KEY:

- Application Boundary
- Existing Sewer (Foul)
- Existing Overhead HV Cables and Pylon
- Grounded UKPN HV Easement (5m/10m)
- Existing Services Easement
- Retained Land (managed by estate) & Community Farm
- Southern Parcel Areas D&E open space - maintained by Management Company
- 5m working area provided. Area retained in Estate Ownership and Management.
- Location of surveyed Badger Setts with max.20m offset buffer. Built form & roads to be outside of this zone.
- Location of surveyed Badger Setts to be closed.
- Street Lighting Column - refer to Lighting Engineer's design & specification. Drawing: 3234-NGA-D-01; rev A
- 2.0m high Tree Protection Fencing - TBC
- Forward visibility 15mph speed
- Removable Steel Bollards - 100x100x900mm high (above ground level) RAL 6005 Dark Green colour
- Timber Bollards - 100x100x900mm high (above ground level) - Natural
- Litter Bin / Dog Waste Bin
- Timber picnic table

SURFACE FINISHES

- Bitumen Macadam Carriageways
- Non adopted Surfaces - Permeable Paved Areas Brett Porous Concrete Block Paving - or similar - 'Omega Flow' Brindle Colour - Herringbone laid pattern
- Driveways / Non adopted Surfaces - Permeable Paved Areas Brett Porous Concrete Block Paving - or similar - 'Omega Flow' Charcoal Colour - Herringbone laid pattern
- Impermeable Concrete Block paving to roads. Block paving by Brett (or similar), concrete block, 200 x 100 x 80mm, 'Omega' Brindle Colour - Herringbone laid pattern
- Macadam Tarmac to Hard standing & Footpaths. Flexible Footway Construction.
- Concrete Sett Paving to transitions. Concrete block paving by Brett (or similar), 200 x 100 x 80©, laid stack bond, smooth finish, natural colour.
- Areas to be Adopted - Surface Finishes need to be to adoptable standards and construction type
- Compacted, fine-screened 'Haggin' surfacing -with softwood treated timber edging, see CSA/2134/146-148 for specification.
- Grasscrete Paving System
- Shared Access
- Front approach paths & Rear Garden Paths / Patios Paving Slabs 450x450mm Riven Buff Utility Slabs, Min. 900mm width Please refer to Engineer's External Works Plan for location of paths and patios. Entrance Porch requires 400x600mm Riven Buff Paving Slabs M4(2) min. 1200x1200mm & M4(3) min. 1500x1500mm Primary Access requirements
- Bund. To be designed to engineer's specification.

BOUNDARY TREATMENT TYPES

- EXTERNAL BOUNDARY 1: 1.8m Close Boarded Fence
- EXTERNAL BOUNDARY 2: 1.8m Board & Battern Heavy Duty Fence
- EXTERNAL BOUNDARY 3: 1.8m Brick Wall with Brick on Edge coping
- EXTERNAL BOUNDARY 4: 0.6m Timber Knee Rail Fence
- EXTERNAL BOUNDARY 5: Dark green 'V Mesh' fence (1.8m height)
- EXTERNAL BOUNDARY 6: Existing 1.5m Chain link Fence

DRAINAGE KEY

- Proposed Soakaway - TBC
- Proposed Surface Water Sewer and Manhole
- Proposed Foul Water Sewer and Manhole

Do not scale from this drawing. Contractor to check and check all dimensions. Discrepancies to be reported to the architect. Drawing to be read in conjunction with all other drawings. Drawing is copyright and must not be reproduced without permission.

Persimmon

Persimmon Homes (THAMES VALLEY)

Development: Southern Parcel Phase 3 West Sompting		
Drawing Title: External Works Plan		
Drawing Status: Planning		
Date: Dec. 2024	Scale: 1/500@A0	Drawn / Checked by: AT/LJ
Drawing Ref: 612_PL_108_Ph3		Rev: -