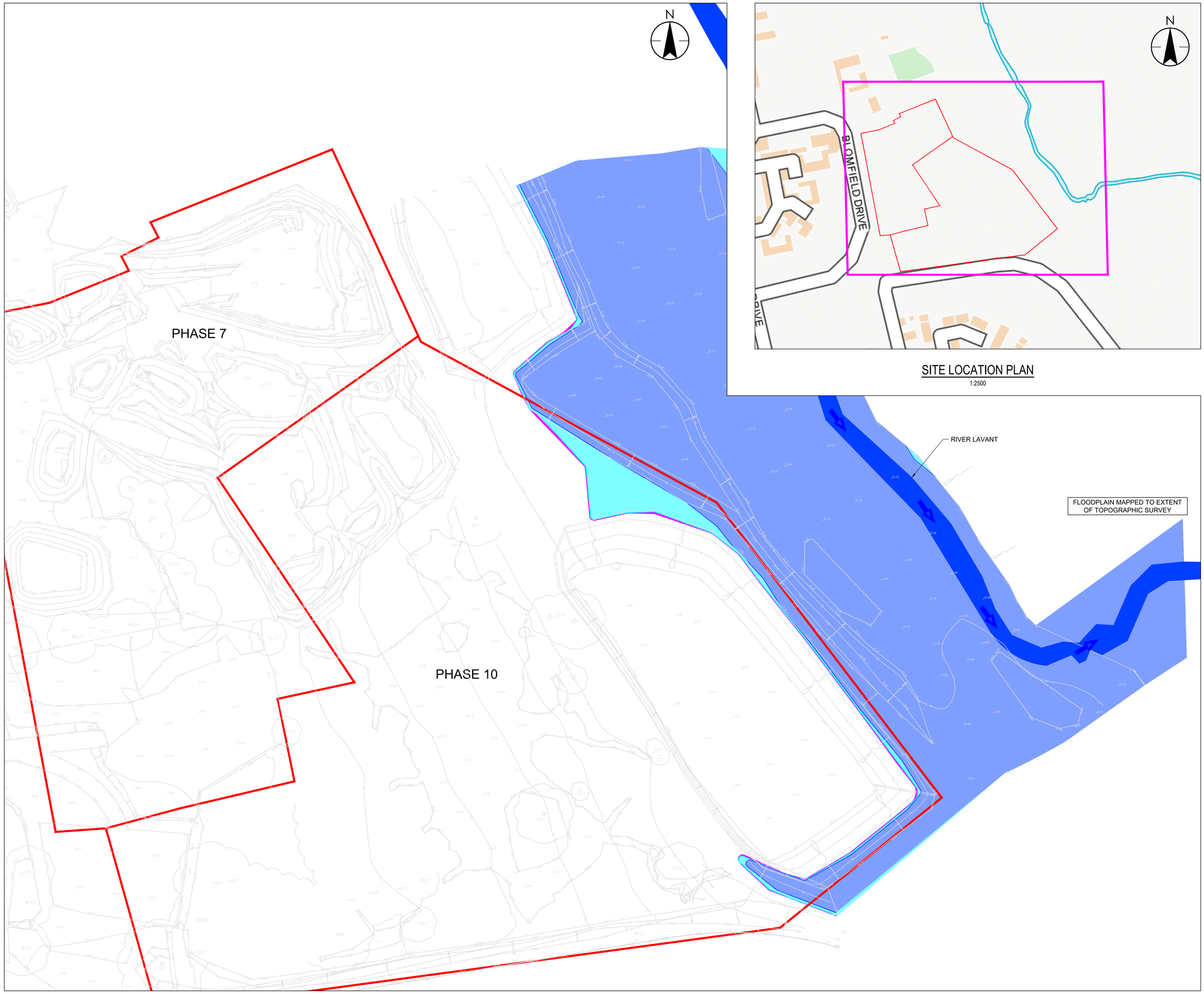

SITE PLAN
1:500

SITE LOCATION PLAN
1:2500

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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

1. TOPOGRAPHIC SURVEY FROM DRAWING ENC/080722/8UU4C BY ENCOMPASS SURVEYS LTD DATED JULY 2022
2. MODELLED FLOOD LEVELS PROVIDED BY ENVIRONMENT AGENCY UNDER REFERENCE SSD262370, JULY 2022. MODELLED LEVELS ARE THE MAXIMUM IDENTIFIED OVER THE SITE, TAKEN FROM THE CHICHESTER LAVANT MODEL UPDATE, 2018.
3. 1 IN 20 ANNUAL PROBABILITY FLOODPLAIN DEFINES FLOOD ZONE 3B FUNCTIONAL FLOODPLAIN 'LAND WHERE WATER HAS TO FLOW OR BE STORED IN TIMES OF FLOOD'.THE CHICHESTER SFRA DEFINES FLOOD ZONE 3B UNDER SECTION 5.3 AS "LAND WHICH WOULD FLOOD WITH A 5% CHANCE IN EACH AND EVERY YEAR (A 1 IN 20-YEAR ANNUAL EXCEEDANCE PROBABILITY (AEP)), WHERE DETAILED MODELLING EXISTS.
4. 1 IN 100 ANNUAL PROBABILITY FLOOD EXTENT IS EQUIVALENT TO FLOOD ZONE 3A 'HIGH PROBABILITY' (LAND AT 1 IN 100 (1%) OR GREATER ANNUAL PROBABILITY OF RIVER FLOODING, OR 1 IN 200 (0.5%) OR GREATER ANNUAL PROBABILITY OF SEA FLOODING).
5. 1 IN 1000 ANNUAL PROBABILITY FLOOD EXTENT DEFINES FLOOD ZONE 2 "MEDIUM PROBABILITY' "LAND HAVING BETWEEN A 1 IN 100 (1%) AND 1 IN 1000 (0.1%) ANNUAL PROBABILITY OF RIVER FLOODING, OR BETWEEN A 1 IN 200 (0.5%) AND 1 IN 1000 (0.1%) ANNUAL PROBABILITY OF RIVER FLOODING.
6. 1 IN 1000 ANNUAL PROBABILITY FLOOD EXTENT ASSUMED TO BE A PROXY ESTIMATE OF THE REFERENCE 1 IN 100 ANNUAL PROBABILITY PLUS CLIMATE CHANGE SCENARIO (I.E. DESIGN EVENT FOR MITIGATION MEASURES IN THE EVENT OF SITE REDEVELOPMENT)
7. EXTENT OF PHASE 7 AND PHASE 10 TRACED FROM 210824 MASTERPLAN SHOWING PHASES COPY.

KEY:

- SITE BOUNDARY
- 1 IN 20 ANNUAL PROBABILITY TO BE CONFIRMED (SEE NOTE 3)
- 1 IN 100 ANNUAL PROBABILITY = 21.43m AOD (SEE NOTE 4)
- 1 IN 100 ANNUAL PROBABILITY PROBABILITY +105% CLIMATE CHANGE ALLOWANCE = 21.57m AOD (SEE NOTE 4)
- 1 IN 1000 ANNUAL PROBABILITY = 21.55m AOD (SEE NOTE 5 &6)

HY	RF	-	2022.09.01
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Issue Status

FOR INFORMATION

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Client/Project Logo

Client/Project
LINDEN/DOWNLAND GRAYLINGWELL LLP

GRAYLINGWELL, CHICHESTER - PHASE 7/10

Title
MODELLED FLOOD EXTENTS

Project No.
332511153

Scale
AS SHOWN

Revision
-

Drawing No.
332511153/4001/001

Plotted: 02/09/2022 2022/09/02 11:04 AM By: Tom, Harris
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