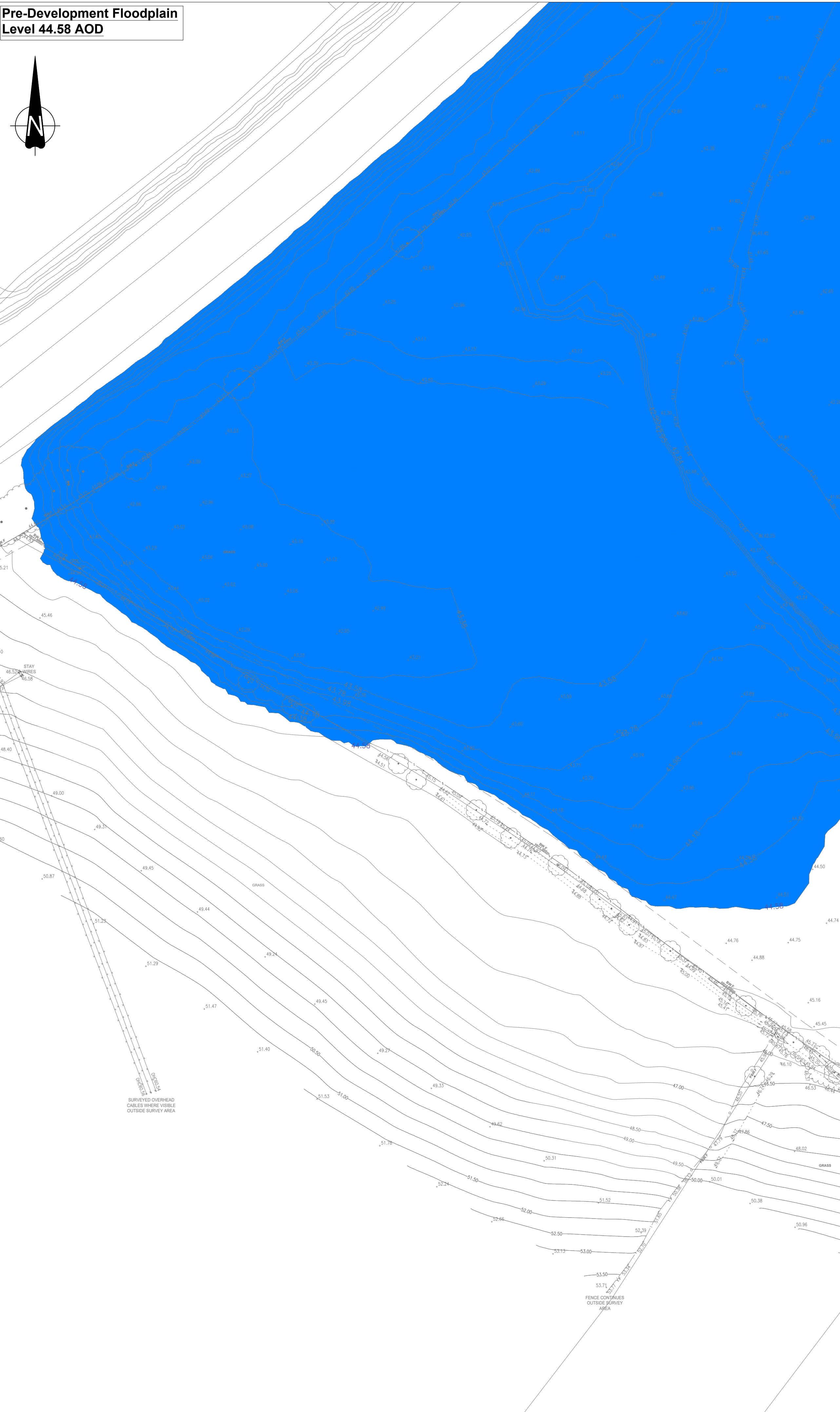
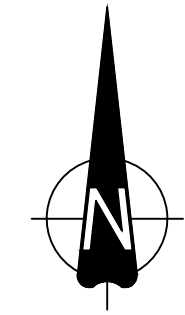
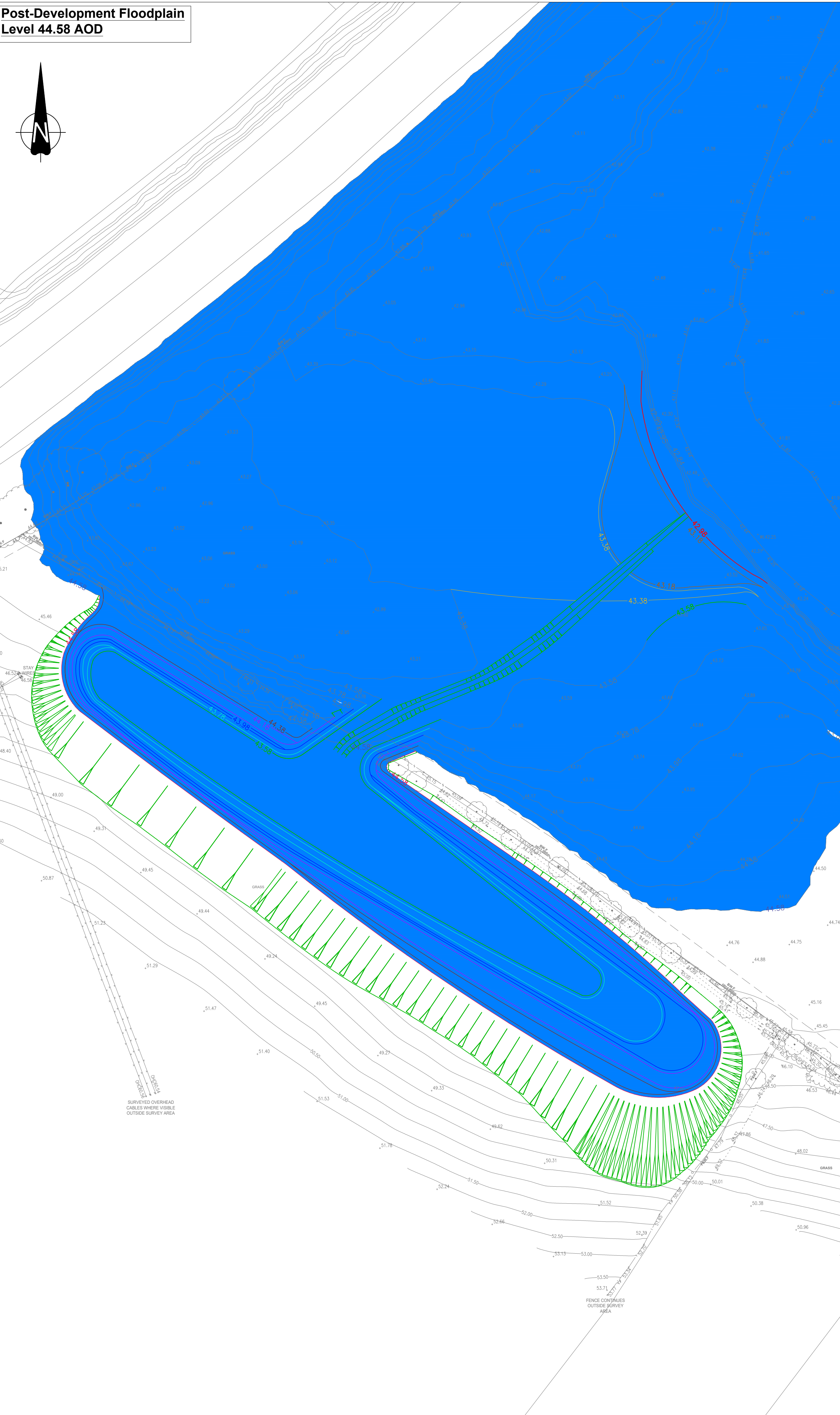
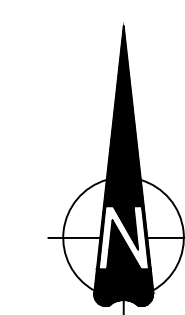


Pre-Development Floodplain
Level 44.58 AOD



Post-Development Floodplain
Level 44.58 AOD



The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert 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 legislation, British Standards specifications, Building Regulations etc. whether or not specifically stated on this drawing.
This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground referred to in support of any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structure which do not accord with the anticipated conditions as described 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 indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted to a minimum of 5 metres from buildings and 3 metres from drainage or services, where applicable. A provision is to be provided to accommodate the proposed tree planting, where applicable.
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Rev.	Description	Date	By

Drawing Status

FOR APPROVAL

Client



Project

Neddy Lane
Billington

Title

Pre & Post Development Floodplain
Sheet 8 of 8

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Date	March 2023	Checked	
File	20023/dwgs/civils/current	Drawing	20023 - 118