



LEGEND

- Site Boundary
- Proposed Finished Floor Level
- Existing Boundary Ground Level
- Proposed Road / Driveway Contour - Major (0.50m interval)
- Proposed Road / Driveway Contour - Minor (0.05m interval)
- Private Drainage (ACO Channel & Gully)
- Proposed Drive / Path Gradient & Direction
- Proposed Garden Gradient & Direction
- Proposed Spot Level
- Proposed Earthwork Batter
- Proposed Double Damp Proof Course (DD)
- Proposed Permeable Carriageway
- Retaining construction details to be provided by developer.
 - Gravel Boards (up to 300mm) - Retained height shown
 - Masonry Retaining Wall (over 300mm) - Retained height shown

- Notes**
- This external works drawing should be read in conjunction with the architectural layout drawing, architectural house pack information and engineering construction detail drawings with any inconsistencies being reported to the developer prior to construction
 - Level, ramped or stepped access should comply with B.Regs. Where retaining results in level differences, suitable edge protection should be provided in accordance with B. Regs Part M.
 - Retaining indicated on this drawing is the levels difference between the finished levels and is not necessarily the 'retained height' from a structural design perspective. All retaining walls shall be subject to suitable structural design and calculation checks
 - The proposed site layout shown is Pickstock Homes 'Site Layout', reference 1522-P01 Site Layout Rev C.

C	14.03.23	Updated with Layout Rev E	CP
B	04.01.23	Updated with Layout Rev D	CP
A	12.12.22	Preliminary issue for review	CP
Mark	Date	Details	By

Drawing originator:



Client:

St. Marys Avenue,
Overton, Wrexham

Drawing title:

External Works
Sheet 2 of 2

Scale: 1:250 for the original size of A1

Drawn by: CP | Checked by: RA | Passed by: RA | Date: Dec 2022

Drawing status: Preliminary

Job No:	Drawing No:	Project:	Origin:	Volume:	Level:	Type:	Discip.	Number:	Revision:
PSH06	xx	BET	xx	xx	xx	C	08	C	
Do not scale this drawing									
6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY enquiries@betts-associates.co.uk									
Chester 01244 288178 Altrincham 0161 413531									