A1



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. Each area of ground relied upon to support any structure depicted (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 expert. Any earthworks shown indicate 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.

PLANNING ISSUE

ACCOMMODATION SCHEDULE

Type	Beds	Area	Total
2B House	2B4P	70.5M2	19No.
3A House	3B5P	85M2	11No.
3H House	3B5P	84.9M2	2No.
3J House	3B5P	84.1M2	2No.
		Total	34No.

59No. car parking spaces

Rev.	Description.	Date.
B	Road width amended to suit highway comments. Parking to plots 1&2 repositioned. Pedestrian visibility splays added.	22.03.21
A	Boundary line amended.	03.02.21

URBAN PLUS LIMITED
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Client:
HODGKINSON BUILDERS LTD

Job:
THE BLACK HORSE INN
LOWER SOMERCOTES
DERBYSHIRE

Title:
SITE PLAN

Drawn:	BS	Project:	UP21.02
Date:	JAN_21	Drawing:	P03
Scale:	1:500@A1	Rev:	B

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