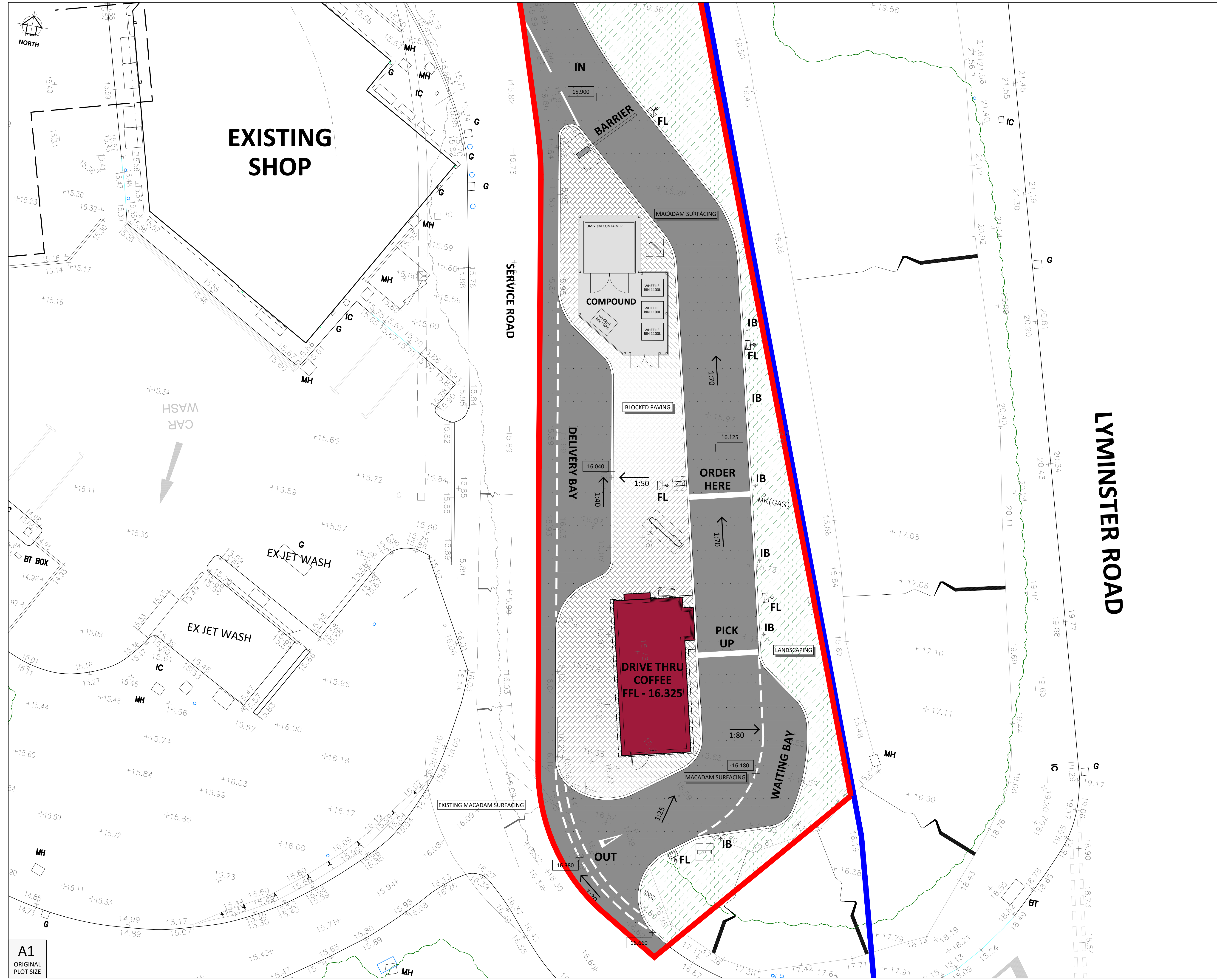




GENERAL NOTES

- 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)	0.08 Hectares / 0.20 Acres		
Proposed Coffee Drive Thru' GIA	31m² / 335ft²		
Proposed Coffee Drive Thru' GEA	37m² / 400ft²		

C	29.03.22	DT building location amended to improve vision from DT exit.	KW
B	23.09.21	Ownership boundary lines 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:
STATUS: PLANNING			
PROPOSAL: Proposed Coffee Drive Thru' Development			
SITE LOCATION: Cross Bush Services A27/A284 Interchange Arundel Crossbush, BN17 7QQ			
TITLE: Proposed Site Layout - 100 Scale			
CLIENT: Rontec Service Stations 1A LTD			

JENNINGS DESIGN LIMITED

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

TEL: 01274 395422
Email: office@jennings-design.com

Drawn by: JS	Checked by: NIJ
Date: July '21	Scales: 1:100 @ A1

PLAN NO. 201115 - PLNG3 - C

0510

SCALE - METRES - 1:100