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Proposed Site Overview – (n.t.s)

Site plan labels and annotations:

RIDGE 10.41
RIDGE 10.41
EAVES 7.93
EAVES

RIDGE 10.38
RIDGE 10.38
EAVES 8.01
EAVES

RIDGE 10.42
RIDGE 10.42
EAVES 8.02
EAVES

LC
BT POLE
OH CABLES
OH CABLES
STN41
RAMP
RAMP
2.88
Hard standing area for bin collections /storage

BT POLE
LC
STN31
RS
RG
GY
GY
KERBS+CHANNELS

ACO CHANNEL
2.90
5.0m   5.0m
FM
SB
MA
MA

NEW DEVELOPMENT OF SEMI-DETACHED HOUSING UNDER CONSTRUCTION

BUTTERWICK ROAD
OH CABLES
TARMAC PATH 2.98
GRASS VERGE 2.98
WIRE FENCE WITH CONCRETE POSTS

MH CL 2.92 UTL (HALF BURIED)
GY
GY

new gravelled driveway
3.18
3.45
GRASS
MA
SB

1.8m HIGH CLOSE BOARDED FENCE

2.4m HIGH CLOSE BOARDED FENCE
BLOCK PAVED PARKING / TURNING
GRASS 3.70
BLOCK PAVED PARKING / TURNING
3.70
MA

TREE SPREAD FROM NEIGHBOURS GARDEN

FENCE TOP = 5.05
PILLAR TOP = 4.74
WALL TOP = 4.42
WALL

WOODEN CLOSE BOARDED FENCE
5.76 BUNGALOW EAVES 5.76

BUNGALOW RIDGE 8.75

N

1.5m HIGH ACOUSTIC FENCE - SEE SPEC SHEET
WIRE FENCE WITH CONCRETE POSTS
2.0m HIGH ACOUSTIC FENCE - SEE SPEC SHEET

I/ ENTRANCE PARK

WOODEN CLOSE BOARDED FENCE

FFL = 4.00
FFL = 4.00
patio   patio   patio   patio
GRASS   GRASS   GRASS
path
SB
MX
SB

0.9m HIGH CLOSE BOARDED FENCE
WOODEN POST & RAIL FENCE
GROUP OF CLOSELY SPACED BETULA JAQUEMONTII

LANDSCAPING - WORKS SPECIFICATION

All plants and planting to conform with all the relevant latest British Standards

TREE PLANTING

Excavate pit 1.25 x 1.25 x 600m deep, fork subsoil and sides of pit, spread roots'evenly and backfill with good quality topsoil, firming i 150mm layers
Staking: Stakes to be 1.8m peeled pointed 'tanalised' softwood, minimum top diameter 20/30mm.
Tie: One approved tie, attached within 250mm of top of stake.
Mulch: 50mm depth of coarse grade pulverised bark or equivalent, spread over planting pit.

TREE SPECIFICATION   (14-16cm girth @ 1m from ground level)

SB   Silver Birch
MA   Mountain Ash
FM   Field Maple

HEDGE SPECIFICATION

Hawthorn where indicated (600 - 900 high bare rooted transplants 360mm between plants in double staggered rows 500mm apart.

NOTE:
Demountable flood defenses to a height of 600mm above finished floor levels at all doorways or "Flood Angel doors" to be used

NOTE:
All dwellings are to be fitted with one way valves on drainage pipework entries into the units to prevent sewage backing up into the dwellings during flood events

NOTE:
Finished floor level minimum of 1.0m above ground level, with demountable flood defenses to a height of 600mm installed to all external doorways. Flood resilient construction measures should also be incorporated to a minimum height of 300mm above the predicted floor level

NOTE:
All service meters, boilers and electrical points should be positioned at a minimum of 600mm above ground floor levels to protect against any flood waters

NOTE:
All service meters, boilers and electrical points should be positioned at a minimum of 600mm above ground floor levels to protect against any flood waters

NOTE:
Foul drainage to discharge into Butterwick Road and confirmed at building regulation stage

NOTE:
provide 750mm wide paving slabs to the perimeter of the dwelling with 150mm gravel strip to the inside

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Proposed Site Plan – (scale 1:200)

All surface water and Rainwater drainage will discharge into soakaways or crates and this will be confirmed by way of a percolation test prior to Building Regulation submission.

denotes: proposed protective fencing to BS5837
denotes: surface water / roof drainage

HEDGE SPECIFICATION

Hawthorn Hedge where indicated (600 - 900 high bare rooted transplants 350mm between plants in double staggered rows 500mm apart.
Hedge to be 100% Hawthorn.