



Legend.

- Application Boundary - to be verified by Land Registry / Client
- Ornamental Trees and hedgerow to private areas
- Indicates 1.8m high Close Boarded Fencing
- Indicates 1.8m Brick Screen Wall
- Pedestrian crossing points
Charcoal block paviours
- Autumn Gold block paviours
- Brindle block paviours
- Private drives to adoptable standards - allow for fire attenuation turning
- Affordable dwellings - shared ownership
- Affordable dwellings - Rent
- Public Open Space Areas - 0.31 hectares

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 should 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 Arboicultural 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 above mentioned provisions.

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C	Entrance Road updated. Parking space size increased. Affordable symbol updated.	GVP	11.06.20
B	Parking to plots 30 and 42 amended. Visitor parking increased. Landscaping amended and added. Pedestrian link between plot 40 and 41 amended. New Topographical information added.	GVP	04.06.20
A	Minor amendment to schedule.	GVP	10.03.20

Rev: Description: Initials: Date:



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Client:
REDROW SOUTHERN COUNTIES

Project:
NORTH END ROAD, YAPTON
(NORTHERN PARCEL)

Title:
PLANNING LAYOUT

Date: 29 / 10 / 2019 **Scale:** 1:500 @ A1
Drawn by: DJP / GVP **Checked by:** ~

Job No. A 856 **Drg No.** 047 **Rev.** C

