

LEGEND

EXISTING 150mm COMBINED SEWER AND MANHOLE
EXISTING 150mm SURFACE WATER SEWER AND MANHOLE

PROPOSED ADOPTABLE DRAINAGE

F20 100mm UPVC FOUL SEWER AND MANHOLE (IF REQUIRED)
S20 100mm UPVC SURFACE WATER SEWER AND MANHOLE (IF REQUIRED)

PROPOSED PRIVATE FOUL:

F1 100mm UPVC PRIVATE FOUL SEWER AND MANHOLE

PROPOSED PRIVATE SURFACE WATER TO SABS STANDARDS

S1 100mm UPVC PRIVATE SURFACE WATER SEWER AND MANHOLE

GULLY [SIZED AS ROAD GULLY]

SOIL VENT PIPE
BACK INLET GULLY
RAINWATER PIPE
RE RODDING EYE
DRAINAGE CHANNEL

DRAWING LEGEND GENERAL

EXISTING LEVEL FROM SURVEY
FFL100.00 PROPOSED FINISHED FLOOR LEVELS
100.00 x PROPOSED LEVEL
DIRECTION OF FALL
TP1 SOAKAWAY TEST LOCATIONS, TP1, TP2

EXISTING BUILDINGS TO BE REFURBISHED INTO APARTMENTS.
EXISTING FOOTPRINTS AND ENTRANCES TO BE MAINTAINED
LEVELS TO ADJACENT PARKING AREA TO BE MAINTAINED WHERE POSSIBLE.
EXISTING TREES / GRASS AREA TO WEST TO BE CONVERTED INTO ADDITIONAL PARKING.
TOTAL xx PROPOSED APARTMENTS

DRAINAGE STATEMENT:

PROPOSED FOUL TO BE A NEW CONSTRUCTION.
TO REMAIN PRIVATE
LAST SECTION SADDLING IN TO EXISTING 225mm WELSH WATER COMBINED SEWER, AND BE OFFERED FOR A SECTION 104 AGREEMENT.
ALL EXISTING INTERNAL DRAINAGE TO BE ABANDONED,

SURFACE WATER:

CONSTRUCTED TO SABS STANDARD, BUT NO SABS LEGAL AGREEMENT
NEW RAIN WATER PIPES (CONFIRM)
EXISTING GULLIES TO BE RE-USED WHERE POSSIBLE, BUT NOT TO OUTFALL TO EXISTING COMBINED.
NEW GULLY DRAINAGE TO AREA TO WEST.
-DISCHARGE LIMITED TO 5 LITRE/S TO EXISTING 150mm SURFACE WATER SEWER.
STORAGE BY PLASTIC CRATES AS NOTED.
DESIGNED TO TAKE 100 YEAR EVENT PLUS 50%

-SOAKAWAYS DO NOT MEET STANDARDS

INFORMATION FOR PLANNING ONLY

NOTES

ADOPTABLE DRAINAGE:

1 PIPE STRENGTH AND TYPE:
SEWERS FOR ADOPTION OF NOMINAL DIAMETER UP TO 900mm SHALL BE:
UPVC to BS EN 1401-1 AND 12666-1 and SEWERS FOR ADOPTION 7th, CI E2.21, E 2.22.
PIPES UP TO 500mm DIAMETER SHALL HAVE SHORT-TERM STIFFNESS NOT LESS THAT 8 KN/m2 [SN8]
PIPES GREATER THEN 500mm DIAMETER SALL HAVE SHORT-TERM STIFFNESS NOT LESS THAT 2 KN/m2 [SN2]

2 MANHOLE AND CHAMBERS:
PPIC CHAMBERS TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 7th CI E2.31 and PRECAST CONCRETE MANHOLES TO E2.32
ALSO TO BS EN 13598 PARTS 1 AND 2

3 BEDDING:
BEDDING SHALL BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 7th CI E2.25, E5.2, E5.4

4 COVER:
MINIMUM COVER REQUIRED TO CROWN FOR ADOPTABLE DRAINAGE:

DOMESTIC GARDENS AND PATHS	0.35m
DRIVEWAYS, LIGHT PARKING AREAS	0.5m
PUBLIC OPEN SPACE	0.9m
ROADS	1.2m

COVER LESS THAN ABOVE WILL REQUIRE ADDITIONAL PROTECTION

5 MANHOLE COVERS:
ALL COVERS TO BE SO SEWERS FOR ADOPTION 7th CI 2.32 and BS EN 125, BS 7903.

CARRIAGEWAY / PARKING:	CLASS D400 -HEAVY DUTY
FOOTWAY / LANDSCAPING:	CLASS B125-MEDIUM DUTY
PRIVATE GARDEN:	CLASS A15-LIGHT DUTY

SPECIFICATION: PRIVATE

1. ALL FOUL AND SURFACE WATER PIPEWORK TO BE UPCV TO BS 4660
100mm DIAM FOUL
100 / 150mm DIAM SURFACE WATER
MINIMUM COVER 500mm TO CROWN.
LAND DRAINAGE / RETAINING WALL DRAINAGE TO BE 100mm UPVC PERFORATED PIPEWORK.

2. MANHOLES TO BE:
POLYPROPYLENE INSPECTION CHAMBERS (PPIC) TO BS 12598
PRECAST CONCRETE MANHOLES TO SEWERS FOR ADOPTION E2.32 AND ALSO TO BSEN 13598 PARTS 1 AND 2

3. PIPE BEDDING

4. MANHOLE COVERS TO BE:
LIGHT DUTY GRADE A15: CAR-FREE AREAS
MEDIUM DUTY FRAME B125: LIGHT TRAFFIC AREAS
TO BS EN124 AND BS 7903

5. ALL PRIVATE LEVELS, UNDERBUILD/RETAINED BRICKWORK LOCATIONS, RETAINING WALLS, TO BE CONFIRMED WITH THE ARCHITECT.

6. PRIVATE CHANNEL / GULLY LOCATIONS TO BE AGREED WITH THE ARCHITECT.

7. FOR PRIVATE SURFACING FINISHES SEE ARCHITECTS DRAWING

-ALL EXISTING SEWERS, INVERTS DIAMETERS TO BE CONFIRMED ON SITE AT THE EARLIEST OPPORTUNITY
-SECTION 106 AGREEMENT TO BE IN PLACE BEFORE ANY CONNECTION WORKS TO PUBLIC SEWER

PENDING PLANNING, WELSH WATER AND SABS APPROVAL

PRELIMINARY ISSUE

Rev	Description	Date	Drwn	Chkd

KANE DESIGN
Civil Engineering Design
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Client
Gurjit Mahal

Project
PROPOSED DEVELOPMENT at WHEATSHEAF WORKSHOPS,
HIGH STREET, RHOSYMEDRE, WREXHAM LL14 3YE

Title
DRAINAGE LAYOUT and GENERAL ARRANGEMENT PLANNING ISSUE

DRAWING NUMBER	SCALE	1:200	@ A1
1621/100	DATE	19:11.24	REVISION P1
	DRAWN	AK	
	CHECKED	A.K	