Do not scale from this drawing for construction purposes

SCALE Metres (1:100)

0 2 4 6 8



DRAINAGE
Separate systems for foul water "brown" and surface water "blue", taken to 150mm combined sewer in rear alleyway.
Insufficient external area to permit soakaways.
See existing ground floor plan for existing ground surfaces (Tarmac and compacted hardcore)

SURFACE WATER RUN-OFF CALCULATION
Pitched roof 104 sqm x (30 deg pitch factor 1.29) = 134 sqm
Flat roofs 15 sqm
Effective area A = 149 sqm
Intensity factor for Midlands/NW = 0.018 l/s/sqm
(roof impermeability taken as 1)
Total run-off
Q = A x I = 149 x 0.018 = 2.68 l/s (allowable = 5 l/s)

revision	date	item	by
C	04.06.2026	LH dropkerb & drive revised. Dividing front wall added.	JDS
B	06.05.2026	Redrawn	JDS
A	12.03.2026	General revisions. Scale reduced to 1:100/A3	JDS

James De Santis

project
New Houses
Land Adjacent to 4 Sandy Lane Chorlton

drawing
Revised Proposed Ground Floor and Site Drainage Plan

scale	plot size	date	drawn by
1:100	A3	02.2026	JDS
job no.	drawing no.		revision
2025	**32**		C