

- Notes:
1. Drawings must not be scaled and any discrepancies must be reported immediately.
 2. The drawing is to be read in conjunction with all other relevant project drawings and schedules.
 3. Dimensions indicated are structural.
 4. Drawing must be printed in colour to ensure all elements are clearly identified.

Opportunities & Constraints Key

- BOUNDARIES**
(Elements identified by filled region)
- Site boundary (Indicative only - To be confirmed by Client)
 - Ownership boundary
 - Public right of way
- GAS**
(Elements identified by filled region)
- Gas main
- ELECTRICITY**
(Elements identified by filled region)
- Overhead cable
 - Underground cable
- WATER / SEWERAGE**
(Elements identified by filled region)
- Existing main
 - Foul sewer
 - Combined sewer
 - Surface water sewer
- BT**
- BT Openreach
- FLOOD RISK**
- High Surface Water Flood Risk
 - Medium Surface Water Flood Risk
 - Low Surface Water Flood Risk
- TREES**
- Category A tree
 - Category B tree
 - Category C tree
 - Roof protection zone
 - Tree protection orders
- OTHER ECOLOGY**
- Japanese Knotweed
- PLANNING CONSTRAINTS**
- Private amenity area restriction
 - Overlooking distance

IMPORTANT NOTE

Site Plan produced using detailed survey prepared by ALT Surveying ref: 164770 dated: 08/2021.

Tree survey information prepared by: Treescene ref: Hillcrest/Haydn Terrace Tree Constraints Plan dated: 10/2024.

Plans are subject to imposed planning conditions and thorough drainage investigations. Position of all existing in use and redundant drainage runs to be confirmed following further investigation.

Sub scan services locations prepared by: Utilimap ref: ACAD MITCHELL CRESCENT MERTHYR, dated: 12/07/24.

Position of any existing underground services to be confirmed following further investigation.

Ownership of all boundaries to be confirmed by client.

Rev.	Description	Drawn	Check	Date
P1	Issued for Comment.	JJ	CW	20.05.24

FOR COMMENT

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Project
Haydn Terrace

Client
Merthyr HA

Drawing Title
Existing Site Constraints Plan

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
4134	PEN	ZZ	XX	DR	A	0003	S1	P1

Scale
As indicated @ A1

Date
March 24

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise