

The Contractor is to check and verify all building and site dimensions, levels and sewer levels at connection points before work starts.

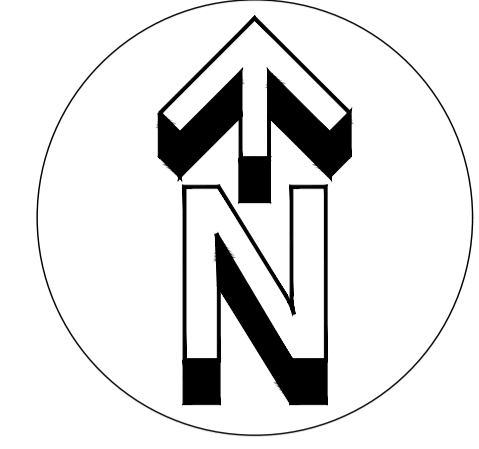
The Contractor is to comply in all respects with current building legislation - British Standard Specifications, building regulations etc., whether or not specifically stated on this drawing.

This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground constraints. Each area of ground relied upon to support an structure (including retaining walls) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or flat ground, constraints on or within the ground, should be further investigated by a suitable expert. Any earthwork constraints shown indicate typical values for guidance only and should be further investigated by a suitable 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. A suitable method of foundation is to be provided to accommodate the proposed tree planting.



HOUSETYPE SCHEDULE			
Type	No. Of Beds	SGFT	No.
<b>Open Market Units</b>			
SOUTHAM - Sou	2	605	6
COVERIDGE - Dou	2	648	6
ASTLEY - Ast	2	667	6
ALMOND - Alm	2	681	15
CHEERY - Che	3	802	20
JAPONICA	3	945	10
LARCH - Lar	3	1087	12
LILAC - Lil	4	1394	5
WALNUT - Wal	4	1199	2
MARLE - Mar	4	1336	4
MAGNOLIA - Mag	4	1514	2
ACADA - Aca	4	1550	4
ALDER - Ald	4	1599	8
<b>Total</b>			<b>101</b>
<b>Affordable Units</b>			
SOP	1	505	4
SO2+	2	799	10
SO3	3	909	3
SO17	3	1081	1
<b>Total</b>			<b>18</b>
<b>Total</b>			<b>119</b>
<b>Overall Development</b>			
		<b>Total</b>	<b>Overall Total</b>
		112363	119
		<b>AREA</b>	<b>Coverage</b>
		112363	15803 Sq Ft
<b>Net Developable Area</b>			
	7.11 Acres	112363	15803 Sq Ft

CYCLE STORES TO BE PROVIDED TO ALL PROPERTIES EITHER IN GARAGE TO DWELLINGS OR SECURE CYCLE STORE TO APARTMENTS OR TIMBER SHED TO DWELLINGS NOT HAVING A GARAGE.

- ### Key
- Access Door
  - Block Paving (Red bridle laid in herringbone pattern)
  - Gate Position
  - Garage Personnel Door
  - Affordable Tenure
  - Shared Ownership
  - Affordable Rent
  - Existing tree's to be retained
  - Existing tree's to be removed
  - Bin Collection Point
  - Denotes handed from working drawing
  - Denotes sewer easement (subject to re-alignment in front of plots 25 & 28)
  - Feature side windows
  - Denotes street lighting position (subject to LPA approval)
  - Shed provision for Cycle storage

- Rev R - 18.08.17 - Shed added to plot 3 garden. (BWM)
- Rev P - 17.08.17 - Fencing to rear boundary of plots 29-34 & 70-73 changed to 0.9m post & rail fence. (BWM)
- Rev N - 14.08.17 - Sheds shown to rear gardens without garages as cycle storage. Amended drainage easement shown as per S38 Drawings. (BWM)
- Rev M - 19.07.17 - Whole of hedge to the northern boundary retained. Hedge to eastern boundary shown and clarified. Fence to rear of plots 29-34 & 70-73 specified. (BWM)
- Rev L - 18.07.17 - Tree survey shown. Trees for retention (RPA's shown) and removal indicated. Road lines to apartments and plots 1, 3, 14 & 117 amended. (BWM)
- Rev K - 14.07.17 - Retained & removed hedges shown. Plot 66 handed. Drive for Plot 63 amended. Additional parking space for plot 85 added and turning provision added for plot 84. Proposed street lighting position shown opposite plots 94 & 110. Verge added opposite Plot 111. Plots 30-32 moved forward 2 metres. Plot 37 moved forward 2m and garden fence amended. Private drive for plot 29-28 amended.
- Rev J - 20.05.17 - Plots 31 & 82-91 repositioned with plot type changes incorporated. Footpath indicated adjacent from plot 91-97. Feature side windows indicated on plots 66 & 73. Apartments updated to match planning drawings.
- Rev H - 18.04.17 - CAD files for Maple & Walnut updated. (BWM)
- Rev G - 30.03.17 - Fencing to plot 102 amended. Note to future development amended. (BWM)
- Rev F - 29.03.17 - Additional notes regarding ditch course added. Layout amended as per comments (BWM)
- Rev E - 24.03.17 - Plot 102 amended to a Cherry HT. (BWM)
- Rev D - 14.03.17 - Amendments as requested by client.
- Rev C - 07.03.17 - Amendments as requested by client.
- Rev B - 02.03.17 - Amendments as requested by client.
- Rev A - 24.02.17 - Site plan updated following re-draw from client.

**Revisions**

**Bellway**

BELLWAY HOMES WEST MIDLANDS  
Bellway House, Relay Point, Relay Drive, Tamworth, B77 5PA  
Tel: 01827 255755 Fax: 01827 255766

Site: BRAMSHALL ROAD, UTTOXETER

Drawing: PROPOSED SITE PLAN

Date: 24.01.17  
Scale: 1:500 @ A1  
Drawn By: ABA

Drg. No:  
UTT-LAY-01R

This drawing is the property of BELLWAY plc and must not be copied or reproduced in any way in whole or in part without the express permission of BELLWAY plc in writing. This drawing is intended as an illustration only and is not to be taken as a representation made on negotiating sales or as part of contract documents.

Copyright © Bellway plc