

**COVER LEVELS ARE INDICATIVE
AT THIS STAGE. LEVELS TO BE
CONFIRMED BY ARCHITECT.**



- GENERAL NOTES**
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
 - 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 LEVEL CONFIRMED ON SITE BY THE CONTRACTOR.
 - 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**
- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS 2010, PART H, 'DRAINAGE AND WASTE DISPOSAL', (01ST OCTOBER 2015).
 - 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.
 - 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 80. 100MM DIAMETER PIPES SHALL NOT BE LAD FLATTER THAN 1 IN 80. 150MM DIAMETER PIPES SHALL NOT BE LAD FLATTER THAN 1 IN 150.
 - ALL PIPES, CHAMBERS AND FITTINGS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - PIPES WHICH RUN ADJACENT TO BUILDINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PART H, CLAUSES 2.23 TO 2.25 AND DIAGRAM 8.
 - ALL PRIVATE MANHOLES, INSPECTION CHAMBERS AND DRAINAGE CHANNELS TO COMPLY WITH BS EN 242. COVER STRENGTHS TO BE:
 - CLASS D400 IN HEAVY TRAFFIC AREAS (ACCESS ROADS, SERVICE YARDS ETC.)
 - CLASS S250 IN LIGHTLY TRAFFIC AREAS (CAR PARKS, DRIVEWAYS ETC.)
 - CLASS B125 IN NON TRAFFIC AREAS
 - CLASS A15 IN LANDSCAPING AREAS
 - ALL DRAINS IN THE VICINITY OF EXISTING OR PROPOSED TREES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC PRACTICE NOTE 5.
 - PRIVATE DRAINAGE FRAMES MUST BE TIED TO MANHOLE RISERS BY USE OF MANUFACTURERS TIES (E.G. POLYPIPE REF. FRK500 FRING KIT AND FRK501 BLACK TIES.) THE GROUND WORKS CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR ANY ACCIDENTS DUE TO INCORRECT FITTING OR FAILURE TO USE THE CORRECT MANUFACTURERS FINDING EQUIPMENT.
 - ALL EXISTING LAND DRAINS ENCOUNTERED ON SITE DURING CONSTRUCTION TO BE RE-CONNECTED.
 - 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 BRE339 AND RESULTS FORWARDED TO THE ENGINEERS TO ALLOW VERIFICATION OF DESIGN.

- STORM WATER**
- 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.
 - ALL PRIVATE DRIVEWAYS AND SHARED ACCESSSES SHALL DRAIN VIA PERMEABLE PAVING. THE PAVING SHALL BE DESIGNED BASED ON CBR RESULTS AND TO ACCOMMODATE THE REQUIRED LOADS.
 - THE DESIGN OF EACH SOAKAWAY HAS BEEN UNDERTAKEN ON THE BASIS OF INFILTRATION RATES ESTABLISHED ON SITE BY BRE 368 TESTING. THE RATE USED IN DESIGN IS 0.036 MMHR.

- FOUL WATER DRAINAGE**
- DOMESTIC FOUL SEWERAGE FROM ALL PROPERTIES SHALL DRAIN VIA A PRIVATE GRAVITY FOUL WATER DRAINAGE SYSTEM WHICH SHALL DISCHARGE TO THE EXISTING PUBLIC SEWER AT NEW TYPE B MANHOLE CHAMBER. A CONNECTION WILL BE SUBJECT TO A S106 CONNECTION AGREEMENT WITH THE WATER AUTHORITY.

NOTE:
At the location of the proposed lateral connection the contractor shall establish the position and depth of any existing services to prevent any clash in level and abortive costs.

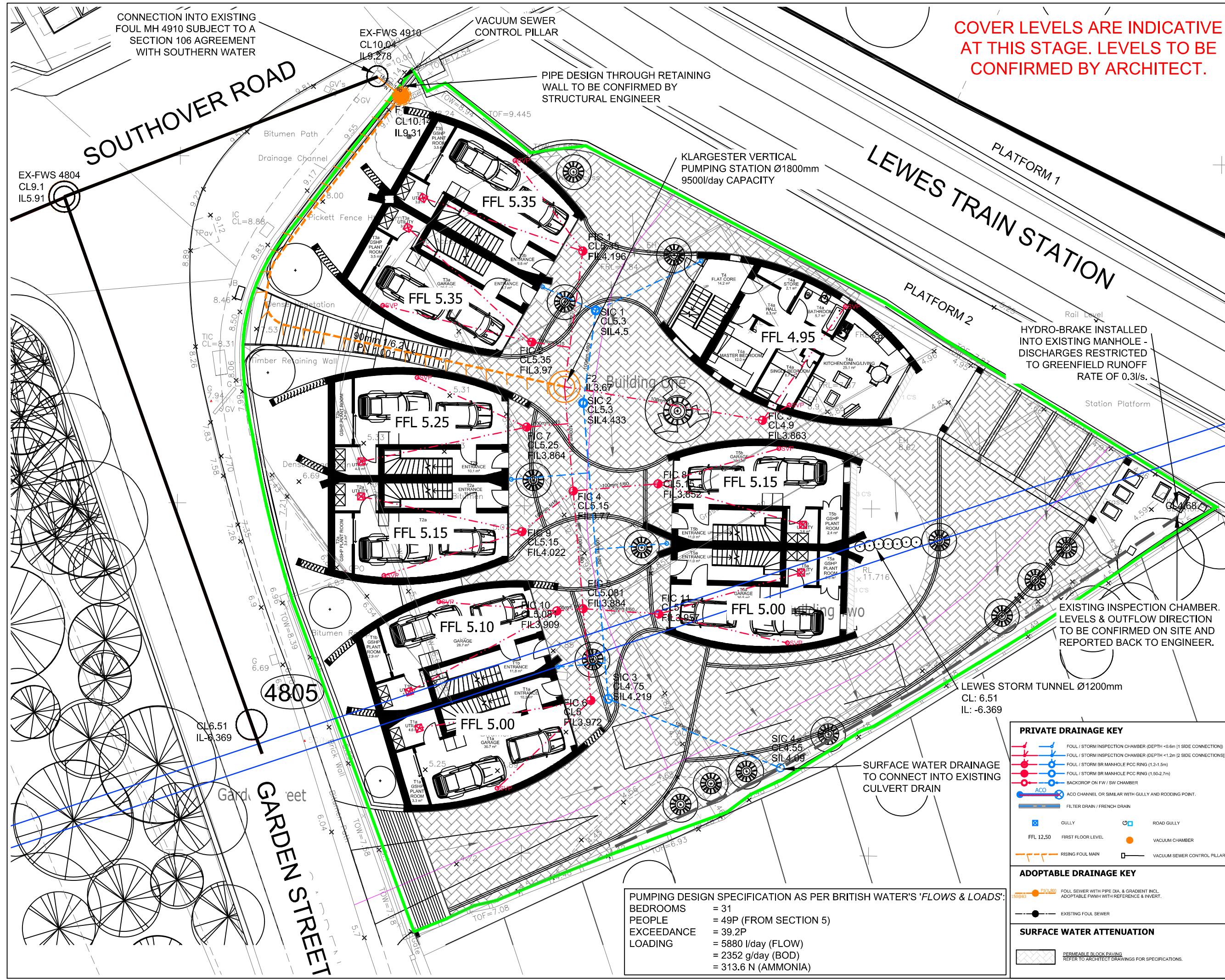
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR

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TITLE
GORRINGS AUCTION ROOMS
GARDEN STREET, LEWES, BN7 1TJ
DRAINAGE LAYOUT PLAN

ORIG	DATE
A.O	OCTOBER 2019
CHKD	SCALE
	1:200 @ A3
APPR	DRAWING NO
	2426-04

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PIPE DESIGN THROUGH RETAINING WALL TO BE CONFIRMED BY STRUCTURAL ENGINEER

KLARGESTER VERTICAL PUMPING STATION Ø1800mm 9500l/day CAPACITY

HYDRO-BRAKE INSTALLED INTO EXISTING MANHOLE - DISCHARGES RESTRICTED TO GREENFIELD RUNOFF RATE OF 0.3l/s.

EXISTING INSPECTION CHAMBER. LEVELS & OUTFLOW DIRECTION TO BE CONFIRMED ON SITE AND REPORTED BACK TO ENGINEER.

SURFACE WATER DRAINAGE TO CONNECT INTO EXISTING CULVERT DRAIN

PUMPING DESIGN SPECIFICATION AS PER BRITISH WATER'S 'FLOWS & LOADS':

BEDROOMS	= 31
PEOPLE	= 49P (FROM SECTION 5)
EXCEEDANCE	= 39.2P
LOADING	= 5880 l/day (FLOW)
	= 2352 g/day (BOD)
	= 313.6 N (AMMONIA)

PRIVATE DRAINAGE KEY

- FOUL / STORM INSPECTION CHAMBER (DEPTH $\le 0.6m$ (1 SIDE CONNECTION))
- FOUL / STORM INSPECTION CHAMBER (DEPTH $\le 1.2m$ (2 SIDE CONNECTIONS))
- FOUL / STORM BR MANHOLE POC RING (1.2-1.5m)
- FOUL / STORM BR MANHOLE POC RING (1.50-2.7m)
- BACKDROP ON FW / SW CHAMBER
- ACO CHANNEL OR SIMILAR WITH GULLY AND ROOFPING POINT.
- FILTER DRAIN / FRENCH DRAIN
- GULLY
- ROAD GULLY
- FFL 12.50 FIRST FLOOR LEVEL
- RISING FOUL MAIN
- FOUL / STORM BR MANHOLE POC RING (1.2-1.5m)
- FOUL / STORM BR MANHOLE POC RING (1.50-2.7m)
- EXISTING FOUL SEWER
- PERMEABLE BLOCK PAVING

ADOPTABLE DRAINAGE KEY

- FOUL SEWER WITH PIPE DIA. & GRADIENT INCL. ADOPTABLE PVMH WITH REFERENCE & INVERT.
- EXISTING FOUL SEWER

SURFACE WATER ATTENUATION

- PERMEABLE BLOCK PAVING
- REFER TO ARCHITECT DRAWINGS FOR SPECIFICATIONS.

CONNECTION INTO EXISTING FOUL MH 4910 SUBJECT TO A SECTION 106 AGREEMENT WITH SOUTHERN WATER

EX-FWS 4910 CL10.02 IL9.278

VACUUM SEWER CONTROL PILLAR

SOUTHOVER ROAD

LEWES TRAIN STATION

LEWES STORM TUNNEL Ø1200mm CL: 6.51 IL: -6.369

4805

GARDEN STREET