



**KEY**

- USABLE PUBLIC OPEN SPACE AREAS = 1060 Sq.m
- L.A.P = 100 Sq.m
- L.E.A.P = 450 Sq.m
- ATTENUATION AREA

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.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
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Client  
**Edenstone Homes Ltd**

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

Drawing Title  
**Public Open Space Area**

Drawing Status

Drawn By	Scales 1:NTS	A2 Date Oct 2017
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Job No. <b>1628</b>	Drawing No. <b>116</b>	Rev.
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DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.  
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