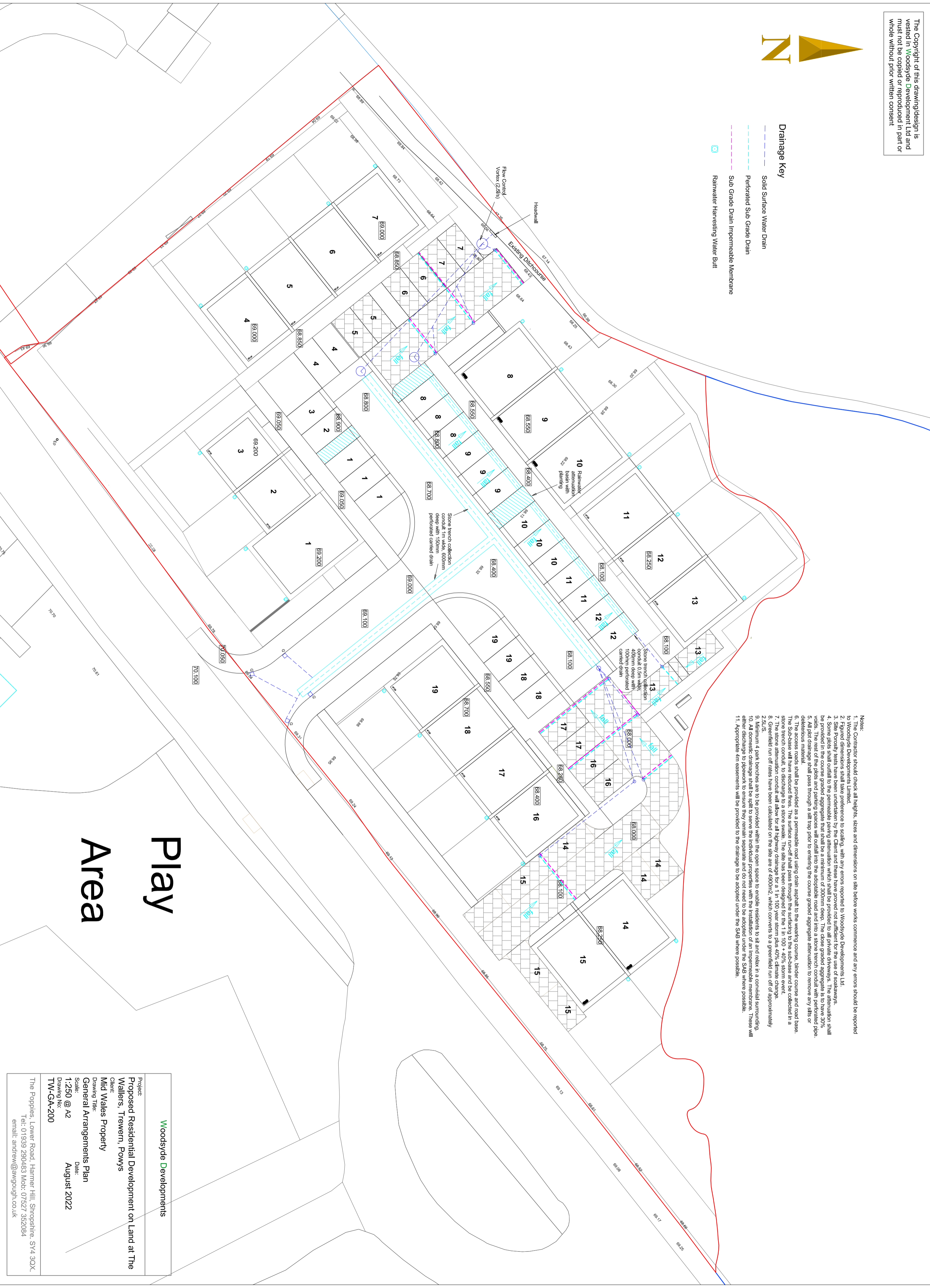




- Drainage Key**
- Solid Surface Water Drain
 - - - Perforated Sub Grade Drain
 - - - Sub Grade Drain Impermeable Membrane
 - ⊙ Rainwater Harvesting Water But



- 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. Signed dimensions shall take precedence to scaling, with any errors reported to Woodsyde Developments Ltd.
 3. All drainage shall be installed in accordance with the relevant standards.
 4. Some plots shall outfall to the permeable paving attenuation which shall be provided to all private driveways. The attenuation shall be provided in the course graded aggregate that shall be a minimum of 300mm deep. The dense graded aggregate is to have 30% voids. The rest of the plots and parking spaces will outfall into the adoptable road and into a stone trench conduit with perforated pipe.
 5. All plot drainage shall pass through a silt trap prior to entering the course graded aggregate attenuation to remove any silts or deleterious material.
 6. The access roads shall be provided as a permeable road using drain asphalt to the wearing course, binder course and road base. The sub-base will have reduced fines. The surface run-off shall pass through the surfacing to the sub-base and be collected in a stone trench conduit, to discharge to a stone swale. The site has been designed for the 1 in 100 + 40% climate change.
 7. The stone attenuation conduit will allow for all highway drainage for a 1 in 100 year storm plus 40% climate change.
 8. The silted run off rates have been calculated on the site area of 4500m², which converts to a greenfield run off of approximately 2.5L/s.
 9. Minimum 4 park benches are to be provided within the open space to enable residents to sit and relax in a convivial surrounding.
 10. All domestic drainage shall be split to serve the individual properties with the installation of an impermeable membrane. These will either discharge to pipework to ensure they remain separate and do not need to be adopted under the SAsB where possible.
 11. Appropriate 4m assessments will be provided to the drainage to be adopted under the SAsB where possible.

Play Area

Woodsyde Developments

Project:
Proposed Residential Development on Land at The
Walters, Trewern, Powys

Client:
Mid Wales Property

Drawing Title:
General Arrangements Plan

Scale:
1:250 @ A2

Date:
August 2022

Drawing No.:
TW-GA-200

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