33.1m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 33.1m PEDESTRIAN VISIBILITY SPLAY

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x 11.8m ACHIEVABLE PEDESTRIAN VISIBILITY SPLAY

0.5m MARGIN

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

PROVISION OF DROPPED KERB CROSSING AND TACTILE PAVING

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

22.4m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY

2.4m x 22.4m VISIBILITY SPLAY

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY (TO 2.0m OFFSET)

ACCESS TO EXISTING BOAT TO BE RETAINED

2.0m WIDE FOOTWAY

KINGFISHER GROVE

Play Area

Access to BOAT

Weesack Lane

Seating

No Public access

footpath

turning / access

existing overhead power lines to be semi-undergrounded and routed through proposed development

mown grass footpath route

LAP

Drain

20400.0

25950.0

KEY:

- Existing tree positions
- Indicative new landscaping and tree planting
- 6 — Parking space & allocation (Bay at 2.5m x 5.0m)
- VP — Visitor parking space
- Garden Shed / Cycle Storage
- FFL 51.30 — Finished Floor Level - Indicative (TBC)
- 1.8m High Brick Garden Wall
- 0.9m High Brick Garden Wall with 0.9m High Fence Panel top
- boundary CB timber fencing
- boundary post & rail timber fencing
- development boundary line set on 54.25m contour line

Tree Protection Detail Key

- Root Protection Zone (Veteran Trees)

site boundary

Full site area = 5.827 hectares (approx) as shown within red boundary line

Final boundary positions to be agreed / confirmed.
All subject to a detailed site, boundary & tree surveys.

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REV.	DESCRIPTION	DRAWN	CHKD.	DATE
E	Base layout details revised.	ML		20\|02\|25
D	Title Block details revised.	ML		16\|10\|24
C	Base layout and landscaping details revised.	ML		09\|10\|24
B	Base layout and landscaping details revised.	ML		12\|07\|24
A	Base layout and landscaping details revised.	ML		05\|07\|24

Residential Development
Land West Of Kingfisher Grove
Three Mile Cross
Berkshire RG7 1LZ

SNG Sovereign Network Group

DRAWING TITLE
Finished Floor Level
Plan - Indicative

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SCALE	SHEET SIZE	DRAWN	CHKD	DATE
1:500	A1	ML		19/02/2025

RM PLANNING

0 5 10 15 20 25 30 35 40 45
1:500 Scale

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