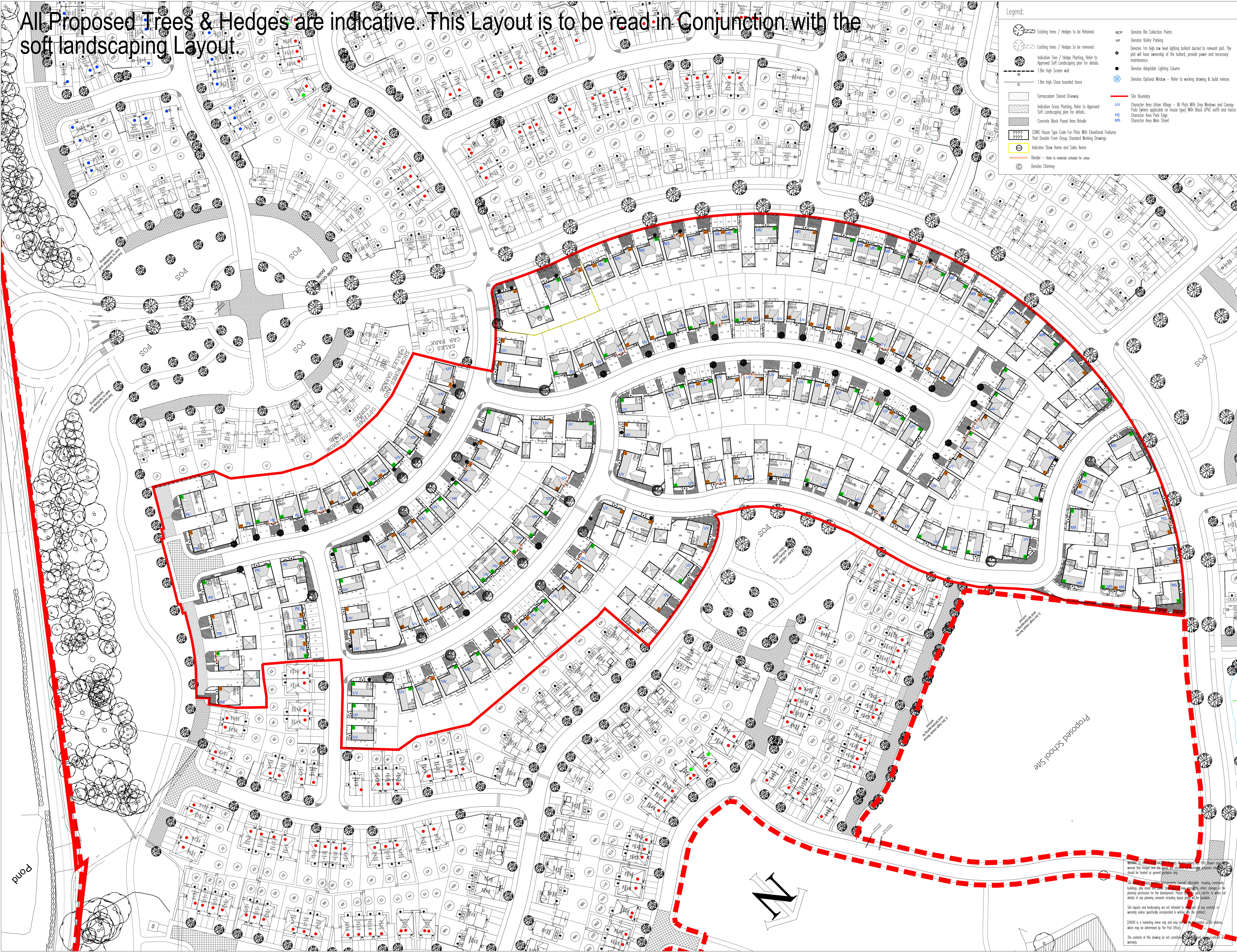


All Proposed Trees & Hedges are indicative. This Layout is to be read in Conjunction with the soft landscaping Layout.



Legend:

- Existing trees / Hedges to be retained.
- Existing trees / Hedges to be removed.
- Indicative Tree / Hedge Planting, Refer to Approved Soft Landscaping plan for details.
- 1.8m high Close boarded fence.
- Tarmac/stone Shared Driveway.
- Indicative Grass Planting, Refer to Approved Soft Landscaping plan for details.
- Concrete Block Paved Area Driveway.
- COINS House Type Code For Plots With Elevated Features (That Deviate From Group Standard Working Drawings).
- Indicates Show Home and Sales Area.
- Hedges - Refer to materials schedule for colour.
- Denotes Chimney.
- Denotes Bin Collection Points.
- Denotes Visitor Parking.
- Denotes 1m high low level lighting bollard ducted to relevant plot. The plot will have ownership of the bollard, provide power and necessary maintenance.
- Denotes Adoptable Lighting Column.
- Denotes Optional Window - Refer to working drawing & build release.
- Site Boundary.
- UV Character Area Urban Village - All Plots With Grey Windows and Canopy Pots (where applicable on house type) With Black UPVC soffits and fascias.
- PE Character Area Park Edge.
- MS Character Area Main Street.

Site Name		Drakelow Phase 3					
Net Dev Acres		13.649					
PRIVATE							
	Description	Layout Mix					
House/Type Ref	Storey	Beds	Sq.Ft	No. Plots	Total Sq.Ft	% of Mix	
H312-7	2	2	1070	23	24610	14%	
H312-7	2	3	1002	4	4004	2%	
H310-7	2.5	3	1089	30	32670	18%	
H309-7	2	3	1081	24	25944	14%	
H413-7	2	4	1434	5	7170	3%	
H418-7	2	4	1484	14	20776	11%	
H442-7	2	4	1348	6	8088	4%	
H420-7	2	4	1399	23	32173	18%	
H420-7	2	4	1456	10	14560	6%	
H449-7	2	4	1536	6	9216	4%	
H400-KS	2.5	5	1827	11	20097	11%	
H507-7	2.5	5	2145	9	19305	11%	
H508-7	2	5	1883	3	5646	3%	
TOTAL					188	22486	97%
UNITS/NET DEV							
12.30893							
SQM/NET ACRE							
15652.93							
Garage COINS Codes							
Garage Code	Description	COINS Code					
SDG1H8	Standard Double Garage	GDB8 DDHR					
LSG1H8	6x3 Single Garage	GLD8 SDHR					
LDG2H8	6x3 Shared Double Garage	GLD8 SSHR					

G	Countryside base layout updated to their revision R layout (planning approved). Plots 72-75 & 154-157 re-planned due to new 3m wide footpath and vi-si-play. Plots 20-23 re-planned. H-type schedule updated accordingly. Updated red line boundary. Soft landscaping scheme added.	13.10.21
F	Show Home H-types amended to H500 & H442. Plots 128, 129 and 94-99 re-planned substituting a H456 to a H588. H-type schedule updated accordingly.	30.09.21
E	Plots 107-113, 127 & 158-168 re-planned following director comment. House type schedule updated. Block paved shared drives to plots 14-19 and Chimney's & half render indicated as per Character Area plans.	27.09.21
D	Layout upgraded from feasibility sketch to planning layout. H500, H597 and interfrontage parking plot positions reviewed. Red line boundary and plots adjusted to match Countryside Layout Revision 'O'. House type schedule updated.	27.07.21
C	Plots 140-158 adjusted to sit further away from main spine road in order to accommodate for location of grass verge.	29.06.21
B	Plots 8, 15, 16, 25-29, 65, 80, 85, 90, 95, 98, 100, 119, 150 & 151 altered/substituted to suit Director's comments. H418 house type added to layout. House type schedule updated to suit.	24.06.21
A	Plots 154, 155 & 157 substituted.	16.06.21

Where quality lives

David Wilson Homes

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Drakelow Park - Phase 3
Burton On Trent

Planning Layout

Date: Mar 21 Scale: 1/500@AO Drawn: RC/TG
Rev: H8606.001.01 Rev: G