PHASE 1 - PREVIOUSLY APPROVED

SCHEDULE OF DWELLING TYPES				
TYPE	FORM	BEDS	GARAGE	NUMBER
DOGWOOD	DETACHED	3	DOUBLE	6
ELM	DETACHED	4	DOUBLE	2
ASPEN	TERRACED	3	SINGLE	4
BEECH	TERRACED	3	SINGLE	4
FIR	BUNGALOW	3	DOUBLE	1

DRAINAGE.
ALL DRAINS TO BE LAID IN ACCORDANCE WITH SECTION 2 OF APPROVED DOCUMENT H.DRAINS TO BE RODENT & GAS SEALED WITH FOAM OR FIBREGLASS SEALANT FLEXABLE MATERIAL, CAGES OVER VENT STACKS AND SOLID PLASTIC COVERS AT GROUND LEVEL. PIPES TO BE THOROUGH LY BEDDED & PROTECTED FROM SETTLEMENT. NO DRAINS ADJACENT TO BUILDINGS TO BE LOWER THAN THE FOUNDATIONS. WHERE PIPES ARE ENCASED 100mm CONCRETE , BACKFILL TO BE SEPARATED WITH 75 mm COMPRESSABLE MATERIAL & RC SLAB WITH FLEXABLE JOINTS TO BE PROVIDED THROUGH CONCRETE AT PIPE JOINTS

• — — — — SOAKAWAY AND ROUTE OF SURFACE WATER DRAIN

·· ROUTE OF FOUL SEWER & MH/RE

□ OIL TANK 2100L, 2000mm FROM HOUSE & 750mm FROM SHED/GARAGE & SITE BOUNDARY.



SCHEDULE OF DWELLING TYPES				
TYPE	FORM	BEDS	GARAGE	NUMBER
DOGWOOD	DETACHED	3	DOUBLE	6
ELM	DETACHED	4	DOUBLE	2
ASPEN	TERRACED	3	SINGLE	5
BEECH	TERRACED	3	SINGLE	4
CHERRY	SEMI	3	SINGLE	6
HAWTHORN	BUNGALOW	3	DOUBLE	8

LEAP to be equipped with a swing, rocking/see saw, litter bin and to be fenced; all to SHDC leisure dept requirements.
Equipment to be supplied by Wicksteed Leisure Ltd., SMP.,or Record..

KEY TO PLANTING

A	Common ash	Fraxinus excelsior
H	Holly	Ilex aquifolium J C van Tol
MT	Crab apple	Malus tschonoskii
PA	Wild cherry	Prunus avium Plena
SA	Rowan	Sorbus aucuparia

A mixture of the following shrubs to be planted at approx 4 per sq m

Crataegus monogyna
Berberis verruculosa
Pontilla vars
Cornus alba,Spaethii
Hydrangea grandiflora
Spirea arcuata
Prunus laurocerasus, Otto Luyken

Trees are to be adequately staked and tied with half a bag of peat-free & shrub planting compost incorporated into the back fill for each hole. A top dressing of 'Enmag' fertiliser to be given to shrub areas & trees after planting in accordance with the manufacturer's recommendations.

SEE DRAWING SUTPLAN 02 FOR PHASE 1 AND SEWER TO TREATMENT PLANT

REVISIONS:-

Phase 2 scheme revised

25;04;03 Extra notes to LEAP area surrounding Fenceb
04;06;03 Amendements to POS adjacent to dyke andlandscape.
16;09;03 Amendements to Street lighting.
14;09;04 Storm water drainage for roads added. Plot 33 layout amended
10;12;04 Extra garage added to plot 46.

SHDC
Planning & Development
21 JAN 2008
Ref: 0093/08

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HOUSING DEVELOPMENT
OFF DRAW DYKE, SUTTON ST. JAMES

PHASE 2

SITE PLAN

SCALES 1:500
DRG. NO. SUTPLANPH1244A DATE OCTOBER 02

DETERMINED PLAN