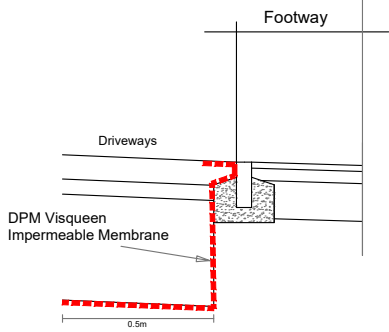
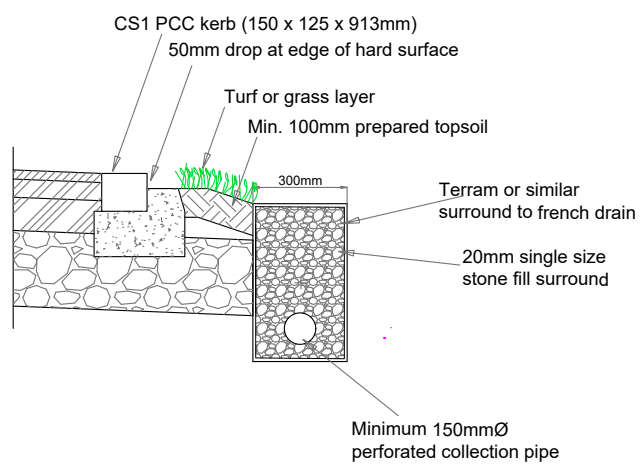


Impermeable Membrane
Protection for Footway/Highway
Carriageway

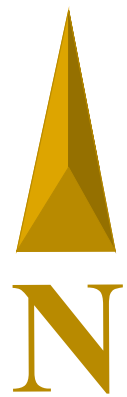


Private Road/ French
Drain Detail



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. Surface Water drainage designed in accordance with Sewers for Adoption 7th Edition.
4. The surface water drainage has been based on a 1 in 100 year event + 35% climate change. The design accords with current standards and recognized criteria.
5. The site design allows for appropriate suds techniques with the provision of a new attenuation pond. This will discharge via a hydrobrake chamber to the existing ditchcourse which runs along the site road frontage of Phase 1 with Ellesmere Lane. Discharge for Phase 2 will be based on Greenfield rates of run-off, with his being 3.2/s based on a site area of 6,477.47m².
6. Foul water drainage will be discharge to the existing foul water sewers within Ellesmere Lane.
7. Catchpit/ screens to be provided to last manhole prior to entering proposed adoptable sewers to prevent debris/ rubble entering the public network. Surface water run-off from the permeable road surface will be directed to a french drain along the lower side of the road and around the public open space.
8. The site open spaces and attenuation drainage feature will be placed within a management company to provide ongoing annual maintenance. It is proposed that the bottom of the pond shall be between 300 - 500mm lower than the inverts both in and out of the pond to ensure the pond retains water for ecological habitat purposes. The proposed french drains will collect sub-grade water which will have passed through the permeable stone under the access and permeable stone finish driveways. The stone layers will provide a measure of attenuation, will slow and delay run-off and will improve the quality of the run-off whilst passing through the stone and geotechnical membrane. A impermeable membrane will line the pond as appropriate.
9. The existing ditchcourse along Ellesmere Lane shall be regraded to 1 in 187 to ensure a suitable drainage system is available.
10. The ground has a relatively high water table and the subsoils are unsuitable to allow the use of soakaways.
11. All proposed driveways shall be minimum 3.2m wide and all double driveways shall be minimum 5.6m wide.
12. The private drive serving Phase 2 shall be typically 5.5m wide with no footways.
13. The edge of road along the inner channel adjacent to the open space will be provided with a flat channel edging to allow run-off to enter the french drain.
14. The existing grassed verges along Phase 1 of the development shall be retained.
15. Water butts will be provided to each property to collect run-off for use around the property, feeding plants and washing vehicles.
16. An estate type fence will be provided to the attenuation feature as this will retain approximately 0.5m of water. A 500mm high knee rail will be provided around the open space area.
17. All catchpits to be provided with a 500mm sump.
18. The adoptable foul water manholes shall not exceed and shall adhered to the specified design levels shown in the Drainage Schedule.
19. The developer must self-vet and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with those set out in Sewers for Adoption 7th Edition, The Welsh Ministers Standards and the requirement of DCWW as the Statutory Sewerage Undertaker.
20. Subject to a Section 104 Adoption Agreement being complete, a Section 106 application to connect must be made to DCWW the developer shall give 21 days notice prior to the connection. The works may only be undertaken by an SSIP Health & Safety approved contractor.
21. The adoptable materials and workmanship conform to Part E of Sewers for Adoption 7th Edition.
22. The minimum depth of cover to the crown of gravity pipes without protection should be as follows:
 - a) domestic gardens and pathways without any possibility of vehicular access, 0.35m.
 - b) domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross vehicle weight in excess of 7.5 tonnes, 0.5m.
 - c) domestic driveways, parking areas and narrow streets without footways (e.g mews developments) with limited access for vehicles with a gross vehicle weight in excess of 7.5 tonnes, 0.9m.
 - d) agricultural land and public open space, 0.9m.
 - e) other highways and parking areas with unrestricted access to vehicles with a gross vehicle weight in excess of 7.5 tonnes, 1.2m.



Rev O: Pond sizes indicated	IP	04.05.22
Rev N: Private Road/ French Drain Detail Added	IP	10.03.22
Rev M: Updated to WW comments	AG	23.02.22
Rev L: Updated to WW comments	AG	14.12.21
Rev K: Updated to WW & SAB comments	AG	15.10.21
Rev J: Updated to SAB comments	IP	23.08.21
Rev I: Levels Amended	AG	03.06.21
Rev H: Pond and calculations amended	AG	04.12.19
Rev G: Additional Details and notes added	AG	29.11.19
Rev F: Additional Details and notes added	AG	26.11.19
Rev E: Layout and drainage amended	AG	22.11.19
Rev D: Amended to Highway Comments	AG	28.08.19
Rev C: Amended to Highway Comments	AG	15.07.19
Rev B: Drive widths added	AG	03.07.19
Rev A: Plan amended to LHA comments	AG	03.07.19

Woodsyde Developments Limited

Project:
Proposed Residential Development on Land Off
Ellesmere Lane, Penley.
Client:
Primesave Homes Ltd
Drawing Title:
General Arrangements Plan
Scale:
1:250 @ A1
Date:
April 2019
Drawing No:
PN-GA-500: Rev O

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Key

- Solid Surface Water Drain
- Solid Foul Water Drain
- Perforated Surface Water Drain
- French Drain
- Rainwater Butt