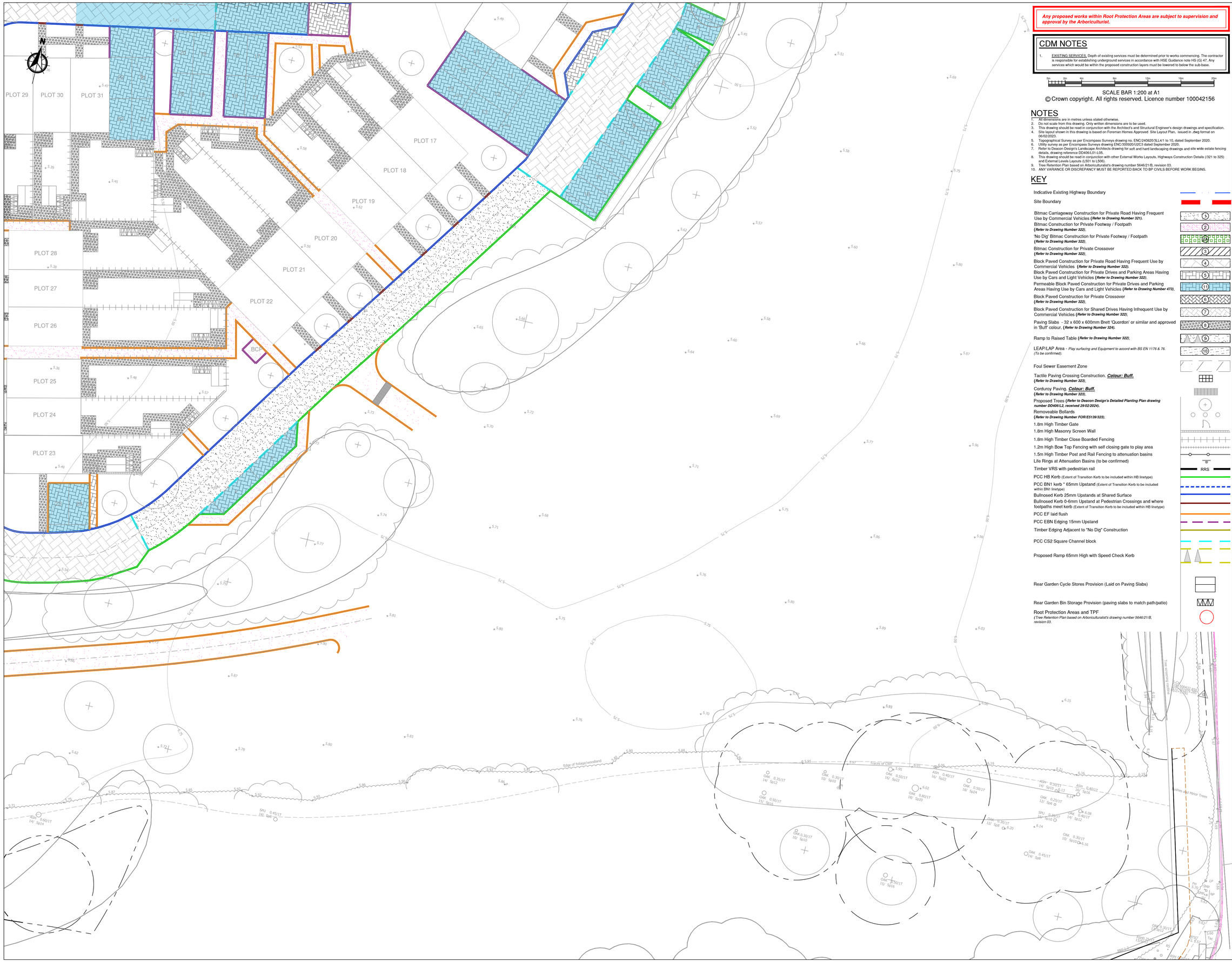


Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

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.

0m 2m 4m 8m 12m 16m 20m

SCALE BAR 1:200 at A1

© Crown copyright. All rights reserved. Licence number 100042156

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 shown in this drawing is based on Foreman Homes Approved Site Layout Plan, issued in .dwg format on 06/02/2023.
5. Topographical Survey as per Encompass Surveys drawing no. ENC/240820/3LL41 to 10, dated September 2020.
6. Utility survey as per Encompass Surveys drawing ENC/300920/U2C3 dated September 2020.
7. Refer to Deacon Design's Landscape Architects drawing for soft and hard landscaping drawings and site wide estate fencing details, drawing reference DD406/L01-L05.
8. This drawing should be read in conjunction with other External Works Layouts, Highways Construction Details (/321 to 325) and External Levels Layouts (L501 to L506).
9. Tree Retention Plan based on Arboriculturalist's drawing number 5646/21/B, revision 03.
10. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO BP CIVILS BEFORE WORK BEGINS.

KEY

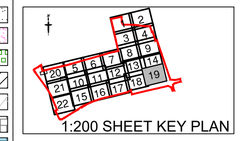
- Indicative Existing Highway Boundary
- Site Boundary
- Bitmac Carriageway Construction for Private Road Having Frequent Use by Commercial Vehicles **(*Refer to Drawing Number 321*).** (1)
- Bitmac Construction for Private Footway / Footpath **(*Refer to Drawing Number 322*).** (2)
- 'No Dig' Bitmac Construction for Private Footway / Footpath **(*Refer to Drawing Number 322*).** (2A)
- Bitmac Construction for Private Crossover **(*Refer to Drawing Number 322*).** (3)
- Block Paved Construction for Private Road Having Frequent Use by Commercial Vehicles **(*Refer to Drawing Number 322*).** (4)
- Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles **(*Refer to Drawing Number 322*).** (5)
- Permeable Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles **(*Refer to Drawing Number 473*).** (11)
- Block Paved Construction for Private Crossover **(*Refer to Drawing Number 322*).** (6)
- Block Paved Construction for Shared Drives Having Infrequent Use by Commercial Vehicles **(*Refer to Drawing Number 322*).** (7)
- Paving Slabs - 32 x 600 x 600mm Brett 'Quordon' or similar and approved in 'Buff' colour. **(*Refer to Drawing Number 324*).** (8)
- Ramp to Raised Table **(*Refer to Drawing Number 322*).** (9)
- LEAP/LAP Area - *Play surfacing and Equipment to accord with BS EN 1176 & 76. (To be confirmed).* (10)
- Foul Sewer Easement Zone
- Tactile Paving Crossing Construction. ***Colour: Buff.*** **(*Refer to Drawing Number 323*).**
- Corduroy Paving. ***Colour: Buff.*** **(*Refer to Drawing Number 323*).**
- Proposed Trees **(*Refer to Deacon Design's Detailed Planting Plan drawing number DD406/L2, received 29/02/2024*).**
- Removeable Bollards **(*Refer to Drawing Number FOR/ES139/323*).**
- 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 — RRS
- PCC HB Kerb (Extent of Transition Kerb to be included within HB linetype)
- PCC BN1 kerb * 65mm Upstand (Extent of Transition Kerb to be included within BN1 linetype)
- Bullnosed Kerb 25mm Upstands at Shared Surface
- Bullnosed Kerb 0-6mm Upstand at Pedestrian Crossings and where footpaths meet kerb (Extent of Transition Kerb to be included within HB linetype)
- 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 Arboriculturalist's drawing number 5646/21/B, revision 03.

NOTES

A1

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 millimeters 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.
7. Where used, this map is based on or reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationary Office (c) Crown Copyright. Licence number: 100022432. BP Civils accept no liability for any inaccuracies with the data.
8. The client shall ensure that all licences, consents and approvals required to implement the works are in place prior to commencing construction.



Rev.	Date	Amendments
P02	21/10/25	Permeable paving added
P01	29/08/25	Annotation revised

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 19 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	E369	P02