FOR CONTINUATION REFER DRG B12062-SK12

EXISTING RIPLEY VILLAGE

900
Drainage Reserve
PROPOSED
BIO RETENTION AND
DETENTION BASIN

NEW ROAD (1) - 15.5m WIDTH

NEW ROAD (2) - 14m WIDTH

NEW ROAD (3) - 14m WIDTH

NEW ROAD (4) - 14m WIDTH

NEW ROAD (5) - 14m WIDTH

RIPLEY ROAD

ENERGEX EASEMENT

51
Medium Density

52
Medium Density

19
Medium Density

191.620 EP

19.150 EP

157.316 EP

EP 178.212

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
31 OCT 2013
MEDQ

LEGEND

- PROPOSED STAGE BOUNDARY
- EXISTING SURFACE CONTOUR
- PROPOSED BARRIER KERB AND CHANNEL TYPE B1
- PROPOSED MOUNTABLE KERB AND CHANNEL TYPE M1
- EXISTING EDGE OF BITUMEN
- PROPOSED STORMWATER DRAINAGE
- PROPOSED ROOFWATER DRAINAGE
- PROPOSED SWALE DRAIN
- PROPOSED SEWERAGE RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED SEWERAGE RISING MAIN
- EXISTING ELECTRICAL OVERHEAD
- EXISTING TELSTRA UNDERGROUND
- EXISTING SEWERAGE RETICULATION
- CONCRETE FOOTPATH 1.50m WIDE U.N.O.
- PROPOSED RETAINING WALL
- INDICATIVE DRIVEWAY LOCATIONS
- KERB TRANSITION
- PROPOSED ZERO LOT BOUNDARY

CONCEPT ONLY
SUBJECT TO
DETAILED DESIGN

FILE: B12062-SK11.dwg DATE: 28-06-2013 TIME: 14:27
Xref's: X_B12062_TITLE X_B12062_BASE_ROL USR: mark hastings

FIRST ISSUE	CALCS	DRAWN	DATE
	MH	MH	26.06.13

AMENDMENTS: A, B, C, D, E, F

AMENDMENT DETAILS

DESIGN CHECK

DRAWN CHECK

SCALE (METRES)
1:500 10 5 0 10 20 A1
1:1000 A3

MICROFILM No.

PROJECT No.
B12062

SURVEYOR: Baird and Hayes
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APPROVED
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BRENT THOMAS RPEQ 7862
FOR & ON BEHALF OF BROWN CONSULTING (QLD) PTY LTD

CLIENT
E.J. COOPER & SON PTY LTD

PROJECT
THE RIDGE, RIPLEY VALLEY
STAGE 1

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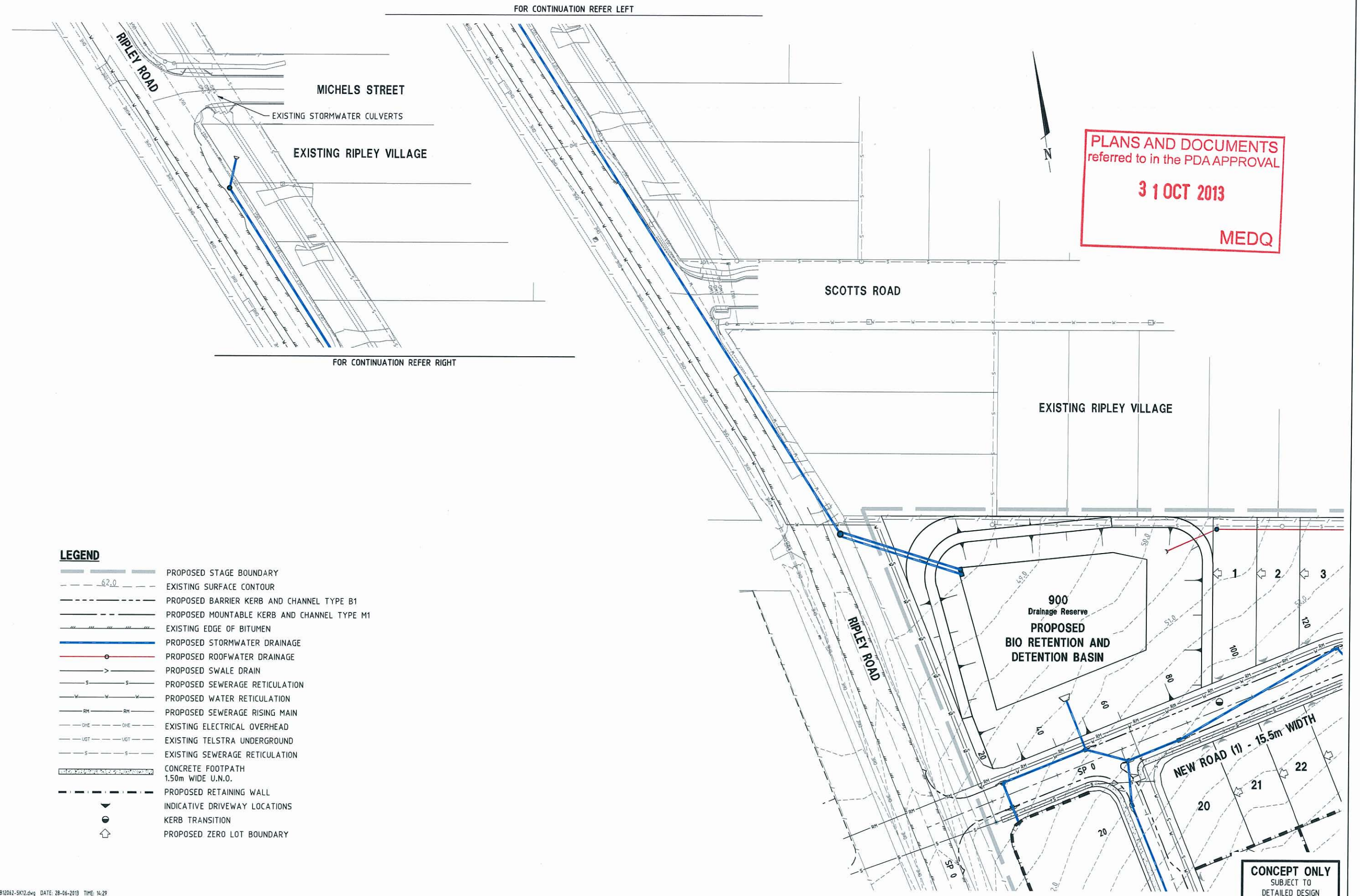
Quality Endorsed Company ISO 9001 Lic 4084

DRAWING TITLE
ROADWORKS AND DRAINAGE
INTERNAL WORKS
LAYOUT PLAN

DRAWING NUMBER
B12062-SK11

ISSUE



LEGEND

- PROPOSED STAGE BOUNDARY
- EXISTING SURFACE CONTOUR
- PROPOSED BARRIER KERB AND CHANNEL TYPE B1
- PROPOSED MOUNTABLE KERB AND CHANNEL TYPE M1
- EXISTING EDGE OF BITUMEN
- PROPOSED STORMWATER DRAINAGE
- PROPOSED ROOFWATER DRAINAGE
- PROPOSED SWALE DRAIN
- PROPOSED SEWERAGE RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED SEWERAGE RISING MAIN
- EXISTING ELECTRICAL OVERHEAD
- EXISTING TELSTRA UNDERGROUND
- EXISTING SEWERAGE RETICULATION
- CONCRETE FOOTPATH 1.50m WIDE U.N.O.
- PROPOSED RETAINING WALL
- INDICATIVE DRIVEWAY LOCATIONS
- KERB TRANSITION
- PROPOSED ZERO LOT BOUNDARY

FILE: B12062-SK12.dwg DATE: 28-06-2013 TIME: 14:29
Xref's: X_B12062_TITLE X_B12062_BASE_ROL USR: mark hastings

	FIRST	CALCS	DRAWN	DATE	AMENDMENT DETAILS
ISSUE		MH	MH	26.06.13	
AMENDMENTS	A				
	B				
	C				
	D				
	E				
	F				

DESIGN CHECK
DRAWN CHECK

SCALE (METRES)
1:500 10 5 0 10 20 A1
1:1000 A3

MICROFILM No.

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STAGE 1

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DRAWING TITLE
ROADWORKS AND DRAINAGE
EXTERNAL WORKS
LAYOUT PLAN

DRAWING NUMBER
B12062-SK12

ISSUE

EXISTING RIPLEY VILLAGE

1 IN 4 MAX TO N.S.

900 Drainage Reserve
PROPOSED BIO RETENTION AND DETENTION BASIN

NEW ROAD (1)
NEW ROAD (2)
NEW ROAD (3)
NEW ROAD (4)
NEW ROAD (5)

2.40m TYPICAL

ENERGEX EASEMENT

RIPLEY ROAD

51 Medium Density
52 Medium Density
19 Medium Density

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
31 OCT 2013
MEDQ

LEGEND

- 75.0 — EXISTING SURFACE CONTOUR (0.5m INTERVAL)
- 75.0 — DESIGN SURFACE CONTOUR (0.25m INTERVAL)
- PROPOSED RETAINING WALL
- AREA OF CUT
- AREA OF FILL
- PROPOSED ZERO LOT BOUNDARY

N

EARTHWORKS NOTES:

EARTHWORKS WILL BE UNDERTAKEN TO ALLOTMENTS TO PROVIDE SALEABLE LAND FOR THE VARIOUS PROPERTY CATEGORIES ALONG THE FOLLOWING LIMITATIONS:

- MAXIMUM HEIGHT OF EXPOSED RETAINING WALLS TO BE 3.0m AT REAR OF ALLOTMENTS.
- MAXIMUM HEIGHT OF EXPOSED RETAINING WALLS TO BE 1.5m AT SIDE BOUNDARIES OF ALLOTMENTS.
- RETAINING WALLS SHALL BE CONTAINED WITHIN ALLOTMENTS.
- LOTS SHALL BE GRADED TO GENERALLY FALL AND DRAIN TO THE ROAD WHERE POSSIBLE.
- ALL LOTS SHALL HAVE ACCESSIBLE DRIVEWAYS OF MAXIMUM GRADE 1 IN 4.
- ROADS SHALL BE GRADED TO GENERALLY FOLLOW THE TERRAIN.
- EARTHWORKS COMPACTIONS SHALL BE TO COUNCIL STANDARDS.

CONCEPT ONLY
SUBJECT TO DETAILED DESIGN

FILE: B12062-SK13.dwg DATE: 28-06-2013 TIME: 14:47
Xref's: X_B12062_TITLE X_B12062_BASE_ROL USR: mark hastings

FIRST ISSUE	CALCS	DRAWN	DATE	AMENDMENT DETAILS
	MH	MH	26.06.13	
AMENDMENTS A				
B				
C				
D				
E				
F				

DESIGN CHECK
DRAWN CHECK

SCALE (METRES)
1:500 10 5 0 10 20 A1
1:1000 A3

MICROFILM No.
PROJECT No. B12062

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DRAWING TITLE
BULK EARTHWORKS LAYOUT PLAN

DRAWING NUMBER
B12062-SK13

ISSUE