



THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATIONS, N.H.S.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL, OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGES) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

**General Notes**

Rev	Date	By	Comment
C	04.10.17	DA	6m Easement between plots 22 & 23
B	20.09.17	DA	Plot 39 revised to Client comment
A	24.08.17	DA	Revised to Client comments
			Updated to Planning & Highway Comments. Plot schedule updated

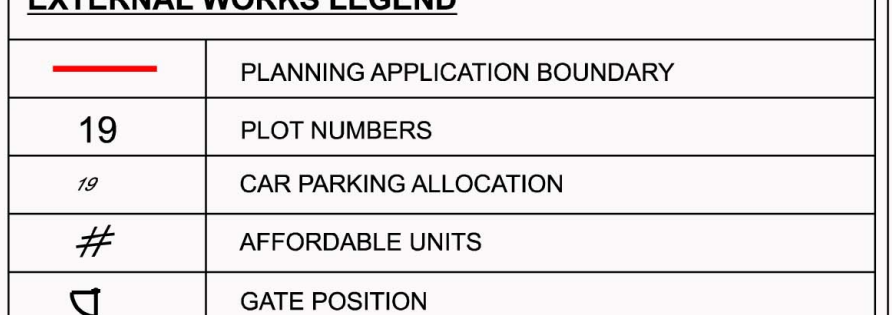
**EXTERNAL WORKS LEGEND**

	PLANNING APPLICATION BOUNDARY
19	PLOT NUMBERS
	CAR PARKING ALLOCATION
#	AFFORDABLE UNITS
	GATE POSITION
	DUAL ASPECT / FOCAL WINDOW
	TIMBER FENCE - REFER TO ENCLOSURE PLAN 104
	1.1m VERTICAL RAILINGS
	1.1m HORIZONTAL TIMBER FENCE
	1.8m BRICK SCREEN WALL
	BIN COLLECTION POINT
	PUBLIC FOOTPATH LINK FROM POS
	BLOCK PAVING / ALTERNATE ROAD SURFACE TBA
	INDICATIVE ON STREET PARKING
	TRO - DOUBLE YELLOW LINES
	EQUIPPED PLAY AREAS

**LANDSCAPING LEGEND** REFER TO LANDSCAPING DETAILS

	INDICATIVE PROPOSED TREES
	PROPOSED HEDGE
	EXISTING TREES TO BE RETAINED
	EXISTING ROOT PROTECTION ZONE

**SKETCH DESIGN OF CARPORT - SCALE 1:100**



**HOUSE TYPE ACCOMMODATION SCHEDULE**

House Name	Ref.	Beds	Size	Number
Farnham	Fa	05	1515	05no
Bonvilston	Bo	04	1321	07no
Tenbury	Te	04	1320	06no
Barnford	Ba	04	1215	03no
Carcroft	Ca	04	1075	03no
Broughton	Br	03	1008	05no
Burlington	Bu	03	1008	01no
1 Bed Apartment	1B	01	460	06no
Ogmore	Og	02	936	11no
Wye	Wy	03	1063	02no
Idris	Id	04	1179	01no
<b>Site Total</b>				<b>50 no</b>

RESIDENTIAL DESIGN  
PLANNING  
CIVIL ENGINEERING DESIGN

**Hammonds Yates**

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Client  
**Edenstone Homes Ltd**

Project Title  
**Land Off Cardiff Road  
Dinas Powys**

Drawing Title  
**Planning Layout**

Drawing Status

Drawn By	Scales	A1	Date
DA	1:500		Feb 2017
Job No.	Drawing No.	Rev.	
1628	100	C	

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