

Site Coverage								
Unit code	Type	Storey Height	Number	Percentage %	Floor area (sqm)	(sqft)	Total coverage (sqm)	(sqft)
Private								
Type A	5B	3 Storey	2	7	174	1,870	347	3,740
Type A (Custom)	5B	3 Storey	1	4	174	1,870	174	1,870
Type B	5B	3 Storey	3	11	176	1,894	528	5,682
Type C	4B	2 Storey	5	19	142	1,528	710	7,640
Type D - Split Level	3B	2/3 Storey	8	30	121	1,305	970	10,440
Type E - Split Level	3B	2/3 Storey	8	30	118	1,271	945	10,168
Total			27	100			3,673	39,540
Affordable 10%								
Type G	2B	2 Storey	2	100	84	899	167	1,798
Total			2	100			167	1,798
Total			29				3,840	41,338
					Net Developable (ha)	Net Developable (acres)	Site Coverage (sqft per acre)	
					0.901	2.228	18,554	







This line should measure 60mm when printed correctly

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Rev	Date	By	Chk	Description
P01	30.05.2023	SC	CG	First Issue
A	02.06.2023	SC	CG	Updated road to allow for refuse turning
B	21.06.2023	SC	CG	Developed design to suit landscape, engineering and level information
C	22.06.2023	SC	CG	Developed site plan, visitor spaces added and coloured added to site plan
D	27.06.2023	SC	CG	Amended to suit engineers feedback
E	30.06.2023	RHC	CG	Engineers retaining structures and garden rollers added

-  Proposed trees - please see landscape strategy for further information
-  Indicative representation of existing tree - see tree survey for RPA and tree specific information
-  Red Line Boundary - TBC by client
-  Drainage Easement - 3.6m (Position tbc by engineer)

NOTE | Trees are indicative, tree survey to be provided

RL
Roberts Limbrick
 03333 405 500
 mail@robertslimbrick.com
 robertslimbrick.com
Registered Office: England No. 06658029

Project Name
 St Dogmaels
 Cardigan
 Residential Development

Client Name
 Obsidian Homes

Drawing Title
 Proposed Site Plan

Scale
 1/500 - A2

Project No.
 10498

Status
 S1

Purpose Of Issue
 Issued for co-ordination

Project
 10498

Org
 RL

Vol
 XX

Level
 ZZ

Form
 DR

Role
 A

Number
 SCH03

Revision
 E