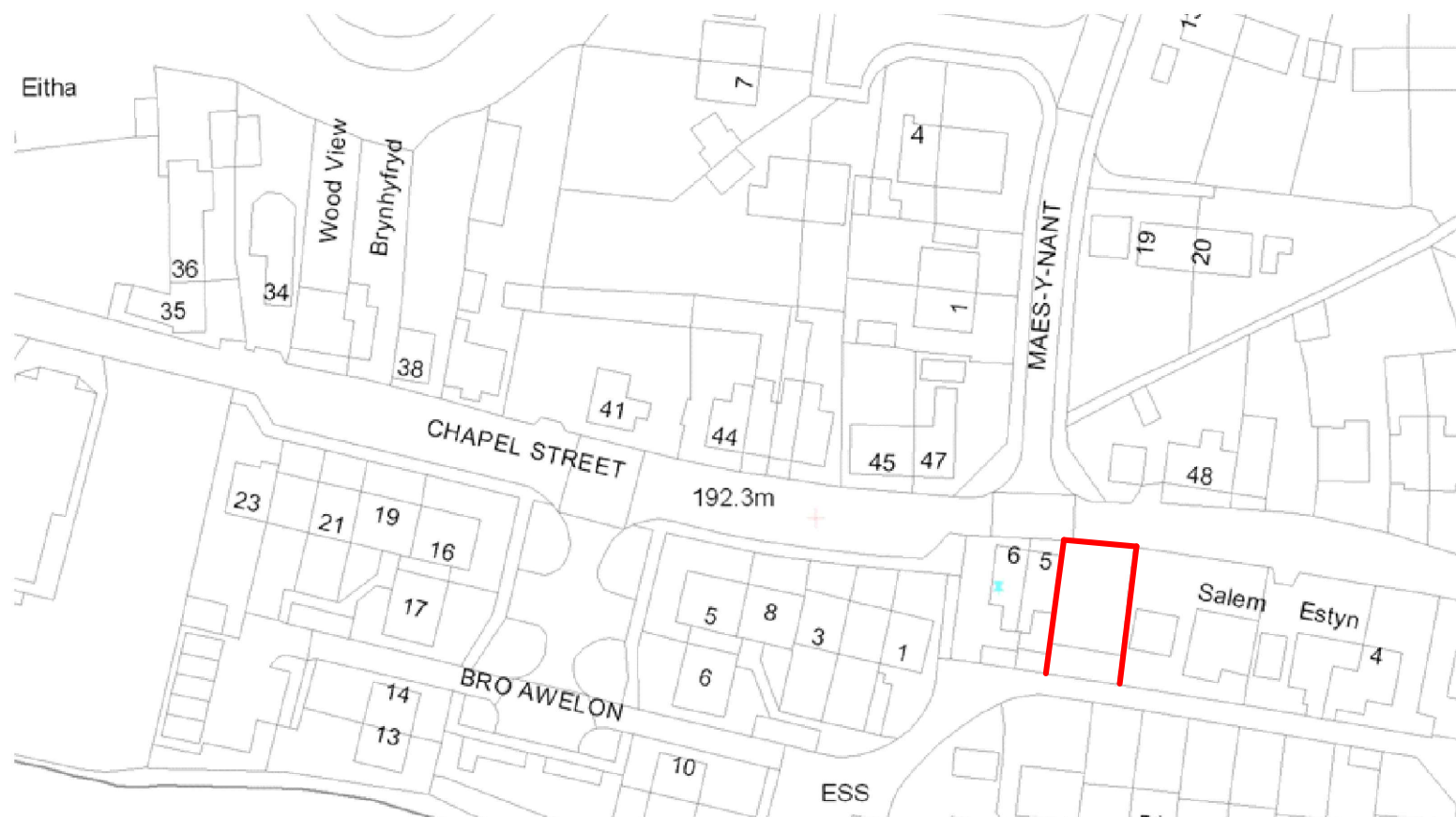




Site Plan



Location Plan

Drains

All drains laid to Local Authority approval and in accordance with BS 8301 and the requirements of Approved Document H (H1H2H3).

All drainage to foul and storm water outfalls is included. It has been assumed that the connection to the foul and storm water sewer is within 20 metres from the house and not exceeding 2 metres deep and not within the public highway. It is assumed that an existing 100mm combined drain runs across the site following the line of indicated right of way. This drain currently serves the rear of the two neighbouring properties.

All new external drainage to be 100mm dia. plastic or similar approved with a minimum gradient of 1:60. Bedding and surround to be granular material. 4/10mm to comply with BSEN13242. Separate Foul and Surface water drains, until final manhole connection to Foul Sewer. Refer to drainage scheme on drawings.

Where a drain runs under a building, protection for the pipe is required and where it passes through foundation walls form an opening that allows a min. 50mm clearance to all sides of the pipe and mask the opening with rigid material to prevent rodent or fill ingress. Void to be filled with a compressible sealant to prevent the ingress of gas in to the underfloor void.

A drain trench should not be excavated lower than the bottom of the foundations of any building nearby unless either:

where the trench is within 1m of the foundation the trench is filled with concrete up to the lowest level of the foundation, or where the trench is further than 1m away from the building, the trench is filled with concrete to a level below the bottom of the foundations that is equal to the distance from the building minus 150mm.

Drawing: Site & Location Plans

Works: New Dwelling

Client: Mr A Price

Address: Land adjacent to
5 Chapel Street
Pen-y-cae
Wrexham

Scale: Drawing No: 15-03-01A