



Legend.

- Application Boundary - to be verified by Land Registry / Client
- Indicates 1.8m high Close Boarded Fencing
- Indicates 1.8m Brick Screen Wall
- Pedestrian crossing points Charcoal block pavours
- Autumn Gold block pavours
- Brindle block pavours
- Affordable dwellings
- Buildings to be demolished

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation 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 (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with afore mentioned provisos. © This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

- Revisions:
- A. Private drive in front of plot 18 separated. Western side of site re-planned and minor plot swaps. GVP 15.11.2019
 - B. Turning head in front of plot 1 separated. Road between plot 9 and 23 altered. Following plots amended (3-6, 16, 33, 50-53, 58-61, 84, 85, 90, 94, 97). GVP 05.12.2019
 - C. Parking separated to provide space for trees, plot 33 pulled forward, integral garage units handed so that the garages is further away as you approach to 2, 3 a Harrogate and 1 a Lendrum removed and trees replaced with topographical trees. GVP 13.12.2019
 - D. Landscaping from Fabris added. EVW 10.02.2020



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Client: REDROW HOMES SOUTHERN COUNTIES LTD

Project: FORD LANE, YAPTON (SOUTHERN PARCEL)

Title: PLANNING LAYOUT

Date: 28 / 10 / 2019 Scale: 1:500 @ A0
Drawn by: GVP Checked by: ~

Job No. Drwg No. Rev.
A 855 042 D

Scale Check:

