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DO NOT SCALE THIS DRAWING.
It is the contractor's responsibility to verify all dimensions on site prior to proceeding with the works. All figured metric dimensions are to be worked to wherever expressly annotated. Such dimensions, unless expressly noted otherwise, are to be taken as structural, and therefore due allowances should be made for plaster, finishes, etc.

Any discrepancies between drawings and the manifested site works are to be verified and cooperated with Carmarthenshire County Council before implementation.

READ ALL DRAWINGS AS ONE
Always ensure that the latest editions, or revisions, of ALL drawings are used at all times. If in doubt, please contact the allocated Carmarthenshire County Council person responsible for that project.

Drawings are to be read in conjunction with the latest editions, or revisions, of all other relevant details and schedules.

Where any contradiction or uncertainty arises between the drawings and / or the schedule of works, it is the contractor's responsibility to seek verification from Carmarthenshire County Council before proceeding. No claims will be met by Carmarthenshire County Council where the contractor continues work in absence of such confirmation.

NOT FOR SITE PURPOSES
This drawing is a general arrangement plan only, and is not intended for site purposes.

- KEY**
- Tarmacadam Road
 - Tarmacadam Footpath
 - Block Pavier Shared Drive/ Visitor Parking Area
 - Block Pavier Residents/ Visitor Parking Areas
 - Resident Garden Areas
 - Resident Patio/ Paved Areas
 - Communal Green Areas
 - Boundary Planting (TBC)
 - 'Grasscrete' Maintenance Access Road
 - Proposed Possible SUDs Mitigation Area (TBC)
- Fencing Key**
- 1.8m Timber Close Board Fence
 - 1.2m Metal 'Hoop Top' Fencing. Colour: Black
 - 2.4m Metal Weldmesh Fencing. Colour: Black
 - Approx. 450mm high Timber Fencing

Proposed New Raised Plateau (TBC and designed in conjunction with CCC Engineers/ Road Safety teams)

Maintenance Access to Leisure Centre Lighting etc to be Maintained

Location of Proposed New Electrical Sub Station (TBC)

SUDS Mitigation Zone

Visitor Parking
1 space per 5 properties.
As per CCC Highways Design Guide (2018)

Indicative SUDs mitigation zone. To be read in conjunction with Engineer's and Landscape Architect's design packages.

- NOTES.**
- All PV panel and air source heat pumps shown are indicative. Please refer to M&E package for exact locations and numbers
 - SUDs mitigation area is indicative. Please refer to Engineer's and Landscape Architect's design packages for further information.
 - For full specification of hard and soft landscaping elements, please refer to Engineer's and Landscape Architect's design packages.

- Housing Mix**
- 6no. 1 bed houses
 - 4no. 1 bed flats
 - 10no. 2 bed houses
 - 2no. 2 bed bungalows
 - 10no. 3 bed houses
 - 6no. 4 bed houses

CLIENT & PLANNING ISSUE

I	Amendments to road layout following Highways feedback/ requests	05/09/25
A	Amendments to site layout and housing mix following Scheme Sponsor comments/ requests	03/04/25

Number:	Amendment Details	Date:

Drawing Type:

RIBA Stage 2

Drawing Title:

Proposed Site Plan

Drawn:	PL	Scales: (at A2)												
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1:500	1:1000													
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Approved:	CT	Other:												

Client / Sponsor:

Homes & Safer Communities

Job Title:

Proposed Housing Development Land Adjacent to Carmarthen Leisure Centre, Johnstown, Carmarthen, SA31 3NW

Simon Davies
Cylawddwr Llyso Seilwaith /
Director of Place & Infrastructure

@2024
Carmarthenshire County Council

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Property Design Section

Proposed Site Plan