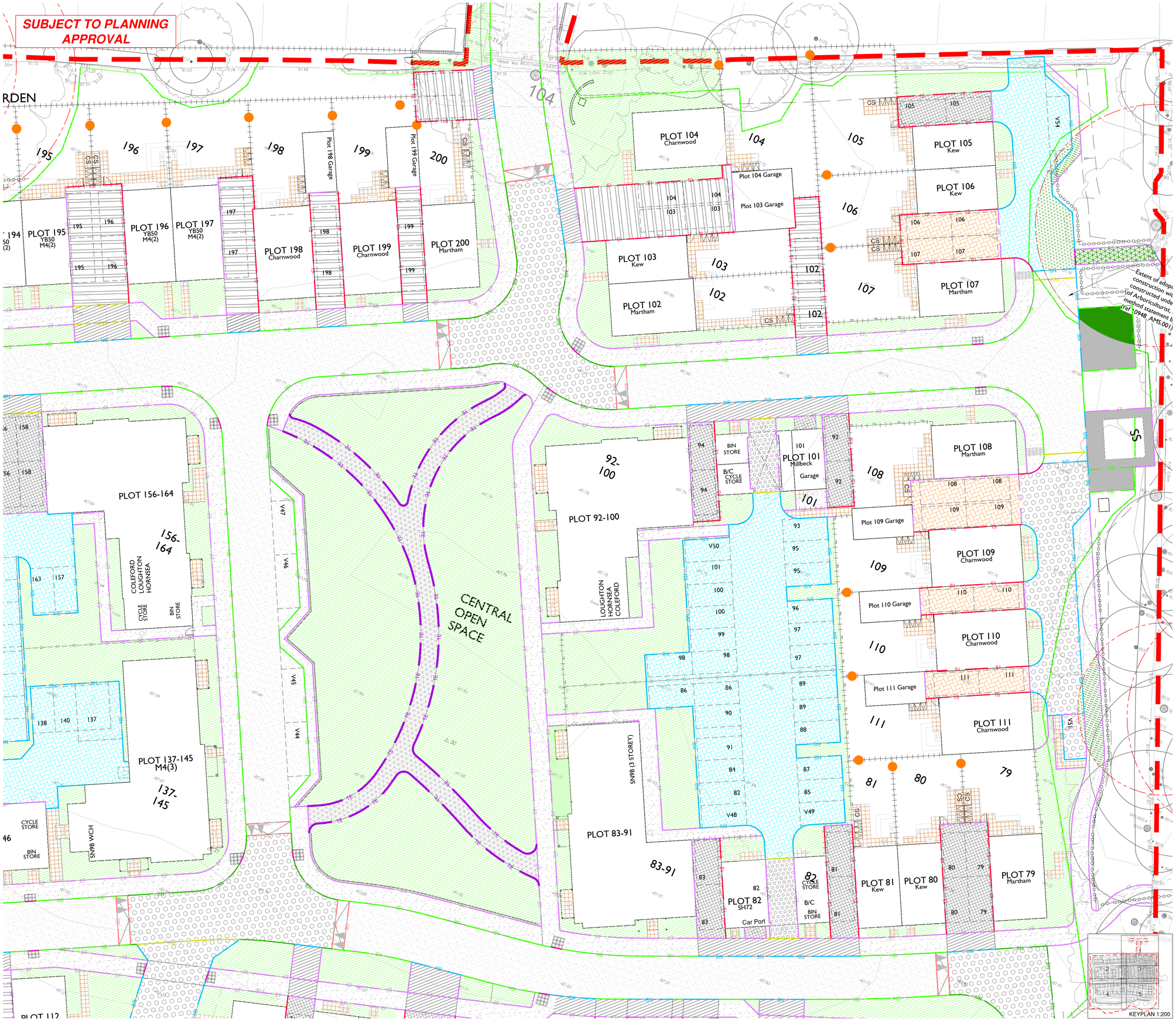
SUBJECT TO PLANNING APPROVAL



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
4. Site layout and ancillary drawings received in .DWG format from Barratt Southern Counties on 02.05.25.
5. Sub-structure plans have been provided by WADP architects, reference: DP970, date received 30.05.25.
6. Site access and associated S278 Works under separate Design Pack.
7. This drawing should be read in conjunction with other External Works Layouts, Section 38 Highways Construction Details (CIV-4218 and 4219), Private Highways Construction Details (CIV-4220) and External Levels Layouts (CIV-4401 to 4405).

& ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO IEP BEFORE WORK BEGINS.

KEY

Site Boundary

S278 Works under separate Design Pack

Adoptable Bitmac Carriageway Construction
(Refer to Drawing Number CIV-4218)

Adoptable Bitmac Footway Construction
(Refer to Drawing Number CIV-4218)

Adoptable Bitmac Crossover Construction
(Refer to Drawing Number CIV-4218)

Adoptable Bitmac Ramp Construction
(Refer to West Sussex Council drawing no. S278/38/16 Street Furniture - Ramp Feature)

Adoptable Block Paved Carriageway Construction. *Colour: Refer to hard landscaping plan. (With White Blocks to Demarcate Parking Spaces) (Refer to Drawing Number CIV-4218)*

Adoptable Block Paved Carriageway Construction. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4218)*

Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4220)*

Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles. *Colour: Refer to hard landscaping plan. (With White Blocks to Demarcate Parking Spaces) (Refer to Drawing Number CIV-4220)*

Non Porous Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4220)*

Porous Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4220)* — No Dig

Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4220)*

Porous Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4220)*

Bitmac Construction for Shared Drives Having Infrequent Use by Commercial Vehicles
(Refer to Drawing Number CIV-4220)

Bitmac Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles.
(Refer to Drawing Number CIV-4220)

Private "No Dig" Fittleworth Stone Footpath Construction
(Refer to Drawing Number CIV-4220) — No Dig

Landscaping *(Trees shown indicatively only)*
(Refer to Landscape Architect's Drawings for Details)

Tactile Paving Crossing Construction. *Colour: Buff*
(Refer to Drawing Number ESD/DS046/CD2)

Adoptable Block Paved Footpath Construction. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4218)*

Adoptable Block Paved Crossover Construction
(Refer to Drawing Number CIV-4218)

Private Paths Leading to Front Doors & Garden Areas Construction. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4260)* — No Dig

Rear Garden Patio Construction. *Colour: Refer to hard landscaping plan. (Refer to Drawing Number CIV-4260)*

Bin Storage Areas — BIN STORE

Cycle Stores (Laid on Paving Slabs as Shown) — CYCLE STORE

Refuse Collection Points (With Plots Served Indicated) — B/C

1.8m High Timber Gate

Palisade Fencing Around Pump Station

1.8m High Combined boundary wall / fence (Refer to drawing Barratt David Wilson Homes drawing no. DB-SD-013 for Boundary Wall Type 3)

1.8m High Brick Screen Wall (Refer to drawing Barratt David Wilson Homes drawing no. DB-SD-013 for Boundary Wall Type 3)

1.8m High Close Boarded Fencing (Refer to Boyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref.17.2054)

Post & 3 Rail Fencing with Stock Proof Mesh (Refer to Boyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref.17.2054) — KR

Knee Rail Fence to Public Open Space (Refer to Boyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref.17.2054)

600mm High Low Fence (Refer to Boyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref.17.2054)

600mm High Knee Railing at Phase 1 Basin

1100mm Post and Rail Fence at Phase 2 Basin

Timber VRS with pedestrian rail — RRS

Life Rings at Attenuation Basins — B

Hedgehog Highway

Timber Bollard - Glenwood™ 150 Post, 1000mm high with white reflective band

KERBING KEY

PCC HB Kerb (Extent of Transition Kerb to be included within HB linetype) — HB

PCC BN Kerb* 60mm Upstand (Extent of Transition Kerb to be included within HB linetype) — BN

Bullnosed Kerb 25mm Upstands at Shared Surface, 0-6mm Upstand at Pedestrian Crossings (Extent of Transition Kerb to be included within HB linetype) — BN

PCC EF laid flush — EF

PCC EF Edging 15mm Upstand — 15

Timber Edging Adjacent to "No Dig" Construction — TE

PCC CS2 Kerb laid flush to plot driveway access — CS2

Marshalls Speedcheck (Or similar approved) — SC

Root Protection Area

Tree Protection Fencing

Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

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Rev	Note

INITIAL TENDER ISSUE
SUBJECT TO ADOPTING AUTHORITY APPROVAL

Scale @ A1:
0 5 10 15 20 25m
Scale 1:500
NORTH

Rev	Date	Drawn	Checked	Authorised

Project: Crawley Down Road, Felbridge

Title: External Works Layout Sheet 3

Client: BARRATT HOMES

Date: JUNE 2025 — Drawn by : AD

Checked by : JC — Authorised by : TRS

Drg No: CIV-4253 — Rev:

INFRA ENGINEERING PRACTICE

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