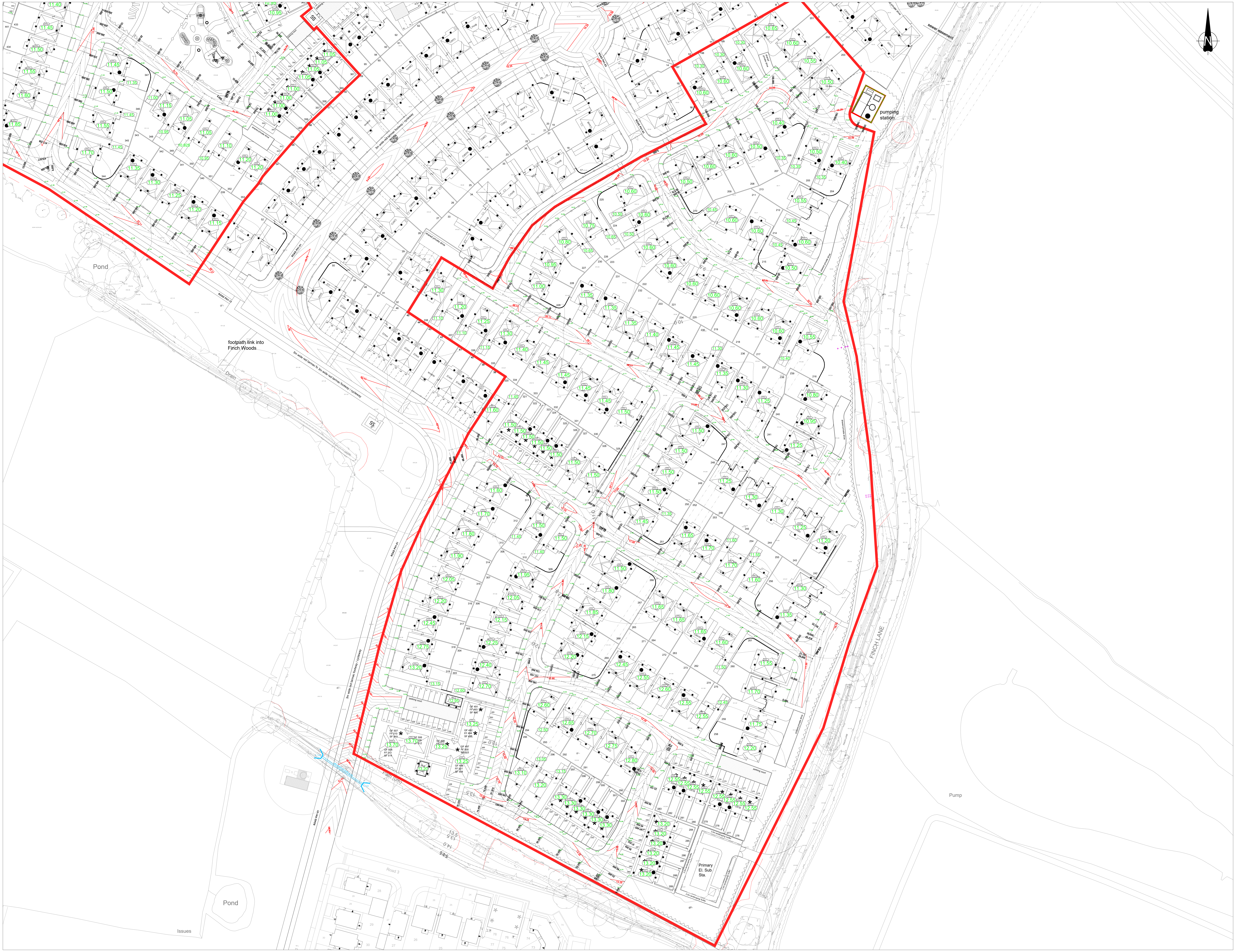

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard 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 relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures 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 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, where applicable.

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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.

Planning FFL Legend:

Levels

FFL 00.00	Proposed Finished Floor Level
00.00	Proposed Garage Level
00.00+	Proposed Rear of Footway Level

General

🟥	Application Boundary

Levels within the developable area of the Site are to be raised to a minimum of 9m AOD for flood risk reasons.

Levels subject to detailed design. Proposed levels anticipated to be +/- 400mm of levels illustrated

Rev.	Description	Date	By
B	Drawing number amended.	13.07.23	JP
A	Updated to suit latest planning layout	09.05.23	DA
-	First Issue	08.07.22	DA

Drawing Status

PLANNING

SUBJECT TO DETAILED DESIGN

Client

REDROW

Project

Lower Road, Halewood
Phase 3

Title

Proposed FFLs

Sheet 2 of 2

BANNERS GATE

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Scale	1:500 @ A0	Drawn	OB
Date	July 2022	Checked	DA
File	20040/dwgs/civiis/current/planning/PH3	Drawing	20040 - PH3 / PL04 B