

NOT FOR
CONSTRUCTION

EMPLOYERS REQUIREMENTS

THIS DRAWING AND SPECIFICATION SET OUT THE CIVIL ENGINEERING PRINCIPLES AND MINIMUM EMPLOYERS REQUIREMENTS FOR THE DESIGN OF THE BELOW GROUND DRAINAGE. THE CONTRACTOR IS REQUIRED TO ADHERE TO THESE PRINCIPLES AND REQUIREMENTS & COMPLETE THE DETAILED DESIGN OF THE BELOW GROUND DRAINAGE. ANY VARIATION TO THAT SET OUT NEEDS TO BE AGREED WITH THE EMPLOYERS AGENT PRIOR TO CARRYING OUT THE DETAILED DESIGN AND THE WORKS.

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
2. DO NOT SCALE FROM THIS DRAWING.
3. ARCHITECT TO CONFIRM SETTING OUT OF ALL GULLIES, MANHOLES RWP'S & STACKS
4. FOR GENERAL NOTES REFER TO DRAWING 1913/500/999
5. ALL DETAILS AND CONDITION OF EXISTING DRAINAGE AND SERVICES TO BE CONFIRMED ON SITE BY THE CONTRACTOR AS A CONTRACTOR RESPONSIBILITY ITEM.
5. THE INVERT LEVELS OF ALL EXISTING MANHOLES ARE TO BE RE-MEASURED ON SITE AT THE BEGINNING OF THE WORKS TO THE DRAINAGE TO CONFIRM THE SURVEY.
6. ALL GULLIES ARE TO BE TRAPPED AND RODDABLE.
7. ALL DOWNPIPES ARE ASSUMED TO BE RODDABLE.
8. ROOT PROTECTION MEASURES TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT WHERE NECESSARY.
9. KEY:

- PROPOSED STORM WATER MANHOLE OR INSPECTION CHAMBER.
- PROPOSED FOUL WATER MANHOLE OR INSPECTION CHAMBER.
- FOUL WATER PUMPING CHAMBER BY OTHERS.
- PROPOSED FOUL WATER DRAINAGE RUN.
- ASSUMED RISING MAIN BY OTHERS.
- PROPOSED STORM WATER DRAINAGE RUN.
- PROPOSED FILTER DRAIN.
- EXISTING STORM WATER DRAINAGE RUN.
- EXISTING ABANDONED RUN.
- EXISTING MANHOLE
- PROPOSED GULLY
- R.W.P.
- RAIN WATER PIPE.
- EXISTING GULLY
- PROPOSED GULLY.

10. ALL FOUL WATER PIPES TO BE 100mm DIA UNLESS NOTED OTHERWISE. ALL SURFACE WATER PIPES TO BE 150mm DIA UNLESS NOTED OTHERWISE.
11. ALL STORM WATER PIPES LAID TO 1:80 FALLS UNLESS NOTED OTHERWISE.
12. ALL FOUL WATER PIPES LAID TO 1:40 FALLS UNLESS NOTED OTHERWISE.
13. FOR DRAINAGE DETAILS REFER TO DRAWINGS 1913/500/115 & 116.
14. FOR MANHOLE SCHEDULES REFER TO DRAWINGS 1913/500/112-114.

A	11.02.25	ISSUED FOR TENDER.	HS
---	----------	--------------------	----

job
**LANDSDOWN CONSERVATION
RESEARCH NURSERY - ROYAL
BOTANIC GARDENS, KEW**

title
**PROPOSED SURFACE & FOUL WATER
DRAINAGE PLAN
SHEET 1**

drawn CFI	checked HS
date JAN '25	scale (original - A1) 1:250

Alan Baxter

75 Cowcross Street London EC1M 6EL
tel 020 7250 1555
email aba@alanbaxter.co.uk

www.alanbaxter.co.uk

dig. no. C1913/500/110	rev. A
----------------------------------	------------------

Alan Baxter Ltd is a limited company registered in England and Wales, number 06503598. Registered office as above.

ALLOW FOR VERIFYING ALL EXISTING DRAINAGE ON THE SITE. RE-LAY DRAINAGE TO MATCH NEW GROUND LEVELS RETAINING EXISTING OUTFALL.

FINAL MODELING OF ALL DRAINAGE PIPEWORK TO BE CARRIED OUT BY THE CONTRACTOR.

CONTRACTOR IS RESPONSIBLE FOR DISCHARGING ALL PLANNING CONDITIONS ONCE THE FINAL DESIGN IS COMPLETE.

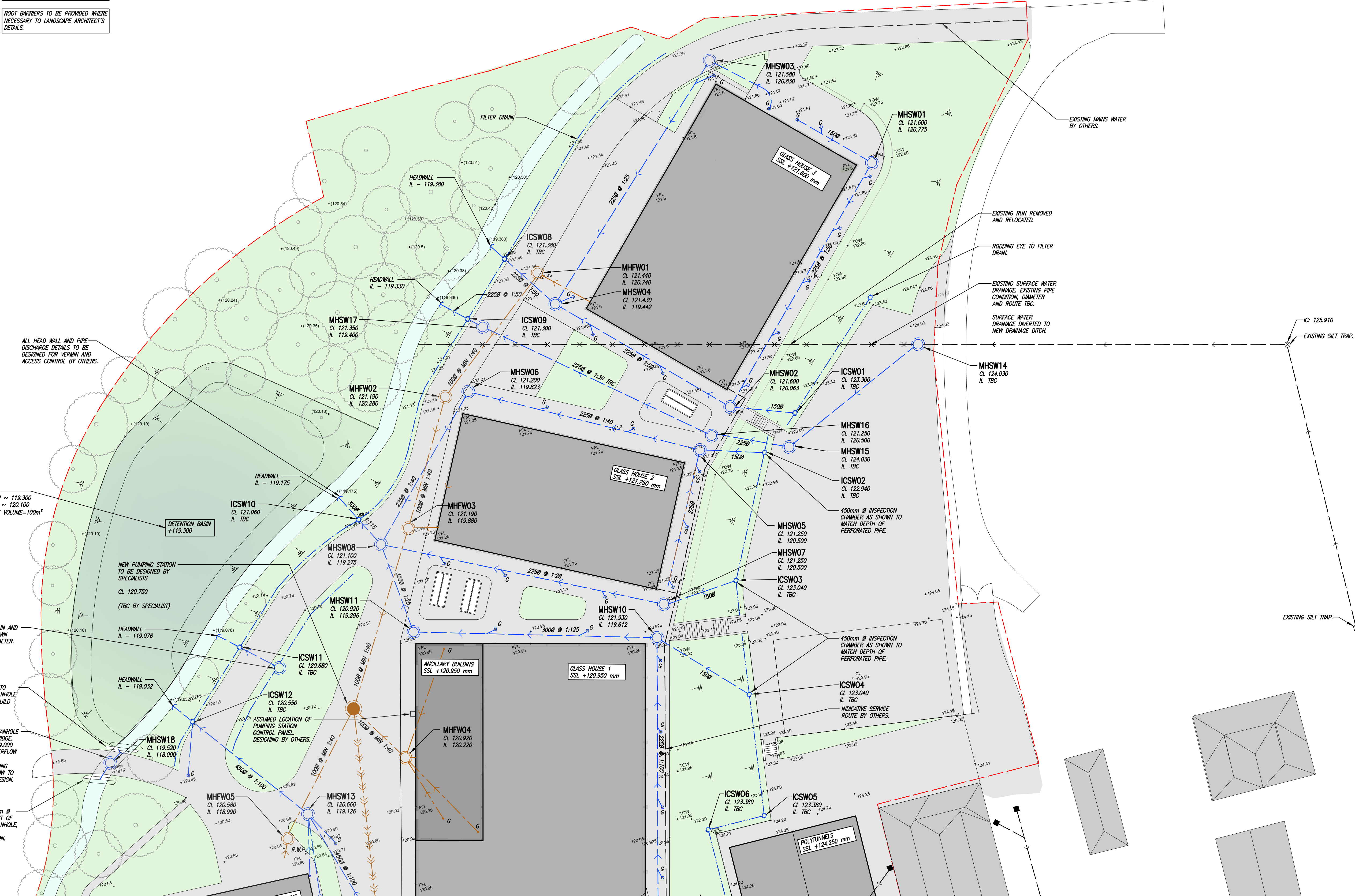
CONTRACTOR TO LIAISE WITH ENVIRONMENT AGENCY REGARDING PROPOSALS AS NECESSARY.

CLAY/CONCRETE PIPES TO BE USED SUBJECT TO CLIENT CONFIRMATION.

ROOT BARRIERS TO BE PROVIDED WHERE NECESSARY TO LANDSCAPE ARCHITECT'S DETAILS.

NOTE:
THE SURFACE WATER DRAINAGE PROPOSAL INCLUDES EXISTING SURFACE WATER MANHOLES AND PIPES THAT WILL BE ABANDONED. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THESE RUNS, SURVEYING THE SITE AND REMOVING THEM.

NOTE:
THE ABANDONED FOUL WATER RUNS TO THE SOUTH OF THE SITE HAVE NOT BEEN REMOVED BELOW GROUND. THESE INCLUDE ABANDONED MANHOLES AND REMAINS OF A SILT TRAP THAT WAS PREVIOUSLY USED AS A CESSPIT. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS OF THESE RUNS, AND SURVEYING AND REMOVING THEM AS PART OF LOUIN WORKS.



FOR CONTINUATION REFER TO DRAWING 1913/500/111.