NOTES

This drawing is a feasibility sketch only and no design assessment has been undertaken at this stage for a CDM Co-ordinator.
It is based on O.S. Plan information. Licence No. 100020449 and is subject to survey, ground investigation, confirmation of all boundaries (ownership) and all Statutory approvals.

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CORPORATE MAIL ROOM

Site Layout Plan

7 No 4 B. detached
4 No 3 B. detached.
4 No 3 B semi-d with integral garage.
3 No- 3 B. " " "
5 No 3B Town houses.
4 No 2 B Bungalows.
3 No 3B. Town houses
33 No Total.

Site area 1·48 ha approx.
Developable site area. 1·33 ha approx.
Density 25 units per ha.

River Don.
Environment Agency's 8m 'No build' zone from top of bank
Surface water to discharge to Cubley Brook.
Footbridge.
Environment Agency's 8m 'No build' zone from top of bank to Cubley Brook.
Approximate position of sewage lift pump.
Assumed line of culverted water course with 3m 'No build' zone either side.
Access as required
Existing combined sewer
Notional site area
Private drive
Retaining wall
Parking for residents of Sheffield road.
Town houses
Bungalows
Jackies Novelties Site
Forward visibility may be required to curve
PH.
New road entrance formed. Visibility splay to North west 2.4x43 m To South east 2.4x48 m Approx All subject to highways Approval.
Sheffield Road.

Rev D. Mains drainage added 02/06/12
Rev C. Visibility splays Amended 16/05/12.
Rev B. Street works removed. 20-03-2012.
Rev A. Entrance & layout amended 16.09.11.

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Project
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Drawn by AMS | Date Aug '11 | Scale 1:500@A2
Checked by | No. 3479-SK05 D | Rev.

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