NOTES
Contractor must verify all dimensions on site before commencing any work or shop drawings.

Report any discrepancies before commencing work to the Architect. If this drawing exceeds the quantities taken in any way, the architects are to be informed before the work is initiated.

Only figured dimensions to be taken from this drawing. Do not scale off this drawing.

Drawings based on Ordnance Survey and/or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Work within the Construction (Design & Management) Regulations 2007 is not to start until a Health & Safety Plan has been produced.

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Rev.	Description	Drawn	Date	Ch'ked	Date

SITE AREA (Excluding visibility splays to Brookfoot Lane and access road to quarry : 0.756 Hectares
SITE DENSITY: 31.7 units per hectare.
(site area including access road and visibility splays to Brookfoot Lane 0.98Ha).

SITE WITH PLANNING APPROVAL FOR RESIDENTIAL DEVELOPMENT

EXISTING WOODLAND

group of 8nr trees to be removed to form retaining wall

3nr trees to be removed to form new retaining wall to be replaced with similar species

retaining wall re-built to this point

SEE ELEVATION FOR RETAINING WALL

Brookfoot Lane widened with turning-in lane to new development and visibility splays, NOTE: Layout shows road layout following recent reconstruction of outer radius retaining wall

for details of junction refer to engineer's drawing

see larger scale plan (DRG NO. 12) for proposed route of drainage from site

drain backdrop formed to retaining wall

DASHED LINE AND SHADING DENOTES APPROX. EXTENT OF DESIGATED WOODLAND

Existing trees to be removed to allow mews access and level alterations to suit townhouses

Permacrib retaining wall

existing levels

stone ret wall

1.8m high stone ret wall with fence over

2m FOOTPATH

line of 90m visibility splay

TYPE B 1 2 3 4

TYPE C 5 6 7 8 9 10

PERMACRIB WALL

STONE RET WALL

HARD PAVED AREA

5v STORAGE TANK

S1 S2 F1 F2

NEW PLANTING

parking for Sunshine Club

50m visibility splay

retaining wall re-built to this point

BROOKFOOT LANE

EXISTING WOODLAND

new opening & gates

macadam paving

lines of existing track

line of exiting BT service - to be diverted underground

line of existing track shown dotted

group of small tgeed removed

dropped kerbs

EXISTING TRACK

Land in Ownership of Calderdale Council

LAND OWNERSHIP BOUNDARY

line of existing BT electrical service to be diverted

PHASE 1

PHASE 2
TEMP SITE SETUP

6.75m ACCESS ROAD

TYPE C 11 12 13 14 15 16

TYPE D 24 23 22 21

TYPE A HANDED 20 19 18 17

timber post and rail fence to all mews court frontages

all driveways to be macadam surfaced

non 1 in 15 rise

1.8m fence

1.0m fence

rear gardens subject to detailed landscape design

3m ACOUSTIC FENCING & PLANTING

SITE BOUNDARY

EXISTING TREES ON SITE BOUNDARY

7.5m ACCESS ROAD

150mm SW DRAIN

150mm FW DRAIN

BRICK PAVERS

transition strip

dropped kerbs

1in high stone wall

full width Charcon or similar concrete silt trap with open grid floorplate to quarry access, details subject to LA approval

Macadam surfaced transition strip with half-battered kerbs to existing quarry track

macadam transition to quarry track

Charcon channel with metal grid plates

rumble strip

SECTION 1:50

Stone Lea

N

architecture 2B

Project
Residential development for
G&W Developments
Brookfoot Lane, Southowram

Drawing Title:
Minor Modification Application
Site Plan

Scale:	Date:	Drawn:	Checked:
1:200@A0	23/01/08	CRM	

Drawing Number: 2006-243-056 Revision:

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