



- 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. Junction bellmouth to be kerbed only.
 4. Existing lane to be stopped up to vehicular traffic, with pedestrian route retained.
 5. Site Porosity tests have been undertaken by the Client and these have not proved adequate for the use of soakaways for the disposal of highway drainage due to a high water table.
 6. The highway drainage has been designed for a 1 in 100 year event + 30% climate change storm. The attenuation shall consist of Twin 525mm Ø UPVC pipes over a length of 26m. The outfall shall pass through a hydrobrake type flow vortex located in chamber S2. This will be restricted to 5.0l/s(based on 5 l/s per hectare) to ensure a suitably sized vortex is provided to prevent blockages and reduce on-going maintenance.
 7. The highway drainage from the development will discharge to the existing catchpit to the approximately 40.0m south of the proposed access, this then discharges to a piped system before discharging to the River to the south - east.
 8. All hedges or growths to be removed from junction and forward visibility envelopes.
 9. New fences to be erected on rear of 1.5m verge or behind visibility splays.
 10. Existing headwall remove and ditch area to be filled with stone. Drainage area compensation to be provided by widening existing ditch channel. New headwall to be provided and existing 450 Ø culvert extended to new headwall.
 11. Existing 450mm culvert to be provided with minimum 150mm concrete bed and surround where the depth of cover less than 1.2m.
 12. Diagram 956 unsegregated route for use by pedal cycles and pedestrians only from Traffic Signs Manual Chapter 3 to be positioned at either end of the proposed footway/ cycle link.

Rev G :SW Drainage outfall amended AG 29.11.16
Rev F :SW Drainage outfall amended AG 29.11.16
Rev E :Amendments to SW Drainage AG 06.08.16
Rev D :Amendments to LHA comments AG 23.05.16
Rev C : Road redesigned to LHA comments AG 05.05.16
Rev B : Road redesigned to LHA comments AG 16.01.16
Rev A : Road realigned to survey data and drainage added AG 16.11.15

Woodsyde Developments
(in conjunction with Andrew Gough - Development Consultant)

Project:
Proposed Residential Development at Plas Fron,
Cross Lanes, Wrexham

Client:
A, O & H Owen

Drawing Title:
Access Arrangements Plan

Scale:
1:200 @ A1 Date:
November 2015

Drawing No:
PF-AA-500: Rev G

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