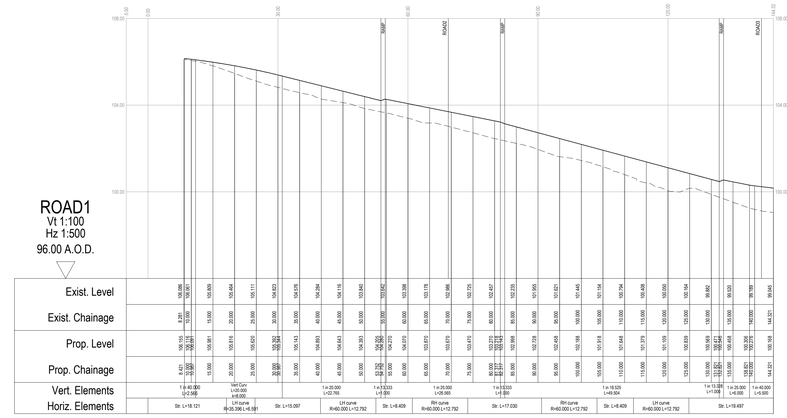

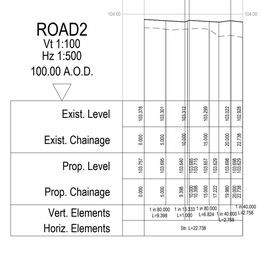

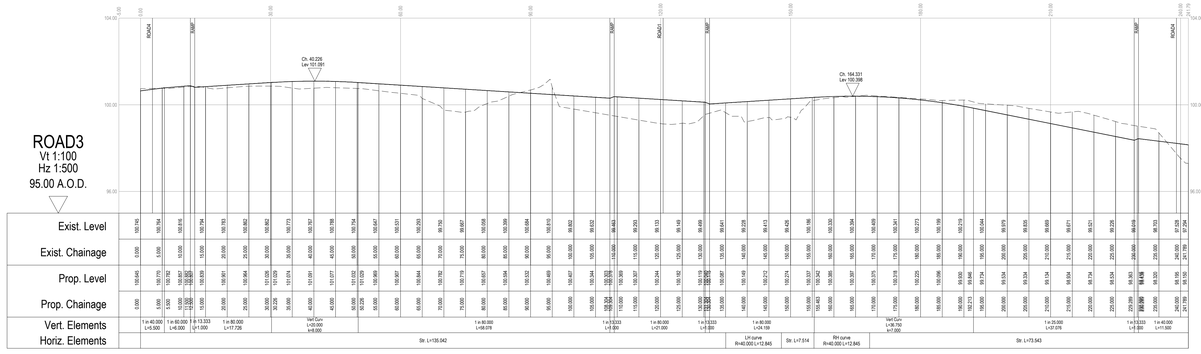

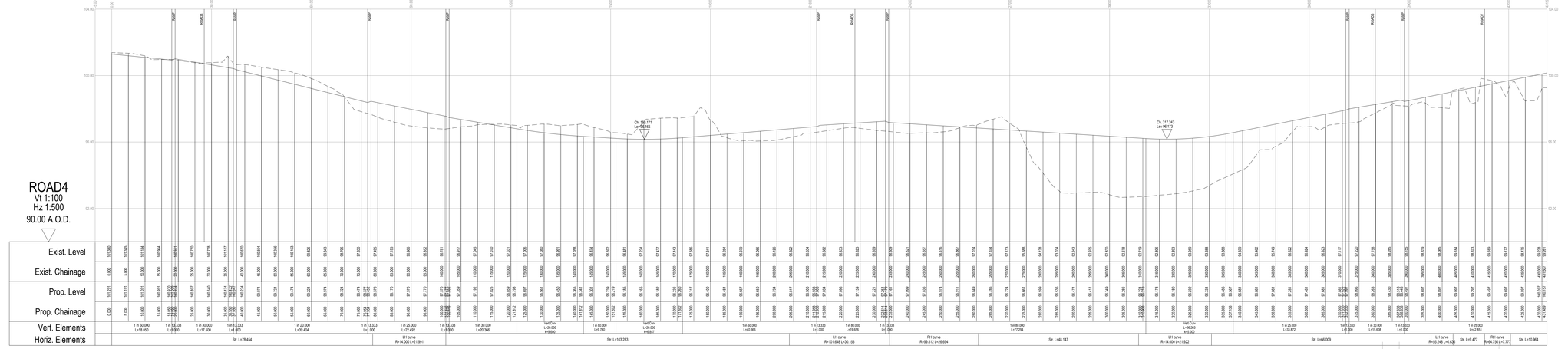

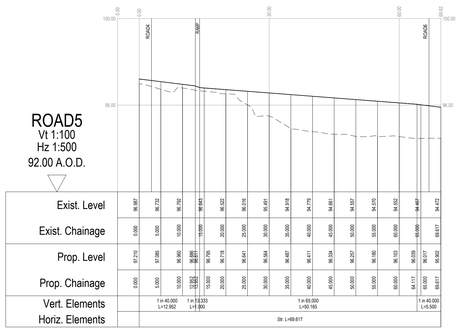

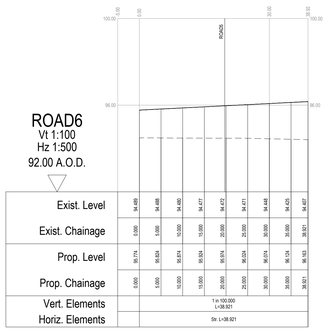

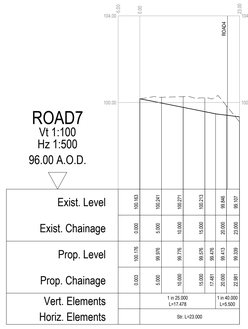

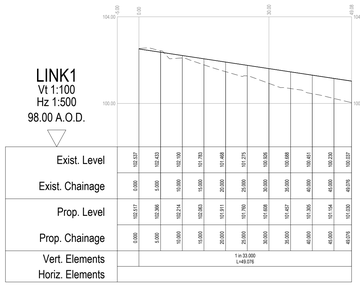

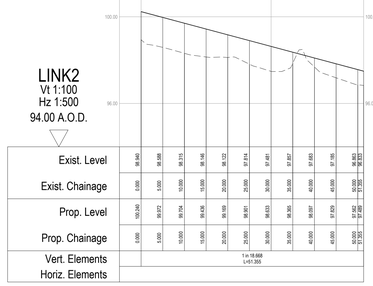

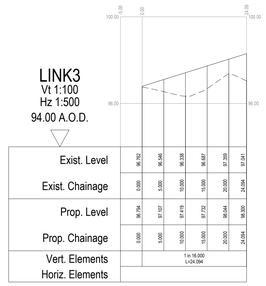

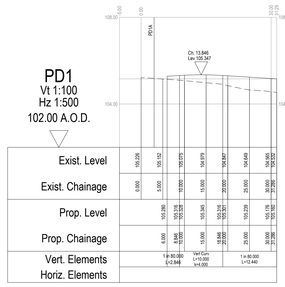

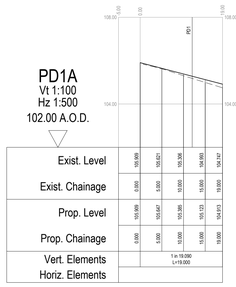

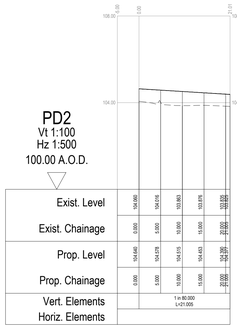

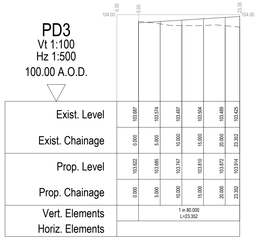

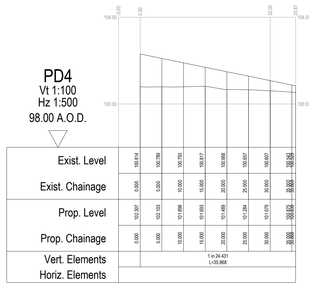

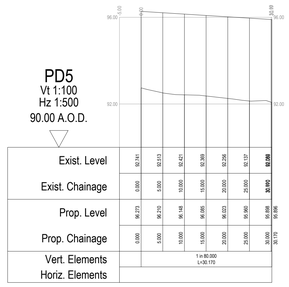

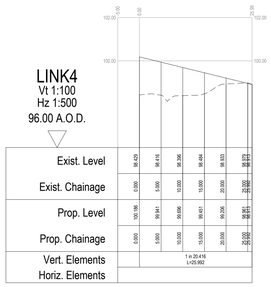

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GENERAL NOTES :-

1. DO NOT USE THIS DRAWING IN ISOLATION. THIS DRAWING HAS BEEN PREPARED AS PART OF A SET, AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORKS.
2. THIRD PARTY INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO, TOPOGRAPHICAL SURVEYS, UNDERGROUND UTILITIES RECORDS, AND SPECIALIST DESIGN ITEMS). THE ENGINEERING DESIGN MUST THEREFORE BE READ IN CONJUNCTION WITH ALL THIRD PARTY INFORMATION PRIOR TO COMMENCING WORK. QUEENSBERRY DESIGN LTD ARE NOT RESPONSIBLE FOR ANY THIRD PARTY INFORMATION OR DETAILS
3. DRAWING STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND SEWERAGE UNDERTAKER. WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL ARE DONE SO AT RISK AND MAY BE SUBJECT TO CHANGE.
4. THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF APPOINTED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION / WORKS.
5. ALL PROPOSED SURFACE WATER TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY NEED FOR LAND DRAINAGE SHOULD BE ASSESSED BY THE GROUND WORKER AND LANDSCAPER DURING CONSTRUCTION AND PLACEMENT OF GARDENS ON AN INDIVIDUAL PLOT BASIS. IF LAND DRAINAGE DESIGNS ARE REQUIRED, THEY SHOULD BE APPOINTED PRIOR TO PLOT COMPLETION.
6. THE CONTRACTOR IS EXPECTED TO CROSS CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK. THIS MAY INVOLVE COMPLETION OF TRIAL HOLES IF INVERT LEVELS ARE NOT PROVIDED ON THE DRAWING. IF THE LOCATION AND LEVELS OF ANY EXISTING DRAINAGE APPARATUS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR MUST MONITOR THE "AS BUILT" PROGRESS OF EACH CONSTRUCTION STAGE (ROADS/SEWERS/PLOT WORKS ETC), TO ENABLE THE NEXT STAGES OF CONSTRUCTION TO BE CHECKED BEFORE INSTALLATION.

HIGHWAYS

1. ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION.
2. ALL EXCAVATIONS BELOW PROPOSED AND EXISTING HIGHWAYS TO BE BACK FILLED WITH TYPE 1 SUB BASE MATERIAL WELL COMPACTED IN LAYERS NOT EXCEEDING 150MM, UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.

ADOPTABLE DRAINAGE

1. ALL ADOPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH "CODE FOR ADOPTION", THE RELEVANT BRITISH/EUROPEAN AND YORKSHIRE WATERS STANDARDS/REQUIREMENTS/AGREEMENT TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND ATTENWRCD.
2. ALL PIPES TO BE LAID TO A MINIMUM 1.2M COVER OPENING OF 600MM AND SHALL BE CLASS D400 TO BS EN 124 WITH 150MM DEEP FRAMES IN MEADOWS.
3. FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATER BEFORE ANY SEWER WORKS ARE CARRIED OUT.
4. YORKSHIRE WATER IS **NOT** OBLIGED TO ACCEPT FILTER DRAINLAND DRAINAGE IN ROAP INTO THEIR SEWERS. THE DEVELOPER MUST PROVIDE A SEPARATE SURFACE WATER DRAINAGE SYSTEM AN ALTERNATIVE METHOD OF DISPOSAL OF THE LAND DRAINAGE IN ROAP WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIASE WITH THE LOCAL AUTHORITY, LAND DRAINAGE DIVISION, ENVIRONMENT AGENCY AND IDB TO ENSURE THAT THEY ARE ACCEPTABLE.
5. COVERS ALARD MUST CARRY THE SEE KITEMARK OR THEY WILL BE REJECTED BY A YORKSHIRE WATER INSPECTOR. WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOADING BEARING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO 600MM X 600MM FOR THE YORKSHIRE WATER INSPECTOR TO ACCEPT. THE SLAB MUST BE SUPPORTED ON THE FRAME IN ACCORDANCE WITH TECHNICAL BULLETIN 1050/03 AUTHORISATION FOR KITEMARKED COVER SLAB OPENING SIZES.
6. SULPHATE RESISTANT CEMENT (**C35-DC2**) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
7. ALL ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1M AND MANHOLES 0.5 M FROM KERB FACES AND SERVICE WARDING.
8. SEWERS MUST HAVE A METRES CLEARANCE FROM TREES AND HEDGES.
9. SEWERS TO BE LAID IN CLASS "S" SECONDS (**100MM GRANULAR BED AND SURROUND**). WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2M IN HIGHWAYS AND VERGES (**OR** 0.9M IN FIELDS) THE SEWER SHOULD BE BEDDED IN 150MM THICK CONCRETE BED AND SHOULD BE PROVIDED WITH GRANULAR BED AND SURROUND.
10. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION CLASS "B" TYPE 4.
11. THE DIAMETER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
12. YORKSHIRE WATER POLICY IS THAT TYPE "C" BRICK MANHOLES AND 1050MM DIA MANHOLE RINGS ARE NOT PREFERRED. INSTEAD IT IS PREFERRED THAT YOU USE A TYPE "B" MANHOLE. WHERE DEPTH OF COVER TO PIPE EXCEEDS 3.5M THEN THE PIPE SHOULD BE DUPLICATED WHERE DEPTH OF COVER TO PIPE EXCEEDS 5.5M.
13. ADOPTABLE PLASTIC SEWER PIPES TO BE BDI KITEMARKED (**CERTIFIED TO WIS 4-35-01 AND BS8301/4**). ADOPTABLE PLASTIC SEWER PIPES TO BE LAID IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS. PLASTIC CHAMBERS ARE NOT ADOPTABLE. THE ADOPTING AUTHORITY (WATER COMPANY) WILL PREFER CLAYWARE CHAMBERS. IN MANHOLES, WE HAVE FOUND THAT PLASTIC CHAMBERS ARE DIFFICULT TO SET IN CONCRETE BECAUSE THEY FLOAT AND A SATISFACTORY FINISH CANNOT BE OBTAINED ON THE BENCHING.
14. THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS - 100MM DIA. PIPES SHOULD CONFORM TO BS EN 295-1:1994 TABLE 1 TYPE 1 WITH A MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - CLASS 120 (120N 1MM/SSSSH-1) 2003. PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
15. WHERE A 910X COVER AND FRAME HAS BEEN APPROVED, THIS **MUST NOT** BE COATED IN PLASTIC AND MUST HAVE LIFTING EYES SUITABLY SIZED TO ACCOMMODATE STANDARD LIFTING KEYS. SCREW DOWN COVERS ARE NOT ACCEPTABLE.

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND UNDERGROUND PLANS TO BE REFERED TO ANY DISCREPANCIES AND TO BE REPORTED TO ENGINEER.

ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HAND DIG IN CLOSE LIAISON WITH THE STATUTORY SERVICE AUTHORITIES. ANY ADDITIONAL WORKS OR VARIATIONS TO THE PROJECT WORKS THAT MAY AFFECT THE PROPOSED DESIGN CONTRACTOR TO NOTIFY STATUTORY SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK. AS CONSTRUCTED INFORMATION IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE FOLLOWING AS CONSTRUCTED DRAWINGS TO THE DEVELOPER UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT :-

1. POSITIONS/COORDINATES OF ALL ADOPTABLE MANHOLES.
2. INVERT LEVELS OF ALL ADOPTABLE MANHOLES.
3. NEW GULLY POSITIONS AND CONNECTIONS.
4. POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING, STATING SIZE AND NUMBER OF DUCTS.

Rev.	Date	Revision Details	Drawn	Checked
D	16.03.21	VERTICAL DESIGN REVIEWED ROAD 4 RAMPS REMOVED CHAINAGE 300 - 330 LOW POINT ADDED CHAINAGE 317 FOR FLOOD ROUTING	ND	ND
C	10.01.23	VERTICAL DESIGN REVISED ROADS 4, 5, 6 & 7 - SECTIONS ADDED FOR SHARED DRIVES AND FOOTPATH LINKS	ND	ND
B	17.10.22	ROADS RE-DESIGNED TO NEW LAYOUT	ND	ND
A	15.07.22	ROADS RE-DESIGNED TO NEW LAYOUT	ND	ND
-	27.10.21	FIRST ISSUE	ND	ND

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Client: STRATA HOMES

Project: WESTGATE, CLECKHEATON

Title: LONGSECTIONS

Drawn	Checked	Date
ND	AL	27.10.2021

Drawing Number: QD1776-00-03

Drawing Status: FEASIBILITY

Scale: 1:500/1:100

Rev: D