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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 SURVEY, 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 SEVERAGE 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. THE CONTRACTOR IS EXPECTED 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 EXCAVATION OF TRIAL HOLES IF NHEXT CONSTRUCTION STAGE (ROADS/SEWERS/PLOT WORKS, ETC). THE LINE AND DIAMETER OF ALL 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 AND COMPACTED IN 150MM THICK WELL COMPACTED LAYERS NOT EXCEEDING 100MM, UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERED TO ANY DISCREPANCIES ARE 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. THE CONTRACTOR SHALL INFORM THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN, CONTRACT OR STATUTORY SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK. AS CONSTRUCTED INFORMATION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AS CONSTRUCTED DRAWINGS TO THE DEVELOPER UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT.

1. POSITIONCO-ORDINATES OF ALL ADOPTABLE MANHOLES.
2. INVERT AND COVER 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, EXATING SIZE AND NUMBER OF DUCTS.

LEGEND

CHANNEL LEVELS	+0.00
PIN KERB LEVELS	+0.00
PROPOSED ROAD PROFILE	

Rev.	Date	Revision Details	Drawn	Checked
A	22.11.23	PATH ADDED REAR PLOTS 30 - 32	ND	ND
-	21.04.23	FIRST ISSUE	ND	ND

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Title: VERTICAL ALIGNMENTS SHEET 1

Design	Checked	Date
DB / PDH	ND	21.04.2023

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