



- 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 over scaling, with any errors reported to Woodsyde Developments Limited.
 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 suid techniques with the provision of a new attenuation pond. This will discharge via a hydrobrake chamber to the existing ditchcourse forming Ellesmere Lane. Phase 1 of the development, will be amended as shown with the repositioning of the attenuation removed from beneath the initial road.
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 7. Catchpit/ screens to be provided to best 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 repaired to 1 in 500 to ensure a suitable drainage system is available.
 10. All proposed driveways shall be minimum 3.2m wide and all double driveways shall be minimum 5.6m wide.
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 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.

Rev H: Pond and calculations amended

Rev G: Additional Details and notes added

Rev F: Additional Details and notes added

Rev E: Layout and drainage amended

Rev D: Amended to Highway Comments

Rev C: Amended to Highway Comments

Rev B: Drive widths added

Rev A: Plan amended to LHA comments

AG 04.12.19

AG 29.11.19

AG 26.11.19

AG 22.11.19

AG 28.08.19

AG 15.07.19

AG 03.07.19

Project:

Client:

Drawing Title:

Scale:

Drawing No:

PN-GA-500: Rev H

Woodsyde Developments Limited

Proposed Residential Development on Land Off

Ellesmere Lane, Penley.

Primesave Homes Ltd

General Arrangements Plan

1:250 @ A1

April 2019

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