

Tranche 1

LEGENDE PROJET

Délimitation emprise foncière (72 858 m²)

Emprise bâtiments (5800*4=23 200)

Espaces verts (40 755 m² comprenant les bassins à dimensionner)

Voirie (7 963 m²)

Emplacement réservé n°ER12 (liaison douce)

Bande inconstructibilité 40m RD606

LEGENDE LIGNES ELECTRIQUES

Zone de sécurité horizontale (zone non aedificandi sous lignes haute tension)

Pylone et ligne haute tension

Tranche 2

LEGENDE PROJET

Délimitation emprise foncière : 215 340m²

Emprise bâtiments : 55 171m²

Espace libre (zone agricole, espace vert, chemin mode doux, parking...etc) : 83 988m²

Espace agricole (1+2) : 59 214m²

Voirie : 16 967m²

Emplacement réservé n°ER12 (liaison douce)

Bande inconstructibilité 40m // axe RD606

LEGENDE LIGNES ELECTRIQUES

Zone de sécurité horizontale (zone non aedificandi sous lignes haute tension)

Pylone et ligne haute tension

The site plan illustrates a proposed development divided into two tranches. Tranche 1, on the left, contains buildings A through D and is bordered by a red line indicating a 72,858 m² land footprint. Tranche 2, on the right, contains buildings E through L and is bordered by a red line indicating a 215,340 m² land footprint. The plan includes various green spaces: a wooded area (10,479 m²), a natural area (15,781 m²), and two agricultural zones (44,604 m² and 14,610 m²). Infrastructure elements include a road network with a roundabout, a 40m inconstructibility band along the RD606 axis, and high-voltage power lines with pylons. A LIDL store is located to the west of the site. The plan also shows existing structures like 'LE MOULIN A CALLOUX' and 'Rue de Montrebeau'.

Aménagement d'ensemble

Le Petit Fossard - 77940 ESMANS

DATE
23/09/2025

Hypothèses d'implantation

ECHELLE
1:3000