



0m 10m 30m 60m

SCALE 1:500

LEGEND

Boundary Treatments:

- 1.8m high timber close boarded fence
- 1.2m high timber hit and miss fence
- Retaining structure - refer to engineers details

Refer to boundary treatment layout and details for further information

- Main entrance door
- Secondary entrance door
- Lockable personnel gate (to match main fence)
- Planning Boundary Line
- Proposed landscaping (indicative only refer to separate landscaping plan for further details)
- Refuse and recycling:
 LA Waste Provision
 LA bins to be placed onto permanent paved area.
 900X1800mm flag base to bin storage area
- Existing vegetation



Surface & foul water easement position shown hatched

Reconstruct existing footpath along site frontage. Currently indicated as 900mm verge and 2000mm wide footpath

Surface & foul water easement position shown hatched

Existing wall along Western Boundary to remain

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House Type	Occupancy	Buld Format	GIA		No.	%
			ft ²	m ²		
Holt	2 Bed 4 persons	Semi Detached	872	81.0	8	44.4%
Dalby	3 Bed 5 persons	Semi Detached	872	81.0	10	55.6%
TOTAL			15696	1458	18	100.0%

	Acres	Hectares	AREA DENSITY	12866	ft ² / acre
SITE AREA (GROSS)	1.22	0.49			
SITE AREA (NET)	1.22	0.49			
UNIT DENSITY (NET)	15	Units/Acre			
	36	Units/Hectare		2954	m ² / hectare

PROVISIONAL ISSUE

NOTE : THE RED LINE INDICATES THE PROPOSED PLANNING APPLICATION BOUNDARY AND IS SUBJECT TO CONFIRMATION. ALL LEGAL BOUNDARIES SHALL BE CONFIRMED BY THE CLIENT. THIS DRAWING IS BASED ON A TOPOGRAPHICAL SURVEY PROVIDED BY A THIRD PARTY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL THIRD PARTY ENGINEERING PROPOSALS. THE TREES INDICATED ON THIS DRAWING REPRESENT THOSE CONTAINED WITHIN THE TOPO SURVEY PROVIDED. FOR PROPOSED TREES AND LANDSCAPING PROPOSALS, PLEASE REFER TO SEPARATE ARCHITECTS' PROPOSALS.

IMPORTANT NOTE:
 This layout is based on an Ordnance Survey Plan and therefore actual boundaries and layout may vary following results of Site Topographical Survey and Title Boundaries

Rev	Details	Date	By	Chk
A	1800mm fencing to be close boarded in lieu of feather edge.	06.10.20	H51	H51
	DATE	01.11.19	DRAWN	H51
	SCALE	1:500@A2	CHK	H51

Meadow Road, Mirehouse

Planning Layout

Dwg No H51-1027-001 Rev A

Home Group

