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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 CHANGES MUST BE REPORTED TO THE ENGINEER PRIOR TO 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 THE TENDER COUNTER-OFFER.
2. THIRD PARTY INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN (INCLUDING ARCHITECTURAL LAYOUT, GEOTECH 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 ON DETAILS.

REMARKS:

1. ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION.
2. ALL EXISTING ROAD SURFACES PROPOSED AND EXISTING HIGHWAYS TO BE BACK FILLED WITH GRANULAR TYPE 1 SUB-BASE AND WELL COMPACTED IN LAYERS NOT EXCEEDING 100MM UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.

ADDITIONAL NOTES:

1. ALL ADAPTABLE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE WATER AUTHORITIES PUBLICATION: "SEWERS FOR ADOPTION 6TH EDITION" AS WELL AS THE APPROVED CHANGES.
2. PRECAST CONCRETE MANHOLE RINGS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS 5930 CONCRETE BRICKS MUST BE USED.
3. ALL BRICKWORK TO BE CLASS 2 ENGINEERING BRICKS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS 5600 CONCRETE BRICKS MUST BE USED. IF OTHER SPECIFICATION IS THE SAME AS CLASS 2 ENGINEERING BRICKS, PLEASE SEEK APPROVAL FROM RELEVANT WATER AUTHORITY BEFORE PROCEEDING.
4. MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS 5930 AND BE OF A HIGH STRENGTH NON-FLAMMABLE DESIGN.
5. ACCESS THAT ARE REQUIRED IN TYPE A MANHOLES ARE TO COMPLY WITH "SEWERS FOR ADOPTION 6TH EDITION".
6. CONCRETE MUST BE EITHER BS 5800 PORTLAND CEMENT WITH HIGH STRENGTH CONCRETE TOPPING TO THE FINISHING OR C25 ORDINARY PORTLAND CEMENT.
7. 100MM CONCRETE SURROUND IS REQUIRED AROUND PIPES WHERE THE DEPTH FROM FINISHED SURFACE TO SOFT OF PIPE IS LESS THAN 100MM. THIS MAY BE REDUCED TO 50MM WITH OVERLAP.
8. THE LOCATION OF EXISTING DRAINAGE THAT IS WITHIN CLOSE PROXIMITY TO THE PROPOSED SITE WORKS, WHICH IS NOT TO BE COVERED, SHOULD BE CONFIRMED BY THE CONTRACTOR AND REPORTED TO THE DEVELOPER TO ENSURE IT IS CORRESPONDING TO THAT SHOWN ON THE ENGINEERING LAYOUT AND THAT NO PROPOSED WORKS ARE AFFECTED.
9. THE POSITION, LINE AND DIRECTION 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.
10. THE CONNECTION OF FOUL AND SURFACE WATER DRAINAGE TO THE EXISTING PUBLIC SEWER SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CONTRACTOR IS DIRECTED TO NOTIFY THE LOCAL AUTHORITY FOR RELEVANT PERMITS PRIOR TO COMMENCING THE WORK.
11. ROADS AND SEWER CONTRACTOR MUST INFORM WATER AUTHORITY PRIOR TO WORKS COMMENCING.

EXISTING SERVICES

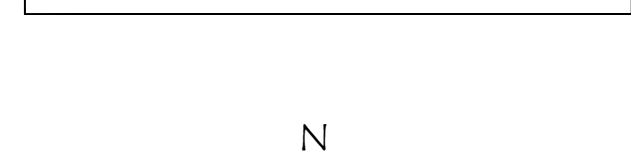
PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEY AND CONTINGENCY PLAN TO BE REFERRED TO ANY DISCREPANCIES ARE TO BE REPORTED TO ENGINEER.

ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HAND DIG IN CLOSE PROXIMITY TO THE PROPOSED SERVICE LOCATIONS. THE CONTRACTOR SHALL INFORM THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. CONTRACTOR TO NOTIFY EXISTING SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK. AS CONSTRUCTED INFORMATION IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE FOLLOWING:

- 1. POSITIVE CO-ORDINATES OF ALL ADAPTABLE MANHOLES.
- 2. MANHOLE COVERS AND FRAMES OF ALL ADAPTABLE MANHOLES.
- 3. NEW GULLY POSITIONS AND CONNECTIONS.
- 4. POSITION AND DEPTH OF SERVICES DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING, STATING SIZE AND NUMBER OF DUCTS.

LEGEND

- RETAINING WALL (RETAINED HEIGHT SHOWN)
- EDGE PROTECTION (CURED OVER BARRIERS)
- TANKING (DEVELOPER SPECIFICATION)
- BRICKWORK TO BE SHOWN BELOW DPC
- PAVING FLAG STEPS: 300MM GRASS, 100MM RISE
- WORKING TO BE PROTECTED FOR 12 MONTHS
- BATTER: THESE SHOULD NOT EXCEED 1:3
- ENGINEERED DESIGN AS REQUIRED
- PROPOSED FINISHED GROUND LEVEL
- EXISTING GROUND LEVEL
- ROAD CONTIGUOUS
- YARD GULLY
- DRAINAGE CHANNEL
- ROOT PROTECTION ZONES REFER TO ALL ASSOCIATED BRICKWORK TANKING INFORMATION
- SPEC LIGULES MUST NOT BE TIGHTENED WITHOUT INFORMING THE DESIGNER
- REFER TO ARCHITECTS LAYOUT FOR DETAILS OF PROPOSED FENCING AND WALLS



6m powerline standoff
Overhead powerline position

F	18.11.20	UPDATED TO LAYOUT REV P	NO	NO
E	08.10.20	VERTICAL AMENDED ROADS 1 & 4	NO	NO
D	17.09.20	DRAINAGE REMOVED - FFL53.850 (111.181) TO 111.181 MAPPED	NO	NO
C	15.09.20	BUILD OUTS ADDED - SECTION 30 COMMENTS	NO	NO
B	25.03.20	REDESIGNED TO NEW PLANNING LAYOUT	NO	NO
A	24.01.20	REDESIGNED TO NEW PLANNING LAYOUT	NO	NO
-	20.07.19	FIRST ISSUE	NO	NO

Rev	Date	Revision Details	Drawn	Checked
1	20.07.19	FIRST ISSUE		

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QUEENSBERRY DESIGN

ARCHITECTURAL, STRUCTURAL & CIVIL ENGINEERING
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

KEEPMOAT HOMES

Project: THURNSCOE PHASE 3

Title: EXTERNAL WORKS SHEET 3

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