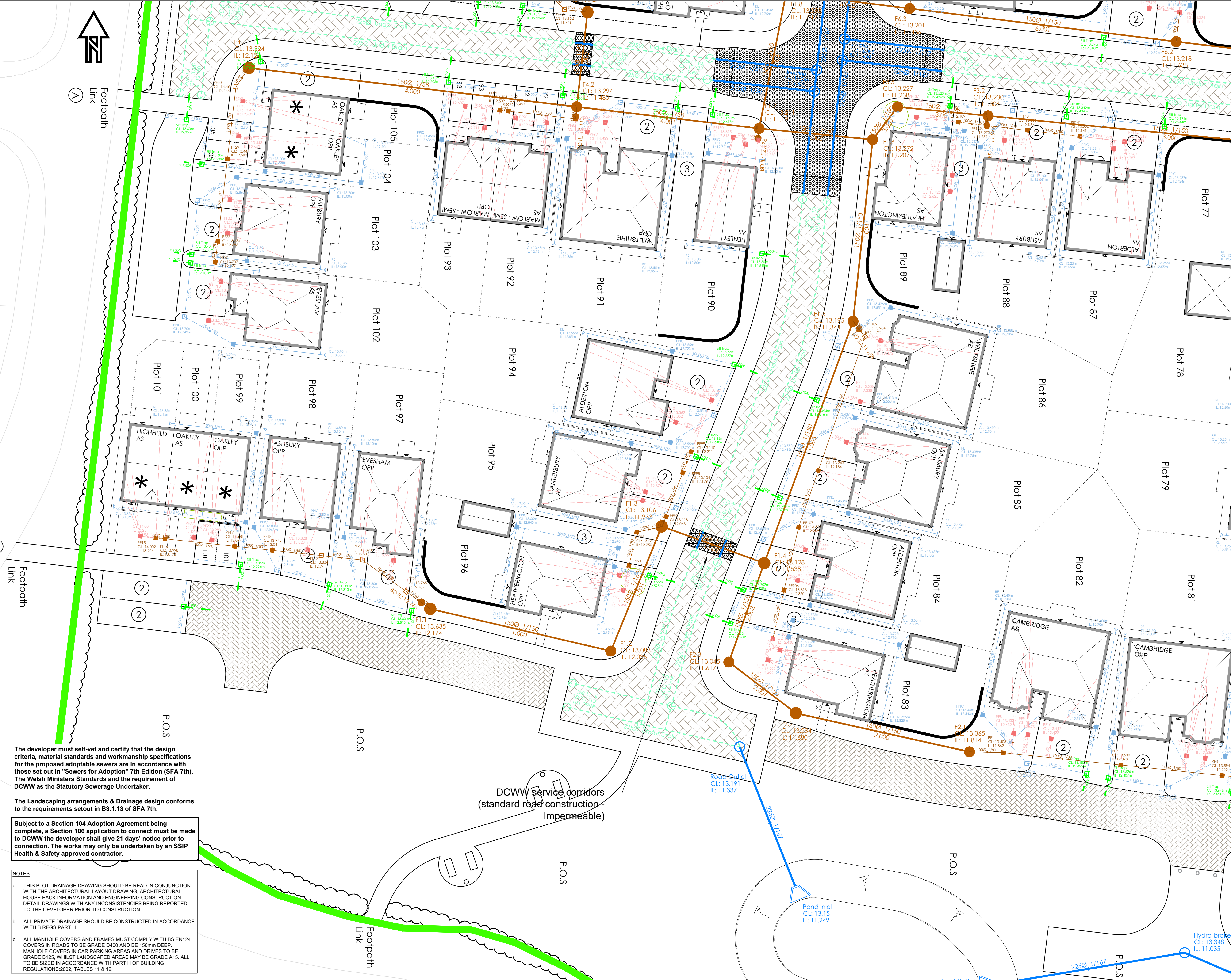




LEGEND

Site Boundary

FFL 134.65 Proposed Finished Floor Level

Surface Water

Proposed Surface Water Sewer (ADOPTABLE - **Wrexham SAB**)

Proposed Surface Water Lateral Drain (ADOPTABLE - **Wrexham SAB**)

Proposed Surface Water Sewer Connections to SUDs (ADOPTABLE - **Wrexham SAB**)

Proposed Surface Water Under Drain (ADOPTABLE - **Wrexham SAB**)

Proposed Surface Water Drain (PRIVATE)

Drainage Channel (PRIVATE)

Surface Water Manhole (ADOPTABLE - **Wrexham SAB**)

Type 3 Surface Water Inspection Chamber (ADOPTABLE - **Wrexham SAB**)

Type 3 Surface Water Silt Trap Chamber (ADOPTABLE - **Wrexham SAB**)

Type 4 Surface Water Inspection Chambers - *Not greater than 3 properties* (ADOPTABLE - **Wrexham SAB**)

Type 4 Surface Water Inspection Chambers - *Not greater than 1 property* (PRIVATE)

Surface Water Rodding Eye (ADOPTABLE - **Wrexham SAB**)

Surface Water Rodding Eye (PRIVATE)

Rain Water Pipe (RWP) Connection (PRIVATE)

Yard Gully (PRIVATE)

Road Gully (ADOPTABLE - **Wrexham SAB**)

PERMEABLE ROAD CONSTRUCTION (ADOPTABLE - **Wrexham SAB**)

Foul Water

Proposed Foul Water Sewer (ADOPTABLE - **DCWW**)

Proposed Foul Water Lateral Drain (ADOPTABLE - **DCWW**)

Proposed Foul Water Drain (PRIVATE)

Foul Water Manhole (ADOPTABLE - **DCWW**)

Type 3 Foul Water Inspection Chamber (ADOPTABLE - **DCWW**)

Type 4 Foul Water Inspection Chambers - *Not greater than 3 properties* (ADOPTABLE - **DCWW**)

Type 4 Foul Water Inspection Chambers - *Not greater than 1 property* (PRIVATE)

Soil Vent Pipe (SVP) Direct Drain Connection (PRIVATE)

F 28.11.23

E 15.11.23

D 12.07.22

C 09.02.22

B 22.11.21

A 09.06.21

Inspection chambers shown at start and end of underdrains, for inspection & maintenance

Key/Legend adjusted, Drgs issued for SAB Approval

Updated following DCWW comments

Drawing reviewed following S104 Comments

Foul Water drainage amended

Preliminary issue for Client review and comment

CP

CP

CP

NR

CP

Mark

Date

Details

By

Drawing originator:

Client:

Project title:

Rossett Road, Rossett

Drawing title:

External Works
Southern Land Parcel
sheet 4 of 5

Scale: 1:200

for the original size of A1

Drawn by: CP

Checked by: RA

Passed by: RA

Date: June 2021

Drawing status:

For Information

Job No: CAS02

Drawing No: BET

Project: C

Discipline: 310

Revision: F

Do not scale this drawing

6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY

enquiries@betts-associates.co.uk

Chester 01244 288178 | Aberystwyth 0141 413531

The developer must self-vet and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with those set out in "Sewers for Adoption" 7th Edition (SFA 7th), The Welsh Ministers Standards and the requirement of DCWW as the Statutory Sewerage Undertaker.

The Landscaping arrangements & Drainage design conforms to the requirements setout in B3.1.13 of SFA 7th.

Subject to a Section 104 Adoption Agreement being complete, a Section 106 application to connect must be made to DCWW the developer shall give 21 days' notice prior to connection. The works may only be undertaken by an SSIP Health & Safety approved contractor.

- NOTES
- a.

THIS PLOT DRAINAGE DRAWING SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL LAYOUT DRAWING, ARCHITECTURAL HOUSE PACK INFORMATION AND ENGINEERING CONSTRUCTION DETAIL DRAWINGS WITH ANY INCONSISTENCIES BEING REPORTED TO THE DEVELOPER PRIOR TO CONSTRUCTION.
- b.

ALL PRIVATE DRAINAGE SHOULD BE CONSTRUCTED IN ACCORDANCE WITH B. REGS PART H
- c.

ALL MANHOLE COVERS AND FRAMES MUST COMPLY WITH BS EN124. COVERS IN ROADS TO BE GRADE D400 AND BE 150mm DEEP. MANHOLE COVERS IN CAR PARKING AREAS AND DRIVES TO BE GRADE B125, WHILST LANDSCAPED AREAS MAY BE GRADE A15. ALL TO BE SIZED IN ACCORDANCE WITH PART H OF BUILDING REGULATIONS:2002, TABLES 11 & 12.