



SKETCH DESIGN OF CARPORT - SCALE 1:100

EXTERNAL WORKS LEGEND

—	PLANNING APPLICATION BOUNDARY
19	PLOT NUMBERS
19	CAR PARKING ALLOCATION
#	AFFORDABLE UNITS
D	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

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
Site Total				50 no

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATIONS, N.B.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. DRAINAGE) 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
D	06.10.17	DA	Layout updates as requested
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

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

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.

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