















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. All technical approval has been obtained PRIOR to construction on site. It should be understood that the Engineer's approval is given on the basis of the information provided. The Contractor commences 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.
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 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.
3. 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.
4. Erection time and level of existing stabs to existing manholes in the road to be confirmed on site.
5. Cover levels shown are approximate only, subject to the Architect's external works and landscaping scheme.
6. Architect's details for siting out dimensions to buildings and boundaries etc.
7. All connections to existing sewers shall be 150mm dia. Connections to RWP's 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.
8. Connections to foul terminal fittings to be 100mm nominal bore pipework subject to confirmation of flow. girth pipe diameter's and/or design flow. No pipe work to be downsized in the direction of flow.
9. All unrooted pipework to be 100mm dia. Unless subject to the notes above.
10. All pipework to be laid to a minimum depth of 100mm below finished ground level.
11. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete.
12. All pipes connecting to adopted manholes greater than 300mm dia. to be L-PVC.
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15. All pipes connecting to adopted manholes greater than 300mm dia. to be L-PVC.
16. All pipes connecting to adopted manholes greater than 300mm dia. to be L-PVC.
17. High strength concrete benching to be used at all manholes.
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LEGEND

-  Site Boundary
-  Existing Rising Mains
-  Existing Sewers/Drains
-  Proposed Adoptable S185 Foul Sewer Diversion
-  Proposed Adoptable S104 Foul Sewer
-  Proposed Adoptable S104 & S38 Surface Water Sewer
-  Proposed Adoptable S185 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
-  Proposed Attenuation Basin
-  Proposed Flood Alleviation Works



DRWG	JR	TB	RM	18.08.25
DATE				
CHKD				
DATE				

P01 Preliminary Issue
 Rev Description of updates
 Revision Schedule

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 www.farrowwalsh.com

Scale:
PRELIMINARY
 Client:
Jelson Homes Ltd.
 Project:
Sapcote Road, Bursage

Title:
Outline Drainage Layout - Overview
 Drawn:
 Checked:
 Approved:
 Date:
 August 2025
 Scale:
 1:1000 @ A1

Revision:
P01
 Drawing No.
2544-FWL-ZZ-ZZ-DR-D-5200

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