



GENERAL NOTES:

1. This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
2. The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
3. The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
4. All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
5. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
6. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
7. Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken

PRELIMINARY SCHEME
For comment and review only.
Design is based upon information available at the time.
Design is subject to full review as additional information becomes available.
Design is subject to full review upon receipt of comments from

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

The drainage system is designed with no flooding in the 1 in 100 year + 40% climate change event. In the event that the drainage system fails, surface runoff would follow the exceedance flow paths shown. All FFL's are set above the flooded water level in all scenarios.

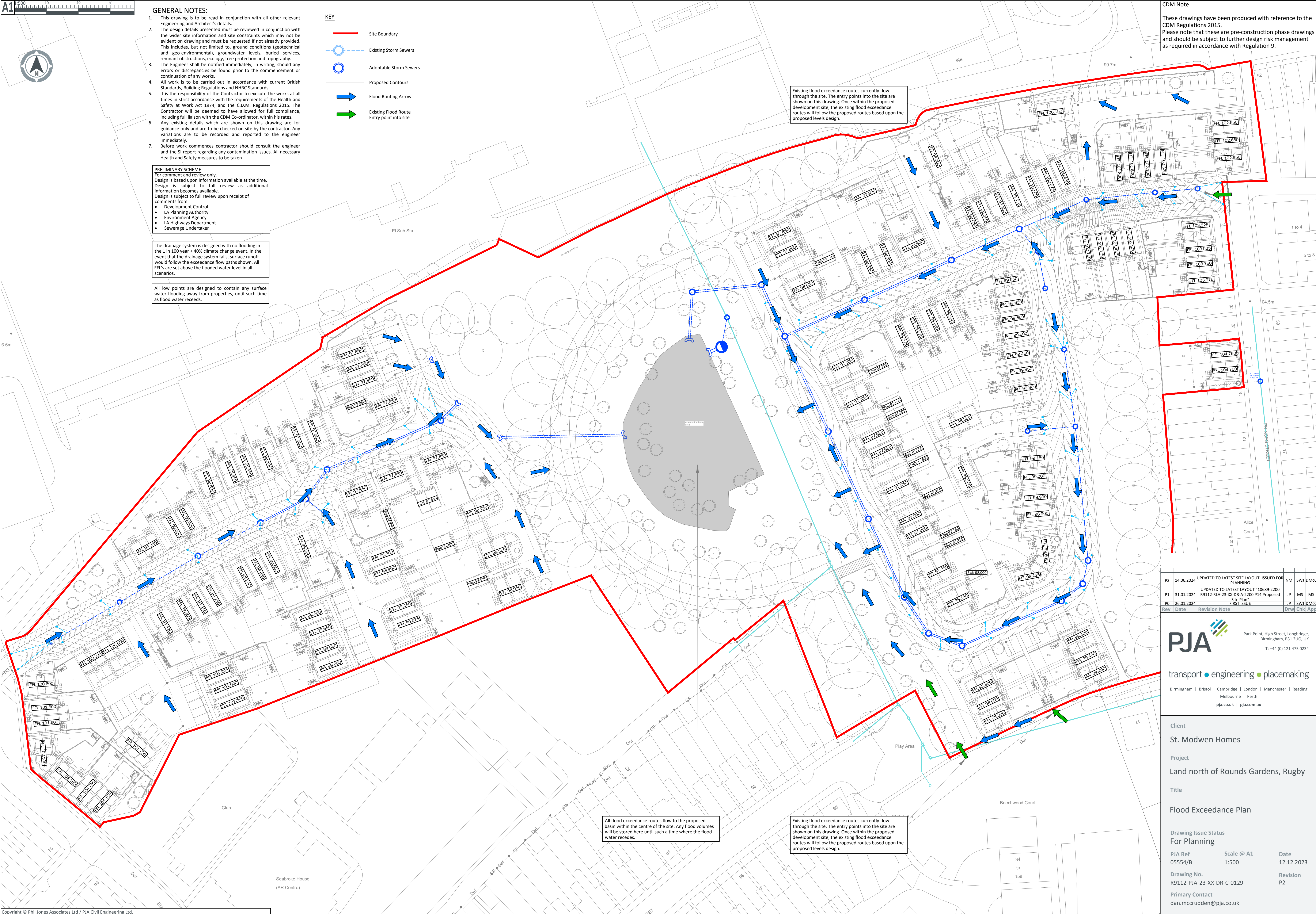
All low points are designed to contain any surface water flooding away from properties, until such time as flood water recedes.

KEY

- Site Boundary
- Existing Storm Sewers
- Adoptable Storm Sewers
- Proposed Contours
- Flood Routing Arrow
- Existing Flood Route Entry point into site

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015.
Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.



P2	14.06.2024	UPDATED TO LATEST SITE LAYOUT. ISSUED FOR PLANNING	NM	SWJ	DMCC
P1	31.01.2024	UPDATED TO LATEST LAYOUT "10685-2200 R9112-RLA-23-XX-DR-A-2200 P14 Proposed Site Plan"	JP	MS	MS
PO	26.01.2024	FIRST ISSUE	JP	SWJ	DMCC
Rev	Date	Revision Note		Drw	Chk

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Client
St. Modwen Homes

Project
Land north of Rounds Gardens, Rugby

Title
Flood Exceedance Plan

Drawing Issue Status
For Planning

PJA Ref
05554/B

Scale @ A1
1:500

Date
12.12.2023

Drawing No.
R9112-PJA-23-XX-DR-C-0129

Revision
P2

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