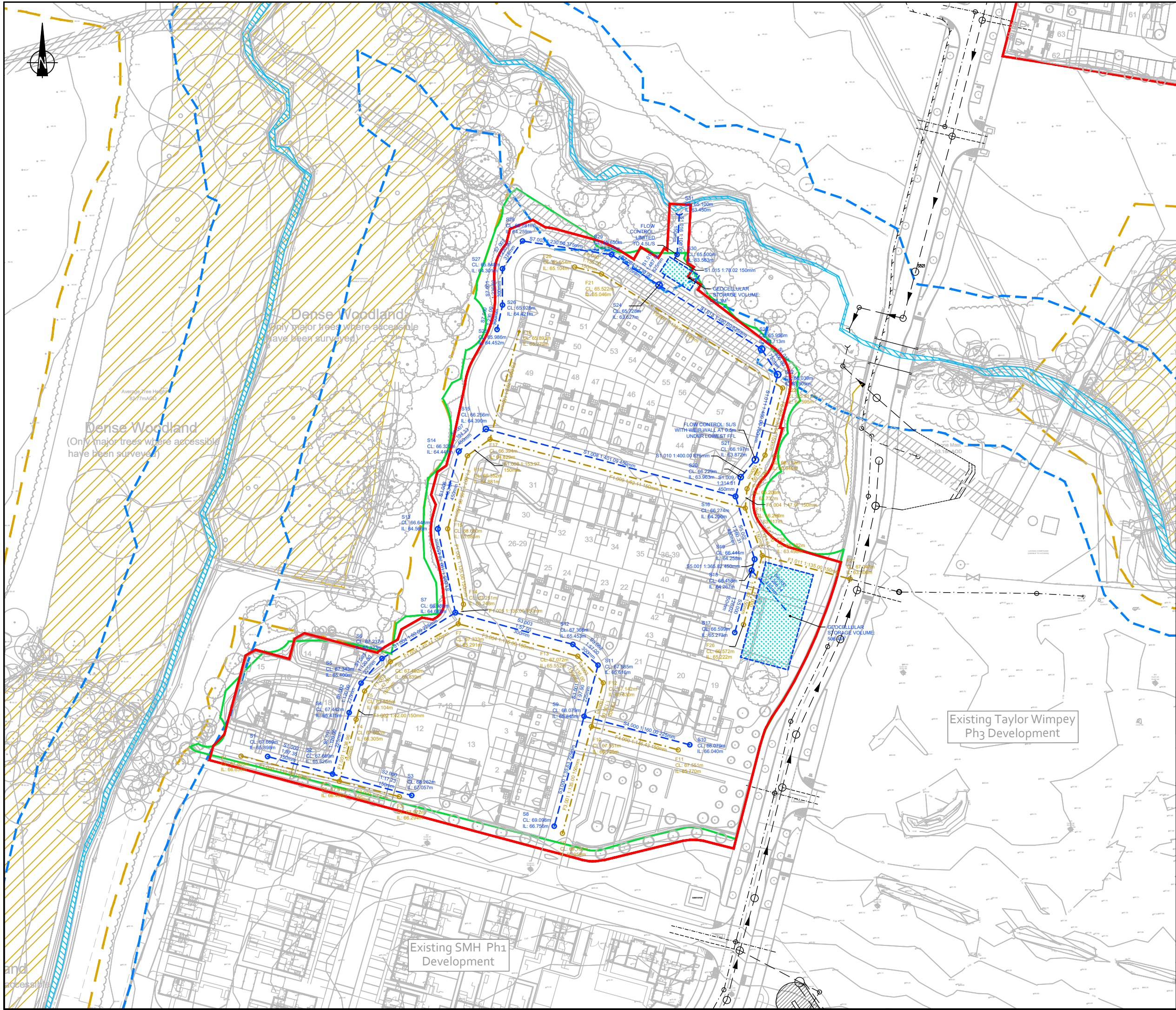




NOTES:

- THIS DRAWING IS THE COPYRIGHT OF STANTEC AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS IN THIS PACK.
- ALL WORKS TO BE IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS, WSCC S278/38 STANDARD DETAILS & HIGHWAY CONSTRUCTION DETAILS.
- MASTERPLAN SHOWN DATED 12.11.25 PROVIDED BY ROBERT LIMBRICK.
- TOPOGRAPHICAL SURVEY SHOWN DATED NOVEMBER 2024 PROVIDED BY SLR.
- TREE LAYOUT PROVIDED BY TOR DATED 14.01.2025.
- FOR NORTHERN PLOT DETAILS REFER TO 24205-2044 DRAWING PACK.
- PHASE 1 DEVELOPMENT LAYOUT SHOWN DATED 11.12.18 PROVIDED BY ST MODWENS.
- CONSTRUCTION METHODOLOGY THROUGH ROOT PROTECTION AREAS TO BE CONFIRMED BETWEEN CONTRACTOR AND LANDSCAPER.

KEY:

- PROPOSED PLANNING APPLICATION BOUNDARY
- ROOT PROTECTION AREA BOUNDARY
- STREAM
- 20m STREAM BUFFER ZONE
- ANCIENT WOODLAND
- 15m ANCIENT WOODLAND BUFFER ZONE
- PROPOSED SURFACE WATER SEWER AND MANHOLE
- PROPOSED FOUL WATER SEWER AND MANHOLE
- EXISTING (CONSTRUCTED AS PART OF PREVIOUS PHASES) DRAINAGE
- PROPOSED UNDERGROUND STORAGE TANK

SITE LOCATION PLAN (1:5000)

SOUTHERN PLOT 24205-2045

NORTHERN PLOT 24205-2044

P10	AMENDED FOLLOWING REVISED MASTERPLAN	21.11.25	WH	IA	PK
P09	AMENDED FOLLOWING REVISED MASTERPLAN DATED 04.09.25	15.09.25	WH	IA	PK
P08	AMENDED TO SHOW UPDATED SITE BOUNDARY	05.02.25	JNC	IA	-
P07	FOUL WATER DRAINAGE AMENDED	28.01.25	WH	IA	-
P06	UPDATED TO SHOW EASEMENTS	28.01.25	WH	IA	-
P05	UPDATED TO SHOW LANDSCAPING LAYOUT	22.01.25	IA	IA	-
P04	FOUL DRAINAGE AMENDED TO SUIT NEW LAYOUT	17.01.25	IA	IA	PK
P03	AMENDED FOLLOWING UPDATED SITE LAYOUT	15.01.25	LG	IA	PK
P02	UPDATED REDLINE BOUNDARY	07.01.25	WH	IA	PK
P01	REVISED FOLLOWING PARCEL NAME CHANGE	20.12.24	WH	JDM	PK
Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.

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.

Drawing Issue Status

FOR PLANNING

LAND PARCELS ADJACENT TO
WORSELL DRIVE, COPTHORNE
SOUTHERN PLOT
FOUL AND SURFACE DRAINAGE STRATEGY

Client

miller homes

Stantec

stantec.com/uk

Date of 1st Issue
13.12.2024

Designed
JDM

Drawn
JDM

A1 Scale
1:500

Checked
MCC

Approved
PK

Drawing Number
24205/2045/500

Revision
P10

READING
Tel: 01189 500 761

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