Chain Road

Symond Road

Chain Road

Victoria Avenue

Victoria Avenue

Chain Road

Proposed location of traffic calming

Traffic calming to be repositioned

2.4m x 43m visibility splays

Existing pedestrian crossing

Electric Charging Point

FFL: 96.000
FFL: 96.000
FFL: 96.700
FFL: 96.700
FFL: 97.000
FFL: 97.000
FFL: 97.150
FFL: 97.300
FFL: 98.800
FFL: 98.800
FFL: 98.950
FFL: 98.950
FFL: 99.000
FFL: 99.000
FFL: 99.000
FFL: 99.000
FFL: 99.000
FFL: 99.000
FFL: 99.000

95.700
95.700
96.220
96.220
96.290
96.290
96.520
96.520
96.680
96.680
96.720
96.720
97.000
97.000
97.150
96.900
97.160
96.900
97.210
97.100
97.270
97.300
97.270
97.450
97.270
97.600
97.290
97.290
97.300
97.000
97.300
97.520
97.000
97.000
97.500
97.030
97.350
97.200
97.570
97.380
97.410
97.560
97.400
97.740
97.420
97.790
97.570
97.570
97.570
97.890
97.570
97.570
99.300
97.710
97.100
97.510
97.850
97.600
97.920
97.860
97.860
98.600
98.000
98.170
98.070
98.200
97.940
98.240
97.815
97.900
97.690
98.440
98.060
98.500
97.980
98.170
98.220
98.390
98.220
98.430
98.370
98.480
98.370
98.500
98.420
99.000
98.670
98.670
98.830
98.830
98.940
98.940
98.940
98.940
98.900
98.900
98.400
98.160
98.160

1:30
1:20
1:20
1:40
1:40
1:15
1:40
1:42
1:16
1:40
1:25
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1:18
1:38
1:38
1:20
1:20
1:20
1:20
1:50
1:55
1:47
1:27

Fall 1:80
1:80
Fall 1:28
Fall 1:60
Fall 1:100
Fall 1:20
Fall 1:40

0-700mm MRW
600mm MRW
300-650mm MRW
300-650mm MRW
750mm MRW
150mm MRW
0-450mm MRW
1000mm UB
400mm UB
300mm UB
75-150mm UB
75-150mm UB
150mm UB

ALL COVER & INVERT LEVEL INFORMATION HAS BEEN TAKEN FROM AVAILABLE TOPOGRAPHICAL SURVEY DATA OR UNITED UTILITIES AND CCTV REPORT. EXISTING PUBLIC WATER SEWERS ARE TO BE ABOVE GROUND PROBED, ROUTED AND INTERNALLY SURVEYED WITH ALL INFORMATION PASSED TO CARLEY DAINES AND PARTNERS FOR REVIEW PRIOR TO COMMENCEMENT ON SITE

DESIGN NOTE

PRELIMINARY LEVELS FOR DISCUSSION PURPOSES ONLY. AMOUNT OF RETENTION SHOWN NOT EXHAUSTIVE FURTHER RETAINING FEATURES MAY BE REQUIRED DURING DESIGN DEVELOPMENT.

NOTES

DO NOT SCALE OFF THIS DRAWING
IF IN DOUBT - ASK

0m 10m 20m

1:200 scale bar

SITE LOCATION
CHAIN ROAD,
BLACKLEY,
MANCHESTER.
M9 0RD.
EASTINGS: 386000;
NORTHINGS: 404140.

LEGEND

FFL: 96.650	PROPOSED FFL
97.570 / 98.140	EXISTING LEVEL vs PROPOSED LEVEL
Fall 1:25	PROPOSED ROAD FALL
1:25	PROPOSED GARDEN FALL
1500mm MRW	PROPOSED MASONRY RETAINING WALL
150mm UB	PROPOSED UNDER-BUILD

REV.	DATE	DESCRIPTION
B	22/09/21	LAYOUT REVISED. FURTHER AMENDMENTS
A	23/07/21	REVISIONS FOLLOWING TEAM DISCUSSIONS
-	16/07/21	INITIAL ISSUE FOR COMMENT AND DISCUSSION PURPOSES.

CLIENT

GREAT PLACES HOUSING GROUP
BOWKER SADLER ARCHITECTURE

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TITLE

CHAIN ROAD
BLACKLEY, MANCHESTER

PRELIMINARY SITE LEVELS AND EXTERNAL WORKS REQUIRED

Drawn	AM	Checked	DM
Date	15/07/2021	Date	15/07/2021
Scale	1:200 @ A1		
Drawing No.	21-B-12851-101		B