



DEVELOPMENT SUMMARY:
 GROSS SITE AREA: 14.86 AC / 6.01 HA
 NETT DEVELOPABLE AREA: 8.67 AC / 3.51 HA
 DWELLINGS ACHIEVABLE @ 30-35DPH: 105 - 123

- KEY:**
- PRIMARY VEHICLE ROUTES
 - SECONDARY VEHICLE ROUTES
 - PRIVATE DRIVES
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - REAR BOUNDARIES TO DWELLINGS
 - PROPOSED TREES & HEDGEROWS
 - EXISTING HEDGEROWS / TREES TO BE RETAINED
 - KEY NODAL SPACES WITHIN DEVELOPMENT
 - KEY DWELLINGS IN PROMINENT POSITIONS
 - PROPOSED PEDESTRIAN ROUTES
 - EXISTING PUBLIC RIGHT OF WAY
 - 1 PRIMARY VEHICLE ACCESS POINT
 - 2 JOHNNY BARN PLANNING LAYOUT
 - 3 SLOPING LAND
 - 4 PROPOSED EMERGENCY VEHICLE ACCESS ROUTE / PEDESTRIAN AND CYCLE CONNECTION
 - 5 PROPOSED DEVELOPMENT SET BACK TO RESPECT AMENITY OF EXISTING DWELLINGS
 - 6 LANDSCAPE BUFFER RETAINED WHERE POSSIBLE
 - 7 DWELLINGS FRONTING OVER JOHNNY BARN LAYOUT REPLICATING THE CHARACTER OF THE DEVELOPMENT AND PRINCIPLE FRONTAGE OVER THE PUBLIC RIGHT OF WAY

