Only PDF/ DWF Issues of this drawing are controlled. All other formats (eg. DWG AutoCAD FILES) are UN-controlled and are used at your own risk.

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 or design queries must be reported to the engineer prior to completion of tender and commencement of works. Following completion of tender it is assumed that developer and Contractor are in full agreement with the design drawings (with the exception of pre tender queries only).
2. Third party information is used to prepare the engineering design (including, architectural layout, ground investigation, existing 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. House type working drawings are to be used in conjunction with the plot setting out drawing.
4. 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.
5. The Contractor is expected to prepare appropriate construction method statements for all aspects of appointed work. This should include any temporary protection works.
6. Land drainage is not permitted 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.
7. The Contractor is expected to cross check all drainage inverts prior to commencing work, this may involve completion of trial holes if invert levels have been interpolated.
8. The Contractor must monitor the "as build" progress of each construction stage (roads/sewers/plot works/ etc), to enable the next stages of construction to be checked before installation. For this reason the design of, floor levels, external works, retaining walls, and plot drainage are to be read as guidance only.

Highways

1. All highway works to be carried out in accordance with the Design Manual for Roads and Bridges (DMRB), the Manual of Contract Documents for Highway Works, Specification for Highway Works (MCHW SHW) and the current local authority highway design guide.
2. Highway authority to be notified by the Contractor prior to the commencement of works.
3. All statutory consents opening notices etc. as required under the highways act are to be obtained by the Contractor.

Existing Services

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.
Contractor to notify statutory service authorities prior to commencement of work.

As Constructed Information

Refer to General Note 8 above. 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. Position/co-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, stating size and number of ducts.

Key:

- Proposed road pavement reconstruction/resurfacing.
- Proposed road pavement reconstruction/resufacing + skid-resistant, resin bonded, premium High Friction Surfacing (BUFF).
- Proposed footway only reconstruction.
- Proposed footway vehicle crossover reconstruction.
- Proposed tactile paving (uncontrolled crossing).
- Proposed tactile paving (controlled crossing).
- Proposed grassed verge.
- Proposed zebra crossing indicator lamp. Belisha Beacon globe to have 12x1W LED lamp.
- G — Proposed road gully at new channel location with connection to the proposed development highway drainage network (refer to estate works for details). 2No. total.
- G — Proposed road gully at new channel location with connection to the existing network relocated. 2No. total.
- G — Existing gully position to remain or retained approximately as is, with frame and cover adjusted to suit proposed levels. Connection to existing network retained.
- Indicative Proposed 6/8m lighting column (design by others). Root mounted, galvanised tubular steel column to KC specification.
- Existing lighting column and/or lantern to remain.
- Section 278/38 demarcation.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, ALL CLIENTS/CONSULTANTS AND CONTRACTORS SHOULD REFER TO THE FOLLOWING RISKS AND INFORMATION PRIOR AND DURING CONSTRUCTION OPERATIONS:

NONE.

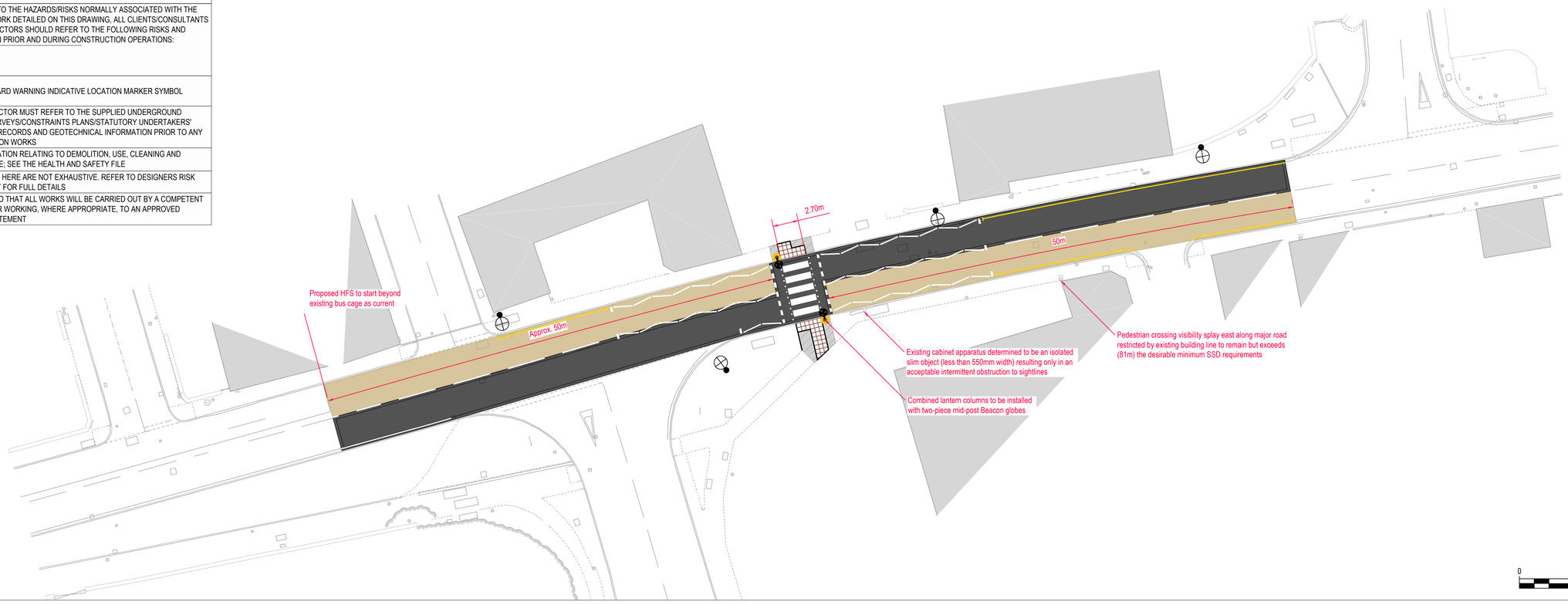
HAZARD WARNING INDICATIVE LOCATION MARKER SYMBOL

THE CONTRACTOR MUST REFER TO THE SUPPLIED UNDERGROUND MAPPING SURVEYS/CONSTRAINTS PLANS/STATUTORY UNDERTAKERS' APPARATUS RECORDS AND GEOTECHNICAL INFORMATION PRIOR TO ANY CONSTRUCTION WORKS

FOR INFORMATION RELATING TO DEMOLITION, USE, CLEANING AND MAINTENANCE; SEE THE HEALTH AND SAFETY FILE

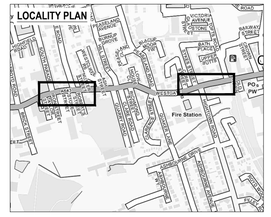
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGNERS RISK ASSESSMENT FOR FULL DETAILS

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT



CONTRACTOR TO NOTE THAT MATERIALS TESTING IS REQUIRED THROUGHOUT. CONTRACTOR TO LIAISE WITH KC HIGHWAYS TESTING LABORATORY REGARDING THE REQUIRED TESTING STANDARDS; TYPICALLY INCLUDING FOR FILL, ASPHALT, HOT APPLIED BOND COAT, STRUCTURAL CONCRETE AND ROAD MARKINGS.

LOCALITY PLAN



Rev.	Date	Revision Details	Drawn	Checked
B	10.10.2023	FOR KC DESIGN REVIEW.	MK	ND
A	29.09.2023	REVISED FOLLOWING CLIENT COMMENT.	MK	ND
-	19.09.2023	INITIAL ISSUE. DRAFT, FOR CLIENT COMMENT AND TENDER.	MK	-

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Client: STRATA HOMES

Project: Westgate Cleckheaton

Title: Section 278 General Arrangement

Drawn	Checked	Date
MK	ND	SEPTEMBER 2023

Drawing Number: QD1776-00-0923

Drawing Status	Scale	Rev.
PRELIMINARY	1:250 (@ A1)	B