Pond
Base Level 1.4m
Top Level 3.35m

Top Water Level
100year (FEH) 2.805
100year + 40% Climate Change (FEH) 3.109
100year + 40% Climate Change + 10% Urban Creep (FEH) 3.200
100year + 40% Climate Change (FSR) 2.330
30 year (FEH) 2.506
2 year (FEH) 1.956

Prior to topsoiling of rear gardens, the gardens should be reworked or rotavated to a depth of 600mm. Once this is carried out no further access to heavy plant should be allowed, and any further consolidation of subsoil should be further reworked.

KEY

- Proposed Spotlevel (LS indicates low spot)
- Retaining Wall
- Exposed Brickwork/Underbuild
- Retained Brickwork
- Locally Raised DPC (no more than FFL)
- Stepped Fondation
- Gravel board and concrete posts to fencing
- Affordable Unit
- 1/15 Garden Slope where greater than 1:20
- Foul connection.
- Foul shallow access.
- Private foul uPVC chamber (access depth to 1.2 and non access depth 1.2 to 3m)
- Rainwater downpipe.
- Storm rodding eye.
- Private SW uPVC chamber. (access depth to 1.2 and non access depth 1.2 to 3m)
- YG Trapped Yard Gully
- RG Trapped Road Gully
- Adoptable foul manhole.
- Adoptable storm manhole

REV	DESCRIPTION	DATE
D	Plots 6/7 foul drainage amended	01.07.22
C	Pond and Lane outside 1-6 amended	26.5.22
B	Layout Updated & Plots 84 & 112 foul drainage amended	26.5.22
A	Layout updated	12.2.22

SCALE : 1:500 @ A0
DATE : January 2021
DRAWN : LB

TITLE :
Engineering Layout Overall

PROJECT :
High Road, Weston

DRG. No: 1003-05-00 Rev D

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