SCALE IN METRES
0 5 10 20 50

N

BENCH MARK INFORMATION

All levels relate to O.S (Newlyn) Datum, Established using network RTK, Survey plotted on a plane local grid, orientated to National Grid.

ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
PRIVATE ROAD
EMERGENCY ACCESS
BENNETT STREET
ERCALL AVENUE

FFL 46.70 FFL 46.80 FFL 46.65 FFL 46.25 FFL 46.20 FFL 46.50 FFL 46.15 FFL 46.35 FFL 46.10 FFL 46.00 FFL 46.45 FFL 46.90 FFL 46.75 FFL 47.05 FFL 46.55 FFL 46.40 FFL 46.05 FFL 46.30 FFL 46.60 FFL 46.50 FFL 46.40 FFL 46.30 FFL 46.20 FFL 45.80 FFL 45.95 FFL 45.70 FFL 45.60

BLOCK 3 4 STOREY 32 APTS 173-204 FFL 46.15
BLOCK 2 4 STOREY 32 APTS 205-236 FFL 46.15
BLOCK 1 4 STOREY 36 APTS 237-272 FFL 46.15

8.00 wide carriageway

4m EASEMENT

FALL ARROWS SHOWING DIRECTION OF WATER FLOW ALONG SITE ROAD/PROPERTY CURTILAGES DURING EXTREME WEATHER EVENTS OR POSSIBLE BLOCKAGES

EXISTING PRIVATE SEWER.TO BE ABANDONED. TO BE CCTV SURVEYED TO ENSURE ANY LIVE CONNECTIONS ARE CATERED FOR
DENOTES SEWERS TO BE ABANDONED

PROPOSED HIGHWAY GULLY ON BENNET STREET SUBJECT TO S106 APPLICATION FOR CONNECTION ON TO EXISTING UU NETWORK

THIS DRAWING IS BASED ON PLANNING LAYOUT PROVIDED BY CLIENT
DRAWING NUMBER:- KH006/A-100
REVISION:- O
CLIENT TO ENSURE THE ABOVE LAYOUT IS CURRENT BEFORE USING THIS DRAWING FOR CONSTRUCTION PURPOSES

PLEASE NOTE THAT THIS DRAWING IS ISSUED FOR INFORMATION/TENDER PURPOSES ONLY UNTIL TECHNICAL APPROVAL HAS BEEN GRANTED.
ANY WORK UNDERTAKEN PRIOR TO TECHNICAL APPROVAL BEING GRANTED IS AT THE CLIENTS RISK.

GENERAL

1. All adoptable sewers and associated works are to comply fully with "Design and Construction Guidance" & Local Practices
2. All highway works to be to adoptable standards and to to comply fully with the Local Authority specification.
3. All private drainage works are to comply fully with part H of the Building Regulations
4. All existing invert levels to be checked by the Contractor at the start of works and any discrepancies notified to REFA.
   All levels are based on topographical survey information provided by others.
5. All materials to bear the relevant B.S.Kitemark and comply fully with the specifications.
   All concrete & concrete products must use Sulphate resistant cement (unless the site investigation report proves that sulphate attack from soils and groundwater will not occur)
6. All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works.
   All works are to be inspected by L.A., NHBC or Relevant Water Authority as applicable.

C.D.M. REGULATIONS 2015

In line with the above regulations we are obliged to inform the Client of their responsibilities under section CDM 15/1, and residual risks that may be encountered in the construction of these works.
All design work has been carried out with Health and Safety aspects given full consideration.
Wherever possible risks have been eliminated from the design, however due to the very nature of this type of work it is not possible to remove all the risks from the design.
We would also respectfully remind the Client of his obligations to take all reasonable steps in ensuring that only competent Contractors who have a valid safety policy are employed.
They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted by REFA below:–

1. Support / treatment for ALL excavation work.
2. Guarding to edges of excavations to prevent people,materials and vehicles falling into excavation.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Undermining to adjacent roads or structures.
5. Confined space operations.
6. Dealing with existing services.
7. Traffic management on existing highways.
8. Procedure to be followed in event of accident or emergency.
9. Method of working where contaminated ground is present on site.
10. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

The above list is by no means exhaustive but it does highlight operations that present a risk to contractors and the general public.
For clarification on any item please contact REFA.

rev	Revision details	Rev.By	Date
C	REVISED FOLLOWING CLIENTS COMMENTS	RW	06.11.23
B	TO PLANNING LAYOUT REV D REVISED FOLLOWING MCC COMMENTS	RW	19.10.23
A	TO PLANNING LAYOUT REV M FFL'S REVISED	RW	13.07.23

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Drawing Stage			Drawing Status		
	Draft		Comments	●	Tender
●	Issued		Information		Construction
		●	Approval		As Built

Client
KELLEN HOMES LIMITED

Job title
BENNETT STREET MANCHESTER

Drawing title
FLOOD WATER EXCEEDANCE PLAN

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CONSULTING ENGINEERS
CIVIL• STRUCTURAL
GEOTECHNICAL• ENVIRONMENTAL

Date	Scale	Drawn
20.06.23	1:500	AS

DRAWING No 22122/101/2 Rev C

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A1 SHEET