General Notes

Do not scale this drawing. If in doubt, consult with the Engineer

1. This drawing is to be read in conjunction with all other relevant Engineers, Architects and Specialist design drawings and specifications.
2. All dimensions and levels are in metres unless noted otherwise.
3. This drawing is for information purposes and all information displayed is subject to detailed design.
4. Cover levels noted are indicative or best design levels. constructed levels should take into account as-built surfacing levels and gradients.
5. The Contractor shall be responsible for checking all tie-ins for line and level with existing foul and surface water systems before commencing any works.
6. The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works. All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
7. All drainage work is to be strictly in accordance with the requirements of the Building Regulations 2010, Approved Document Part H, "Drainage and waste disposal".
8. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the Principle Contractor, within his rates.
9. All existing land drains encountered on site during construction are to be re-connected.
10. Should any departure from the proposed slab or external levels be considered, agreement shall be sought from the Engineer immediately and prior to the commencement or continuation of any works. Proposals should take full account of all restrictions to the slab level.
11. Temporary protection to be provided to drainage work during construction as necessary.
12. Power supply to separator/treatment units, alarm, panel, vent etc to be provided by contractor in accordance with manufacturers recommendations.
13. Topographical survey shown is based upon OS mapping surveys - no topographical survey yet available .
14. Architects layout shown is based upon MHA architect Layout drawing no. 1JD02 SK001 This layout may be subject to change and is intended for indicative purposes only.

Specification Notes

15. The following types of pipe may be used unless noted or agreed otherwise;

- Pipes up to 300mm diameter to be Structured Walled to BS EN 13476, Polypropylene to BS EN 1852 or PVC-U to BS EN 1401.
- Pipes 300mm diameter or over to be Concrete to BS 5911.

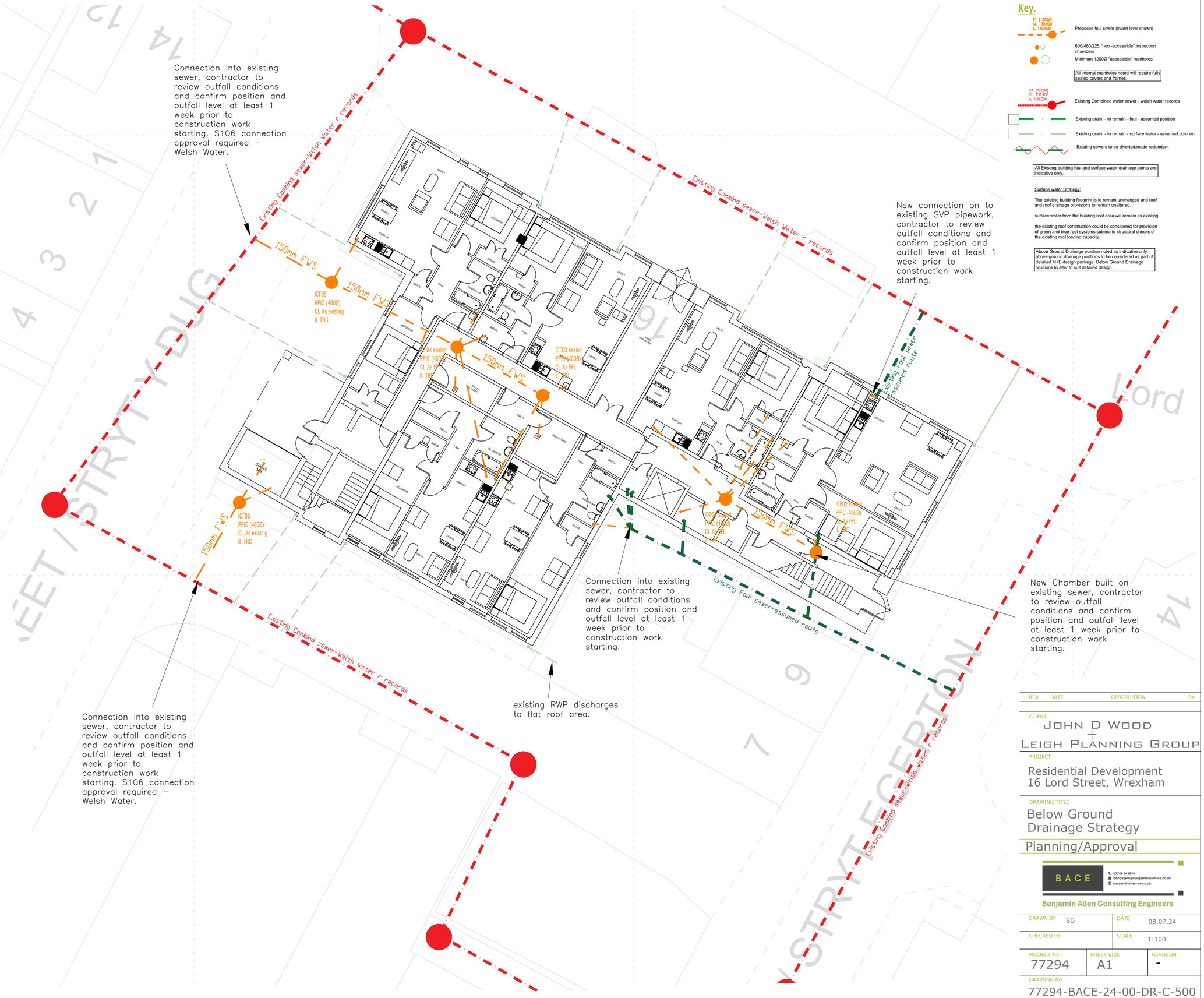
16. Both Clay and Concrete pipes shall be strength class 120 (100/150mm min crushing strength 28kN/m). Thermoplastic pipes shall have a minimum ring stiffness of SN4.
17. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.
18. All pipes, chambers and fittings shall be installed, bedded and backfilled in accordance with the manufacturers instructions subject to the following minimum requirements;

Pipe Location	Cover to crown	Clay/Concrete Pipe * Bedding	Plastic Pipe Bedding	Backfill
Roads (HGV)	>1.2m <1.2m	Class S Class 'A' (Concrete)	Class S (S1or2) Class 'A' (Concrete)	Type 1Granular
Drives / car parking	>0.9m <0.9m	Class S Class 'A' (Concrete)	Class S (S1or2) Class 'A' (Concrete)	Type 1 Granular
Hard and soft Landscaping	>0.6m <0.6m	Class S Class 'A' (Concrete)	Class S (S1or2) Class 'A' (Concrete)	Suitable as dug material

19. The first flexible joint in pipes adjoining a manhole shall be a maximum length of 600mm from the inside face of the manhole, connecting to a rocker pipe. The length of the rocker pipe shall be as follows;

Pipe diameter	Length of Rocker pipe
150-600mm	600mm
675-750mm	1000mm
over 750mm	1250mm

20. All manholes and inspection chambers situated in areas subject to vehicular loading to have class D400 covers and frames to BS EN124 and those not subject to vehicular loading to have class minimum class B125 covers and frames.
21. Drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polypipe ref FRK500 fixing kit and FRK501 black ties.) The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.
22. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.



Key.

- Proposed foul sewer (Invert level shown) — F1 (1200Ø) CL 130.900 IL 130.000
- 600/460/225 "non -accessible" inspection chambers
- Minimum 1200Ø "accessible" manholes

All internal manholes noted will require fully sealed covers and frames.

- Existing Combined water sewer - welsh water records — C1 (1200Ø) CL 130.900 IL 130.000
- Existing drain - to remain - foul - assumed position
- Existing drain - to remain - surface water - assumed position
- Existing sewers to be diverted/made redundant

All Existing building foul and surface water drainage points are indicative only.

Surface water Strategy:

The existing building footprint is to remain unchanged and roof and roof drainage provisions to remain unaltered.

surface water from the building roof area will remain as existing.

the existing roof construction could be considered for provision of green and blue roof systems subject to structural checks of the existing roof loading capacity.

Above Ground Drainage position noted as indicative only. above ground drainage positions to be considered as part of detailed M+E design package. Below Ground Drainage positions to alter to suit detailed design.

REV	DATE	DESCRIPTION	BY

CLIENT
JOHN D WOOD + LEIGH PLANNING GROUP

PROJECT
Residential Development
16 Lord Street, Wrexham

DRAWING TITLE
Below Ground Drainage Strategy
Planning/Approval

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DRAWN BY	DATE
BD	08.07.24
CHECKED BY	SCALE
	1:100

PROJECT No	SHEET SIZE	REVISION
77294	A1	-

DRAWING No
77294-BACE-24-00-DR-C-500