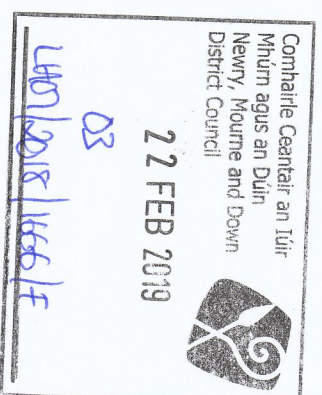


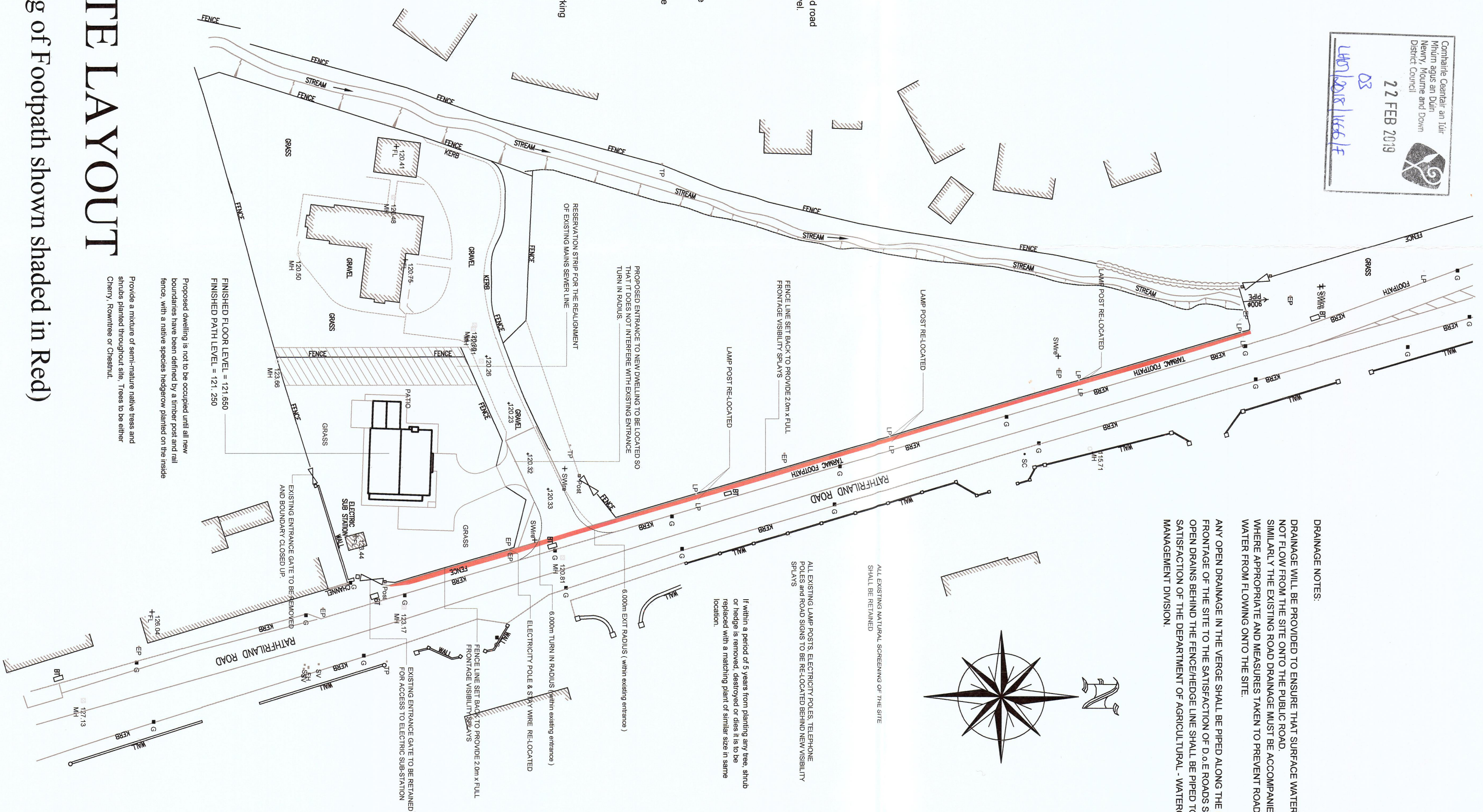
PROPOSED TWO STOREY DETACHED DWELLING OPPOSITE NO 9 RATHERLAND ROAD, HILLTOWN. for DIANNE, MICHELLE & PAUL MAGINN.

DATE - FEB" 2019
SCALE - AS SHOWN
DRG No - KNH/18/02a



Notes to Block Plan -

1. Visibility splays to be 2.0 x Full Site Frontage. Areas betw. sight lines and road edge to be leveled to verge level, i.e. maximum of 150mm above road level.
2. Walls, fences, hedges, poles, trees etc... to be kept behind sight lines.
3. Minimum turn - in radius to be 6.0m, and minimum exit radius to be 6.0m.
4. Minimum width of access to be 5.0m.
5. The gradient of the entrance for a distance of 10.0m from the back of the verge should not exceed 1 in 12.5.
6. Where necessary, drainage should be provided to prevent water from the access flowing out on to the carriageway.
7. Entrance gates should be sited at least 5.0m back from the edge of the carriageway and same not to open towards carriageway.
8. Turning and parking facilities to be provided on the site.
9. No constructional work to be undertaken until the visibility splays and parking space of the carriageway have been provided.



DRAINAGE NOTES:
DRAINAGE WILL BE PROVIDED TO ENSURE THAT SURFACE WATER DOES NOT FLOW FROM THE SITE ONTO THE PUBLIC ROAD SIMILARLY THE EXISTING ROAD DRAINAGE MUST BE ACCOMPANIED WHERE APPROPRIATE AND MEASURES TAKEN TO PREVENT ROAD SURFACE WATER FROM FLOWING ONTO THE SITE.
ANY OPEN DRAINAGE IN THE VERGE SHALL BE PIPED ALONG THE ENTIRE FRONTAGE OF THE SITE TO THE SATISFACTION OF D.O.E ROADS SERVICE. OPEN DRAINS BEHIND THE FENCE/HEDGE LINE SHALL BE PIPED TO THE SATISFACTION OF THE DEPARTMENT OF AGRICULTURAL - WATERCOURSE MANAGEMENT DIVISION.

ALL EXISTING NATURAL SCREENING OF THE SITE SHALL BE RETAINED

ALL EXISTING LAMP POSTS, ELECTRICITY POLES, TELEPHONE POLES AND ROAD SIGNS TO BE RE-LOCATED BEHIND NEW VISIBILITY SPLAYS

It within a period of 5 years from planting any tree, shrub or hedge is removed, destroyed or dies it is to be replaced with a matching plant of similar size in same location.

PROPOSED ENTRANCE TO NEW DWELLING TO BE LOCATED SO THAT IT DOES NOT INTERFERE WITH EXISTING ENTRANCE TURN IN RADUS

RESERVATION STRIP FOR THE REALIGNMENT OF EXISTING MAINS SEWER LINE

FINISHED FLOOR LEVEL = 121.650
FINISHED PATH LEVEL = 121.250

Proposed dwelling is not to be occupied until all new boundaries have been defined by a timber post and rail fence, with a native species hedgerow planted on the inside

Provide a mixture of semi-mature native trees and shrubs planted throughout site. Trees to be either Cherry, Rowanite or Chestnut.

scale - 1:500.
PROPOSED SITE LAYOUT
(Area required for widening of Footpath shown shaded in Red)