



The Contractor is to check and verify all building and site dimensions, levels and sewer level 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 contours. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any aspect of full ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicate typical slopes 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			
Open Market Units	Type	No. Of Beds	SOFT
	SOUTHAM - Sou	2	605
	DOVERIDGE - Dov	2	648
	ASTLEY - Ast	2	607
	ALMOND - Alm	2	681
	CHERRY - Che	3	802
	JAPONICA	3	945
	LARCH - Lar	3	1087
	LEAC - Li	4	1394
	WALNUT - Wal	4	1399
	MAPLE - Map	4	1336
	MAGNOLIA - Mag	4	1514
	ACACIA - Aca	4	1550
	ALDER - Ald	4	1589
	Total		9945
			101
Affordable Units			
Type	No. Of Beds	No.	
SO2	1	505	4
SO2+	2	799	10
SO3	3	928	3
SO17	3	1061	1
		Total	1385
			18
Overall Development			
		Total	Overall Total
		112324	119
	AREA	Total	
Net Developable Area	7.11 Acres	112324	15786 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 brindle laid in herringbone pattern)
- ⋈ Gate Position
- * Garage Personnel Door
- Affordable Tenure
 - Shared Ownership
 - Affordable Rent
- Existing tree's to be retained
- Bin Collection Point
- Denotes handed from working drawing
- Denotes sewer easement

Rev H - 18.04.17 - CAD cells for Maple & Walnut and schedule updated.
Rev G - 20.03.17 - Factors 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 111. (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

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Site: BRAMSHALL ROAD, UTTOXETER

Drawing: PROPOSED SITE PLAN

Date: 24.01.17 Drg. No:
Scale: 1:500 @ A1 UTT-LAY-01H
Drawn By: ABA

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