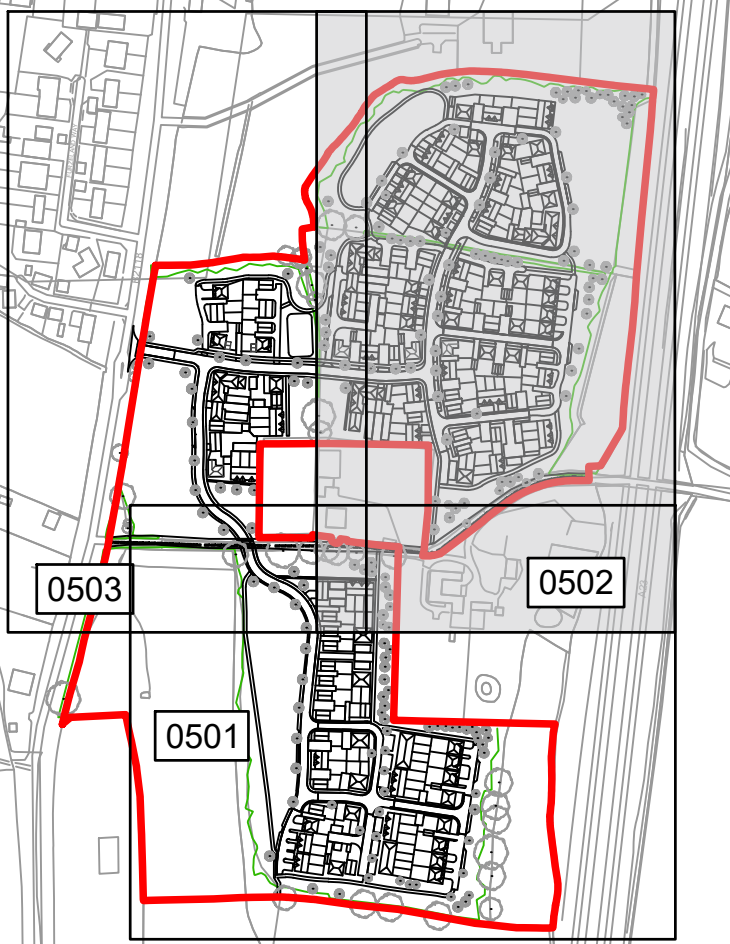


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GENERAL NOTES

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2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
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 - 4.1. TOPO SURVEY 17179-100-REV.B, RECEIVED 09.04.25
 - 4.2. MASTERPLAN: P24-2029_DE_002_06, RECEIVED 12.09.25
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS 'CONSTRUCTION'. PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

KEY PLAN @ 1:5000



LEGEND

- APPLICATION BOUNDARY
- SURFACE WATER SEWER
- SURFACE WATER MANHOLES
- SURFACE WATER FLOW CONTROL
- SURFACE WATER OUTLET
- PROPOSED FOUL WATER SEWER
- PROPOSED FOUL WATER MANHOLES
- ATTENUATION BASIN
- INDICATIVE SEDIMENT FOREBAY
- DISPLACED FLOOD AREA
- CATCHMENT 1 - TOTAL AREA: 4.933ha
EFFECTIVE AREA: 3.874 ha
- CATCHMENT 2 - TOTAL AREA: 1.994ha
EFFECTIVE AREA: 1.556 ha
- EXCEEDANCE FLOW PATH
- ROOT PROTECTION AREAS

RISK OF FLOODING FROM SURFACE WATER
(YEARLY CHANCE OF FLOODING BETWEEN 2040 TO 2060)

- LOW RISK
- MEDIUM RISK
- HIGH RISK



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

P02	UPDATED TO LATEST ARCHITECT LAYOUT	26.09.2025	SF	COH
P01	FIRST ISSUE	09.10.2023	RL	RW
Rev	Description	Date	By	App'd

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WELBECK LAND

Project Name:
**SAYERS COMMON
LAND AT COOMBE FARM**

Title:
**SITE LAYOUT DRAINAGE STRATEGY
SHEET 2 OF 3**

Project Phase:
PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
05.10.2023	RL	RW	-
PBA Project Number	Scale		(AT A1)
145.5007	1:1000		
PBA Drawing No:	Revision		
145.5007.0502			P02