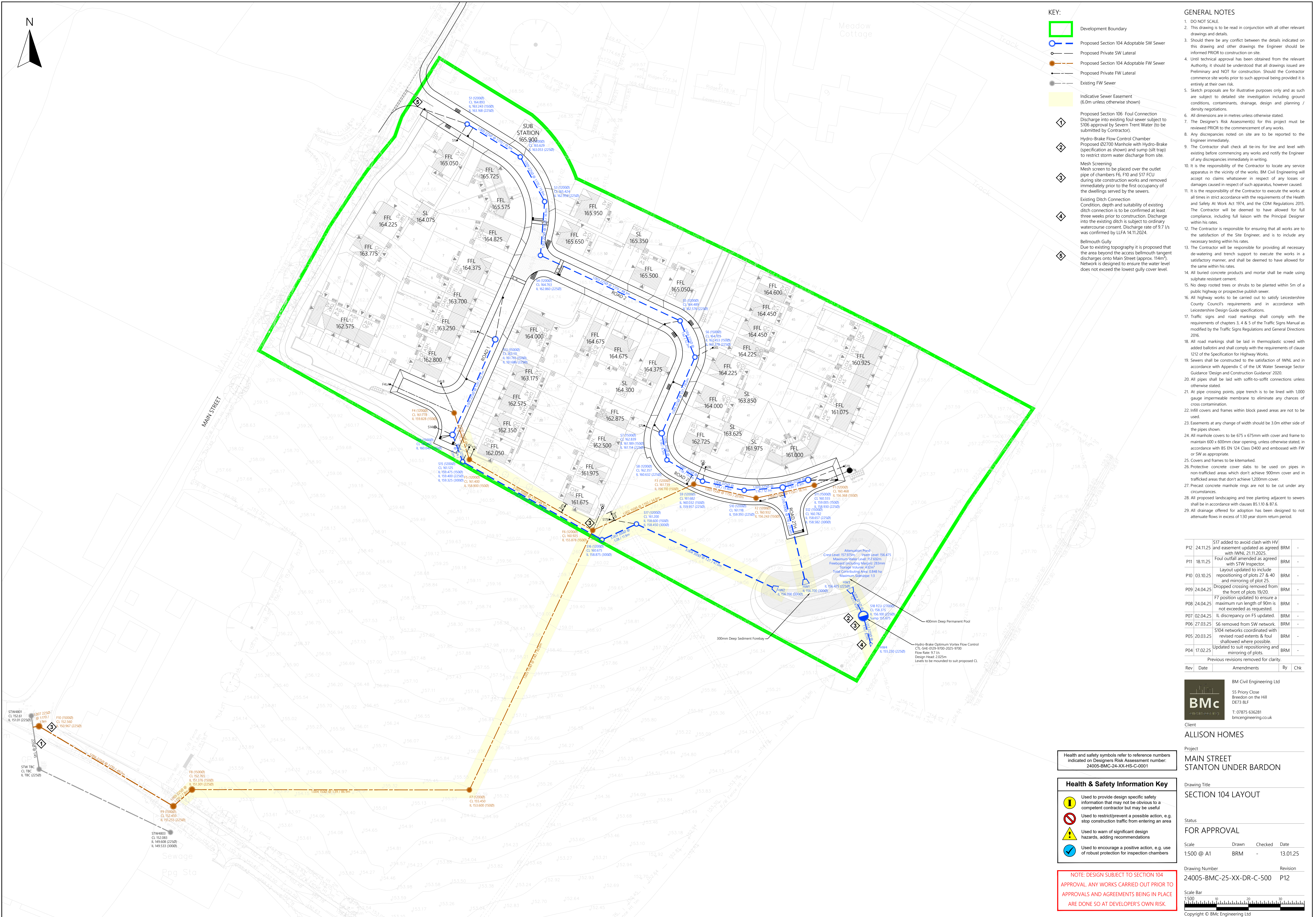




- KEY:**
- Development Boundary
 - Proposed Section 104 Adoptable SW Sewer
 - Proposed Private SW Lateral
 - Proposed Section 104 Adoptable FW Sewer
 - Proposed Private FW Lateral
 - Existing FW Sewer
 - Indicative Sewer Easement (6.0m unless otherwise shown)
- GENERAL NOTES**
- DO NOT SCALE.
 - This drawing is to be read in conjunction with all other relevant drawings and details.
 - Should there be any conflict between the details indicated on this drawing and other drawings the Engineer should be informed PRIOR to construction on site.
 - 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 works prior to such approval being provided it is entirely at their own risk.
 - Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
 - All dimensions are in metres unless otherwise stated.
 - The Designer's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works.
 - Any discrepancies noted on site are to be reported to the Engineer immediately.
 - The Contractor shall check all tie-ins for line and level with existing before commencing any works and notify the Engineer of any discrepancies immediately in writing.
 - It is the responsibility of the Contractor to locate any service apparatus in the vicinity of the works. BM Civil Engineering will accept no claims whatsoever in respect of any losses or damages caused in respect of such apparatus, however caused.
 - 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 CDM Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the Principal Designer within his rates.
 - The Contractor is responsible for ensuring that all works are to the satisfaction of the Site Engineer, and is to include any necessary testing within his rates.
 - 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 resistant cement.
 - No deep rooted trees or shrubs to be planted within 5m of a public highway or prospective publish sewer.
 - All highway works to be carried out to satisfy Leicestershire County Council's requirements and in accordance with Leicestershire Design Guide specifications.
 - Traffic signs and road markings shall comply with the requirements of chapters 3, 4 & 5 of the Traffic Signs Manual as modified by the Traffic Signs Regulations and General Directions 2016.
 - All road markings shall be laid in thermoplastic screed with added ballast and shall comply with the requirements of clause 1212 of the Specification for Highway Works.
 - Sewers shall be constructed to the satisfaction of IWNL and in accordance with Appendix C of the UK Water Sewerage Sector Guidance 'Design and Construction Guidance' 2020.
 - All pipes shall be laid with soffit-to-soffit connections unless otherwise stated.
 - At pipe crossing points, pipe trench is to be lined with 1,000 gauge impermeable membrane to eliminate any chances of cross contamination.
 - Infill covers and frames within block paved areas are not to be used.
 - Essements at any change of width should be 3.0m either side of the pipes shown.
 - All manhole covers to be 675 x 675mm with cover and frame to maintain 600 x 600mm clear opening, unless otherwise stated, in accordance with BS EN 124 Class D400 and embossed with FW or SW as appropriate.
 - Covers and frames to be kitemarked.
 - Protective concrete cover slabs to be used on pipes in non-trafficked areas which don't achieve 900mm cover and in trafficked areas that don't achieve 1200mm cover.
 - Precast concrete manhole rings are not to be cut under any circumstances.
 - All proposed landscaping and tree planting adjacent to sewers shall be in accordance with clauses 85.110 & 87.6.
 - All drainage offered for adoption has been designed to not attenuate flows in excess of 1.30 year storm return period.

P12	24.11.25	S17 added to avoid clash with HV and easement updated as agreed with IWNL 21.11.2025.	BRM	-
P11	18.11.25	Foul outfall amended as agreed with STW Inspector.	BRM	-
P10	03.10.25	Layout updated to include repositioning of plots 27 & 40 and mirroring of plot 25.	BRM	-
P09	24.04.25	Dropped crossing removed from the front of plots 19/20.	BRM	-
P08	24.04.25	F7 position updated to ensure a maximum run length of 90m is not exceeded as requested.	BRM	-
P07	02.04.25	IL discrepancy on F5 updated.	BRM	-
P06	27.03.25	S6 removed from SW network.	BRM	-
P05	20.03.25	S104 networks coordinated with revised road extents & foul shallowed where possible.	BRM	-
P04	17.02.25	Updated to suit repositioning and mirroring of plots.	BRM	-

Previous revisions removed for clarity.

Rev	Date	Amendments	By	Chk
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Client
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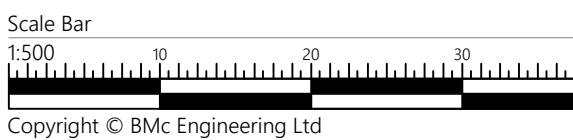
Project
**MAIN STREET
STANTON UNDER BARDON**

Drawing Title
SECTION 104 LAYOUT

Status
FOR APPROVAL

Scale	Drawn	Checked	Date
1:500 @ A1	BRM	-	13.01.25

Drawing Number	Revision
24005-BMC-25-XX-DR-C-500	P12



Health and safety symbols refer to reference numbers indicated on Designers Risk Assessment number: 24005-BMC-24-XX-HS-C-0001

Health & Safety Information Key

- Used to provide design specific safety information that may not be obvious to a competent contractor but may be useful
- Used to restrict/prevent a possible action, e.g. stop construction traffic from entering an area
- Used to warn of significant design hazards, adding recommendations
- Used to encourage a positive action, e.g. use of robust protection for inspection chambers

NOTE: DESIGN SUBJECT TO SECTION 104 APPROVAL. ANY WORKS CARRIED OUT PRIOR TO APPROVALS AND AGREEMENTS BEING IN PLACE ARE DONE SO AT DEVELOPER'S OWN RISK.