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2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
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 |

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
Rev	Description	Date	Initial	Checked



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Client J Ross Developments

Project Maxell, Telford

Title Concept Masterplan

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FINAL	AG	JW
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