

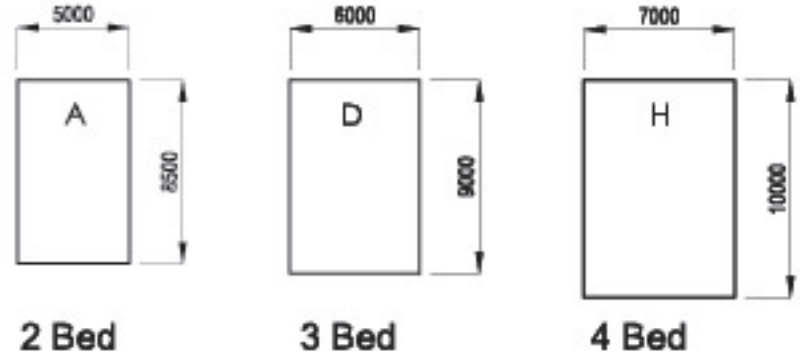
NORTH						
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	
A	2	700	10	7000	2 BED TERRACE	
B	2	720	0	0	2 BED TERRACE	
C	3	900	11	9900	3 BED TERRACE	
D	3	1000	17	17000	3 BED TERRACE	
E	3	1024	4	4096	3 BED SEMI	
G	4	1350	0	0	4 BED DETACHED	
H	4	1350	10	13500	4 BED DETACHED	
I	4	1380	3	4140	4 BED DETACHED	
J	4	1240	6	7440	4 BED DETACHED	
TOTAL			61	63076		

Units / Net/ Hectare / Acre	31 / 12
Gross area	6.94 acres
POS area	1.17 acres
Undevelopable area	0.4 acres
Net area	5.37 acres

SOUTH						
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	
A	2	700	1	700	2 BED TERRACE	
B	2	720	1	720	2 BED TERRACE	
C	3	900	21	18900	3 BED TERRACE	
D	3	1000	11	11000	3 BED TERRACE	
E	3	1024	9	9216	3 BED SEMI	
G	4	1350	2	2700	4 BED DETACHED	
H	4	1350	19	25650	4 BED DETACHED	
I	4	1380	3	4140	4 BED DETACHED	
J	4	1240	4	4960	4 BED DETACHED	
TOTAL			71	77986		

Units / Net/ Hectare / Acre	30 / 11
Gross area	8.41 acres
POS area	1.69 acres
Undevelopable area	0.5 acres
Net area	6.20 acres

Typical Property Sizes.



* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX (9.7m
GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

KEY

- EXISTING TREES
- EXISTING HEDGEROWS
- PROPOSED TREES
- PROPOSED HEDGEROWS
- PROPOSED PARK
- PROPOSED HOUSING
- PROPOSED STREET
- PROPOSED SHARED SURFACES
- PROPOSED SUDS POND
- PROPOSED WATER PUMP FACILITY

REV.	AMENDMENT.	DATE
Parkinson Landscape Design & Planning First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk W: www.parkinsoninc.co.uk		
PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.		
CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN		
SCALE	1:500 @A0	REV. H
DATE	SEPT 18	PROJECT REF ROSSETT
CHECKED	IP	DRAWING No. Plan 100-37-SMP-01