EXTERNAL WORKS LEGEND

- Topsoil with turf shown thus
- Topsoil with plants shown thus
- PCC paved private footpaths & patio
- Black tarmac shared drive
- 1.8m high fence with pcc gravel boards below (o/a ht 1.95m) set between pcc posts
- Proposed shrub planted areas comprising :

Suggested varieties :

Aucuba "Crotonifolia"
Berberis darwinii
Buddleja "Black Knight"
Ceanothus Thrysiflorus "repens"
Cornus "Midwinter Fire"
Euonymus in variety
Forsythia "Lynwood"
Lonicera "Baggessons Gold"
Philadelphis "Silver Showers"
Photinia Fraseri "red robin"
Potentilla in variety
Spiraea in variety
Viburnum tinus
Weigela in variety

All grown in 3 litre containers at a planting density of 3 plants per m2 in groups of 6.

NOTE-

Plot 1 parking provision is 2 No. parking bays, Plot 2 parking provision is 1 No. attached garage (internal parking space 3m x 6m) and 2 No. parking bays on driveway. These exceed the Council's requirements of 2 spaces for a 2 or 3 bedroom dwelling.
Parking spaces will drain into the adjacent soft landscaped areas.

The foul water is proposed to be taken into the existing manhole and into the existing combined drain system.
The storm water drainage is proposed to be taken to new soakaways.

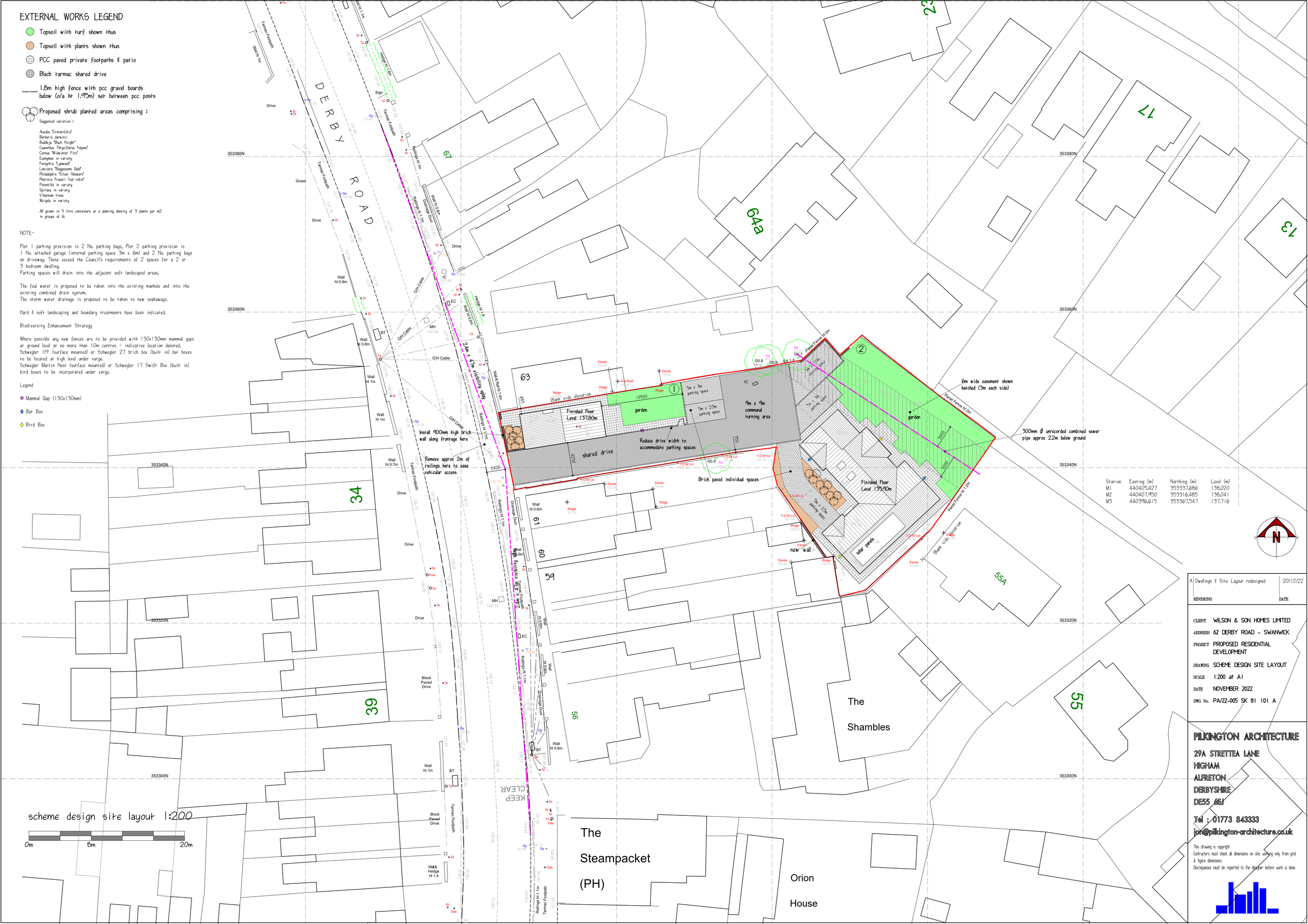
Hard & soft landscaping and boundary treatments have been indicated.

Biodiversity Enhancement Strategy

Where possible any new fences are to be provided with 130x130mm mammal gaps at ground level at no more than 10m centres - indicative location denoted.
Schwegler 1FF (surface mounted) or Schwegler 27 brick box (built in) bat boxes to be located at high level under verge.
Schwegler Martin Nest (surface mounted) or Schwegler 17 Swift Box (built in) bird boxes to be incorporated under verge.

Legend

- Mammal Gap (130x130mm)
- Bat Box
- Bird Box



scheme design site layout 1:200

0m 8m 20m

Station	Easting (m)	Northing (m)	Level (m)
M1	440405.427	353337.686	138.020
M2	440407.950	353316.485	138.041
M3	440396.615	353367.547	137.716

REVISIONS	DATE
A Dwellings & Site Layout redesigned	20/12/22

CLIENT WILSON & SON HOMES LIMITED
ADDRESS 62 DERBY ROAD - SWANWICK
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT
DRAWING SCHEME DESIGN SITE LAYOUT
SCALE 1:200 at A1
DATE NOVEMBER 2022
DWG No. PA/22-005 SK 81 101 A

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Contractors must check all dimensions on site working only from grid & figure dimensions.
Discrepancies must be reported to the designer before work is done.