ARUN DISTRICT COUNCIL BN/95/13/DOC

SEE INSET FOR CONTINUATION

TIE INTO PHASE 1

Attenuation Pond
Bed Level 9.100
Water Level in 100yr + 30% 10.138

Check if flooding in the 100 year +30% is OK here?

PUBLIC OPEN SPACE

PRIVATE DRIVE

FOOTPATH LINK

SUDS

ALLOTMENTS

Reservoir

Tank

Tanks

Wyvern

White Cottage

Amblegait

Sunbeams

Domus

Homeville

TOR GREEN

Track

Path(um)

ilestones

MH5701
CL 8.388
IL 5.788

E 496574.014
N 104735.705

MH6702
CL 9.205
IL 5.800

E 496628.071
N 104719.963

High Trees

Green Acres

Bassalec

Phase 1 POND

TIE INTO PHASE 1

INSET SCALE 1:500

A-A

FLOOD ROUTE LEGEND

Flood directional arrows on storms above 100 +30%

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc, whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspected fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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GENERAL NOTES

1. This drawing is to be read in conjunction with relevant architectural and engineering drawings.

2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.

3. Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.

4. Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

FOR CONSTRUCTION

Please note whilst these drawings may be used for tender purposes, drawings are subject to client approval as part of ongoing consultations and design check. Amendments may therefore be requested.

Rev.	Description	Date	By
E	Extent of flooding in 100year+30% for climate change winter storm added	09.08.17	JB
D	Pond amended to suit new layout	09.08.17	JB
C	Overall drainage for Phases 1 & 2 added	13.07.17	JB
B	Layout updated to remove foul treatment unit	04.07.17	TB
A	Drawing updated to F or Construction	14.06.17	JB
-	First issues	19.05.17	TB

Client: REDROW

Project: Barnham Phases 1 & 2

Title: Flood Routing Plan

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Scale: 1:500 @ A1	Drawn: TB
Date: May 2017	Checked: JB
File: 17071/dwgs/civils/current	Drawing: 17071 - 190 E