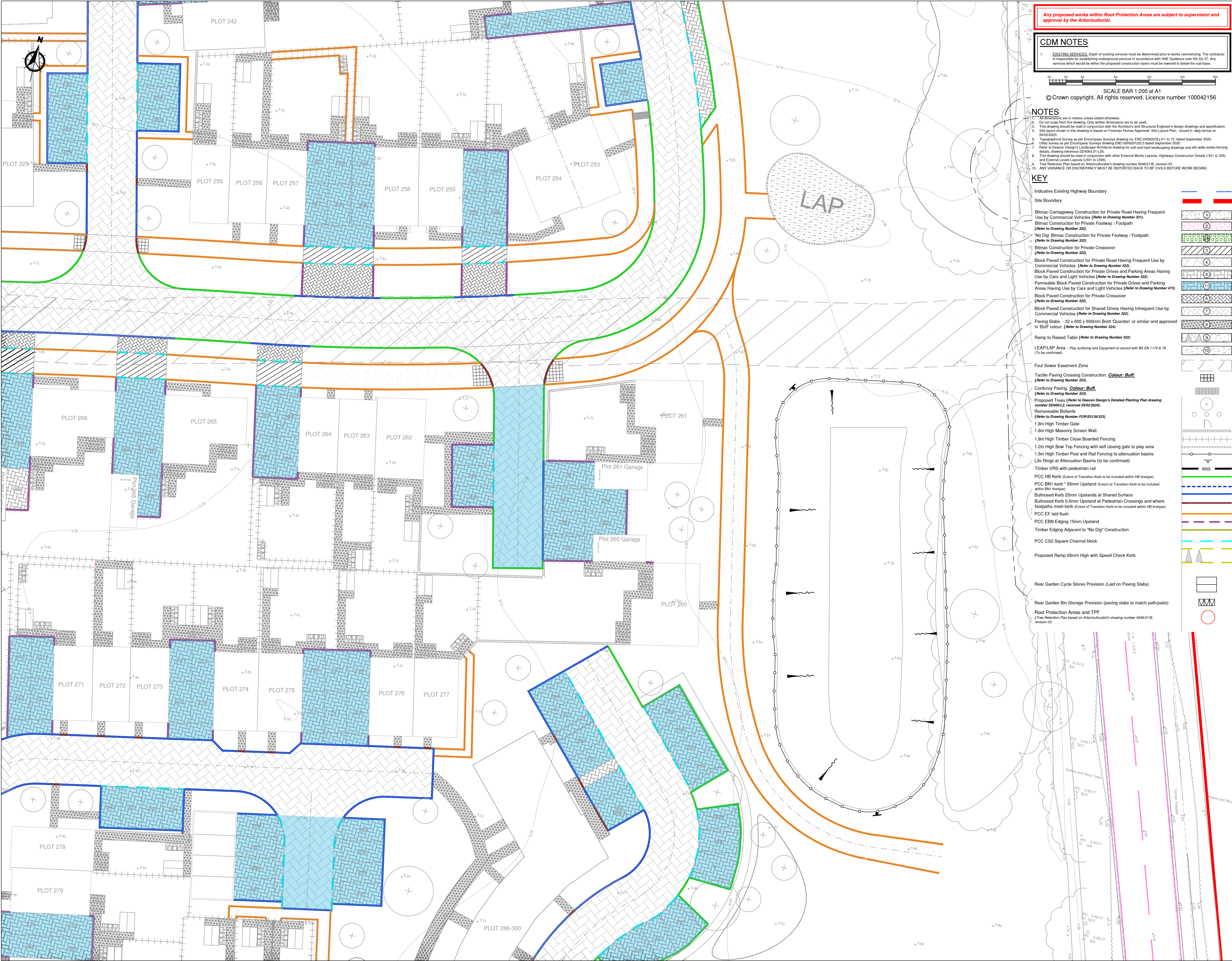




Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

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.

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. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued in .dwg format on 06/10/2023.

4. Topographical Survey as per Encompass Surveys drawing no. ENC240020/3/L14.1 to 10, dated September 2020.

5. Utility survey as per Encompass Surveys drawing ENC200000/L10C1 dated September 2020.

6. Refer to Dawson Design's Landscape Architects drawing for soft and hard landscaping drawings and site wide estate fencing details, drawing reference DD0400/L10S.

7. This drawing should be read in conjunction with other External Works Layouts, Highways Construction Details (321 to 325) and External Levels (L501 to L599).

8. Tree Retention Plan based on Arboriculturist's drawing number 5646/21/B, revision 03.

9. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO BP CIVILS BEFORE WORK BEGINS.

10. SCALE BAR 1:200 at A1

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- NOTES
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3. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification. Site layout shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued in .dwg format on 06/10/2023.
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10. SCALE BAR 1:200 at A1
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KEY

Indicative Existing Highway Boundary

Site Boundary

Bitmac Carriageway Construction for Private Road Having Frequent Use by Commercial Vehicles (Refer to Drawing Number 321).

Bitmac Construction for Private Footway / Footpath (Refer to Drawing Number 322).

No Dig Bitmac Construction for Private Footway / Footpath (Refer to Drawing Number 322).

Bitmac Construction for Private Crossover (Refer to Drawing Number 322).

Block Paved Construction for Private Road Having Frequent Use by Commercial Vehicles (Refer to Drawing Number 322).

Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles (Refer to Drawing Number 322).

Permeable Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles (Refer to Drawing Number 473).

Block Paved Construction for Private Crossover (Refer to Drawing Number 322).

Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles (Refer to Drawing Number 322).

Paving Slabs - 32 x 600 x 600mm Brett 'Quorndon' or similar and approved in 'Buff' colour. (Refer to Drawing Number 324).

Ramp to Raised Table (Refer to Drawing Number 322).

LEAP/LAP Areas - Play surfacing and Equipment to accord with BS EN 1176 & 76. (To be confirmed).

Foul Sewer Easement Zone

Tactile Paving Crossing Construction. Colour: Buff. (Refer to Drawing Number 323).

Curdury Paving. Colour: Buff. (Refer to Drawing Number 323).

Proposed Trees (Refer to Dawson Design's Detailed Planting Plan drawing number DD0400/L10S, received 29/02/2024).

Removable Bollards (Refer to Drawing Number FOR E5139/323).

1.8m High Timber Gate

1.8m High Masonry Screen Wall

1.8m High Timber Close Boarded Fencing

1.2m High Bow Top Fencing with self closing gate to play area

1.5m High Timber Post and Rail Fencing to attenuation basins

Life Rings at Attenuation Basins (to be confirmed)

Timber VRS with pedestrian rail

PCC HB Kerb (Extent of Transition Kerb to be included within HB line type)

PCC BN1 kerb * 65mm Upstand (Extent of Transition Kerb to be included within BN1 line type)

Bullnose Kerb 25mm Upstands at Shared Surface

Bullnose Kerb 0.6mm Upstand at Pedestrian Crossings and where footpaths meet kerb (Extent of Transition Kerb to be included within HB line type)

PCC EF laid flush

PCC EBN Edging 15mm Upstand

Timber Edging Adjacent to "No Dig" Construction

PCC CS2 Square Channel block

Proposed Ramp 65mm High with Speed Check Kerb

Rear Garden Cycle Stores Provision (Laid on Paving Slabs)

Rear Garden Bin Storage Provision (paving slabs to match path/patio)

Root Protection Areas and TPF (Tree Retention Plan based on Arboriculturist's drawing number 5646/21/B, revision 03).

NOTES

1. This drawing is to be read in conjunction with all other BP Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

2. BP Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.

3. Do not scale, work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.

5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.

6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BP Civils logos and company information must be removed from copies if information is re-used.

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8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.

1:200 SHEET KEY PLAN

PO2 21/10/25

PO1 29/08/25

Permeable paving added

Annotation revised

Rev.

Date

Amendments

BP CIVILS

Infrastructure Design and Transport Planning Consultants

2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF

Tel: 01243 210418

www.bpcivils.co.uk enquiries@bpcivils.co.uk

Drawing Status

FOR TENDER

NOT FOR CONSTRUCTION

Client

Foreman Homes Ltd

Project

Land West of Church Lane & Horsemere Green Lane, Climping

Drawing Title

External Works Layout

Sheet 9 of 22

Scale at A1

Date

Drawn By

Checked By

Project No.

1:200

Jul 25

JHL

LDF

D2385

Drawing Code

Drawing No.

Rev.

000-BPC-WD-ZZ-D-C

E359

PO2