

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:**

- 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).
- 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.
- House type working drawings are to be used in conjunction with the plot setting out drawing.
- 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 at risk and may be subject to change.
- The Contractor is expected to prepare appropriate construction method statements for all aspects of appointed work. This should include any temporary protection works.
- 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.
- 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.
- The Contractor must monitor the 'as built' progress of each construction stage (roads/sewers/pit 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.

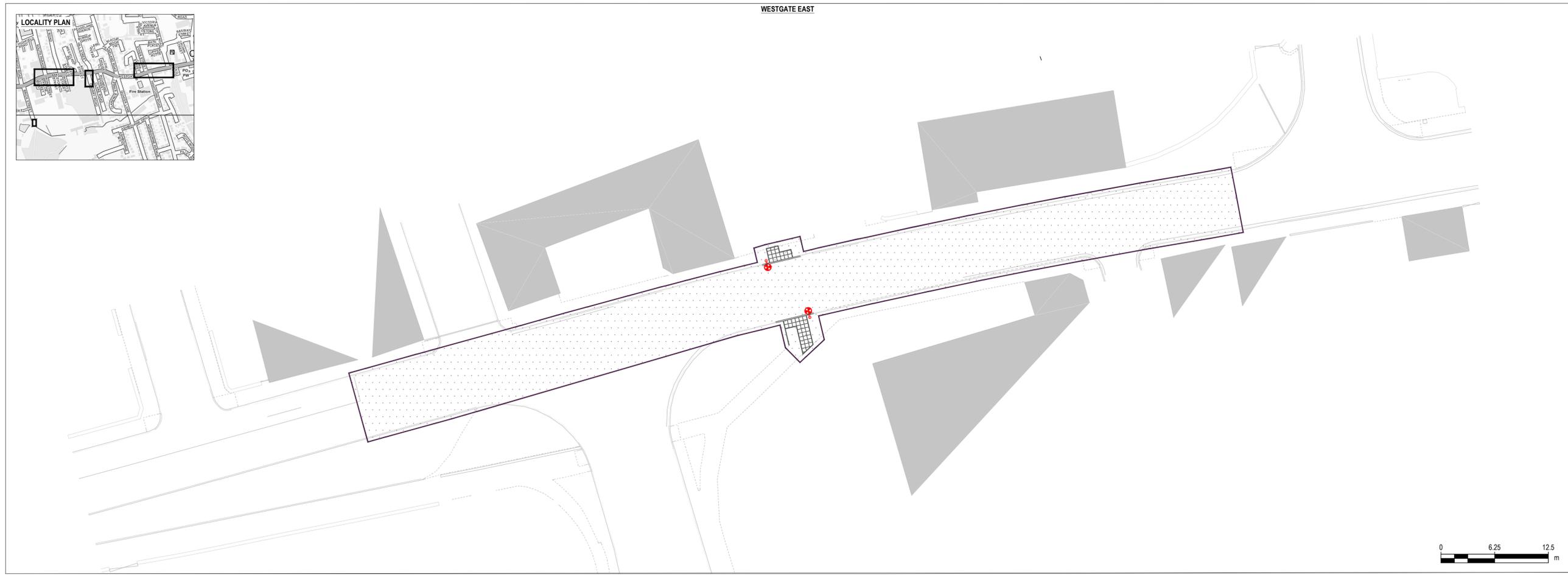
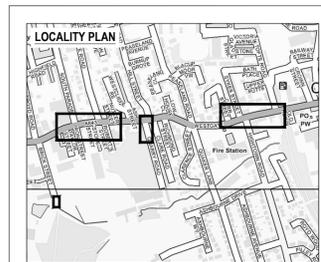
**Existing Services**  
Any existing services which may be affected by the proposed works should be located by means of a hand dig in close liaison with the statutory service authorities. The Contractor shall inform the developer of any services that may affect the proposed design. Contractor to notify 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:

- Position/co-ordinates of all adoptable manholes.
- Invert and cover levels of all adoptable manholes.
- New gully positions and connections.
- Position and depth of service ducts for water, gas, electric, BT, cable and street lighting, stating size and number of ducts.

**Key:**

- Extent of Section 278.
- Extent of Section 38.
- Carriageway for Adoption.
- Footway/Cycleway for Adoption.
- Verge for Adoption.
- Works to Adopted Highway.
- Existing Sewer.
- Proposed Drainage for Adoption.
- Proposed Road Lighting for Adoption.



Rev	Date	Revision Details	Drawn	Checked
A	30.01.2025	MODIFIED TO REFLECT DESIGN DEVELOPMENT.	MK	ND
-	17.05.2024	INITIAL ISSUE. FOR KC APPROVAL.	MK	ND

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Client: STRATA HOMES

Project: Westgate Cleckheaton

Title: Section 278 Legal Agreement

Drawn	Checked	Date
MK	ND	MAY 2024

Drawing Number: QD1776-16-11

Drawing Status	Scale	Rev
CONTRACTUAL	1:250 (@ A1)	A