

Minimum pipe cover to soffits to be per the Sewer Sector Guidance Appendix C B5.1.7:

- 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.

NOTES

1 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.

2 Surface Water Headwall Outfall
New headwall construction subject to OWC by LLFA

3 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.

4 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.

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

6 Foul Water Rising Main Route
Foul rising main route subject to agreement with STW and third party land owners.

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

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

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

10 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 used in conjunction with all other relevant drawings and details.
3. Showings are to be only correct within the details indicated on this drawing and those on other drawings, the contractor should be informed PRIOR to construction on the 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 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 requirements.
6. All dimensions are in millimetre 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 Architects details.
2. All work is to be carried out in accordance with the current British Standards, codes of practice and 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. Existing 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 dimensions to be given in metres and centimetres. All dimensions are in metres.
10. Connections to foul terminal fittings to be 100mm nominal bore pipework subject to confirmation of RWP sizes and/or design flow.
11. All unlined pipework to be 100mm dia. Unless subject to the notes above.
12. All pipes to be U-PVC or type in accordance with WES 4.35.01 unless otherwise noted.
13. All pipes connecting to adopted manholes up to and including 300mm dia. to be Concrete.
14. All pipes connecting to adopted manholes greater than 300mm dia. to be U-PVC.
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 soffit levels.
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



P01 Preliminary Issue.
Rev. Description of updates
Drawn: JR Checked: TB Approved: RM Date: 18.08.25

Revision Schedule

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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

Drawing No: 2544-FWL-ZZ-ZZ-DR-D-5203 Revision: P01

All Flood Alleviation Works are Located within Land under Client Ownership