

LEGEND :  
**PROPOSED TREES**  
Marshalls Tegula artificial stone  
setts colour ref : Traditional

Marshalls Chancey artificial stone flags colour ref : Grey/Green

Bonded gravel to roads as indicated

Red Line Ownership Boundary  
(All plots have full access rights to access drive)

**NOTES:**  
Foul drainage to be taken to soakways on site in the event that subsequent percolation tests indicate that ground conditions do not support soakways surface water drainage is to discharge to existing SW sewer in oaks wood drive subject to attenuation and balancing on site as required and agreement with BMBC drainage dept and Yorkshire water.

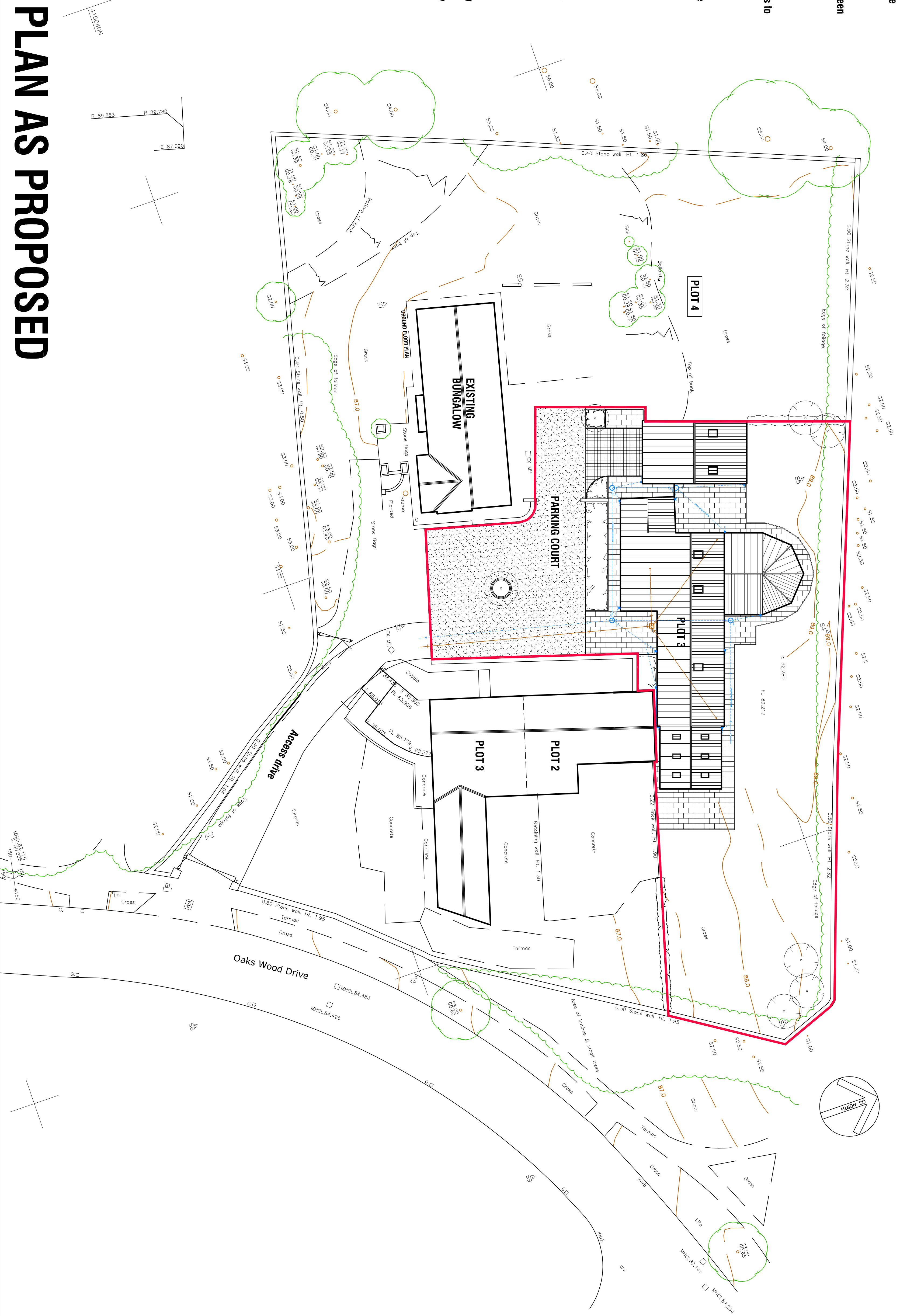
**DRAINAGE:**

**LANDSCAPING:**  
New tree planting as shown subject to detailed landscaping proposals to be submitted to the local authority for approval prior to commencement of works on site.

**BOUNDARIES:**  
Existing stone perimeter wall to be retained. internal boundary walls to rear gardens to be a mix of coursed stone up to a height of 1.8m providing privacy and 1.2m high traditional dry stone walls with irregular stone toppers within the central courtyard to enhance the setting of the historical buildings.  
Rear garden boundaries to be supplemented with beech or larch hedges where shown.

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# PLOT 3 SITE PLAN AS PROPOSED



Notes:

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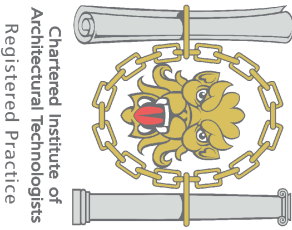
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Client: **MR P LISTER**

Project: **PLOT 3 OAKS FARM  
OAKS WOOD DRIVE  
DARTON , BARNSELY**

Date: **APRIL 2016**  
Ref: **02/31**

Scale: **AS INDICATED**  
Dwg. No.: **PL04**  
Rev: **A**



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