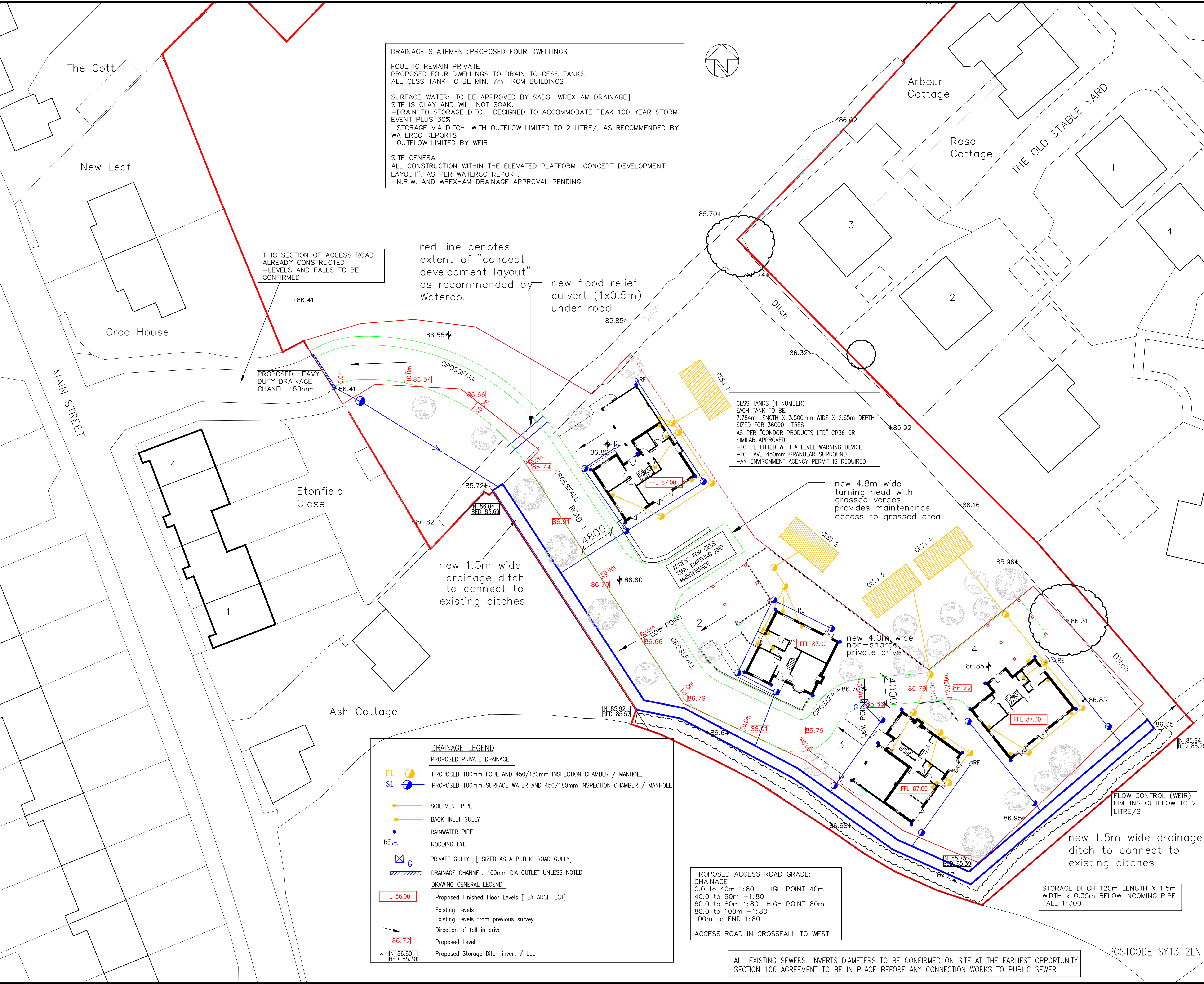
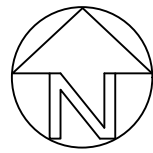


DRAINAGE STATEMENT: PROPOSED FOUR DWELLINGS

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 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, (EXAMPLE: WHITCHURCH). 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 |
|-----|---------------------------|----------|------|------|
| P4  | LAYOUT CHANGES, ARCHITECT | 19:05:22 | AK   | AK   |
| P3  | CESS TANK NOTED ADDED     | 05:04:22 | AK   | AK   |

**KANE DESIGN**  
Civil Engineering Design

15 Winchester Way  
Gresford  
Wrexham  
LL12 8HH

Tel: 01 978 855888

Client

**TAYLOR REED HOMES Ltd**

Project

**PROPOSED DEVELOPMENT at  
LAND off MAIN STREET, BETTISFIELD**

Title

**DRAINAGE LAYOUT  
and GENERAL ARRANGEMENT**

| DRAWING NUMBER | SCALE   | 1:250    | @ A1      |
|----------------|---------|----------|-----------|
| <b>1549/01</b> | DATE    | 20:12:21 | REVISION  |
|                | DRAWN   | AK       | <b>P4</b> |
|                | CHECKED | AK       |           |