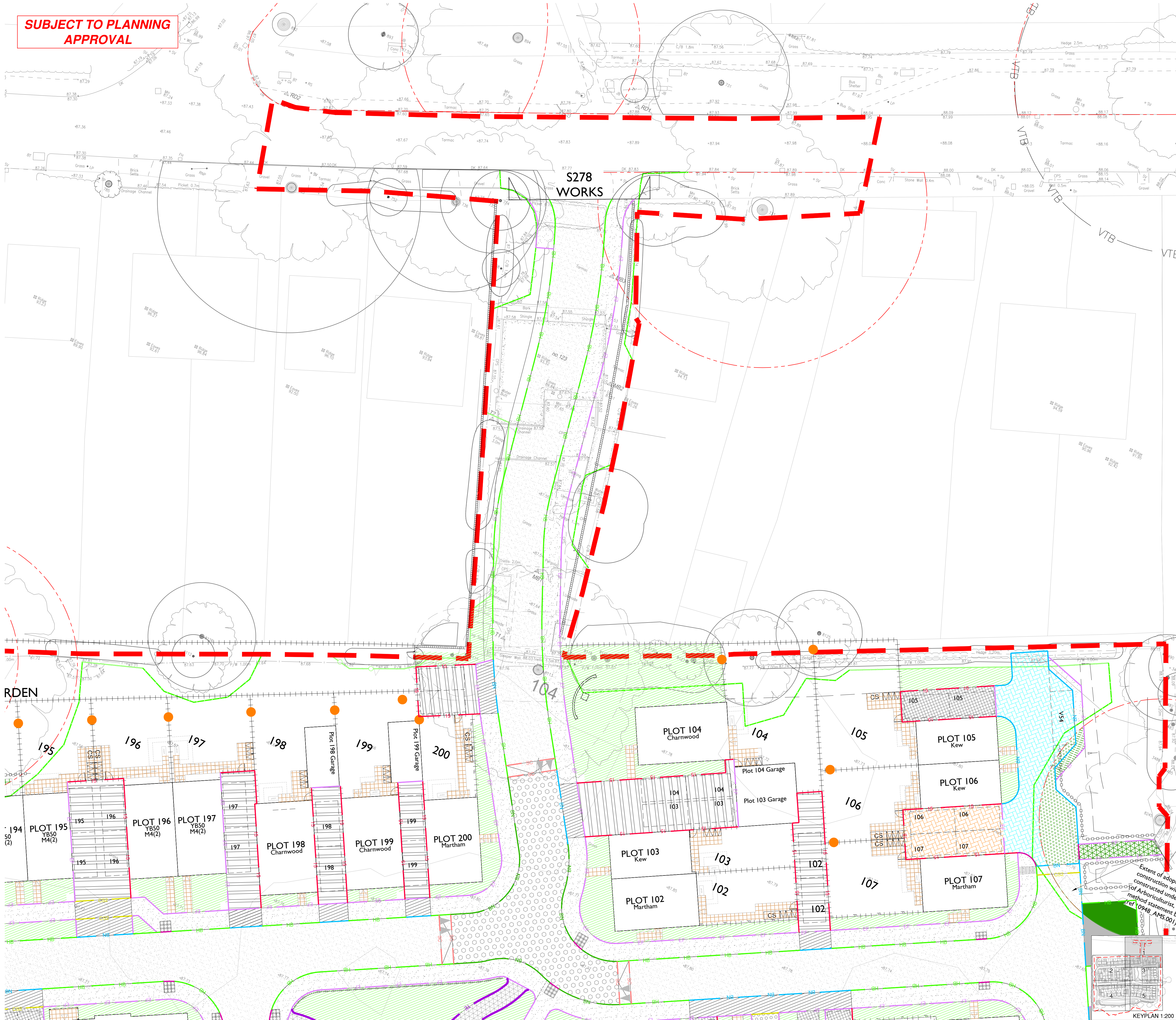


SUBJECT TO PLANNING
APPROVAL



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.
- Site layout and ancillary drawings reviewed in: DWS Form from Barrat 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 Highways Construction Details (CIV-4220) and External Levels Layouts (CIV-4401 to 4405).
- ANY VARIANCE CIV-4218/4219/4220/4401/4402/4403/4404/4405 MUST BE REPORTED BACK TO MR BARRATT FOR APPROVAL.

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 Footway 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' Fitted Stone Footpath Construction (Refer to Drawing Number CIV-4218)	
Landscaping (Trees shown indicatively only) (Refer to Landscape Architect's Drawing for Details)	
Tactile Paving Crossing 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)	
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 Path 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 Pits Served Indicated)	
1.8m High Timber Gate	
Pallade Fencing Around Pump Station	
1.8m High Combined boundary wall / fence (Refer to drawing Barratt David Wilson Homes drawing no. DB-SD-01.3 for Boundary Wall Type 3)	
1.8m High Brick Screen Wall (Refer to drawing Barratt David Wilson Homes drawing no. DB-SD-01.3 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))	
Knee 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 Knee Railing 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 - Glenwood™ 150 Post, 1000mm high with white reflective band	

KERBING KEY

PCC HB Kerb (Joints of Transition Kerb to be included within HB linetype)	
PCC BN Kerb 60mm Upstand (Joints of Transition Kerb to be included within BN linetype)	
Bulldozed Kerb 25mm Upstand at Shared Surface, 50mm Upstand at Pedestrian Crossings (Joints of Transition Kerb to be included within HB linetype)	
PCC EF laid flush	
PCC EF Edging 15mm Upstand	
Timber Edging Adjacent to 'No Dig' Construction	
PCC CS 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
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Rev	Date	Drawn	Checked	Authorised
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Title: External Works Layout Sheet 1	Client:
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Date: JUNE 2025	Drawn by: AD
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Checked by: JC	Authorised by: TRS
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Dwg No: CIV-4251	Rev:
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