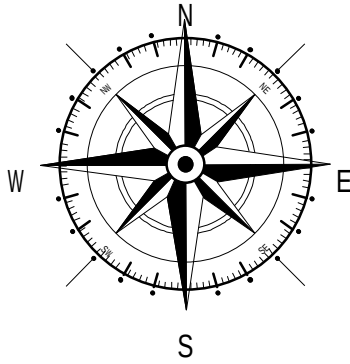
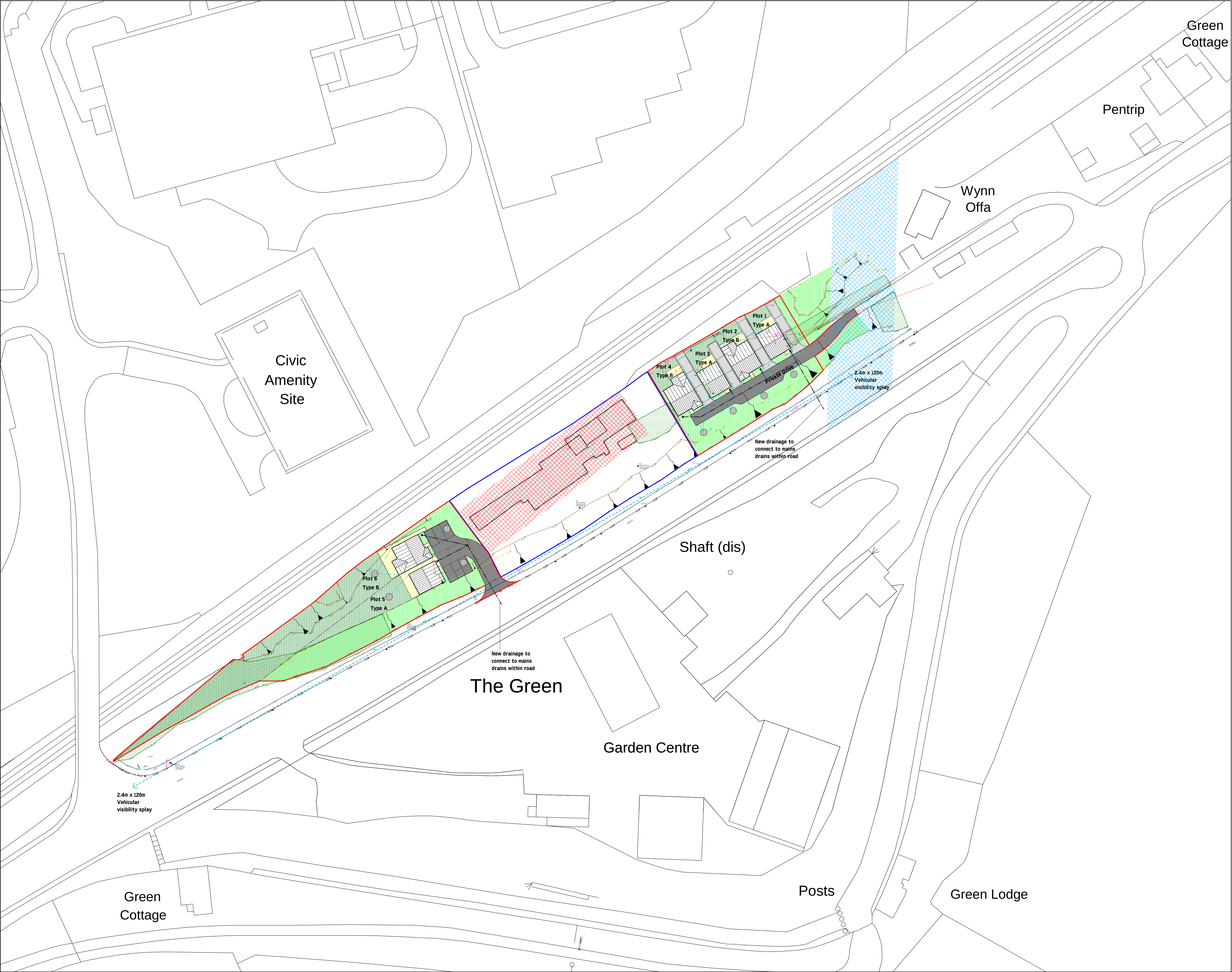




Key

Land Owned By Client

Proposed Site

Possible area in which sub surface remains of Offa's Dyke Ditch may be encountered

Scheduled Monument Site (Walker Fan House)
Reference Number: DE190

KEYS

Foul Drains

Surface Water Drains

Soakaways

SURFACE WATER DRAINAGE
Rainwater to be collected in 100mm wide half round uPVC and 65mm diameter uPVC downpipes. Water to discharge to Marley rainwater gullies. Soakaways to be 1000mm diameter x 1000mm deep filled with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

FOUL DRAINAGE
All new drains are to be 110mm diameter Marley uPVC drains laid in granular material at a fall of 1 in 40. SVP's to have 600mm radius bend at base. Wastes to connect into pre-cast manholes set on 150mm thick concrete base as indicated. Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels pipes to be haunched with sand / cement mortar. 450mm pre cast manholes to be fitted in strict accordance to manufactures instructions. Waste to connect to existing foul water drains located within road. Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works. *Prior to commencement of works: Section 104 & 106 Welsh Water agreements to be in place to make connection to mains drains and lay adoptable drainage run.*

House Type A - Approx 1011 sqft.

Building Parameter	Minimum (mm)	Maximum (mm)
Depth	8500	9500
Width	6700	7700
Height	7500	8000

House Type B - Approx 1400 sqft.

Building Parameter	Minimum (mm)	Maximum (mm)
Depth	11100	12000
Width	7800	8800
Height	7500	8000

Rev	Date	Detail		Initial

Project:
Proposed residential development on land adjacent to The Walker Building, Wynnstay Yard, Ruabon, Wrexham. LL14 6DP.

Title:
Planning: Indicative
Drainage Plan

Scale: (A1)
1:500

Drawn By:
S M Eltham

Date:
Nov 2018

Drawing No:
D075/018

Sheet:
1 of 1

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Site Plan 1:500