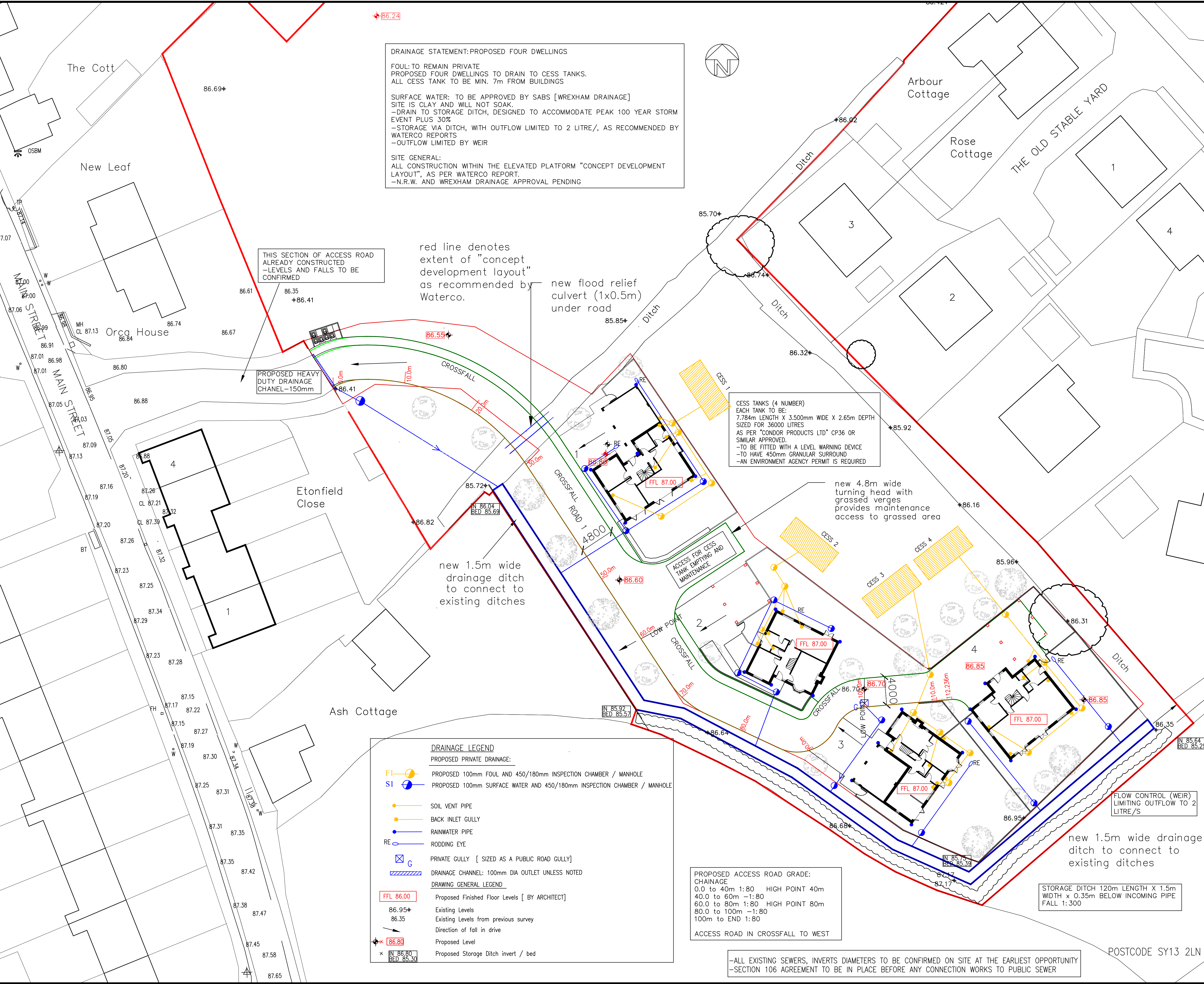
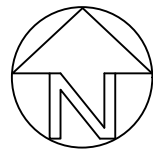


DRAINAGE STATEMENT: PROPOSED FOUR DWELLINGS

FOUL: TO REMAIN PRIVATE
PROPOSED FOUR DWELLINGS TO DRAIN TO CESS TANKS.
ALL CESS TANK TO BE MIN. 7m FROM BUILDINGS

SURFACE WATER: TO BE APPROVED BY SABS [WREXHAM DRAINAGE]
SITE IS CLAY AND WILL NOT SOAK.
-DRAIN TO STORAGE DITCH, DESIGNED TO ACCOMMODATE PEAK 100 YEAR STORM EVENT PLUS 30%
-STORAGE VIA DITCH, WITH OUTFLOW LIMITED TO 2 LITRE/, AS RECOMMENDED BY WATERCO REPORTS
-OUTFLOW LIMITED BY WEIR

SITE GENERAL:
ALL CONSTRUCTION WITHIN THE ELEVATED PLATFORM "CONCEPT DEVELOPMENT LAYOUT", AS PER WATERCO REPORT.
-N.R.W. AND WREXHAM DRAINAGE APPROVAL PENDING



NOTES

Layout information taken from drawing by Harper Sperring
Number 2441/D04 REVISION P1 – dated April 2021

SPECIFICATION: PRIVATE

- ALL FOUL AND SURFACE WATER PIPEWORK TO BE UPVC TO BS 4660
100mm DIAM FOUL
100 / 150mm DIAM SURFACE WATER
MINIMUM COVER 600mm TO CROWN.
LAND DRAINAGE / RETAINING WALL DRAINAGE TO BE 100mm UPVC PERFORATED PIPEWORK.
- 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
- PIPE BEDDING
- MANHOLE COVERS TO BE:
LIGHT DUTY GRADE A15: CAR-FREE AREAS
MEDIUM DUTY FRAME B125: LIGHT TRAFFIC AREAS
TO BS EN124 AND BS 7903
- ALL PRIVATE LEVELS, UNDERBUILD/RETAINED BRICKWORK LOCATIONS, RETAINING WALLS, TO BE CONFIRMED WITH THE ARCHITECT.
- PRIVATE CHANNEL / GULLY LOCATIONS TO BE AGREED WITH THE ARCHITECT.
- FOR PRIVATE SURFACING FINISHES SEE ARCHITECTS DRAWING

LOCATION OF PRIVATE FOUL OUTLETS, RAIN WATER PIPES, AND GULLIES TO BE CONFIRMED

CESS TANKS TO MEET THE CRITERIA OF BS 6297, AND BE PURCHASED FROM AN APPROVED SUPPLIER.
-TANKS TO BE SEALED UNITS HAVE A LEVEL-WARNING SYSTEM TO INDICATE EMPTYING REQUIRED.
-A MAINTENANCE REGIME IS TO BE PLACE
-TANKS TO BE EMPTIED / CONTENTS DISCHARGED ONLY TO AND APPROVED PUBLIC WASTEWATER TREATMENT SYSTEM, WHICH IS NOT LOCATED WITHIN THE RIVER DEE CATCHMENT, (ELLESMERE-WHARF MEADOW – SEVERN TRENT WATER, or SIMILAR APPROVED).
RESIDENTS TO BE AWARE OF THIS ITEM

WATER BUTTS TO BE INSTALLED ON ALL DOWNSPOUTS

SURFACE WATER DRAINAGE SUBJECT OF SABS APPLICATION AND APPROVAL

LOCATION OF PRIVATE FOUL OUTLETS, RAIN WATER PIPES, AND GULLIES TO BE CONFIRMED

REMOVAL OF DRAINAGE CONDITIONS PENDING

-ANY CONSTRUCTION BEFORE ALL APPROVALS ARE IN PLACE IS AT DEVELOPERS RISK

FOR PLANNING PURPOSES PRELIMINARY

Rev	Description	Date	Drwn	Chkd
P5	NOTE RE CESS TANKS REVISED	24-07-23	AK	AK
P4	LAYOUT CHANGES, ARCHITECT	19-05-22	AK	AK
P3	CESS TANK NOTED ADDED	05-04-22	AK	AK

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Project
PROPOSED DEVELOPMENT at LAND off MAIN STREET, BETTISFIELD

Title
DRAINAGE LAYOUT and GENERAL ARRANGEMENT

DRAWING NUMBER	SCALE	1:250	@ A1
1549/01	DATE	20:12:21	REVISION
	DRAWN	AK	P5
	CHECKED	AK	