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  3. Primary Access based upon Proposed Access Junction plan prepared by Corun Transport Planning and Highways dated June 2014
  4. Layout of Local Centre based upon Site Plan prepared by J.Ross Developments Ltd. dated June 2014

**KEY:**

Site Boundary - 24.57ha	Existing Trees
Highest Density Residential	Proposed Planting
Medium Density Residential	Indicative Attenuation Basin/Swale
Lowest Density Residential	Indicative Location of Key Building
Local Centre - 1.28 ha	Indicative Key Frontage
Woodland buffer with linear wetland	Existing stone wall extended to create entrance feature
Proposed NEAP (National Equipped Area of Play)	Footpath
	Disabled friendly kissing gate
	Proposed Vehicle Access
	Proposed Pedestrian Access/crossing
	5m Contours

Rev	Description	Date	Initial	Checked
C	Site boundary (red line) updated drg. no.revised	14.08.14	GP	JW
B	Modified to accord with latest landscape proposals	08.08.14	GP	JW
A	Modified to accord with latest access alignment and local centre proposals	07.08.14	GP	JW



2420 The Quadrant, Aztec West, Almondsbury, Bristol, BS32 4AQ  
 T: +44(0)1454 853 000 E: rpsbl@rpsgroup.com F: +44(0)1454 205 820

Client **J Ross Developments**

Project **Maxell, Telford**

Title **Concept Masterplan**

Status	Drawn By	PM/Checked by
<b>FINAL</b>	AG	JW
Job Ref	Scale @ A3	Date Created
JBR2440	1:2500	30.07.14

Drawing Number	Rev
<b>501</b>	<b>C</b>

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