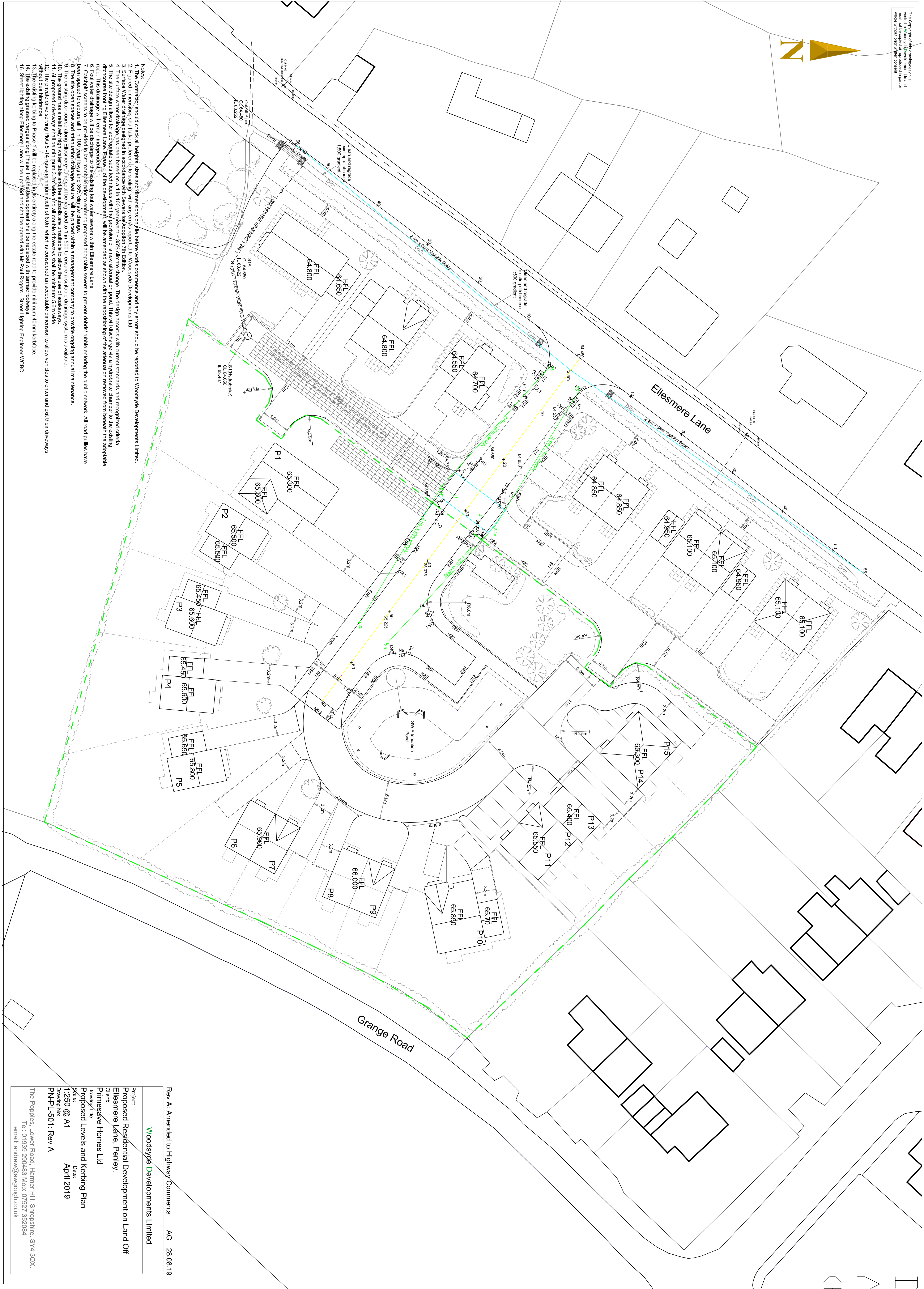
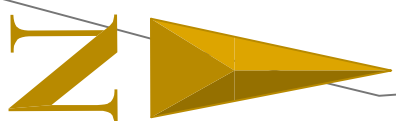




- Notes:
1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
 2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
 3. Surface Water 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 hydrostatic chamber to the existing ditchcourse forming Ellesmere Lane, Phase 1, of the development, will be amended as shown with the positioning of the attenuation removed from beneath the adoptable ditchcourse.
 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. All road gullies have been spaced to capture all 1 in 100 year flows and 35% climate change.
 8. The site open spaces and attenuation drainage feature will be placed within a management company to provide ongoing annual maintenance.
 9. The existing ditchcourse along Ellesmere Lane shall be upgraded to 1 in 500 to ensure a suitable drainage system is available.
 10. The ground has a relatively high water table and the s/scales 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 6.5m wide.
 12. The private drive serving Plots 5 - 14 has a minimum width of 6.0m which is considered an acceptable dimension to allow vehicles to enter and exit their driveways.
 13. The existing kerbing to Phase 1 will be replaced in its entirety along the estate road to provide minimum 40mm kerbface.
 14. The existing grassed verges along Phase 1 of the development shall be replaced with kerb face footways.
 16. Street lighting along Ellesmere Lane will be updated and shall be agreed with Mr Paul Rogers - Street Lighting Engineer WCCBC

Rev A: Amended to Highway Comments AG 28.08.19

Woodsyde Developments Limited

Project:
Proposed Residential Development on Land Off
Ellesmere Lane, Penley.

Client:
Primesave Homes Ltd

Drawing Title:
Proposed Levels and Kerbing Plan

Scale:
1:250 @ A1
Date:
April 2019

Drawing No:
PN-PL-501: Rev A

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