

SOUTHOVER ROAD

GARDEN STREET

LEWES TRAIN STATION



- 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 NEARLY AND SHALL HAVE THEIR POSITIONS AND LEVEL 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 IN 1 IN 60. 100MM DIAMETER PIPES SHALL NOT BE LAD FLATTER THAN 1 IN 80. 150MM DIAMETER PIPES SHALL NOT BE LAD 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 TRAFFICED AREAS (ACCESS ROADS, SERVICE YARDS ETC.)
 - 6.2. CLASS C250 IN LIGHTLY TRAFFICED AREAS (CAR PARKS, DRIVEWAYS ETC)
 - 6.3. CLASS B125 IN NON TRAFFICED 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 N-HCB PRACTICE NOTE 5.
 8. PRIVATE DRAINAGE FRAMES MUST BE TIED TO MANHOLE RISERS BY USE OF MANUFACTURERS TIES (E.G. POLYPIPE REF. FRK500 FIBING KIT AND FRK501 BLACK TIE). THE GROUND WORKS CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR ANY ACCIDENTS DUE TO INCORRECT FITTING OR FAILURE TO USE THE CORRECT MANUFACTURERS FIBING 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 ONITE POROSITY TESTS AT THE LOCATION AND DEPTH OF EACH SOAKAWAY. TESTS SHOULD BE UNDERTAKEN IN ACCORDANCE WITH BRE365 AND RESULTS FORWARDED TO THE ENGINEERS TO ALLOW VERIFICATION OF DESIGN.

- STORM WATER**
11. ALL RUN-OFF FROM DOMESTIC ROOFS SHALL DRAIN VIA A SERIES OF SURFACE DRAINAGE SYSTEMS WITH EACH OUTFALL TO CELLULAR SOAKAWAYS. THE SOAKAWAYS AND DRAINAGE SYSTEMS ARE TO REMAIN PRIVATE AND HAVE BEEN DESIGNED TO ACCOMMODATE ALL STORMS UP TO AND INCLUDING THE 100YR + 40% EVENT.
 12. ALL PRIVATE DRIVEWAYS AND SHARED ACCESSES SHALL DRAIN VIA PERMEABLE PAVING. THE PAVING SHALL BE DESIGNED BASED ON CBR RESULTS AND TO ACCOMMODATE THE REQUIRED LOADING.
 13. THE DESIGN OF EACH SOAKAWAY HAS BEEN UNDERTAKEN ON THE BASIS OF INFILTRATION RATES ESTABLISHED ON SITE BY BRE 365 TESTING. THE RATE USED IN DESIGN IS 0.036 MHR.
- FOUL WATER DRAINAGE**
14. DOMESTIC FOUL SEWERAGE FROM ALL PROPERTIES SHALL DRAIN VIA A PRIVATE GRAVITY FOUL WATER DRAINAGE SYSTEM WHICH SHALL DISCHARGE TO THE EXISTING PUBLIC FOUL SEWER AT NEW TYPE B MANHOLE CHAMBER. CONNECTION WILL BE SUBJECT TO A S106 CONNECTION AGREEMENT WITH THE WATER AUTHORITY.

DRAINAGE AREAS PLAN - KEY

- ROOF = 560m²
- DRIVEWAYS / PARKING = 600m²
- SHARED ACCESSES = 30m²
- SITE BOUNDARY

TOTAL DRAINAGE AREA =	1198 m ²
	0.119 ha
TOTAL SITE AREA =	1538 m ²
	0.154 ha

REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR

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

ORIG	A.O	DATE	OCTOBER 2019
CHKD		SCALE	1:200 @ A3
APPR		DRAWING NO	2426-02
		REV -	

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