General Notes

1. Do not scale from drawing unless it is a specified setting out plan and you have confirmed it is printed to scale.
2. All dimensions and levels shown must be confirmed by contractors prior to the commencement of construction works.
3. All measurements must be checked on site.
4. Drawings are to be read in conjunction with all other relevant plans, specifications and details.
5. All work must comply with the current building regulations.
6. No materials used or methods of workmanship to be employed that do not conform to the current relevant British Standard and Code Of Practice.
7. All plants and materials are subject to availability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

Redline Boundary

Phase 1A

Phase 1B

Phase 2

Phase 3

Francis' Lane
(Parcel 4)

Phase 1A

Parcel 5

Phase 1B

Parcel 1

Phase 2

Parcel 2

Phase 1B

Parcel 3

Phase 2

Phase 3

N

0m 50m 100m 150m 200m 250m
1:4000

21/05/2025	5	CB	Phasing Plan label update
19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:4000	CB	JK	V5

Drawing no
4826-Strategic Ecology Corridor-5

Status
PLANNING

Drawing title
Initial Phasing Plan

Location
Utopia City Strategic Ecology Corridor, Wrexham

Client name
Net World Sport

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