TREE KEY

- T1 Malus 'Sylvestris' height 150-200cm, pot size 10L
- T2 Malus x Floribunda height 150-200cm, pot size 10L
- T3 Sorbus Aucuparia 120-150cm, pot size 10-12L

EXTERNAL FINISHES KEY

- Macadam Road Finish
- Permeable Block Paving
- Patio Paving
- Soft Landscape - Grass

N

SCALE BARS

1:50 (mm)	1000	2000		
1:100 (mm)	1000	3000	5000	
1:200 (mm)	2000	4000		
1:500 (m)	5	15	25	
1:1250 (m)	10	30	50	70

GENERAL NOTES

The contractor is to check all setting out dimensions are in accordance with the project specific drawings as approved by the planning department prior to commencing construction works. Contact Epoch Architecture Ltd as required for clarification.

All building work is to conform with the 2010 Building Regulations and all subsequent revised documents and to the satisfaction of the building control officer.

Works to be completed in strict accordance with all project specific documents produced in accordance with the CDM Regulations 2015.

It remains the duty of the client and contractor to establish all legal boundaries on site.

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KEY

F.C.	-	Floor - Cill Height
C.H.	-	Head Height
D.H.	-	Door Head Height
(2350)	-	Floor - Ceiling Height
(E)F.W.I.C.#	-	Existing Foul Water Inspection Chamber
(E)S.W.I.C.#	-	Existing Surface Water Inspection Chamber
(E)C.W.I.C.#	-	Existing Combined Water Inspection Chamber
(E)F.W.M.H. #	-	Existing Foul Water Manhole
(E)S.W.M.H.#	-	Existing Surface Water Manhole
(E)C.W.M.H.#	-	Existing Combined Water Manhole
(P)	-	Denotes Proposed
RWP.	-	Rainwater Pipe
SVP.	-	Soil Vent Pipe
S.S.	-	Sub-Stack
G.	-	Gulley
BIG.	-	Back Inlet Gulley
M.J.	-	Movement Joint

EXISTING MIXED HEDGEROW TO NORTH, SOUTH AND WEST BOUNDARY TO BE RETAINED. MINOR MAINTENANCE WORKS TO BE COMPLETED OUTSIDE BIRD BREEDING SEASON MARCH - AUGUST INCLUSIVE

PROPOSED TREES TO BE PLANTED WHERE INDICATED THUS, SEE TREE KEY FOR FURTHER DETAILS

EXISTING MIXED HEDGEROW TO NORTH, SOUTH AND WEST BOUNDARY TO BE RETAINED. MINOR MAINTENANCE WORKS TO BE COMPLETED OUTSIDE BIRD BREEDING SEASON MARCH - AUGUST INCLUSIVE

EL 185.22 RL 187.41

PROVIDE MIXED CLIMBERS ALONGSIDE TRELLIS FENCING TOALONG EASTERN BOUNDARY CONSISTING 1NO PLANT PER 2M RUN OF FENCING ALONG THE BOUNDARY WITH A MIN. OF 5NO. PER PLOT;

LONCIERA PERICLYMENUM
CLEMATIS MONTANA
HEDERA COLCHICA
HYDRANGEA PETIOLARIS

FIX 1800MM HIGH CLOSE BOARDED TIMBER FENCE TO TOP OF EXISTING WALL TO THE REAR OF PLOTS 6 - 9. NEW FENCE TO RUN ALONGSIDE EXISTING OPEN LATTICE FENCE TO SCHOOL

CAREFULLY BUILD UP EXISTING OPENING BETWEEN GATE PIERS IN RE-CLAIMED STONE TO MATCH THE EXISTING. BACKFILL EXISTING STEPPED ACCESS AREA WITH EXCAVATED MATERIAL AND PLANT NEW HEDGE OF MATCHING SPECIES TO THE EXISTING

PROVIDE 1200MM HIGH FACING BRICK WALL TO FORM BIN STORE

TEMPORARY 'COLLECTION DAY' BIN STORE FOR PLOTS 1 - 5

EXISTING ACCESS MADE REDUNDANT TO BE MADE GOOD WITH FULL HEIGHT KERB, MACADAM SURFACING AND TACTILE PAVING AS INDICATED

SURFACE WATER INTERCEPTOR TO BE PROVIDED AT SITE ENTRANCE TO PREVENT SURFACE RUN-OFF ONTO HIGHWAY. SURFACE RUN-OFF TO BE TAKEN TO ATTENUATION SYSTEM

TEMPORARY 'COLLECTION DAY' BIN STORE FOR PLOTS 6 - 9. EXISTING HEDGE TO BE REMOVED TO EXTENT INDICATED TO ALLOW PROVISION OF TEMPORARY BIN STORAGE

SIGN TO BE ERECTED AT SITE ENTRANCE READING "THE HOMESTEAD RESIDENTS PARKING ONLY". SIGN TO BE ERECTED PRIOR TO FIRST OCCUPATION

NOTE: THE PROPOSED FOUL DRAINAGE LAYOUT IS INDICATIVE AND MAY BE SUBJECT TO CHANGE!

Garden 82sqm
Garden 63sqm
Garden 64sqm
Garden 60sqm
Garden 77sqm
Garden 98sqm
Garden 78sqm
Garden 62sqm
Garden 72sqm

PLOT 5 FFL 181.400
PLOT 4 FFL 181.400
PLOT 3 FFL 181.400
PLOT 2 FFL 181.400
PLOT 1 FFL 181.400
PLOT 9 FFL 182.600
PLOT 8 FFL 182.600
PLOT 7 FFL 182.400
PLOT 6 FFL 182.400

Vehicular Turning Head

Proposed 4500mm wide access road

RP2A 180.79
RP2B 181.36
RP2C 181.05
RP03 181.41
RP05 180.58
RP06 180.26
RP08 181.55

Gunn Street
John Street

Revision	Description	Date
Client	Mr Garcha	
Project	The Homestead John Street, Biddulph 9no. New Dwellings	
Drawing Title	Proposed Site Plan	
Drawing Ref.	P187 - 201	Rev.
Date	05/09/19	Scale 1:100 Size A1
Status	Feasibility / Bldg. Regs / Planning / Tender / Contract / Construction	

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