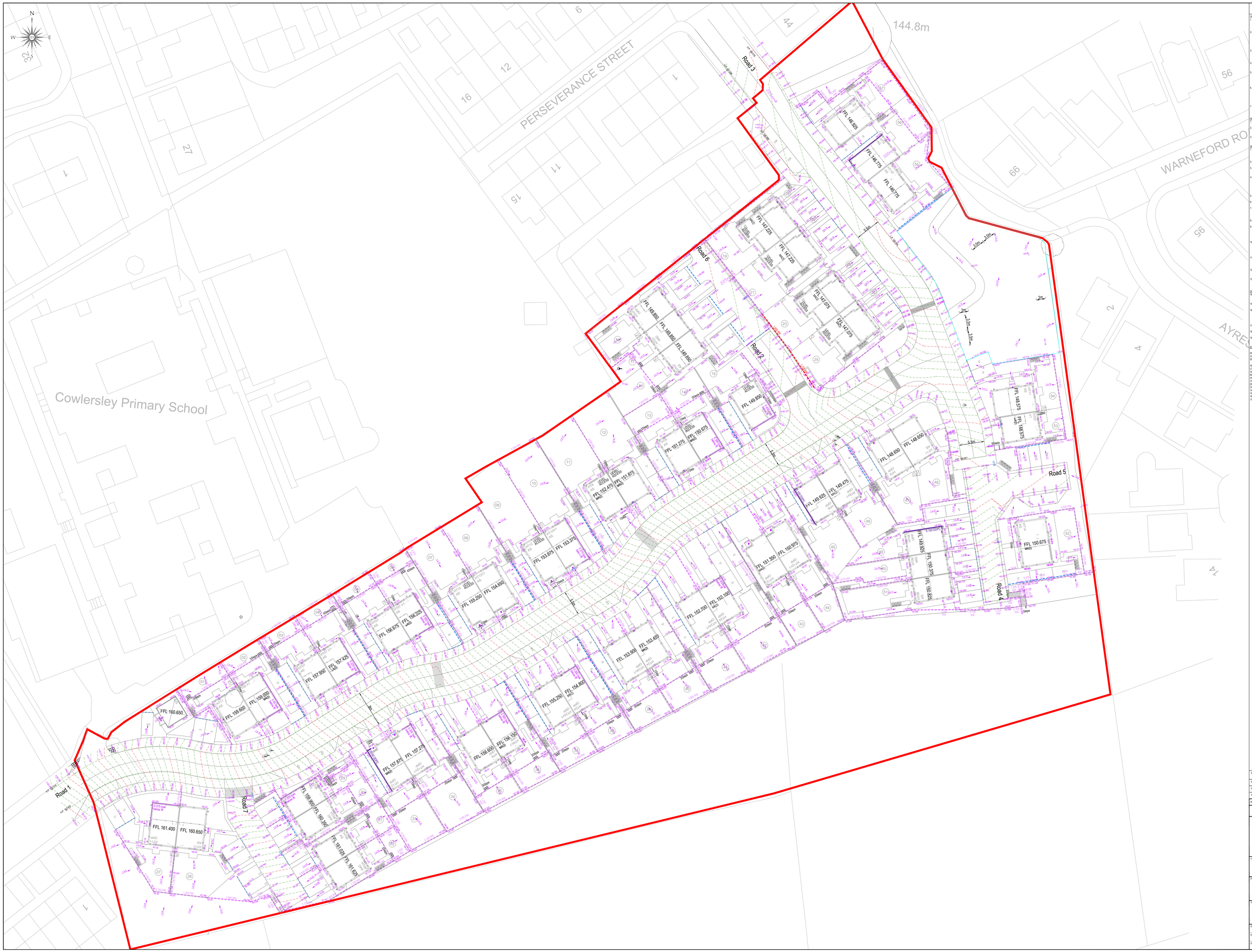

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GENERAL NOTES

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, SERVICES/UTILITIES RECORDS, AND SPECIALIST DESIGN (TRAC). 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 CONSTRUCTED 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 PROVIDE 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 PLAN. THE LOCATION 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 WITH TYPE 1 SUB BASE AND 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/ADDENDUM TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED
2. MANHOLE COVERS SHALL MUST HAVE A CLEAR OPENING OF 600MM AND SHALL BE CLASS D400 TO BS EN 124 WITH 150MM DEEP FRAMES IN HIGHWAYS
3. ALL SEWERS TO BE LAID, TESTED 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 RUN-OFF INTO THE PUBLIC SEWER NETWORK OR ADOPTABLE DRAINAGE SYSTEM DESIGNED TO ACCEPT FILTER DRAINLAND DRAINAGE RUN-OFF. FILTER DRAINLAND DRAINAGE RUN-OFF WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIAISE WITH THE LOCAL AUTHORITY, LAND DRAINAGE SECTION REGARDING THE DISPOSAL OF THE FILTER DRAINLAND DRAINAGE RUN-OFF
5. THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1M AND MANHOLES 0.5M FROM KERB FACES AND SERVICE MARGINS
6. SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES OR THE WIDTH OF THE TREE WHICHEVER IS GREATER
7. SEWERS TO BE LAID IN CLASS 'S' BEDDING (150MM GRANULAR BED AND SURROUND). WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2M IN HIGHWAYS AND VERGES (OR LESS THAN 900MM IN NON-VEHICULAR ACCESS AREAS) THEN A CONCRETE SLAB SHOULD BE PROVIDED ABOVE GRANULAR BED AND SURROUND
8. SEWER PIPES SHOULD BE PROVIDED WITH A FINISH TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION A-B-E2 (TABLE A)
9. YORKSHIRE WATER POLICY IS THAT TYPE "C" BRICK MANHOLES AND 1050MM DIAMETER MANHOLE RINGS ARE NOT PREFERRED. INSTEAD, IT IS PREFERRED THAT YOU USE A TYPE "B" MANHOLE WITH 1050MM DIAMETER OR 1500MM DIAMETER RINGS, WITH THE OPENING SITED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE SOFFIT IS 1.5M OR LESS
10. ADOPTABLE PLASTIC SEWER PIPES TO BE BS KITEMARKED (CERTIFIED TO WIS 4-35-01 AND ISO9001/2/3). ADOPTABLE PLASTIC SEWER PIPES TO BE LAID IN MAXIMUM 3 METRE LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS. PLASTIC CHANNEL SECTIONS IN MANHOLES ARE NOT ACCEPTABLE AND YORKSHIRE WATER WOULD REQUIRE CLAY WARE CHANNEL IN MANHOLES
11. ALL MANHOLE COVERS AND FRAMES TO BE DUCTILE IRON TO BE AS FOLLOWS: 100MM DIA. 40KNM; 150MM DIA. 40KNM; 225MM DIA. 40KNM AND 300MM DIA. 72KNM. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE - (CLASS120 TO EN 1916/BS881-1 2002). PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BE EN12countA
12. WHERE A 900 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
13. WHERE A SEWER PIPE CROSSES OVER A WATER MAIN, THE SEWER PIPE SHOULD BE BEDDING TO BOTH PIPES, APPROX. 300MM. IF CROSSOVER IS NEAR THE ROOKER THEN THE CLEARANCE NEEDED MAY NEED TO BE INCREASED

DRAINAGE WITHIN HIGHWAY REQUIREMENTS

14. ALL DRAINAGE WORKS AND MATERIAL MATERIALS TO BE IN ACCORDANCE WITH CODE FOR ADOPTION AND NATIONAL SPECIFICATION DESIGN MANUAL FOR ROADS AND BRIDGES
15. ALL PCC UNITS IN OVERSIZE MANHOLES MUST HAVE A DESIGN WORKING LIFE OF 120 YEARS (MIN) IN ACCORDANCE WITH BS 8500-1:2015+A2:2019 TABLE A6
16. PRECAST CONCRETE MANHOLE UNITS INCLUDING THEIR PCC COVER SLABS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 1917:AND BS 8911:3.AND SHALL BE PRODUCED BY A MANUFACTURER WHO HAS BEEN ASSESSED AND HAS BEEN SATISFACTORY EVIDENCE THROUGH SOA ANALYSIS CAN BE PROVIDED THAT A LOWER CLASS WILL RESIST ATTACK FROM SOILS AND GROUND WATER
17. PRECAST CONCRETE CORBEL SLABS SHALL COMPLY WITH BS 5911-3 TABLE 3 AND FIGURE 8
18. MANHOLES SHALL BE INSTALLED WITH A MINIMUM OF 300mm COVER TO FINISHED GROUND LEVEL
19. SUBMISSION OF A CONSTRUCTION COMPLIANCE CERTIFICATE SHALL BE PROVIDED UPON COMPLETION OF DRAINAGE WORKS

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERRED TO ANY DISCREPANCIES ARE TO BE REPORTED TO ENGINEER.

ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE ACCURATELY LOCATED ON SITE AND THE RELEVANT 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 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. ALL EASTING/NORTHING 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.

LEGEND

RETAINING WALL (RETAINED HEIGHT SHOWN) (EDGE PROTECTION REQUIRED OVER 600MM HT)	BLOCK
BRICKWORK TO BE SHOWN BELOW DPC	??? (with hatchet)
DOUBLE DAMP PROOF COURSE	??? DDPC
PAVING FLAG STEPS - 300MM GOING 150MM RISE HANDRAIL TO BE PROVIDED FOR 3 OR MORE STEPS	
BATTER - THESE SHOULD NOT EXCEED 1:3 ENGINEERED DESIGN AS REQUIRED	
FINISHED GROUND LEVEL	99.876
DRAINAGE CHANNEL (B125 COVER)	
YARD GULLY (B125 COVER)	G
DPC LEVELS MUST NOT BE ALTERED WITHOUT INFORMING THE DESIGNER	

REFER TO ARCHITECTS LAYOUT FOR DETAILS OF PROPOSED FENCING AND WALLS

Rev	Date	Revision Details	Drawn	Checked
P04	06.10.25	DRAWING AMENDED FOR PLANNING TO SUIT REVISED ARCHITECTS LAYOUT REV P11	JR	ND
P03	21.07.25	UPDATED TO SUIT ARHCITECT'S COMMENTS	JR	ND
P02	16.07.25	UPDATED TO SUIT STRATA COMMENTS	JR	ND
P01	28.02.25	FIRST ISSUE	JR	ND

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Client
STRATA/ THIRTEEN

Project
MAIN AVENUE
COWERSLEY

Title
EXTERNAL WORKS

Drawn	Checked	Date
JR	ND	28.02.2025

Drawing Number: 2153-QD-XX-HD-DR-C-04-01

Drawing Status	Scale	Rev
TENDER	1:250 - A0	P04