

SITE PLAN (1:2500)

GENERAL NOTES

DO NOT SCALE OFF THIS DRAWING

THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR / FABRICATOR PRIOR TO COMMENCEMENT OF WORKS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS, STATUTORY HEALTH AND SAFETY/C.D.M. REGULATIONS, RELEVANT CODES OF PRACTICE AND THE CURRENT EDITION OF THE BUILDING REGULATIONS.

FOR FINAL SETTING OUT INFORMATION RELATING TO GRID LINES AND WALL POSITIONS REFER TO THE ARCHITECT'S DRAWINGS.

ALL FLOOR LEVELS TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION

ALL COVER LEVELS TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION

ALL DRAINAGE PENETRATING THOUGH FLOOR SLABS AND RAINWATER PIPE LOCATIONS TAKEN FROM ARCHITECTS DRAWINGS. ARCHITECT TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SERVICES

ROAD SIGNS AND LAMP COLUMNS ON THE SITE PERIPHERY TO BE RE-SITED IF REQUIRED BY, AND TO THE APPROVAL OF, THE LOCAL AUTHORITY.

CONTRACTOR TO SATISFY THEMSELVES THAT EXISTING AND PROPOSED SERVICES DO NOT CLASH WITH PROPOSED DRAINAGE

KNOWN EXISTING SERVICES ARE INDICATED ON THE PLAN WHERE THEY CROSS THE PROPOSED DRAINAGE. THE EXACT TYPE AND LOCATION SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO START OF WORKS TO ENSURE THAT PROPOSED DRAINAGE LEVELS DO NOT INTERFERE WITH SERVICES. ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL CHECK ALL EXISTING COVER / INVERT LEVELS AND PIPE / SEWER SIZES ON SITE PRIOR TO START OF WORKS TO ENSURE PROPOSED DRAINAGE CAN BE CONSTRUCTED AS INDICATED ON THE DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

PROPOSED DRAINAGE

OUTSIDE EDGE OF ADOPTED SEWER SHALL NOT ENCROACH WITHIN 1M OF KERB FACE.
OUTSIDE EDGE OF ADOPTED MANHOLES SHALL NOT ENCROACH WITHIN 0.5M OF KERB FACE.

ALL DRAINAGE IN HIGHWAYS/CAR PARKING AREAS/DRIVEWAYS LESS THAN 1.2M DEEP TO BE CONCRETE ENCASED.

ALL PPIC'S GREATER THAN 1.2M DEEP TO HAVE REDUCED ACCESS COVERS TO PREVENT MAN ENTRY.

SURFACE WATER DRAINAGE:
ALL PRIVATE SURFACE WATER DRAINAGE TO BE 100MM Ø AT 1:80 GRADIENT UNLESS NOTED OTHERWISE.
ALLOWANCE TO BE MADE FOR DRIVEWAY GULLIES AND ASSOCIATED DRAIN RUNS WHERE APPLICABLE

FOUL WATER / COMBINED DRAINAGE:
ALL UNDERSLAB FOUL WATER DRAINAGE TO BE 100MM Ø AT 1:40 GRADIENT UNLESS NOTED OTHERWISE ALL OTHER PRIVATE FOUL WATER DRAINAGE TO BE 100MM Ø AT 1:80 GRADIENT UNLESS NOTED OTHERWISE
INTERNAL VENTING OF DRAINAGE SYSTEM BY OTHERS.
ALL INTERNAL SP/SVP POSITIONS TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION OF GROUND FLOOR SLAB

ATTENUATION NOTE

THE ENGINEER SHALL BE PROVIDED WITH A COPY OF THE DESIGN AND DRAWINGS BY THE TANK MANUFACTURER PRIOR TO THE CONTRACTOR ORDERING OR INSTALLING THE TANK TO ALLOW A REVIEW OF THE DETAILS.

PLASTIC TANKS SHALL ONLY BE INSTALLED IN PRIVATE AREAS AND NOT IMMEDIATELY ADJACENT OR WITHIN THE INFLUENCE ZONE OF A PUBLIC HIGHWAY.

WHERE TANKS ARE PROVIDED UNDER, IMMEDIATELY ADJACENT TO OR WITHIN THE INFLUENCE OF A PUBLIC HIGHWAY THEN THE TANK PROVIDED SHALL BE HAPAS APPROVED (HIGHWAY AUTHORITY PRODUCT APPROVAL SCHEME) THE TANK DESIGN AND DETAILS SHALL BE SUBMITTED TO THE ADOPTING AUTHORITY FOR THEIR APPROVAL. IT IS LIKELY THAT A CONCRETE TANK WILL BE REQUIRED.

WHERE TANKS REQUIRE ADOPTING HIGHWAY AUTHORITY APPROVALS NO TANKS SHALL BE ORDERED OR INSTALLED UNTIL FULL TECHNICAL APPROVAL HAS BEEN PROVIDED BY THE ADOPTING HIGHWAY AUTHORITY. THE CONTRACTOR SHALL ALLOW TIME WITHIN THEIR CONSTRUCTION PROGRAMME TO OBTAIN THE NECESSARY TECHNICAL APPROVALS FROM THE ADOPTING AUTHORITY.

ATTENUATION PRODUCT SPECIFICATION

A PRODUCT WITH A VOID RATIO OF 95% IS ASSUMED IN THE DESIGN OF THE ATTENUATION TANK. IF A DIFFERENT VOID RATIO IS USED THEN THE ENGINEER SHALL BE CONSULTED SO THAT A DESIGN CHECK CAN BE CARRIED OUT.

TANKS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS.

NO TEMPORARY MOUNDING OF EARTH OR OTHER CONSTRUCTION MATERIALS SHALL BE PLACED OVER OR WITHIN INFLUENCE ZONE OF THE TANK ONCE INSTALLED.

CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS TO ENSURE STABILITY OF ALL EXCAVATIONS REQUIRED TO INSTALL THE TANK SYSTEM.

ATTENUATION TANK DESIGN LOADING REQUIREMENTS.

THE FOLLOWING DESIGN LOADS SHALL BE ALLOWED IN THE DESIGN OF THE TANK.

A MINIMUM LIVE LOADING OF 10kN/m² SHALL BE ALLOWED IN THE TANK DESIGN.

A MINIMUM BACK FILL LOADING OF 25kN/m2 SHALL BE ASSUMED IN THE TANK DESIGN.

A MINIMUM LATERAL COMPRESSIVE STRENGTH OF 33kN/m2 SHALL BE ALLOWED IN THE TANK DESIGN.

CONSTRUCTION PLANT SHALL NOT BE ALLOWED TO CROSS OVER OR CROSS WITHIN THE INFLUENCE ZONE OF THE TANK UNLESS SPECIFICALLY DESIGNED FOR BY THE CONTRACTOR / TANK DESIGNER.

NO CRANES SHALL BE ALLOWED TO SET UP OVER OR WITHIN THE INFLUENCE ZONE OF THE TANK UNDER ANY CIRCUMSTANCE.

GROUND WATER.

NO GROUND WATER HAS ASSUMED IN THE DESIGN OF THE TANK.

IF GROUND WATER IS ENCOUNTERED DURING THE INSTALLATION OF THE TANK ALL WORKS SHALL STOP AND THE ENGINEER SHALL BE INFORMED AS THE TANK CONSTRUCTION DETAILS WILL REQUIRE TO BE REVIEWED. CONSTRUCTION DETAILS MAY CHANGE.

WHERE GROUND WATER IS IDENTIFIED ON SITE A FLOATATION CALCULATION WILL BE REQUIRED TO BE CARRIED OUT ON THE TANK AND WILL LIKELY AFFECT THE INSTALLATION DETAILS / REQUIREMENTS OF THE TANK.

BUILDING FOUNDATIONS.

TANKS SHALL GENERALLY BE LOCATED NO CLOSER THAN 3m TO THE NEAREST POINT OF A BUILDING OR OTHER STRUCTURE.
TANKS THAT ARE LOCATED CLOSE TO BUILDINGS OR OTHER STRUCTURES MAY INFLUENCE THE CONSTRUCTION OF THE FOUNDATIONS. THIS WILL RESULT IN THE FOUNDATIONS BEING EXCAVATED INTO ACCEPTABLE BEARING STRATA DEEPER THAN WOULD NORMALLY BE REQUIRED.

WHERE SLOPING GROUND CONDITIONS EXIST ON SITE THE ENGINEER SHALL BE CONTACTED FOR FURTHER ADVICE AND CONFIRMATION OF FOUNDATION DEPTHS.

DRAINAGE KEY

- NEW SURFACE WATER PRIVATE DRAIN
- NEW SURFACE WATER SEWER
- EX SW > — EXISTING SURFACE WATER DRAIN / SEWER
- NEW FOUL WATER PRIVATE DRAIN
- NEW FOUL WATER SEWER
- EX FW > — EXISTING FOUL WATER DRAIN / SEWER
- EX COM > — EXISTING COMBINED DRAIN / SEWER
- EXTG DRAINAGE TO BE ABANDONED TO U.U. / L.A. APPROVAL
- NEW MANHOLE - REFER TO PLAN FOR SIZE
- NEW POLYPROPYLENE INSPECTION CHAMBER (PPIC)
- NEW MINI ACCESS CHAMBER
- EXTG MH CL:XXX IL:XXX — EXISTING MANHOLE / ACCESS CHAMBER
- RWP — RAINWATER PIPE LOCATION
- S — SOIL PIPE LOCATION
- BIG — BACK INLET GULLEY
- EX RG — EXISTING ROAD GULLEY
- RG — NEW ROAD GULLEY
- DG — NEW DRIVEWAY GULLEY
- TD — THRESHOLD DRAIN (BY ACO OR SIMILAR APPROVED)
- CD — CHANNEL DRAIN (ACO RAINDRAIN OR SIMILAR APPROVED)
- SITE BOUNDARY
- SURFACE WATER ATTENTION
- PERMEABLE CONSTRUCTION WITH DIFFUSER BOX OUTLET
- CONNECTION ABOVE GROUND BY OTHERS

NOTE

FOR EXTENT AND DETAILS OF PERMEABLE PAVING REFER TO SUTCLIFFE DRAWING 33716-SUT-ZZ-XX-DR-C-6210-6211

FOR SECTIONS THROUGH CELLULAR ATTENUATION REFER TO SUTCLIFFE DRAWINGS '33716-SUT-ZZ-XX-DR-C-6205 - ATTENUATION TANK DETAILS'

NOTE: ALL RWP/SP/BIG POSITIONS TO BE CONFIRMED BY ARCHITECT PRIOR TO START OF WORKS ON SITE

DESIGN CONTINGENCY

FOR COST PURPOSES THE CONTRACTOR IS TO INCLUDE THE FOLLOWING CONTINGENCY (% OF PRIMARY CIVILS DESIGN COST) AT THE RELEVANT PROJECT STATUS INDICATED ON THE DRAWING.

S2 - CONCEPT DESIGN - 25%
S3 - SPATIAL COORDINATION - 15%
S4 - TECHNICAL DESIGN - 10%
A5 - PRODUCT INFORMATION - 5%

Rev	Description	Date	By	Chkd
P05	CHANNEL / THRESHOLD DRAINS ADDED	28.07.26	AJB	DS
P04	UPDATED TO SUIT ASHP LOCATIONS	25.06.26	JW	DS
P03	UPDATED INLINE WITH COMMENTS	18.06.26	JW	DS
P02	AMENDED TO LLFA COMMENTS	06.05.26	JW	DS
P01	PRELIMINARY ISSUE	18.02.26	JW	DS

Drawing Status
CONSTRUCTION DRAWING

Sutcliffe — Structural & Civil Engineering; Geotechnical & Environmental Investigations; Building Surveying; Pre-Planning Services
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MOSSCARE ST.VINCENTS HOUSING

Project
ALDERFORD PARADE
CHEETHAM HILL
MANCHESTER

Drawing Title
PRIVATE DRAINAGE LAYOUT
SHEET 2 OF 2

Date	Drawn By	Checked By
FEB. 2025	JW	DS

Scale at A0	Project Number
1:200	33716

Sheet Number	Revision
33716-SUT-ZZ-XX-DR-C-6201	P05

SCALE BAR 1:200
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