

KEY

Flood Risk Areas and Riparian Buffer

Flood Risk Area C2

Secondary Flood Risk Area (tbc)

10m riparian buffer

Surfacing (illustrative treatments)

Pedestrian circulation areas,
(unit paved or tarmac with unit trims)

Communal garden space/ building
margins (Flag paved)

Vehicular circulation (tarmac)

Paved crossover and/or ramp

Porous vehicular paving /
reinforced grass paving

Gravel/hoggin/informal path

Soft Landscape (illustrative treatments)

Amenity planting
(See Indicative Schedule A)

Structure planting
(Medium/large shrubs native
mixes) (See Indicative Schedule B)

Proposed tree
(See Indicative Schedule C)

Parking (car/ cycle)/ Bin store

Parking bay

Mobility Parking bay

Cycle/recycling area (shared use)

Cycle store

Recycling store
(covered/part covered)

Feature wall/screen wall use

Boundaries (illustrative treatments)

Knee Railing- set
within planting areas

1.6m high steel ornate fencing-
set on low (c.150mm high) plinth

1.6m high steel gates to match
fencing

Brick Piers and walls to define
building entrances

The site plan illustrates the layout of a development along Croesnewydd Road. It includes an existing building, a community room and store, and several parking courts (flush and flush with ramps). Landscaping features include amenity planting, structure planting, and proposed trees. The plan also shows flood risk areas (Flood Risk Area C2 and Secondary Flood Risk Area) and a 10m riparian buffer. Key features include a stepped access to the highway, a maintained verge, a footpath on site, and an informal play area. The plan is annotated with numerous spot heights and labels for various areas like 'Grass', 'Screen planting', 'Grass verge', and 'existing shrubs and scrub'. A north arrow and a scale bar (0 to 20m) are provided for orientation and measurement.

client:	project:	scale:	date:	drawn:	checked:
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