

PROPOSED 2 LOT SUBDIVISION

Lot 2 (No.3) GRAHAM AVENUE, PYMBLE



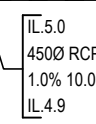














SERVICE PLANS

GENERAL NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S RELEVANT CIVIL CONSTRUCTION SPECIFICATION AND STANDARDS AND TO THE SATISFACTION OF COUNCIL'S AND/OR THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS. ANY DISCREPANCY, VARIATION OR ADDITIONAL WORKS SHALL BE APPROVED BY THE BUILDER'S REPRESENTATIVE BEFORE PROCEEDING WITH SUCH WORKS.
2. THE LOCAL COUNCIL'S AND/OR THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS IS TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR IS TO ESTABLISH THE INSPECTOR'S INSPECTION SCHEDULE REQUIREMENTS AND ENSURE THAT EACH IDENTIFIED STAGE OF WORKS IS ACCORDINGLY INSPECTED.
3. THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE CARRIED OUT ONLY AND DIMENSIONS ARE NOT TO BE SCALED.
4. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCH MARKS ONLY. DATUM USED ON THESE DRAWINGS IS AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE.
5. EROSION AND SEDIMENT CONTROL
 - 5.1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS.
 - 5.2. EROSION CONTROL MEASURES ARE TO BE INSTITUTED PRIOR TO THE COMMENCEMENT OF ANY WORKS AND ARE TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF WORKS.
 - 5.3. THE EXTENT OF DISTURBED SURFACES IS TO BE MINIMISED AS MUCH AS PRACTICABLE DURING THE COURSE OF WORKS.
 - 5.4. ALL FOOTPATHS, FILL BATTERS AND DISTURBED AREAS ARE TO BE TOPSOILED AND TURFED, OR STABILISED BY OTHER APPROVED MEANS, AS SOON AS PRACTICABLE.
6. ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON-SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. ANY SERVICES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY SURVEY PLANS AND/OR RELEVANT AUTHORITIES. THE PRESENCE, LOCATION AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT. ANY ADJUSTMENTS OR REPAIRS REQUIRED TO SERVICES ARE TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
7. NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL.
8. THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
9. THE CONTRACTOR IS TO OBTAIN FROM THE BUILDER AND BE AWARE OF THE RELEVANT CONDITIONS OF DEVELOPMENT CONSENT AND/OR CIVIL WORKS APPROVAL.
10. THE CONTRACTOR MUST ENSURE APPROVAL OF MATERIALS BY THE INSPECTOR OF WORKS PRIOR TO DELIVERY TO SITE.
11. WORK INVOLVING THE USE OF MECHANICAL PLANT AND EQUIPMENT IS TO BE UNDERTAKEN ONLY DURING THE HOURS OF 7AM TO 6PM MON-FRI AND 8AM TO 1PM SATURDAYS WITH NO WORK PERMITTED ON SUNDAYS OR PUBLIC HOLIDAYS UNLESS AS OTHERWISE SPECIFIED BY THE LOCAL COUNCIL'S REQUIREMENTS.
12. SMOOTH TRANSITIONS ARE TO BE PROVIDED BETWEEN ALL NEW WORKS AND EXISTING WORKS.
13. WHERE FILL IS PROPOSED ON NATURAL SURFACE SLOPES EXCEEDING ONE (V) IN FOUR (H) (1:4) GRADIENT, BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF FILL MATERIAL AS REQUIRED BY THE LOCAL COUNCIL'S AND/OR THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS.
14. ALL BATTERS ARE TO BE SCARIFIED TO ASSIST WITH ADHESION OF TOPSOIL TO THE BATTER FACE.
15. INSITU DENSITY TESTS ARE TO BE CARRIED OUT ON ALL SIGNIFICANT FILLS, ROAD SUBGRADES AND PAVEMENT COURSES AS DIRECTED BY THE INSPECTOR OF WORKS. ALL TESTS ARE TO BE CARRIED OUT BY A REGISTERED N.A.T.A. GEOTECHNICAL LABORATORY.
16. ANY WORKS REQUIRING INTERFERENCE TO ADJOINING LOTS ARE TO BE CONSENTED TO IN WRITING BY THE OWNER OF THE RELEVANT LOT PRIOR TO THE COMMENCEMENT OF THOSE WORKS.
17. UPON COMPLETION OF WORKS, ALL RUBBISH, CONSTRUCTION BUILDINGS AND FENCES ETC ARE TO BE REMOVED.
18. PRIOR TO THE COMMENCEMENT OF EARTHWORKS, ALL VEGETATION AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED. REMOVAL OF TREES REQUIRES APPROVAL FROM COUNCIL AND/OR THE INSPECTOR OF WORKS.
19. EXISTING TOPSOIL FROM THE SITE IS TO BE STRIPPED AND STOCKPILED FOR LATER RE-USE. REFER TO LANDSCAPING PLANS FOR ANY SPECIAL REQUIREMENTS.
20. FOLLOWING STRIPPING, THE EXPOSED SUBGRADE MATERIALS ARE TO BE INSPECTED TO IDENTIFY ANY UNSOUND AREAS. SUCH AREAS TO BE REMOVED AND REINSTATED TO THE SATISFACTION OF THE INSPECTOR OF WORKS.
21. THE CONTRACTOR IS RESPONSIBLE FOR SETOUT AND LEVEL CONTROL. ANY DISCREPANCIES BETWEEN DESIGN DRAWINGS AND SITE CONDITIONS IS TO BE RESOLVED BY THE INSPECTOR OF WORKS PRIOR TO CONTINUING WORKS.
22. ALL EARTHWORKS SHOULD BE UNDERTAKEN IN ACCORDANCE WITH AS3798-2007. THE GEOTECHNICAL ENGINEER TO IS HAVE A LEVEL 2 RESPONSIBILITY AS DEFINED IN SECTION 8 OF AS 3798-2007 AND SHALL CERTIFY AT THE END OF THE WORKS THAT EARTHWORKS COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.
23. PROVIDE SMOOTH TRANSITION AT ALL CHANGES IN GRADE UNLESS OTHERWISE SPECIFIED.
24. THE PROJECT ARCHITECT IS TO INSPECT THE WORKS FOLLOWING COMPLETION OF BULK EARTHWORKS AND PRIOR TO COMMENCEMENT OF DETAIL EARTHWORKS.

CIVIL LEGEND

PROPOSED IN CIVIL SITEWORKS PACKAGE HEREWITH

-  FINISHED SURFACE LEVEL
-  CENTRELINE CHAINAGE
-  STORMWATER DRAINAGE LINE
INVERT LEVEL UPSTREAM
PIPE SIZE, MATERIAL AND CLASS
PIPE GRADE AND LENGTH
INVERT LEVEL DOWNSTREAM
-  STORMWATER DRAINAGE PIT WITH NUMBER (REFER STORMWATER DRAINAGE STRUCTURES SCHEDULE)
-  STORMWATER DRAINAGE HEADWALL (REFER STORMWATER DRAINAGE STRUCTURES SCHEDULE)
-  KERB ONLY
-  DISH DRAIN
-  KERB AND GUTTER
-  ISOLATION JOINT
-  DOWELLED CONSTRUCTION JOINT
-  SAWN CONTRACTION JOINT
-  DIRECTION OF OVERLAND FLOW
-  CIVIL SITEWORKS SETOUT POINT LABEL
-  DENOTES EXISTING UNDERGROUND TELSTRA SERVICE LINE
-  DENOTES EXISTING UNDERGROUND WATER SERVICE LINE
-  DENOTES EXISTING OVERHEAD ELECTRICITY LINE
-  DENOTES EXISTING UNDERGROUND GAS LINE

IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

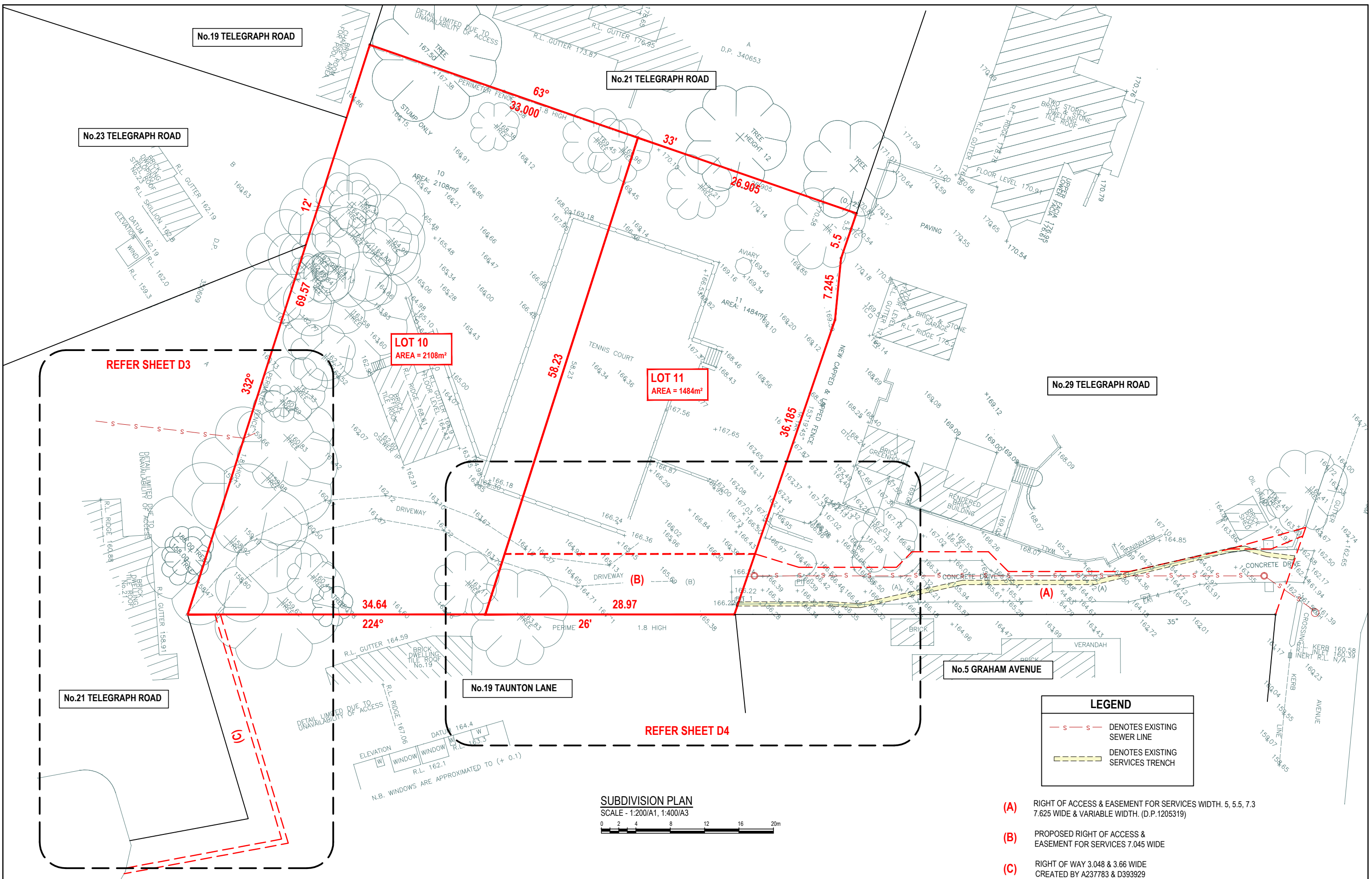


SHEET INDEX

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INTER ALLOTMENT DRAINAGE LONG SECTIONS	SHEET D5

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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">D</td> <td style="width: 75%;">ISSUED FOR COUNCIL APPROVAL</td> <td style="width: 10%;">14.06.17</td> <td style="width: 5%;">SJ</td> <td style="width: 5%;">BK</td> <td style="width: 5%;">North</td> </tr> <tr> <td>C</td> <td>ISSUED FOR COUNCIL APPROVAL</td> <td>28.04.17</td> <td>CS</td> <td>BK</td> <td></td> </tr> <tr> <td>B</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>16.02.17</td> <td>SJ</td> <td>BK</td> <td></td> </tr> <tr> <td>A</td> <td>ISSUED FOR REVIEW</td> <td>02.09.16</td> <td>CS</td> <td>-</td> <td></td> </tr> <tr> <td>Issue</td> <td>Description</td> <td>Date</td> <td>Drawn</td> <td>Approved</td> <td></td> </tr> </table>	D	ISSUED FOR COUNCIL APPROVAL	14.06.17	SJ	BK	North	C	ISSUED FOR COUNCIL APPROVAL	28.04.17	CS	BK		B	ISSUED FOR DEVELOPMENT APPLICATION	16.02.17	SJ	BK		A	ISSUED FOR REVIEW	02.09.16	CS	-		Issue	Description	Date	Drawn	Approved		<p style="text-align: center;">PRIDE INTERNATIONAL INVESTMENTS PTY LTD</p>	<p style="text-align: center;">ACOR CONSULTANTS</p> <p style="text-align: center;">ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS</p>	<p style="text-align: center;">ACOR Consultants (CC) Pty Ltd</p> <p style="text-align: center;">58-62 Hills Street Gosford NSW 2250 T +61 2 4324 3499</p>	<p style="text-align: center;">PROPOSED 2 LOT SUBDIVISION</p> <p style="text-align: center;">LOT 2 (No. 3) GRAHAM AVENUE PYMBLE</p>	<p style="text-align: center;">COVER SHEET & NOTES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td>Date</td> <td>Scale</td> <td>A1</td> <td>C.A. Check</td> <td>Date</td> </tr> <tr> <td>CS</td> <td>02.09.16</td> <td>AS NOTED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Designed</td> <td>Project No.</td> <td>Dwg. No.</td> <td>Issue</td> <td colspan="2"></td> </tr> <tr> <td>BK</td> <td>GO150570</td> <td>D1</td> <td>D</td> <td colspan="2"></td> </tr> </table>	Drawn	Date	Scale	A1	C.A. Check	Date	CS	02.09.16	AS NOTED				Designed	Project No.	Dwg. No.	Issue			BK	GO150570	D1	D		
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LEGEND

- s - s - DENOTES EXISTING SEWER LINE
- - - - DENOTES EXISTING SERVICES TRENCH

- (A) RIGHT OF ACCESS & EASEMENT FOR SERVICES WIDTH 5, 5.5, 7.3 7.625 WIDE & VARIABLE WIDTH. (D.P.1205319)
- (B) PROPOSED RIGHT OF ACCESS & EASEMENT FOR SERVICES 7.045 WIDE
- (C) RIGHT OF WAY 3.048 & 3.66 WIDE CREATED BY A237783 & D393929

SUBDIVISION PLAN
 SCALE - 1:200/A1, 1:400/A3

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Issue	Description	Date	Drawn	Approved
D	ISSUED FOR COUNCIL APPROVAL	14.06.17	SJ	BK
C	ISSUED FOR COUNCIL APPROVAL	28.04.17	CS	BK
B	ISSUED FOR DEVELOPMENT APPLICATION	16.02.17	SJ	BK
A	ISSUED FOR REVIEW	02.09.16	CS	-

Client
PRIDE INTERNATIONAL INVESTMENTS PTY LTD

Architect
ACOR CONSULTANTS
 ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project
ACOR Consultants (CC) Pty Ltd
 58-62 Hills Street
 Gosford NSW 2250
 T +61 2 4324 3499

Project
PROPOSED 2 LOT SUBDIVISION
 LOT 2 (No. 3)
 GRAHAM AVENUE
 PYMBLE

Drawing Title				
SUBDIVISION PLAN				
Drawn	Date	Scale	A1	O.A. Check
CS	02.09.16	AS NOTED		
Designed	Project No.	Dwg. No.	Issue	
BK	GO150570	D2	D	

HORIZONTAL DIRECTION DRILLING NOTES

- DESIGN DEPTHS OF HORIZONTAL DRILLING TO BE 600mm MIN.
- PRIOR TO COMMENCEMENT OF WORKS, THE LOCATION OF ALL SERVICES ARE TO BE VERIFIED.
- WORKS TO BE UNDERTAKEN UNDER SUPERVISION OF CONSULTING ARBORIST. TREE PROTECTION MEASURES TO BE CARRIED OUT IN ACCORDANCE WITH KU-RING-GAI COUNCIL SPECIFICATIONS.

PIT GRATE INLET TYPE

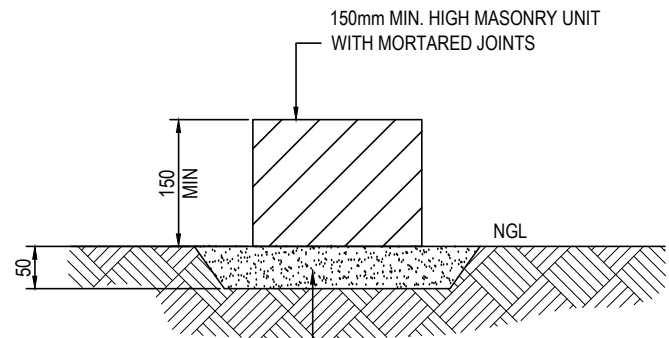
GRATE TYPE	TRAFFIC CONDITIONS
A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY TO PEDESTRIANS AND PEDAL CYCLISTS.
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLE
C - MEDIUM DUTY	MALLS AND PEDESTRIAN AREAS OPEN TO SLOW MOVING COMMERCIAL VEHICLES.
D - HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES.

TABLE AS PER AS3996 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.

PIT SCHEDULE

PIT No.	TYPE	SIZE	TOP GRATE	INVERT
P1	CLASS D GRATED INLET	600 x 600	157.80	157.05
P2	CLASS D SOLID COVER	900 x 900	158.25	156.77
P3	CLASS D SOLID COVER	600 x 600	154.95	154.05

PROPOSED PIT SURFACE LEVELS AND INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

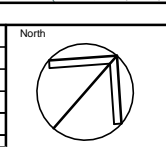


DETAIL 'A' - SURFACE WATER DEFLECTION KERB

SCALE - 1:5/A1, 1:10/A3

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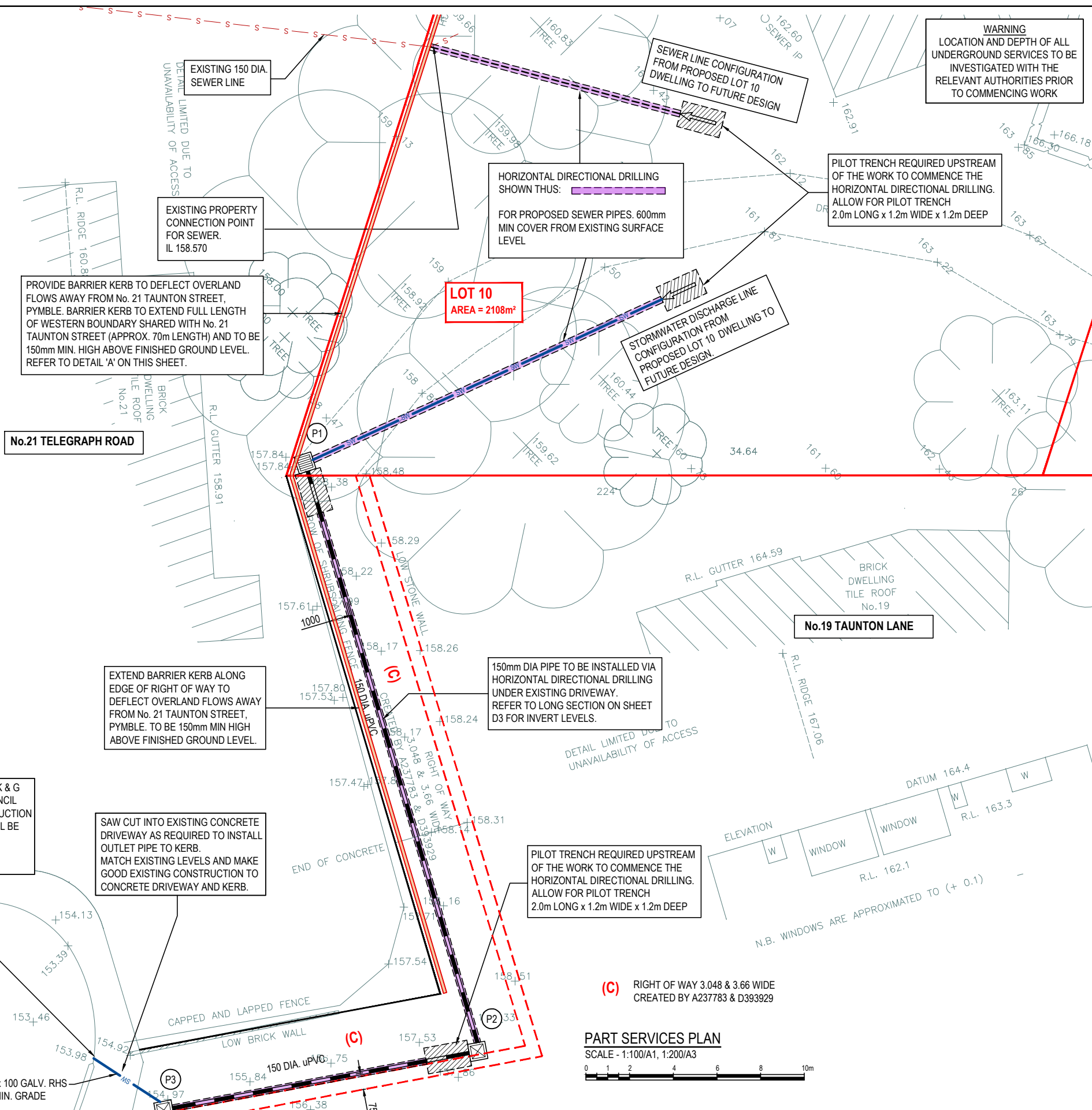
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Project
PROPOSED 2 LOT SUBDIVISION
LOT 2 (No. 3)
GRAHAM AVENUE
PYMBLE

Drawing Title			
DETAIL PLAN SERVICES SHEET No.1			
Drawn	Date	Scale	C.A. Check
CS	02.09.16	AS NOTED	
Designed	Project No.	Dwg. No.	Issue
BK	GO150570	D3	D



WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

HORIZONTAL DIRECTIONAL DRILLING SHOWN THUS: FOR PROPOSED SEWER PIPES. 600mm MIN COVER FROM EXISTING SURFACE LEVEL

PILOT TRENCH REQUIRED UPSTREAM OF THE WORK TO COMMENCE THE HORIZONTAL DIRECTIONAL DRILLING. ALLOW FOR PILOT TRENCH 2.0m LONG x 1.2m WIDE x 1.2m DEEP

PROVIDE BARRIER KERB TO DEFLECT OVERLAND FLOWS AWAY FROM No. 21 TAUNTON STREET, PYMBLE. BARRIER KERB TO EXTEND FULL LENGTH OF WESTERN BOUNDARY SHARED WITH No. 21 TAUNTON STREET (APPROX. 70m LENGTH) AND TO BE 150mm MIN. HIGH ABOVE FINISHED GROUND LEVEL. REFER TO DETAIL 'A' ON THIS SHEET.

LOT 10
AREA = 2108m²

STORMWATER DISCHARGE LINE CONFIGURATION FROM PROPOSED LOT 10 DWELLING TO FUTURE DESIGN.

EXTEND BARRIER KERB ALONG EDGE OF RIGHT OF WAY TO DEFLECT OVERLAND FLOWS AWAY FROM No. 21 TAUNTON STREET, PYMBLE. TO BE 150mm MIN HIGH ABOVE FINISHED GROUND LEVEL.

150mm DIA PIPE TO BE INSTALLED VIA HORIZONTAL DIRECTIONAL DRILLING UNDER EXISTING DRIVEWAY. REFER TO LONG SECTION ON SHEET D3 FOR INVERT LEVELS.

DISCHARGE STORMWATER TO K & G TO THE SATISFACTION OF COUNCIL MAKE GOOD EXISTING CONSTRUCTION INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS DESIGN INVERT: IL 193.83

SAW CUT INTO EXISTING CONCRETE DRIVEWAY AS REQUIRED TO INSTALL OUTLET PIPE TO KERB. MATCH EXISTING LEVELS AND MAKE GOOD EXISTING CONSTRUCTION TO CONCRETE DRIVEWAY AND KERB.

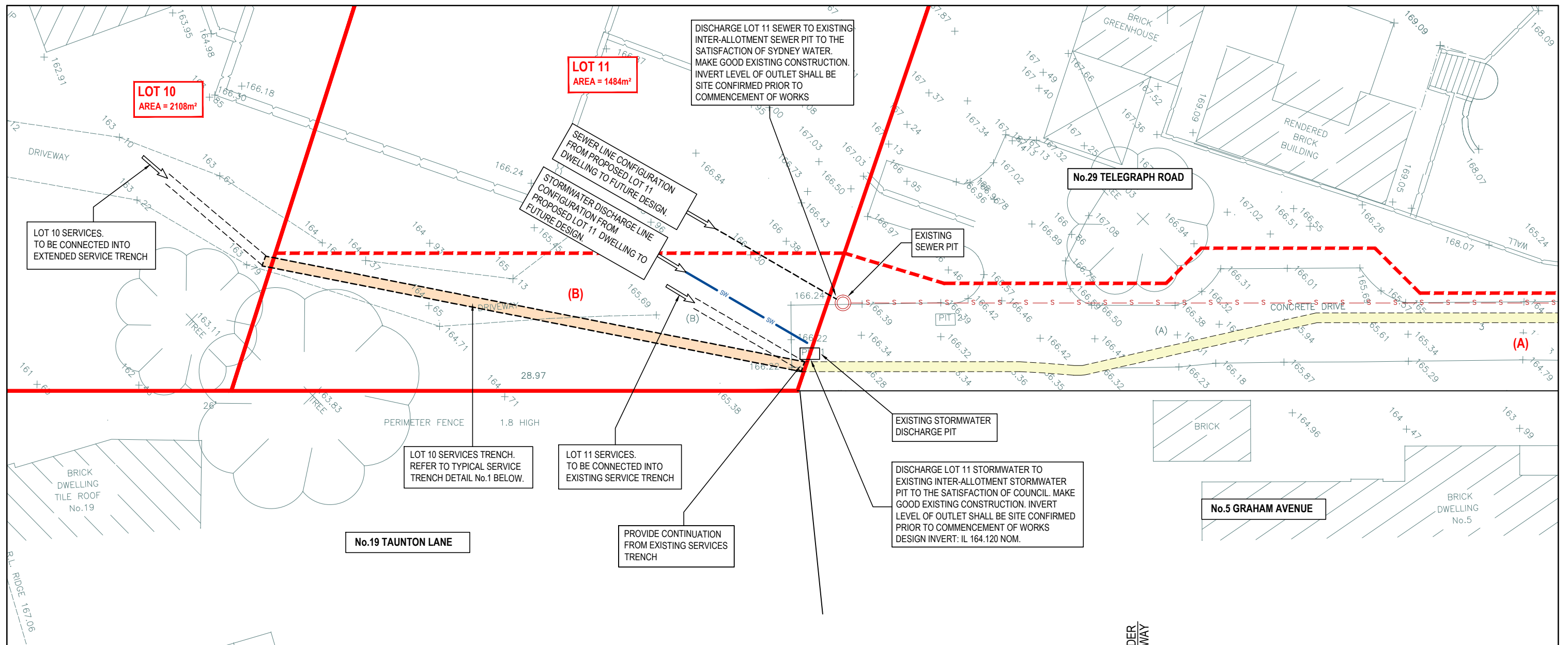
PILOT TRENCH REQUIRED UPSTREAM OF THE WORK TO COMMENCE THE HORIZONTAL DIRECTIONAL DRILLING. ALLOW FOR PILOT TRENCH 2.0m LONG x 1.2m WIDE x 1.2m DEEP

(C) RIGHT OF WAY 3.048 & 3.66 WIDE CREATED BY A237783 & D393929

PART SERVICES PLAN

SCALE - 1:100/A1, 1:200/A3





DISCHARGE LOT 11 SEWER TO EXISTING INTER-ALLOTMENT SEWER PIT TO THE SATISFACTION OF SYDNEY WATER. MAKE GOOD EXISTING CONSTRUCTION. INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS

LOT 11
AREA = 1484m²

LOT 10
AREA = 2108m²

LOT 10 SERVICES TO BE CONNECTED INTO EXTENDED SERVICE TRENCH

SEWER LINE CONFIGURATION FROM PROPOSED LOT 11 DWELLING TO FUTURE DESIGN.
STORMWATER DISCHARGE LINE CONFIGURATION FROM PROPOSED LOT 11 DWELLING TO FUTURE DESIGN.

EXISTING SEWER PIT

EXISTING STORMWATER DISCHARGE PIT

DISCHARGE LOT 11 STORMWATER TO EXISTING INTER-ALLOTMENT STORMWATER PIT TO THE SATISFACTION OF COUNCIL. MAKE GOOD EXISTING CONSTRUCTION. INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS. DESIGN INVERT: IL 164.120 NOM.

LOT 10 SERVICES TRENCH. REFER TO TYPICAL SERVICE TRENCH DETAIL No.1 BELOW.

LOT 11 SERVICES TO BE CONNECTED INTO EXISTING SERVICE TRENCH

PROVIDE CONTINUATION FROM EXISTING SERVICES TRENCH

No.19 TAUNTON LANE

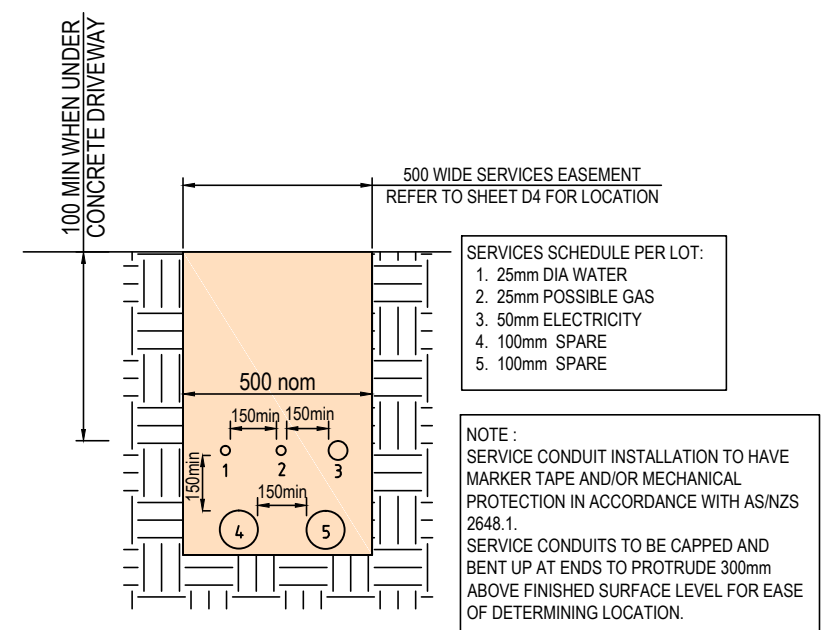
No.29 TELEGRAPH ROAD

No.5 GRAHAM AVENUE

LEGEND	
	DENOTES EXISTING SEWER LINE
	DENOTES PROPOSED STORMWATER LINE
	DENOTES EXISTING SERVICES TRENCH
	DENOTES PROPOSED SERVICES TRENCH



- (A) RIGHT OF ACCESS & EASEMENT FOR SERVICES WIDTH 5, 5.5, 7.3 7.625 WIDE & VARIABLE WIDTH. (D.P.1205319)
- (B) PROPOSED RIGHT OF ACCESS & EASEMENT FOR SERVICES 7.045 WIDE



DETAIL 1 - TYPICAL SERVICES TRENCH
NTS

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Client
PRIDE INTERNATIONAL INVESTMENTS PTY LTD

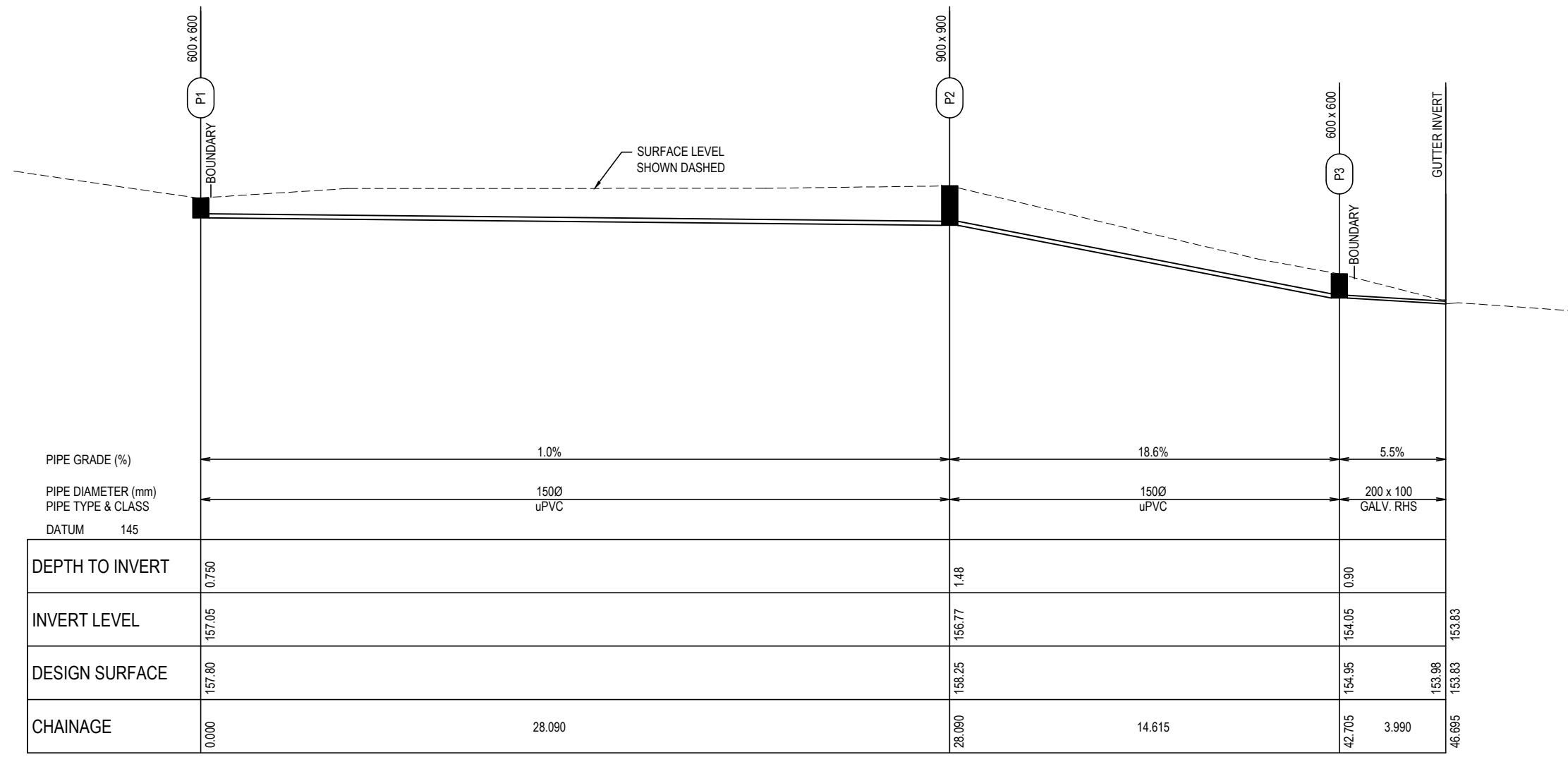
Architect
ACOR CONSULTANTS

ACOR CONSULTANTS (CC) PTY LTD
58-62 Hills Street
Gosford NSW 2250
T +61 2 4324 3499

Project
PROPOSED 2 LOT SUBDIVISION
LOT 2 (No. 3)
GRAHAM AVENUE
PYMBLE

Drawn	Date	Scale	A1	O.A. Check	Date
CS	02.09.16	AS NOTED			

Drawing Title			
DETAIL PLAN SERVICES SHEET No.2			
Designed	Project No.	Dwg. No.	Issue
BK	GO150570	D4	D



INTERALLOTMENT DRAINAGE LONG SECTION
 HORIZONTAL SCALE - 1:100/A1, 1:200/A3
 VERTICAL SCALE - 1:100/A1, 1:200/A3

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Issue	Description	Date	Drawn	Approved
D	ISSUED FOR COUNCIL APPROVAL	14.06.17	SJ	BK
C	ISSUED FOR COUNCIL APPROVAL	28.04.17	CS	BK
B	ISSUED FOR DEVELOPMENT APPLICATION	16.02.17	SJ	BK
A	ISSUED FOR REVIEW	02.09.16	CS	-

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Architect

ACOR CONSULTANTS
 ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

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INTERALLOTMENT DRAINAGE LONG SECTION		AS NOTED							
Drawn	Date	Scale	A1	O.A. Check	Date				
CS	02.09.16	AS NOTED							
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BK	GO150570	D5	D						