



LEICESTERSHIRE COUNTY COUNCIL:
General Notes.

- All works to be undertaken shall be in accordance with the Leicestershire County Council Highways Design Guidance, LCC standard drawings/specifications and to the satisfaction of the LCC highways inspector.
- Private drainage will be installed at the back of highway boundary to prevent surface water from private driveways and footways entering the public highway.
- If proprietary drainage products are to be used within the highway (i.e. no bespoke chambers or cover slabs), the Construction Products Regs (CPR) apply and the Contractor/Developer must provide a Declaration Of Performance and CE/UKmark data for all the relevant products used to LCC.
- Compliance with CPR does not eliminate the need for a Certificate of Construction Compliance in accordance with CG 300 Appendix N, signed by the Contractor and the Independent Works Examiner.
- The Certificate of Construction Compliance shall be submitted for review and eventual countersignature upon completion of the works.

SEVERN TRENT WATER:
General Notes.

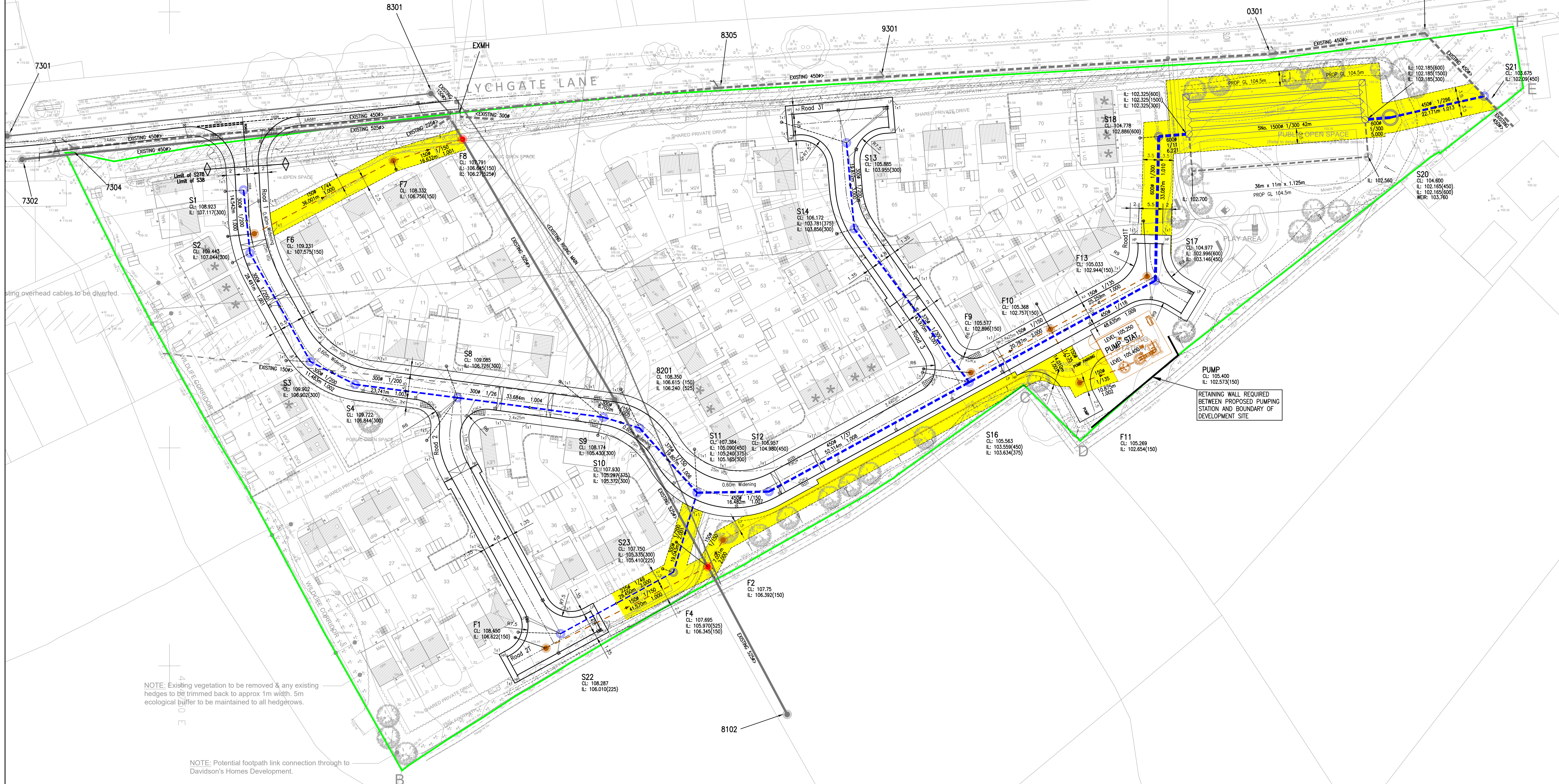
- Catchpits shall not be adopted.
- No backdrops to be used, steeper gradients are preferred to the use of backdrops.
- For Type C manholes the opening cover and frame should be located centrally over the pipe – refer to the Sewer Sector Guidance Design and Construction Document Version 2.0 Figure B14
- The outside of the sewer should be in vehicle carriageway (not footpath) and be at least 1m from the kerb line. The outside manholes should be at least 0.5m from kerb line.
- The materials to be used should be suitable for the ground conditions.
- In situations where traffic loading is anticipated to be heavier than would occur on a typical residential estate distributor road (i.e. braking or turning near a junction) a higher specification cover (E600) should be used. This should comprise either a Class E600 cover or a D400 of a type that has been assessed and approved by the sewerage company as having sufficient additional ruggedness to ensure durability

ENGINEERING GA:
General Notes.

- Do not scale this drawing. If in doubt, ask.
- This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
- All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.
- Any discrepancies noted on site are to be reported to the Engineer immediately.
- All drainage works shall be carried out in accordance with the Sewerage Sector Guidance Design and Construction Document Version 2.0.
- Prior to commencement of any drainage works, the contractor shall check the invert level of the existing sewers. If there are any discrepancies with the invert levels shown the Engineer shall be contacted immediately.
- It is the responsibility of the Contractor to locate any service apparatus in the vicinity of the works prior to the commencement of any intrusive works.
- It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the health and safety at work act 1974, and the C.O.M. regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principal designer/principal contractor, within the rates.
- The Contractor is responsible for ensuring that all works are to the satisfaction of the Engineer, and shall be deemed to have included within his rates for any necessary testing.
- The Contractor will be responsible for providing all necessary de-watering and trench support to execute the works in a satisfactory manner, and shall be deemed to have allowed for the same within his rates.
- All buried concrete products and mortar shall be made using sulphate resisting cement.
- All materials for use in the contract must be BS kitemarked. All lifting eyes in P.C.C. products shall be pointed smooth after fixing. STW requires that precast concrete rings must not be cut on site.
- Pipes shall be laid with soffits level unless stated otherwise.
- STW requires that at all pipe crossings, a plastic membrane to be used for protection to eliminate any chances of cross contamination.
- Precast concrete rings shall not be cut.
- Temporary screen/grills to be provided in storm and foul manholes in order to prevent any construction debris/fubble from entering the receiving watercourse or public foul sewer system during the construction works.
- Any existing trees or proposed tree planting within 12m of a public sewer shall accord with the requirements of the Sewer Sector Guidance Design and Construction Version 2, C1'S BS-110-1-1.
- All highway works shall be carried out in accordance with the relevant Highway Design Guide and technically approved drawings.
- The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately in writing should any errors be found.
- All tactile paving tile arrangements shall be laid with the modules in line with the crossing and must be agreed with the highway authority prior to laying. New service boxes should be located away from pedestrian dropped crossing points to avoid the need for cutting tactile paving slabs.

New footpath link through to Lychgate Lane.
Remove section of existing hedgerow to accommodate.

New footpath link through to Lychgate Lane.
Remove section of existing hedgerow to accommodate.
First 5m to be tarmac with bound hogging throughout.



ENGINEERING DESIGN UNDERTAKEN HAS BEEN BASED UPON EXISTING DRAINAGE AND SERVICE LOCATIONS CURRENTLY IDENTIFIED ON THE PAS 128 UTILITY SURVEY DRAWING NO. U3939/01 UNDERTAKEN BY NJC SURVEYS. FURTHER SITE INVESTIGATION WORKS ARE REQUIRED TO LOCATE ALL EXISTING SEWERS AND SERVICE LINE, LEVEL AND SIZES IN ORDER TO DETERMINE OVERALL SITE CONSTRAINTS FOR OVERALL DEVELOPMENT SCHEME AND ALLOW FOR ENGINEERING DESIGN ADJUSTMENTS PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS

REV	DESCRIPTION	DATE	INITIAL
E	UPDATED FURTHER TO REVISED PLANNING LAYOUT & LCC COMMENTS.	21.02.25	CM
D	UPDATED FURTHER TO CHANGES TO S270, REVISED PLANNING LAYOUT & LCC COMMENTS.	11.01.25	CM
C	NO DESIGN CHANGES, BACKGROUND INFORMATION UPDATED.	12.09.24	CM
B	LATEST PLANNING LAYOUT ADDED. ENGINEERING UPDATED TO SUIT.	20.08.24	CM
A	ATTENUATION CHANGED FROM BASIN TO PIPES	19.07.24	CM

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CLIENT
AVANT
homes

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT
**LYCHGATE LANE,
BURBAGE**

TITLE
SECTION 104 PLAN

DRAWN 	DATE 26-06-2024	PURPOSE OF ISSUE ☐ PRELIMINARY ☒ APPROVAL ☐ CONSTRUCTION
SCALE 1/500	SIZE A1	REV. E
DWG NO. E323-70-01		