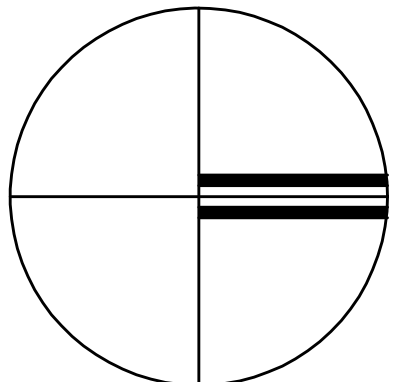




EXISTING STORM SEWER
GOING TO DITCH UPGRADED
TO SIZE BY ENGINEER

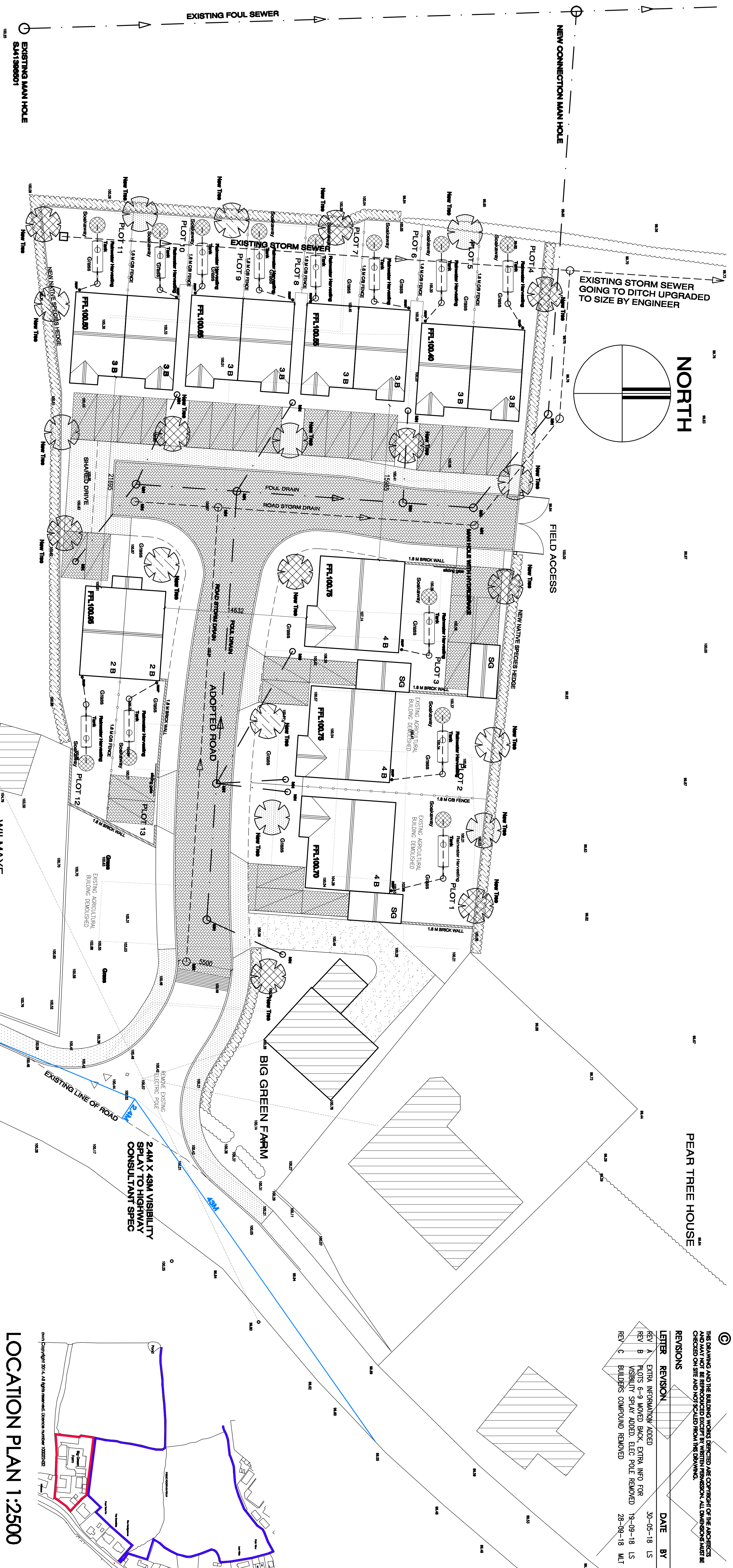
NEW CONNECTION MAIN HOLE

FIELD ACCESS

PEAR TREE HOUSE

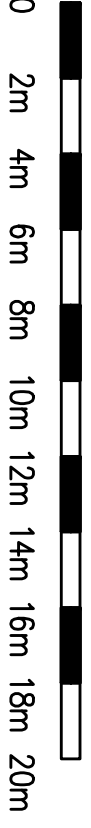
REVISIONS		
LETTER	REVISION	DATE BY
REV A	EXTRA INFORMATION ADDED	30-05-18 LS
REV B	PLOTS 5-9 MOVED BACK, EXTRA INFO FOR VISIBILITY SPAY ADDED, ELEC POLE REMOVED	19-09-18 LS
REV C	BUILDERS COMPOUND REMOVED	28-09-18 MLT

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SITE PLAN

hor scale 1:200



LEGEND

PROPOSED

TREE SIZE



10-12 cm GIRTH

TREE SPECIES

- ENGLISH OAK (QUERCUS ROBUR)
- ASH (FRAXINUS EXCELSIOR)
- BEECH (FAGUS SUTURICA)

TIMBER CLOSE BOARDED FENCE 1.8m HIGH

PROPOSED NATIVE HEDGEROW COMPRISING 2 ROWS HAWTHORN, 3 6" HIGH 450mm CENTRES

EXISTING HEDGEROW RETAINED

BLOCK PAVING

GRAVEL DRIVE

TARMAC

DRAINAGE NOTE

ALL ROOF RAINWATER FROM EACH PROPOSED HOUSE TO DISCHARGE INTO A RAINWATER HARVESTING TANK WITH OVERSPILL GOING INTO A DRAINAGE. ADOPTED ROAD STORM WATER TO DISCHARGE INTO STORM DRAIN IN ROAD COMPLETE WITH A HYDROBAG, FLOWING TO A DITCH IN ADJACENT FIELD. ALL PAVING AREAS TO HAVE PERMEABLE BLOCK PAVING TO ABSORB STORM WATER.

NOTES:

TREE PROTECTION:

INDIGENOUS TREES PLANTED AT LOCATIONS INDICATED. LARGER TREES (10-12cm GIRTH) TO BE PLANTED AT 8-10m CENTRES WITH SMALLER WHIPS AND FEATHERED TREES PLANTED IN BETWEEN AND TO BE THINNED IN THE FUTURE IF NECESSARY.

EACH INDIVIDUAL TREE TO BE PROTECTED BY RABBIT GUARDS 0.75m RADIUS AREA AROUND TREES TO BE KEPT CLEAR OF GRASS & STORED WITH WHIP STAKES APPROX. 0.6m ABOVE GROUND LEVEL.

POST TREE PLANTING MAINTENANCE:

IRRIGATION FOR FIRST 3 YEARS AND ENSURE MULCH AROUND BASE OF TREE IS WELL MAINTAINED. TREES ON STEEPER SLOPES TO BE SUPPORTED ON UP SLOPE SIDE WITH 2.5m 3 FOOT HIGH STAKES. TREES & STAKES TO BE CHECKED ON ANNUAL BASIS WITH A VIEW TO REMOVAL OR LOWERING BETWEEN 18 MONTHS & 3 YEARS OF PLANTING.

HEDGE PROTECTION:

PROVIDE SPIRAL RABBIT GUARDS TO FEATHERED WHIPS.

UNIT BREAKDOWN

- 8 No 3-BEDROOM SEMI HOUSES @ 65sqm (65sqm) 520sqm
- 3 No 4-BEDROOM DETACHED 150sqm (151sqm) 450sqm
- 2 No 2-BEDROOM TERRACE HOUSES @ 67sqm (72sqm) 134sqm
- 18 No TOTAL

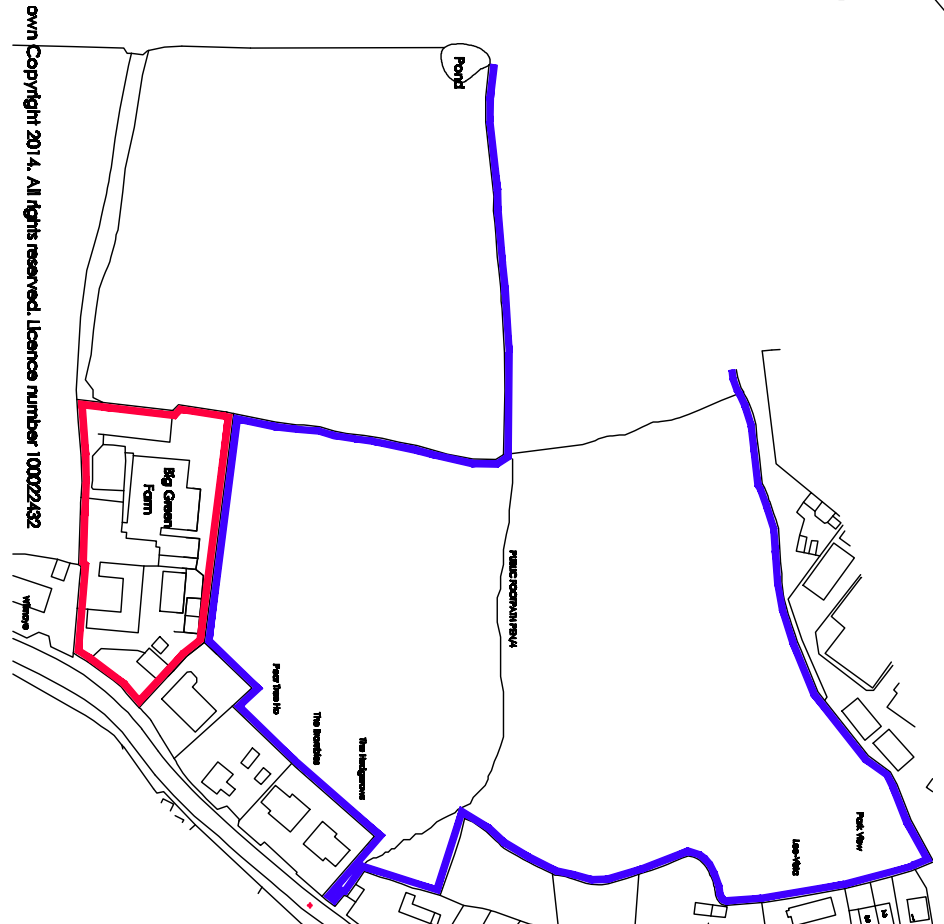
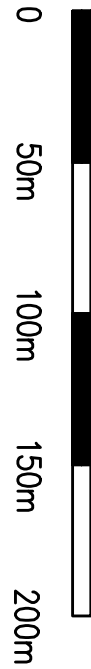
CAR PARKING 2 per 20 bed dwelling=40 3 per 4 bed = 12 TOTAL 52

TOTAL SITE AREAS 4,255sqm 0.42 HECTARE OR 1.05M ACRE approx.

APPROX GROUND LEVEL AREAS

LOCATION PLAN 1:2500

hor scale 1:2500



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PROJECT
BIG GREEN FARM, PENLEY

TITLE
PROPOSED HOUSING
SITE AND LOCATION PLAN

SCALE 1:2000, 1:2500 @ A1
DATE APRIL 2018
DRAWN BY
STAGE
REVISION C