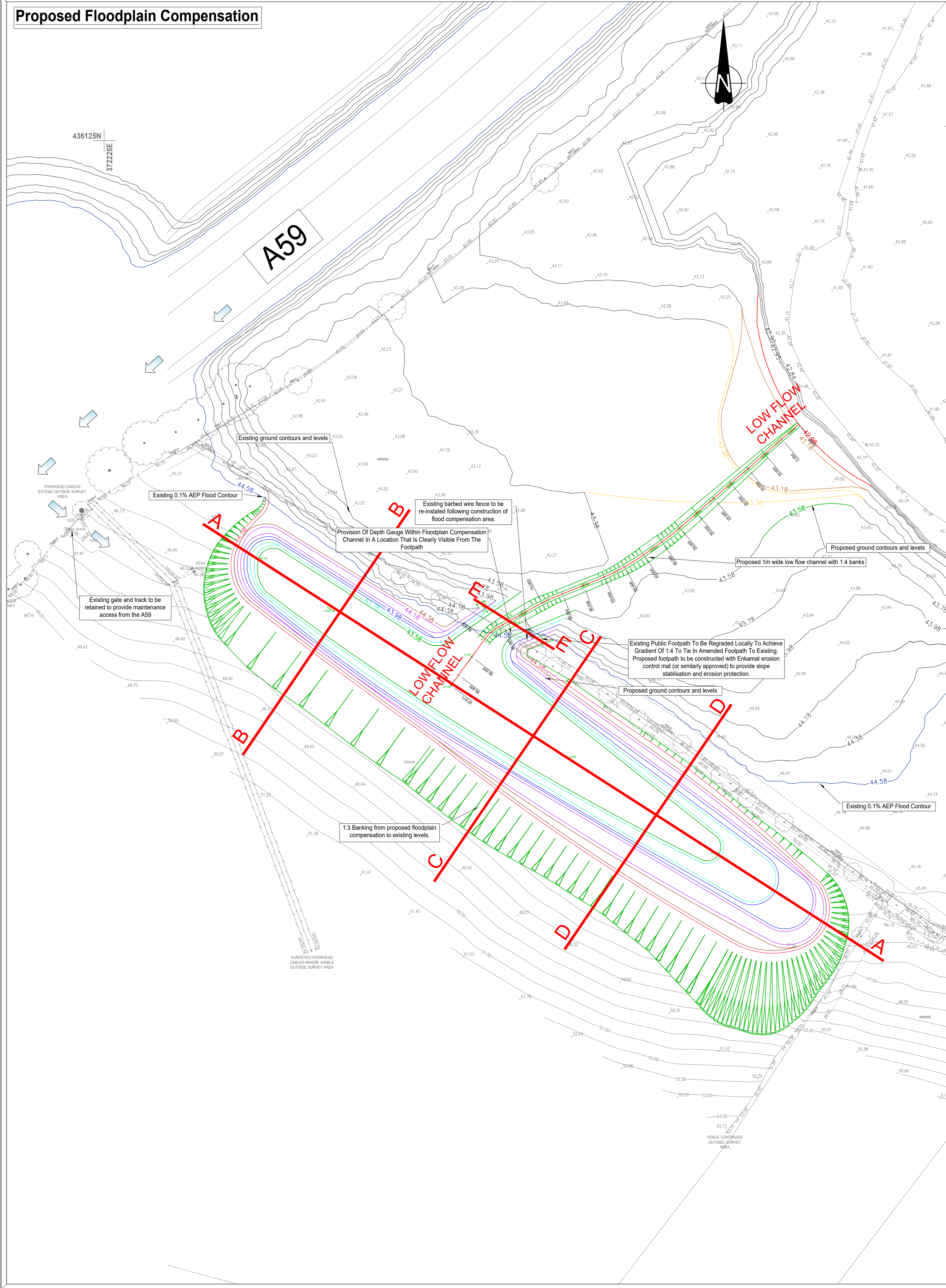
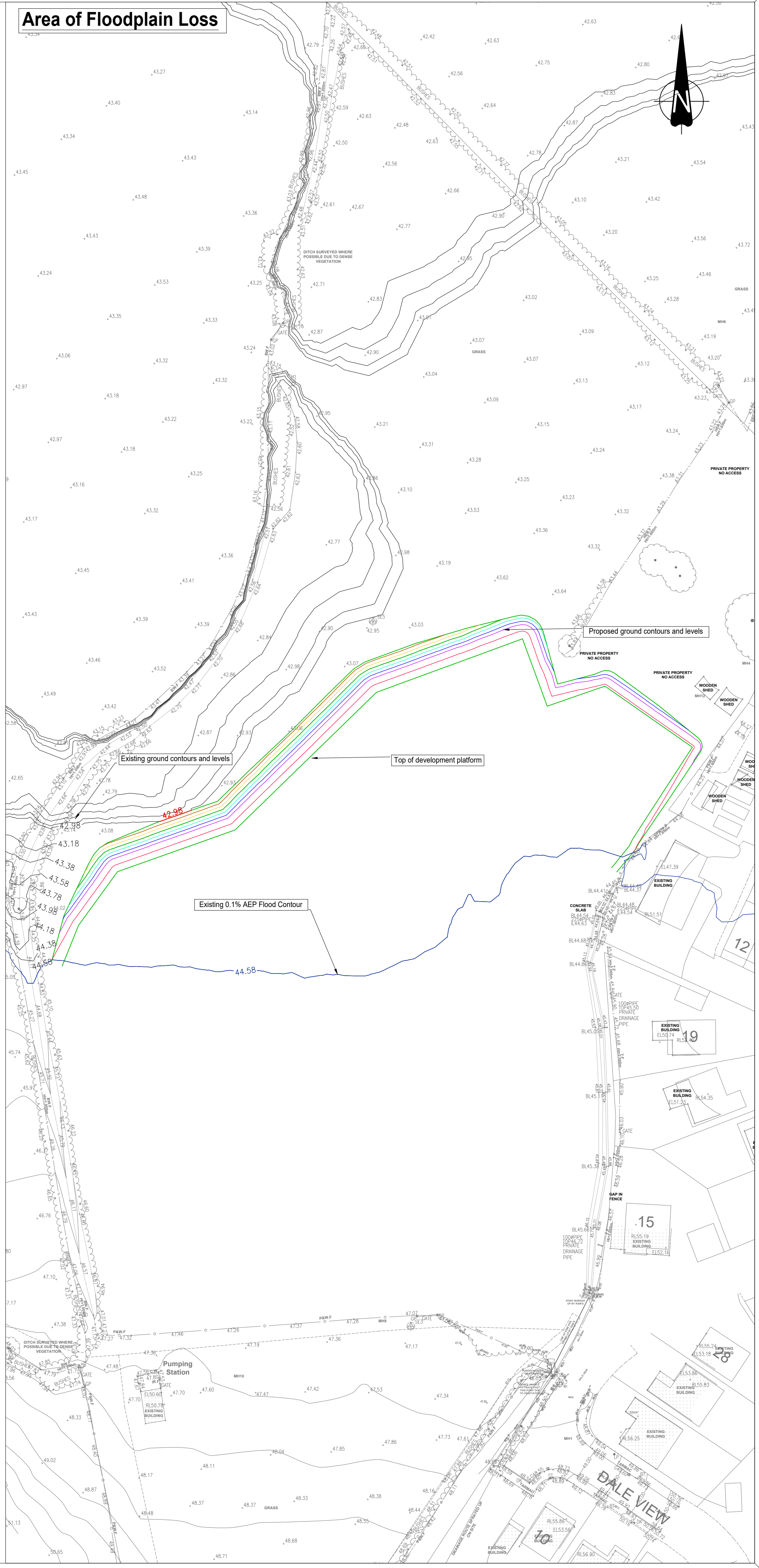


Proposed Floodplain Compensation



Area of Floodplain Loss



The Contractor is to check and verify in conjunction with the Architects details on setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully consistent 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.

It 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 ground which are not shown within anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any aspect of 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 free planting.

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Notes:

- Drawing based on Topographical survey - RH TS 15-F Neddly Lane, Billington and Redrow planning layout PPL-001, Redrow Contract Pan CP-001.
- Flood level data taken from "Wider Calder 2017" and provided by the Environment Agency on 27th January 2020.
- Floodplain compensation assessed against the 0.1% AEP (1 in 1000) level as a proxy for the 1% + climate change level.
- All levels in metres Above Ordnance Datum (mAOD) unless stated otherwise.
- Ground preparation shall include 300mm topsoil/subsoil strip.
- Topsoil to be stockpiled.
- Excavate to 300mm below required profile and proof roll formation. Soft spots to be identified, recorded and reported to the Engineer.
- Roots larger than 50mm diameter to be removed.
- Replace topsoil and seed with a suitable grass seed mix.
- Please refer to drawing 221 for cross section plans A-A to E-E & Low Flow Channel.

Flood Compensation Legend

Retained Access Route for Maintenance

Proposed External Level

Proposed Fall Direction & Gradient

Level (mAOD)	Depth (m)	Low Of Floodplain Volume (m³)	Compensatory Floodplain Volume (m³)
42.98-43.18	0.200	20.6	21.0
43.18-43.38	0.200	92.6	96.2
43.38-43.58	0.200	234.9	240.3
43.58-43.78	0.200	344.1	353.7
43.78-43.98	0.200	417.6	431.6
43.98-44.18	0.200	521.1	525.4
44.18-44.38	0.200	626.8	646.5
44.38-44.58	0.200	712.6	718.4
Total		2940.3	3040.5

Environment Agency Modelled Flood Levels	
Return Period	Level (mAOD)
4% AEP (1 in 25)	42.87
1% AEP (1 in 100)	43.34
0.1% AEP (1 in 1000)	44.58

Rev.	First Issue	Description	10.01.2023	RA
Drawing Status				

FOR APPROVAL

Client

Project

Neddly Lane
Billington

Title

Floodplain Compensation
General Arrangement

Scale

1:500 @ A1

Drawn

RA

Checked

SM

File

20023/dwgs/civils/current

Drawing

20023 - 101

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