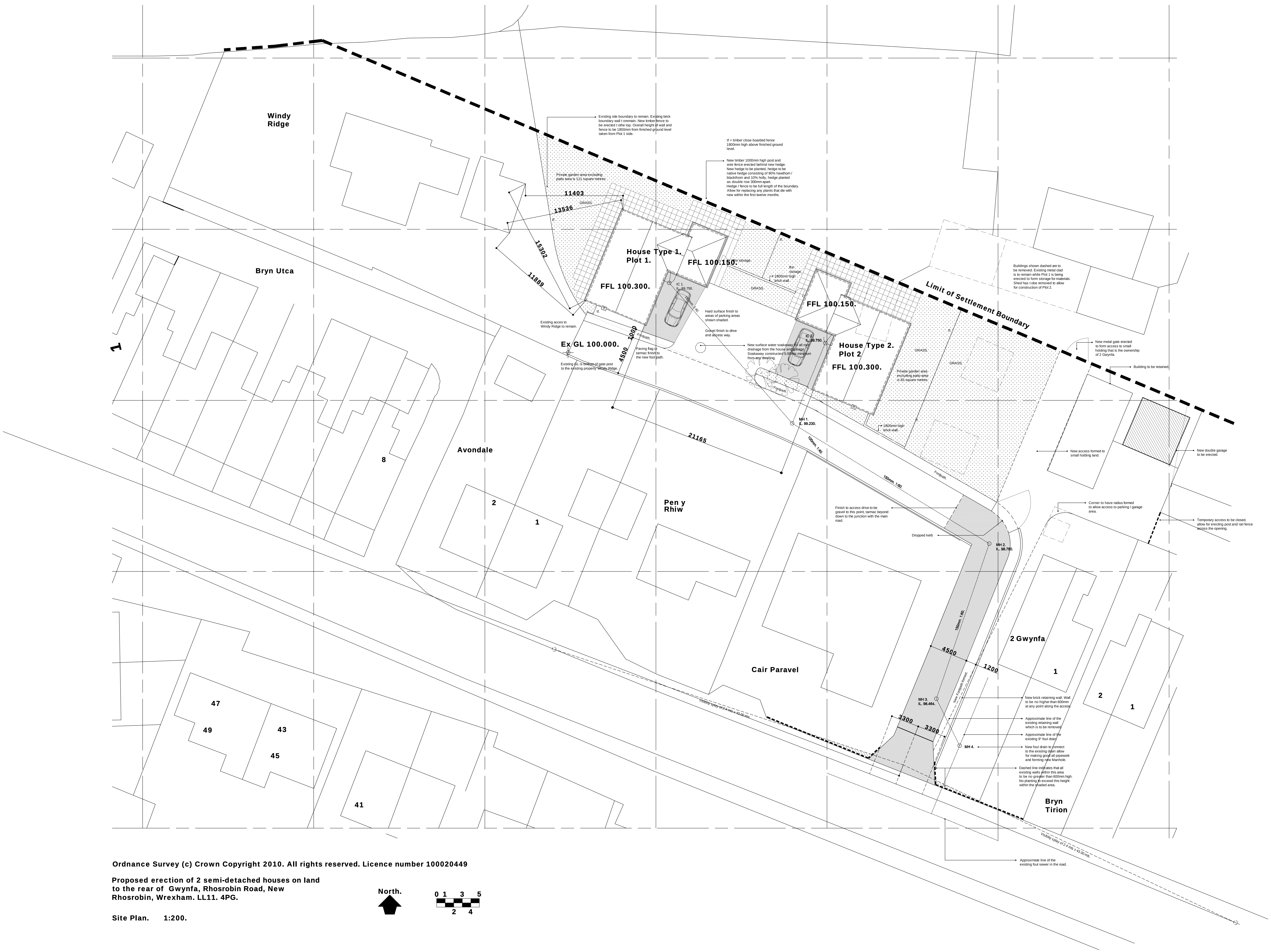

Existing site boundary to remain. Existing brick boundary wall t oremain. New timber fence to be erected t othe top. Overall height of wall and fence to be 1800mm from finished ground level taken from Plot 1 side.

tf = timber close boarded fence 1800mm high above finished ground level.

New timber 1000mm high post and wire fence erected behind new hedge. New hedge to be planted, hedge to be native hedge consisting of 90% hawthorn / blackthorn and 10% holly, hedge planted as double row 300mm apart.
Hedge / fence to be full length of the boundary.
Allow for replacing any plants that die with new within the first twelve months.

Private garden area excluding patio area is 111 square metres.

Private garden area excluding patio area is 83 square metres.

Existing acces to Windy Ridge to remain.

Existing GL is bottom of gate post to the existing property Windy Ridge.

Paving flag or tarmac finish to the new foot path.

Hard surface finish to areas of parking areas shown shaded.

Gravel finish to drive and access way.

New surface water soakaway for all roof drainage from the house and garage. Soakaway constructed 5.00mts minimum from any dwelling.

Buildings shown dashed are to be removed. Existing metal clad is to remain while Plot 1 is being erected to form storage for materials. Shed has t obe removed to allow for construction of Plot 2.

New metal gate erected to form access to small holding that is the ownership of 2 Gwynfa.

Building to be retained.

New access formed to small holding land.

New double garage to be erected.

Finish to access drive to be gravel to this point, tarmac beyond down to the junction with the main road.

Corner to have radius formed to allow access to parking / garage area.

Temporary access to be closed, allow for erecting post and rail fence across the opening.

New brick retaining wall. Wall to be no higher than 600mm at any point along the access.

Approximate line of the existing retaining wall which is to be removed.

Approximate line of the existing 9" foul drain.

New foul drain to connect to the existing drain allow for making good all pipework and forming new Manhole.

Dashed line indicates that all exisitng walls within this area to be no greater than 600mm high. No planting to exceed this height within the shaded area.

Approximate line of the existing foul sewer in the road.

Ordnance Survey (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

Proposed erection of 2 semi-detached houses on land
to the rear of Gwynfa, Rhosrobin Road, New
Rhosrobin, Wrexham. LL11. 4PG.

Site Plan. 1:200.

All dimensions to be checked and confirmed on site prior to any construction. Discrepancies to be reported to Mr. S. H. Miles immediately.

Figured dimensions to be taken in preference to those scaled.

Mr S. H. Miles accepts no responsibility for any unauthorised amendments / deviations to the drawing.

All materials/workmanship to be to current British Standards and Codes of Practice. All specified materials to be installed as manufacturers written product information and where applicable by their approved contractors. Where equal approved is noted as an alternative the contractor is to supply details as requested of alternatives proposed. All materials to be fit for purpose.

**Proposed erection of 2 detached houses on**
**land adjacent Gwynfa, Rhosrobin Road,**
**New Rhosrobin, Wrexham. LL11. 4PG. for**
**Mr. P. Derosa.**

**S. H. MILES**
shmiles58@gmail.com
07747 041200
Email

Rev A. 17/02/2020. Notes added for Building Control.
Rev B. 25/02/2020. Ex GL position moved and FFL amended.

Title :
SITE PLAN.
CONSTRUCTION ISSUE.

Scale : 1:200 @ A1.

Drawn : SHM.

Date: January 2020

Approved:

Job. No: 20/01
Dwrg. No: 07
Rev. B

PDF created with pdfFactory trial version www.pdffactory.com