

SUBJECT TO PLANNING
APPROVAL



NOTES

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

KEY

- Site Boundary
- S278 Works under separate Design Pack
- Adaptable Bitmac Carriageway Construction
(Refer to Drawing Number CIV-4218)
- Adaptable Bitmac Footway Construction
(Refer to Drawing Number CIV-4218)
- Adaptable Bitmac Crossover Construction
(Refer to Drawing Number CIV-4218)
- Adaptable Bitmac Ramp Construction
(Refer to Drawing Number CIV-4218)
- Adaptable Block Paved Carriageway Construction. Colour: Refer to hard landscaping plan.
(Refer to Drawing Number CIV-4218)
- Adaptable Block Paved Footpath 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-4218)
- Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles. Colour: Refer to hard landscaping plan.
(Refer to Drawing Number CIV-4218)
- 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-4218)
- Porous Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles. 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-4218)
- 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-4218)
- Bitmac Construction for Shared Drives Having Infrequent Use by Commercial Vehicles. Colour: Refer to hard landscaping plan.
(Refer to Drawing Number CIV-4218)
- Bitmac 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-4218)
- Private 'No Dig' Footpath Stone Footpath Construction
(Refer to Drawing Number CIV-4218)
- Landscaping (Trees shown indicatively only)
(Refer to Landscape Architect's Drawing for Details)
- Taxiway Parking Construction. Colour: Refer to hard landscaping plan.
(Refer to Drawing Number CIV-4218)
- Adaptable Block Paved Crossover Construction
(Refer to Drawing Number CIV-4218)
- Private Paths Leading to Front Doors & Garden Areas Construction.
(Refer to Drawing Number CIV-4218)
- Rear Garden Paths Construction. Colour: Refer to hard landscaping plan.
(Refer to Drawing Number CIV-4218)
- Bin Storage Areas
- Cycle Stores (Laid on Paving Slabs as Shown)
- Refuse Collection Points (With Plots Served Indicated)
- 1.8m High Timber Gate
- Pallade Fencing Around Pump Station
- 1.8m High Combined boundary wall / fence (Refer to drawing Barrett David Wilson Homes drawing no. DB-SD-013 for Boundary Wall Type 3)
- 1.8m High Brick Screen Wall (Refer to drawing Barrett David Wilson Homes drawing no. DB-SD-013 for Boundary Wall Type 3)
- 1.8m High Close Boarded Fencing (Refer to Buyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref 17.2054))
- Post & Rail Fencing with Stock Proof Mesh (Refer to Buyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref 17.2054))
- Kew Rail Fence to Public Open Space (Refer to Buyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref 17.2054))
- 600mm High Low Fence (Refer to Buyer's Boundary Treatment - Enclosures Plan, drawing number PLN-3-1108 (Job Ref 17.2054))
- 600mm High Fence at Phase 1 Basin
- 1100mm Post and Rail Fence at Phase 2 Basin
- Timber VRS with pedestrian rail
- Life Rings at Attenuation Basins
- Hedgehog Highway
- Timber Bollard - Greywood™ 150 Post, 1000mm high with white reflective band
- PCC HB Kerb (Even of Transition Kerb to be included within HB Inlay)
- PCC BN Kerb 60mm Upstand (Even of Transition Kerb to be included within HB Inlay)
- Balustrade Kerb 25mm Upstand at Shared Surface, 50mm Upstand at Pedestrian Crossings (Even of Transition Kerb to be included within HB Inlay)
- PCC EF laid flush
- PCC EF Edging 15mm Upstand
- Timber Edging Adjacent to 'No Dig' Construction
- PCC CS2 Kerb laid flush to plot driveway access
- Marshall's Speedcheck (Or similar approved)
- Root Protection Areas
- Tree Protection Fencing
- Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturalist.

CDM NOTES

- 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
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INITIAL TENDER ISSUE SUBJECT TO ADOPTING AUTHORITY APPROVAL

Scale @ A1: 0 5 10 15 20 25m

Scale 1:500

Project: Crawley Down Road, Felbridge

Title: External Works Layout Sheet 4

Client: BARRATT HOMES

Date: JUNE 2025

Checked by: JC

Drg No: CIV-4254

Rev: 1

Drawn by: AD

Authorised by: TRS

Infra Engineering Practice Limited - Connought House, 24 Guilford Road, Bagshot, Surrey GU24 0JN - Telephone 01274 450039 - www.i-EP.co.uk

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