DO NOT SCALE

2
31
35
EXISTING CAR PARKING
BM 56.65m
EXISTING GATED VEHICULAR ACCESS
EXISTING CAR PARKING & TURNING
GARDEN
ALL EXISTING TREES ON SITE TO BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION WORKS
EXISTING TARMACADAM SURFACING REMOVED AND GARDEN REINSTATED UNDER GPD
GARDEN
CLOSE BOARDED TIMBER FENCE+POST FENCE/BOUNDARY
1
CLOSE BOARDED TIMBER FENCE+POST FENCE/BOUNDARY
EXISTING TIMBER SHED (TO BE REMOVED)
Plot 2
[716m2]
EXISTING BOUNDARY WALL 2.0m HIGH
GARDEN
EXISTING STRUCTURALLY DAMAGED & DISEASED TREE TO BE REMOVED
Plot 1
[690m2]
3000
900
500
DETACHED DOMESTIC GARAGE AS PER DRG A0003
EXTENT OF REPROFILED ACCESS
110mm DIA FOUL WATER DRAINAGE CONNECTED TO EXISTING PUBLIC SEWER IN HIGHWAY
EXTENT OF EXISTING TARMACADAM DRIVEWAY/ACCESS
Parking & Turning (Permeable Construction)
EX GARAGE
EXISTING GARAGE SUBJECT TO CHANGE OF USE INTO RESIDENTIAL DWELLING UNDER SEPARATE APPLICATION
1925
SHARED VEHICULAR ACCESS AREA OF 40M2
DUNSTAN HILL
EXISTING WALL FEATURE REMOVED
4500
2000
1395
3
EXISTING ACCESS CLOSED OFF WITH MASONRY WALLING TO MATCH TO SIMILAR MAXIMUM HEIGHT
EXISTING 6" VITRIFIED CLAY FOUL WATER PUBLIC SEWER SEWER
EXISTING LIMESTONE WALLING AND MATURE HEDGEROW TRIMMED AND RETAINED
2
NEW SHARED VEHICULAR ACCESS WITH DROPPED KERB ARRANGEMENT ALL TO LOCAL HIGHWAY AUTHORITY SPECIFICATIONS BY APPROVED CONTRACTOR UNDER STREET WORKS LICENSE

GRAPHIC SCALE 1:200
0m 5m 10m

Proposed Site / Roof Plan
Scale 1:200

Amenity Lawn Area
Parking & Turning (Permeable Construction)
SANDSTONE EFFECT RIVEN FACE PAVING SLABS WITH MORTAR POINTING
Plot 1
[690m2]
MARSHALLS PRIORA PERMEABLE OSA 60mm THK CONCRETE BLOCK PAVING IN CHARCOAL/BRINDLE MIX
SOFT LANDSCAPING
SHRUB PLANTING
TO AREAS FORWARD OF DWELLINGS ALL PLANTED AT 450mm CENTRES
30% BUXUS MICROPHYLLA
20% LAVENDULA ANGUSTIFOLIA
15% HEBE VERONICA CARL TESCHNER
15% SENICIO SUNSHINE
10% CYSTISUS PRAECOX
10% SANTOLINA NEOPOLITANA
TREE PLANTING
SPECIES AND POSITIONS AS SHOWN ALL 1.8m HIGH ON PLANTING AND, RETAINED AND MAINTAINED FOR MIN 5 YEARS UPON PLANTING. ANY DYING OUT TO BE REPLACED LIKE-FOR-LIKE BASIS
Parking & Turning (Permeable Construction)
MARSHALLS PRIORA PERMEABLE OSA 60mm THK CONCRETE BLOCK PAVING IN CHARCOAL/BRINDLE MIX TO JOINT ACCESS AREA
MARSHALLS PRIORA PERMEABLE OSA 60mm THK CONCRETE BLOCK PAVING IN CHARCOAL/BRINDLE MIX
ROWAN STAKED AND TIED
Amenity Lawn Area

Proposed Landscaping Plan
Scale 1:100

GRAPHIC SCALE 1:100
0m 5m 7.5m

REV	DATE	BY	DESCRIPTION	CHK	APD
0	14.04.16	TAS	Initial Issue	TAS	TAS

DRAWING STATUS: PLANNING ISSUE

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CLIENT: MR & MRS R HUGHES

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT LAND ADJ 35 SOUTH CLIFF ROAD, KIRTON

TITLE: PROPOSED SITE LAYOUT

SCALE @ SIZE:	CHECKED:	APPROVED:
AS SHOWN @ A1	TAS	TAS
CAD FILE:	DESIGN/DRAWN:	DATE:
10309/Drg/Arch	TAS/ts	APRIL 2016
PROJECT No:	DRAWING No:	REV:
10309	A0001	–

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SPECIFICATION & CONSTRUCTION NOTES:

GENERAL
1. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern
2. This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings.
3. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
4. The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractors sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
5. This drawing represents a detailed dimensional measurement survey of the physical dimensions of the existing property. This drawing does not and is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
6. This drawing is to be read in conjunction with all other relevant drawings.

ORIGINAL IF RED

DEVELOPMENT CONTROL SECTION
23 JUN 2016
DATE RECEIVED
Returned To

10309/A0001