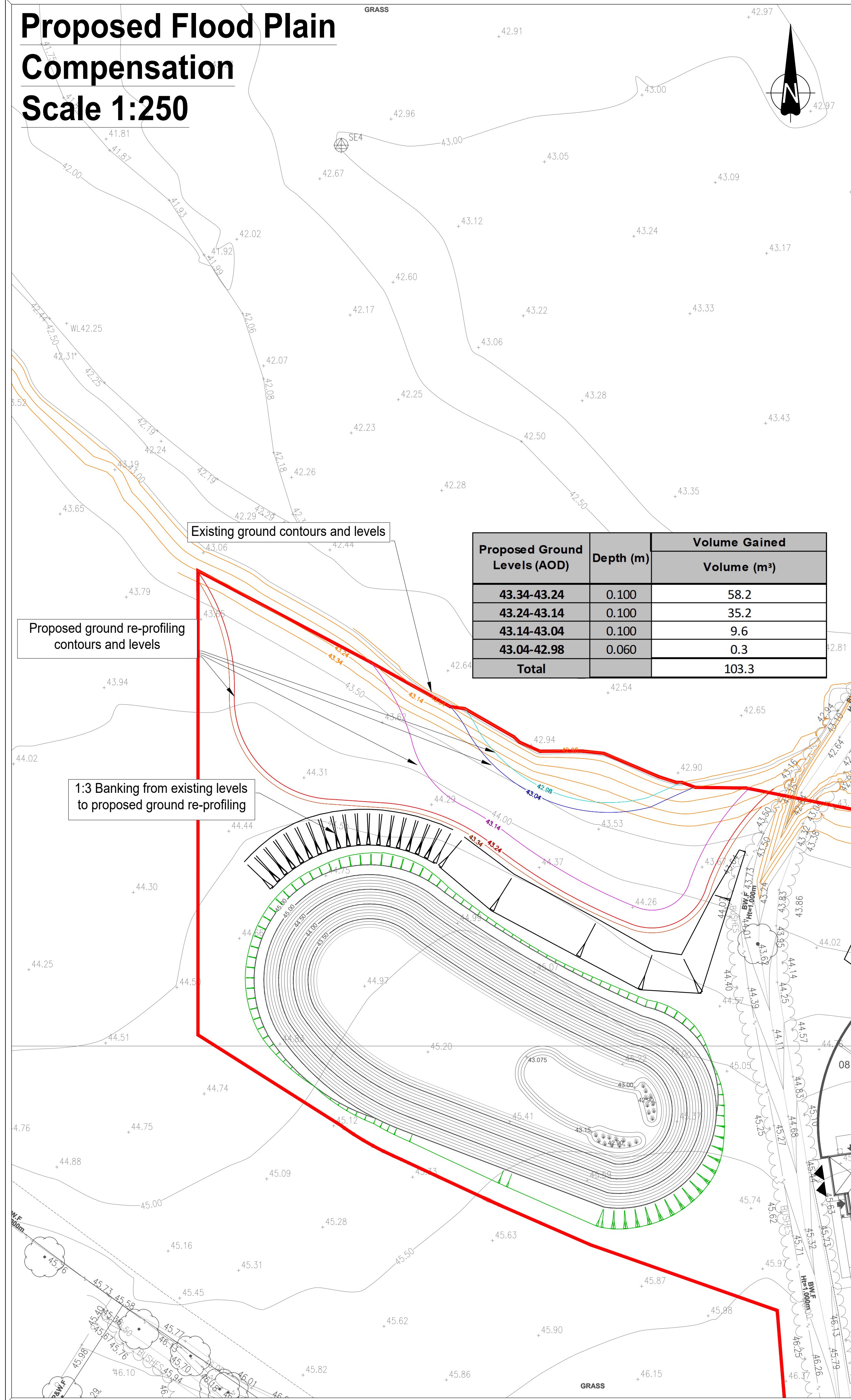
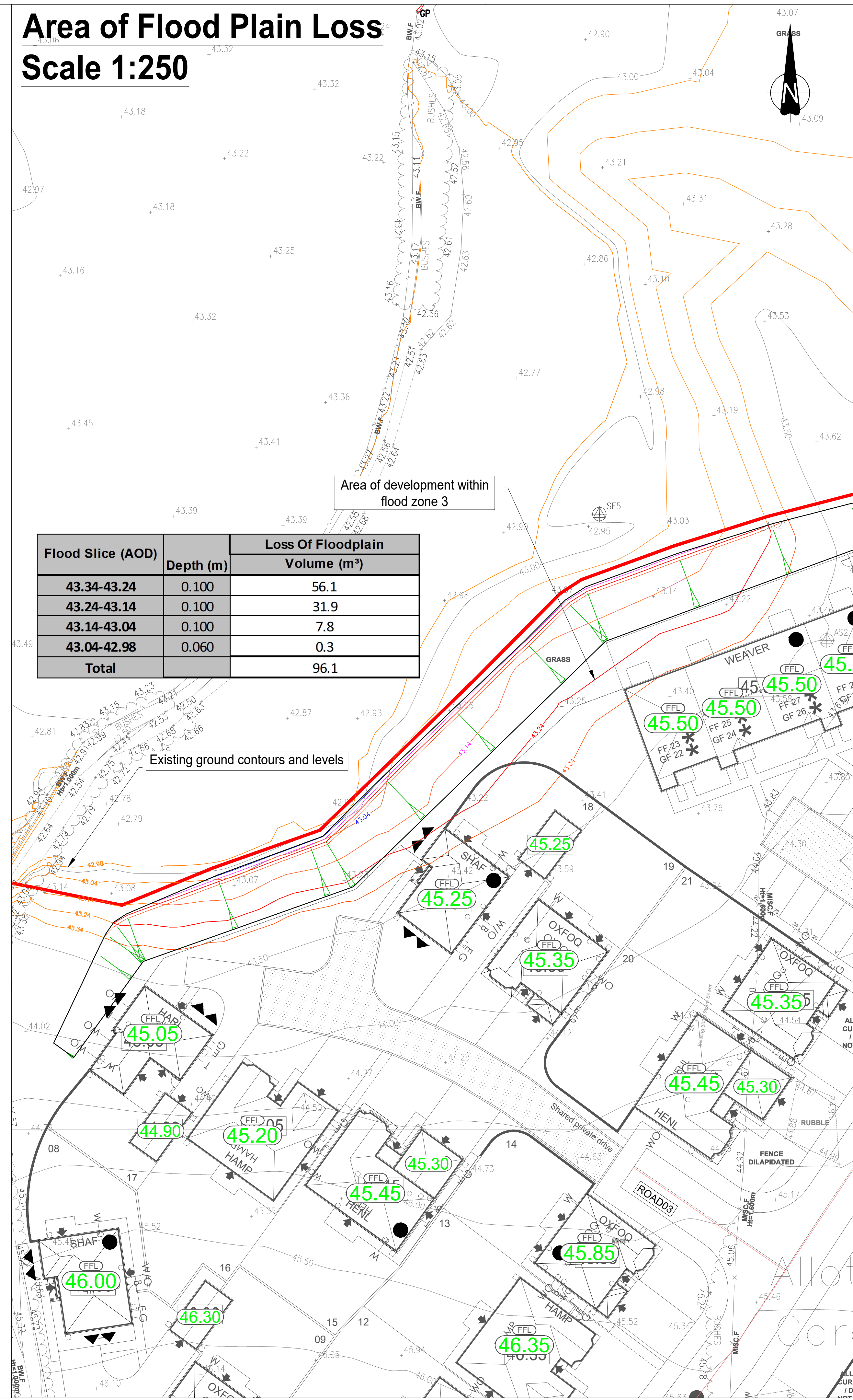


Proposed Flood Plain Compensation Scale 1:250



Area of Flood Plain Loss



The Contractor is to check and verify in conjunction with the architects details all setting out points, building and site dimensions, levels and sewer level levels at connection points and ensure that they are fully consistent with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building regulations, British Standards Specifications, Building Regulations etc whether or not stated on drawings. The following specific details and/or details of ground conditions or ground contaminants, each area of ground relevant to support any structure depicted (including retaining) must be investigated by the Contractor any areas of variation for post structures which do not accord with the anticipated conditions as specified in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown above existing topography to be planned and constructed in accordance with the relevant standards and codes of practice. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, unless otherwise specified. The building name depicted on the copyright of Banners Gate Ltd and may not be reproduced or formatted except by written permission. No liability will be accepted for amendments made by other persons. GENERAL NOTES - This drawing is to be read in conjunction with relevant architectural and engineering drawings. - Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown. - Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works. - Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.			
A -	Red line boundary updated. First Issue	01.02.2021	RA
Rev.	Description	Date	By
Drawing Status			
SCHMATIC			
For initial discussions only and subject to detailed design			
Client			
Project			
Neddy Lane Billington			
Title			
Schematic Flood Compensation Floodplain Proposal			
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES 10-11 Birmingham Street, Halesowen, West Midlands B63 3AH Tel: 0121 687 1500 Fax: 0121 687 1501 E-mail: mail@bannersgate.com			
Scale	1:250 @ A1	Drawn	RA
Date	January 2021	Checked	
File	20023/dwgs/civils/current	Drawing	
		20023 - SK07 A	