

- ### Drainage & Pipe Laying Notes
- Proposed site plan based on L'Arche Developments drawing 2037-00-07 Rev H, dated September 2025.
 - All work is to be undertaken in accordance with the following standards:
BS EN 1610:2015 - Construction & Testing of Drains & Sewers.
Building Regulations Document Part H.
 - All pipe laying works are to proceed upstream unless noted otherwise.
 - All drainage runs shall be completed in advance of the external works.
 - Manhole locations where full setting out is not provided shall be fixed at the best location that suits the criteria indicated on the drawings (i.e. pipe gradients, lengths, incoming connections). Such manholes shall have their placement confirmed to the contract administrator.
 - Flows into the network should be avoided until the outfalls are established. If water entry is unavoidable prior to this, a sump should be constructed to be pumped out as required.
 - Existing invert levels at final discharge points to be checked prior to construction.
 - Where additional connections to the network are instructed by others (or shown on their drawings) such connections shall not be made without confirmation from the contract administrator.
 - Any existing pipes, french drains, streams or water entries encountered during pipe laying or elsewhere within the contract boundary should be reported to the contract administrator immediately.
 - Manhole cover and frame to suit manhole/inspection chamber & in accordance with EN 124.
 - Concrete pipes to comply with the requirements of BS 5911 and to be flexibly jointed.
 - Plastic pipes and fittings to the following:
UPVC - to BS EN 1401
Polypropylene - to BS EN 1852
 - Clay pipes to be vitrified clay extra strength, plain end pipes and fittings with plastic sleeve joints to BS 65:1981.
 - Pipes and fittings are to be laid in accordance with manufacturers recommendations.
 - Pipe work beneath buildings to have concrete bed and surround.
 - Where cover to adopted pipes is less than 1200mm and 900mm to private pipes in roads and hard standings concrete protection is to be provided. All drain runs near buildings shall also receive concrete protection - refer to details.
 - Where surface water pipes cross foul water pipes both pipes to have concrete bed, surround and infill between.
 - All pipe trenches shall have selected excavated material for backfill, except for those which pass beneath any buildings or external pavements which shall have type 2 material for backfill.
 - Until final surface is placed, heavy traffic is not to be allowed over pipe trenches without special provisions
 - All landscaping, footpaths and street furniture to architects specification and details.

SURFACE MANHOLE SCHEDULE								
MH Ref	MH CL, m	MH IL, m	MH Depth, m	Incoming Pipe IL (m)	Incoming Pipe Size (mm)	MH Dia, m	MH Type	MH Cover
S1	291.651	290.601	1.050	290.601	150	0.450	TYPE E	B125
S2	292.370	291.320	1.050	291.320	150	0.450	TYPE E	B125
S3	291.700	290.650	1.050	290.650	150	0.600	TYPE D	D400
S4	291.850	290.517	1.333	290.517	150	0.600	TYPE D	D400
S5	290.780	289.730	1.050	289.730	150	1.200	TYPE B1/E	D400
S6	293.000	291.950	1.050	291.950	150	0.450	TYPE E	B125
S7	292.200	291.150	1.050	291.150	150	0.450	TYPE E	B125
S8	292.200	291.048	1.152	291.048	150	0.600	TYPE D	D400
S9	291.915	290.565	1.350	290.565	150	0.600	TYPE D	D400
S10	291.400	289.658	1.742	290.350	150	1.200	TYPE B	D400
S11	290.880	289.599	1.281	289.599	150	1.200	TYPE B1/E	D400
S12	292.750	291.700	1.050	291.700	150	0.600	TYPE D	D400
S13	292.750	291.221	1.529	291.221	150	0.600	TYPE D	D400
S14	292.750	291.125	1.625	291.125	150	0.600	TYPE D	D400
S15	291.400	289.358	2.042	290.350	150	1.200	TYPE B	D400
S16	293.300	292.250	1.050	292.250	150	0.450	TYPE E	B125
S17	292.100	292.050	1.050	292.050	150	0.450	TYPE E	B125
S18	293.300	291.957	1.343	291.957	150	0.600	TYPE D	D400
S19	293.300	291.841	1.459	291.841	150	0.600	TYPE D	D400
S20	293.300	291.741	1.559	291.741	150	0.600	TYPE D	D400
S21	292.880	291.579	1.301	291.579	150	0.600	TYPE D	D400
S22	292.600	291.401	1.199	291.401	150	0.600	TYPE D	D400
S23	291.350	290.300	1.050	290.300	150	0.450	TYPE E	B125
S24	291.350	290.099	1.251	290.099	150	0.600	TYPE D	D400
S25	291.350	289.951	1.399	289.951	150	0.600	TYPE D	D400
S26	291.300	289.763	1.537	289.763	150	0.600	TYPE D	D400
S27	291.600	290.550	1.050	290.550	150	0.450	TYPE E	B125
S28	291.600	289.696	1.904	290.396	150	0.600	TYPE D	D400
S29	290.360	289.310	1.050	289.310	150	0.600	TYPE D	D400
S30	290.360	289.310	1.050	289.310	150	0.600	TYPE D	D400
S31	289.880	288.830	1.050	288.830	150	0.450	TYPE E	B125
S32	290.407	289.357	1.050	289.357	150	0.450	TYPE E	B125
S33	288.310	287.260	1.050	287.260	150	0.450	TYPE E	B125
S34	289.416	288.366	1.050	288.366	150	0.450	TYPE E	B125
S35	289.817	288.212	1.605	288.212	150	0.600	TYPE D	D400

FOUL MANHOLE SCHEDULE								
MH Ref	MH CL, m	MH IL, m	MH Depth, m	Incoming Pipe IL (m)	Incoming Pipe Size (mm)	MH Dia, m	MH Type	MH Cover
F1	291.850	291.150	0.700	291.150	100	0.450	TYPE E	B125
F2	291.651	290.951	0.700	290.951	100	0.450	TYPE E	B125
F3	291.700	291.000	0.700	291.000	100	0.600	TYPE D	D400
F4	291.850	290.870	0.980	290.870	100	0.600	TYPE D	D400
F5	292.245	291.545	0.700	291.545	100	0.450	TYPE E	B125
F6	292.245	291.334	0.911	291.334	100	0.450	TYPE E	B125
F7	292.245	291.545	0.700	291.545	100	0.450	TYPE E	B125
F8	291.600	290.900	0.700	290.900	100	0.600	TYPE D	D400
F9	292.245	290.747	1.498	291.287	100	0.600	TYPE D	D400
F10	292.750	292.050	0.700	292.050	100	0.450	TYPE E	B125
F11	292.750	291.816	0.934	291.816	100	0.450	TYPE E	B125
F12	292.750	291.693	1.057	291.693	100	0.450	TYPE E	B125
F13	292.750	292.050	0.700	292.050	100	0.450	TYPE E	B125
F14	292.750	291.950	0.800	291.950	100	0.450	TYPE E	B125
F15	292.750	291.652	1.098	291.859	100	0.450	TYPE E	B125
F16	291.200	290.450	0.750	290.500	100	1.200	TYPE B1/E	D400
F17	290.800	290.024	0.776	290.024	150	1.200	TYPE B1/E	D400
F18	290.680	289.911	0.769	289.961	100	1.200	TYPE B1/E	D400
F19	289.900	289.150	0.750	289.150	150	1.200	TYPE B1/E	D400
F20	293.300	292.600	0.700	292.600	100	0.450	TYPE E	B125
F21	293.300	292.461	0.839	292.461	100	0.450	TYPE E	B125
F22	293.300	292.600	0.700	292.600	100	0.450	TYPE E	B125
F23	293.300	292.542	0.758	292.542	100	0.450	TYPE E	B125
F24	293.300	292.481	0.819	292.481	100	0.450	TYPE E	B125
F25	293.300	292.262	1.038	292.262	100	0.600	TYPE D	D400
F26	293.300	292.073	1.227	292.123	100	0.600	TYPE D	D400
F27	291.350	290.650	0.700	290.650	100	0.450	TYPE E	B125
F28	291.500	290.507	0.993	290.507	100	0.450	TYPE E	B125
F29	291.500	289.809	1.691	290.196	100	0.600	TYPE D	D400
F30	291.350	290.650	0.700	290.650	100	0.450	TYPE E	B125
F31	291.350	290.564	0.786	290.564	100	0.450	TYPE E	B125
F32	291.350	290.363	0.987	290.363	100	0.600	TYPE D	D400
F33	291.350	290.650	0.700	290.650	100	0.450	TYPE E	B125
F34	291.500	289.974	1.526	290.274	100	0.600	TYPE D	D400
F35	292.400	289.586	2.814	291.650	150	0.600	TYPE D	D400
F36	288.080	287.330	0.750	287.330	150	1.200	TYPE B1/E	D400
F37	289.416	288.716	0.700	288.716	100	0.450	TYPE E	B125
F38	289.416	288.626	0.790	288.626	100	0.450	TYPE E	B125
F39	289.750	289.050	0.700	289.050	100	0.450	TYPE E	B125
F40	289.750	288.978	0.772	288.978	100	0.450	TYPE E	B125
F41	289.420	288.531	0.889	288.531	100	0.450	TYPE E	B125
F42	287.300	286.550	0.750	286.600	100	1.200	TYPE B1/E	D400
F43	289.880	289.180	0.700	289.180	100	0.450	TYPE E	B125
F44	289.880	289.180	0.700	289.180	100	0.450	TYPE E	B125
F45	289.880	289.104	0.776	289.104	100	0.450	TYPE E	B125
F46	289.000	288.300	0.700	288.300	100	0.450	TYPE E	B125
F47	288.900	288.200	0.700	288.200	100	0.450	TYPE E	B125
F48	286.270	285.520	0.750	285.570	100	1.200	TYPE B1/E	D400

Dia. of Drain (mm)	Material	Manufacturer
100-225	uPVC	Polypipe

Note
All proposed tree & bush plantings within 5m of proposed drainage to have a root containment system.

Soakaway Note Updated	A	16/09/2025	TM	KGP
DESCRIPTION	REV	DATE	CHK	APR



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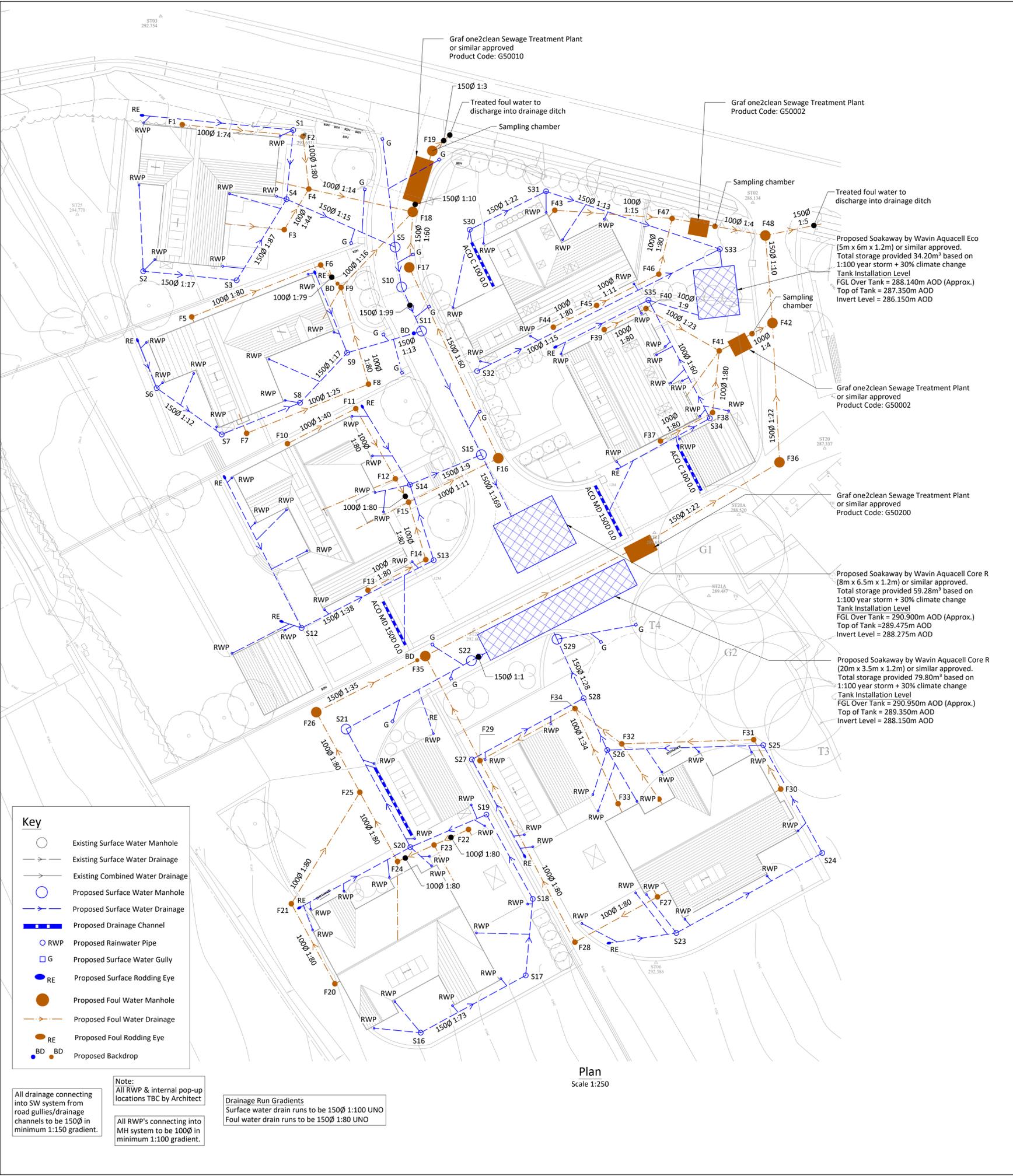
PROJECT
Royd Moor Farm Thurlstone

DRAWING TITLE
Detailed Drainage General Arrangement

CLIENT
Kingsman Homes

STATUS
Information

DRAWN	WS	DATE	15/09/2025
CHECKED	TM	SCALE	
APPROVED	KGP	AS SHOWN @ A1	
DRAWING NUMBER	186-81-500	REVISION	A



All drainage connecting into SW system from road gullies/drainage channels to be 150Ø in minimum 1:150 gradient.

Drainage Run Gradients
Surface water drain runs to be 150Ø 1:100 UNO
Foul water drain runs to be 150Ø 1:80 UNO

Plan
Scale 1:250