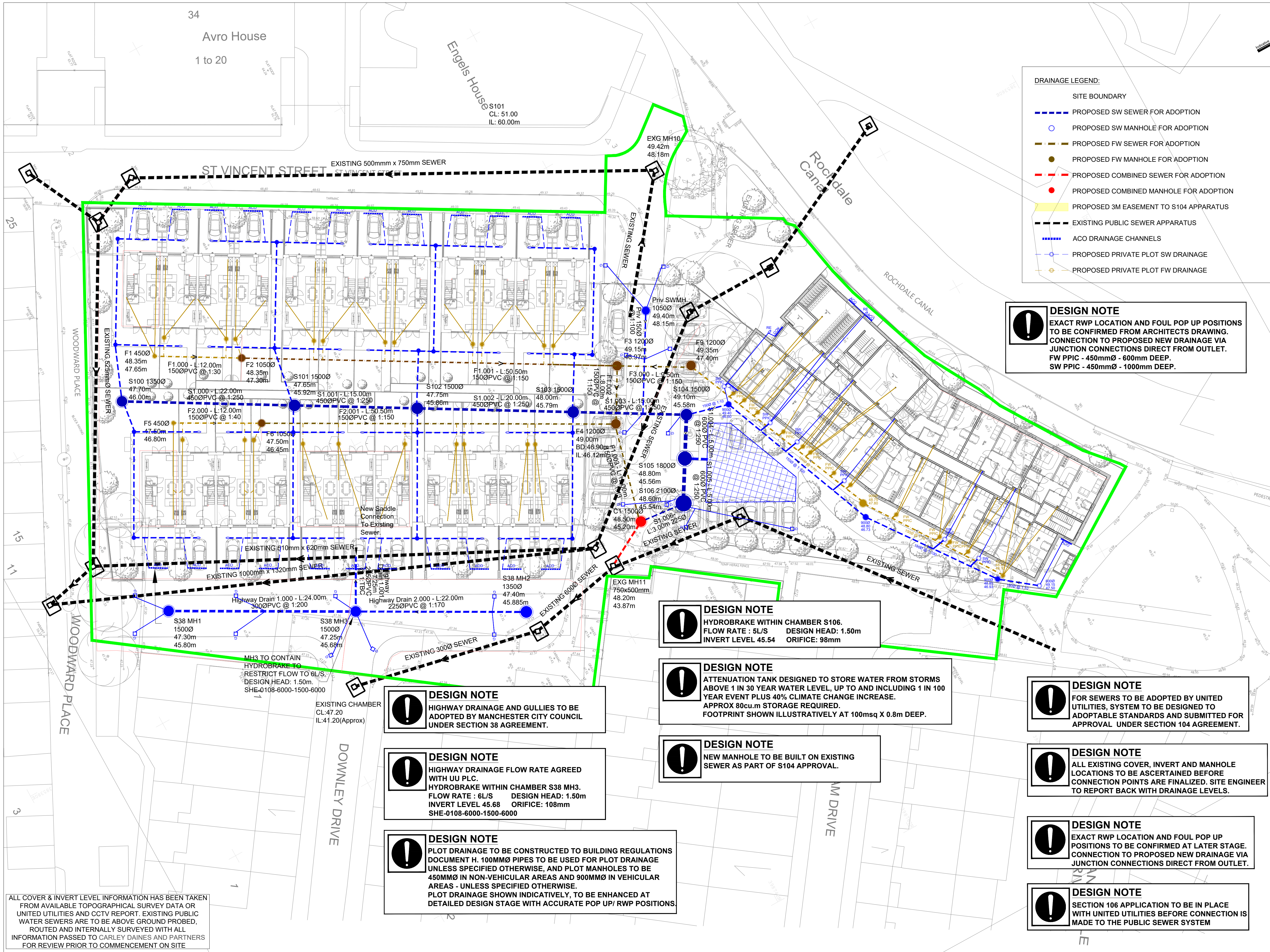


SITE LOCATION
DOWNLEY DRIVE,
ANCOATS,
MANCHESTER.
M4 7JY.
EASTINGS: 385350;
NORTHINGS: 398720.

- DRAINAGE LEGEND:**
- SITE BOUNDARY
 - PROPOSED SW SEWER FOR ADOPTION
 - PROPOSED SW MANHOLE FOR ADOPTION
 - PROPOSED FW SEWER FOR ADOPTION
 - PROPOSED FW MANHOLE FOR ADOPTION
 - PROPOSED COMBINED SEWER FOR ADOPTION
 - PROPOSED COMBINED MANHOLE FOR ADOPTION
 - PROPOSED 3M EASEMENT TO S104 APPARATUS
 - EXISTING PUBLIC SEWER APPARATUS
 - ACO DRAINAGE CHANNELS
 - PROPOSED PRIVATE PLOT SW DRAINAGE
 - PROPOSED PRIVATE PLOT FW DRAINAGE

DESIGN NOTE
EXACT RWP LOCATION AND FOUL POP UP POSITIONS TO BE CONFIRMED FROM ARCHITECTS DRAWING. CONNECTION TO PROPOSED NEW DRAINAGE VIA JUNCTION CONNECTIONS DIRECT FROM OUTLET.
FW PPIC - 450mmØ - 600mm DEEP.
SW PPIC - 450mmØ - 1000mm DEEP.

- NOTES**
1. ALL DRAINAGE WORKS HAVE BEEN DESIGNED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS DOCUMENT H & "SEWERS FOR ADOPTION 6TH EDITION" SUPPLEMENT GUIDELINES AND STANDARD DETAILS
 2. ALL CLAY PIPE WORK SHALL BE EXTRA STRENGTH CLAYWARE TO BS EN 295:1991 PART 1
 3. ALL PRECAST CONCRETE PIPEWORK SHALL BE TO THE CLASS STATED ON THE DRAWINGS IN ACCORDANCE WITH BS EN 1916:2002. ALL MANHOLES AND CHAMBERS SHALL BE TO BS EN 1917:2002
 4. THE CONTRACTOR MAY ELECT TO USE REINFORCED PVC PIPES AS COVERED BY BS EN 4680:2000 & BS EN 1401-1 STRUCTURED WALL. UPVC PIPES TO COMPLY WITH BS EN 438-01. (BY PRIOR AGREEMENT WITH ADOPTING AUTHORITY) MAX. PIPE LENGTH TO BE 3.0m
 5. ALL LEVELS RELATE TO "TOPOGRAPHICAL SURVEY DATUM"
 6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS
 7. PLOT DRAINAGE CONNECTIONS TO SEWERS MUST BE 150mm DIAMETER AND UNLESS OTHERWISE STATED LAID TO THE INVERT SHOWN.
 8. ALL INSPECTION CHAMBERS TO BE 450mm DIAMETER POLYPROPYLENE WITH A MAXIMUM DEPTH OF 1200mm FOR THE STANDARD UNIT & A MAXIMUM DEPTH OF 300mm WHEN A 350mm REDUCING RING IS USED.
 9. ALL PLOT DRAINAGE RUNS TO BE 100mm DIAMETER AT A NOMINAL FALL OF 1:80 UNLESS NOTED OTHERWISE.
 10. ROOFING EYES AT START OF EACH DRAINAGE RUN
 11. ALLOW FOR 5.0m OF ACO DRAINAGE CHANNEL PER PROPERTY AT HIGHWAY BOUNDARY.
 12. SURFACE WATER FROM PLOT PARKING AREAS MUST NOT DISCHARGE ONTO THE HIGHWAY.
 13. PLOT DRAINAGE RUNS TO BE KEPT WITHIN THE CURTLAGE OF THE PLOT THEY SERVE WHEREVER POSSIBLE.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY EXISTING INVERT LEVELS INDICATED ON DRAWINGS ARE CORRECT BEFORE THE WORKS ARE COMMENCED.
 15. ALL CONNECTIONS TO ADOPTABLE SEWERS SHALL BE MANUFACTURED JUNCTION PIPES. SADDLE CONNECTIONS WILL NOT BE PERMITTED, UNLESS SPECIFIED.
 16. ALL SEWERS FOR ADOPTION WITH GREATER THAN 1.2m COVER IN ROADS OR 0.9m COVER IN FIELDS SHALL HAVE CLASS S GRANULAR BED AND SURROUND.
 17. ANY SEWER WITH LESS THAN 1.2m COVER IN ROADS OR 0.9m COVER IN FIELDS SHALL HAVE A MINIMUM OF 150mm ST4 CONCRETE SURROUND. FLEXIBILITY SHALL BE MAINTAINED BY THE PROVISION OF FLEXCELL OR SIMILAR APPROVED JOINT FILLER BREAKS IN THE CONCRETE SURROUND AT EACH PIPE JOINT.
 18. IT IS THE RESPONSIBILITY FOR THE CONTRACTOR TO CHECK ALL ON-SITE EXISTING GROUND LEVELS PRIOR TO COMMENCING AND IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR MUST REPORT TO THE ENGINEER IMMEDIATELY.
 19. CONTRACTOR TO CONFIRM THE COVER LEVEL, INVERT LEVEL & MANHOLE SIZE FOR THE EXISTING MANHOLE PRIOR TO CONTRACT START DATE.
 20. ALL DRAINAGE SHOWN IN THIS DRAWING IS BASED ON ESTIMATES AND IS ALL SUBJECT TO A FURTHER DETAILED DESIGN STAGE AND IS SUBJECT TO CHANGE.
 21. A NUMBER OF ASSUMPTIONS HAVE BEEN MADE IN REGARDS TO THE DISCHARGE METHOD OF SURFACE WATER:
 - W/IN GROUND REPORT SUGGESTS INFILTRATION MAY BE POSSIBLE DUE TO LOW GROUND CONTAMINATION.
 - UNITED UTILITIES AND LOCAL AUTHORITY SUGGEST INFILTRATION SHOULD BE THE FIRST METHOD OF DISCHARGE CONSIDERED, AND THIS STAGE WILL ONLY CHANGE SUBJECT TO PERCOLATION AND CONTAMINATION RESULTS SUGGESTING OTHERWISE.
 - THE SIZE OF SOAKAWAY PIT HAS BEEN SIZED VIA SOFTWARE USING ESTIMATED AND STANDARD FIGURES, A FURTHER DESIGN WILL BE CARRIED OUT FOLLOWING TESTING WITH SITE SPECIFIC VALUES ALONGS WITH THE DETAILED DESIGN.

L	23/09/25	REVISED TO REFLECT AS BUILT STATUS UPON COMPLETION OF APARTMENT BLOCK.
K	29/01/25	PLOT DRAINAGE POP UPS REVISED IN APARTMENT BLOCK.
J	25/06/24	PLOT DRAINAGE ADDED TO APARTMENT BLOCK.
H	05/03/24	DRAWING CONFIRMED AS AS-BUILT LEVEL.
G	31/01/24	APARTMENT BLOCK UPDATED.
F	01/08/23	SADDLE CONNECTION PROPOSED FOR DISCHARGE OF HIGHWAY DRAINAGE.
E	28/06/23	HIGHWAY DRAINAGE REVISED - RESUBMITTED FOR UNITED UTILITIES APPROVAL
D	02/09/22	CONSTRUCTION ISSUE
C	04/07/22	SITE BOUNDARY ADDED IN GREEN AS PER S104 DRAWING REQUIREMENTS.
REV.	DATE	DESCRIPTION

CLIENT
GREAT PLACES
BUTTRESS ARCHITECTS

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TITLE
DOWNLEY DRIVE
ANCOATS, MANCHESTER

PROPOSED DRAINAGE
STRATEGY DRAWING

Drawn	A. MULLIGAN	Checked	D. MIDDLETON
Date	24/09/2021	Date	24/09/2021

Scale 1:250 @ A1

Drawing No. 20-B-12490-200 L

AS BUILT ISSUE