



Weir

ALL FLOOD COMPENSATION AND EARTHWORKS TO BE ABOVE THE 10.08m CONTOUR (REPRESENTING THE 5% AEP DESIGN FLOOD EVENT)

BLUE (GRADED HATCHING) REPRESENTING
THE 5% AEP DESIGN FLOOD EXTENTS
BASED ON A DFL OF +10.08m AOD

EXISTING FLOOD STORAGE VOLUMEN BELOW THE 5% AEP PLUS CC (10.08mAOD)				
NUMBER	MIN ELEVATION (m)	MAX ELEVATION (m)	COLOUR	BAND VOLUME (m3)
1	0.000	0.200		633.0
2	0.200	0.400		562.4
3	0.400	0.600		486.8
4	0.600	0.800		399.5
5	0.800	1.000		298.8
6	1.000	1.200		213.2
7	1.200	1.400		155.4
8	1.400	1.600		125.0
9	1.600	1.800		101.3
10	1.800	2.000		67.3
11	2.000	2.200		14.6
12	2.200	2.400		0.8

1. DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE MADE. ANY DISCREPANCIES SHOULD BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
6. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT, THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LATERALS AND PIPES SHALL BE SUFFICIENT TO SOFIT TO SOFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE TO be 100mm dia
9. ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 256 AND BS551 (SWS ON) OR CONCRETE TO BS EN 256 AND BS551 PART 1.
10. ROAD GULLY OUTLET PIPES ARE TO be 150mm dia. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D40 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
11. ALL ADAPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR THE URBAN SUBURBAN TOWN AND COUNTRY' TO BE COMPLETED ON COMPLETION OF THE PROJECT.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR PIPES, OR THE RELOCATION OF ANY MANHOLE OR GULLY, AS THEY ARE PREPARED UPON COMPLETION OF THE PROJECT.
14. STUB CONNECTIONS TO ADAPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
15. IF ANY SUB SURF DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS, THE CONTRACTOR SHALL FOLLOW INSTRUCTIONS. SUB SURF DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADAPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SEWERS AND UTILITIES THAT MAY BE PRESENT
19. UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CONDUCT A SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
20. MANHOLE AND CHAMBER COVER GRADES:

- 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
- 'B125' IN ALL DRIVEWAYS
- 'C250' IN PRIVATE PARKING AREAS
- 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixed to drawing numbers shall signify the following:-

PL = PLANNING	Shall not be used for contract or construction purposes
P = PRELIMINARY	Shall not be used for contract or construction purposes
T = TENDER	Shall not be used for construction purposes
C = CONSTRUCTION	These are the <u>only</u> drawings that shall be used for construction purposes
R = RECORD	Record of actual completed work

P-	XX.XX.XX	PRELIMINARY ISSUE	XX	XX	XX
REV	DATE	DESCRIPTION	BY	CHK	APP



CLIENT

ARCHI

JOB TITLE

DRAWING TITLE

Pre-Dev Tidal Flood Map Extents
5% AEP Flood Level +10.08mAOD

DRAWN
RH

ENGINEER
Ryan Hofman

CHECKED	APPROVED
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DATE _____

May 2025

SCALE @ A1

1:200

JOB N

C2371

STATUS	DRAWING No.
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FL-03

REV.

FOR PLANNING ONLY