

NOTES

- LAYOUT AND SURVEY TAKEN FROM DRAWING NUMBER C077/016 REV B
DATED DEC 2107, BLUEPRINT ARCHITECTS
- PRIVATE DRAINAGE
1. ALL HOUSE DRAINAGE SHALL COMPLY WITH BS 8301 : 1985.
 2. PIPEWORK
PREWORK UNDER PARKING AREAS / ACCESS ROAD TO BE
100 YEAR EMERGENCY DISCHARGE. ALL OTHER PIPEWORK TO BE 450mm
ALSO PERMITTED TO BE LINED TO BS 4460
 3. INSPECTION CHAMBERS / MANHOLES
SEE DRAWING /
 4. MANHOLE COVERS
MANHOLE COVERS TO INSPECTION CHAMBERS IN, DRIVEWAYS / TRAFFIC AREAS
TO BE BS 595 GRADE 'B' BEDDING DOTTED
MANHOLE COVERS TO INSPECTION CHAMBERS IN LANDSCAPED AREAS TO BE
BS 497 GRADE 'C' LIGHT DOTT.
 5. BEDDING
HOUSE DRAINS TO BE LAID ON GRANULAR BEDDING DETAILED ON
DRAWS LOWER THAN AND ADJACENT TO FOOTINGS TO HAVE CONCRETE BED
AND SURROUND

1. PIPE STRENGTH & TYPE: ADOPTABLE DRAINAGE
- SEWERS FOR ADOPTION: UPF/PLASTIC
Thermoplastic to be S sewers for Adoption 7th Cl E2.21, E2.22
Pipes to 500mm diameter shall have short-term stiffness not less
than 8 kN/m²[SN8]
Pipes greater than 500mm diameter shall have short-term stiffness
not less than 2 kN/m²[SN2]
UNTESTED CLAY [N], if used, to be flexible jointed spigot and socket
in accordance with sewers for Adoption 7th Cl E2.16
2. BEDDING
Bedding to be in accordance with Sewers for Adoption 7th Cl
E2.25, E2.2, E5.4, and BS 1295-1
- COVER
3. MINIMUM COVER REQUIRED TO GROUND FOR ADOPTABLE DRAINAGE:
Domestic gardens and paths 0.25m
Driveways 0.30m
Public open space 0.9m
Roads 1.2m
Cover less than this require protection. See drawing 1331-03 details
4. CHAMBERS AND MANHOLES
To be in accordance with Sewers for Adoption 7th Cl E2.32

PRELIMINARY DRAWING FOR PLANNING
PURPOSES:
DETAILED DESIGN IS PENDING

PENDING WELSH WATER APPROVAL
PRELIMINARY

Rev	Description	Date	Drawn	Checked
A	DRAINAGE REVISED	5/12/17	AK	AK

KANE DESIGN
Civil Engineering Design

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N. COPELAND

Project
PROPOSED DEVELOPMENT TO LAND AT
REAR OF 22 BRYN ESTYN ROAD, WREXHAM

DRAINAGE LAYOUT
FOR PLANNING PURPOSES

DRAWING NUMBER	SCALE	1:250	@ A1
1370/100	DATE	30/09/17	REVISION
	DRAWN	AK	A
CHECKED		AK	