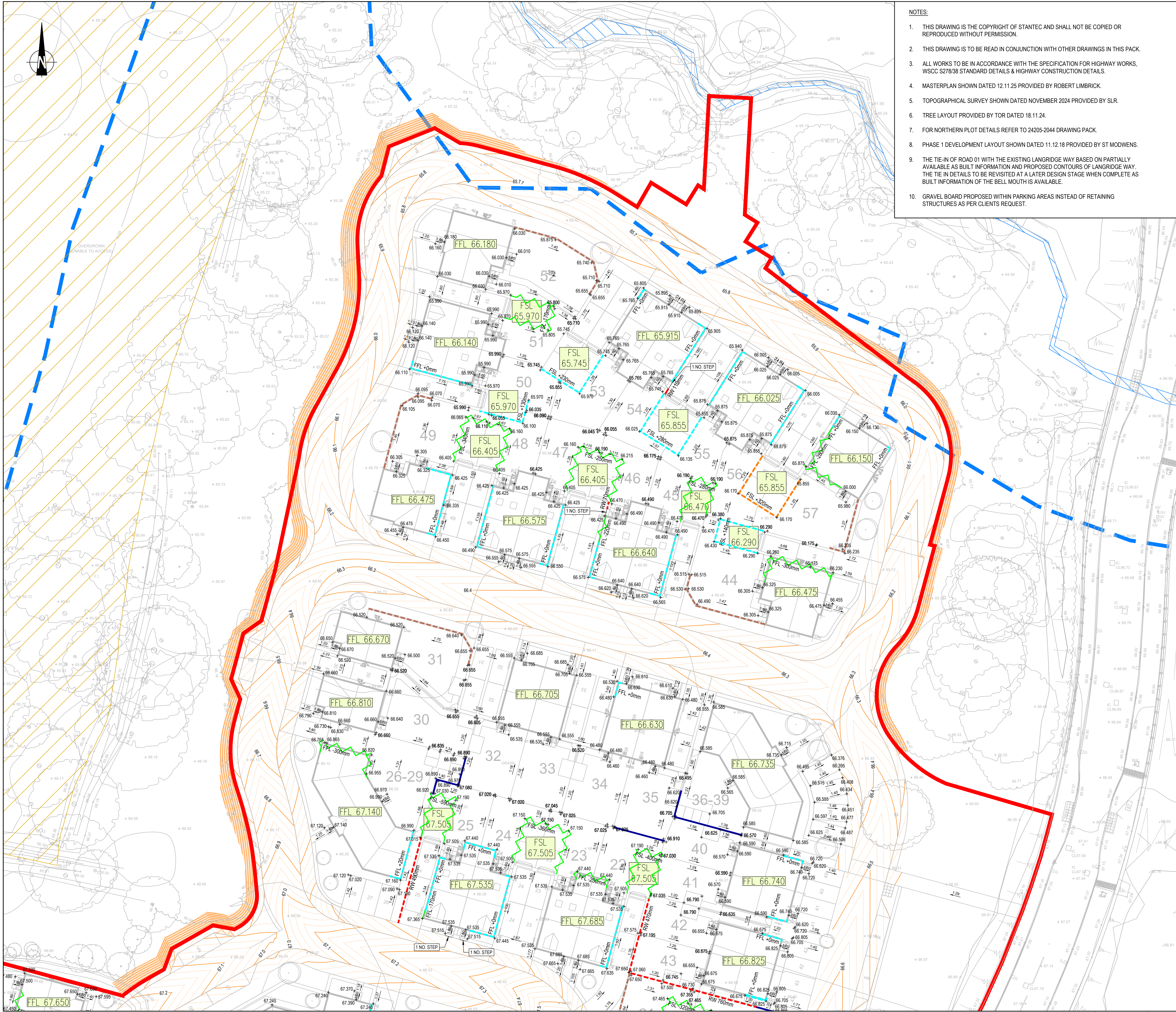
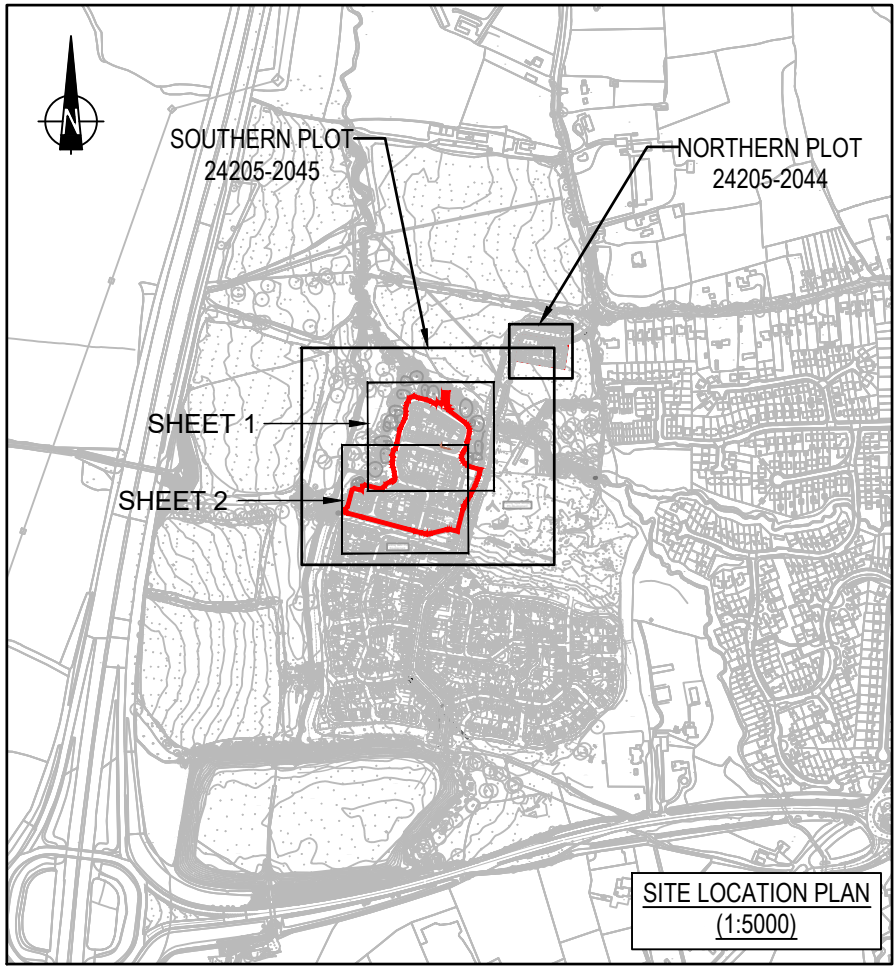




- NOTES:
1. THIS DRAWING IS THE COPYRIGHT OF STANTEC AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS IN THIS PACK.
 3. ALL WORKS TO BE IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS, WSCC S278/38 STANDARD DETAILS & HIGHWAY CONSTRUCTION DETAILS.
 4. MASTERPLAN SHOWN DATED 12.11.25 PROVIDED BY ROBERT LIMBRICK.
 5. TOPOGRAPHICAL SURVEY SHOWN DATED NOVEMBER 2024 PROVIDED BY SLR.
 6. TREE LAYOUT PROVIDED BY TOR DATED 18.11.24.
 7. FOR NORTHERN PLOT DETAILS REFER TO 24205-2044 DRAWING PACK.
 8. PHASE 1 DEVELOPMENT LAYOUT SHOWN DATED 11.12.18 PROVIDED BY ST MODWENS.
 9. THE TIE-IN OF ROAD 01 WITH THE EXISTING LANGRIDGE WAY BASED ON PARTIALLY AVAILABLE AS BUILT INFORMATION AND PROPOSED CONTOURS OF LANGRIDGE WAY. THE TIE IN DETAILS TO BE REVISITED AT A LATER DESIGN STAGE WHEN COMPLETE AS BUILT INFORMATION OF THE BELL MOUTH IS AVAILABLE.
 10. GRAVEL BOARD PROPOSED WITHIN PARKING AREAS INSTEAD OF RETAINING STRUCTURES AS PER CLIENTS REQUEST.

- KEY:
- PROPOSED PLANNING APPLICATION BOUNDARY
 - ROOT PROTECTION AREA BOUNDARY
 - STREAM
 - 20m STREAM BUFFER ZONE
 - ANCIENT WOODLAND
 - 15m ANCIENT WOODLAND BUFFER ZONE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED FINISHED FLOOR LEVELS
 - PROPOSED FINISHED SLAB LEVELS (AT FRONT OF GARAGE)
 - PROPOSED STEP BETWEEN PLOTS
 - PROPOSED CONCRETE GRAVEL BOARD - MAXIMUM RETAINED HEIGHT 450mm
 - PROPOSED RETAINING WALL - MAXIMUM RETAINED HEIGHT STATED
 - PROPOSED EXPOSED UNDERBUILD DETAIL - HEIGHT REQUIRED BELOW FFL STATED
 - PROPOSED RAISED DPC - HEIGHT REQUIRED ABOVE FFL STATED
 - PROPOSED TANKING - HEIGHT REQUIRED ABOVE FFL STATED
 - PROPOSED DECORATIVE WALL BY ROBERT LIMBRICK



P01	AMENDED TO SUIT LATEST MASTERPLAN	21.11.25	RF	IA	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
WORSSELL DRIVE, COPTHORNE
SOUTHERN PLOT
PLOT FFLS AND EXTERNAL LEVELS (SHEET 1 OF 2)**

Client

Stantec

stantec.com/uk

Date of 1st Issue
14.02.2024

Designed
RF

Drawn
RF

A1 Scale
1:500

Checked
IA

Approved
PK

Drawing Number
24205/2045/604

Revision
P01

READING
Tel: 01189 500 761