



- GENERAL NOTES**
1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
 2. ALL EXISTING SERVICES, SEWERS AND DRAINS INDICATED ON THIS DRAWING AND ANY OTHER RELATED DRAWINGS ARE SHOWN ONLY INDICATIVELY, AND SHALL HAVE THEIR POSITIONS AND LEVELS CONFIRMED ON SITE BY THE CONTRACTOR.
 3. THE INVERT LEVELS OF ALL EXISTING SEWERS, DRAINS, DITCHES, TANKS OR OTHER FEATURES AND APPARATUS WHERE A NEW CONNECTION IS TO BE MADE SHALL HAVE THEIR PRECISE POSITION AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. THE RESULTS OF THE INVESTIGATIONS SHALL BE CONFIRMED TO MTC ENGINEERING (CAMBRIDGE) LTD SO THAT THE DESIGN CAN BE VERIFIED.
- DRAINAGE NOTES**
1. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS 2010, PART H, "DRAINAGE AND WASTE DISPOSAL", (01ST OCTOBER 2015).
 2. ALL PIPES TO BE BEDDED AND BACKFILLED IN ACCORDANCE WITH PART H, DIAGRAM 10. SHALLOW PIPES SHALL BE PROTECTED IN ACCORDANCE WITH PART H, DIAGRAM 11.
 3. UNLESS OTHERWISE STATED, ALL PRIVATE DRAINAGE TO BE 100MM DIAMETER. GRADIENTS HAVE BEEN SHOWN WHERE THERE ARE PIPE CAPACITY ISSUES AND THESE SHOULD BE REGARDED AS MINIMUMS. UNLESS THERE ARE CONSTRAINTS DICTATING OTHERWISE, GRADIENTS SHALL GENERALLY BE 1 IN 60. 100MM DIAMETER PIPES SHALL NOT BE LAID FLATTER THAN 1 IN 80. 150MM DIAMETER PIPES SHALL NOT BE LAID FLATTER THAN 1 IN 150.
 4. ALL PIPES, CHAMBERS AND FITTINGS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
 5. PIPES WHICH RUN ADJACENT TO BUILDINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PART H, CLAUSES 2.23 TO 2.25 AND DIAGRAM 8.
 6. ALL PRIVATE MANHOLES, INSPECTION CHAMBERS AND DRAINAGE CHANNELS TO COMPLY WITH BS EN124. COVER STRENGTHS TO BE:
 - 6.1. CLASS D400 IN HEAVY TRAFFICKED AREAS (ACCESS ROADS, SERVICE YARDS ETC.)
 - 6.2. CLASS C250 IN LIGHTLY TRAFFICKED AREAS (CAR PARKS, DRIVEWAYS ETC.)
 - 6.3. CLASS B125 IN NON TRAFFICKED AREAS
 - 6.4. CLASS A15 IN LANDSCAPING AREAS
 7. ALL DRAINS IN THE VICINITY OF EXISTING OR PROPOSED TREES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NHC PRACTICE NOTE 3.
 8. PRIVATE DRAINAGE FRAMES MUST BE TIED TO MANHOLE RISERS BY USE OF MANUFACTURERS TIES (E.G. POLYMER RESIN FIXING KIT AND FIXING BLACK TIES). THE GROUND WORKS CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR ANY ACCIDENTS DUE TO INCOMPLETE FITTING OR FAILURE TO USE THE CORRECT MANUFACTURERS FIXING EQUIPMENT.
 9. ALL EXISTING LAND DRAINS ENCOUNTERED ON SITE DURING CONSTRUCTION TO BE RE-CONNECTED.
 10. AS UNDERLYING GROUND CONDITIONS MAY BE VARIABLE ACROSS THE SITE THE CONTRACTOR SHALL UNDERTAKE ON-SITE POROSITY TESTS AT THE LOCATION AND DEPTH OF EACH SOAKAWAY. TESTS SHOULD BE UNDERTAKEN IN ACCORDANCE WITH BREWS AND RESULTS FORWARDED TO THE ENGINEERS TO ALLOW VERIFICATION OF DESIGNS.

DRAINAGE AREAS PLAN - KEY

- ROOF = 590m²
- DRIVEWAYS / PARKING = 750m²
- SITE BOUNDARY

TOTAL DRAINAGE AREA =	1220 m ²
	0.122 ha
TOTAL SITE AREA =	1535 m ²
	0.154 ha

A	10.01.24	AREAS REVISED	JTC
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR



TITLE
**GORRINGES AUCTION ROOMS
 GARDEN STREET, LEWES, BN7 1TJ
 DRAINAGE AREAS PLAN
 (PROPOSED)**

ORIG	A.O	DATE	OCTOBER 2019
CHKD		SCALE	1:200 @ A3
APPR		DRAWING NO	2426-03
		REV	A

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