KEY

- PROPOSED SURFACE WATER HIGHWAY DRAIN
- PROPOSED SURFACE WATER PRIVATE DOMESTIC DRAIN RUN 100MM DIA
- PROPOSED FOUL WATER ADOPTABLE SEWER
- PROPOSED FOUL WATER PRIVATE DOMESTIC DRAIN RUN 150MM DIA
- PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER
- PROPOSED ADOPTABLE 1200DIA FOUL MANHOLE
- PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER
- PROPOSED ADOPTABLE 1200DIA HIGHWAY MANHOLE
- PROPOSED POROUS PAVING
- PERMEABLE PAVING TO SOAKAWAY
- PERFORATED PIPE
- THRESHOLD DRAIN
- FRENCH DRAIN TO INTERCEPT OVERLAND RUNOFF
- DIRECTION OF OVERLAND RUNOFF
- EASEMENT
- WHERE FALLS ARE TOWARDS THE PROPERTIES, FRONT GARDENS / LANDSCAPING WILL BE PROFILED TO FALL TOWARDS THE PERMEABLE PARKING BAYS. SOME OF THE OVERLAND RUNOFF WILL INFILTRATE INTO THE TOP SOIL.
- PROPOSED EDGING KERB TO DIVERT RUNOFF AWAY FROM DWELLINGS AND TOWARDS PERMEABLE DRIVES
- PROPOSED HEDGES TO DIVERT RUNOFF BETWEEN PROPERTIES AND REDUCE THE VELOCITIES OF ANY OVERLAND RUNOFF.
- GRAVELED AREAS TO INTERCEPT FLOWS AT THRESHOLD IN ADDITION TO THRESHOLD DRAINS AND FRENCH DRAINS.
- PROPOSED TREES TO REDUCE VELOCITIES OF ANY OVERLAND RUNOFF.
- PROPOSED RETAIINING WALL
- PROPOSED DURAPOST RTW
- PROPOSED GRAVELBOARD

NOTES:

1.ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.

2.ALL DRAINAGE WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF BS 752 BUILDING DRAINAGE AND BUILDING REGULATIONS 2010 INCORPORATING 2015 AMENDMENTS.

3.ALL MATERIALS, UNLESS SPECIFIED OTHERWISE, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARD. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYER'S REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.

4.THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND DETAILS AND CONTRACT DOCUMENTATION

5.ANY DISCREPANCIES IN THE DETAILS SHOWN TO BE REPORTED TO THE EMPLOYER'S REPRESENTATIVE/ENGINEER PRIOR TO CONSTRUCTION.

6.LOCATION AND LEVELS OF EXISTING DRAINAGE RUNS ARE BASED UPON SEWER RECORD PLANS AND MUST BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.

7.ALL EXISTING SERVICES TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORKS.

8.ALL DRAINAGE AND FITTINGS TO BE FLEXIBLY JOINTED CLAYWARE TO BS EN295 OR CONCRETE TO BS5911 PART 100 OR FLEXIBLY JOINTED UPVC PIPES AND FITTINGS TO WIS No 4-13-05.

9.TYPICAL PIPE BEDDING TO DRAINAGE WHERE DEPTH TO SOFFIT IS GREATER THAN 900mm IN LANDSCAPED AREAS AND GREATER THAN 1200mm IN TRAFFICKED AREAS IS TO BE CLASS S (I.E. 10-14mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES UP TO 525Ø AND 20 - 40mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES GREATER THAN 525Ø)

10.WHERE DEPTH TO SOFFIT OF DRAINAGE PIPEWORK IS LESS THAN 900mm IN LANDSCAPED AREAS AND LESS THAN 1200mm IN TRAFFICKED AREAS THEN PIPEWORK IS TO BE PROTECTED WITH 150mm MINIMUM THICK CONCRETE BED & SURROUND

11. BACKFILL TO DRAINAGE TRENCHES UNDER CARRIAGEWAYS TO BE TYPE 1 SUB-BASE MATERIAL, ELSEWHERE BACKFILL TO BE FREE DRAINING READILY COMPATIBLE MATERIAL, FREE FROM RUBBISH AND ORGANIC MATTER, FROZEN SOIL CLAY LUMPS AND LARGE STONES. TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THICK.

12.A FLEXIBLE JOINT SHALL BE PROVIDED AS CLOSE AS IS FESIBLE TO OUTSIDE FACE OF ANY STRUCTURE INTO WHICH A PIPE IS BUILT. COMPATIBLE WITH THE SATISFACTORY COMPLETION AND SUBSEQUENT MOVEMENT OF THE JOINT. THE LENGTH OF THE NEXT PIPE (ROCKER PIPE) AWAY FROM THE STRUCTURE SHALL BE SHOWN IN THE TABLE BELOW.

NOMINAL DIAMETER (mm)	EFFECTIVE LENGTH (m)
150-600	0.6
675-750	1.0
825 AND OVER	1.25

13. ALL LEVELS ARE IN METERS ABOVE ORDNANCE DATUM.
14. ALL FOUL DRAINS ARE 100mm DIA
15. ALL STORM DRAINS ARE 150mm DIA UNLESS NOTED OTHERWISE

E	UPDATED INLINE WITH LLFA COMMENTS	27.10.25
D	FFLS CHANGED ON PLOTS 68-77	21.07.25
C	AMENDED INLINE WITH LLFA COMMENTS	28.10.24
B	AMENDED INLINE WITH LLFA COMMENTS	16.10.24
A	AMENDED INLINE WITH LLFA COMMENTS	15.10.24

TENFORD LANE
UPPER TEAN
PHASE 2

OVERLAND ROUTING PLAN
SHEET 2 OF 4

Scale 1:250

Date 21.07.2025

Drawing Nr K23-013-508

Revision E

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