Legend

- PROPOSED SURFACE WATER DRAINAGE (TYPICALLY 100Ø FROM RWP AND 150Ø FROM GULLY UNO.)
- PROPOSED SURFACE WATER PRECAST CONCRETE MANHOLE CHAMBER.
- RWP — PROPOSED RAINWATER DOWNSPOUT (ASSUMED).
- PROPOSED FOUL DRAINAGE (TYPICALLY 100Ø UNO.)
- PROPOSED FOUL PRECAST CONCRETE MANHOLE CHAMBER.
- PROPOSED FOUL POLYPROPYLENE INSPECTOIN CHAMBER.
- FO — PROPOSED FOUL OUTLET (ASSUMED).
- PROPOSED CELLULAR ATTENUATION STORAGE SYSTEM.
- PROPOSED TANKED PERMEABLE PARKING BAY.
- SU — PROPOSED DRAINAGE CHANNEL AND SUMP OUTLET WITH A RODDABLE AIR TRAP.
- FW (B2) — EXISTING FOUL SEWER
- 4m EASEMENT IN ACCORDANCE WITH DWCC CONSULTATION RESPONSE

Notes

1. THE WORKS SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING SPECIFICATION.
2. THE LOCATION LINE & LEVEL OF ALL KNOWN EXISTING DRAINAGE PIPEWORK INDICATED ON THE DRAWINGS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXACT LINE AND LEVEL, BY WAY OF HAND EXCAVATED TRIAL PITS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS ON SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND MAINTAIN THE STRUCTURAL INTEGRITY OF ALL ABOVE AND BELOW GROUND SERVICE INSTALLATIONS.
4. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THROUGHOUT THE DURATION OF THE CONTRACT A FULL TRAFFIC MANAGEMENT SYSTEM TO ENSURE SAFE PASSAGE OF VEHICLES/PEDESTRIANS IN THE VICINITY OF THE WORKS. ALL TRAFFIC SIGNS, SIGNALS, BARRIERS ETC. SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL.
5. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR DEALING WITH AND DISPOSING OF GROUND/SURFACE WATER ENCOUNTERED DURING EXCAVATIONS
6. ALL SOFT / HARD PAVED AREAS AFFECTED BY THE WORKS SHALL BE FULLY REINSTATED FOLLOWING THE INSTALLATION OF ALL DRAINAGE WORKS. ALL SURFACE MARKINGS AFFECTED BY THE WORKS SHALL BE FULLY REINSTATED.
7. ALL SURPLUS EXCAVATED MATERIAL SHALL BE DISPOSED IN A DESIGNATED AREA ON SITE.
8. UPON COMPLETION OF THE WORKS THE CONTRACTOR SHALL PROVIDE AS BUILT SETTING OUT CO-ORDINATE AND LEVEL INFORMATION.
9. PIPEWORK WITH LESS THAN 750mm OF COVER IN TRAFFICKED AREAS TO BE CONCRETE ENCASED. (BEDDING CLASS Z)
10. PIPEWORK WITH MORE THAN 750mm OF COVER TO HAVE CLASS S GRANULAR BED AND SURROUND.
11. POLYPROPYLENE INSPECTION CHAMBERS OF 500Ø > 1.2m DEEP TO BE FITTED WITH A REDUCED ACCESS FITTING.
12. ALL SOIL AND VENT PIPES TO HAVE A LOW LEVEL ACCESS PLATES.
13. FOR 3 TO 4 STORY BUILDINGS - FOUL REST BEND TO BE A MINIMUM OF -450mm DEEP.
14. FOR 5 STORY BUILDINGS AND ABOVE - FOUL REST BEND TO BE A MINIMUM OF -750mm DEEP.
15. FOR 6 STOREY BUILDINGS AND ABOVE - GROUND FLOOR APPLIANCES TO DISCHARGE TO THEIR OWN STACKS.
16. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
18. THIS DRAWING IS THE COPYRIGHT OF TIER CONSULT LTD AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM THE COMPANY.
19. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST'S DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATION.
20. ALL DIMENSIONS ARE IN METRES UNO, FOR THE PURPOSES OF CONSTRUCTION THIS DRAWING MUST NOT BE SCALED AND ONLY WRITTEN DIMENSIONS USED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING.
21. ALL LEVELS ARE IN METRES UNO & TO OS DATUM.

S1 CL 31.212 IL 29.084 1200Ø PCC
S2 CL 31.095 IL 29.064 1200Ø PCC
S3 CL 30.868 IL 29.010 1200Ø PCC
S4 CL 30.816 IL 28.751 1500Ø PCC
S5 CL 30.718 IL 28.065 1200Ø PCC
S10 CL 30.976 IL 30.064 1200Ø PCC
S12 CL 31.809 IL 28.967 1500Ø PCC
S13 CL 30.822 IL 28.471 1500Ø PCC
S14 CL 30.620 IL 28.450 1500Ø PCC
F1 CL 30.940 IL 30.090 500Ø PPIC
F2 CL 30.940 IL 29.906 500Ø PPIC
F3 CL 30.940 IL 29.662 500Ø PPIC
F4 CL 30.873 IL 29.395 1200Ø PCC
F5 CL 31.028 IL 29.221 1200Ø PCC
F6 CL 31.029 IL 28.963 1200Ø PCC
F7 CL 30.851 IL 28.437 1200Ø PCC

3750 @ 1:300 (1.001 L=10.554m)
3750 @ 1:300 (1.002 L=15.692m)
3750 @ 1:150 (2.000 L=12.280m)
3750 @ 1:300 (4.000 L=18.389m)
3750 @ 1:150 (5.000 L=30.930m)
6000 @ 1:300 (4.002 L=22.250m)
6000 @ 1:300 (4.003 L=97.543m)
150Ø @ 1:100

PROPOSED 0.9m DEEP SWALE TO ACHIEVE A VOLUME OF 13.826m³. 100 YEAR EVENT +40% FOR CLIMATIC CHANGE. SLOPE SIDES TO BE AT A GRADIENT OF 1:3. LONG. SLOPE TO BE AT A GRADIENT OF 1:500. DISCHARGE RATE 0.4l/s.
SWALE FINISH/ VEGETATION TO BE ADVISED BY LANDSCAPER.
Top of Swale - 30.903
Base of Swale - 30.003

ONE WAY
DROP OFF POINT
LINEAR DRAINAGE CHANNEL
RWP
RE
RG
FO
FFL: 30.940m
Mtg Room & Offices
Plant Rm
T-Point
Server
Store
Canteen
Lock.
Kitchenette
Pow.Rm
Car Parking = 16 tandem Spaces - 6m x 2.4m

PRELIMINARY

P3 06-05-2025 ESG Ex. foul sewer added. Proposed foul updated to suit. WNL
P2 15-11-2024 ESG Updated to Suit Levels WNL
P1 04-11-2024 ESG Preliminary Issue WNL
Rev Date By Description Appd

Revisions

Status

PRELIMINARY

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Chester Business Park
Chester | CH4 9QZ
t: 01244 684900

Client

MAUNA KEA LTD

Project

LAND SOUTH BRYN LANE, WREXHAM

Title

FOUL AND SURFACE WATER DRAINAGE LAYOUT - SHEET 1

Scale 1:250@A1
Drawn ESG
Revision P3
Date Nov'24
Checked WNL

Drawing Ref :
Project|Originator|Volume|Level|Type|Role|Number

2721-TCG-XX-XX-DR-C-5501