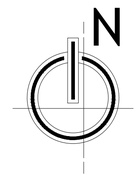
A1





KEY



- Landscaping to landscape architects details - indicative only.
- Fencing - refer to external works plan for details.
- Grey concrete roof tiles.
- Front door locations.
- Plot paths.



- Brick screen wall to detail.
- Red concrete roof tiles.
- Rear door locations.
- Bin store locations.
- Block paving parking bays.



- Existing Category B tree to be retained.
- Existing trees to be removed.

To be read in conjunction with Urban Plus drawing 22.06_P02 External Works plan.

ACCOMMODATION SCHEDULE

Type	Beds	Area	Total
ASHOVER	1B2P	50M2	7No.
BUXTON	1B2P	51.5M2	0No.
CROMFORD	2B4P	68M2	6No.
DARLEY	3B5P	80M2	10No.
EDALE	3B5P	81M2	4No.
FENNY	3B5P	81M2	1No.
GRATTON	3B5P	81.5M2	3No.
HARTSHORNE	3B5P	81.5M2	2No.
IDRIDGEHAY	4B6P	100M2	3No.
KEDLESTON	4B6P	98M2	1No.
LONGFORD	4B6P	107M2	3No.
MAPLETON	4B6P	101M2	1No.
		Total	41No.

PRELIMINARY ISSUE

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.

Rev.	Description.	Date.
J	Amended to suit amended vehicle tracking, road widths altered.	01.11.22
H	Amended to Crime Officers comments; gardens/fences amended to plots; 10,11,14, gates added to footpath links between 17/18, fencing amended between 20-22&27. rear of plots 1-4 updated.	17.10.22
G	Tracking updated to engineers latest layout, forward visibility added, back of footpath line altered adjacent plot 41. parking updated to plots with solid boundary features adjacent. Dimensions added. Plots 39-41 repositioned to accommodate increase parking width between gables.	07.10.22
F	Plots 1-4 front door locations updated to GAs.	04.10.22
E	General updates.	21.09.22
D	Amended following comments from planner; apartments omitted - replaced with maisonettes, plots12,13,18,19,24,25,28, gardens increased, parking to plots 18-23 changed, Buxton FOG removded and replaced with maisonette, plot 24/25 moved, 24 and staggered, plot 32 changed for maisonette, plots 35-38 repositioned and facing private road, plot 40/41 gardens increased in size.	02.09.22
C	Existing trees added.	10.08.22
B	Garden sizes amended. plots 31-34 amended. Parking areas amended.	02.08.22
A	Dimensions added.	01.08.22

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Client:
GARNER HOLDINGS LTD

Job:
DERBY ROAD
RIPLEY
PHASE 2

Title:
SITE PLAN

Drawn:	BS	Project:	22.06
Date:	JULY_22	Drawing:	P01
Scale:	1:500@A1	Rev:	J

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