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The general contractor is responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

Revisions:

Rev.A	11.12.2020	RB\SH
Plots 17-20 updated.		
Rev.B	15.12.2020	RB\SH
Plots 17-20 updated.		
Rev.C	17.12.2020	RB\SH
Plots 17-20 paving updated.		
Rev D	15.01.2021	WSM/SH
Bin position to plots 17-20 updated, section of 1.5m high fence added and EVC points updated following planning officer comments.		

Schedule of Accommodation

1B2P	@45m²	-02no.
1B2P	@51m²	-02no.
2B4P	@67m²	-09no.
2B4P	@69m²	-06no.
3B5P	@82m²	-13no.
Total		-32no.

Site area	-01.04ha	-02.57acres
Density	-30.77units/ha	-12.45units/acre

Notes

Layout based on topographical survey by Ellam Land Surveys. Drawing number: (7512/1C).

Tree survey based upon Tree Survey by JCA. Reference 13778/TT

Redline Boundary interpolated from title plan YY118274 and WYK756881.

Layout dependant on Statutory Services Information & subject to Highway approval.

Drainage strategy subject to further detailed design, subject to Phase I & II Geo-technical Survey and Drainage Assessment.

Boundary Treatments & Finish floor levels subject to further detailed design.

Aspect distances subject to agreement with local authority.

Pumping station shown indicatively. Subject to engineers detailed design.

Key

- Proposed trees to be removed, subject to confirmation.
- Existing tree root protection zones as indicated on 14850 Tree constraints plan by JCA.
- Existing tree to be retained / pruned back if necessary.
- Area of potential land grab. Subject to confirmation of Legal boundary.
- Secondary aspect.
- 240-litre wheelie bin.
- Informal unmade 'off road' route comprising of compacted earth. Localised tree obstructions to be managed on site in accordance with landscape consultants advice. Edge protection to be provided where necessary.
- Turfed / planted area - see soft landscaping design proposals for details of planting and new tree positions.
- Indicative area of P.O.S.
- 15 meter pumping station easement.

Boundary Treatment

- 1.1m high black powder coated metal railing.
- 1.1m close-boarded timber fence.
- 1.5m close-boarded timber fence.
- 1.5m close-boarded timber fence with 300mm trellis on top .
- 1.8m close-boarded timber fence.
- 1.8m lockable timber gate.
- 2.5m Acoustic fence see acoustic report for details
- 1.0m brickwork wall with piers and twice weathered artstone copings.

Retainment Key

- Proposed gravel board to engineers specification.
- Proposed flag on edge to engineers specification.
- Proposed retaining wall to engineers specification and design with edge protection.

Key

- Car parking space with access to electric vehicle charging
- * Indicative car charging point (wall mounted)
- ** Indicative car charging point (on post - protected cables supply below ground)

Note:

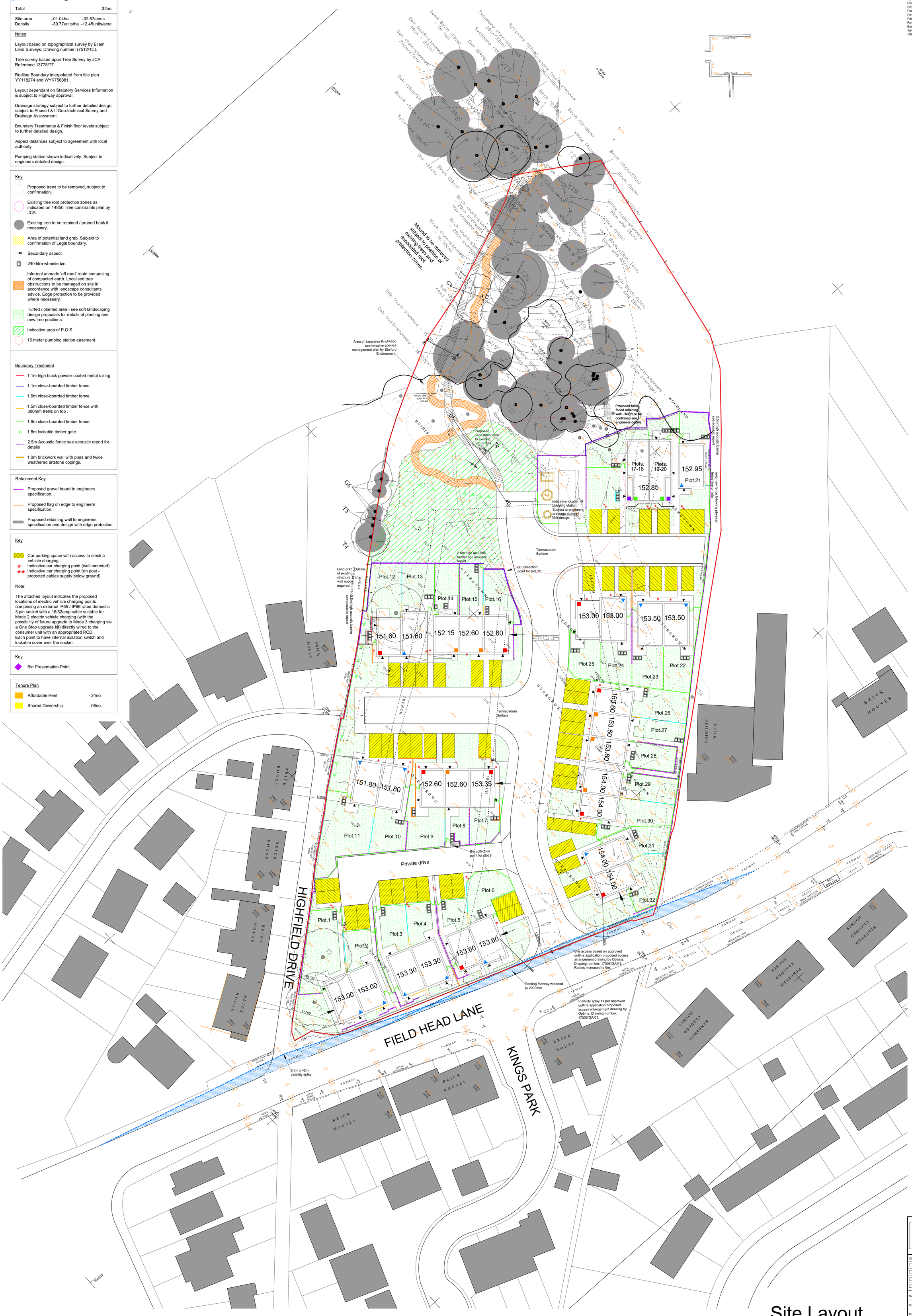
The attached layout indicates the proposed locations of electric vehicle charging points comprising an external IP65 / IP66 rated domestic 3 pin socket with a 16/32amp cable suitable for Mode 2 electric vehicle charging (with the possibility of future upgrade to Mode 3 charging via a One Stop upgrade kit) directly wired to the consumer unit with an appropriated RCD. Each point to have internal isolation switch and lockable cover over the socket.

Key

- Bin Presentation Point

Tenure Plan

Affordable Rent	- 24no.
Shared Ownership	- 08no.



STONEWATER

Drawing Status			
☐	preliminary	■	planning
☐	information	☐	tender
☐	comment	☐	construction
☐	approval	☐	record/as built

Scale	1:250 @ A0
Date	Nov 20
Drawn\Checked	AWSM\SH
Dwg.No	3001.09.603D

Site Layout
Field Head Lane
Birstall

1:250 SCALE BAR
0 1 2 5 10 20 Metres

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