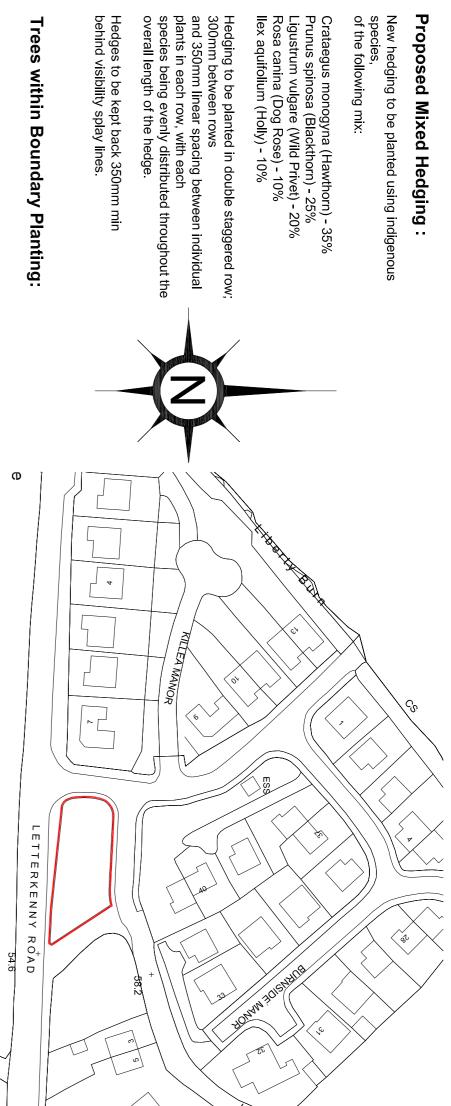


## **Proposed Site** Plan

Scale: 1:200



### Hedging to be planted in double staggered row; 300mm between rows and 350mm linear spacing between individual plants in each row, with each species being evenly distributed throughout the overall length of the hedge. edges to be kept back 350mm min shind visibility splay lines.

Trees within Boundary Planting:

 $\Phi$ 

Location

Map

Betula pubescens (Bpu) - planted as Standards Prunus avium (Pa) - planted as Standards Sorbus aucuparia (Sau) - planted as Standards

## Landscaping Key



Proposed mixed hedge

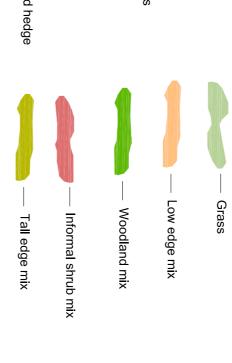
DRAINAGE

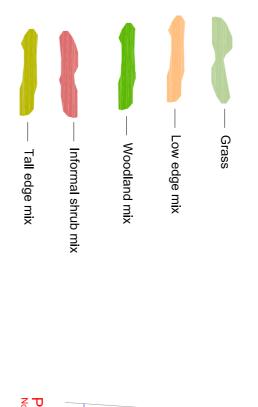
Drainage shall be provided where ne water from the access flowing onto the Similarly the existing road drainage ne accommodated where appropriate are be taken to prevent road surface wat the access. The appropriate drainage must be detailed on the plan.

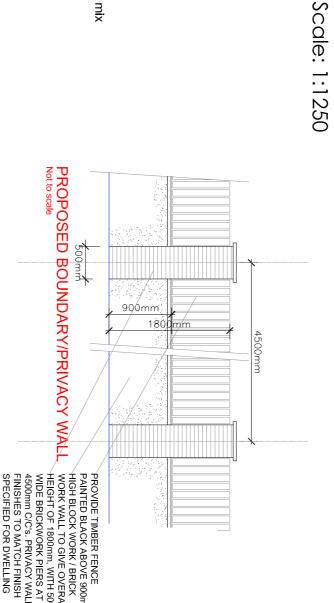
here necessary to prevent g onto the public road. ginage must be priate and measures must ace water from flowing onto drainage arrangements

is the Applicant's responsibility to ensure that surface ater from the roof of the development does not flow no the public road, including the footway.

pen drains or outlets in the road verge shall be piped the satisfaction of Trasport NI. Watercourses behind/front of a hedge/ fence line shall be piped to the tisfaction of the Rivers Agency...







PARKING / TURNING
The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and then exit in forward gear. (Private drives  $18 \text{ m} \times 3.2 \text{ m}$ . Over  $3 \text{ bedrooms require } 24 \text{ m} \times 3.2 \text{ m}$ ).

POLES/COLUMNS

Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. No work shall commence on site until the visibility splays have been provided. VISIBILITY SPLAYS
Visibility splays must be HEDGES, ETC

Any hedges/walls/fences/trees/shrubs etc (of any height) visibility splays shall be removed. VISIBILITY SPLAYS

The area within the visibility splays 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. ated in front of the

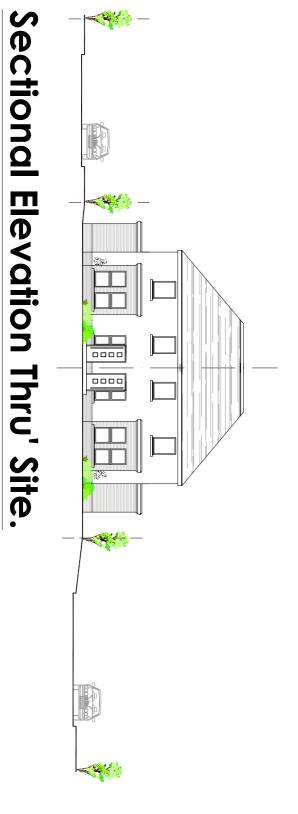
GRADIENT

adient of the access shall not exceed 1:12.5 (8%) er the first 5 metres outside the road boundary. i.e. om the back of the verge/ back of footway / fence-line. tige of carriageway.

ATES / SECURITY BARRIERS

ntrance gates, where erected, should be sited at least metres from the edge of the carriageway. Where this not possible, they shall be sited so that when open ey do not project over the footway, verge, or arriageway.

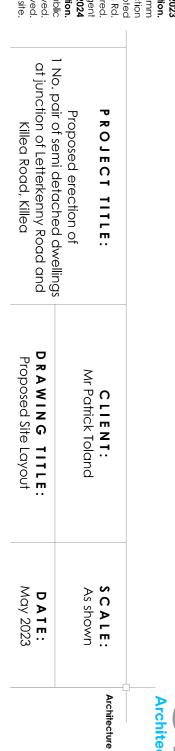
FENCE/WALL
The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.



DRIVEWAY WIDTH Minimum width 3.2 m. Max

# Elevatio

Scale: 1:200 PROJE CT TITLE:



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