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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, 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 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. ALL PROPOSED SURFACE WATER PIPES 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 CARRIS CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK. THIS MAY INVOLVE COMPLETION OF TRIAL HOLES IF INVERT LEVELS ARE NOT SHOWN ON THE DRAWING. 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 TO BE 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.

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERRED 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. 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. 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, STATING SIZE AND NUMBER OF DUCTS

LEGEND

RETAINING WALL (RETAINED HEIGHT SHOWN) (EDGE PROTECTION REQUIRED OVER 600MM HT)	RW100
TANKING (DEVELOPER SPECIFICATION)	TANKING
BROKEWORK TO BE SHOWN BELOW DPC	
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	1 2 3
PROPOSED FINISHED GROUND LEVEL	50.00
EXISTING GROUND LEVEL	49.00
LOAD CLASS B125 DRAINAGE CHANNEL	DC

DPC LEVELS MUST NOT BE ALTERED WITHOUT INFORMING THE DESIGNER

REFER TO ARCHITECTS LAYOUT FOR DETAILS OF PROPOSED FENCING AND WALLS

STREET LIGHTING

PROPOSED 8 METRE STEEL COLUMN WITH SPIGOT MOUNTED DRAINAGETEK IDA5 MINI 20 MPH 4.0_70_2C3_2168_2 (1DIM) 2.77KLM LANTERN- 0 DEGREE TILT

PROPOSED 8 METRE STEEL COLUMN WITH SPIGOT MOUNTED DRAINAGETEK IDA5 MINI 20 MPH 4.0_70_2C3_2168_2 (1DIM) 2.77KLM LANTERN- 0 DEGREE TILT

STREET TREES

POSITIONS AS LANDSCAPE DESIGN
REFER TO LANDSCAPE ARCHITECT FOR TREE SPECIMEN, PLANTING MATERIAL AND TREE PIT OR BARRIER REQUIREMENTS

Rev.	Date	Revision Details	Drawn	Checked
I	17.03.25	UPDATED TO SUIT COMMENTS & MARK-UPS FROM STRATA - PLOT 52 AND RETAINING ZONE AMENDED TO LAND TITLE	CW	ND
H	12.12.24	HAZARD WARNING PAVING ADDED TO CENTRAL 3.0m SHARED ROUTE - VERGE SHOWN PLOT 139 FOR FORWARD VISIBILITY - TACTILE PAVING REVIEWED - RAMP MOVED ROAD 4 / PLOT 39	ND	ND
G	12.09.24	PLOTS 52 - 56 FFL'S RAISED	ND	ND
F	24.04.24	CONTOURS ADDED THROUGH LINK FOOTPATH	ND	ND
E	12.03.24	LINKS 1 AND 2 UPDATED TO NEW PLANNING LAYOUT - LOAD SPEC ADDED TO DRAINAGE CHANNEL - DOUBLE GULLIES ADDED AT RAMPS	ND	ND
D	18.01.24	ROAD GULLY POSITIONS AMENDED - TACTILE PAVING SHOWN	ND	ND
C	22.11.23	STREET LIGHTING ADDED - FFL AMENDED 150-156 - STREET TREES ADDED	ND	ND
B	21.04.23	MINOR UPDATES TO PLANNING APPROVED LAYOUT	ND	ND
A	01.03.22	SITE RE-DESIGNED TO NEW PLANNING LAYOUT	ND	ND
-	18.02.22	FIRST ISSUE	ND	ND

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Project: WESTGATE CLECKHEATON

Title: EXTERNAL WORKS SHEET 1

Drawn	Checked	Date
DB / PDH	ND	17.02.2022

Drawing Number: QD1776-04-01

Drawing Status	Scale	Rev.
APPROVAL	1:250 - A0	I