

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

- 0.30m - domestic gardens and pathways without vehicle access
- 0.50m - domestic driveways, parking areas and yards for vehicles
- 0.90m - domestic driveways, parking areas, shared spaces with limited access for vehicles > 5.7 gross weight
- 0.90m - agricultural land and public open space
- 1.2m - highway and parking areas with unrestricted access for vehicles > 5.7 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 settling-out information.

Maximum Drainage Chamber Depths:

- Ø315mm PPC - 1.2m - Type 4 (BS EN 13598-2)
- Ø450mm PPC - 3.0m - Type 3/4 (BS EN 13598-2)
- Ø600mm PPC - 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.

Flow Control Chamber	Catchment Area Including Urban Creep (ha)	Proposed Discharge Rate 1:100yr-4% AEP
S21	2.039	7.0 l/s
S44	1.689	5.0 l/s
S93	1.847	5.10 l/s
S64	0.085	5.00 l/s
S78	0.973	5.00 l/s
Total	9.652	43.20 l/s

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. Unit technical approval has been obtained from the relevant Authority. It should be understood that the Contractor shall be responsible for obtaining the necessary consents and permissions for the 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 investigation.
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 the relevant 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 proposed drainage passing through new foundations to be sleeved with cast-in oversized pipework.
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.
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 new drainage to be constructed to a minimum depth of 150mm below finished ground level to RHPs to be 100mm nominal bore pipework subject to confirmation of RHP 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 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 100mm nominal bore unless otherwise noted.
13. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
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 B bedding.
16. All pipes under buildings without suspended floors shall have Class B bedding.
17. Pre-cast drainage to be used for 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 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

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

Existing Culvert
Existing culvert associated with the watercourse / ditch is to be removed

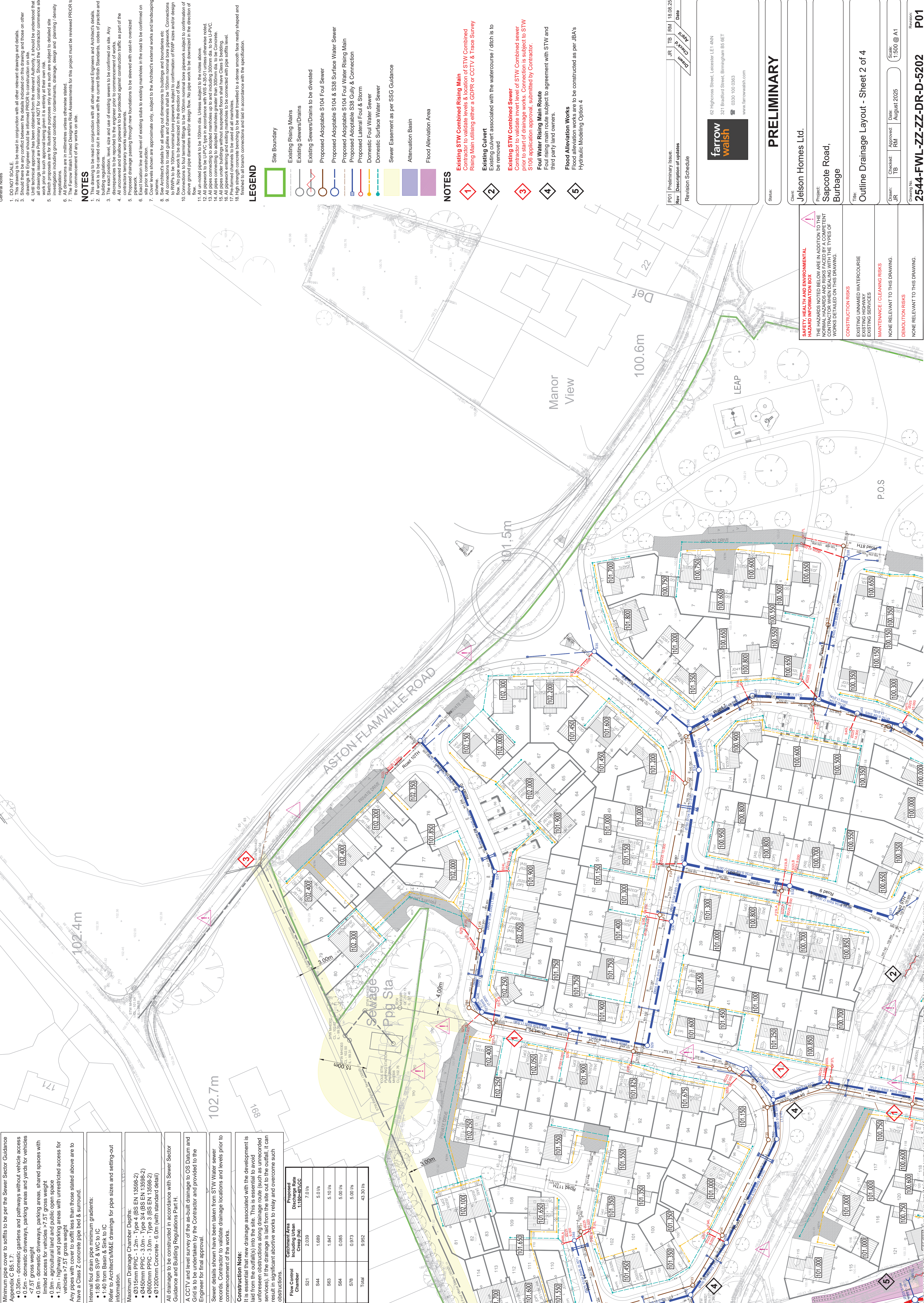
Existing STW Combined Sewer
Contractor to validate invert level of STW Combined sewer prior to start of drainage works. Connection is subject to STW S106 application approval, submitted by Contractor.

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

NOTES

1. **Existing STW Combined Rising Main**
Contractor to validate levels & location of STW Combined Rising Main utilising either a GPR or CCTV & Trace Survey
2. **Existing Culvert**
Existing culvert associated with the watercourse / ditch is to be removed
3. **Existing STW Combined Sewer**
Contractor to validate invert level of STW Combined sewer prior to start of drainage works. Connection is subject to STW S106 application approval, submitted by Contractor.
4. **Foul Water Rising Main Route**
Foul rising main route subject to agreement with STW and third party land owners.
5. **Flood Alleviation Works**
Flood alleviation works are to be constructed as per JBA's Hydraulic Modeling Option 4



Rev	Description or updates	Drawn	Checked	App'd	Date
P01	Preliminary Issue	JR	TB	RN	18.08.25

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Scale: 1:500 @ A1

PRELIMINARY

Client:
Jelson Homes Ltd.

Project:
Sapcote Road, Burbage

Title:
Outline Drainage Layout - Sheet 2 of 4

Drawn:
JR

Checked:
TB

Approved:
RM

Date:
August 2025

Scale:
1:500 @ A1

Revision:
P01

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 DETAILLED ON THIS DRAWING.

CONSTRUCTION RISKS

EXISTING UNNAMED WATERCOURSE EXISTING SERVICES

MAINTENANCE / CLEANING RISKS

NONE RELEVANT TO THIS DRAWING.

DEMOLITION RISKS

NONE RELEVANT TO THIS DRAWING.