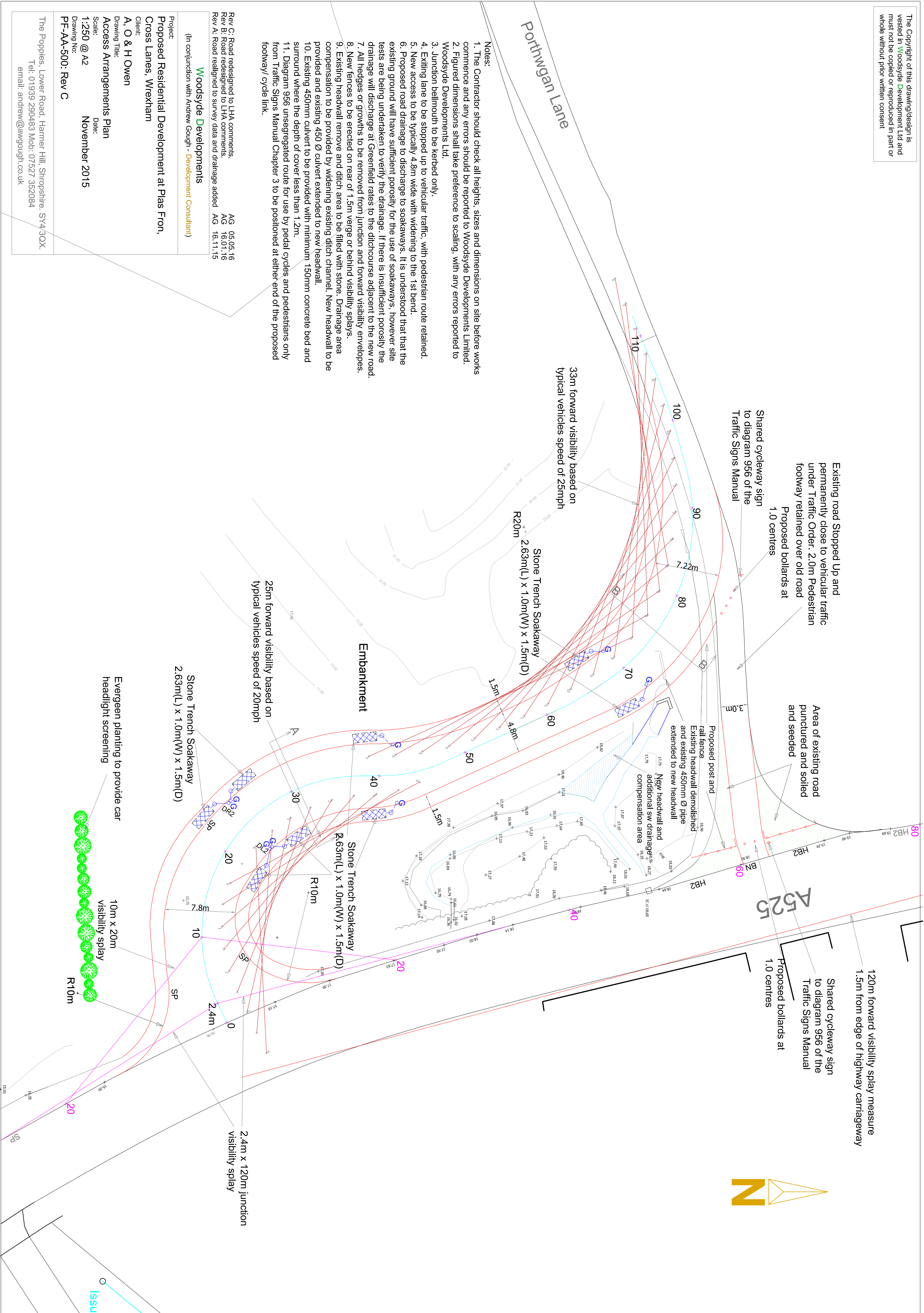




Notes:

1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
3. Junction bellmouth to be kerbed only.
4. Exiting lane to be stopped up to vehicular traffic, with pedestrian route retained.
5. New access to be typically 4.8m wide with widening to the 1st bend.
6. Proposed road drainage to discharge to soakaways. It is understood that that the existing ground will have sufficient porosity for the use of soakaways, however site tests are being undertaken to verify the drainage. If there is insufficient porosity the drainage will discharge at Greenfield rates to the ditchcourse adjacent to the new road.
7. All hedges or growths to be removed from junction and forward visibility envelopes.
8. New fences to be erected on rear of 1.5m verge or behind visibility splays.
9. Existing headwall remove and ditch area to be filled with stone. Drainage area compensation to be provided by widening existing ditch channel. New headwall to be provided and existing 450 Ø culvert extended to new headwall.
10. Existing 450mm culvert to be provided with minimum 150mm concrete bed and surround where the depth of cover less than 1.2m.
11. Diagram 956 unsegregated route for use by pedal cycles and pedestrians only from Traffic Signs Manual Chapter 3 to be positioned at either end of the proposed footway/ cycle link.

Rev C: Road redesigned to LHA comments.	AG 05.05.16
Rev B: Road redesigned to LHA comments.	AG 16.01.16
Rev A: Road realigned to survey data and drainage added	AG 16.11.15
Woodsyde Developments (In conjunction with Andrew Gough - Development Consultant)	

Project: Proposed Residential Development at Plas Fron, Cross Lanes, Wrexham	
Client: A, O & H Owen	
Drawing Title: Access Arrangements Plan	
Scale: 1:250 @ A2	Date: November 2015
Drawing No: PF-AA-500: Rev C	
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