

Minimum pipe cover to soffits to be per the Sewer Sector Guidance Appendix C BS.1.7:

- 0.35m - domestic gardens and pathways without vehicle access
- 0.5m - domestic driveways, parking areas and yards for vehicles <7.5T gross weight
- 0.9m - domestic driveways, parking areas, shared spaces with limited access for vehicles >7.5T gross weight
- 0.9m - agricultural land and public open space
- 1.2m - highway and parking areas with unrestricted access for vehicles >7.5T gross weight

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround.

Internal foul drain pipe minimum gradients:

- 1:80 from SVP & WC to IC
- 1:40 from Basin & Sink to IC

Refer to Architect's/M&E drawings for pipe sizes and setting-out information.

Maximum Drainage Chamber Depths:

- Ø315mm PPIC - 1.2m - Type 4 (BS EN 13598-2)
- Ø450mm PPIC - 3.0m - Type 3/4 (BS EN 13598-2)
- Ø600mm PPIC - 3.0m - Type 3 (BS EN 13598-2)
- Ø1200mm Concrete - 6.0m (with standard detail)

All drainage to be constructed in accordance with Sewer Sector Guidance and Building Regulations Part H.

A CCTV and level survey of the as-built drainage to OS Datum and Grid is to be undertaken by the Contractor and provided to the Engineer for final approval.

Sewer details shown have been taken from STW Water sewer records. Contractor to validate drainage locations and levels prior to commencement of the works.

Construction Note:
It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions along drainage route (such as unrecorded services). If the drainage is laid from the site out to the outfall, it can result in significant abortive works to relay and overcome such obstructions.

SAFETY, HEALTH AND ENVIRONMENTAL HAZARD INFORMATION BOX

THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS

EXISTING UNNAMED WATERCOURSE
EXISTING HIGHWAY
EXISTING SERVICES

MAINTENANCE / CLEANING RISKS

NONE RELEVANT TO THIS DRAWING.

DEMOLITION RISKS

NONE RELEVANT TO THIS DRAWING.

Flow Control Chamber	Catchment Area Including Urban Creep (ha)	Proposed Discharge Rate 1:100+40%CC
S21	2.039	7.0 l/s
S44	1.889	5.0 l/s
S63	1.847	5.10 l/s
S64	0.085	5.00 l/s
S78	0.973	5.00 l/s
Total	9.952	43.30 l/s

NOTES

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Watercourse / Ditch Surface Water Outfall

Invert levels of the existing ditch/watercourse TBC prior to any construction works by the Contractor and Non-return flap valve installed to headwall
Surface Water Headwall Outfall
New headwall construction subject to OWC by LLFA

Existing STW Foul Sewer

Contractor to validate invert level of STW Foul sewer prior to start of drainage works. Connection is subject to STW S106 application approval, submitted by Contractor.

Mesh Screening

Mesh screen to be placed over the outlet pipe of chambers during site construction works and removed immediately prior to the first occupancy of the dwellings served by the sewers.

Existing STW Combined Rising Main

Contractor to validate levels & location of STW Combined Rising Main utilising either a GDPR or CCTV & Trace Survey

Foul Water Rising Main Route

Foul rising main route subject to agreement with STW and third party land owners.

Flood Alleviation Works

Flood alleviation works are to be constructed as per JBA's Hydraulic Modeling Option 4

Existing Culvert

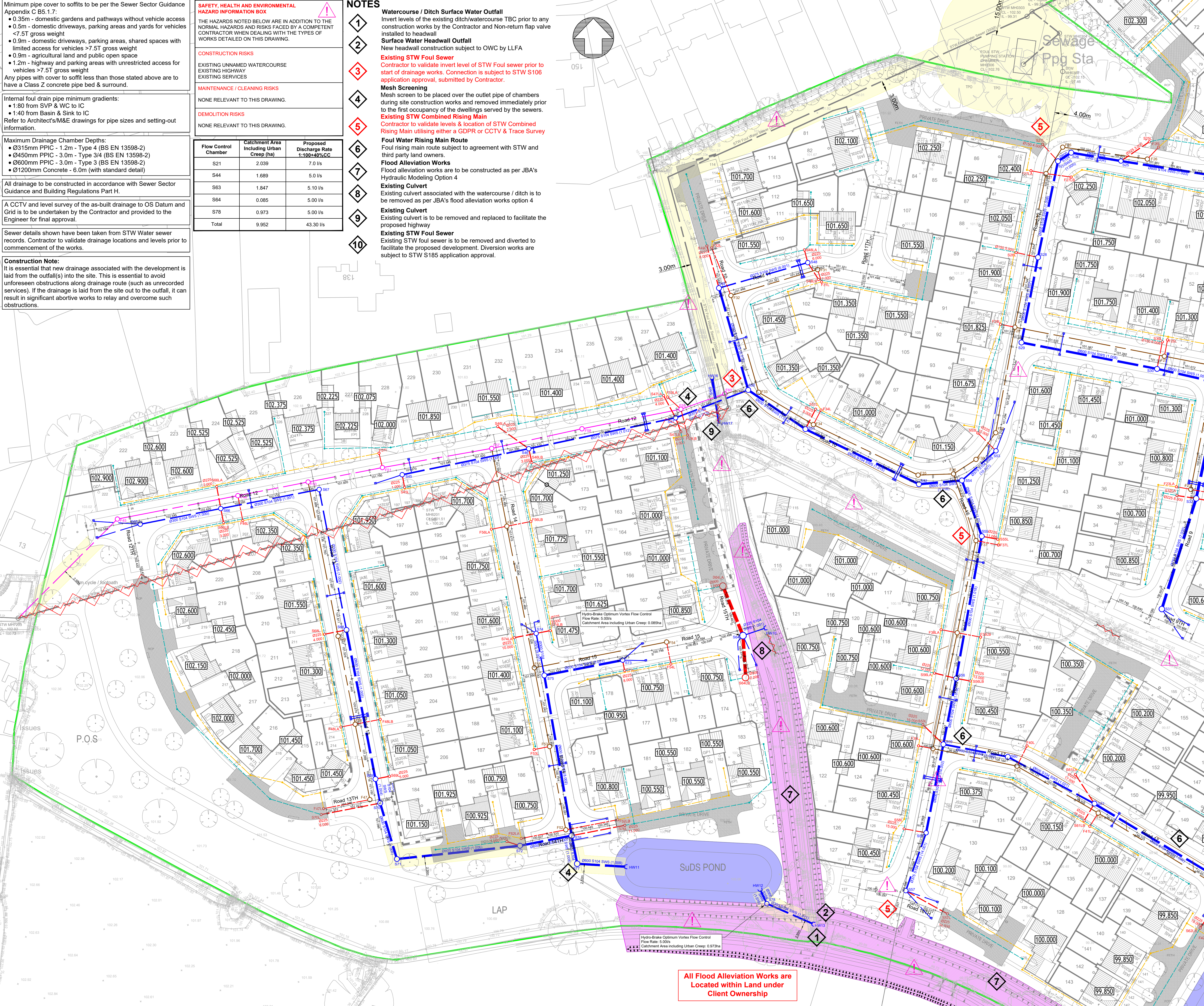
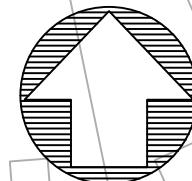
Existing culvert associated with the watercourse / ditch is to be removed as per JBA's flood alleviation works option 4

Existing Culvert

Existing culvert is to be removed and replaced to facilitate the proposed highway

Existing STW Foul Sewer

Existing STW foul sewer is to be removed and diverted to facilitate the proposed development. Diversion works are subject to STW S185 application approval.



- 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 drawings 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 their own risk.
 5. 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.
 6. All dimensions are in millimetres unless otherwise stated.
 7. The Farrow Walsh Limited Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

1. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
2. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
3. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies to be reported to the engineer prior to commencement of works.
4. All uncovered and shallow pipework to be protected against construction traffic as part of the contractors temporary works requirements.
5. Proposed drainage passing through new foundations to be sleeved with cast-in oversized pipework.
6. Exact location line and level of existing stubs to existing manholes in the road to be confirmed on site prior to construction.
7. Cover levels shown are approximate only, subject to the Architect's external works and landscaping scheme.
8. See Architect's details for all setting out dimensions to buildings and boundaries etc.
9. All connections to road gullies and channels shall be 150mm nominal bore pipework. Connections to RWPs to be 100mm nominal bore pipework subject to confirmation of RWP sizes and/or design flow. No pipe work to be downsized in the direction of flow.
10. Connections to foul terminal fittings to be 100mm nominal bore pipework subject to confirmation of above ground pipe diameters and/or design flow. No pipe work to be downsized in the direction of flow.
11. All un-noted pipework to be 100mm dia. Unless subject to the notes above.
12. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted.
13. All pipes connecting to adopted manholes up to and including 300mm dia. to be U-PVC.
14. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
15. All pipes under buildings without suspended floors shall have Class S bedding.
16. All pipework entering and exiting manholes to be connected with pipe soffits level.
17. Pre-formed channels to be used at all manholes.
18. High strength concrete benching to be steel trowelled to a dense smooth face neatly shaped and finished to all branch connections and laid in accordance with the specification.

LEGEND

- Site Boundary
- Existing Rising Mains
- Existing Sewers/Drains
- Existing Sewers/Drains to be divested
- Proposed Adoptable S185 Foul Sewer Diversion
- Proposed Adoptable S104 Foul Sewer
- Proposed Adoptable S104 & S38 Surface Water Sewer
- Proposed Adoptable S104 Foul Water Rising Main
- Proposed Adoptable S38 Gully & Connection
- Proposed Lateral Foul & Storm
- Domestic Foul Water Sewer
- Domestic Surface Water Sewer
- Sewer Easement as per SSG Guidance
- Attenuation Basin
- Flood Alleviation Area

PO1 Preliminary Issue.	JR	TB	RM	18.08.25
Rev Description of updates	Drawn	Checked	Approved	Date
Revision Schedule				

62 Highcross Street, Leicester LE1 4NN
321 Bradford Street, Birmingham B5 6ET
0330 100 0363
www.farrowwalsh.com

Status: **PRELIMINARY**

Client: Jelson Homes Ltd.

Project: Sapcote Road, Burbage

Title: Outline Drainage Layout - Sheet 3 of 4

Drawn: JR	Checked: TB	Approved: RM	Date: August 2025	Scale: 1:500 @ A1
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Drawing No. 2544-FWL-ZZ-ZZ-DR-D-5203	Revision: P01
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