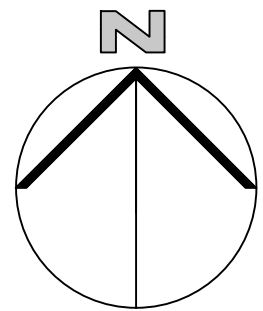
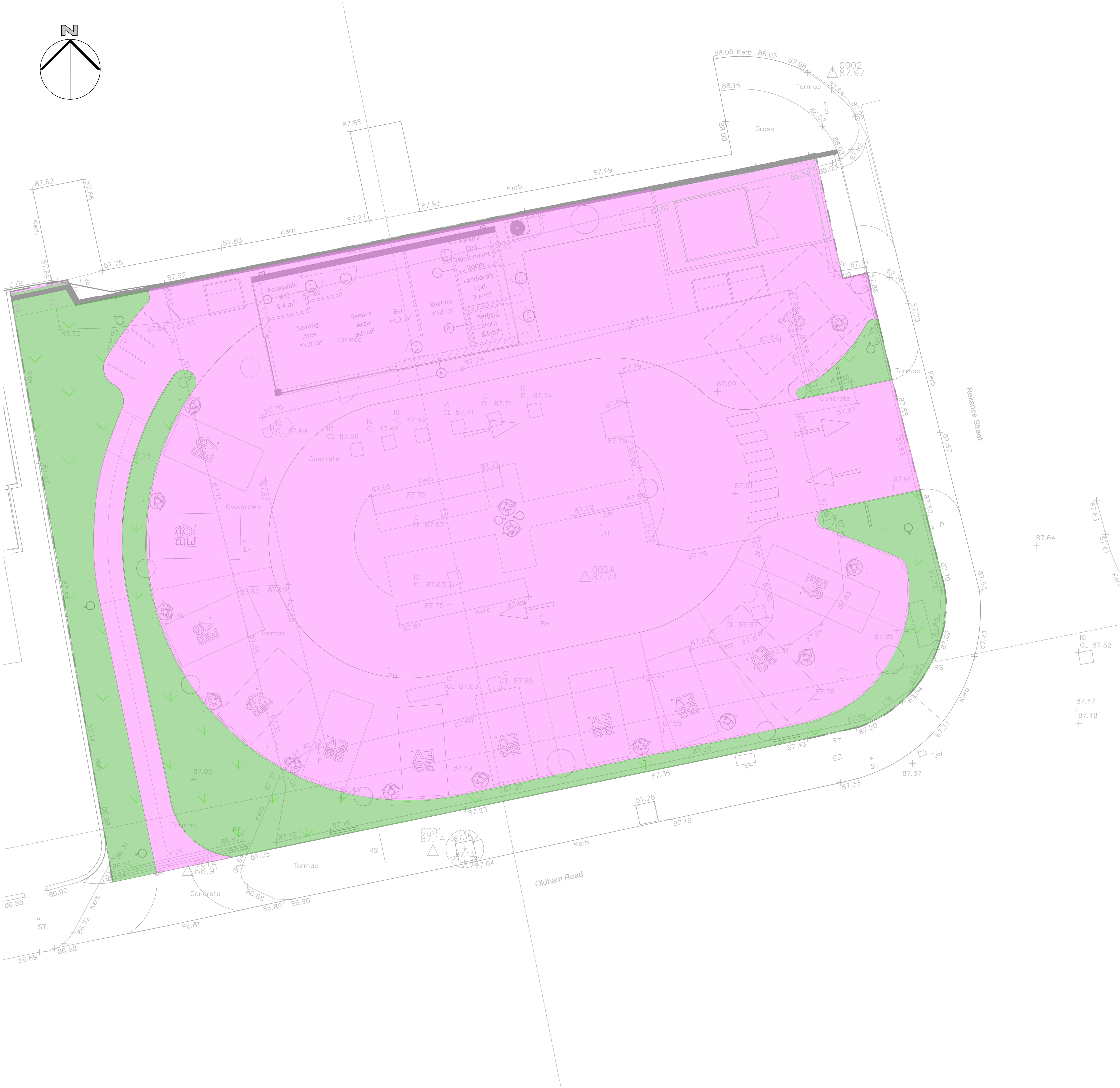




- LEGEND
- EXTENT OF WORKS BOUNDARY
- PROPOSED SOFT LANDSCAPING
- IMPERMEABLE AREA

IMPERMEABLE AREA TABLE	
Total Site Area	1,367 m²
Total Existing Impermeable Area	338 m²
Total Proposed Impermeable Area	1,124 m²
Total Impermeable Area created by the development	786 m²
Total Proposed Impermeable Area as a percentage of Total Site Area	82.2 %

- GENERAL DRAINAGE NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS

2. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

3. INVERT LEVELS AND POSITIONS OF EXISTING DRAINS / CHAMBERS / SEWERS WHERE NEW CONNECTIONS ARE TO BE MADE MUST BE CHECKED AND CONFIRMED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS.

4. ALL DRAINAGE SHALL COMPLY WITH THE TYPICAL DETAILS AND THE REQUIREMENTS OF BS EN 752 AND PART H OF THE BUILDING REGULATIONS.

5. ANY PART OF THE EXISTING DRAINAGE SYSTEM TO BE RETAINED AS PART OF THE NEW SCHEME SHALL BE CLEANED AND INSPECTED. ANY STRUCTURAL DEFECTS SHALL BE REPAIRED USING APPROPRIATE AND APPROVED MEANS

6. FOR SETTING-OUT DIMENSIONS OF SVP'S, RWP'S ETC., REFER TO ARCHITECT'S OR MECHANICAL ENGINEER'S DRAWINGS. POSITIONS SHOWN ARE INDICATIVE AND SUBJECT TO FINAL DESIGN.

7. ALL FOUL AND RWP CONNECTIONS SHALL BE 100MM DIAMETER UNLESS OTHERWISE SPECIFIED.

8. ALL PRECAST CONCRETE UNITS USED IN THE DRAINAGE WORKS SHALL BE MANUFACTURED USING SULPHATE RESISTING CEMENT.

9. MANHOLE COVERS AND FRAMES SHALL BE TO BS EN 124 AND SHALL BE KITEMARKED. COVERS AND FRAMES SHALL BE HEAVY DUTY D400 IN CARRIAGEWAYS AND VEHICULAR AREAS AND MEDIUM DUTY B125 IN FOOTWAYS AND SOFT LANDSCAPING. IN BLOCKED/CONCRETE PAVED AREAS COVERS SHALL BE RECESSED FABRICATED STEEL. ALL RECESSED COVERS SHALL IN ACCORDANCE WITH THE FACTA ASSOCIATION GRADINGS.

10. COVER LEVELS ARE TO BE ADJUSTED LOCALLY TO SUIT FINISHED GROUND LEVELS.

11. AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL VENT TO THE ATMOSPHERE.

12. EXISTING DRAINAGE TO BE REMOVED IS TO BE BROKEN OUT TO BED LEVEL AND VOID BACKFILLED WITH GRANULAR MATERIAL, COMPACTED IN LAYERS NOT EXCEEDING 250MM.

13. ALL DRAIN RUNS FROM SVP'S, STUB STACKS OR FW GULLIES TO BE LAID AT 1:40 GRADIENT UNLESS OTHERWISE STATED. ALL RWP'S TO BE LAID 1:80 MIN UNLESS OTHERWISE STATED.

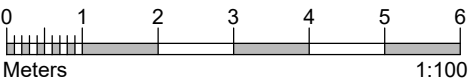
14. ALL PRIVATE DRAINAGE TO BE LAID TO LEVELS SHOWN USING FLEXIBLY JOINTED PIPES, EITHER UPVC TO BS 4660 AND BS 5481 OR VITRIFIED CLAYWARE TO BS EN 295.

15. ALL PROPOSED TREES TO HAVE APPROPRIATE TREE BARRIER DETAILS LINKING PITS TO ENSURE ROOTS ARE DIRECTED AWAY FROM DRAINAGE.

16. WHERE NEW SEWERS ARE CONSTRUCTED WITHIN 5M OF A NEW OR EXISTING TREE THE SEWER SHALL BE CONCRETE ENCASED AGAINST ROOT INTRUSION. REFER TO DRAINAGE DETAILS.

17. ALL NEW DRAINAGE TO BE JETTED AND CCTV SURVEYED ON COMPLETION. CONTRACTOR TO MAKE SURE THAT THE DRAINAGE IS FULLY OPERATIONAL. REFER TO DRAINAGE MAINTENANCE MANUAL FOR MAINTENANCE DETAILS.

18. ALL RUNS CONNECTING INTO THE PUBLIC DRAINAGE NETWORK TO BE VITRIFIED CLAY, EXTRA LENGTH TO BS EN 295 OR BS65 WITH PLAIN SLEEVED OR SOCKETED FLEXIBLE JOINTS.



NOT FOR CONSTRUCTION

P02 10.07.24 SITE LAYOUT UPDATED	AS	-
P01 24.05.24 FIRST ISSUE	JT	AS
Rev	Date	Description
		Drawn
		Check

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Drawing Status
S3 - SUITABLE FOR REVIEW & COMMENT

Project	Date	MAY 2024
Be.EV RELIANCE STREET MANCHESTER	Scale	1:100
	Drawn	JT

Title	Engineer	AS
IMPERMEABLE AREA PLAN	Project No	220698

Drawing No	Revision
220698-CON-XX-00-DR-C-1050	P02

1. DRAWING BASED ON TOPOGRAPHIC SURVEY BY SURVEY SOLUTIONS, REF. 42087MCLS-01.200.1:1:TOPO, DATED 18/07/22.
2. PROPOSED LAYOUT BASED ON ARCHITECT THAT DRAWING 612-AT-ZZ-R-DR-A-3.1.001, REV P11, DATED 08.04.2024.