

COMPONENT MASTER PLAN OF BLOMINMÄKI

Component Master Plan City Districts: 71. Gumböle, 70. Espoonkartano, 47. Muurala, 44. Kauklahti

COMPONENT MASTER PLAN SYMBOLS AND REGULATIONS

GENERAL

The component master plan indicates the main use of each area. The area is intended for local detailed planning.

Construction and use must not cause detrimental sinking of the groundwater surface. Before possible extraction below the groundwater level a groundwater management plan must be prepared. Possible contaminated soil must be restored before construction.

Sufficient space must be reserved for arrangements ensuring the delaying and absorption of rainwater run-off in the plot and street areas.

The component master plan map and regulations are completed by the component master plan report and appendices thereto.



Residential area

The area allows primarily for the construction of linked housing as well as terraced houses and low-rise residential blocks. In addition, the area can hold business, workspace and service facilities.

Linking the area to the surrounding recreational areas must observe natural and environmental factors.

The functioning of ecological connections must be safeguarded in the area's planning and use by designating sections in the area to be maintained in their natural state.

In connection with local detailed planning, a separate plan for the management of rainwater must be prepared.



Industrial and warehousing area



Community management area

The area can have buildings, structures and operations required by a bedrock treatment plant for wastewater. The area can also have research, product development and similar facilities related to the operations.

A separate rainwater management plan must be prepared for the area.



Recreational area

The area is reserved for public recreational activities and outdoor recreation. The area can hold small-scale structures serving recreation and required by the bedrock treatment plant for wastewater.

The area's planning and use must observe the area's significance in terms of ecological connections as well as the natural and landscape values. The area can have rainwater management structures and noise barriers suited to the environment so that natural values are not endangered. Earthworks, tree-felling or corresponding action altering the landscape may not be carried out without a permit as is regulated in Section 128 of the Land Use and Building Act.



Local recreational area

The area is reserved for public recreational activities and local outdoor recreation. The area can have rainwater management structures and noise barriers suited to the environment so that natural values are not endangered.

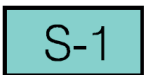
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Protection green area

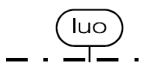
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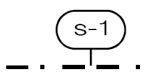
Protected area.

The area includes protected common alder woods according to Section 29 of the Nature Conservation Act. The area cannot be changed so that the preservation of the characteristics of the habitat type is endangered.



Area especially important to the diversity of nature

The area includes the Teirinsuo bog entity of regional value. The area's planning, use and maintenance must safeguard the preservation of the area's special natural values.



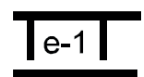
Area section that includes the flying squirrel's breeding or resting grounds protected based on Section 49 of the Nature Conservation Act.

No such actions are allowed in the area that might deteriorate or destroy the species' breeding or resting ground. Sufficient tree stand for the mobility of the species must be preserved.



Green connection need

The green connection serves as the flying squirrel's access connection. The functionality of this connection must be ensured in the area's planning and actions to be done in the area. The location is directive, connection binding.

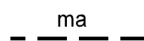


Graded interchange that serves as a recreational and ecological connection

The connection can be implemented as either an underpass and/or overpass. The functionality of the connections must be ensured in the area's planning and actions to be done in the area.



Graded interchange



Directive limit for underground construction



Noise abatement need

The location is directive. In more detailed planning, the need for noise abatement must be examined more carefully.



Roadway area



Street area



Directive vehicle access



Directive main line

The location is directive, connection binding.



Directive main outdoor recreation route

-- ⊕ -- Directive transit sewer line

----- Boundary of the master plan area
The line 3 m outside the boundary of the master plan area.

———— Area boundary

— · — Boundary of the component area

Ylämaantie Street or road name

Espoo City Planning Department, Master Plan Unit

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