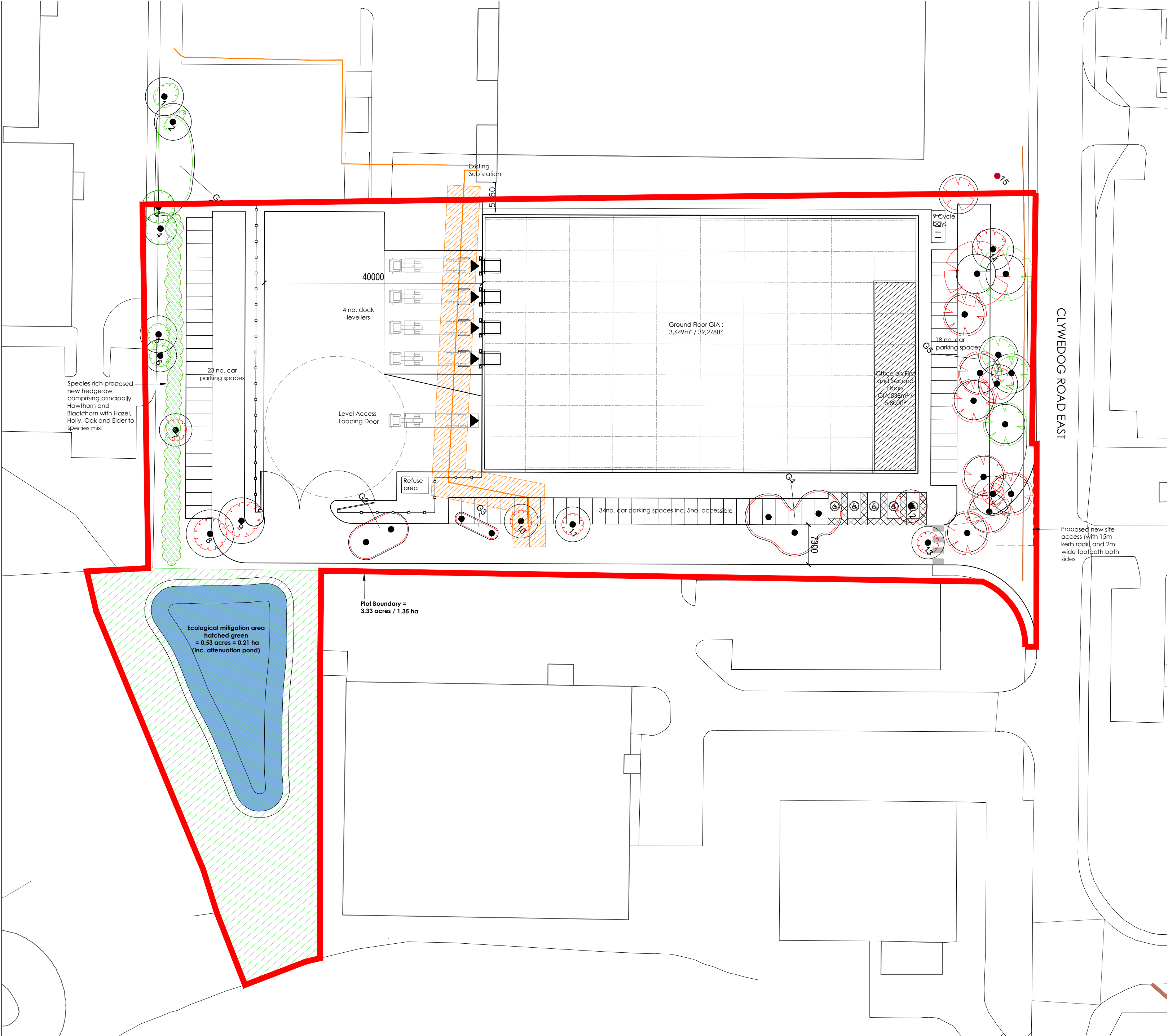


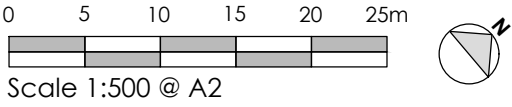


- NOTES
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors, AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations.

CDM 2015

Client notified of duties: XXX/XX/XXXX
Principal Designer: XXX

Unless noted below, all known hazards have been highlighted on the drawing:



Area Schedule		
Unit	Area (Imperial)	Area (Metric)
Ground Floor	39,278 ft²	3,649.0 m²
First Floor Office	2,900 ft²	269.4 m²
Second Floor Office	2,900 ft²	269.4 m²
Total	45,077 ft²	4,187.8 m²
Parking Spaces	75 spaces (inc. 5 Dis)	
Cycle bays	9 spaces	
Site Area	3.31 acres	1.34 ha

- High voltage cable to be diverted (assumed 3m easement to both sides)
- Existing trees to be removed subject to Local Authority's approval

P6	29/04/19	ES	DOH
Hedgerow added and species noted.			
P5	04/04/19	DOH	AR
Footpaths shown to site access and boundary updated			
P4	22/11/18	TF	DOH
Existing tree positions corrected			
P3	12/11/18	TF	DOH
Additional tree shown removed to maintain visibility splays			
P2	06/11/18	TF	DOH
2m wide pedestrian route from rear car park indicated			
P1	24/10/18	ES	DOH
Initial Issue			
REV	Date	Drawn by:-	Checked by:-
Status Purpose of Issue			
S2 For Approval			
Drawing stage Planning			
client FI Real Estate Management Ltd			
project Proposed Industrial Development Clywedog Road East (Site 3) Wrexham			
drawing title Proposed Site Plan			
date 24/10/18 drawn ES			
scale@A2 1:500 checked DOH			