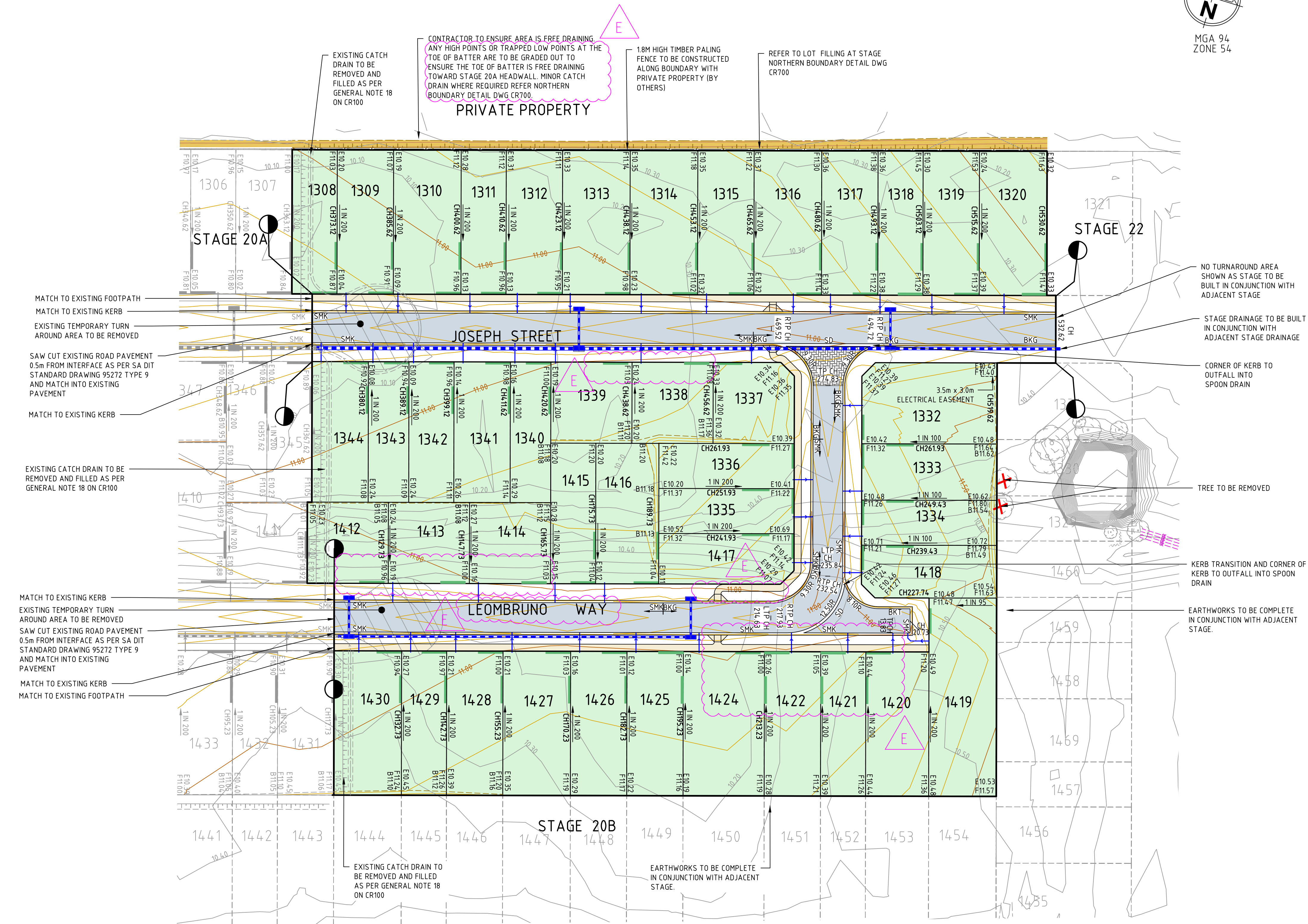
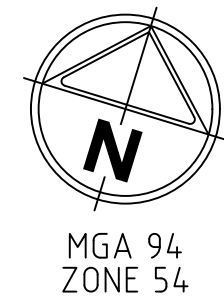


- NOTES:
1. ALL BUILDING SLAB LEVELS TO BE CONSTRUCTED 300mm ABOVE LOT BOUNDARY LEVEL (LOWEST F VALUE)
 2. ALL KERB TRANSITIONS TO OCCUR 1m EITHER SIDE OF KERB TRANSITION MARKER (UNLESS NOTED OTHERWISE)
 3. ALL FOOTPATHS TO BE AN UNCOLOURED MIX WITH BRUSHED SURFACE AND EDGE TROWEL FINISH, MATCHING FOOTPATH INSTALLED IN ADJACENT STAGES AS PER IPWEA SA STANDARD DRAWING SD205 & SD210 (UNLESS NOTED OTHERWISE). COUNCIL IS TO BE INVITED TO SITE TO INSPECT FIRST POUR OF PANELS TO CONFIRM QUALITY IS ACCEPTABLE.
 3. ALL PRAM CROSSINGS TO BE CONSTRUCTED AS PER IPWEA SA STANDARD DRAWING SD125 & SD130 (UNLESS NOTED OTHERWISE). ALL TACTILE GROUND SURFACE INDICATORS (TGSi) ARE TO BE YELLOW, CAST IN-SITU AND NOT THE PEEL AND STICK VARIETY. CONCRETE TILE/PAVER TYPES ARE NOT SUPPORTED AND ONLY THE PLASTIC TYPES ARE TO BE USED.
 4. ALL VEHICLE CROSSOVER TO BE CONSTRUCTED AS PER IPWEA SA STANDARD DRAWING SD225 (UNLESS NOTED OTHERWISE).
 5. ALL ALLOTMENT STORMWATER DRAINS TO BE CONSTRUCTED AS PER IPWEA SA STANDARD DRAWING SD115 & SD380 (UNLESS NOTED OTHERWISE).

WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY. AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



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Rev	Amendments	Approved	Date
E	ROAD NAME, VEHICLE CROSSINGS, FOOTPATH AND CONNECTIONS UPDATED	JPP	06-05-25
D	LEVELS, ROAD RESERVE AND CHAINAGES UPDATED. TURN AROUND AREA REMOVED	JPP	17-01-25
C	STAGE BOUNDARY, SWD, CONNECTIONS, LEVELS AND PATH UPDATE	JPP	26-06-24
B	ISSUED TO CLIENT	JPP	02-05-24
A	ISSUED TO CLIENT	JPP	29-04-24



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Designed
A.SAWAN

Authorised
J.POYNER

VIRGINIA GROVE

Checked
J.POYNER

Date
APRIL 24

VIRGINIA GROVE
STAGE 21
ROAD AND DRAINAGE
ROAD LAYOUT PLAN
CITY OF PLAYFORD
LANSER COMMUNITIES PTY LTD

PRELIMINARY

Dwg No
321014-021CR200

Rev
E

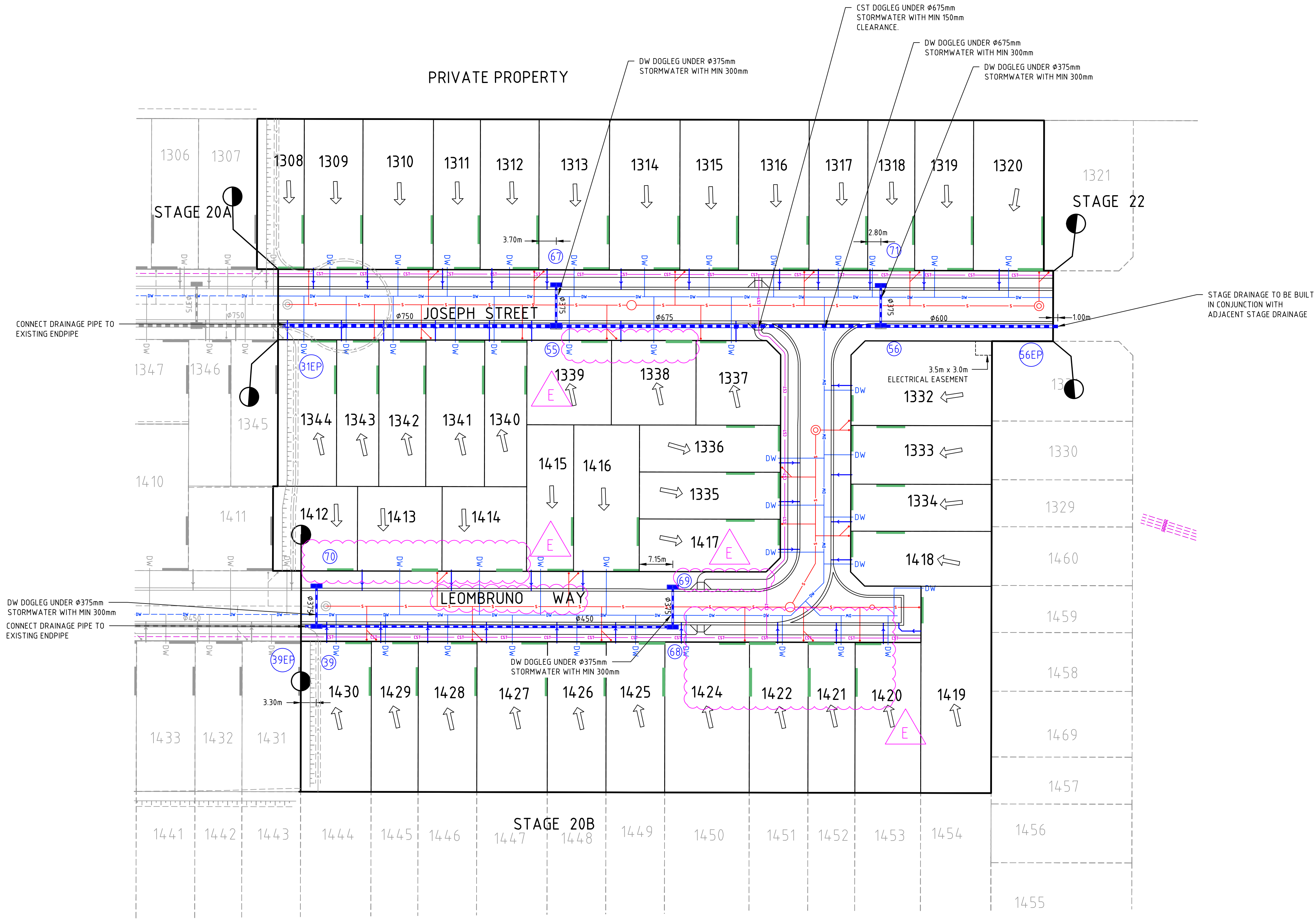
SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		SEWER		COMMON SERVICE TRENCH	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
JOSEPH STREET	N	5.70	N	7.50	N	0.95
LEOMBRUNO WAY (E-W)	S	5.70	S	7.50	S	0.95
LEOMBRUNO WAY (N-S)	E	5.70	E	7.50	W	0.95

1. GAS MAINS, TELECOMMUNICATIONS CABLES AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG's.

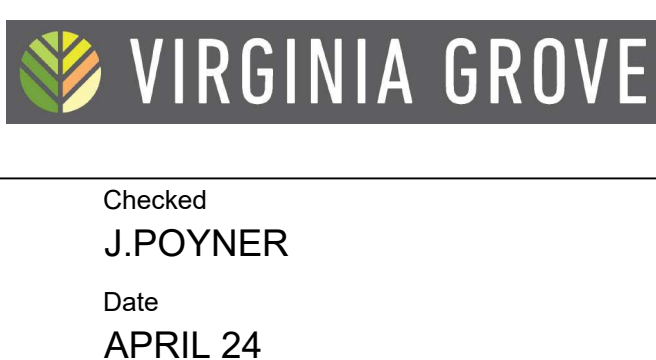
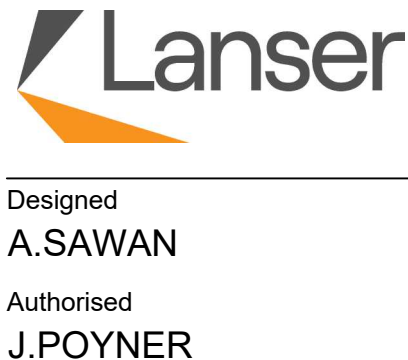
- NOTES:
- FOR EACH LOT WHERE THE FOOTPATH IS ADJACENT THE LOT BOUNDARY, A $\phi 100\text{mm}$ PVC IRRIGATION CONDUIT SHOULD BE PROVIDED IN ADDITION TO THE $\phi 100\text{mm}$ PVC STORMWATER KERB OUTLET. THE IRRIGATION CONDUIT SHOULD EXTEND 300mm EACH SIDE OF THE FOOTPATH AND BE CAPPED AT EACH END. PLACE CONDUIT 1m OFFSET FROM WATER METER. IF WATER METER IS ADJACENT DRIVEWAY, PLACE CONDUIT 1m OFFSET FROM DRIVEWAY EDGE (CONFIRM ON SITE).
 - PROVIDE $\phi 100\text{mm}$ PVC IRRIGATION CONDUITS UNDER FUTURE DRIVEWAY LOCATIONS EXTENDING 300mm EACH SIDE OF FUTURE DRIVEWAY, CAP EACH END.
 - PROVIDE $\phi 100\text{mm}$ PVC IRRIGATION CONDUITS IN VERGE UNDER PRAM CROSSINGS WHERE SHOWN ON PLAN EXTENDING 300mm EACH SIDE OF PATH, CAP EACH END.
 - PROVIDE $2 \times \phi 100\text{mm}$ PVC IRRIGATION CONDUITS FOR ROAD CROSSINGS WHERE SHOWN ON PLAN, EXTENDING 1m PAST THE BACK OF KERB ON BOTH SIDES, CAP EACH END AND PROVIDE DRAWCORDS TO THE SURFACE.
 - ELECTRICAL, POTABLE WATER AND SEWER SERVICES SHOWN ON THESE PLANS ARE INDICATIVE ONLY. CONTRACTOR TO REFER TO THEIR RESPECTIVE ELECTRICAL, WATER AND SEWER PLANS FOR FURTHER DETAILS.
 - ALL ALLOTMENT STORMWATER DRAINS TO BE CONSTRUCTED AS PER IPWEA SA STANDARD DRAWING SD115 & SD380 (UNLESS NOTED OTHERWISE).

WARNING
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Rev	Amendments	Approved	Date
E	ROAD NAME, VEHICLE CROSSINGS, FOOTPATH AND CONNECTIONS UPDATED	JPP	06-05-25
D	ROAD RESERVE AND SERVICES UPDATED. TURN AROUND AREA REMOVED	JPP	17-01-25
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VIRGINIA GROVE
STAGE 21
ROAD AND DRAINAGE
SERVICES PLAN
CITY OF PLAYFORD
LANSER COMMUNITIES PTY LTD

PRELIMINARY

Dwg No **321014-021CR201**

Rev **E**