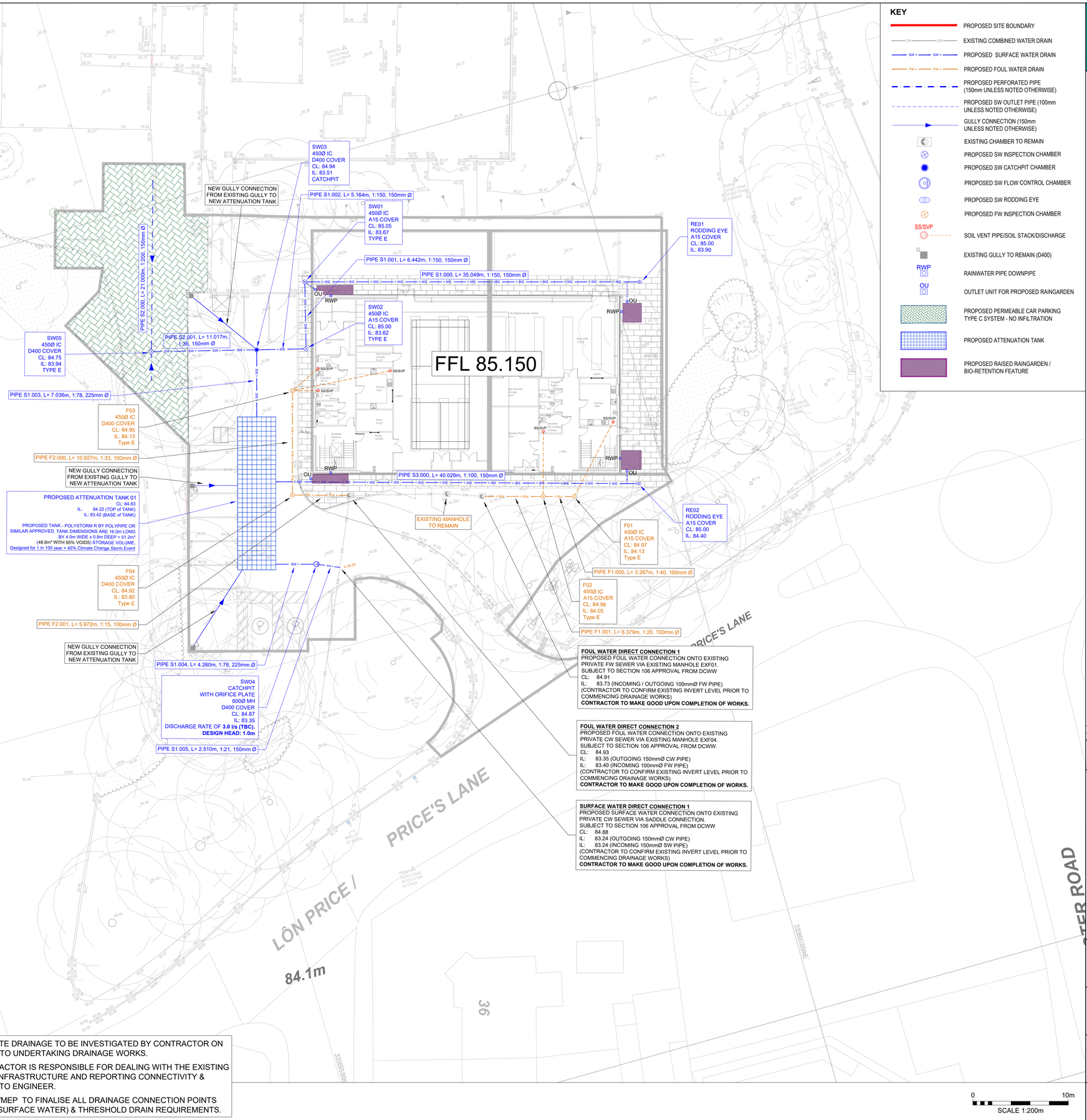


KEY

- PROPOSED SITE BOUNDARY
- EXISTING COMBINED WATER DRAIN
- PROPOSED SURFACE WATER DRAIN
- PROPOSED FOUL WATER DRAIN
- PROPOSED PERFORATED PIPE (150mm UNLESS NOTED OTHERWISE)
- PROPOSED SW OUTLET PIPE (100mm UNLESS NOTED OTHERWISE)
- GULLY CONNECTION (150mm UNLESS NOTED OTHERWISE)
- EXISTING CHAMBER TO REMAIN
- PROPOSED SW INSPECTION CHAMBER
- PROPOSED SW CATCHPIT CHAMBER
- PROPOSED SW FLOW CONTROL CHAMBER
- PROPOSED SW RODDING EYE
- PROPOSED FW INSPECTION CHAMBER
- SOIL VENT PIPE/SOIL STACK/DISCHARGE
- EXISTING GULLY TO REMAIN (D400)
- RAINWATER PIPE DOWNPIPE
- OUTLET UNIT FOR PROPOSED RAINGARDEN
- PROPOSED PERMEABLE CAR PARKING TYPE C SYSTEM - NO INFILTRATION
- PROPOSED ATTENUATION TANK
- PROPOSED RAISED RAINGARDEN / BIO-RETENTION FEATURE

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NOTES:
1. DO NOT SCALE FROM THIS DRAWING. USE ONLY WRITTEN DIMENSIONS.
2. ALL PIPE DIAMETERS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
3. LOCATIONS AND LEVELS OF CONNECTIONS TO EXISTING SEWERS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORKS. ANOMALIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. ALL WORKS TO COMPLY WITH "DESIGN & CONSTRUCTION GUIDE LATEST EDITION". ALL WORKMANSHIP TO BE IN ACCORDANCE WITH CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY (CESWI) UNLESS OTHERWISE STATED.
5. PROPOSED PIPEWORK WITH LESS THAN THE FOLLOWING DEPTHS TO SOFFIT REQUIRES A CONCRETE SURROUND:
   - PROPOSED PIPEWORK WITH <1.2m DEPTH TO SOFFIT IN ROADS/SERVICE AREAS.
   - OR <0.9m DEPTH TO SOFFIT IN PEDESTRIAN AREAS & PAVED AREAS WITH 7.5T VEHICLE WEIGHT LIMIT.
   - OR <0.5m DEPTH TO SOFFIT IN PEDESTRIAN AREAS & PAVED AREAS WITH NO VEHICLE WEIGHT LIMIT.
   - OR <0.35m DEPTH TO SOFFIT IN LANDSCAPED AREAS REQUIRES CLASS Z BEDDING*
7. PIPEWORK BUILT THROUGH STRUCTURAL WALL SHALL HAVE 50mm CLEARANCE AND A SUITABLE LINTEL INSTALLED TO OPENING.FLEXIBLE JOINTS EITHER SIDE OF THE WALL SHOULD BE LOCATED NOT MORE THEN 150mm FROM THE FACE.
8. TYPE D AND E PPIC'S ARE BY WAVIN OR SIMILAR APPROVED.
9. ANY 100mm DIA PIPE WITHOUT A WC CONNECTION SHOULD NOT BE FLATTER THAN 1:40
10. ALL RWP'S ARE TO OUTFALL VIA PLASTIDRAIN INLET HOPPER GULLY - BN 110 P/E OR SIMILAR APPROVED.
11. A 30mm REDUCTION IN LEVEL HAS BEEN ALLOWED FOR IN THE CALCULATION OF INVERT LEVELS FOR ALL BRANCH CONNECTIONS TO PLASTIC INSPECTION CHAMBERS (AS PER WAVIN DETAILS). INVERT LEVELS REFER TO MAIN CHANNEL. IF ALTERNATIVE CHAMBERS ARE PROPOSED THIS VALUE MAY VARY AND THE DESIGNER SHOULD BE CONSULTED.
12. ALL AREAS TO BE SCANNED FOR EXISTING BURIED SERVICES OR OTHER OBSTRUCTIONS PRIOR TO EXCAVATION WORKS.
13. PROPOSED FOUL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 DRAINAGE & WASTE DISPOSAL - PART H 2015 EDITION.
14. ALL MANHOLE COVER LEVELS AND EXTERNAL FINISHED FLOOR LEVELS ARE TO BE CONFIRMED BY THE ARCHITECT. COVER LEVELS FOR MANHOLES AND INSPECTION CHAMBERS ARE INDICATIVE ONLY - THEY SHALL BE LAID FLUSH WITH THE ADJACENT SURFACING.
15. CONTRACTOR TO CONFIRM INVERT LEVELS OF PROPOSED CONNECTION ON EXISTING SEWERS / DRAINS.
16. ALL SOIL STACK CONNECTIONS TO BELOW GROUND DRAINAGE TO BE 100mm Ø LAID AT MINIMUM 1:80 GRADIENT (MIN. 1WC), UNLESS OTHERWISE STATED ON DRAWING.
17. CONNECTIONS UPSTREAM TO SVPS/SS TO BE DESIGNED BY OTHERS.
18. FOUL PIPEWORK TO BE VITRIFIED CLAY OR PLASTIC .VITRIFIED CLAY PIPES SHOULD COMPLY WITH REQUIREMENTS BS EN 295 FOR FOUL PIPES.
19. PLASTIC PIPEWORK IS TO BE INSTALLED (POLYPIPE OR SIMILAR APPROVED) IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALL THERMOPLASTIC PIPEWORK SHALL COMPLY WITH THE REQUIREMENTS OF E2.21 & E2.22 (PAGE 89) OF SEWERS FOR ADOPTION 7TH EDITION.
20. ALL SVP/AVSS LOCATIONS AND DISCHARGE UNITS ARE PROVIDED BY M&E ENGINEER OR ARCHITECT.
21. FOUL DRAINAGE REST BENDS TO BE MINIMUM -450mm DEEP.
22. DRAINAGE CONNECTIONS TO BE MADE SOFFIT TO SOFFIT FOR SURFACE WATER.
23. WHERE A SECTION 106 APPLICATION IS REQUIRED TO CONNECT TO THE EXISTING FOUL & SURFACE WATER DRAINAGE SYSTEMS. AN APPLICATION MUST BE MADE TO THE STATUTORY UNDERTAKER, THE DEVELOPER SHALL GIVE 21 DAYS' NOTICE PRIOR TO CONNECTION. THE WORKS MAY ONLY BE UNDERTAKEN BY A HEALTH AND SAFETY APPROVED CONTRACTOR.*
24. ROOT CANOPY AREAS ARE SHOWN ONLY FOR EXISTING TREES. REFER TO ARBORICULTURE DRAWINGS AND REPORT FOR DETAILS. CONSULT ARBORICULTURAL SPECIALIST WHERE WORKS ARE REQUIRED CLOSE TO ROOT PROTECTION AREA.

RESIDUAL RISKS

1. EXISTING SERVICES WITHIN THE SITE THAT MAY INCLUDE GAS, ELECTRIC, COMMS & WATER MAINS, PHYSICAL IDENTIFICATION REQUIRED ON SITE BEFORE EXCAVATION WORKS IN THESE AREAS.
2. OPEN EXCAVATIONS FOR TRENCHES,MANHOLES AND TANKS. CONTRACTOR TO ENSURE STABILITY OF ALL EXCAVATIONS AND TO PREVENT FALLS INTO THEM DURING THE WORKS.
3. WORKING IN LIVE SEWERS. CONTRACTOR TO ENSURE OPERATIVES ARE FAMILIAR AND COMPETENT WITH THE DANGERS OF WORKING IN LIVE SEWERS.
4. EXCAVATIONS CLOSE TO EXISTING STRUCTURES. CONTRACTOR TO PREPARE METHOD STATEMENT TO ENSURE STABILITY OF EXISTING STRUCTURE.
5. DEEP PROPOSED EXCAVATIONS FOR PURPOSE OF FOUL AND SURFACE WATER DRAINAGE RUNS. CONTRACTOR TO PREPARE METHOD STATEMENT FOR WORKS.

EXISTING SITE DRAINAGE TO BE INVESTIGATED BY CONTRACTOR ON SITE PRIOR TO UNDERTAKING DRAINAGE WORKS.

THE CONTRACTOR IS RESPONSIBLE FOR DEALING WITH THE EXISTING DRAINAGE INFRASTRUCTURE AND REPORTING CONNECTIVITY & CONDITION TO ENGINEER.

ARCHITECT/MEP TO FINALISE ALL DRAINAGE CONNECTION POINTS (FOUL AND SURFACE WATER) & THRESHOLD DRAIN REQUIREMENTS.

REV	DATE	DESCRIPTION	DRN	CHD	APPD
T1	07/08/2026	FIRST ISSUE. FOR TENDER	TGD	CLS	AJF

DRG. STATUS

TENDER

AJF ENGINEERING CONSULTANTS

CLIENT

WREXHAM COUNTY BOROUGH COUNCIL

PROJECT

WREXHAM SCOUTS & GUIDES, PRICE'S LANE, WREXHAM LL11 2NB

DRG. TITLE

FW & SW DRAINAGE LAYOUT

A1

0 10m

SCALE 1:200m

DRG.NO. 26142-AJF-ZZ-ZZ-DR-C-501

REV T1