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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 DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCING WORK.
2. 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.
3. DESIGN STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND SEWERAGE UNDERTAKER. WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL ARE DONE SO AT RISK AND MAY BE SUBJECT TO CHANGE.
4. THE CONTRACTOR IS EXPECTED TO REFINE APPROPRIATE CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF APPOINTED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION WORKS.
5. LAND DRAINAGE IS NOT PERMITTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY ROOF WATER DISCHARGE MUST BE ASSESSED BY THE DEVELOPER'S ENGINEER. LANDSCAPER DURING CONSTRUCTION MUST ENSURE ADEQUATE CATCHMENTS ON INDIVIDUAL PLOT BASIS. IF LAND DRAINAGE DESIGN 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 INCLUDE COMPLETION OF TRIAL HOLES IF INVERT LEVELS HAVE BEEN INTERPOLATED. THE POSITION, LINE AND DIAMETER OF ALL EXISTING DRAINAGE ASSETS MUST BE CHECKED BEFORE INSTALLATION. 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.
8. ALL WORKS TO BE UNDERTAKEN IN COMPLIANCE WITH ELBS BS WORKMANSHIP ON BUILDING SITES

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 GRANULAR 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.

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFERED 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 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. ALL PIPE LENGTHS, ALL PIPE DIAMETERS AND MATERIALS
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)	T
BROKWORK 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	
PROPOSED FINISHED GROUND LEVEL	50.00
EXISTING GROUND LEVEL	49.00
DRAINAGE CHANNEL	DC

DPC LEVELS MUST NOT BE ALTERED WITHOUT INFORMING THE DESIGNER

F&IL RESTRAINT REQUIRED TO CLIENTS DETAILS ON ALL RETAINING STRUCTURES OVER 600MM

REFER TO ARCHITECTS LAYOUT FOR DETAILS OF PROPOSED FENCING AND WALLS

Rev	Date	Revision Details	Drawn	Checked
A	22.01.24	BOUNDARY LEVELS ADDED	ND	ND
-	25.10.23	FIRST ISSUE	ND	ND

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Client
STRATA

Project
BARNSLEY WEST
PHASE R1

Title
LEVELS STRATEGY
SHEET 3

Drawn	Checked	Date
ND	AL	25.09.2023

Drawing Number: QD2144-00-09

Drawing Status	Scale	Rev.
FEASIBILITY	1:250 - A0	A