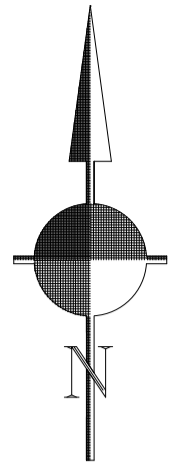


NOTES TO BE OBSERVED - SUBMITTALS
 This drawing is a preliminary design and is not intended to be used for construction purposes. It is subject to change without notice. The contractor shall be responsible for checking all dimensions and details of the ground conditions and the proposed development. The contractor shall be responsible for obtaining all necessary permissions and consents from the relevant authorities. The contractor shall be responsible for ensuring that the development complies with all applicable laws and regulations. The contractor shall be responsible for ensuring that the development is constructed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that the development is completed within the agreed programme of works. The contractor shall be responsible for ensuring that the development is handed over in a satisfactory condition. The contractor shall be responsible for ensuring that the development is maintained in a satisfactory condition. The contractor shall be responsible for ensuring that the development is demolished in a satisfactory condition. The contractor shall be responsible for ensuring that the development is reconstructed in a satisfactory condition. The contractor shall be responsible for ensuring that the development is repaired in a satisfactory condition. The contractor shall be responsible for ensuring that the development is replaced in a satisfactory condition. The contractor shall be responsible for ensuring that the development is renewed in a satisfactory condition. The contractor shall be responsible for ensuring that the development is improved in a satisfactory condition. The contractor shall be responsible for ensuring that the development is upgraded in a satisfactory condition. The contractor shall be responsible for ensuring that the development is modernised in a satisfactory condition. The contractor shall be responsible for ensuring that the development is refurbished in a satisfactory condition. The contractor shall be responsible for ensuring that the development is renovated in a satisfactory condition. The contractor shall be responsible for ensuring that the development is restored in a satisfactory condition. The contractor shall be responsible for ensuring that the development is reconstructed in a satisfactory condition. The contractor shall be responsible for ensuring that the development is repaired in a satisfactory condition. The contractor shall be responsible for ensuring that the development is replaced in a satisfactory condition. The contractor shall be responsible for ensuring that the development is renewed in a satisfactory condition. The contractor shall be responsible for ensuring that the development is improved in a satisfactory condition. The contractor shall be responsible for ensuring that the development is upgraded in a satisfactory condition. The contractor shall be responsible for ensuring that the development is modernised in a satisfactory condition. The contractor shall be responsible for ensuring that the development is refurbished in a satisfactory condition. The contractor shall be responsible for ensuring that the development is renovated in a satisfactory condition. The contractor shall be responsible for ensuring that the development is restored in a satisfactory condition.



NOTES

ACCOMMODATION SCHEDULE

House types	No. off	%	
Andrew 4 (727)	2 bedroom mid terrace house	6	10.0%
Baxter 4 (828)	3 bedroom end terrace house	12	20.0%
Baxter 4 (828)	3 bedroom semi-detached house	6	10.0%
Chalmers 4 (1015)	3 bedroom semi-detached house with integral garage	4	06.7%
Fairbairn 4 (1226)	4 bedroom detached house with integral garage	4	06.7%
Geddes 4 (1348)	4 bedroom detached house with integral garage	5	08.3%
Maxwell 4 (1478)	4 bedroom detached house with integral garage	7	11.7%
Wallace 4 (1704)	5 bedroom detached house with integral garage	4	06.7%
Block 1 Flats			
Burrell (587)	2 Bed Apartments	6	10.0%
Buchan (611)	2 Bed Apartments	3	05.0%
Scott (616)	2 Bed Apartments	3	05.0%
Total No.		60	
Total square footage		59335	
Overall No.		60	
Overall square footage		59335	
Area of Application Boundary (Gross)		4.80 Acres	
Public Open Space		0.91 Acres	
Nett Developable Area		3.89 Acres	
Gross Density of Houses Per Acre		12.50 Units / Acre	
Nett Density of Houses Per Acre		15.42 Units / Acre	
Square Feet Per Nett Acre		15253 SqFt / Acre	

LEGEND:

- - - Development Boundary
- Adoptable Footpaths
- Adoptable Roads
- Grass Service Strip
- Factored Public Open Space
- Shared Private Driveway
- Denotes 6m Sewer Wayleave
- Feu Boundary
- Shared Private Footpath
- Factored Bin Collection Point
- Factored Open Space Flats, Plots 320-331
- Bin Store Plots 320-331 Only
- Cycle Store Plots 320-331 Only

REV	DATE	DRAWN	DESCRIPTION
A	29.11.17	RC	Feu Plan Updated Incorporating legal & Engineering Comments
B	04.12.17	RC	Feu Plan Updated to tie in with Road Adoption Layout
C	05.12.17	RC	Feu Plan Updated incorporating comments from Feu meeting
D	22.01.18	KB	The word 'Adoptable' removed from grass service strip legend
E	13.02.18	RC	Legal Boundary Removed from the layout and the legend
F	09.11.18	RC	Site Boundary Updated to Tie In With Existing Footpath
G	09.11.18	RC	Site Boundary Updated to Tie In With Comments From Legal.

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Project: **Areas B1 & B2, Hopefield, Bonnyrigg.**

Title: **Master Feu Layout**

Dwg No: **20477 - B / 02 / 12 G**

Scale: 1:500 @ A1 Date: NOV/17

Drawn By: RC Checked By:

The Development registered under title MID151557 and all plots within including the open spaces have been DPA approved by:

Craig McFadden - 12 November 2018
 Craig McFadden (DPA Officer)