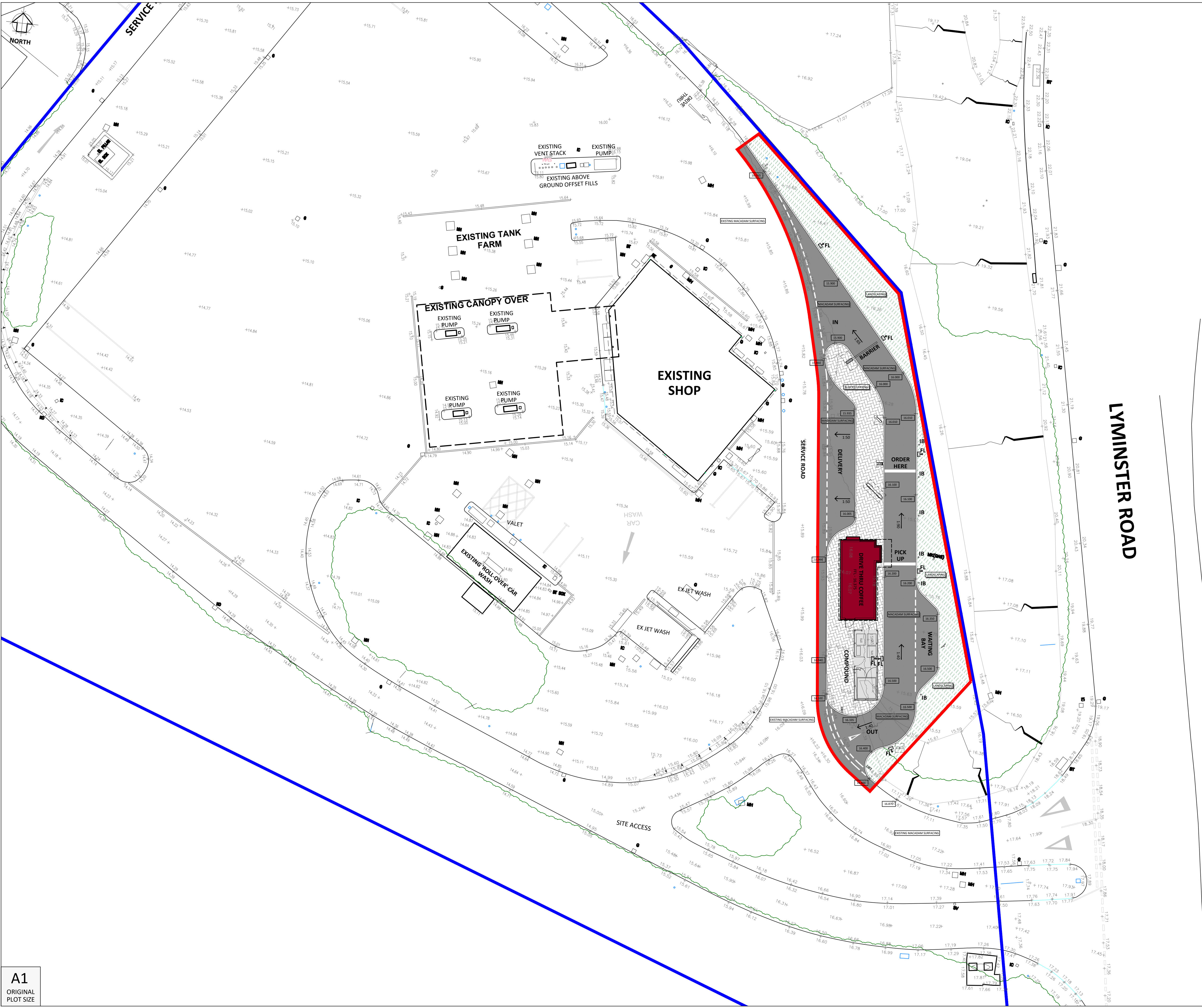




A1
ORIGINAL
PLOT SIZE

GENERAL NOTES

- This plan has been prepared for the submission and approval under Town and Country Planning only.
- Any advertisement shown is subject to a separate application.

GENERAL SITE NOTES

SURFACED MATERIAL

See surfacing key for all relevant surface finishes

CROSSINGS

ENTRANCE/EXIT - Proposed access' incorporated into the existing service road, with the installation of appropriate entry / no exit signage.

BIN STORAGE

2.6m high Timber fenced compound located next to the coffee drive thru'.

FLOODLIGHTING

Floodlighting shown as per 'The Graham White Lighting Consultancy'. Drawing reference 'Crossbush Lighting Documentation.pdf' - DM134.

NOTE - ALL HIGHWAY WORKS ARE SHOWN FOR INDICATIVE PURPOSES ONLY, DETAILED DESIGN TO BE DONE BY SPECIALIST

DESIGN RISK ASSESSMENT

As an appointed designer for the project under the Construction (Design & Management) Regulations 2015 - Regulation 8 & Regulation 9, JDL have a duty to consider risk to health & safety relating to the our design & highlight any significant or unusual risks that may not be apparent to a Contractor & Principal Designer. It is assumed that the Client has employed designers & contractors who are competent & have experience working on Petrol Filling Stations.

Risks are as follows:

- BELOW GROUND SERVICES - No public utility searches or subsan survey.
- PFS - Existing pumping station adjacent to development site.

SURFACE FINISHES:

- Denotes macadam road surfaced areas
- Denotes concrete surfacing
- Denotes paved surfacing
- Denotes landscaping

FLOODLIGHTING:

- FL - FLOODLIGHT
- IB - ILLUMINATED BOLLARD

SCHEDULE OF AREAS	
Site Boundary (Blue Line)	1.18 Hectares / 2.92 Acres
Development Boundary (Red Line)	0.07 Hectares / 0.19 Acres
Proposed Coffee Drive Thru' GIA	31m² / 335ft²
Proposed Coffee Drive Thru' GEA	37m² / 400ft²

C	23.09.21	Ownership boundary lines updated.	JS
B	17.09.21	Drawing updated.	JS
A	02.09.21	Floodlighting shown as per 'The Graham White Lighting Consultancy'. Drawing reference 'Crossbush Lighting Documentation.pdf' - DM134.	JS

Rev	Date	Comments	Drawn:
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STATUS	PLANNING
PROPOSAL	Proposed Coffee Drive Thru' Development
SITE LOCATION	Cross Bush Services A27/A284 Interchange Arundel Crossbush, BN17 7QQ
TITLE	Proposed Site Layout - 200 Scale
CLIENT	Rontec Service Stations 1A LTD

JENNINGS DESIGN LIMITED

Unit 8, Feast Field, Horsforth,
Leeds, West Yorkshire, LS18 4TJ.

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Drawn by: JS	Checked by: NIJ
Date: July '21	Scales: 1:200 @ A1

PLAN NO.	201115 - PLNG4 - C
SCALE - METRES - 1:200	