

Site Plan

Notes.

All survey & boundary information supplied by client & is based on a topographic survey prepared by M Smith Surveys.

Site Area - 0.948 hectares / 2.34 acres [total of red line areas]

House Type Schedule.

HL70A - 2 Bedroom town house - 3 Block - 6
HL70A - 2 Bedroom town house - 4 block - 4
HL89/95 - 3 Bedroom semi-detached house - 14
HL94 - 3 Bedroom semi-detached house - 10
HL89/95 - 3 Bedroom town house - 3 block - 3
HL89/95 - 3 Bedroom town house - 4 block - 4

Total No. Units - 41

BOUNDARY TREATMENTS

Location & style of boundary treatment shown thus:

Type F1 — 1800mm high vertical boarded fence

Type F2 — 1800mm high brick wall

Type F3 — 900mm high black cast iron railings

Type F4 — 1800mm high brick pier & timber panel fence

Note: All rear boundaries are to be type F1 fences.

LANDSCAPING DETAILS

TREES
A - Acer Campestre
B - Betula Pendula
C - Malus Floribunda
D - Prunus Padus
E - Sorbus Joseph Rock

New tree to be planted

All trees to be 8 - 10cm girth [standards] 2.75 - 3.00m high with stacks 75mm dia. extending 300mm into the head of the tree. Trees to be twice tied with durable rubber ties. Bone meal & peat to be added to the root system at the time of planting.

The front gardens are to be planted with a variety of shrubs to be specified by the individual house occupants.

EXTERNAL MATERIALS
Audley Red Mixture bricks.
Off white render.
Calderdale Slate concrete tiles.

EXISTING SEWERS

Existing surface water sewer shown thus:

Existing foul sewer shown thus:

Note: The location of the existing sewers & manholes are based on the accurate topographic land survey & Yorkshire Water sewer records. A 3.0m easement to each side of the existing sewers is shown coloured pink.

Date: June 2018	Drawn: R.W. Saxton.
Drawing Title: Site Plan	
Drawing No. 18.012.2	Scale: 1/500 @ A1 size

Project Title:

Proposed Residential Development at Pearson Crescent, Wombwell, Barnsley for Hoober Ltd.

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