A0

Notes:

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the content and the requirements of the Site Investigation Report before work starts.

The Contractor is to comply in all respects with current building legislation, British and European Standard Specifications, NHBC Standards, Building Regulations, Robust Details etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Earth area of ground relied upon to support any structure disjointed (including drainage) must be investigated by the Contractor. Any areas of formation for said structures which do not accord with the anticipated conditions as described in the Site Investigation Report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable geotechnical expert. Indicative typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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Do not scale this drawing - Work to figured dimensions only.

Report any discrepancies immediately.

Site boundaries have been generated from OS data and Agents brochure. Reliance can not be given on the accuracy and boundary locations are subject to change.

All boundaries to be agreed on site with the Client and set out by Land Registry prior to acquisition.

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ACCOMMODATION SCHEDULE

MARLIN (Ma) 1b2p - 48M2 SKYE (Sk) 1b2p - 55M2		5No. (3.5%) 5No. (3.5%)
OLIVE (Ol) 1b2p - 50m2 - NDSS		2No. (1.4%)
CONIFER (Ki) 2b3p - 61m2 - NDSS		3No. (2.1%)
AQUA (Aq) 2b4p - 68m2		25No. (17.7%)
AZURE (Az) 3b5p - 82m2		53No. (37.4%)
SAGE (Ba) 3b5p - 93m2 - NDSS		26No. (18.3%)
JADE (Ja) 3b5p - 99m2 - NDSS		8No. (5.6%)
FOREST (Fo) 3b5p - 102m2 - NDSS		5No. (3.5%)
CORAL (Co) 4b6p - 98m2		10No. (7.0%)

142 PLOTS TOTAL

Affordable dwellings.

SITE AREA
56,709m2 / 14.01ac / 5.67ha = **25.04dph**
Nett development area 33,542m2
Roads & footpaths 7,746m2
OTHER - POS, BNG, SUDS, green buffers, easements 15,508m2

Net Development Area (NDA):

The NDA represents the portion of the site that is available for residential development plots and building footprints only.

NDA excludes: Adoptable roads & footpaths, Public open space, green infrastructure and buffers, SUDS areas and drainage infrastructure, Landscape/ecology mitigation zones, Easements, no-build zones and utility corridors, Retained or otherwise undevelopable land.

NDA includes: Shared access routes, driveways serving more than one plot.

Purpose of Definitions: These areas are provided for the purposes of density assessment, yield calculations, and planning evaluation. All areas shown are indicative and subject to detailed design development and statutory consultation.

PLANNING ISSUE

Rev.	Description.	Date.

urbanplus

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Email: info@urbanplus.uk.com

Client:
MORRO PARTNERSHIPS LTD

Job:
RYKNELD ROAD
LITTLEOVER
DERBY

Title:
SITE PLAN

Drawn:	BS	Project:	UP25.14
Date:	AUGUST_26	Drawing:	P04
Scale:	1:500@A0	Rev:	/

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Turning facility for fire tender.
Footpath link to future development - location TBC.
Turning facility for fire tender to have Grasscrete surface.
PLANNING boundary.
Indicative location for solar panel installation, to be informed by specialist design.
Buildings positioned outside of RPA - tree survey TBC.
PLANNING boundary.
Turning facility for fire tender.
2400mm high acoustic barrier fencing, as per noise report.
Garden screen wall where indicated, materials to match main elevation of plot.
Localised hedge removal.
POS
6m drainage easement - position to be confirmed.
Hedge planting to screen.
Hedge planting to screen building.
Substation - size location TBC.
Highway verge.
Micklemeadow
Build line between existing built environment.
Localised hedge removal.
Space retained for maintenance access adjacent to existing hedges.
Existing foul and 6m easement.
Bound gravel path to POS.
LEAP
Existing pylon.
Localised hedge removal.
SUDS basin indicative - refer to drainage engineer's details.
SUDS
Foul water pumping station - location and size TBC by engineer.
Turning facility for fire tender to have a Grasscrete surface.
Footpath connection to existing footpaths and bus stop.
40m standoff easement to powerlines.
BNG
BNG
Shelter
66.8m
RYKNELD ROAD
FORTIS WAY
WARWICK CLOSE
STAKER LANE
ESS
Private Road
Footpath
Adopted Shared Surface