

LAND TO THE SOUTH OF THE PHEASANT INN

SITE LOCATION PLAN

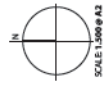
1:2500

- KEY**
- VP Visitor Parking
 - Affordable Housing
 - Proposed Trees

SCHEDULE OF ACCOMMODATION

House Type	No.
Spec:	
5 bed	2
4 bed	1
3 bed	7
2 bed	5
1 bed	2
Affordable:	
4 bed	3
3 bed	3
1 bed	6
TOTAL	29

Base map reproduced from OS Explorer 1:25000
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Project Name:
Land at Toddington

MHP Reference:
20003.002 Rev A

Revision:
Status: Draft

Date:
November 2021



NOTES

- DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
- THIS DRAWING IS BASED ON THE ARCHITECT'S LAYOUT RECEIVED FROM MIP DESIGN ON 26/01/2023.
- DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ENGINEER'S WORKING DAYS IN ADVANCE OF UNDERTAKING ANY WORK.
- ALL ADAPTABLE DRAINAGES TO BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 7th EDITION.
- ALL PRIVATE DRAINAGE SHALL BE IN ACCORDANCE WITH BS5901 AND BS5902 AND THE APPLICABLE DOCUMENTS OF THE DRAINAGE REGULATIONS.
- ALL PUBLIC SEWERS TRUNK WATER ASSETS ARE BASED ON ASSET RECORDS ISSUED ON 07/08/2014.
- THE CONTRACTOR IS TO CHECK THE LEVEL OF EXISTING SEWERS BEING LIDED AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO LAYING ANY PIPES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
- ALL CONNECTIONS FOR DRAINAGE SHALL BE TIGHT UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE PROTECTED AS NECESSARY AND MARKED WITH A STAKE FOR FUTURE USE.
- FOR PRIVATE DRAINS WHERE COVER TO PIPES IS LESS THAN 900mm IN VERTICAL CLEARANCE, THE DRAINS SHALL BE PROTECTED IN THE FORM OF A CONCRETE SLAB SHALL BE USED.
- ALL GULLIES AND RAINWATER DOWNPIPS CONNECTED DIRECTLY TO DRAINS ARE TO BE RODDABLE.
- ALL DRAINAGE SHALL BE LID UPSTREAM AND EACH RUN BETWEEN MANHOLES OR GULLIES SHALL BE PROTECTED TO BACKFILLING, WHERE THIS IS NOT PRACTICAL, SMALL HOLES OR OTHER MEANS OF IDENTIFYING THE LINE AND LOCATION SHALL BE PROVIDED AND LID OUT PRIOR TO WORKS COMMENCING.

NO.	DATE	BY	REVISION
1	2023



CENT	
DEVELOPMENT ON LAND SOUTH OF PHEASANT INN, TODDINGTON	
PROPOSED DRAINAGE STRATEGY	
PLANNING	
SCALE 1:100	DATE 15/05/2023
DRAWN BY C002	NO. CTP-19-714
DATE 15/05/2023	NO. CTP-19-714



- KEY:**
- EXISTING
 - CULVERT - EXISTING SIZE AND ROUTE
 - TBC
 - PUBLIC FOUL SEWER
 - LAND DRAINAGE DITCH TO BE FILLED IN
 - PROPOSED
 - STORMWATER SEWER
 - STORMWATER MANHOLE
 - FOUL SEWER
 - FOUL MANHOLE
 - RISING MAIN
 - PERMEABLE PAVING
 - EASEMENT

STORMWATER STORAGE BASIN FOR 100 YR + 42% CC + 10% URBAN CREEP. MAX WATER DEPTH 1m. BATTER AT 1:3 SLOPE. BASIN TO STORE UP TO 450m³.

SW10 HYDROBRAKE
 C 82.79
 I 81.70
 DESIGN HEAD 2m
 MAX DISCHARGE 2.8l/s

PROPOSED TYPE 3 PUMPING STATION. INVERT LEVEL OF EXISTING FOUL SEWER (82.79m) ADD.

150mm ASSIGNED 1.4m DITCH DEPTH FROM SITE VISIT. NEW MANHOLE PROPOSED AND CULVERT EXTENDED TO CONNECT. SIZE OF CULVERT TBC PRIOR TO THE START OF ANY WORKS ON SITE.

EXISTING LAND DRAINAGE DITCH TO BE FILLD.

PLOTS 1-3 STORMWATER TO CONNECT INTO PROPOSED MANHOLE FROM NORTH.

RISING MAIN TO AVOID EXISTING INSPECTION CHAMBERS AND UNDESIRING UTILITIES.

BREAK MANHOLE AT END OF PROPOSED FOUL RISING MAIN

PROPOSED FOUL CHAMBERS ON LINE OF EXISTING SEWERS. TRUNK WATER ASSET INVERT LEVELS TBC AND CONNECTIONS SUBJECT TO A SW APPLICATION.



- Notes:**
- This drawing is based upon drawing number 20003.00A by MFP.
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 - Do not scale from this drawing work from figure and dimensioned data.
 - All dimensions are shown in metres unless noted otherwise.

- KEY:**
- Highway Boundary
 - 2.4m x 157m Visibility Splay
 - 2.4m x 82m Visibility Splay
 - 2.4m x 157m Visibility Splay (From Top 7)
 - 2.4m x 44.1m Visibility Splay (From Top 1)

NO.	DATE	ISSUED FOR	BY	CHKD BY
1	12/12/2021	Issue for Planning	JM	JM
2	12/12/2021	Issue for Planning	JM	JM
3	12/12/2021	Issue for Planning	JM	JM
4	12/12/2021	Issue for Planning	JM	JM
5	12/12/2021	Issue for Planning	JM	JM



CLIENT: [Redacted]

PROJECT:
 Land South of Pheasant Inn
 Newtown, Taddington
 Gloucestershire

FILE:
 Access Appraisal

SWITCH INFORMATION

SCALE	DATE	SCALE	DATE	SCALE	DATE
1:500	12/12/2021	1:500	12/12/2021	1:500	12/12/2021

NO.: SK01 **REVISION:** E

