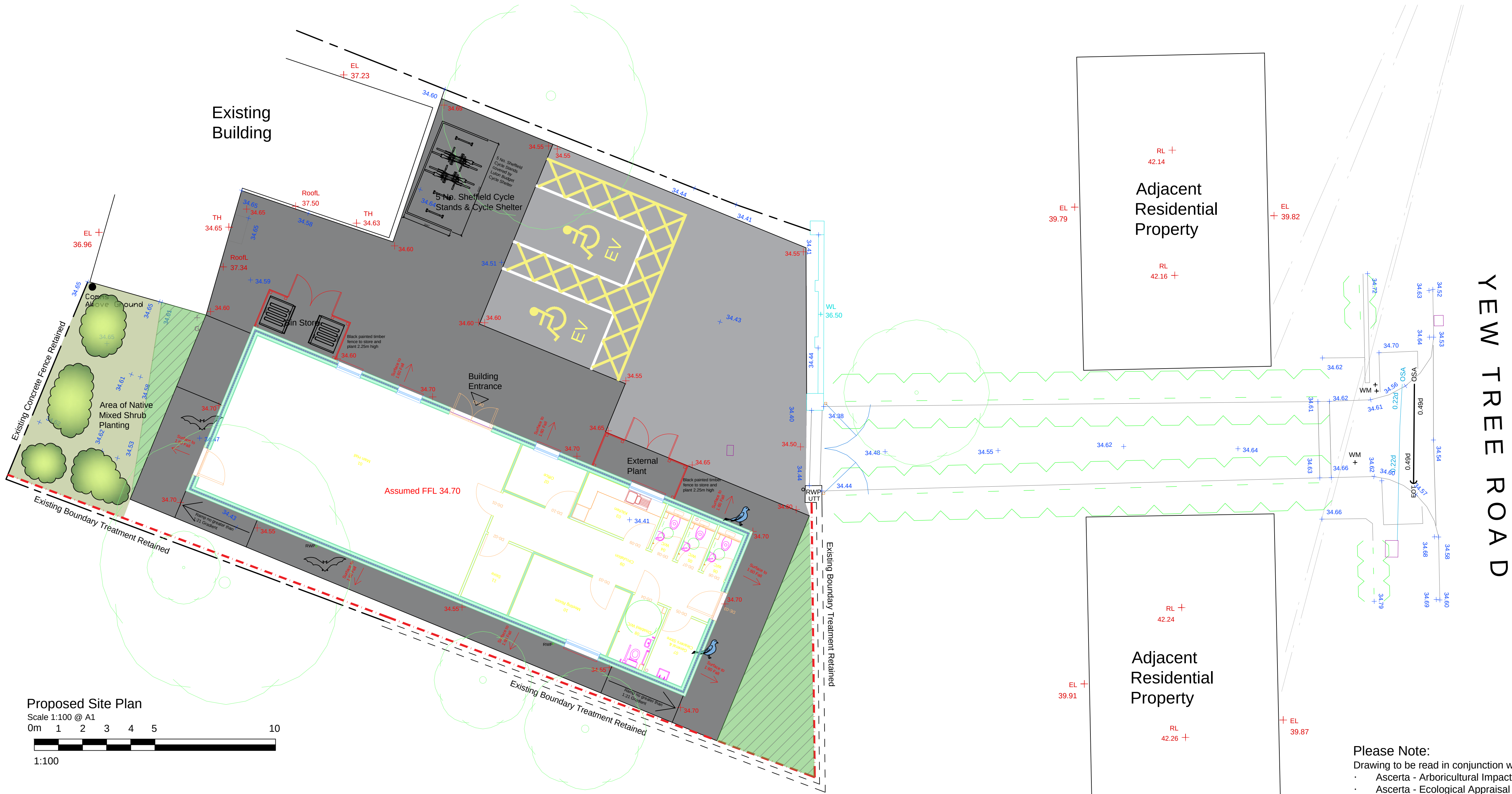




- Landscaping Key**
- Tarmac Footpath
 - Tarmac Road
 - Brick Paving
 - Concrete Paving Slabs
 - Gravel
 - Grass Area
 - Modified Grass Area as per BNG
 - Embankment
 - Proposed Tree
 - Existing Tree
 - Existing Tree Removed
 - Proposed Planting
 - Line of 2m High Closeboard Acoustic Fence
 - 2 No. Bird Box
25mm of 38mm entrance hole box, house sparrow terrace, swift box attached or integrated within retained or new buildings on site
 - 2 No. Bat Box
Schwegler 1FR Bat Tube or Habitat 3S bat boxes or similar attached to a at eaves level on south elevations in locations away from direct and indirect lighting, as far as possible.

Proposed Site Plan

Scale 1:100 @ A1
0m 1 2 3 4 5 10
1:100

Tarmac Surface Course Type to be constructed to Structural Engineer's specification
Binder Course To Structural Engineer's requirements & Specification
150mm Type 1 Sub-Base To Structural Engineer's requirements & Specification
Capping Layer Dependant on Structural Engineer's requirements & Specification. CIR Value Refer to Capping Layer Thickness CIR Table

Tarmac Areas

Scale 1:10 @ A1
0mm 100 200 300 400 500 1000
1:10

Grass Area
Refer to Footpath Detail
50mm x 150mm Flat Top Precast Concrete Edging Kerb
100mm ST3 Concrete Bed and Surround To Structural Engineer's requirements & Specification

Tarmac Edge Detail

Scale 1:10 @ A1

Cycle Stand
Over Ground Fixing M12 RAWL Expanding Security Bolts fixed through surface finish into concrete
Hole to be dug to 250mm x 250mm, cycle stand to be submerged in concrete. to be confirmed by Structural Engineer

Over Ground Cycle Stand Fixing

Scale 1:10 @ A1

Please Note:

- Drawing to be read in conjunction with
- Ascerta - Arboricultural Impact Assessment (Ref: P.2065.24)
 - Ascerta - Ecological Appraisal (Ref: P.2065.24)
 - Flood Risk & Drainage Solutions - Flood Risk and Drainage Impact Assessment (Ref: 2024-047-05)

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.

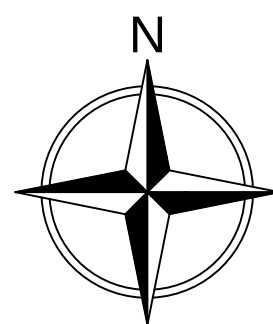
THIS DRAWING SHOULD NOT BE SCALED FROM.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE REPORTED TO VAUGHAN ARCHITECTURE LTD

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DRAWING STATUS			
DRAWN BY: JW			
SCALE: 1:100 @ A1			
DATE: October 2025			
P01 First Issue for Client Comments	01/10/25	JW	SC
P02 Bat & Bird Box provision added	15/10/25	JW	SC
rwp's amended following calculation			
P03 Amended as per	15/12/25	JW	JS
BNG Management Plan			
P04 External Wall build up amended	06/01/26	JW	SC
C01 First Construction Issue	29/01/26	JW	SC



Shows Latest Revision as Scheduled

PREMIER
MODULAR



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Latest Projects

CLIENT
Youth Investment Fund

PROJECT TITLE
OM/OP Depot - 360a Yew Tree Road, Manchester, M20 3GF

DRAWING TITLE
Proposed Site Plan

PROJECT NO.
VAD.25.21

DRAWING NO.
40692-PML-XX-DR-A-000021

REVISION
C01

STATUS
S5

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