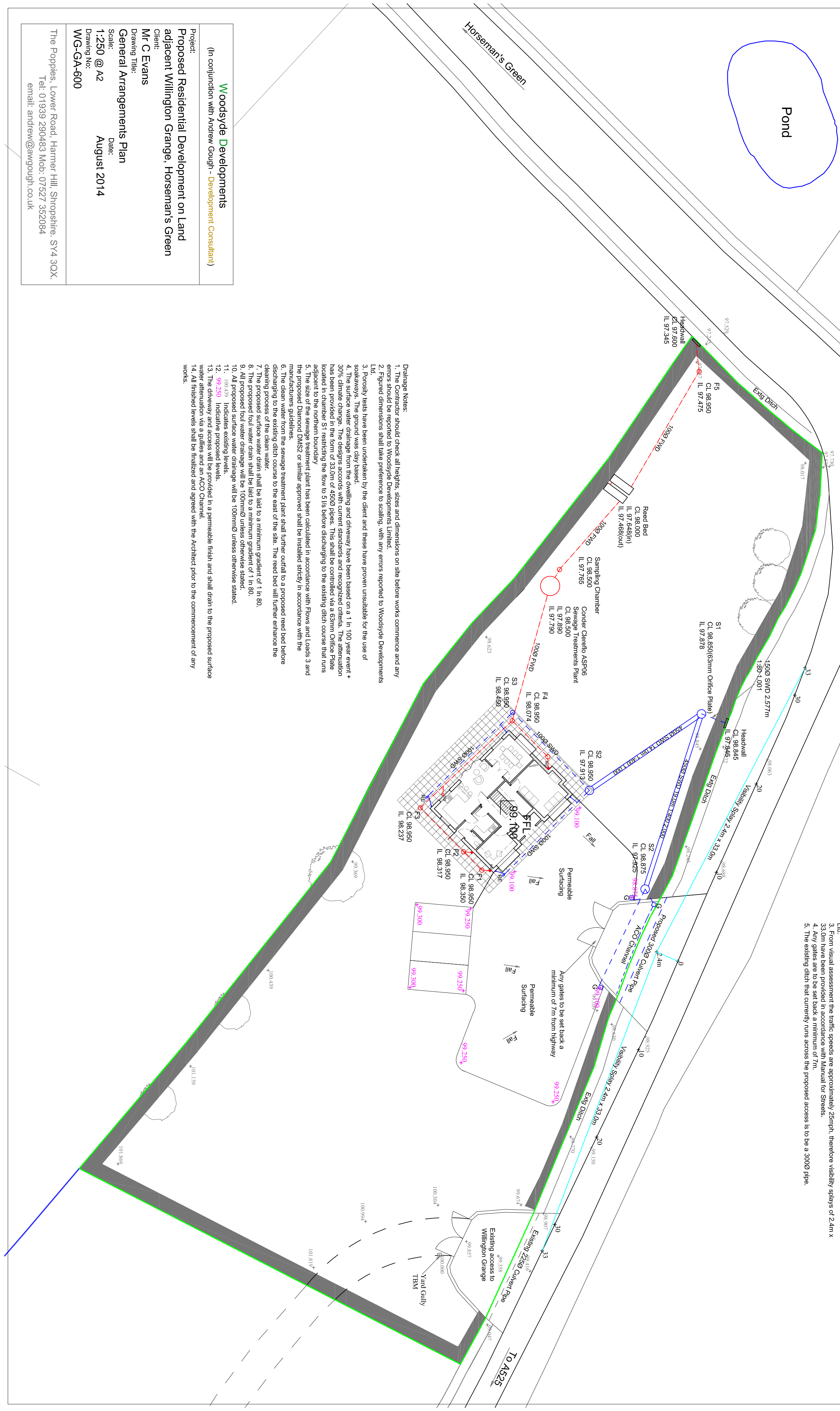


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Highway Notes:

1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodstyle Developments Limited.
2. Figured dimensions shall take preference to scaling, with any errors reported to Woodstyle Developments Ltd.
3. From visual assessment the traffic speeds are approximately 25mph, therefore visibility splay of 2.4m x 33.0m have been provided in accordance with Manual for Streets.
4. Any gullies are to be set back a minimum of 7m.
5. The existing ditch that currently runs across the proposed access is to be a 3002 pipe.

Drainage 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 Ltd.
3. Porosity tests have been undertaken by the client and these have proven unsuitable for the use of soakaways. The ground was clay based.
4. The surface water drainage from the dwelling and driveway have been based on a 1 in 100 year event + 30% climate change. The designs accords with current standards and recognized criteria. The attenuation has been provided in the form of 33.0m of 4500p pipes. This shall be controlled via a 63mm Office Plate located in chamber S1 restricting the flow to 5 l/s before discharging to the existing ditch course that runs adjacent to the northern boundary
5. The size of the sewage treatment plant has been calculated in accordance with Flows and Loads and the proposed Diamond DMS2 or similar approved shall be installed strictly in accordance with the manufacturers guidelines.
6. The clean water from the sewage treatment plant shall further outfall to a proposed reed bed before discharging to the existing ditch course to the east of the site. The reed bed will further enhance the cleaning process of the clean water.
7. The proposed surface water drain shall be laid to a minimum gradient of 1 in 80.
8. The proposed foul water drain shall be laid to a minimum gradient of 1 in 80.
9. All proposed foul water drainage will be 100mm unless otherwise stated.
10. All proposed surface water drainage will be 100mm unless otherwise stated.
11. [20.1.1.159](#) Indicates existing levels.
12. [20.1.1.159](#) Indicates proposed levels.
13. The driveway and access will be provided in a permeable finish and shall drain to the proposed surface water attenuation via a gully and an ACO Channel.
14. All finished levels shall be finalized and agreed with the Architect prior to the commencement of any works.

Woodsyde Developments

(In conjunction with Andrew Gough - Development Consultant)

Project:
Proposed Residential Development on Land

Client:

Mr C Evans

Drawing Title:

General Arrangements Plan

Scale:

1:250 @ A2 August 2014

Drawing No:

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