

PLANNING

- General Notes
1.

DO NOT SCALE.
2.

This drawing is to be read in conjunction with all other relevant drawings and details.
3.

Should there be any conflict between the details indicated on this drawing and those on other drawing the Engineer should be informed PRIOR to construction on site.
4.

Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given it is entirely at his own risk.
5.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground, conditions / contaminants, drainage, design & planning density negotiations.
6.

All dimensions are in millimetres unless otherwise stated.

- NOTES
1.

This drawing is PRELIMINARY only and is not to be used for Construction.
2.














This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
3.

All work is to be carried out in accordance with the current British Standards, codes of practice, and building regulations.
4.

For all surface treatments and finishes refer to the Architect's details and specifications.
5.

Based on Topographical Survey drawing reference S3409/01 undertaken by NJC Surveys dated April 2022.

- LEGEND
- Development Boundary

Surface Water Drainage Maintenance Responsibility			
Drainage Feature	Responsibility	Specification	
	S104 Foul Water Sewer and manholes	Severn Trent Water	Plastic pipework and concrete manholes
	S104 Surface Water Sewer and manholes	Severn Trent Water	Plastic and concrete pipework, concrete manholes and concrete headwalls
	Existing Sewers	Severn Trent Water	As existing
	S104 Flow Control	Severn Trent Water	Concrete manhole, flow control device
	S38 Surface Water Sewers and Manholes	Leicestershire County Council	Plastic and concrete pipework, and concrete manholes
	S38 Highway Gullies (omitted from plan)	Leicestershire County Council	Concrete gullies
	Detention Basin SuDS Feature	Private Management Company (Details TBC)	Detention basin, sediment forebay and permanent pond
	Private Surface Water Laterals	Private Management Company (Details TBC)	Plastic and concrete pipework, and concrete manholes
	Private Surface Water Filter Drain	Private Management Company (Details TBC)	Plastic pipework and plastic inspection chambers / catchpits
	Private Foul Drainage and Manholes	Private Management Company (Details TBC)	Plastic pipework, and concrete manholes
	Private Foul Rising Main	Private Management Company (Details TBC)	To suit pump manufacturer requirements
	Private Foul Pumping Station	Private Management Company (Details TBC)	To suit pump manufacturer requirements
	Private Foul & Surface Water drainage within property demise (omitted from plan)	Private Land Owner	Plastic pipework, and plastic inspection chambers

