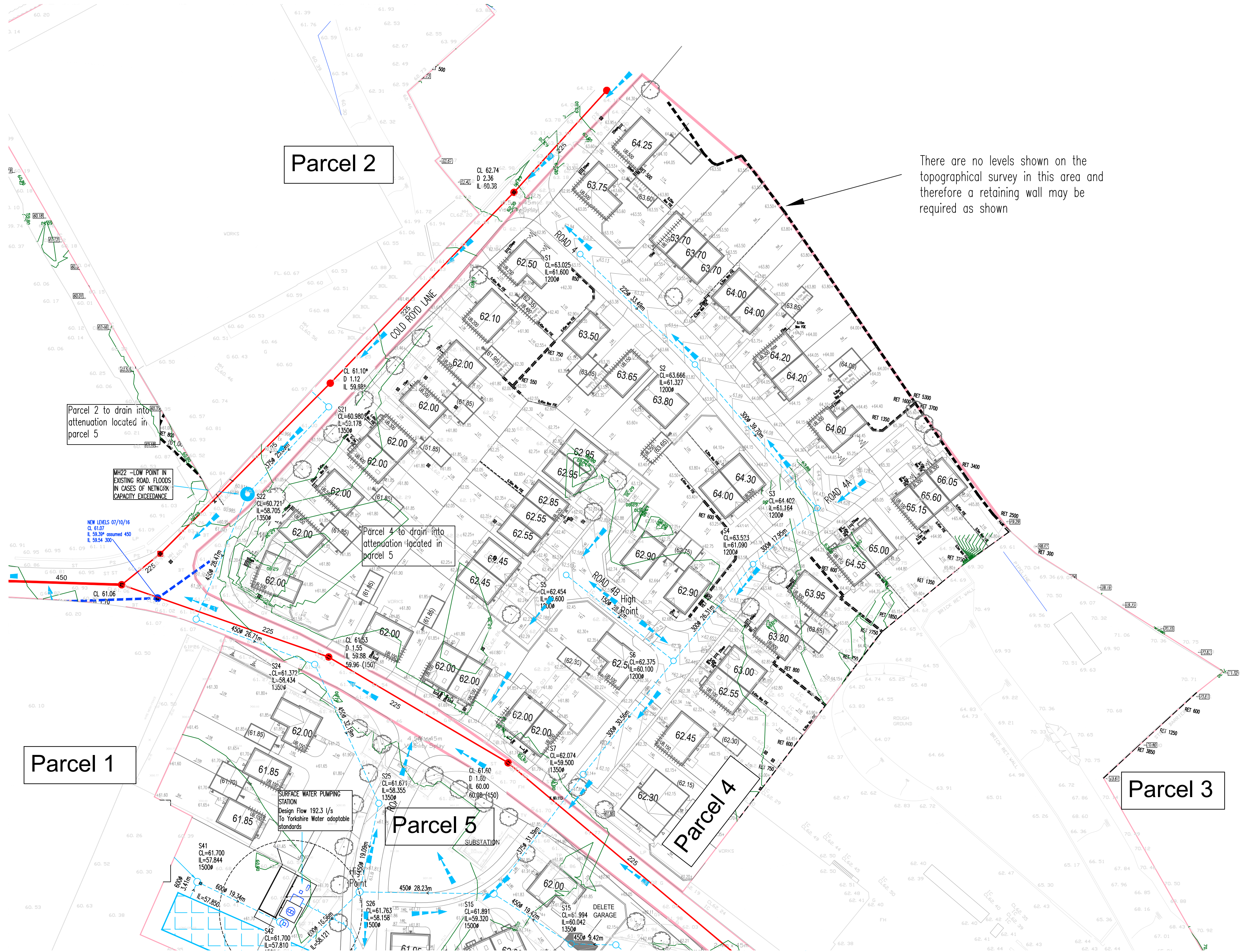
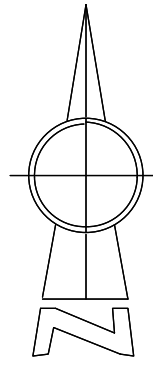




K E Y	
62.55	Proposed FFL
	Proposed level
	Flag-on-edge Retaining wall
	Retaining wall (Max height shown)
	Extra facing brickwork - underbuild
	Existing Combined sewer
	Existing Foul water sewer
	Existing Culverted Watercourse
	Site Boundary
	Existing survey contours
	Flood Exceedance routing

N O T E S	
APPRAISAL NOTES	
HIGHWAYS	
1. Highways are designed based on standard guidance of Kirklees MDC Highways and are subject to approval.	
EXTERNAL WORKS	
1. Garden gradients have assumed to be 2m level area then max. 1 in 10.	
2. Retention and underbuild has not been assessed in detail around the houses as the plan is a block sketch stage. Detailed design including steps and access to doors is required.	
3. The finished floor levels shown are subject to change at detailed design and may be up to + or - 1m.	
4. Where retaining walls have been shown on the boundaries they will require approximately 4m behind the wall for construction, backfill and drainage.	

Approximately 76 road gullies will be required for Phases 5&6 based on an average 100m2 drained road area.

SUBJECT TO THE
APPROVAL OF
ALL RELEVANT
AUTHORITIES

Rev	AT	23.04.21	Issued for Comment	MI	MI
By	Date	Revision	Chk	Apvd	
Northwest House • 5 & 6 Northwest Business Park • Servia Hill, Leeds • LS6 2QH 0113 245 8498 • 0113 244 3864 • leeds@arpassociates.co.uk • www.arpassociates.co.uk ARP Associates is a trading division of ARP Geotechnical Ltd, a company registered in England and Wales with company number 3773811, whose registered office is at 5/6 Northwest Business Park, Servia Hill, Leeds LS6 2QH					

TITLE		FLOOD EXCEEDANCE ROUTING PARCELS 4&5 SHEET 1 OF 2			
PROJECT		CROSSLEY LANE HUDDERSFIELD			
CLIENT		MINERVA WORKS DEVELOPMENTS LTD			
DRAWING STATUS		PRELIMINARY			
Scale	1:500	© A1	Date	APR 21	Drawn AT
			Chk.	MI	
Drg. No.	906/03/22/01				Rev /