Gatewen Road, WREXHAM

Issued for Information

NOTES

THE DEVELOPER MUST SELF-VET AND CERTIFY THAT THE DESIGN CRITERIA, MATERIAL STANDARDS AND WORKMANSHIP SPECIFICATIONS FOR THE PROPOSED ADOPTABLE SEWERS ARE IN ACCORDANCE WITH THOSE SET OUT IN 'SEWERS FOR ADOPTION 7TH EDITION AND THE REQUIREMENTS OF DWR CYMRU WELSH WATER & THE LOCAL COUNTY COUNCIL AS THE STATUTORY SEWERAGE UNDERTAKER & SUDS APPROVING BODY.

PROPOSED FOUL NETWORK TO ADOPTED BY DCWW UNDER A S104 AGREEMENT.

PROPOSED SW NETWORK TO BE ADOPTED BY THE LOCAL COUNTY COUNCIL AS THE SUDS APPROVING BODY

NO PLANTING OTHER THAN THE FOLLOWING SHALLOW ROOTED SPECIES SUCH AS THE FOLLOWING IS TO BE PERMITTED CLOSE TO SEWERS AND DRAINS:
BERBERIS CANDIDULA; (PALELEAF BARBERRY).
BERBERIS JULIANAE; (WINTERGREEN BARBERRY).
CEANOTHUS BURKWOODII; (CALIFORNIAN LILAC 'BURKWOODII').
COTONEASTER DAMMERI; (BEARBERRY COTONEASTER).
COTONEASTER SKOGLUM (COTONEASTR x SUECICUS; 'SKOGOLM').
CYTISUS VARIETIES OR SAROTHAMNUS; (COMMON OR SCOTCH) BROOM).
EUONYMUS JAPONICA; (JAPANESE SPINDLE).
EUONYMUS RADICANS; VARIETY OF EUONYMUS (FORTUNES' SPINDLE OR WINTERCREEPER)
MAHONIA VARIETIES; CAN ONLY BE INCLUDED IN THE GENUS BERBERIS, MOST COMMON NAME IS M. AQUIFOLIUM (OREGON GRAPE).
POTENTILLA VARIETIES; MOST VARIETIES ARE TYPES OF CINQUEFOIL. ALSO INCLUDES COMMON TORMENTIL, SILVERWEED AND BARREN STRAWBERRY.
SKIMMIA JAPONICA; (SKIMMIA)
SPIREA JAPONICA; (JAPANESE SPIREA OR JAPANESE MEADOWSWEET).
VERONICA VARIETIES; (SPEEDWELL).
VIBURNUM DAVIDII; (DAVID VIBURNUM).
VIBURNUM TIMUS; (LAURISTINUS).

Adoptable Plot Drainage Key

- Type 1 FW MH (3-6m) Type 2 (<3m)
- Type 1 SW MH (3-6m) Type 2 (<3m)
- Type 3 FW IC (<3m PPIC)
- Type 3 SW IC (<3m PPIC)
- Type 4 FW IC (<2m)
- Type 4 SW IC (<2m)
- 100mm Foul sewer
- 100mm Surface Water sewer
- 150mm Foul sewer
- 150mm Surface Water sewer
- Site Boundary

Private Plot Drainage Key

- Type 3 FW IC (<3m PPIC)
- Type 3 SW IC (<3m PPIC)
- Type 4 FW IC (<1.2m)
- Type 4 SW IC (<1.2m)
- 100mm Foul drain
- 100mm Surface Water drain
- 150mm Foul drain
- 150mm Surface Water drain
- Foul connection and drain
- Rainwater downpipe and drain
- Surface Water rodding eye
- Yard gully 100mm connection
- Road gully 150mm connection

1. To be constructed in accordance with the latest guidelines and to fully comply with Sewer For Adoption 7th Edition, the Welsh Ministers Standards and any associative documentation.

2. This drawing has been prepared for Drainage purposes only, and must not be used for House Setting Out.

3. Vitrified Clay sewers to reference Section E2.18 Sewers for Adoption 7th Edition, and refer to Section E2.21 and E2.22 of SFA 7th Edition for an approved plastic drainage system.

4. All SW drains serving up to 4no. properties to be 100mm diameter, 150mm thereafter, unless shown otherwise.

5. Reference should be made to the Architects drawings to determine exact location of down pipes, in relation to brickwork and eaves detailing.

6. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.

7. House levels are Finished Floor Levels (FFL's), and are a minimum of 150mm above finished ground level outside except where tanking has been utilised.

8. Figures quoted next to manholes/rodding eyes are Cover Level & Invert Level in m Ordnance Datum Benchmark, and (depth to invert) in mm.

9. Where dropshafts occur, Invert levels and (depth to invert) of incoming pipes are given.

10. Concrete surround required to areas of shallow drainage.

11. Trapped gullys to be used in areas of combined sewerage.

12. This drawing is to be read in conjunction with the Engineering Standard Details, the Specification for this job, and the Architects Drawings for roof lines.

ALL SEWERS TO BE 100mm DIAMETER UNLESS OTHERWISE SHOWN

FIGURES QUOTED NEXT TO MANHOLES/RODDING EYES ARE COVER LEVEL & INVERT LEVEL IN m TO ORDNANCE DATUM BENCHMARK, AND (DEPTH TO INVERT) IN mm
TO CALCULATE COVER FOR DRAINS/SEWERS DEDUCT THE PIPE SIZE FROM THE DEPTH SHOWN IN BRACKETS

Rev	Date	Revision	By	Chk
B	Sept 2022	Updated to latest layout rev F & findings of DCWW HMA report	NR	
A	Dec 2021	Clients comments incorporated	NR	

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Project
Bellway Homes
Gatewen Road
WREXHAM

Title
Drainage Layout

Scale @ A0		Date	
1:500		November 2021	
Drawn NR	Chk	Drg No 497-E300	B