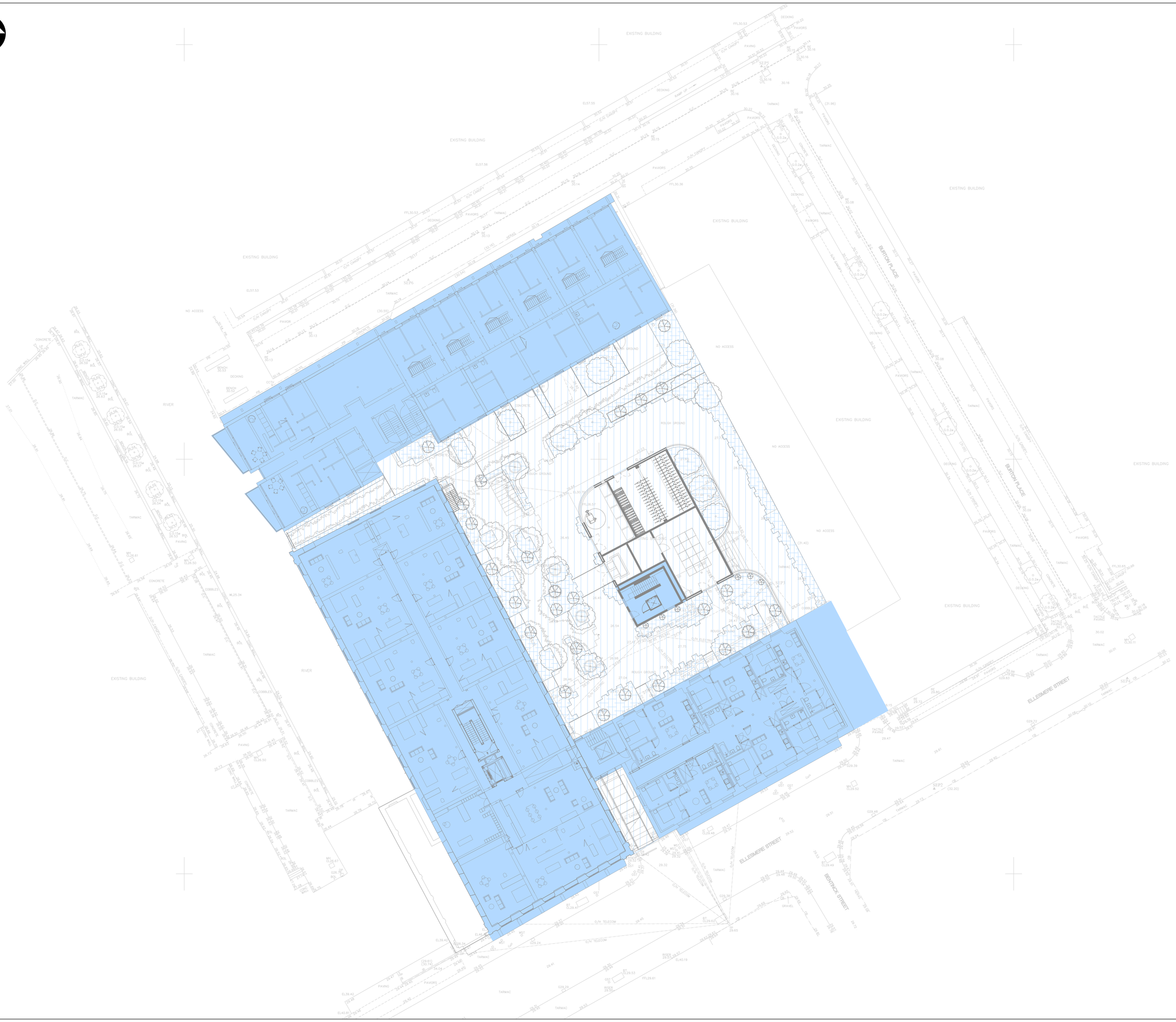


GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.

NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

THE CONTRACTOR SHALL INCORPORATE ALL THE REQUIREMENTS OF THE PRE-TENDER STAGE HEALTH AND SAFETY PLAN.

FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.

LEGEND

PROPOSED BUILDING AREAS

PROPOSED EXTERNAL IMPERMEABLE AREAS

PROPOSED EXTERNAL LANDSCAPING

DRAWING NOTES

PROPOSED BUILDING IMPERMEABLE AREA: 2,440.9m²

PROPOSED EXTERNAL IMPERMEABLE AREA: 1,015.1m²

PROPOSED EXTERNAL LANDSCAPING AREA: 429m²

THE PROPOSED EXTERNAL LANDSCAPED AREAS ARE UNDERSTOOD TO COMPRISE ORNAMENTAL SHRUBS AND GENERAL GROUND COVER.

DUE TO THE UNDERLYING SOIL STRATA CONSISTING OF COHESIVE SOILS (CLAYS), AND FOR THE PURPOSE OF DESIGN IT HAS BEEN ASSUMED THAT 50% OF SURFACE WATER RUNOFF CAPTURED BY THE LANDSCAPING AREAS WILL BE ABSORBED BY THE PLANTING/SHRUBS AND ONCE SATURATED THE REMAINING WATER WILL BE CAPTURED BY THE SITE DRAINAGE SYSTEM AND WILL BE DISCHARGED TO THE PUBLIC SEWER NETWORK WITH THE REMAINDER OF THE SITE.

TOTAL IMPERMEABLE AREA DISCHARGING TO THE PUBLIC SEWER:

2,440.9m² + 1,015.1m² + (429m² x 50%) = **3,670.5m²**

AS NOTED ON THE DRAINAGE STRATEGY PLAN, IT IS INTENDED TO RESTRICT ALL SURFACE WATER RUNOFF FROM THE DEVELOPMENT TO A MAXIMUM OF **24 l/s** FOR ALL STORM EVENTS UP TO AND INCLUDING THE CRITICAL 100-YEAR EVENT PLUS A 45% CLIMATE CHANGE ALLOWANCE.

THIS PROVIDES A 57% BETTERMENT OVER THE EXISTING CALCULATED FLOW RATE OF 55.7 l/s.

SUBJECT TO APPROVAL FROM LOCAL PLANNING AUTHORITY AND UNITED UTILITIES

PRELIMINARY

Rev.	Amendment	Date	By	Chkd
P01	PRELIMINARY ISSUE	11.09.24	DB	RJ

Project
TALBOT MILL
MANCHESTER

CLIENT
CAPITAL & CENTRIC

Title
PROPOSED IMPERMEABLE AREA PLAN

WML Job No.	Drawn	Checked	Date	Scale
10531	DB	RJ	SEPT 2024	1:150

WML CONSULTING
Civil, Structural & Geotechnical Engineers
No.8 Oak Green
Earl Road
Cheadle Green Business Park
Cheadle Hulme
Cheadle SK8 6QL
Tel 0161 482 0600
Fax 0161 486 9210
e-mail info@wmlconsulting.com
www.wmlconsulting.com

Drawing No.

Project	Originator	Volume	Level	Type	Role	Number	Rev
10531	WML	ZZ	XX	DR	C	9006	P01