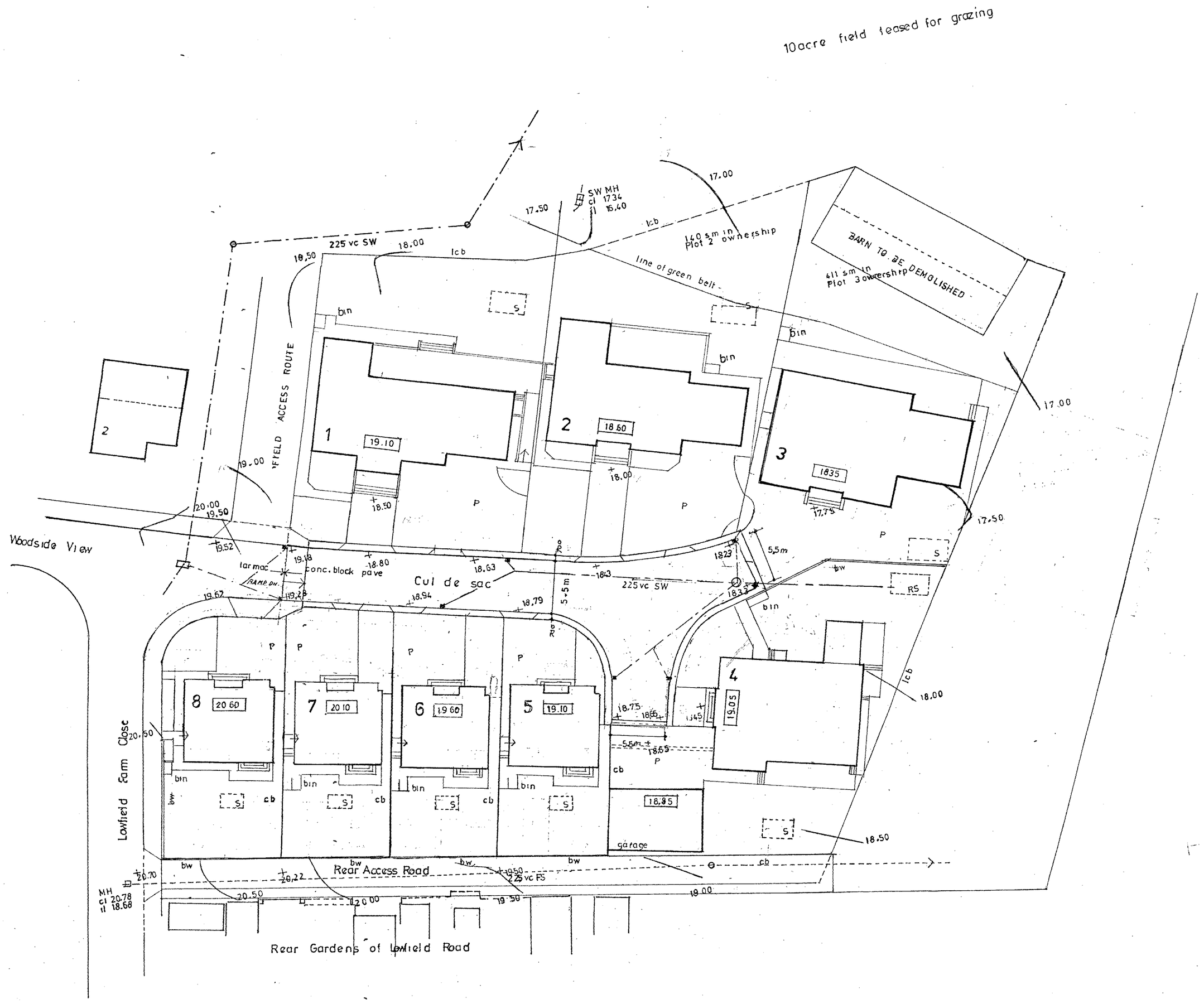


PLOT SCHEDULE & SIZES

| Plot No. | Plot Size SM. | Dwelling Footprint SM | Dwelling Floor Area SM Ground + First | Remarks |
|---|---|---|---|---|
| 1 | 689 | 203.14 | 387.92 | Ground floor incl. garage<br>First floor incl. balcony & voids |
| 2 | 835 | 188.60 | 355.70 | Ground floor incl. garage<br>First floor incl. galleries & voids |
| 3 | 909 | 211.21 | 422.82 | Ground floor incl. garage<br>First floor incl. balcony & voids & measured at floor level. |
| 4 | 669 | 177.81 | 337.38 | Ground floor incl. conservatory garage detached<br>First floor incl. balcony |
| 5 | 263 | 77.80 | 153.17 | Incl. void in first floor measure |
| 6 | 281 | 77.80 | 153.17 | Incl. void in first floor measure |
| 7 | 286 | 77.80 | 153.17 | Incl. void in first floor measure |
| 8 | 317 | 77.80 | 153.17 | Incl. void in first floor measure |

Plot areas are calculated to back edge of margins

Site area to plot 4 includes garage

KEY TO SYMBOLS

| | |
|---|---|
| bw | brick wall 1.8m height |
| cb | 1.8m timber close board fencing |
| lcb | 1.2 low timber close board fencing |

CONSTRUCTIONAL NOTES

ROADS

TARMAC On that section of road giving immediate site access from Lowfield Road to the development including that area of road dedicated to the provision of access to fields for agricultural purposes. Make good up to Lowfield Road in tarmac construction to Barnsley MBC Highways specification. Surface water to drain inwards

ROADS / MARGINS

CONCRETE BLOCK PAVINGS On that section of the adopted road providing access to the residential proposals construct roads and margins in accordance with the technical details and guidance of the South Yorkshire Highways Residential Design Guide. Provide ramped access to highways standard detail at transition between tarmac access area and cul-de-sac proposal

Road to be partial Infiltration system design with cross camber and long falls 1:80

Form turning head at cul-de-sac to satisfy specific refuse vehicle tracking requirements

DRIVES

Drives to be laid to falls away from crossover level ensuring inward percolation

DRAINAGE

SURFACE WATER

| | |
|---|---|
| Roads<br>Tarmac | Glazed vitrified clay 150 diam. to Drainage Boards Mill Dike |
| Permeable<br>Block Paved | Partial infiltration system to block paved areas 100diam<br>Inverted perforated drains at sub-grade level trenched to Mill Dike 150diam drain in infiltration trench filled single sized gravel stone to allow water to permeate into the soils |
| Residences | To soakaways site tested |

FOUL SEWERS

| | |
|---|---|
| Residences | To existing foul drain in Acorn Park 150 vc to Plantation Close |

AMENDMENTS

| DATE | NO. | DESCRIPTION |
|---|---|---|
| 02/01/19 | 1 | SHOW GREEN BELT LINE EAST OF PLOTS 3 + 4 AMEND RED LINING TO EXCLUDE GREEN BELT LAND TO INCLUDE ADDED LAND 331m TO PLOT 3 |
| 16/01/19 | 2 | AMEND SITING PLOT 3 HOUSE |
| 16/01/19 | 3 | AMEND HIGHWAYS REQUIREMENTS. SHOW PARKING. |
| 16/02/19 | 4 | REVISE ROAD LAYOUT ADJUST TURNING HEAD |

PROPOSED RESIDENTIAL DEVELOPMENT LOWFIELD FARM,
LOWFIELD FERM CLOSE, BOLTON UPON DEARNE ROTHERHAM S
SITE LAYOUT DRAWING
Scale 1 : 250

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