The Contractor is to check and verify in conjunction with the Architects details all setting out dimensions, boundary positions, existing and proposed levels and ensure that they are fully conversant with the content and the requirements of the Site Investigation Report before work starts.
The Contractor is to comply in all respects with current building legislation, British and European Standard specifications, Building Regulations, Statutory bodies etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. Any areas of formation for said structures which do not accord with the investigated conditions as described in the Site Investigation Report are to be immediately brought to the attention of the Engineer/Architect. Any evidence of contamination encountered on or within the ground should be further investigated by a suitable expert. Our earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full arboricultural survey and report. Trees to be retained should be protected during the construction process and realise from buildings and 2 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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Notes:

Key

- Site Boundary
- Fencing - rear/side boundaries
- Fencing - plot boundaries
- Fencing - internal boundaries
- Personnel Access Gate
- Dwarf Feature Brick Wall
- Knee rail
- Block paving - colour red brindle laid 90 degrees herringbone pattern laid flat. No vertical deflection.
- Proposed Tree Planting -See separate Detailed Landscape Proposals
- Existing Trees / Hedging to be retained
- Existing Trees / Hedging to be removed
- Root Protection Area
- Veteran Root Protection Area
- Ancient Woodland Boundary 20m offset
- Ancient Woodland Boundary 30m offset
- Primary House Entrance
- Secondary House Entrance
- Garage personnel Entrance
- Affordable Housing Units 'R' - Rented
- Affordable Housing Units 'SO' Shared Ownership
- Handing of unit 'AS' - As Drawn 'OP' Opposite hand
- Denotes Car Club Spaces with electric vehicle charging provision to be confirmed by Local Authority Highways
- Permanent Bus Stop -3 Bay cantilever open ended shelter
- Temporary Bus Stop -post with concrete base

See drg no 20045-1001 for plots 19-223.

Rev.	Date	Description	By	Chkd

Client:
Ashberry Homes
Ashbury West Midlands

Project:
TAMWORTH ROAD.
KERESLEY.

Title:
SITE LAYOUT
PLOTS 1-18

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale:	Plot size:	Drawn:	Check:	Date:
1:500	A0L	CHW	BGA	JUNE 2021

CAD Ref:
K:\Architects\CAD\Jobs\Tamworth Road, Kereseley\Architects\Planning\CAD Layout\West Mids CAD Layout\20045-1000-100

Project no.:	Drawing no.:
20169	1000_

Proposed Residential Development at Land off:-

TAMWORTH ROAD, KERESLEY, COVENTRY.