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Notes

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LEGEND

- SITE BOUNDARY
- POTENTIAL OPEN SPACE
- RESIDENTIAL AREA
- LANDSCAPE BUFFER
- GREEN VERGE
- PLAY AREA
- 1 VEHICULAR ROUTE
- 2 4.2M WIDE PRIVATE DRIVE
- PAVEMENT /FOOTPATH
- POTENTIAL PEDESTRIAN CROSSING
- SITE ACCESS
- SITE TOPOGRAPHY

INDICATIVE SCHEDULE OF DEVELOPMENT

ELEMENTS	AMOUNT
TOTAL SITE AREA	2.61 HA
DEVELOPABLE AREA	1.39 HA
SUDS	0.19 HA
OPEN SPACE PROVISION INCLUDES LANDSCAPE BUFFER	1.03 HA

Rev	Description	Date	Initial	Checked
B	Issue for planning	04/03/25	YT	YT/AL
A	footpaths, crossing added	28/02/25	YT	YT/AL

MAKING COMPLEX EASY
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Client: Johnsey Estates Limited

Project: Castle Oak, Usk

Title: Development Framework Masterplan

Status	Drawn By	PM/Checked By
Planning	YT	YT / AL
Job Ref	Scale @ A3	Date Created
JSL5021	1:1250	January 2024
Drawing Number		Rev
201		B