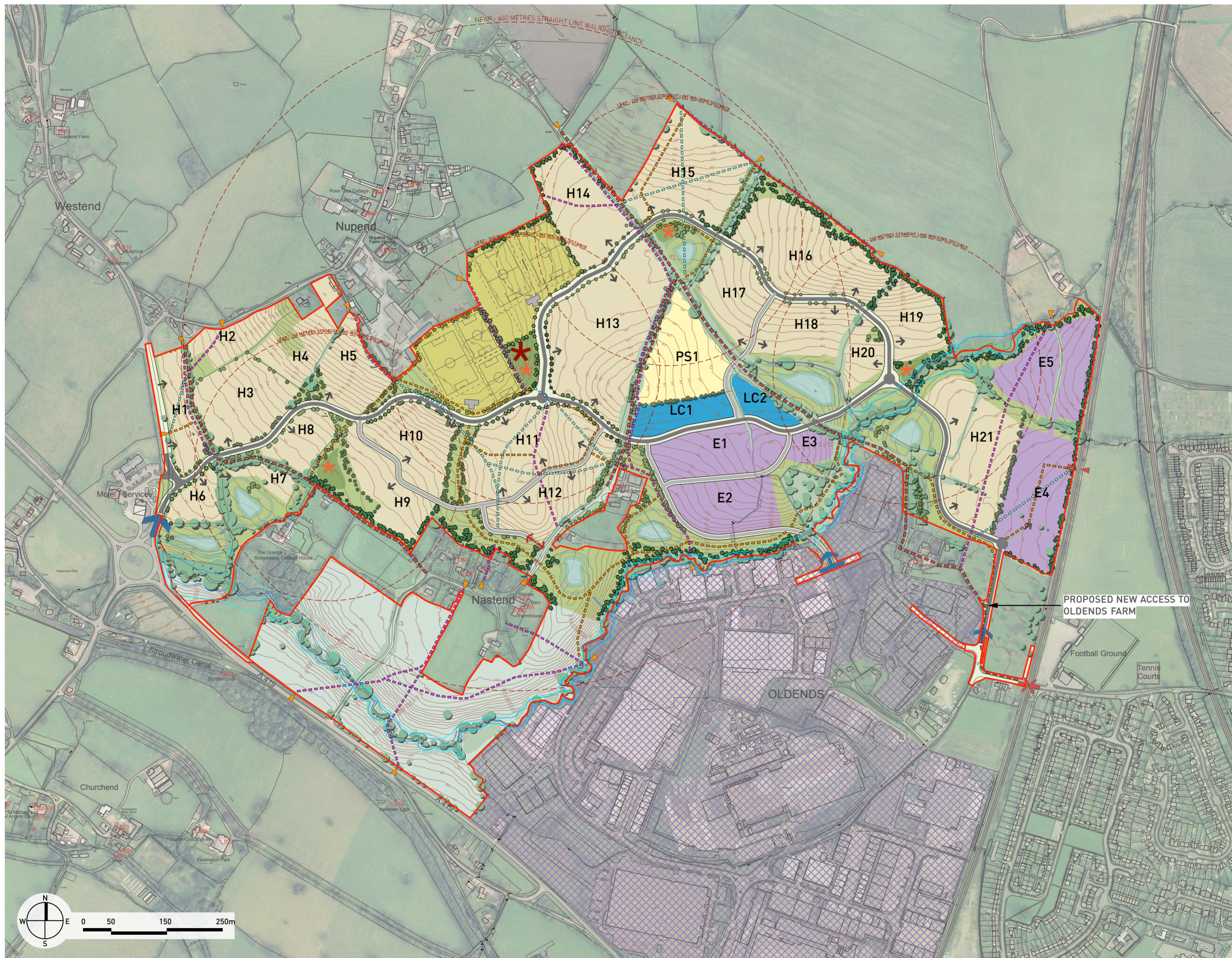
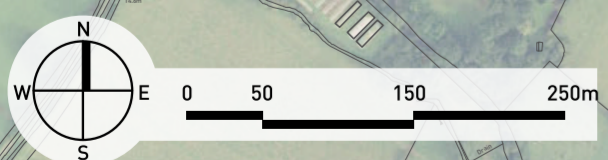


© Copyright Pegasus Planning Group Ltd. © Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449. Standard OS licence rights, one year from purchase. Drawings prepared for planning application purposes and can be scaled drawings are not to be used for construction or sales documents. Please refer to (client) for development design risk assessment documents. Pegasus Urban Design is part of Pegasus Planning Group Ltd. Any queries to be reported to Pegasus for clarification.



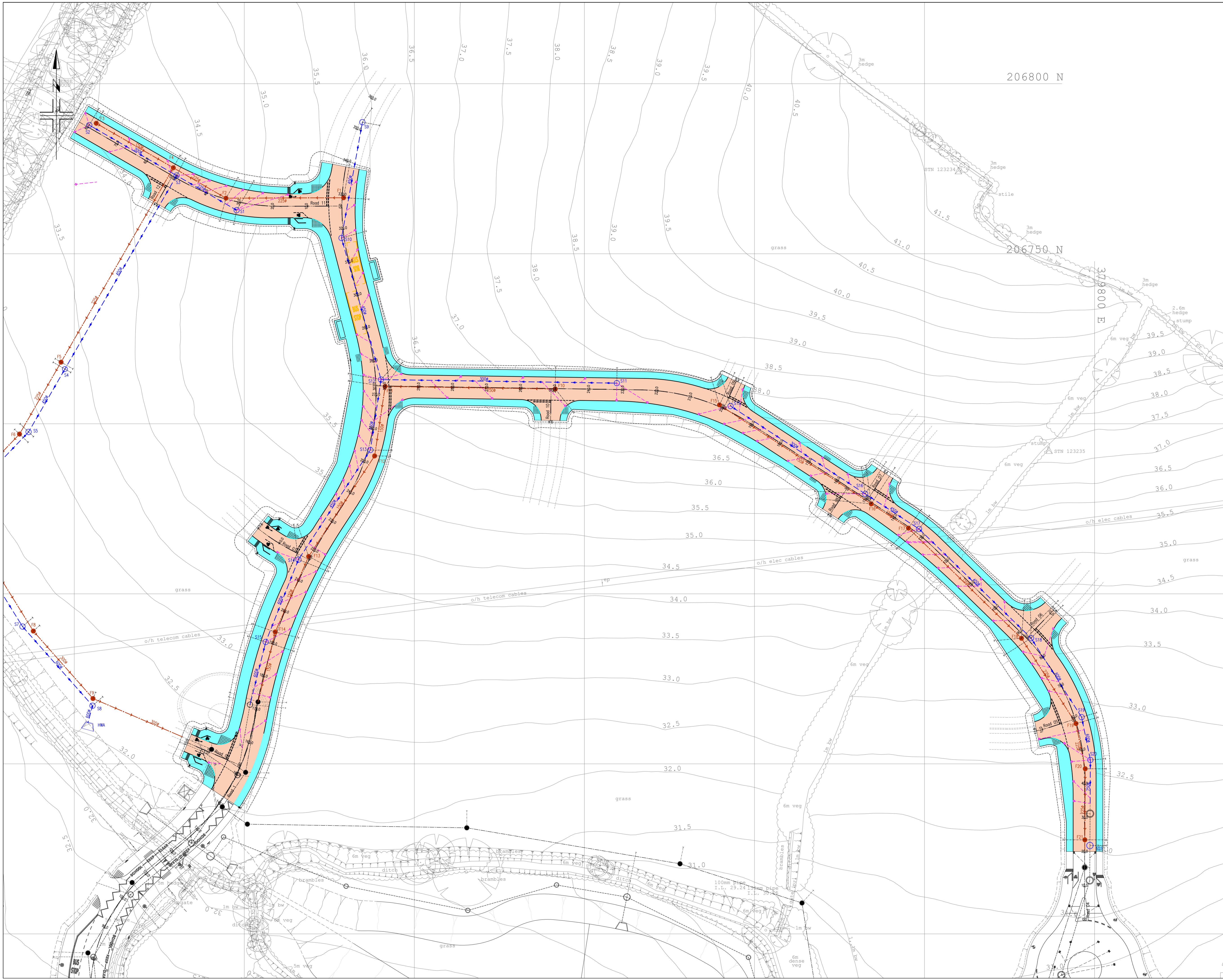
- KEY**
- RESIDENTIAL
  - PRIMARY SCHOOL
  - EMPLOYMENT (B1, B2 & B8 USES)
  - EXISTING EMPLOYMENT
  - LOCAL CENTRE RETAIL
  - PUBLIC OPEN SPACE
  - FORMAL RECREATION
  - CHILDRENS PLAY AREA (INEAP)
  - CHILDRENS PLAY AREA (LEAP)
  - PRIMARY STREETS
  - SECONDARY STREETS
  - ACCESS TO DEVELOPMENT CELLS
  - VEHICULAR ACCESS TO DEVELOPMENT
  - EMERGENCY/FOOT/CYCLEWAY ACCESS
  - LEVEL CROSSING
  - FOOTPATH CROSSING
  - EXISTING TREES AND HEDGES RETAINED
  - PROPOSED TREE PLANTING
  - SUSTAINABLE URBAN DRAINAGE (SUDS)
  - EXISTING FOOTPATHS RETAINED
  - PROPOSED NEW FOOTPATHS
  - EXISTING BRIDLEWAYS RETAINED
  - EXISTING FOOTPATHS TO BE DIVERTED
  - FOOTPATH LINKS
  - LAND TO BE RETAINED PREDOMINANTLY IN EXISTING USE
  - FLOOD PLAIN ZONES 2 & 3



LAND WEST OF STONEHOUSE, STROUD - INDICATIVE MASTERPLAN







**KEY**

- Land to be dedicated as highway
- Land to be dedicated as footway
- Land to be dedicated as verge
- Proposed Foul Sewer and Manhole
- Proposed Surface Water Sewer and Manhole
- Highway Gully and Connection
- Proposed Foul Spur
- Proposed Surface Water Spur
- Road Sign

- GENERAL NOTES**
1. Do not scale
  2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
  3. Positions of existing services: statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work
  4. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
  5. Any anomaly or contradiction between any of the above is to be reported to the developers engineer
  6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
  7. All levels are in terms of the OS datum

- ROAD ADOPTION NOTES**
1. All works for adoption under a section 38 agreement shall be carried out in accordance with Gloucestershire County Council's requirements and to the approval of the area highway authority.

Revisions

Project:	Stonehouse West PHASE 4		
Client:	 The Complete Development Solution		
Drawing:	Section 38		
Scale:	1:500 @ A1	Date:	Feb 2020
Drawn by:	acm	Rev:	
Drawing No:	273-PH4-400		

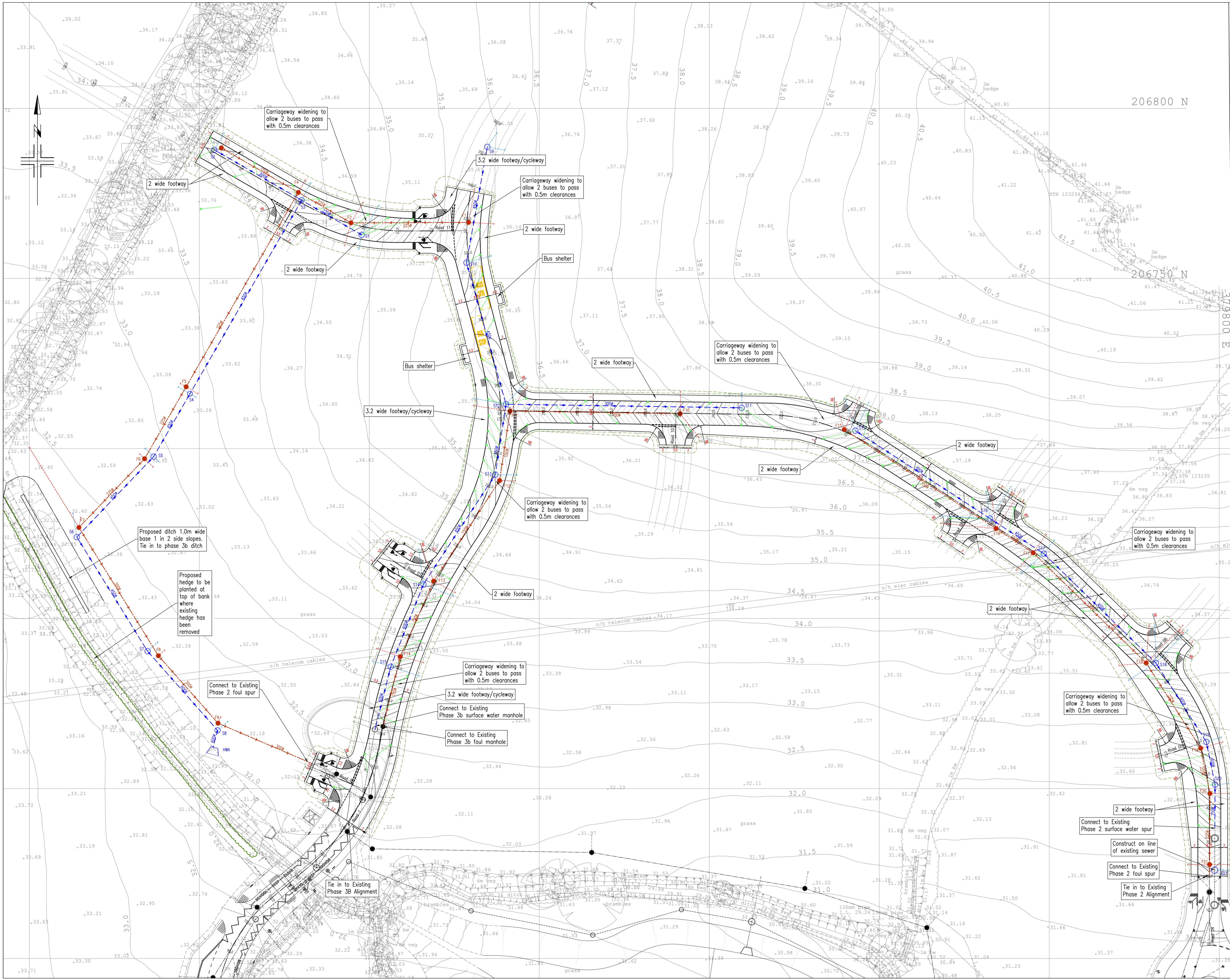
**PHOENIX DESIGN**  
Partnership Ltd.

Unit 9, Westway Garage, Marksbury, Bath, BA2 9HN Tel: 01751 479650 email: enquiries@phoenixdp.co.uk	Titan House, Lewis Road, Cardiff, CF24 5ES Tel: 029 2049 0771 www.phoenixdp.co.uk
---	---

This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments by others to either the printed or digital format.

Drg Status: **PLANNING**





- General Engineering Key**
- Existing Foul Sewer
  - Existing Surface Water Sewer
  - Adoptable Foul Sewer
  - Adoptable Surface Water Sewer
  - Adoptable Highway Gully
  - Foul Spur
  - Surface Water Spur
  - Temporary batters - 1 in 3 slope unless otherwise shown. Future development parcels to tie in with back of footway levels
  - Tactile paving (Blister Style)
  - Tactile paving (Ladder Style)
  - Road Signs

- GENERAL NOTES**
1. Do not scale
  2. The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
  3. Positions of existing services/utility undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
  4. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
  5. Any anomaly or contradiction between any of the above is to be reported to the developers engineer.
  6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
  7. All levels are in terms of the OS datum

- ROAD ADOPTION NOTES**
1. All works for adoption under a section 38 agreement shall be carried out in accordance with Gloucestershire County Council's requirements and to the approval of the area highway authority.
  2. Streetlighting positions to be pegged on site and agreed by the local authority prior to erection commencing.

- SEWER ADOPTION NOTES**
1. All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide 'Sewers For Adoption' 6th Edition and Severn Trent Water's requirements.
  2. Perforated downstream adoptable manholes to have temporary debris screens.
  3. Infill covers and frames in block paved areas are not to be used (see 2.9.6 S16 p 25)
  4. Catchpits shall not be adopted.
  5. Excavations at any change in width should be 2.5m to each side of the centre pipe line for pipe size up to 300mm diam; and 5m each side of the centre pipeline for pipes 300mm dia greater.
  6. Where pipe crossing, plastic membrane to be used for protection to eliminate any chances of cross contamination.
  7. No backdrops to be used, steeper gradients are preferred to the use of backdrops.
  8. Precast concrete manhole rings will not be cut under any circumstances. Other options are preferred, manhole built up with concrete or brick work to the top of the pipe.
  9. Protective concrete cover slabs to be used on pipes in non traffic area which doesn't achieve 0.9m/900mm cover level and 1.2m/1200mm cover in traffic area.
  10. Cover and frames should be kitemarked (Page 15, 1.16)
  11. Pipes of different diameters entering manholes should be installed with soffits at the same level.
  12. Type E manhole the opening cover and frame should be located centrally over the pipe - please refer to S16/18 Edition Figure 2.8 Type E details page 38.
  13. The outside of the sewer should be in vehicle carriageway (not footpath) and be at least 1m from the kerb line. The outside of manholes should be at least 0.5m from the kerb line.
  14. Trees on the drawing are existing or proposed and adhere to B2.3 (page 33) of S16. The trees specified will be as per Sewers for Adoption and positioned.
  15. All proposed manhole covers & frames of a minimum of 425mm/425mm to maintain clear opening and to comply with Severn Trent Water Ltd current Health & Safety standards.
  16. The materials to be used are suitable for the ground conditions.
  17. In situations where traffic loading is anticipated to be heavier than would occur on a typical residential estate distributor road (ie braking or turning near a junction) a higher specification cover (E600) should be used.

- EXCAVATION AND FILLING NOTES**
1. All fill that is placed on the site is to be compacted with suitable plant in accordance with the DTP series 600 Highway works specification. If advice is required consult the engineer or obtain specialist geotechnical advice.

A 28.05.20 Hedge shown adjacent to ditch

Project: **Stonehouse West PHASE 4**

Client: **Robert Hitchins**  
The Complete Development Solution

Drawing: **General Engineering**

Scale: 1:500 @ A1 Date: Feb 2020 Drawn by: acm

Drawing No: **273-PH4-100** Rev: A

**PHOENIX DESIGN**  
Partnership Ltd.

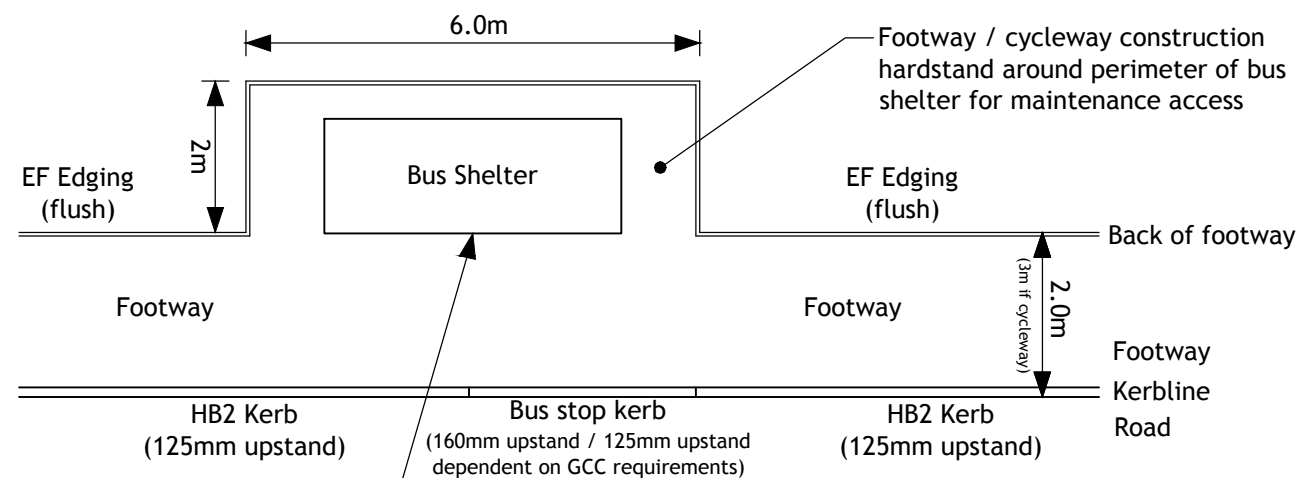
Unit 9, Westway Garage, Marksbury, Bath, BA2 9HN  
Tel: 01761 479650  
email: enquiries@phoenixdp.co.uk www.phoenixdp.co.uk

Titan House, Lewis Road, Cardiff, CF24 5ES  
Tel: 029 2049 0771

This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments by others to either the printed or digital format.

Drg Status: **PLANNING**





Proposed bus shelter (Queensbury Arun or similar Gloucestershire County Council approved) to be 3 bay cantilever style shelter with full end panels and barrel roof. Bus shelter colour: Black. Shelter to be real time passenger information compatible (electricity intake and suitable headroom for information board) and supplied with seating, a bracket to fix the bus stop flag and suitable bus time table casing. Bus shelter to be positioned to ensure the footway / cycleway is not obstructed and that a hard stand for maintenance is achievable throughout the perimeter of the shelter.


Proposed Bus Shelter Layout  
1:100

**Notes:**

1. Details of the bus shelter will be subject to Technical Approval from the adopting highway authority; Gloucestershire County Council.
2. Bus shelter colour to be black.
3. The above type / style of shelter is used on previous phases of the development and is proposed again for consistency on the Stonehouse scheme as a whole. Should this product no longer be commercially available, a similar product in looks / style should be utilised, but maintaining the characteristics of the proposed shelter where feasible.



Example of a Queensbury 'Arun' bus shelter with barrel roof, incorporating seating, enclosed bus timetable board, electricity intake unit for real time passenger information capability and a bracket for bus flag. Note, the above example has half end panels rather than full end panels.

Site Name: Land West of Stonehouse	Drawing Number: ST.PH4A.BS.01	Revision:	 <b>Robert Hitchins</b> The Complete Development Solution <small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ          Tel: 01242 680694          www.robert-hitchins.co.uk</small>
Drawing Title: Bus Shelter Details	Drawn By: EJA	Date: Feb. 2020	