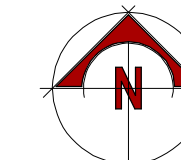


SITE AREA -
5,544m²
59,675ft²



MATURE TREES TO BOUNDARIES TO BE RETAINED DURING THE DEVELOPMENT IN ACCORDANCE TO GREENSCAPE ENVIRONMENTAL ECOLOGY REPORT PARAGRAPH 5.3.1
 ROOT PROTECTION AREA SEE APPROVED TREE REPORT BY OLD OAK CARE FOR MORE INFORMATION. SEE ABORICULTURAL REPORT FOR MORE INFORMATION.

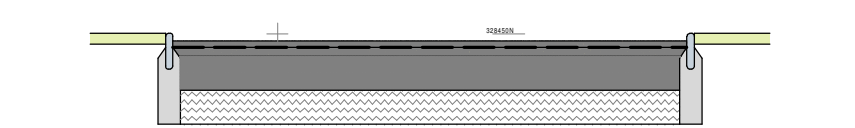
EXISTING 1200mmØ STORM SEWER AND 7.5m EASEMENT

SOAKAWAY SIZE TO BE DETERMINED FOLLOWING SOIL POROSITY TESTS.

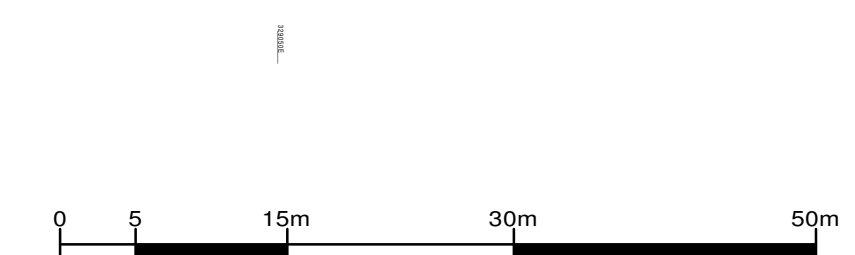


ALL GROWTHS AND STRUCTURES IN FRONT OF VISIBILITY LINES SHALL BE LOWERED TO, AND THEREAFTER MAINTAINED AT, A HEIGHT NOT EXCEEDING 0.6m ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY AND SHALL BE FULLY IMPLEMENTED PRIOR TO THE DWELLINGS BEING OCCUPIED.

PROPOSED MODIFIED EXISTING VEHICLE ACCESS 2.4m x 33m VIS SPLAY, INCORPORATING A PROPOSED WIDTH OF 5m FOR THE FIRST 10m AND 4.1m THEREAFTER. PROPOSED ACCESS TO BE CONSTRUCTED TO SHROPSHIRE COUNCIL HIGHWAYS STANDARDS. SEE OUTLINE APPROVAL DOCUMENT 18014/P-02 FOR APPROVED DETAIL.



HATCHED AREA INDICATES TERRAM GEOCELL OR SIMILAR APPROVED 3D CELLULAR CONFINEMENT SYSTEM TO BE INSTALLED USING A 'NO DIG METHOD' OVER ROOT PROTECTION AREA TO PROVIDE ADDITIONAL SOIL STABILISATION AND ROOT PROTECTION. ALL IN ACCORDANCE TO APPROVED ABORICULTURAL REPORT AND MANUFACTURER'S DETAILS.



NOTES
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KEY :

-  ROOT PROTECTION AREA
-  **1** SCHWEGLER 1B BIRD BOX
-  **2** CEDARWOOD SPARROW TERRACE
-  **3** INTEGRAL BAT BOX TO BE ERECTED 3-4m HIGH AND IN A SOUTHERLY, EASTERLY OR WESTERLY DIRECTION.

C	10/09/20	GATE ACCESS REMOVED.	RJS
B	06/03/20	SEWER ACCESS ADDED, PLOTS REMOVED.	RJS
A	12/22/20	EASEMENT INCREASED TO 7.5M.	RJS
Rev	Date	Revisions	Name
Drawn by :	Date :		
R SHENTON	DEC 2019		

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Client :
 SUNHILL DEVELOPMENTS NORTH-WEST

Job Title :
 RESERVED MATTERS APPLICATION FOR 7no. DWELLINGS AND ALL ASSOCIATED DRAINAGE AT:
 WESTON LANE,
 OSWESTRY,
 SHROPSHIRE,
 SY10 9PZ

Drawing Title :
 PROPOSED SITE LAYOUT

Dwg No : W19/2650/02	Scale : 1:500 @ A2	Rev : C
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X:\DRAWINGS\19 SUNHILL DEVELOPMENTS - 2650 02 - PLANNING - PROG - PROPOSED SITE LAYOUT

-  Garden Lawns - Pro-turf 2
 General purpose seed grown turf mixture. Establishes quickly and provides a hardwearing landscape turf, which is easy to maintain. Typical usage - General landscaped areas such as parks, housing estates and areas requiring high wear tolerance at economical cost.
-  30% Ritmo Perennial Ryegrass
 45% Pernille Strong Creeping Red Fescue
 20% Wilma Chewings Fescue
 5% Highland Browntop Bent
-  Indicates driveways: All driveways to be 210 x 160mm Woburn Rumbled Paver - Autumn
-  Indicates patio/paving: All patio's and paths to be 600 x 600mm Natural Textured Solo Slab
-  40mm hot rolled asphalt wearing course to BS 594: Part 1 (DTP Specification Clause 911).
 60mm dense bitumen macadam basecourse to BS 4987: Part 1 Clause 6.5 (DTP Specification Clause 906)
 225mm dense bitumen macadam roadbase to BS 4987: Part 1 Clause 5.2 (DTP Specification Clause 903)
 225mm MOT Type 1 sub-base material (DTP Specification Clause 803)
-  Garden fences to be 1.83m high and 1.83m wide high and miss panel as Jackson Fencing stock code: 634000 or similar approved.
-  Garden walls to comprise 1800mm high brickwork to match dwellings with brick capping onto three course creasing tiles.