STREET LIGHTING TO BE DESIGNED BY PROJECT ENGINEER.
SEE ENGINEERS DRAWINGS FOR DETAILS.

- All dimensions, levels and falls etc... are to be checked on site prior to excavation and any discrepancies notified to the Site Manager.
- Before work commences on site, the Contractor shall contact all statutory authorities to obtain the precise position and depth of services where they may be affected by construction work.
- If necessary, the services shall be located by trial holes excavated by hand.
- Sub-base levels and details to tie in with CALA Standard Level Threshold Detail - External Detail Sheet(s).
- For proposed site levels, refer to the Engineers External Levels plan.
- For setting out information, refer to the Engineers Setting Out Plan.
- For details of boundary ownership, refer to the Conveyance Plan.
- If bats or roosts are discovered work should stop immediately and the local office of English Nature be contacted.

ALL TREE WORK TO BE CONFIRMED BY CONSULTANT & LOCAL AUTHORITY.

FOR ACCO HEXDRAIN, UNDERBUILD AND RAISED DPC LOCATIONS, REFER TO ENGINEERING LAYOUT.

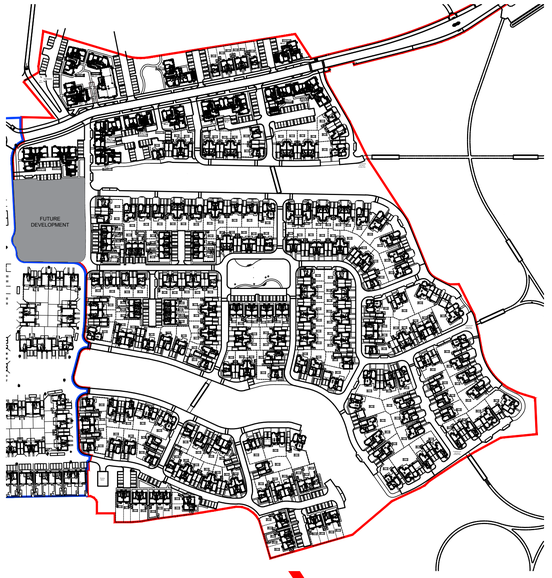
REFER TO ENGINEERING LAYOUT FOR FINISHED FLOOR LEVELS AND TO SUBSTRUCTURE PLANS & ENGINEERING LAYOUTS FOR STRUCTURAL SLAB LEVELS & FOUNDATION LEVELS

This drawing is to be read in strict accordance with Landscape Architect's Tree protection Plan, reports and Landscaping designs. Any discrepancies are to be reported to the Technical Manager immediately.

All landscaping to be in accordance with the landscape architects designs.

SURVEY STATION LOCATIONS TO BE MAINTAINED DURING ANY DEMOLITION STAGES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, SCHEDULES AND ENGINEERS DETAILS.



WIDER SITE PLAN 1:2500

FUTURE DEVELOPMENT

KEY:

- 1.8m high close boarded fence. All properties have gates as shown from side path
- HA plots - 1.8m high panel fence for first 2 panels followed by 1.2m high panel fencing thereafter. SD-7059
- 1.8m high boundary wall (As noted).
- Part M Level threshold, refer to details sheet SD/9002. M4(2 & 3) 1200x1200 threshold to all doors Front entrance paths 900mm wide. Primary side paths used for bin run to be 900mm wide. Secondary paths 600mm wide. Refer to spec. for slab sizes.
- Shed — Sheds to be provided as shown, refer to detail sheet SD/7040 for sizes.
- BINS — Refuse Collection areas for house dwellings, base formed from 600Sq. paving slabs laid on 25mm sand binding on compacted hardcore.
- Red line denotes site boundary
- Marshalls saxon or similar approved concrete paving to private patios and footpaths. Colour as per EMS and Landscaping layout laid stack bond; 600x600x50mm or similar approved.
- Patio sizes: 1-3 bed homes: minimum 3.0m wide x 2.4m; 4-5 bed homes minimum 4.2m wide x 3.0m
- Street lighting column as per specialist designs

Parking Key:

U/A	- Unallocated
V	- Visitor
CS	- Commercial Spaces
H1/H3/B3 etc	- Building reference no

Notes

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

Rev	Date	Description	Init.
B	11.07.23	Paths made wider	BB
A	14.06.23	Front paths added	BB

CALA

Job title

New Monks Farm
Lancing
Phase 2

Drawing title

External Works Plan
Parcel C
Sheet 1 of 2

DRAWN CM

SCALE 1:500 @ A1

DATE Feb '23

REV. B

DWG NO.

00118-702-LANCING2