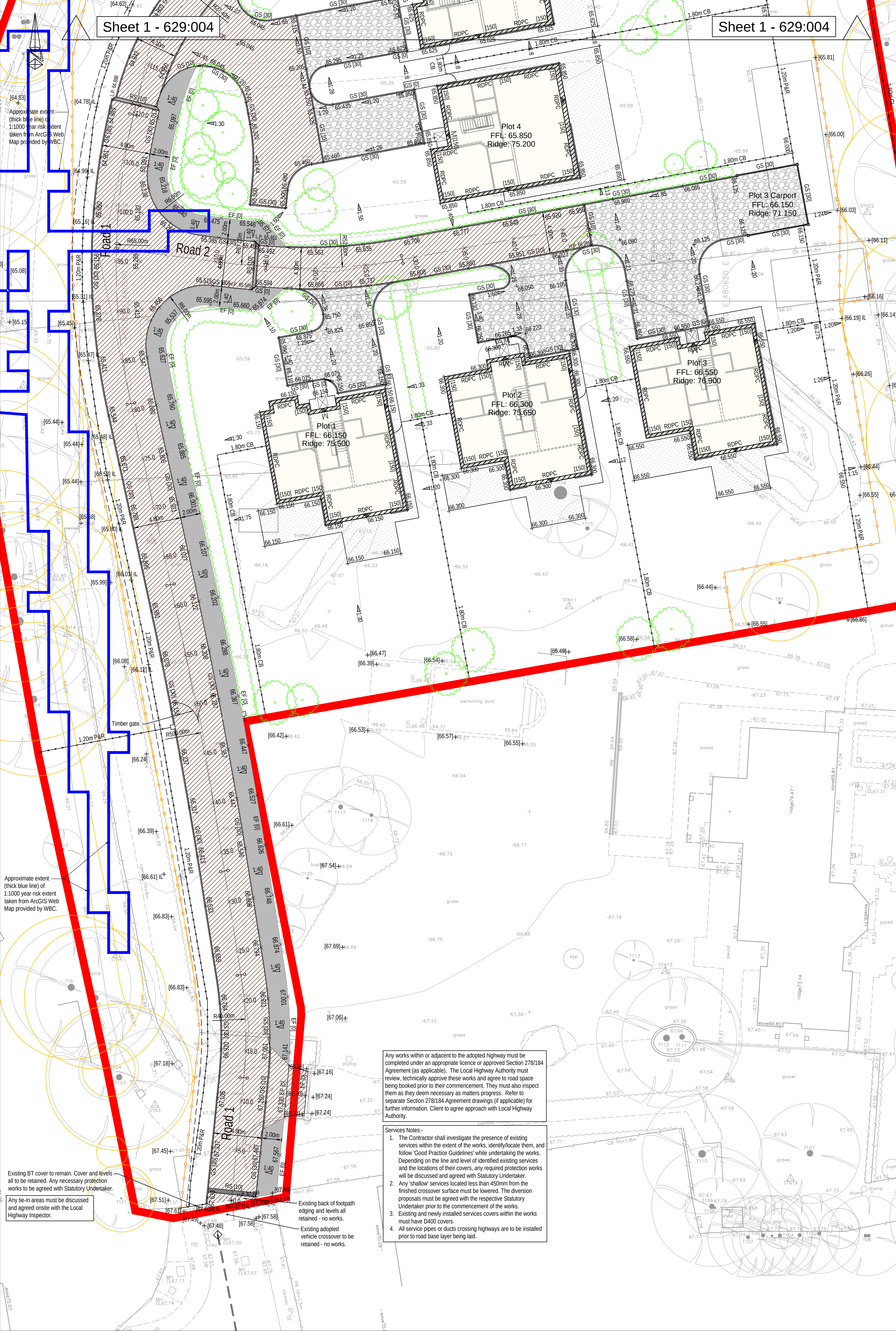




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- NOTES:
1. Do not scale from this drawing. This drawing shall be read in conjunction with all other relevant Architect's and Engineer's drawings.
 2. Any discrepancies, ambiguities, or anomalies in the information provided on this or any of the engineering drawings package must be reported prior to work proceeding.
 3. All accommodation work deemed necessary to facilitate a satisfactory link between the new works and the existing to be undertaken by the developer.
 4. It is the contractor's responsibility to locate all existing services and verify their level & location prior to commencing any works. Should they be affected by the works then the respective statutory undertaker should be contacted and any special protection requirements agreed.
 5. All highway works shall be undertaken in accordance with the Local Highway Authorities Design Guide and Specification and strictly in accordance with the 'Specification for Highway Works'. All drainage works shall be undertaken in accordance with the 'Design & Construction Guidance', and any other Regional Water company requirements. All works to be supervised/inspected as required by the relevant Inspector.
 6. All works must comply with current Health and Safety guidance & standards. All temporary signing to comply with Traffic Signs Manual - Chapter 8.
 7. All products are to be installed and maintained strictly in accordance with manufacturer's recommendations & guidelines.

Note
The proposals as shown are all subject to the prior approval of the Local Planning Authority, Local Highway Authority and Local Water Authority. No works to the adopted highway or drainage network must be undertaken until technical approval has been granted for the respective element.

Levels Legend	
Plot ** FFL: *** ****	Plot No. Finished Floor Level
	Primary access (level threshold, all to Part M), with raised DPC to Architect's details.
	Secondary access (150mm step unless noted otherwise, where level threshold raised DPC to Architect's details).
+ 10.000	Proposed levels
1:10	Proposed Surface Gradient
66.413	Proposed road levels
-67.23	Existing level, shown on survey
+ [107.72]	Existing level (to be retained)
+ [107.72] IL	Approximated/interpolated level (to be retained)
1:5	Approximated/interpolated surface gradient (to be retained)
	Exposed Brickwork [Denotes approximate height below normal DPC]
	Raised Damp Proof Course & Tanking [Denotes approximate height above normal DPC]
1.80m CB	1.80m close boarded fence, all to Client's specification.
1.80m CL	1.80m chain link fence, all to Client's specification.
1.20m P&R	1.20m post & rail fence with stock netting, all to Client's specification.
	Graded bank. Unless annotated otherwise the gradient shall be 1:3 max.
GS [30]	Denotes kerb type & [face height]
	900mm long dropper kerb
	Denotes level landing 1.2m in length (or min. 0.90m length for external steps).
	Steps (150mm riser unless noted otherwise). Handrail as required where 3 No. steps or more are provided.
	Denotes proposed landscaping.

Finishes Surfaces Legend	
	Porous black asphalt access road and turning areas (to remain private). Width as indicated.
	Impermeable black asphalt footpath construction, with fall towards access road (width as indicated).
	Permeable gravel driveway finish, 20mm Cotswold Buff (colour tbc), inclusive of confinement system, installed following completion of the building works to ensure integrity/permeability is maintained. (To remain private).
	Brickpaved Indian Sandstone Paving slabs (size 900x600mm), sandstone colour tbc, laid in brick bond, double struck pointing with brick edgings in stretcher bond. Forming paths & patios as indicated.

Tree Protection Legend	
	Tree protection fencing during installation of new access.
	Root protection areas.
Refer to Arboriculturalist's Report and Plans for further information and details.	

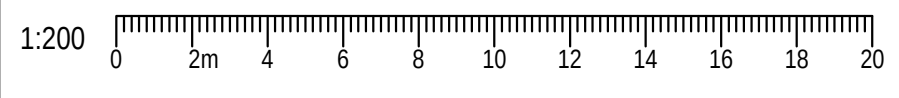
Any works within or adjacent to the adopted highway must be completed under an appropriate licence or approved Section 278/184 Agreement (as applicable). The Local Highway Authority must review, technically approve these works and agree to road space being booked prior to their commencement. They must also inspect them as they deem necessary as matters progress. Refer to separate Section 278/184 Agreement drawings (if applicable) for further information. Client to agree approach with Local Highway Authority.

- Services Notes:-
1. The Contractor shall investigate the presence of existing services within the extent of the works, identify/locate them, and follow 'Good Practice Guidelines' while undertaking the works. Depending on the line and level of identified existing services and the locations of their covers, any required protection works will be discussed and agreed with Statutory Undertaker.
 2. Any shallow services located less than 450mm from the finished crossover surface must be lowered. The diversion proposals must be agreed with the respective Statutory Undertaker prior to the commencement of the works.
 3. Existing and newly installed services covers within the works must have D400 covers.
 4. All service pipes or ducts crossing highways are to be installed prior to road base layer being laid.

Approximate extent (thick blue line) of 1:1000 year risk extent taken from ArcGIS Web Map provided by WBC.

Existing BT cover to remain. Cover and levels all to be retained. Any necessary protection works to be agreed with Statutory Undertaker.

Any fly-in areas must be discussed and agreed onsite with the Local Highway Inspector.



The proposals as shown are all subject to the prior approval of the Local Planning Authority, Local Lead Flood Authority, Local Highways Authority and Regional Water Company. Final details and levels may be subject to variation (+/-300mm) following receipt of the completed working drawings and conclusion of the detailed design phase.

For any works within or adjacent to the existing or proposed adopted highway the Local Highway Authority must approve these prior to commencement, and inspect them as they deem necessary.

The Regional Water Company or Local Highway Authorities approval to discharge the flows from the site into their existing adopted network must be secured prior to commencement on site.

No works to the adopted highway or drainage network must be undertaken until technical approval has been granted for the respective element.

PRELIMINARY

P4	26/06/25	Extent of 1:1000 year flood event (blue line) and additional existing and proposed levels/gradients added.
P3	16/06/25	Alteration to plot 4/5 access finishes.
P2	28/04/25	Drawing updated to suit latest Architect's layouts.
P1	05/02/25	Site layout updated, Carports added, Ridge levels added to plan.
Rev:	Date:	Description:



Project: Johnson Drive, Finchampstead

Drawing Title: External Works Layout (Sheet 2 of 2)

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Scale: 1:200 @ A1	Date: Oct 2024	Approved: ----
Drawing Number: 629:005	Revision:	P4