A1 SHEET SIZE 841 x 594 mm

SCHOOL LAND

LOW POINT

NEW SWALE TO BOUNDARY

ATTENUATION FOR ALL EVENTS UP TO AND INCLUDING THE 1:100 + 40%. APPROXIMATELY 2000m3 OF STORAGE

DEVELOPABLE AREA = 3.15 Ha, 75% IMPERMEABLE ASSUMED AT 4.2L/SEC/Ha GREENFIELD RUN OFF RATES. MAX SITE DISCHARGE OF 13 L/SEC

EXISTING TREES AND HEDGEROWS TO BE RETAINED WHERE POSSIBLE

EXISTING PUB

RELATIONSHIP BETWEEN EXISTING DEVELOPMENTS

RELATIONSHIP BETWEEN EXISTING DEVELOPMENTS

PROPOSED SITE ACCESS

OFFOXEY ROAD

NOISE

IVETSEY BANK ROAD

Constraints Plan

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, 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 contaminants. 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 suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.
Where existing trees are 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
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This drawing illustrates a sketch proposal only and as such is subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations. The layout may be based upon an enlargement of an o.s. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk assessment under CDM Regulations has not been undertaken.

nb. No account has been taken of any services laid on or around the boundaries of the site.

nb. This layout takes no account of any trees on or around the boundaries of the site.

X/X

Rev:	Description:	Initials:	Date:

Geoff Perry Associates Limited
The Shrubbery,
28 Erdington Road,
Aldridge,
Walsall,
WS9 8UH
t: 01922 744 900
e: enquiries@geoffperryassoc.co.uk

Client:
Cranford Developments

Project:
Land off Offoxey Road, Bishops Wood

Title:
Constraints Plan

Date: DEC 2021 Scale: 1:500 @ A1
Drawn by: GSW Checked by: -

Job No.	Drg No.	Rev.
A 968	03	~

Scale Check:
1:1250 - 0 10m 20m 30m 40m 50m 60m 70m 80m
1:100 - 0 1m 2m 3m 4m 5m 6m 7m
1:50 - 0 1m 2m 3m
1:500 - 0 10m 20m 30m

A1 SHEET SIZE
841 x 594 mm

Land Use Plan

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Cranford Developments

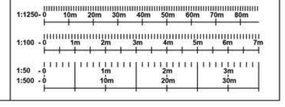
Project:
Land off Offoxey Road,
Bishops Wood

Title:
Land Use Plan

Date: DEC 2021 **Scale:** 1:2000 @ A1
Drawn by: GSW **Checked by:** -

Job No.	Drg No.	Rev.
A 968	02	

Scale Check:



A1 SHEET SIZE 841 x 594 mm

NEW SWALE TO BOUNDARY

SUDS

ATTENUATION FOR ALL EVENTS UP TO AND INCLUDING THE 1:100 + 40% APPROXIMATELY 2000m3 OF STORAGE

DEVELOPABLE AREA = 3.15 Ha
75% IMPERMEABLE ASSUMED
AT 4.2L/SEC/Ha GREENFIELD RUN OFF RATES
MAX SITE DISCHARGE OF
13 L/SEC

POS

RESIDENTIAL LAND

RESIDENTIAL LAND

SHOP

POS

POS

TO LIMIT GREENFIELD

Land Use Plan

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Land Use Plan

Date: DEC 2021 **Scale:** 1:500 @ A1
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