LOW POINT 'CONTROL'. EXCEEDENCE EVENT FLOW PATH TO ENTER WATERCOURSE.

NEW PUBLIC HIGHWAY ACCESS TO TIE-IN TO REALIGNMENT OF CHURCH ROAD; FINAL LEVELS MAY VARY TO SUIT WSCC APPROVED OFF-SITE SCHEME.

POND #4
TOP 4.350
BASE 3.320
1.030m DEEP

EXCEEDENCE EVENT FLOW PATH TO ENTER BASIN AT THIS POINT BEHIND FLOW CONTROL.

LAP

POND #2
TOP 4.600
BASE 2.850
1,750m DEEP

ULTIMATE OUTFALL BASIN TO DISCHARGE TO EXISTING WATERCOURSE

LOW POINT 'CONTROL'. EXCEEDENCE EVENT FLOW PATH TO ENTER WATERCOURSE.

NATURAL GROUND LEVELS TO BE RETAINED WITHIN SOUTHERN POS

PAGHAM ROAD

Stone

Drain

Drain

FB

-LEVELS KEY-

134.11	Existing Spot Level
+10.850	Proposed Spot Level
FFL 1111	Proposed Finished Floor Level
	Proposed Contour (Primary)
	Proposed Contour (Secondary)
	Overland Flow Arrow
HP LP	Localised High / Low Point

Contours are only as accurate as the initial land survey information. Contours are approximate only and spot levels may vary slightly on site.

MINIMUM FFL APPRAISAL
The 2115yr Flood Level is of the order of 4.70m AOD.
It is recommended that a minimum 300mm freeboard is applied to all dwellings thus the minimum FFL applied is 5.00mAOD irrespective of existing ground level.

Inset Viewport for land parcel north of existing access

POND #9
TOP 4.800
BASE 4.200
0.600m DEEP

LOW POINT 'CONTROL'. EXCEEDENCE EVENT FLOW PATH TO ENTER WATERCOURSE.

NATURAL GROUND LEVELS TO BE RETAINED WITHIN NORTHERN POS

POND #8
TOP 4.800
BASE 4.100
0.696m DEEP

FFL 5.800

FFL 5.500

Proposed Levels @ 1:500

1:500 @ A1
1:1000 @ A3

0 5 10 15 20 25 30 35 40 45 50 m

NOTES

A1

1. This drawing is to be read in conjunction with all other Bright Plan Civils drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. Bright Plan Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
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PLANNING

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Rev.	Amendments	Date
B	Updated to LPA comments	17/05/2022
A	Final Issue	05/11/2021
-	Original Issue	19/10/2021

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Drawing Status: PLANNING

Client: Pagham Homes Ltd

Project: Land at Summer Lane, Pagham, West Sussex

Drawing Title: Proposed Levels & Contours (Southern) Sheet 2 of 2

Scale	Date	Drawn By	Checked By
1:500	Nov 21	DJL	MJA

Drawing No.: D1915-201

Rev.: B

ARUN DISTRICT COUNCIL 01/01/1983