Drawing Notes

This drawing is based on the following sources of information, and must be checked and reviewed against all project information.

- Site layout by AHJ Architects ref: 2539-D-20-002 Rev C
- OS tiles contained within the site layout
- Tree Root Protection Zones contained with the site layout.
- Topographic survey by LMS Geomatics Engineering Ltd ref: LMS0221_PPJ_TS_01A
- Site entrance drawing by Bryan G Hall ref: 18-412-SKH-001 Rev K BOUND
- Existing manhole invert levels as provided by the client.

HIGHWAYS

1. ALL WORK TO BE IN ACCORDANCE WITH DOT SPECIFICATION FOR HIGHWAY WORK AND THE FOLLOWING:
   - DESIGN MANUAL FOR ROADS AND BRIDGES (DMRB)
   - SPECIFICATION FOR HIGHWAY WORKS (SHW)
   - NHBC STANDARDS
2. CONTRACTOR TO APPLY FOR ROAD OPENING NOTICES ETC. AS REQUIRED.

IMPORTANT:

DRAWING PROVIDED FOR INFORMATION ONLY AND IS SUBJECT TO THE FOLLOWING STATUTORY APPROVALS:

- BUILDING REGULATIONS

ALL CONSTRUCTION WORKS PRIOR TO APPROVALS ABOVE WILL BE UNDERTAKEN AT CLIENTS/CONTRACTORS RISK.

Legend:

- Indicative Site Boundary
- Indicative Ownership Boundary
- Tree protection zone extents. Hand dig only construction where in close proximity to roots. Additional protection barriers may be required.

GENERAL

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DOCUMENTATION.
2. OVERALL SETTING OUT DIMENSIONS AND LEVEL DATUMS TO BE CONFIRMED BY THE ARCHITECT.
3. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ARCHITECTURAL DRAWINGS SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR, ARCHITECT & ENGINEER.
4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON DRAWINGS ARE IN MILLIMETRES, LEVELS ARE IN METRES.
5. DO NOT SCALE OFF DRAWING. ONLY WRITTEN OR CALCULATED DIMENSIONS MUST USED FOR THE PURPOSE OF CONSTRUCTION.
6. ALL DETAILS AND DIMENSIONS, PARTICULARLY THOSE RELATING TO EXISTING STRUCTURES, ARE TO BE CHECKED OR VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION OR FABRICATION AND ANY DISCREPANCIES REPORTED TO THE CONTRACT ADMINISTRATOR, ARCHITECT & ENGINEER
7. MATERIALS AND WORKMANSHIP MUST COMPLY WITH ALL RELEVANT NBS SPECIFICATIONS, NATIONAL/EU CODES OF PRACTICE AND LOCAL AUTHORITY & STATUTORY APPROVALS.
8. ANY NAMED PROPRIETARY PRODUCT OR MATERIAL IS PROVIDED AS A REFERENCE ONLY. CONTRACTORS MAY PROPOSE AN ALTERNATIVE PROVIDED THAT THE PRODUCT OR MATERIAL IS OF EQUIVALENT STANDARD SUBJECT TO THE AGREEMENT OF THE ENGINEER..
9. ALL PROPRIETARY PRODUCTS ARE TO BE USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND REQUIREMENTS.
10. CONTRACTORS MUST IDENTIFY IN THEIR TENDER SUBMISSION, ANY PRODUCTS THAT HAVE LONG LEAD-IN PERIODS FOR WHICH THE MATERIALS WOULD NEED TO BE PRE-ORDERED PRIOR TO THE AWARD OF THIS CONTRACT.

ENABLING & TEMPORARY WORKS

1. THE CONTRACTOR IS TO LOCATE, MAKE SAFE OR RE-ROUTE ANY EXISTING SERVICES AS NECESSARY WITHIN THE VICINITY OF PROPOSED WORKS AS REQUIRED BY THE RELEVANT UNDERTAKER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND CHECKING DATUMS, GRIDLINES & LEVELS.
3. REMOVAL OF EXCESS WATER FROM THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST SATISFY HIMSELF WITH RESPECT TO THE GROUND WATER CONDITIONS ON SITE AND TAKE MEASURES TO DEAL WITH ANY PERCHED GROUND WATER CONDITIONS.
4. THE POINT AND METHOD OF DISCHARGE TO BE AGREED WITH THE DRAINAGE AUTHORITY & LLFA AND ENVIRONMENT AGENCY.
5. THE CONTRACTOR IS TO ENSURE AND MAINTAIN THE STABILITY OF EXCAVATIONS. SHOULD PROBLEMS ARISE OR THE PROPOSED WORKS CANNOT BE CARRIED OUT, THE STRUCTURAL ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
7. SLOPES GREATER THAN 1 IN 6 MAY REQUIRE STABILISATION. GEOTECHNICAL ENGINEER TO BE CONTACTED TO CONFIRM REQUIREMENTS
8. THE CONTRACTOR MUST NOT UNDERMINE OR COMPROMISE THE INTEGRITY OF ANY STRUCTURE AND MUST NOTIFY THE STRUCTURAL ENGINEER OF ANY CONCERNS REGARDING SEQUENCE OR OVERALL BUILDING STABILITY.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT NOISE, VIBRATION AND DUST RESULTING FROM THE WORKS ARE KEPT WITHIN REASONABLE LIMITS.

Key:

- Carriageway Construction to NHBC Spec
- Private Driveway Construction to NHBC Spec
- Cellweb No-dig Construction
- Footpath Construction to NHBC Spec
- Hard Margin/Vehicle Crossover Construction to NHBC Spec
- Path/Binstore Construction
- Tactile Paving
- Half Battered Kerb - HB2 (100mm U/S)
- Bull Nose Kerb - BN (Vehicle 25mm U/S) (Pedestrians 0-6mm U/S)
- Transition Kerb
- Edging Kerb - EF
- Channel Kerb - CS
- Chrossing Kerb - CK (25/30mm U/S)

S278 works by others and as per drawing Bryan G Hall drawing ref: 18-412-SKH-001 Rev K BOUND

Meters
7.5 0 7.5 15
1:250

Rev	Details	Author & Date	Checked & Date	Approved & Date
P01	FIRST ISSUE	JSM 17.09.2025	MA 25.09.2025	ZS 26.09.2025

align PROPERTY PARTNERS
White Rose House (2nd Floor), Northallerton Business Park, Thurston Road, Northallerton DL6 2NA

Client: PPJ Developments

Project Name: Land rear of 23-43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Drawing Title: Hard Surfacing Plan

Purpose: S3 - For Comment

Scale	Drawn	Checked	Approved
1:250	JSM	MA	ZS
Original Size	Date	Date	Date
A1	09.2025	09.2025	09.2025

Drawing Number: PV2511-APP-94-XX-DR-C-2100 Rev. P01

PV2511-APP-94-XX-DR-C-2100 Hard Surfacing Plan.dwg

© 2024 Align Property Partners Ltd