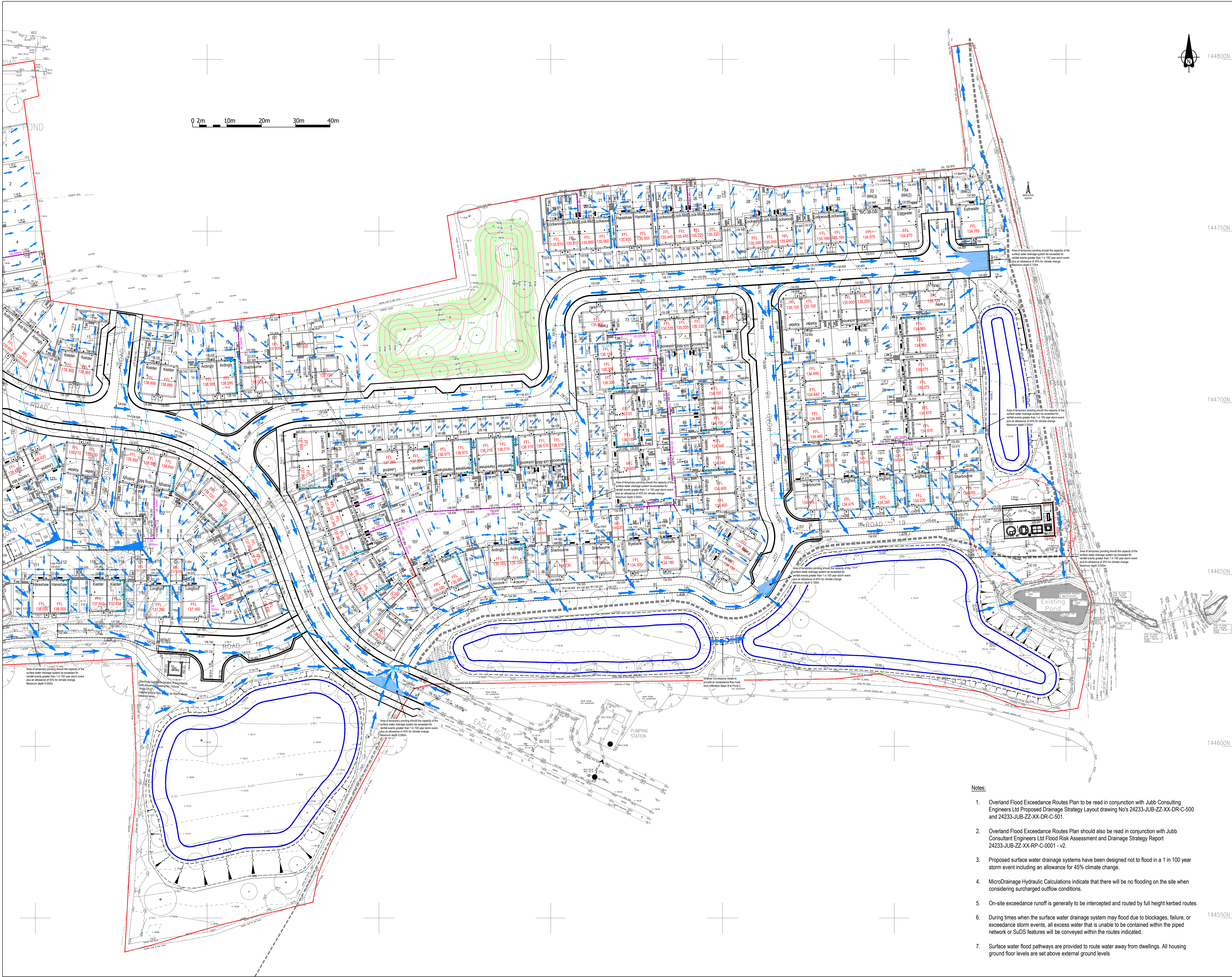




Notes:

1. Overland Flood Exceedance Routes Plan to be read in conjunction with Jubb Consulting Engineers Ltd Proposed Drainage Strategy Layout drawing No's 24233-JUB-ZX-XX-DR-C-500 and 24233-JUB-ZX-XX-DR-C-501.

Legend:

Overland exceedance routes for flows in excess of the 1 in 100 year plus 45% climate change rainfall event.

Area of temporary ponding should the capacity of the surface water drainage system be exceeded for rainfall events greater than 1 in 100 year storm event plus an allowance of 45% for climate change.

Site Boundary

SHEET 1

SHEET 2

SHEET LAYOUT

P3	01/05/26	Overland Exceedance routes indicated around all properties, across driveways and through gardens. FFL's and GFL's added together with levels information as required by the LLFA in relation to PL/2025/09680 Condition 15.	EPH	WH
P2	20/02/26	Flood exceedance routes updated to suit revised architects layout and detailed surface water drainage designs. Notes updated to reflect assessment of surcharged outflow conditions.	EPH	WH
P1	18/07/25	Preliminary issue	EPH	KM

Rev Date Description By Apvd

PROJECT:
VICTORIA ROAD
WARMINSTER

TITLE:
OVERLAND FLOOD EXCEEDANCE
FLOW ROUTES
SHEET 2 OF 2

CLIENT:
KEEPMOAT HOMES LTD

SCALE@A1:
1:500

PROJECT REF:
24233

DRAWING No:
24233-JUB-ZX-XX-DR-C-541

REV:
P3

Revision Referencing
P = Preliminary A = Approval T = Tender C = Construction

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- Notes:
- Overland Flood Exceedance Routes Plan to be read in conjunction with Jubb Consulting Engineers Ltd Proposed Drainage Strategy Layout drawing No's 24233-JUB-ZX-XX-DR-C-500 and 24233-JUB-ZX-XX-DR-C-501.
 - Overland Flood Exceedance Routes Plan should also be read in conjunction with Jubb Consultant Engineers Ltd Flood Risk Assessment and Drainage Strategy Report 24233-JUB-ZX-XX-RP-C-0001 - v2.
 - Proposed surface water drainage systems have been designed not to flood in a 1 in 100 year storm event including an allowance for 45% climate change.
 - MicroDrainage Hydraulic Calculations indicate that there will be no flooding on the site when considering surcharged outflow conditions.
 - On-site exceedance runoff is generally to be intercepted and routed by full height kerbed routes.
 - During times when the surface water drainage system may flood due to blockages, failure, or exceedance storm events, all excess water that is unable to be contained within the piped network or SuDS features will be conveyed within the routes indicated.
 - Surface water flood pathways are provided to route water away from dwellings. All housing ground floor levels are set above external ground levels.