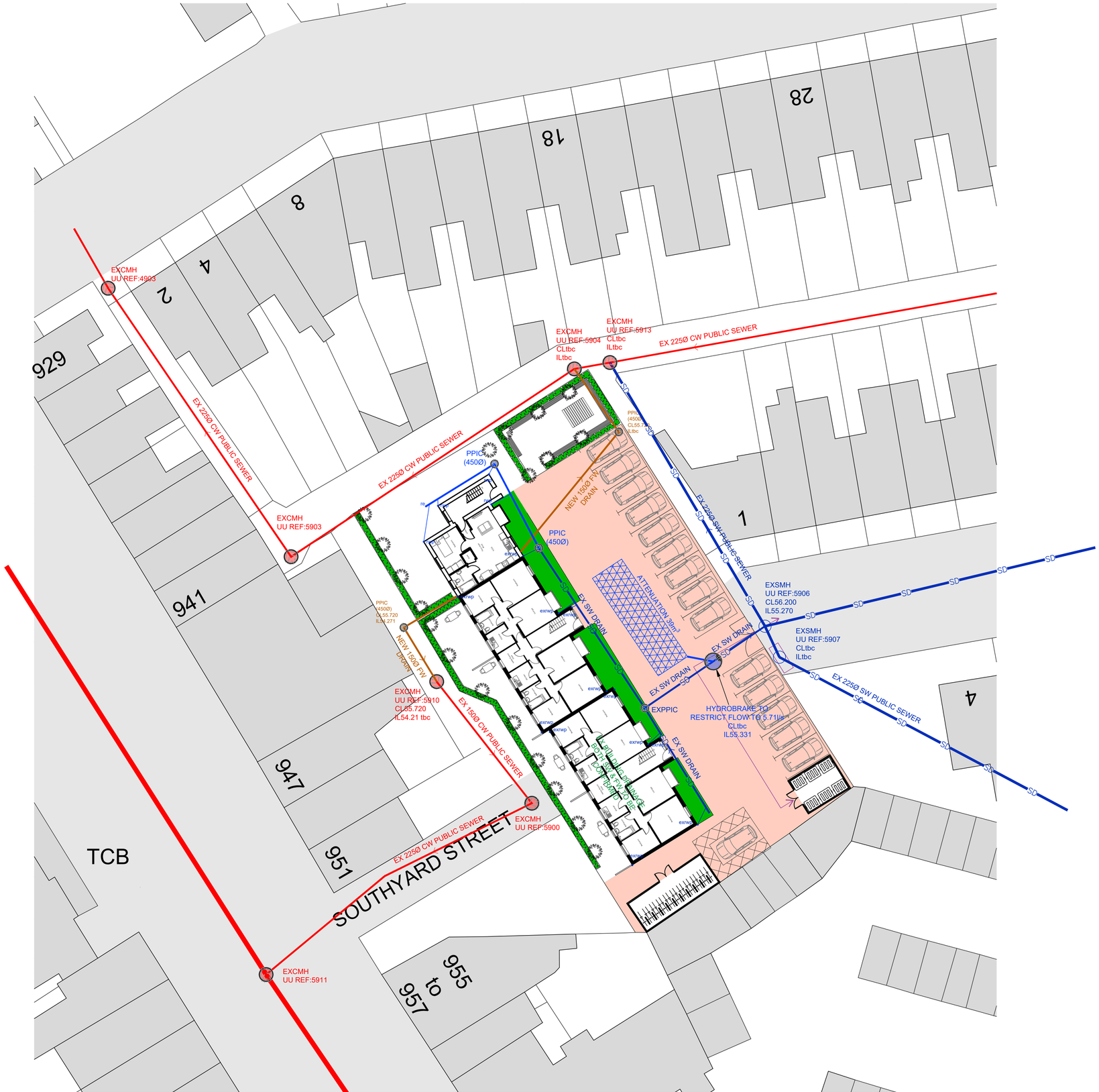


DRAINAGE NOTES

1. This drawing is to be read in conjunction with all relevant architectural, structural, and drainage design drawings and specifications.
2. Do not scale from this drawing. Any discrepancies, omissions, or uncertainties must be reported to the engineer prior to construction. All dimensions must be checked on site.
3. All drainage works shall comply with Building Regulations Approved Document H (2023), BS EN 752, and the relevant manufacturer specifications.
4. The contractor shall verify the condition, line, and level of any retained drainage infrastructure on site prior to connection. Jetting and cleansing is recommended before any CCTV survey.
5. Redundant drainage components (pipes, chambers) shall be removed or properly sealed and backfilled with compacted granular fill or cementitious grout.
6. Foul and surface water drainage shall generally consist of 100mm diameter uPVC pipework unless otherwise noted. Vitrified clay pipes may be used where higher durability is required. All pipework shall comply with BS EN 1401.
7. Pipe bedding shall conform to BS EN 1610. Where cover is less than 900mm beneath traffic areas or within 300mm of slabs, a Class Z concrete surround with compressible joints shall be provided.
8. Where foul and surface water pipes cross within 150mm of each other, concrete protection may be required to prevent contamination.
9. All manholes, inspection chambers, geocellular attenuation tanks, and the bio-disc treatment unit shall be located to ensure safe access for future maintenance and inspection.
10. Surface water from roofs and hardstanding shall discharge to a geocellular attenuation system.
11. Separate foul and surface water drainage systems shall be provided. Cross-connections are not permitted.
12. All access covers in soft landscaped areas shall be minimum B125 loading class. Covers in areas subject to occasional vehicle loading shall be minimum D400.
13. Rainwater downpipes and foul stack connections shall be provided with accessible low-level rodding points unless otherwise agreed. All rodding points must be above the spill level of any connected appliances.
14. Where drainage passes through building foundations or ground-bearing slabs, suitable sleeves or cast-in flexible joints shall be used, positioned no more than 150mm from the concrete face.

LEGEND

- SITE BOUNDARY
- SMH — SURFACE WATER MANHOLE
- SURFACE WATER PIPE
- PPIC — POLYPROPYLENE INSPECTION CHAMBER - SW
- PPIC — POLYPROPYLENE INSPECTION CHAMBER - FW
- FMH — FOUL WATER MANHOLE
- FOUL WATER PIPE
- CMH — COMBINED WATER MANHOLE
- COMBINED WATER PIPE
- EXSMH — EX SURFACE WATER MANHOLE
- EX SURFACE WATER PIPE
- EXFMH — EX FOUL WATER MANHOLE
- EX FOUL WATER PIPE
- EXMH — EX COMBINED SEWER MANHOLE
- EX COMBINED SEWER PIPE
- PROPOSED GEOCELLULAR STORAGE

RESIDUAL RISKS

REV.	DESCRIPTION	DRAWN	APPROVED	DATE

STATUS

PLANNING

FLOOD FLOW LTD
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
TEL: 07940523819
WEBSITE: www.floodflow.co.uk
EMAIL: mail@floodflow.co.uk

Client

-

Project

Proposed Development at
Langdale Mews, Langdale Avenue
Levenshulme, M19 3NT

Title

Indicative Drainage Layout

Drawn	AJ	Checked	JJ	Drawing number
Date	29/05/25	Date	29/05/25	25255-001 -
Scale	1:200		A1	