

Approximate Position of HA HA



Fault Pumping Station

Existing Pond

Maintenance gate

1.8m high overhead hose

Maintenance Corridor

Existing post and rail fence

Existing hedge



External Works

Designated topographical survey data & benchmark taken from Survey Solutions, drawing number 240006-01.
 All landscaping has been removed, refer to Landscape Architects drawings for design and details.
 All levels indicated on this drawing have been taken from information provided by the Civil Engineer.
 Coordinate boundary lines to be provided by the Client.
 Client to advise of any service easements.
 Refer to Civil Engineers drawings for confirmation of AAV and SVP locations.
 Refer to appropriate tree consultant's drawings for confirmation of if you retain protection areas.
 Proposed trees have been located in accordance with the Landscape Architects drawings. These are to be approved by the Structural Engineer in cooperation with the Landscape Architect and in accordance with the NIBC Standards.
 Approved trees specified in this drawing are of a size of any adverse comments in respect of protection structures etc. that will not be the protection prior to commencement of works on site.

Approved & Retained OPC legend
 ■■■■ Indicates threshold elevations
 ■■■■ Indicates correct OPC elevations
 Note: All areas of unshaded & solid OPC have been taken from the Civil Engineers drawings.

- External Works Legend**
- Hatched area denotes extent of proposed soil landscaping. Refer to Landscape Architects drawings for full details.
 - Hatched area denotes extent of terracing. Refer to Civil Engineers & Landscape Architects drawings for full details.
 - Hatched area denotes extent of concrete. Please refer to Civil Engineers & Landscape Architects drawings for full details.
 - Hatched area denotes extent of permeable block paving. Please refer to Civil Engineers & Landscape Architects drawings for full details.
 - Hatched area denotes extent of granite setts driveway or access driveway. Refer to Civil Engineers & Landscape Architects drawings for full details.
 - Hatched area denotes extent of flagstone path. Refer to Civil Engineers & Landscape Architects drawings for full details.
 - Indicates 400 x 400mm precast concrete paving slab, by Mankulita or similar approved.
 - Indicates extent of existing to be retained in accordance with survey. Refer to Landscape Architects drawings for full details.
 - Dashed circle denotes extent of soil better protection area, taken from Landscape Architects drawings. Refer to Landscape Architects drawings for full details.
 - Indicates position of Soil Vent Pipe.
 - Indicates position of Floor Socket.
 - Indicates position of Water Tap.
 - Indicates position of Water Pipe.
 - Indicates position of external tap.
 - Indicates location of external tap.
 - Indicates location of gravel gate to provide minimum of 1000mm clear opening. Refer to drawing number 20-3064-003.
 - Indicates 1.8m high, 215mm Rad solid external boundary wall with brick or cleft or similar approval. Refer to drawing number 20-3064-001.
 - Indicates 1.5m high Back Railing. Refer to drawing number 20-3064-001.
 - Indicates 1.8m high Timber Panel Fence with timber fence posts. Refer to drawing number 20-3064-000.
 - Indicates 1.8m high Wattle Fence Panel with timber fence posts. Refer to drawing number 20-3064-000.
 - Indicates 1.8m high Cross Downed Timber fence with timber fence posts. Refer to drawing number 20-3064-000.
 - Indicates Phase 1 FFL Application Boundary Line.
 - Indicates Phase 2 (Differ Application) Boundary Line.
 - Indicates Path or Space.
 - Indicates FFL Number.
 - Indicates location of Ground Electric Meter.
 - Indicates wheelie bins on paving slab foot printing.

Rev	Date	Amendment	By
T1	11/11/2023	Updated to Landscape Architects & Civil Engineers drawings	GL
P8	21/11/2023	Paths updated to Landscape Architects & Civil Engineers drawings	GL
P9	14/12/2023	Final approved drawings. Final hatched area & FFL confirmed in a final approved drawing.	GL
P10	14/12/2023	Final approved drawings. Final hatched area & FFL confirmed in a final approved drawing.	GL
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See Drawing Numbers 20-3064-003 For Continuation of External Works Plan.



Client: Colchester Development Ltd
 Project: Heston Lodge, Great Brighthelm
 Drawing: External Works Layout
 Ground Floor (Sheet 1)
 Scale: 1:200
 Date: 14/12/2023
 Drawn by: [Name]
 Checked by: [Name]
 T1