

FLOOD ROUTING

Proposed Exceedance Storm Overland Flood Route for storm events exceeding the peak design event (1in100yr+45%)
Note: no flooding from the surface water system occurs for all storm event up to & including the 1in100year+45%

External Levels around perimeter of plots aside from access point are 150mm below finished floor levels

Flood Routes demonstrate no plots are in a hydraulic low spot ie there is a flood route away from the plot to a lower lying area

NOTES

1. Setting out shall be undertaken using only the information given. Distances should not be scaled from this drawing.
2. All sewers shall be constructed in accordance with Sewerage Sector Guidance and the Design & Construction Guidance.
3. The minimum gravity pipe diameter under adoptable highways shall be 150mm
4. It is the responsibility of the Contractor to verify all information given with regards to existing services and drainage connections etc. prior to commencing the works. The rates shall include for hand dig around services where necessary. The Contractor shall adhere to the CDM Regulations at all times
5. The outsides of all sewers shall be a minimum of 1.0m from kerb lines and the outside of manholes shall be a minimum of 0.5m from kerb lines
6. Existing flows in watercourses, sewers and land drains shall be maintained at all times
7. Only trained personnel shall be permitted to enter confined spaces
8. 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 to withstand a class 3 condition).
9. 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 the Network Operator as applicable.
10. Where "Ultra Rib" UPVC pipes (or similar approved) are used in adoptable drainage they shall still be handled and laid in accordance with the specification and guidance issued by the High Performance Pipe Association.
11. A Class S Bed and surround must be used for such pipes. Trench backfill in highways to within 1m of highway shall, as directed by the Highway Authority be a suitable granular material all in accordance with Sewers for Adoption cl. 4.3.4.
12. Slab levels shall not be varied without reference to the Engineer for guidance

KEY

- Proposed sewer (S.W. / Foul / Combined)
- Disconnection MH
- Proposed Plot Level (49.05)
- Existing Foul sewer
- Existing S.W. sewer
- Existing site drainage to be removed
- Proposed highway gully
- Existing Level
- Site Boundary
- Proposed level
- Existing Level
- Sewer Easement
- SW Attenuation Tank
- Tactile Paving & Dropped Kerb (exact location to be agreed on site with the LA engineer)
- Street Nameplate (exact location to be agreed on site with the LA engineer)

Rev	Date	Initials	Details
A	25/10/24	DA	Plots 159-167 lifted to keep flood route in road.

Drawing Revisions

North Point

Quality Ass.

UKAS 005 Quality Assurance ISO 9001:2008 SGS Certificate GB02/54539

Original Size: A0

Copyright_Acknowledgement
Ordnance Survey© ©Crown Copyright. All rights reserved. Licence No. AL100017966.

Project: Mount Road Gorton

Client: Kellen Homes

Title: Exccedance Storm Flood Routing Plan

Drawn: NE | Checked By: SAP

Date: Sept 24 | Scale: 1:500

IronsideFarrar
Engineering&Consultancy
Environmental**Planners**
Civil**Engineers**
Landscape**Architects**
Graphic**Design**
3 Worsley Court **MANCHESTER** M28 3NJ
Tel. 0161 703 8801 Fax. 0161 703 8279
manchester@ironsidefarrar.com
EDINBURGH BELLSHILL

Drawing No.: 30571/19 | Revision: A