



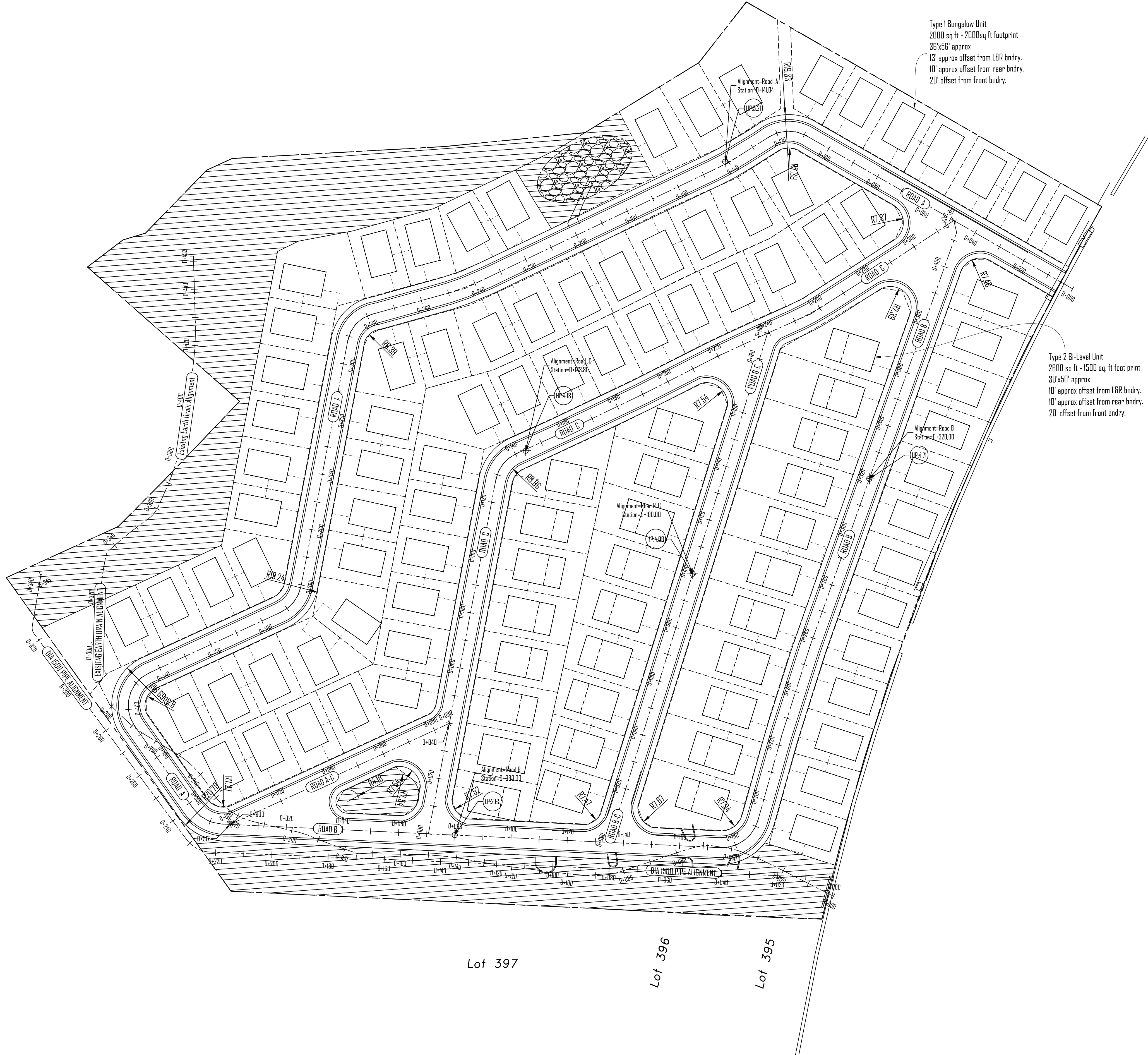
Type 1 Bungalow Unit
 2000 sq ft - 2000sq ft footprint
 36'x56' approx
 13' approx offset from L&R bndry.
 10' approx offset from rear bndry.
 20' offset from front bndry.

Type 2 Bi-Level Unit
 2600 sq ft - 1500 sq. ft foot print
 30'x50' approx
 10' approx offset from L&R bndry.
 10' approx offset from rear bndry.
 20' offset from front bndry.

MASTER DEVELOPMENT PLAN

SCALE: 1:750

SHEET TITLE	
Master Development Plan	
DRAWN BY	
ELH	



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 2000 sq ft - 2000sq ft footprint
 36'x56' approx
 13' approx offset from L&R bdry.
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 20' offset from front bdry.

Lot 397

Lot 396

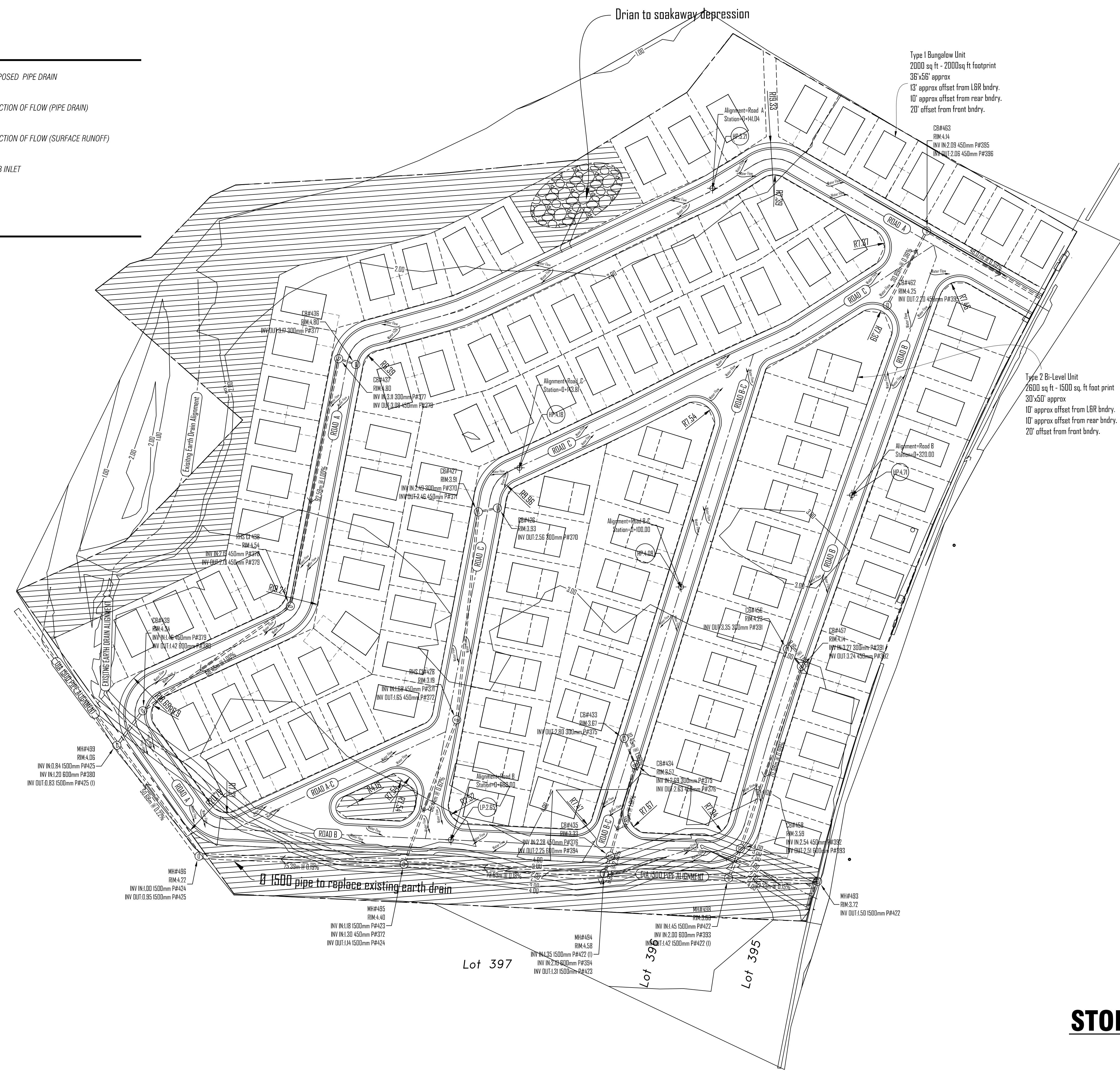
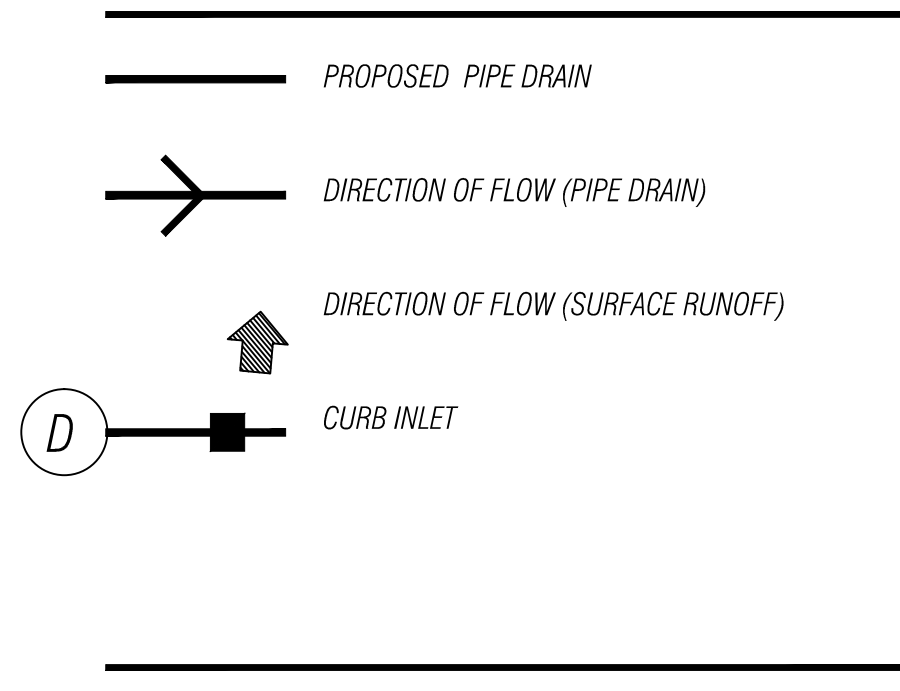
Lot 395

ROAD SETTING OUT PLAN

SCALE: 1:750

SHEET TITLE	
Road Setting Out Plan	
DRAWN BY	
ELH	

LEGEND



STORM DRAINAGE PLAN

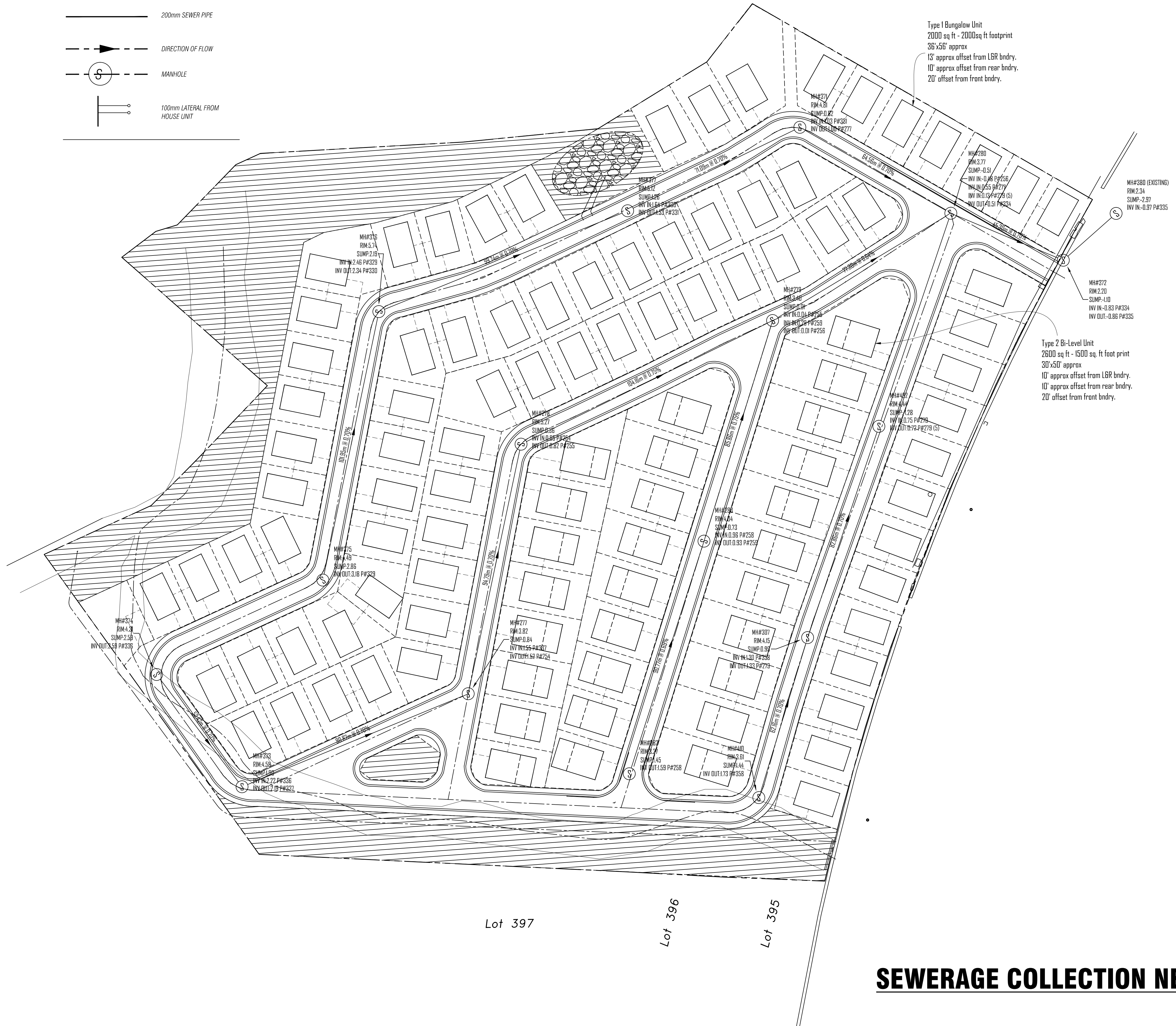
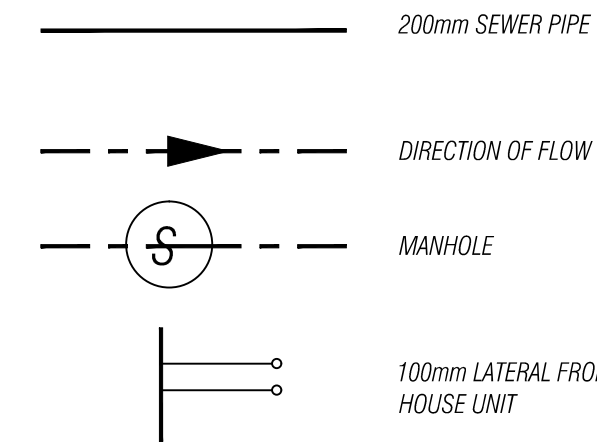
SCALE: 1:750

SHEET TITLE	
Storm Water Drainage Plan	
DRAWN BY	
ELH	

NOTES

1. ALL MARL FILL TO BE PLACED AND COMPACTED PRIOR TO ESCAVATION FOR WATER MAINS.
2. ALL 25mmØ SERVICE LATERALS WHICH CROSS ROADWAYS ARE TO BE PLACED AFTER SUBGRADE LEVELS HAVE BEEN ATTAINED BUT PRIOR TO 150mm STABILIZED SUBGRADE HAVE BEEN PLACED.
3. ALL U. PVC PIPES MUST CONFORM TO J.S. 39-1975. 150mm AND 100mm WATER MAINS MUST BE SCHEDULE 40 PVC PIPES WITH AN SDR OF 23.6 OR LESS. PIPES MUST BE TYPE 1 GRADE 1 WITH MINIMUM PRESSURE TESTING OF 180 PSI.
4. ALL GATE VALVES TO CONFORM TO SPECIFICATION MASS SP-70 OR AWWA C-500 VALVES MUST WITHSTAND 125 PSI FLUID PRESSURE WITH 200 PSI MAX. ACCEPTABLE MANUFACTURERS ARE NIBCO, US PIPE, MATCO OR EQUIVALENT.

SEWER LEGEND



Type 1 Bungalow Unit
 2000 sq ft - 2000sq ft footprint
 36'x56' approx
 13' approx offset from LGR bndry.
 10' approx offset from rear bndry.
 20' offset from front bndry.

Type 2 Bi-Level Unit
 2600 sq ft - 1500 sq. ft foot print
 30'x50' approx
 10' approx offset from LGR bndry.
 10' approx offset from rear bndry.
 20' offset from front bndry.

Lot 397

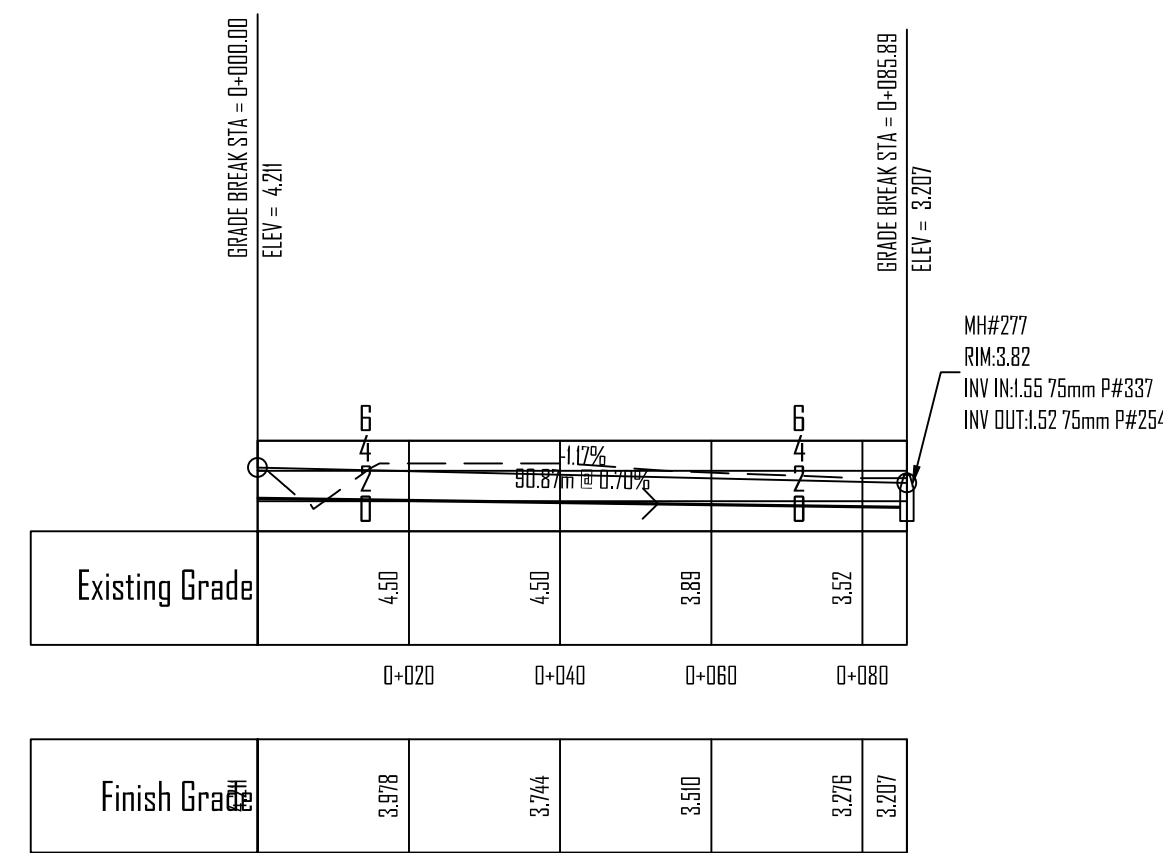
Lot 396

Lot 395

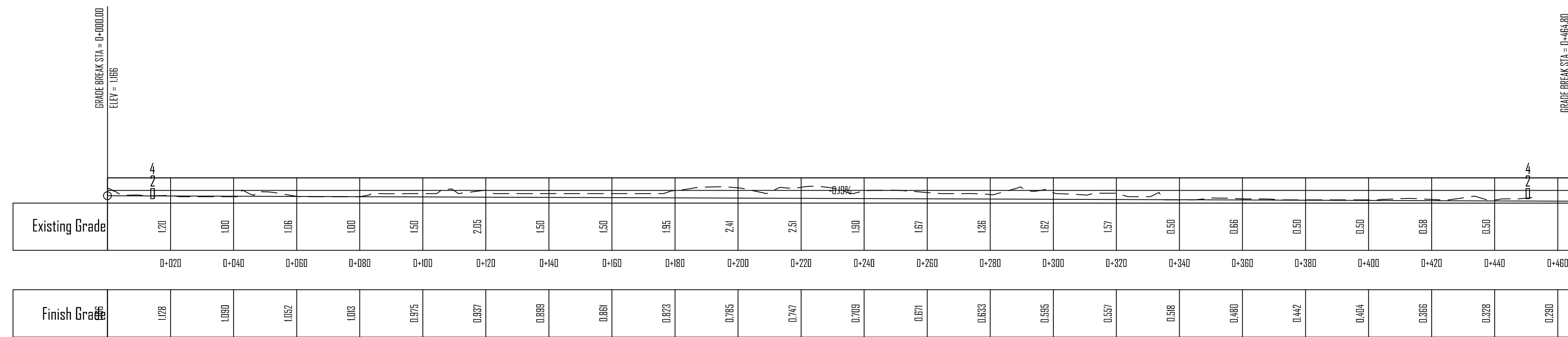
SEWERAGE COLLECTION NETWORK

SCALE: 1:750

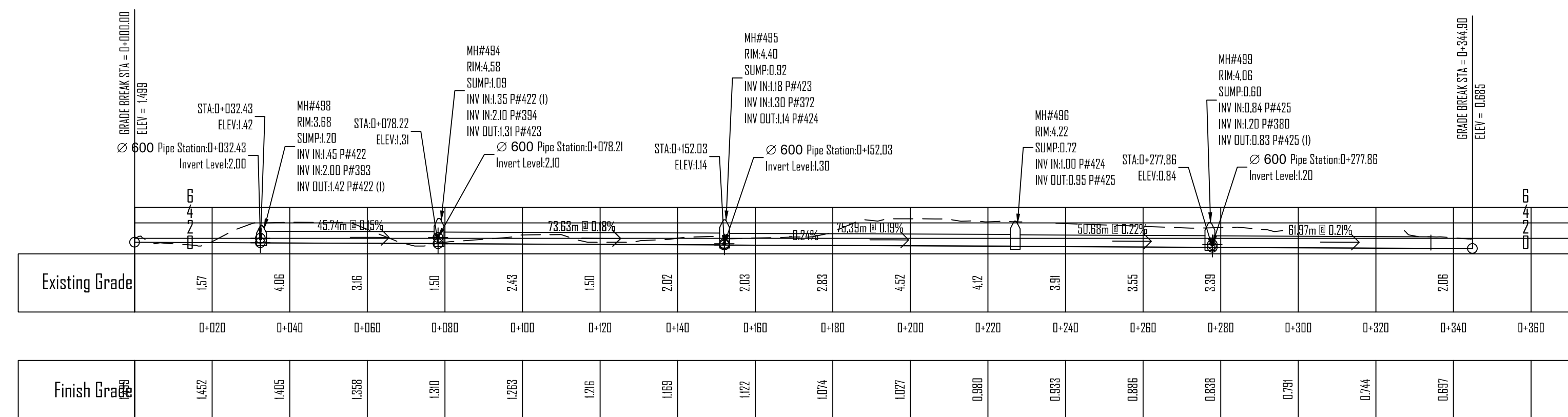
SHEET TITLE	
Sewerage Collection Network	
DRAWN BY	ELH



Road A-C PROFILE



Existing Earth Drain Alignment PROFILE



Dia 1500 pipe Alignment PROFILE

SHEET TITLE	
Road Profiles	
DRAWN BY	
ELH	

NOTES

1. Scale components only.
2. See Architectural Drawings for exact Dimensions, Elevations, # Levels.
3. Any discrepancies found by the Contractor in Dimensions, Details and Levels on the Drawings and Specifications provided shall be reported to Peter Jervis & Assoc.

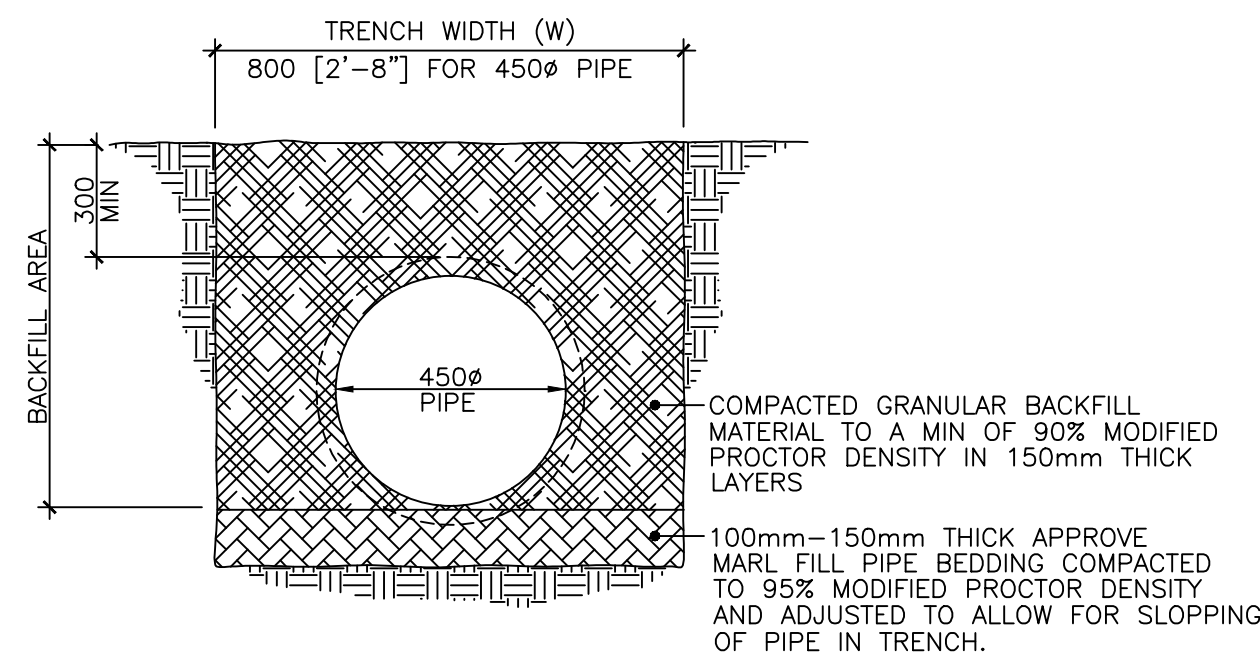
Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Area Sq.M	Area Sq Ft	Parcel #	Area Sq.M	Area Sq Ft	Parcel #	Area Sq.M	Area Sq Ft
1	414.36m ²	4460.10	54	639.05m ²	6878.64	105	407.77m ²	4389.24
2	408.77m ²	4400.00	55	390.55m ²	4203.85			
3	408.77m ²	4400.00	56	409.16m ²	4404.19			
4	408.77m ²	4400.00	57	409.44m ²	4407.16			
5	408.77m ²	4400.00	58	408.98m ²	4402.22			
6	408.77m ²	4400.00	59	410.73m ²	4421.03			
7	470.51m ²	5064.55	60	452.70m ²	4872.84			
11	414.10m ²	4457.30	61	407.75m ²	4388.97			
12	413.66m ²	4452.65	62	397.93m ²	4283.25			
13	407.35m ²	4384.71	63	407.32m ²	4384.33			
14	407.24m ²	4383.51	64	456.23m ²	4910.84			
15	677.72m ²	7294.88	65	424.57m ²	4570.05			
16	408.77m ²	4400.00	66	484.59m ²	5216.07			
17	408.77m ²	4400.00	67	492.46m ²	5300.75			
18	408.77m ²	4400.00	68	500.32m ²	5385.43			
19	408.77m ²	4400.00	69	508.19m ²	5470.11			
20	408.77m ²	4400.00	70	516.06m ²	5554.79			
21	456.30m ²	4911.60	71	523.92m ²	5639.47			
22	408.77m ²	4400.00	72	575.54m ²	6195.11			
23	408.77m ²	4400.00	73	660.61m ²	7101.74			
24	408.77m ²	4400.00	74	577.73m ²	6218.62			
25	442.68m ²	4764.94	75	666.15m ²	7194.00			
26	447.84m ²	4820.50	76	629.26m ²	6786.93			
27	408.53m ²	4397.40	77	505.21m ²	5438.04			
28	408.77m ²	4400.00	78	481.15m ²	5179.08			
29	504.83m ²	5433.94	79	457.10m ²	4920.13			
30	504.83m ²	5433.94	79	723.21m ²	7784.61			
31	408.77m ²	4400.00	80	433.04m ²	4661.18			
32	408.77m ²	4400.00	81	464.46m ²	4999.42			
33	408.77m ²	4400.00	83	596.19m ²	6417.30			
34	408.77m ²	4400.00	84	590.04m ²	6351.10			
35	507.89m ²	5466.91	85	590.49m ²	6356.02			
36	409.95m ²	4412.65	86	598.73m ²	6444.63			
37	462.08m ²	4973.82	87	609.12m ²	6556.51			
38	412.69m ²	4442.18	88	619.51m ²	6668.38			
39	415.47m ²	4472.06	89	629.91m ²	6780.28			
40	409.84m ²	4401.51	90	640.30m ²	6892.16			
41	398.96m ²	4294.33	92	849.32m ²	9141.99			
42	406.37m ²	4374.12	93	600.39m ²	6482.51			
43	457.38m ²	4923.21	94	511.04m ²	5500.82			
44	523.87m ²	5638.86	95	478.99m ²	5151.53			
45	395.68m ²	4258.06	96	456.06m ²	4930.46			
46	405.74m ²	4367.35	97	437.53m ²	4709.59			
47	496.04m ²	5338.38	98	422.14m ²	4543.90			
48	412.96m ²	4445.26	99	413.32m ²	4448.97			
49	417.04m ²	4488.97	100	408.89m ²	4401.31			
50	409.45m ²	4407.25	101	400.10m ²	4306.68			
51	403.35m ²	4341.60	102	408.89m ²	4401.24			
52	409.61m ²	4408.98	103	398.85m ²	4293.13			
53	403.37m ²	4341.85	104	421.41m ²	4536.04			

PROJECT		Proposed Residential Subdivision Part of Drax Hall Estate St. Ann	
SHEET TITLE			
Lot Tables			
DESIGNER	P J	DATE	Oct. 2015
CHECKED BY	P J	SCALE	1:750
DRAWN BY	ELH	DWG. NO.	Civ PJ_14

PIPEØ	W(TRENCH WIDTH)
300mm (12")	-450mm (18")
450mm (18")	-700mm (28")
600mm (24")	-900mm (36")
900mm (36")	-1400mm (55")

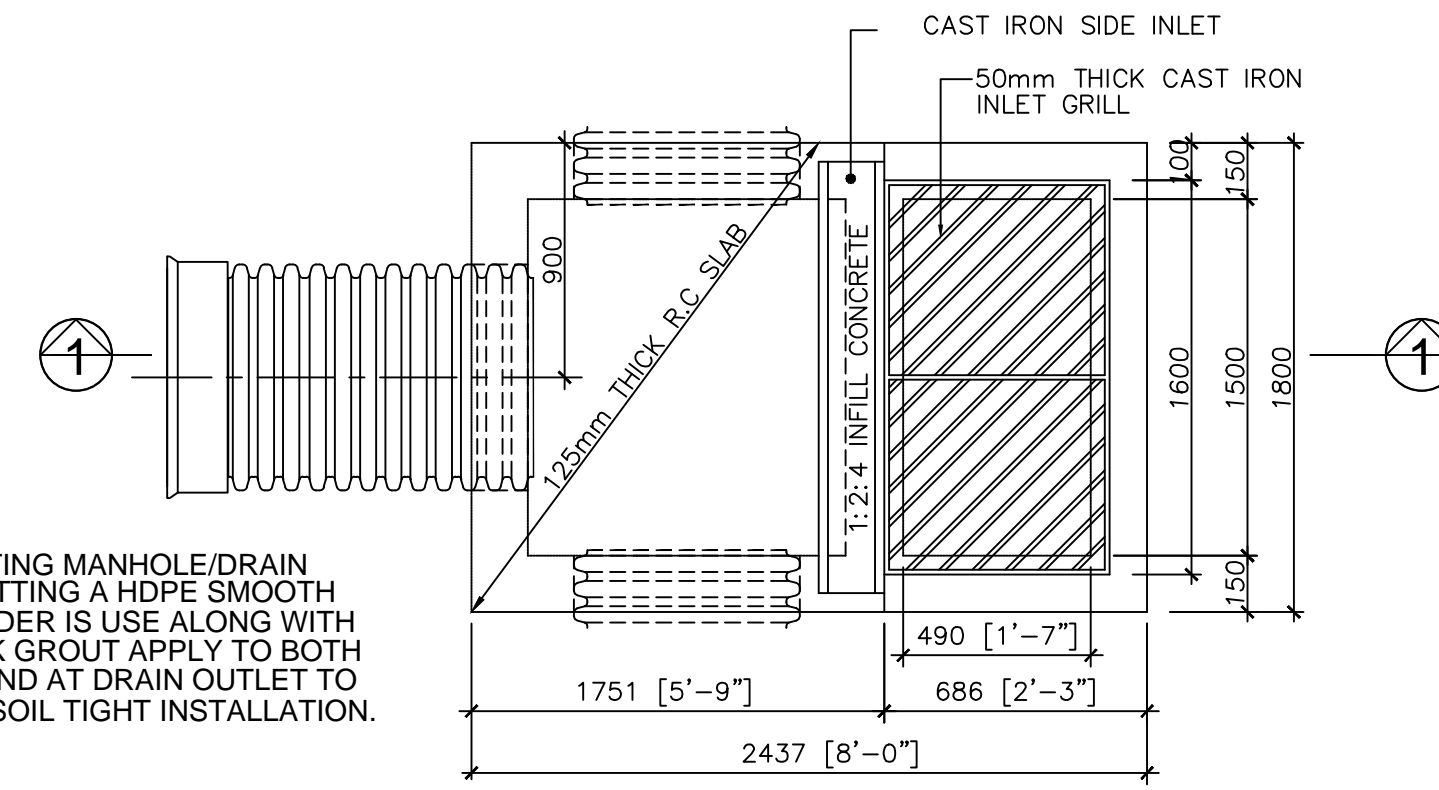
NOTE:
FOR HDPE PIPE, LENGTHS TO BE CONNECTED USING BELL / SPIGOT ARRANGEMENT WITH ASTOM - 477 ELASTOMERIC RUBBER GASKET. (A.D.S PRO-LINK WT JOINT)

FOR CC PIPE, LENGTHS TO BE CONNECTED USING STANDARD CONCRETE PIPE SEGMENT JOINED IN CONVENTIONAL WAY (MALE-FEMALE INSERTION)

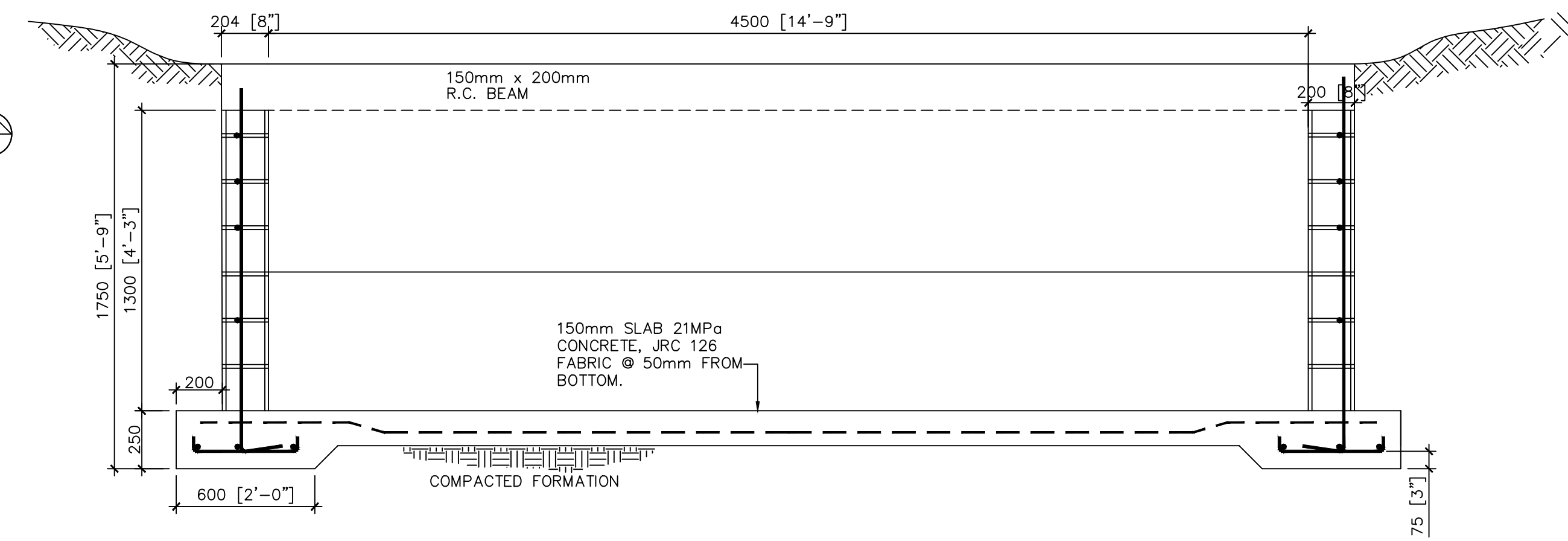


Pipe Bedding/Trench Detail 1

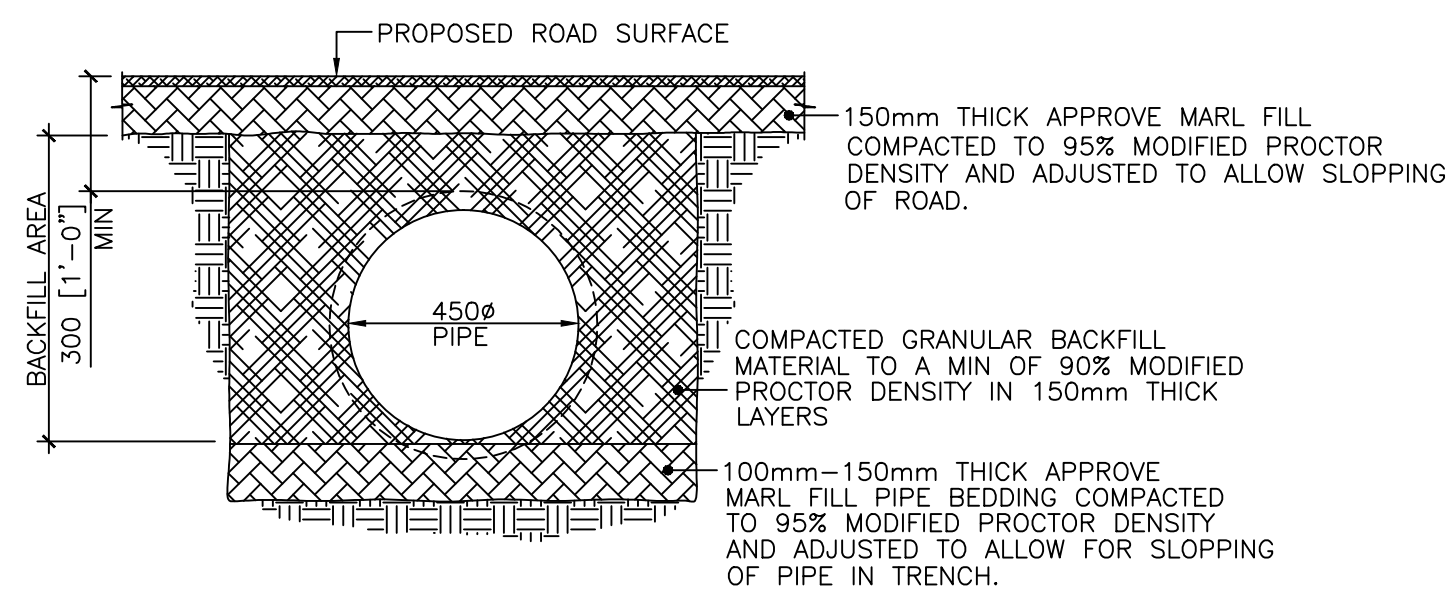
NOTE:
IN CONNECTING MANHOLE/DRAIN ADAPTER FITTING A HDPE SMOOTH WALL CYLINDER IS USE ALONG WITH NON-SHRINK GROUT APPLY TO BOTH CYLINDER AND AT DRAIN OUTLET TO PROVIDE A SOIL TIGHT INSTALLATION.



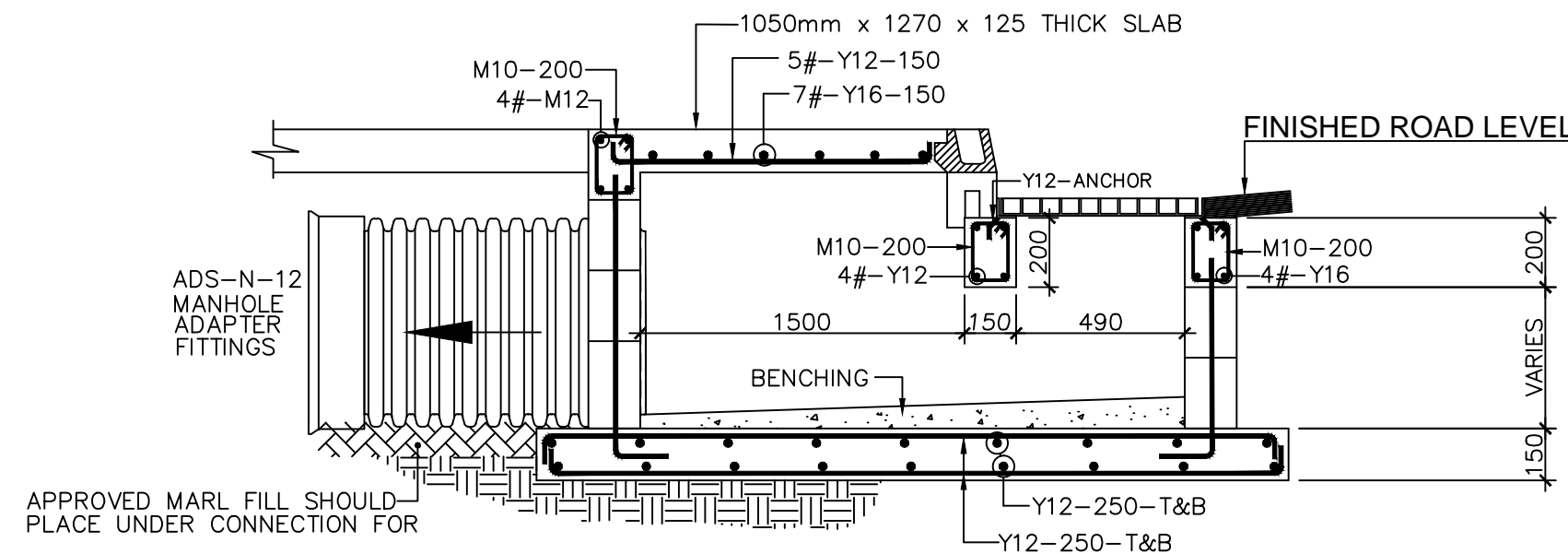
Plan of Kerb Inlet Drain



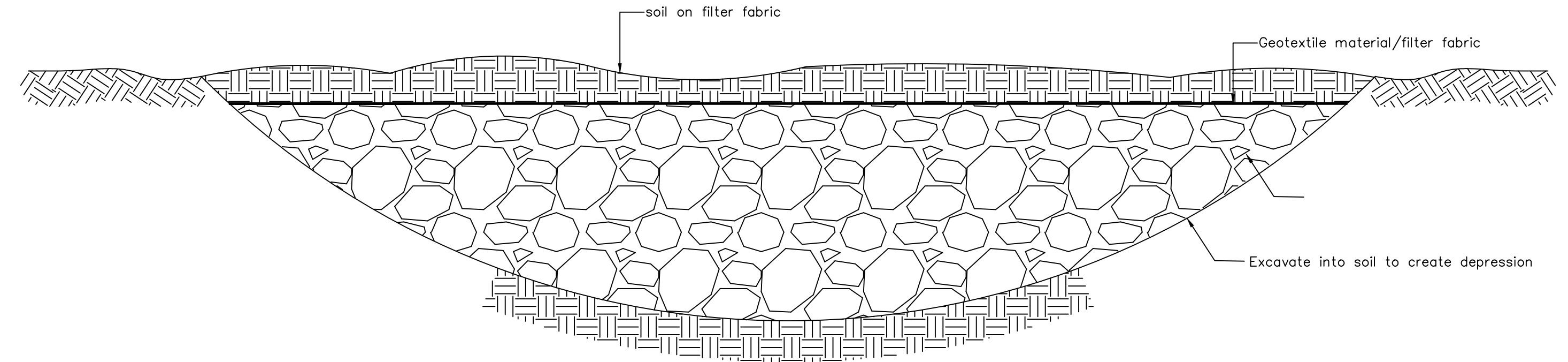
**Cross-section of Open Channel Conc. Drain
4500 Wide x 1500mm High
see Plan on Sheet Civ. PJ_11**



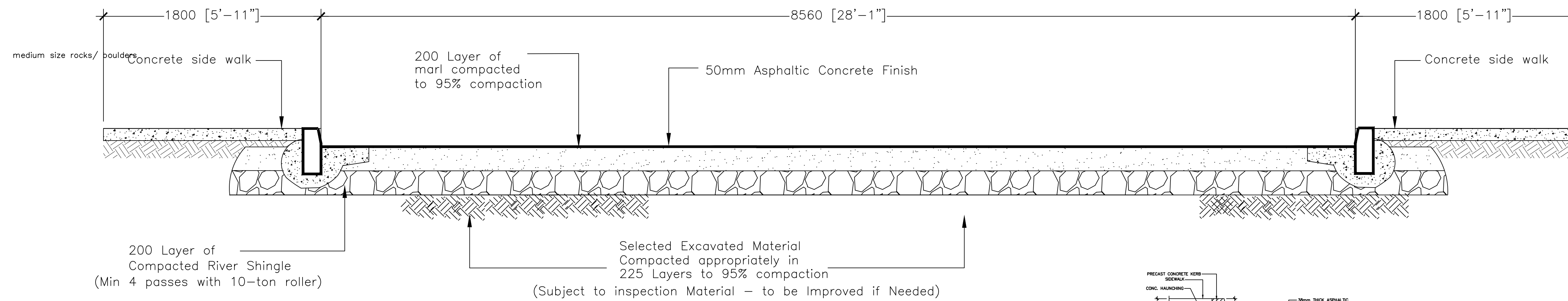
Pipe Bedding/Trench Detail 2



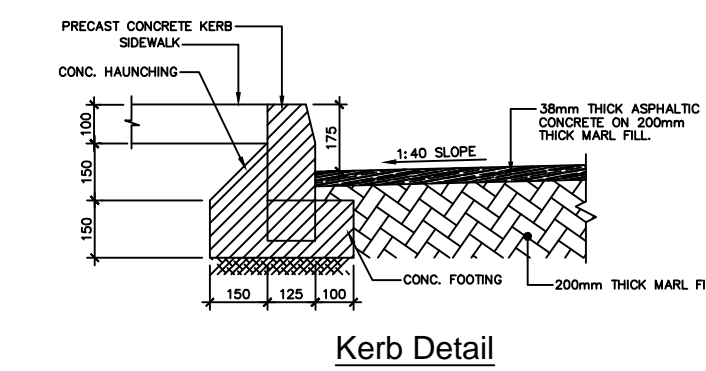
Section 1-1



Rock fill Depression



TYPICAL ROAD CROSS SECTION



Kerb Detail

NO.	REVISIONS	DATE
SHEET TITLE		
Storm Water Drainage System Details		
DRAWN BY		
ELH		

