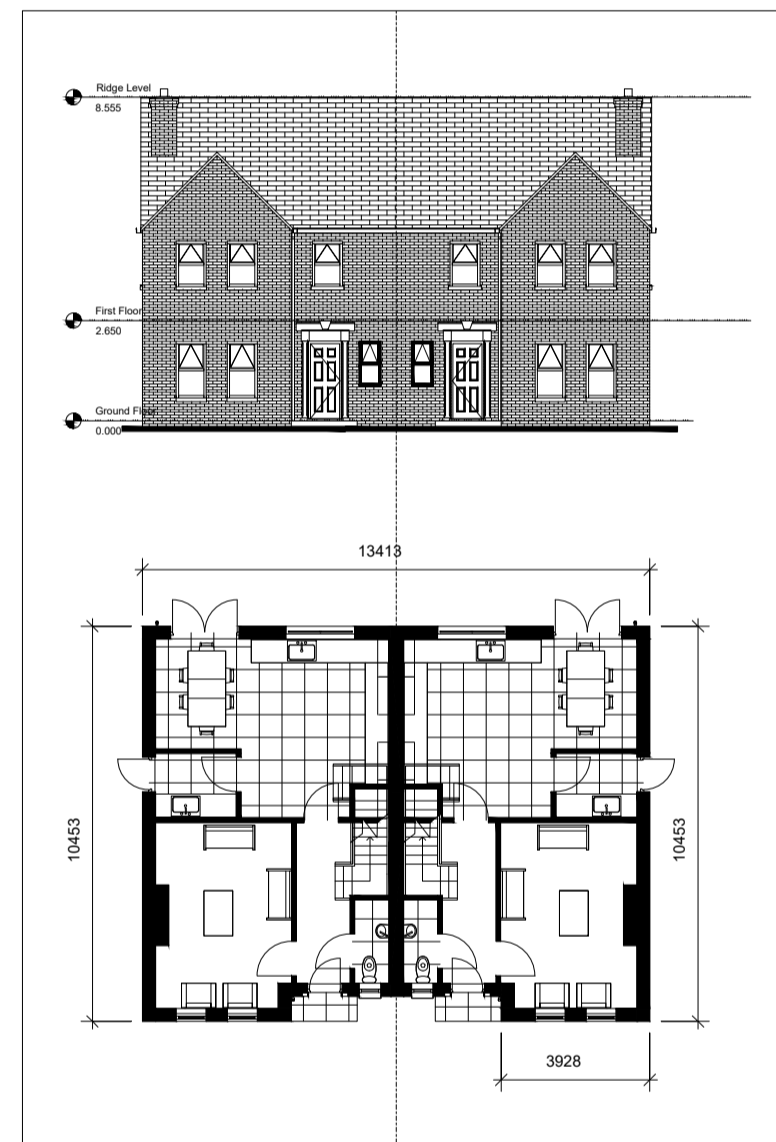
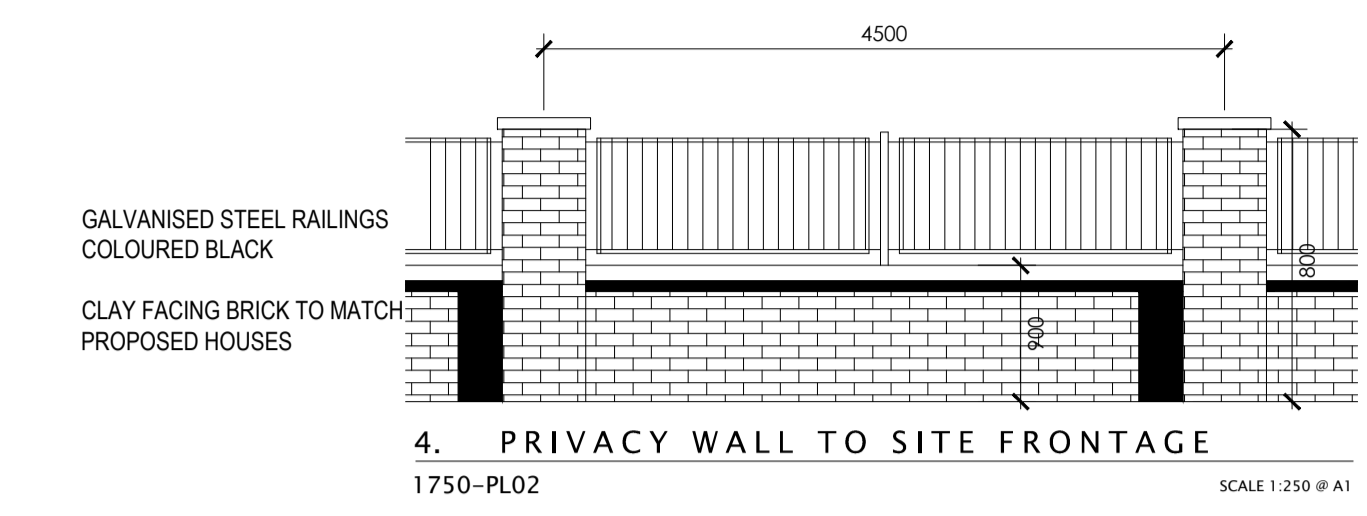


2. PROPOSED HOUSE TYPE A
FOUR BED 2 STOREY DETACHED



3. PROPOSED HOUSE TYPE B
FOUR BED 2 STOREY SEMI DETACHED



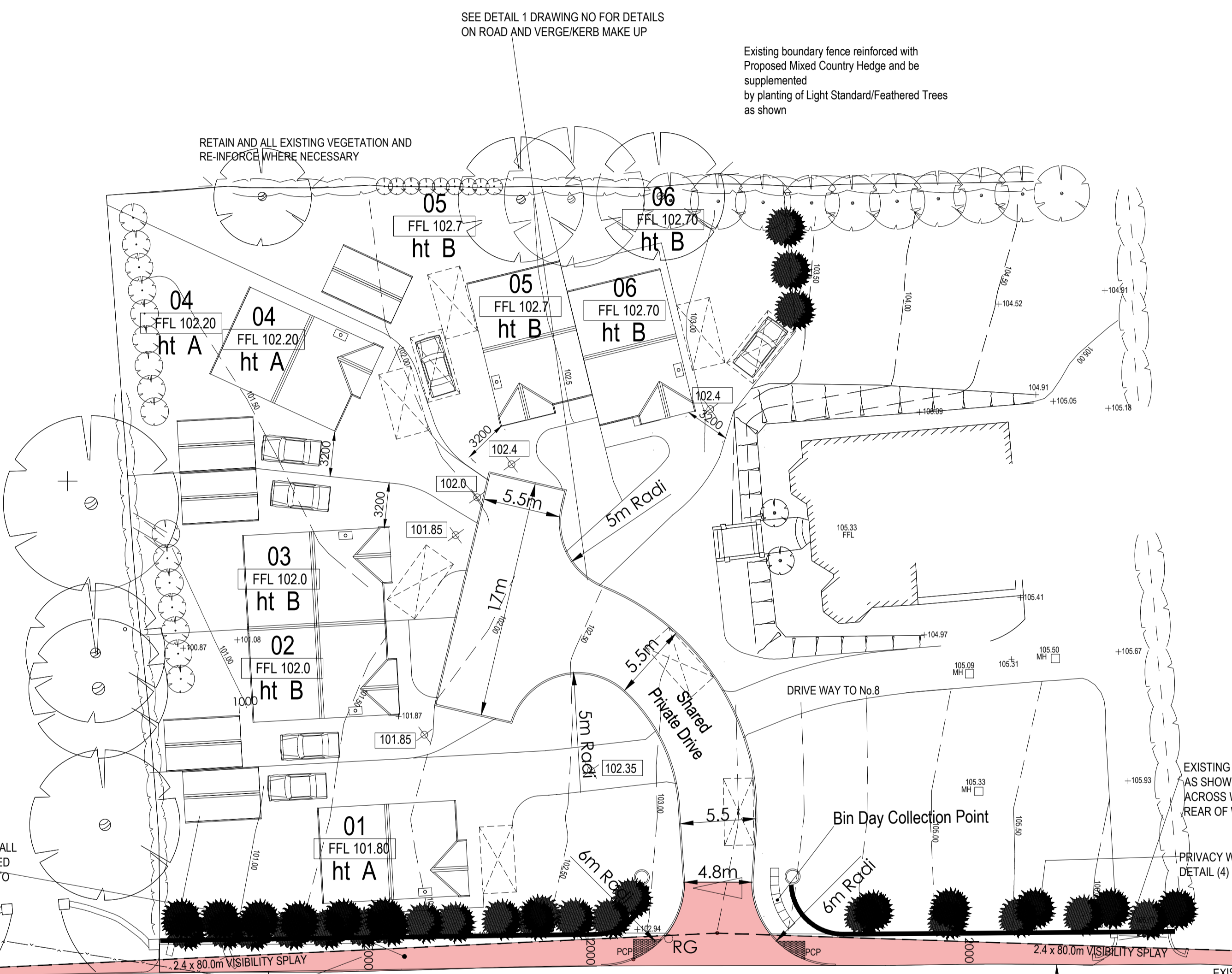
4. PRIVACY WALL TO SITE FRONTAGE
1750-PL02

- Notes:-**
- Each dwelling shall be provided with a 100mm dia. foul and 150mm dia. storm pipeline to the public sewer - Domestic manholes/inspection chambers to be provided at not more than 12.5m from the public sewer.
 - All materials and components used in the construction of the sewerage systems shall conform with the current edition of the "Standard Specification for Water & Sewerage Schemes" as prepared by the Scottish Development Department with the following amendments: (a) All uPVC pipes and fittings to B.S.4600: B.S.5481. (ii) All vitrified clay pipes and fittings to B.S.65. (iii) All concrete pipes and fittings and joints to B.S.5911. (iv) Concrete bricks for manholes to B.S.6073. (v) Manhole covers and frames to B.S.497. In roads and driveways - Heavy Duty type MA-60. In footpaths, verges and gardens - Medium Duty type MB2-60. (vi) All gully gratings to B.S.497 - Type GA2/325D.1.
 - Where sewers pass under roads, footpaths or driveways, the minimum cover depth to the crown of any pipeline shall be 1200mm, where sewers pass under verges, gardens etc. the minimum cover shall be 750mm. Where sufficient cover cannot be obtained sewer pipes shall be surrounded with 150mm thick concrete of Class C20P20 or subject to the Water Service's Sub-Divisional Engineer's approval, surrounded with 150mm compacted thickness of Type 'C' granular material raftered over with 150mm thick layer of lean mix concrete - all or else as specified to B.S.5911: Part 1: Table 2.
 - All pipelines of less than 300mm nominal bore to be laid on a Class 'E' granular bedding - all or else as specified.
 - Where possible main channel inverts through manhole shall be vitrified clay, uPVC lipped and chipped channels of approved manufacture (Bret Martin or Wavin) may be used where prior approval has been granted by the Sub-Divisional Engineer of DoE (NI) Water Service.
 - Where possible domestic sewers shall be connected to manholes on the main sewers, where connections are made direct to pipeline all work should accord with Clause 514 of the Specification in 2 above.
 - The gradient of private driveways shall not exceed 1 in 12.5 for a distance of 5.0 metres back from the road edge or public footpath whichever is appropriate. All single driveways to be 3.2m wide min., all double driveways to be 5.3m wide min.
 - Where directed by the DRD (NI) Roads Service Section Engineer or his appointed representative, french drains to be laid adjacent to new estate roads.
 - All speed constraint islands / strips / bends etc to be finished with paving blocks to carriageway construction standard detail.
 - Road Construction Details to be as shown on standard road detail drawings and road sections.
 - Where otherwise shown standard finish for roads and footpaths to be:
Roads.....w.c.bitmac
Footpaths.....w.c.asphalt
see drawing for any further surfaces.
 - All roadworks to be in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 as amended by The Private Streets (Construction) Regulations (Northern Ireland) 2001 unless otherwise agreed in writing.

RETAIN AND ALL EXISTING VEGETATION AND RE-INFORCE WHERE NECESSARY

WHERE HATCHED AS SHOWN NO STRUCTURE TO BE BUILT 3M EITHER SIDE OF PUBLIC SEWER PROVIDING MIN 6M WAYLEAVE.

EXISTING ACCESS CLOSED WITH PRIVACY WALL AS SHOWN AND 2M FOOTPATH CONSTRUCTED ACROSS WITH SUPPLEMENTARY PLANTING TO REAR OF WALL.

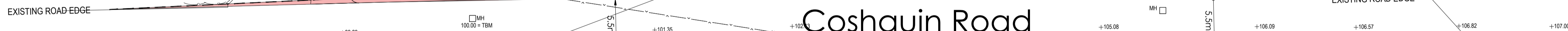


LANDSCAPE AREAS TO BE OF A RURAL NATURE COMBINED WITH INDIGENOUS PLANTS AND SPECIES AS DESIGNED AND SPECIFIED BY LANDSCAPE ARCHITECT.

- Specimen Trees in Informal Shrub Mix areas and within Open Spaces:
- Betula pendula (Bpe) - planted as Light Standards
 - Prunus avium (Pa) - planted as Light Standards
 - Sorbus aria 'Lutescens' (Sal.) - planted as Selected Standards
 - Sorbus aucuparia (Sau) - planted as Light Standards

Unless otherwise specified Road and Footpath finishes to be as follows:-
roads w.c. bitmac
footpaths w.c. asphalt

NB. ALL NEW ROAD MARKINGS INCLUDING ALL BROKEN / SOLID LINES, HATCHING & ARROWS ETC. TO BE PROVIDING IN ACCORDANCE WITH DOE ROADS SERVICE TRAFFIC DEPARTMENTS' DETAILS AND SPECIFICATION.
NOTE:
ALL WHITE LINING & SIGNAGE FOR ROADS TO BE PROVIDED BY DEVELOPER AT DEVELOPERS OWN EXPENSE IN ACCORDANCE WITH TRAFFIC SIGNS MANUAL CHAPTER 5 ROAD MARKINGS 2003



Coshquin Road

2M WIDE FOOTPATH TO BE CONSTRUCTED ALONG SITE FRONTAGE TO COSQUIN ROAD.

STORM DRAINAGE TO DISCHARGE TO MAINS SYSTEM AS SHOWN, UNLESS OTHERWISE DIRECTED BY PUBLIC AUTHORITY AND WHERE AT ALL POSSIBLE, ALL FOUL AND STORM TO BE KEPT SEPARATE AT ALL TIMES AS SHOWN. PROVIDE min 225mm DIA STORM DRAINAGE

LOCATE EXISTING PUBLIC MAINS DRAINAGE FOR FOUL CONNECTIONS, UNLESS OTHERWISE DIRECTED BY PUBLIC AUTHORITY AND WHERE AT ALL POSSIBLE, ALL FOUL AND STORM TO BE KEPT SEPARATE AT ALL TIMES AS SHOWN. PROVIDE 150mm DIA CONNECTION TO FOUL

DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE PUBLIC ROAD. SIMILARLY THE EXISTING ROAD DRAINAGE MUST BE ACCOMMODATED WHERE APPROPRIATE AND MEASURES MUST BE TAKEN TO PREVENT ROAD SURFACE WATER FROM FLOWING ONTO THE ACCESS. PROVIDE PATENT PRE-CAST ROAD GULLIES ALL DISCHARGING AS SHOWN TO PROPOSED STORM DRAINAGE SYSTEM.

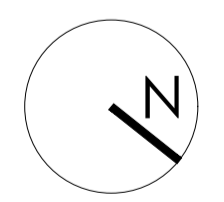
ALL POPs AT JUNCTIONS TO HAVE TACTILE SURFACE FINISH
TACTILE PEDESTRIAN CROSSING POINT
Footway dashed over this area with no abrupt change of slope (max. gradient 1:12)
10mm maximum Upstand

VISIBILITY SPLAYS / RADII
THE AREA WITHIN THE VISIBILITY SPLAYS / RADII SHALL BE CLEARED TO PROVIDE A LEVEL SURFACE NO HIGHER THAN 250MM ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY AND SHALL BE RETAINED AND KEPT CLEAR THEREAFTER. ANY POLE OR COLUMN MATERIALLY AFFECTING VISIBILITY MUST ALSO BE REMOVED. NO WORK SHALL COMMENCE ON SITE UNTIL THE VISIBILITY SPLAYS HAVE BEEN PROVIDED.

GRADIENT
WHERE THE VEHICULAR ACCESS CROSSES A FOOTWAY, THE ACCESS GRADIENT SHALL BE BETWEEN 4% (1:25) MAXIMUM AND 2.5% (1:40) MINIMUM AND SHALL BE FORMED SO THAT THERE IS NO ABRUPT CHANGE OF SLOPE ALONG THE FOOTWAY.

GATES / SECURITY BARRIERS
ENTRANCE GATES, WHERE ERRECTED, SHOULD BE SITED SO THAT WHEN OPEN THEY DO NOT PROJECT OVER THE FOOTWAY, VERGE, OR CARRIAGEWAY.

1. PROPOSED SITE PLAN
1750-PL02



TOTAL UNITS
6

PLANNING ISSUE
NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	CHK'd	Project
A	May19	Amends for DFI Roads	JB	JB	PROPOSED HOUSING DEVELOPMENT @ THE COSQUIN ROAD, DERRY
B	May20	Amends for DFI Roads			
C	May20	Amends for DFI Roads			
D	Aug20	Amends for Planning			
E	Sept20	Amends for Planning			
F	Apr21	Amends for Planning			
H	May22	Amends for Planning			
G	Nov22	Amends for Planning			
J	Mar23	Amends for Planning			

Client: Mr. MARK MCCORMACK
Drawing Status: PLANNING ISSUE
Drawing: PROPOSED SITE PLAN
Scale: As shown
Date: DEC.17
Rev: JB
Drawn: CWKT

JOHN BRADLEY ARCHITECT

