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

THIS SECTION OF ACCESS ROAD ALREADY CONSTRUCTED
–LEVELS AND FALLS TO BE CONFIRMED

new 4.1m wide shared private drive

new flood relief culvert (1x0.5m) under road

PROPOSED HEAVY DUTY DRAINAGE CHANEL–150mm

grassed area

level to be raised to suit

new 1.5m wide drainage ditch to connect to existing ditches

cess
ACCESS FOR CESS TANK EMPTYING. ACCESS FOR MAINTAINENCE TO BE AGREED

CESS TANKS (4 NUMBER)
EACH TANK TO BE:
7.784m LENGTH X 3.500mm WIDE X 2.65m DEPTH
SIZED FOR 36000 LITRES
AS PER "CONDOR PRODUCTS LTD" CP36 OR SIMILAR APPROVED.
–TO BE FITTED WITH A LEVEL WARNING DEVICE
–TO HAVE 450mm GRANULAR SURROUND
–AN ENVIRONMENT AGENCY PERMIT IS REQUIRED

PROPOSED ACCESS ROAD GRADE:
CHAINAGE
0.0 to 40m 1:80 HIGH POINT 40m
40.0 to 60m –1:80
60.0 to 80m 1:80 HIGH POINT 80m
80.0 to 100m –1:80
100m to END 1:80

ACCESS ROAD IN CROSSFALL TO WEST

STORAGE DITCH 120m LENGTH X 1.5m WIDTH x 0.35m BELOW INCOMING PIPE FALL 1:300

FLOW CONTROL (WEIR) LIMITING OUTFLOW TO 2 LITRE/S

–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

POSTCODE SY13 2LN

DRAINAGE LEGEND

PROPOSED PRIVATE DRAINAGE:

- FI — PROPOSED 100mm FOUL AND 450/180mm INSPECTION CHAMBER / MANHOLE
- SI — PROPOSED 100mm SURFACE WATER AND 450/180mm INSPECTION CHAMBER / MANHOLE
- SOIL VENT PIPE
- BACK INLET GULLY
- RAINWATER PIPE
- RE — RODDING EYE
- G — PRIVATE GULLY [SIZED AS A PUBLIC ROAD GULLY]
- DRAINAGE CHANNEL: 100mm DIA OUTLET UNLESS NOTED

DRAWING GENERAL LEGEND

- FFL 86.00 — Proposed Finished Floor Levels [BY ARCHITECT]
- 86.95 — Existing Levels
- 86.35 — Existing Levels from previous survey
- Direction of fall in drive
- 86.80 — Proposed Level
- IN 86.80 BED 85.30 — Proposed Storage Ditch invert / bed

NOTES

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

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 600mm 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

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

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
1549/01	DATE	20:12:21	REVISION P2
	DRAWN	AK	
	CHECKED	AK	