

**SUBDIVISION AT 521 BUCKLAND ROAD, BUCKLAND
GREEN VALLEY LIMITED**

ENGINEERING

**SHEET 1, DRAWING No. 271627-1
DEVELOPMENT PLAN**

**SHEET 2, DRAWING No. 271627-2
ROADING AND DRAINAGE PLAN**

**SHEET 3, DRAWING No. 271627-3
ROADING AND DRAINAGE PLAN**

**SHEET 4, DRAWING No. 271627-4
ROADING AND DRAINAGE PLAN**

**SHEET 5, DRAWING No. 271627-5
ROADING LONG SECTIONS**

**SHEET 6, DRAWING No. 271627-6
STORMWATER AND SANITARY SEWER
LONG SECTIONS**

**SHEET 7, DRAWING No. 271627-7
ROADING CROSS SECTIONS**

**SHEET 8, DRAWING No. 271627-8
STANDARD DETAIL PLAN**

PREPARED BY:



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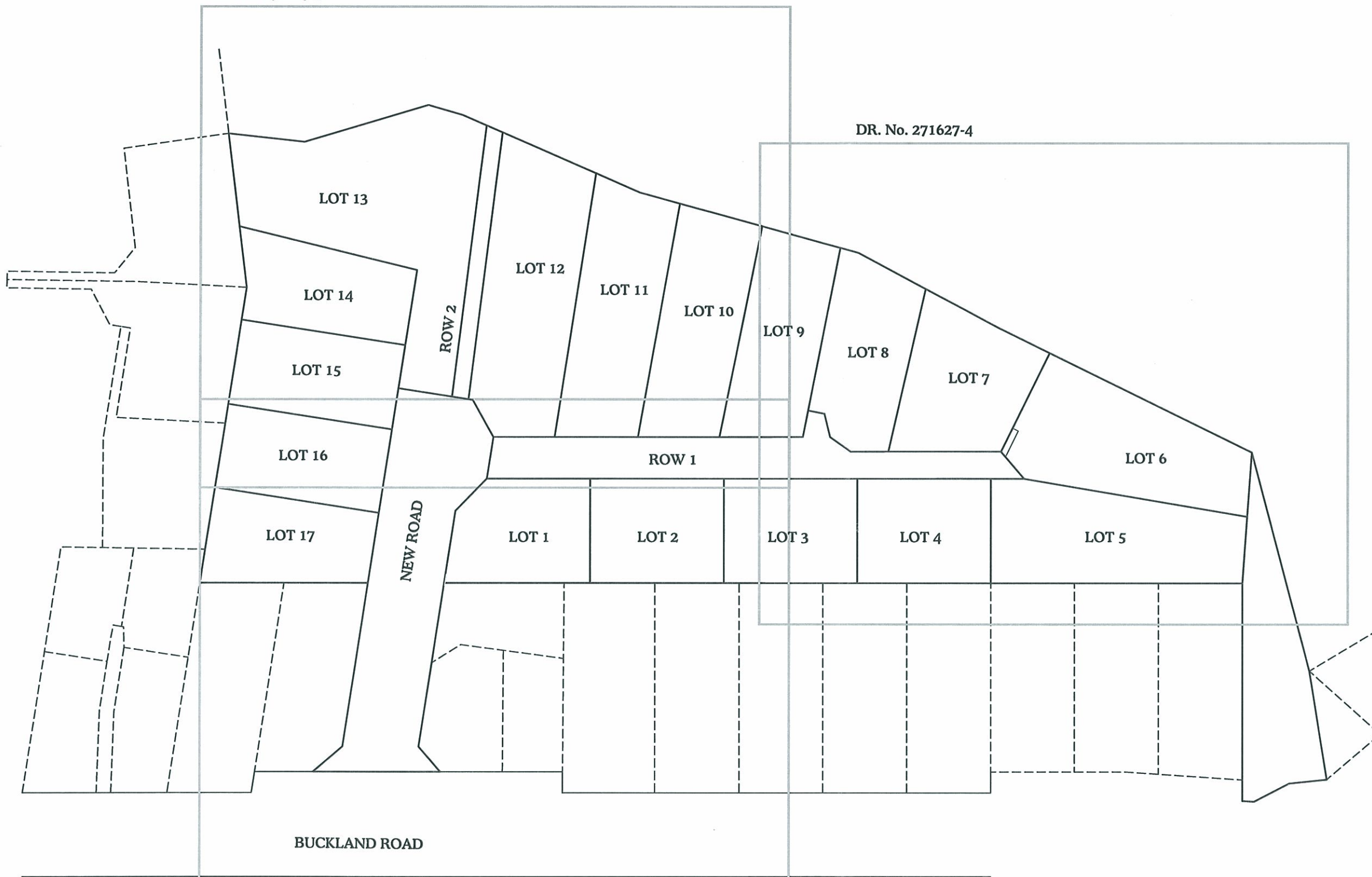


OCTOBER 2007
PROJECT NO: 271627



DR. No. 271627-3

DR. No. 271627-4



DR. No. 271627-2

Amendments	Name	Date
E	ROADING & CARPARKS	AM 10/07
D	FDC	AM 10/07

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	Name	Date
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Designed	Alan McLean	10/07
Drawn	Alan McLean	10/07
Checked	Luke Karalurovich	10/07
Approved	John M. Gasson	10/07

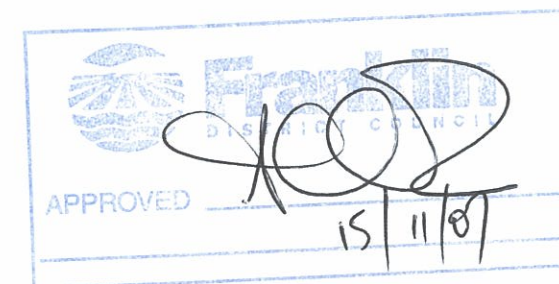
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Job Title
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521 BUCKLAND RD
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Client
GREEN VALLEY LIMITED

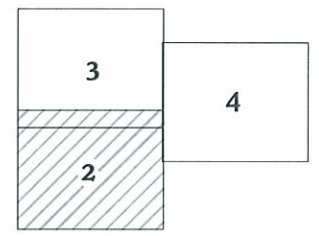
Sheet Title
DEVELOPMENT PLAN

Sheet 1 of 8	
Project	271627
Drawing	271627-1
Cad Ref. File	C-101-06
Council Ref	506260
Scale (A1 Original)	1:500
Amendment	E





GENERAL NOTES
 COORDINATES ARE IN TERMS OF NZGD 2000 DATUM
 LEVELS ARE IN TERMS OF LINZ DATUM



- LEGEND**
- EXISTING SANITARY SEWER
 - NEW SANITARY SEWER
 - EXISTING STORMWATER
 - NEW STORMWATER
 - EXISTING WATER
 - NEW WATER
 - POWER
 - TELECOM
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ NEW SANITARY SEWER MANHOLE
 - ⊙ EXISTING STORMWATER MANHOLE
 - ⊙ NEW STORMWATER MANHOLE
 - ⊙ NEW CESSPIT
 - NEW CONCRETE
 - NEW HOTMIX
 - SV SLUICE VALVE
 - GV GATE VALVE
 - FINAL CONTOURS

MINIMUM COVER OF PIPES AND CABLES:
 1. SANITARY SEWER - 600mm IN PRIVATE PROPERTY
 600mm IN ROAD RESERVE EXCL. CARRIAGEWAY
 1200mm BELOW SUBGRADE UNDER CARRIAGEWAY
 2. STORMWATER PIPES - 600mm IN PRIVATE PROPERTY
 AND 600mm IN ROAD RESERVE EXCL. CARRIAGEWAY
 1200mm BELOW SUBGRADE UNDER CARRIAGEWAY
 3. POWER - 900mm UNDER CARRIAGEWAYS AND
 800mm UNDER ALL OTHER CONDITIONS
 4. TELECOM - 900mm UNDER CARRIAGEWAYS AND
 600mm UNDER ALL OTHER CONDITIONS
 5. RIDER MAIN - 900mm UNDER CARRIAGEWAYS AND
 600mm UNDER ALL OTHER CONDITIONS

CONTRACTOR TO VERIFY POSITION OF EXISTING SERVICE CONNECTIONS PRIOR TO EXCAVATION

CONTRACTOR TO CONTACT THE SURVEYING COMPANY LTD. PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE



1. ALL POWER AND WATER DUCTS TO BE 100φ.
2. ALL TELECOM DUCTS TO BE 50φ (SUPPLIED BY TELECOM).
3. ALL SANITARY SEWER AND STORMWATER HOUSE CONNECTIONS TO BE TERMINATED 10m WITHIN EACH SITE.
4. ALL DUCTS TO BE LAID 800mm BELOW THE GROUND LEVEL.
5. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS TO COUNCIL STANDARD.

E	ROADING & CARPARKS	AM	10/07
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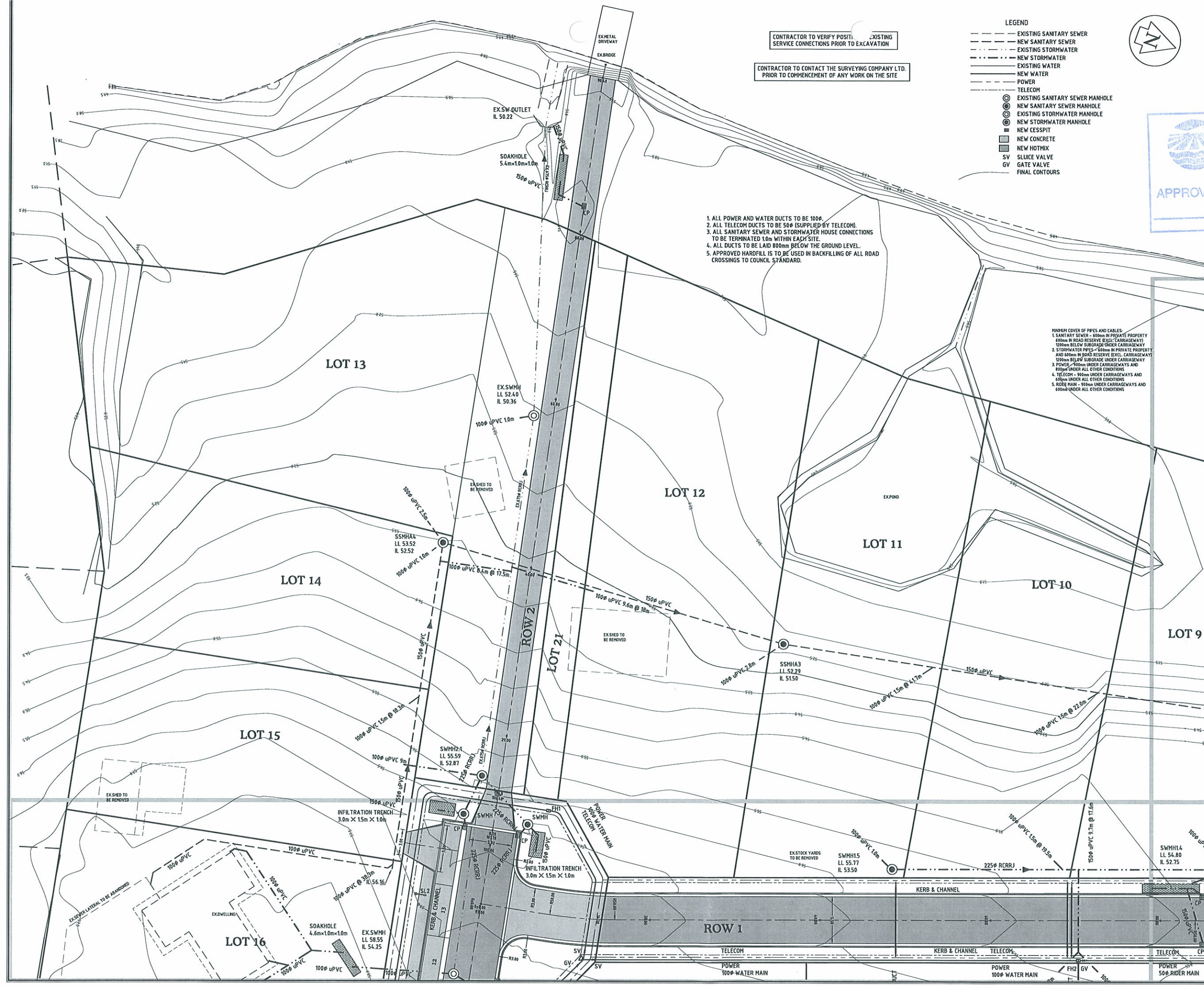
Job Title
SUBDIVISION AT 521 BUCKLAND RD BUCKLAND

Client
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Sheet Title
ROADING AND DRAINAGE PLAN

Sheet 2 of 8

Project	271627	Drawing	271627-2
Cad Ref. File	C-101-06	Council Ref	S06260
Scale (A1 Original)	1:200	Amendment	E



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- EXISTING SANITARY SEWER
 - - - NEW SANITARY SEWER
 - EXISTING STORMWATER
 - - - NEW STORMWATER
 - EXISTING WATER
 - - - NEW WATER
 - POWER
 - - - TELECOM
 - EXISTING SANITARY SEWER MANHOLE
 - NEW SANITARY SEWER MANHOLE
 - EXISTING STORMWATER MANHOLE
 - NEW STORMWATER MANHOLE
 - NEW CESSPIT
 - NEW CONCRETE
 - NEW HOTMIX
 - SV SLUICE VALVE
 - GV GATE VALVE
 - FINAL CONTOURS

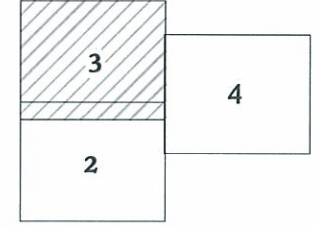
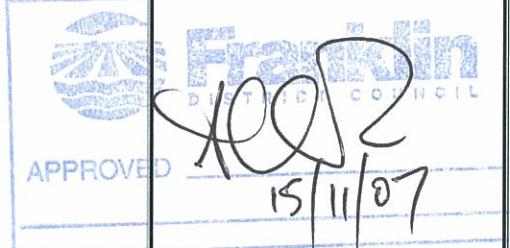


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5. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS TO COUNCIL STANDARD.

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 2. STORMWATER PIPES - 600mm IN PRIVATE PROPERTY AND 800mm IN ROAD RESERVE (EXCL. CARRIAGEWAY) 1200mm BELOW SUBGRADE UNDER CARRIAGEWAY
 3. POWER - 900mm UNDER CARRIAGEWAYS AND 800mm UNDER ALL OTHER CONDITIONS
 4. TELECOM - 900mm UNDER CARRIAGEWAYS AND 600mm UNDER ALL OTHER CONDITIONS
 5. ROAD MAIN - 900mm UNDER CARRIAGEWAYS AND 600mm UNDER ALL OTHER CONDITIONS

GENERAL NOTES

COORDINATES ARE IN TERMS OF NZGD 2000 DATUM
LEVELS ARE IN TERMS OF LINZ DATUM



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SUBDIVISION AT 521 BUCKLAND RD BUCKLAND

Client

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Sheet Title

ROADING AND DRAINAGE PLAN

Sheet 3 of 8

Project	271627	Drawing	271627-3
Cad Ref. File	C-101-06	Council Ref	S06260
Scale (A1 Original)	1:200	Amendment	E

GENERAL NOTES

COORDINATES ARE IN TERMS OF NZGD 2000 DATUM
LEVELS ARE IN TERMS OF LINZ DATUM



Franklin DISTRICT COUNCIL

APPROVED

EX.SSMH LL 53.53 IL 48.83

15/11/07

CONTRACTOR TO VERIFY POSITION OF EXISTING SERVICE CONNECTIONS PRIOR TO EXCAVATION

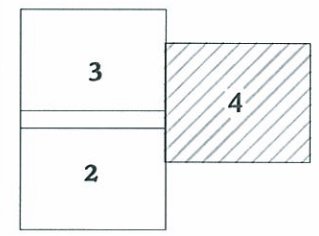
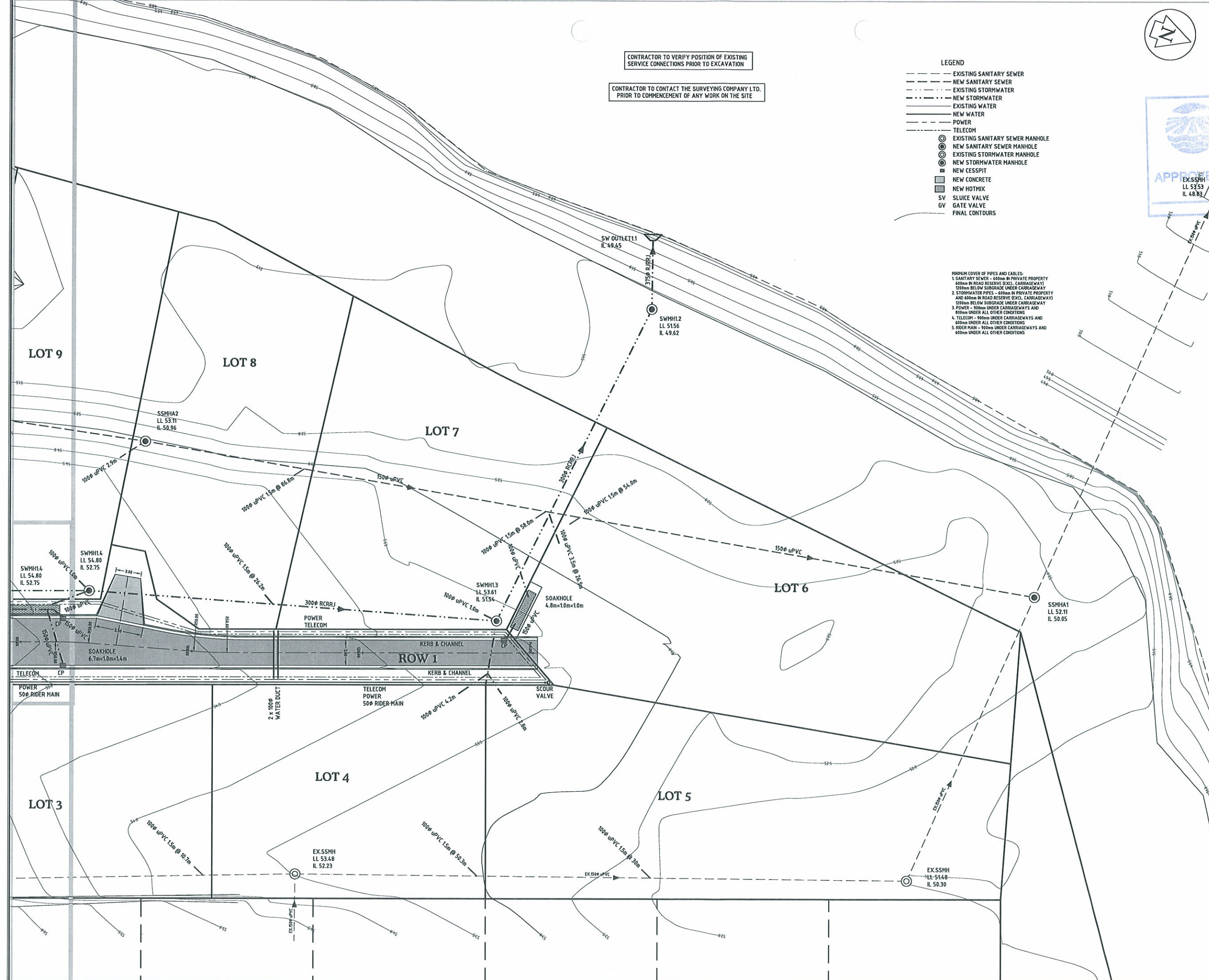
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LEGEND

- EXISTING SANITARY SEWER
- - - NEW SANITARY SEWER
- EXISTING STORMWATER
- - - NEW STORMWATER
- EXISTING WATER
- - - NEW WATER
- POWER
- TELECOM
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- EXISTING STORMWATER MANHOLE
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3. POWER - 900mm UNDER CARRIAGEWAYS AND 800mm UNDER ALL OTHER CONDITIONS
4. TELECOM - 900mm UNDER CARRIAGEWAYS AND 600mm UNDER ALL OTHER CONDITIONS
5. RIDER MAIN - 900mm UNDER CARRIAGEWAYS AND 600mm UNDER ALL OTHER CONDITIONS



E	ROADING & CARPARKS	AM	10/07
D	FDC	AM	10/07
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GREEN VALLEY LIMITED

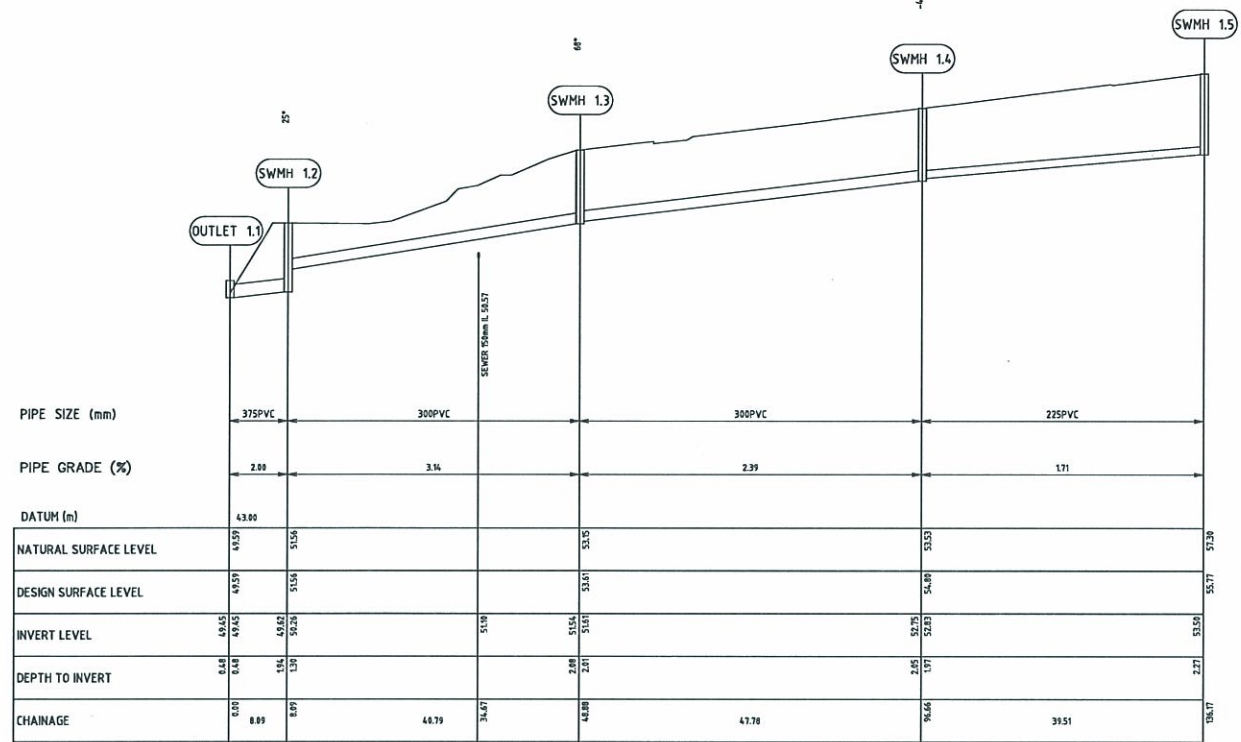
Sheet Title

**ROADING AND
DRAINAGE PLAN**

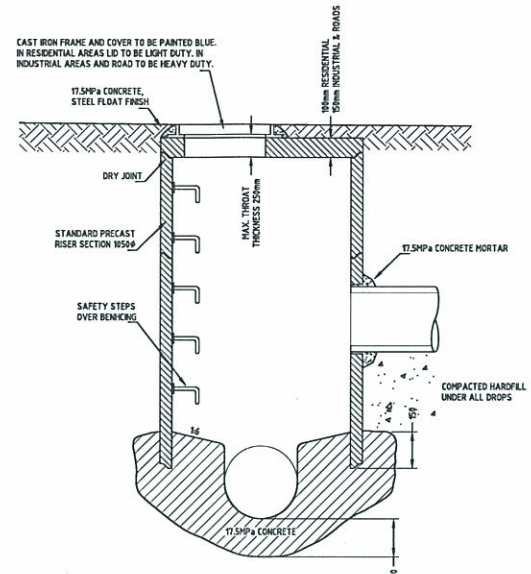
Sheet 4 of 8

Project	271627	Drawing	271627-4
Ord Ref. File	C-101-06	Council Ref	S06260
Scale (A1 Original)	1:200	Amendment	E

GENERAL NOTES
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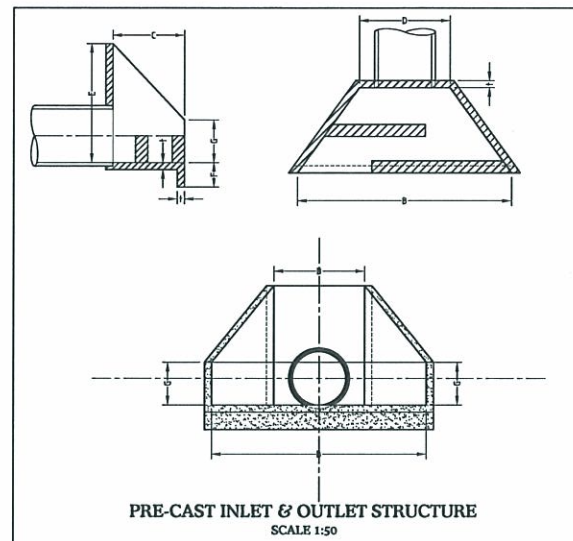


STORMWATER LONG SECTION
 Horizontal Scale 1:500
 Vertical Scale 1:100



NOTES:
 1. FOR PIPES GREATER THAN 600mm MANHOLE AREA TO BE SPECIFICALLY DESIGNED.
 2. FOR PIPES 1200mm & GREATER MANHOLES TO BE FACTORY FABRICATED BENDS WITH RISER OFF-TAKER.
 3. MAXIMUM THROAT THICKNESS MAY INCREASE TO 350mm WITH HEAVY DUTY LIDS WHERE FIXED SURFACE LEVELS ATER TO BE MATCHED.

STORMWATER MANHOLE DETAIL
 N.T.S.



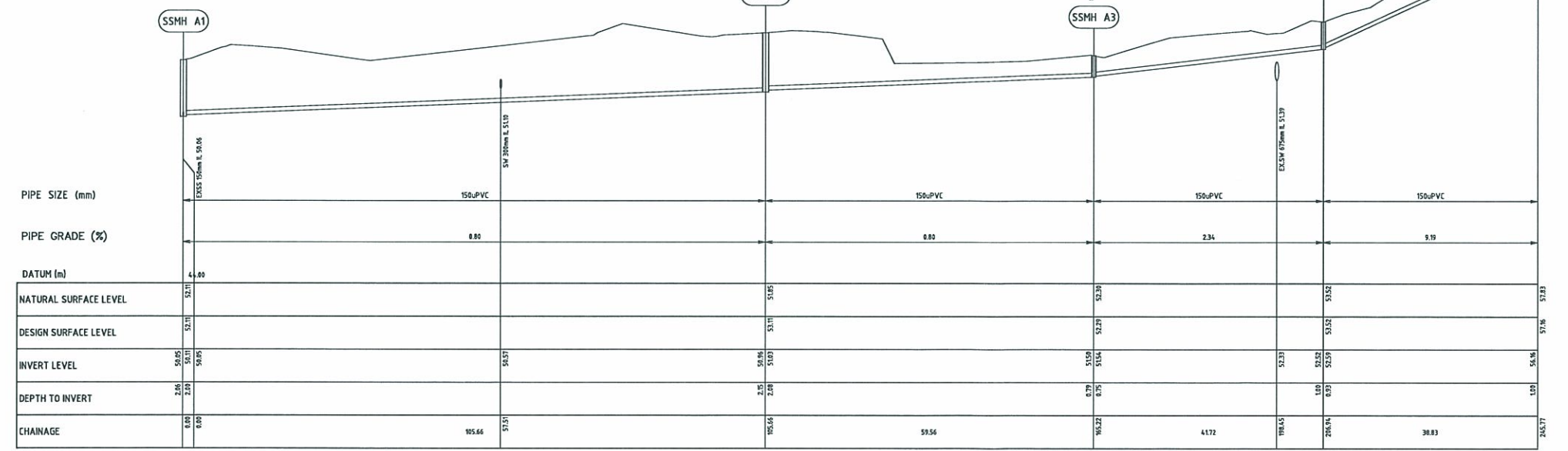
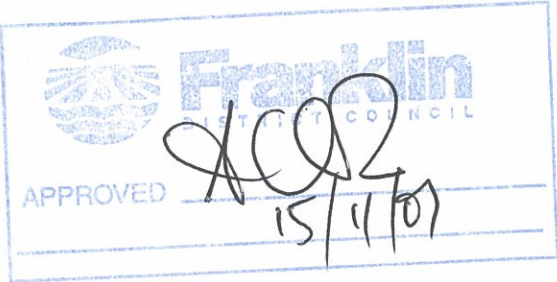
PRE-CAST INLET & OUTLET STRUCTURE
 SCALE 1:50

TABLE - WINGWALL DIMENSIONS

Structure	Wingwall	Top	Bottom	Length	Width	Height	Notes

MINIMUM COVER OF PIPES AND CABLES:
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 600mm IN ROAD RESERVE EXCL. CARRIAGEWAY
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 AND 600mm IN ROAD RESERVE EXCL. CARRIAGEWAY
 1200mm BELOW SUBGRADE UNDER CARRIAGEWAY
 3. POWER - 900mm UNDER CARRIAGEWAYS AND
 600mm UNDER ALL OTHER CONDITIONS
 4. TELECOM - 900mm UNDER CARRIAGEWAYS AND
 600mm UNDER ALL OTHER CONDITIONS
 5. RIDER MAIN - 900mm UNDER CARRIAGEWAYS AND
 600mm UNDER ALL OTHER CONDITIONS

1. ALL POWER AND WATER DUCTS TO BE 100mm.
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SANITARY SEWER LONG SECTION
 Horizontal Scale 1:500
 Vertical Scale 1:100

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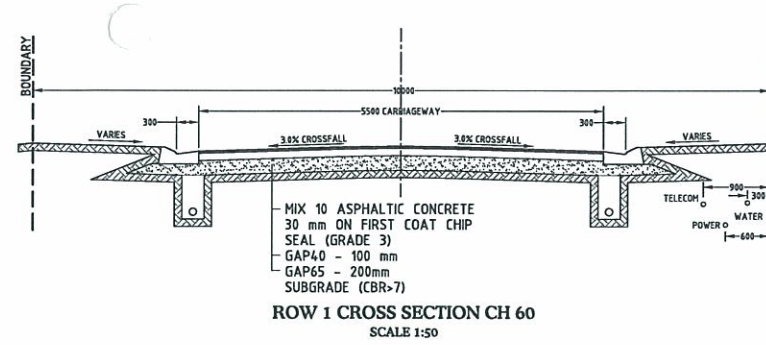
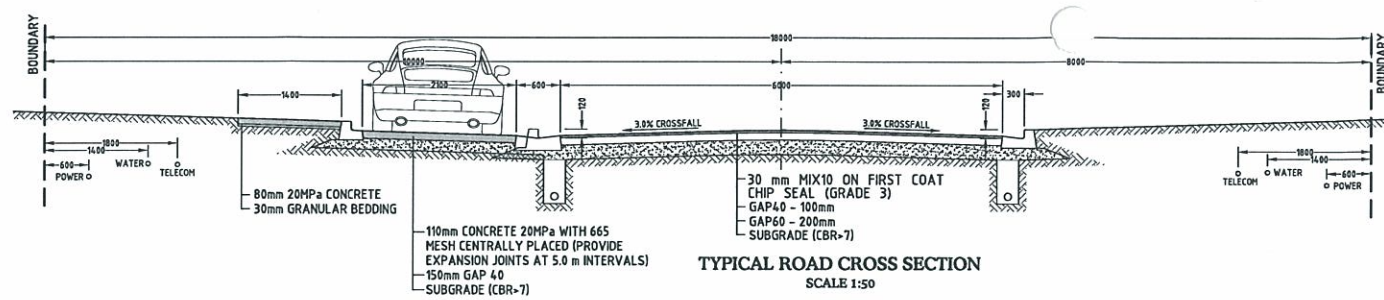
Job Title
**SUBDIVISION AT
 521 BUCKLAND RD
 BUCKLAND**

Client
GREEN VALLEY LIMITED

Sheet Title
**STORMWATER &
 SANITARY SEWER LONG
 SECTIONS**

Project	Drawing
271627	271627-6
Cad Ref. File	Council Ref
C-101-06	S06260
Scale (A1 Original)	Amendment
AS SHOWN	E

Sheet 6 of 8

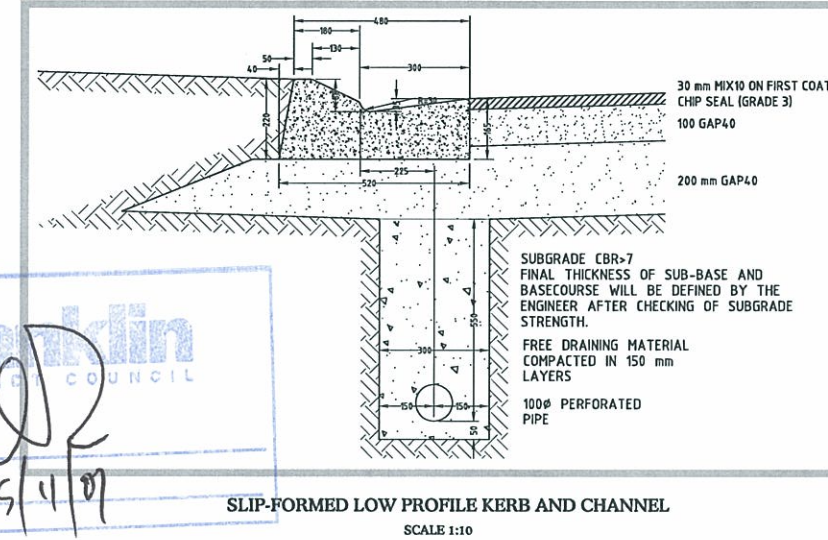
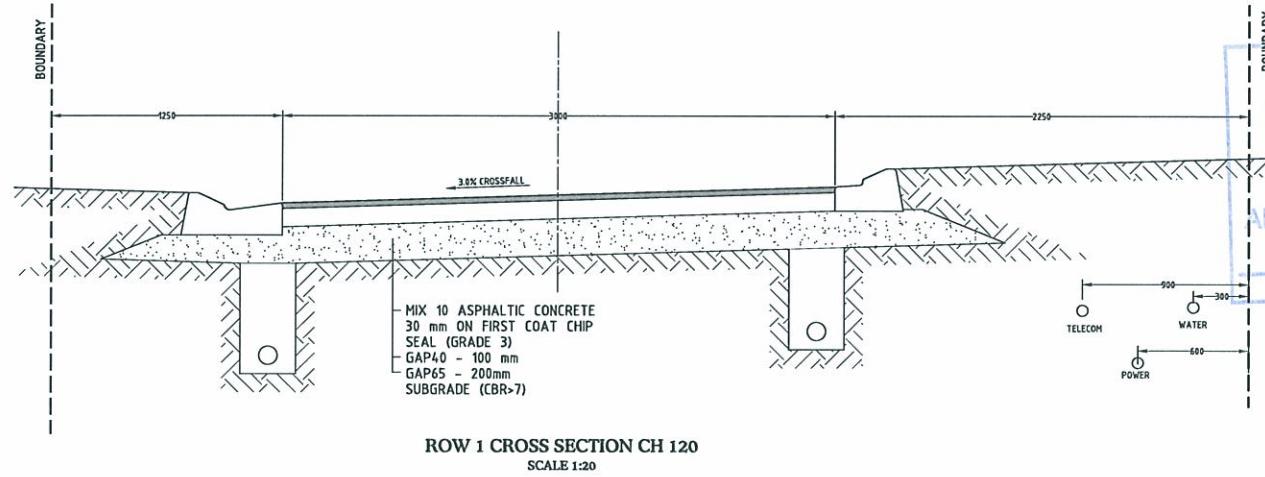


- MINIMUM COVER OF PIPES AND CABLES:
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 - STORMWATER PIPES - 600mm IN PRIVATE PROPERTY AND 800mm IN ROAD RESERVE EXCL. CARRIAGEWAY 1200mm BELOW SUBGRADE UNDER CARRIAGEWAY
 - POWER - 900mm UNDER CARRIAGEWAYS AND 800mm UNDER ALL OTHER CONDITIONS
 - TELECOM - 900mm UNDER CARRIAGEWAYS AND 800mm UNDER ALL OTHER CONDITIONS
 - RIDER MAIN - 900mm UNDER CARRIAGEWAYS AND 600mm UNDER ALL OTHER CONDITIONS

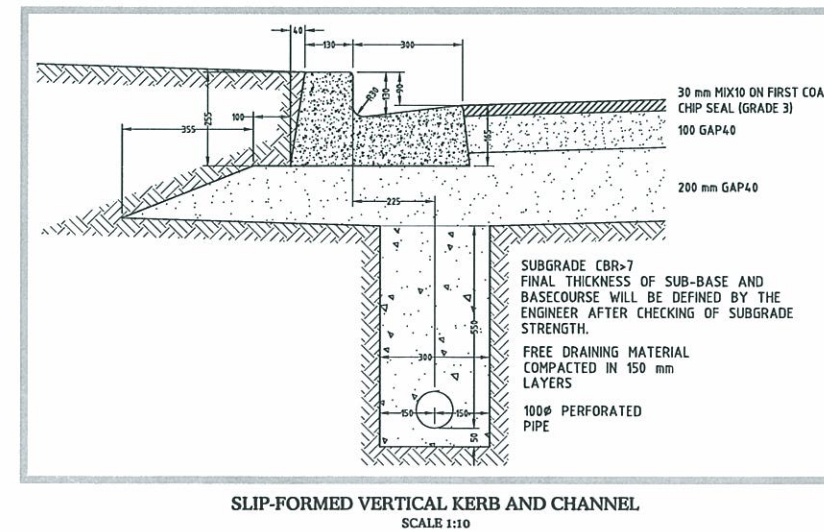
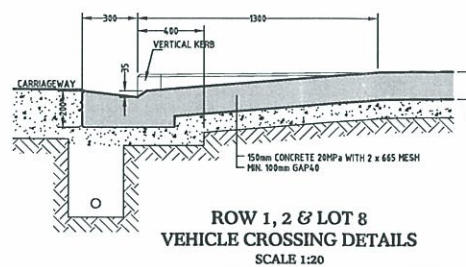
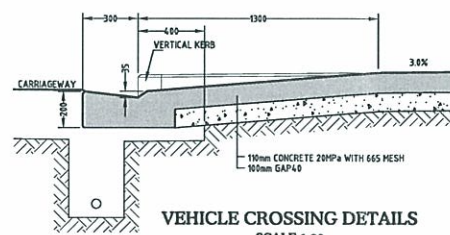
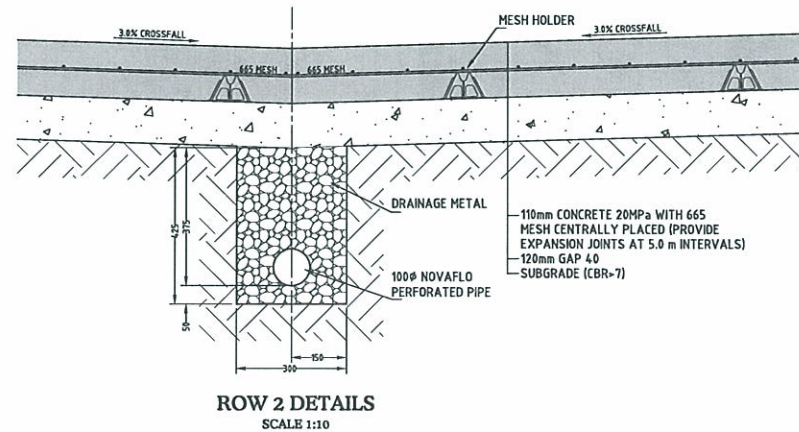
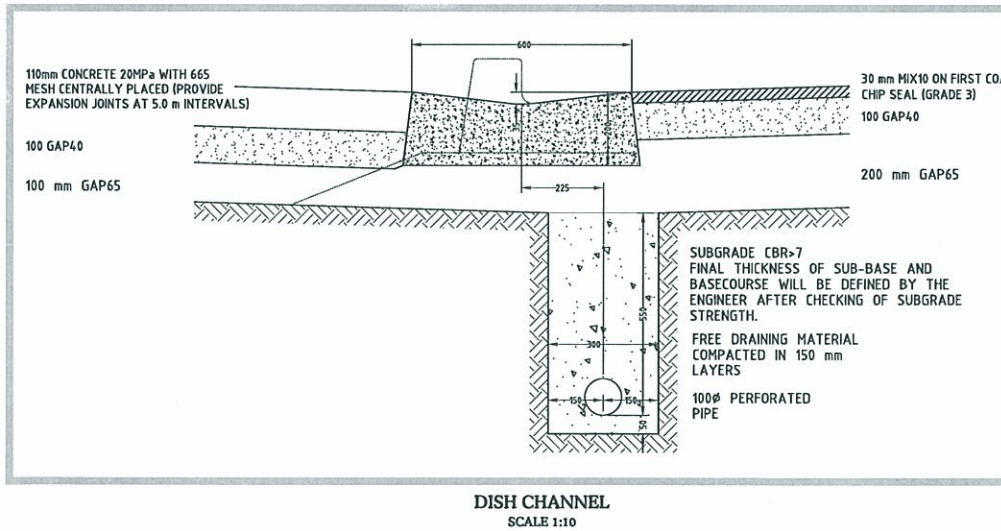
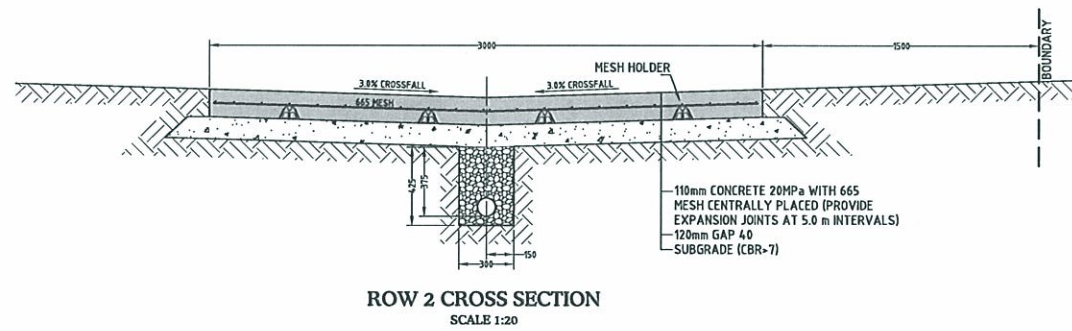
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Franklin DISTRICT COUNCIL
APPROVED
15/4/07



GENERAL NOTES
COORDINATES ARE IN TERMS OF NZGD 2000 DATUM
LEVELS ARE IN TERMS OF LINZ DATUM

- ALL HOUSE CONNECTIONS (SANITARY SEWER AND STORMWATER) ARE TO BE 100φ UPVC AND LAID @ MIN. GRADE OF 1.7%.
- ALL SANITARY SEWER AND STORMWATER HOUSE CONNECTIONS TO BE TERMINATED 1.0m WITHIN EACH SITE.
- APPROVED HARDFILL BACKFILL IS TO BE USED IN BACKFILLING ALL CARRIAGEWAY CROSSINGS.
- ALL DCP LEADS ARE TO BE 300φ AND ALL CP LEADS ARE TO BE 225φ.
- ALL MANHOLES AND INSPECTION CHAMBERS WITHIN ROAD RESERVE ARE TO BE INSTALLED WITH HEAVY DUTY FRAMES AND LIDS.
- ALL EXISTING SERVICES ARE TO BE LOCATED BEFORE EXCAVATION COMMENCES.
- ALL CESSPITS LEADS ARE TO HAVE A MIN. COVER OF 1.2m TO ALLOW CLEARANCE FOR SERVICE INSTALLATION.
- ALL LINES 225φ AND GREATER ARE TO BE RCRRJ CLASS X.
- BEDDING FOR ALL LINES SHALL BE GRANULAR BEDDING. FOR RCRRJ LINES WITH A GRADE OF 10% AND OVER THE BEDDING SHALL BE 70MPa CONCRETE BEDDING. FOR RCRRJ LINES WITH A GRADE OF 20% AND OVER THE BEDDING SHALL BE GRANULAR BEDDING WITH 20MPa ANTI SCOUR BLOCKS AT 6m INTERVALS. FOR UPVC PIPES WITH A GRADE OF 10% AND OVER THE BEDDING SHALL BE GAP7 WITH BAGGED CONCRETE ABOVE AND BELOW PIPE AT 6m INTERVALS.

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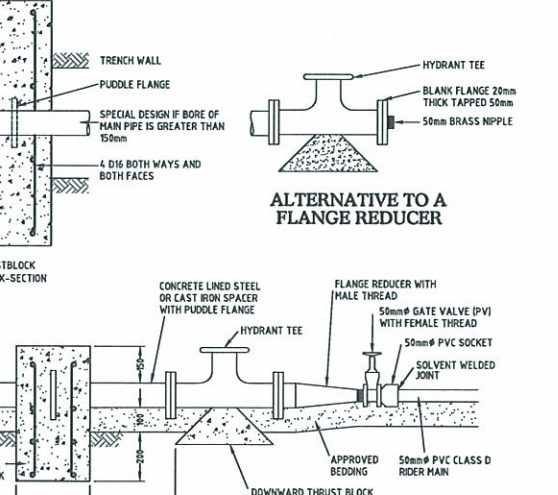
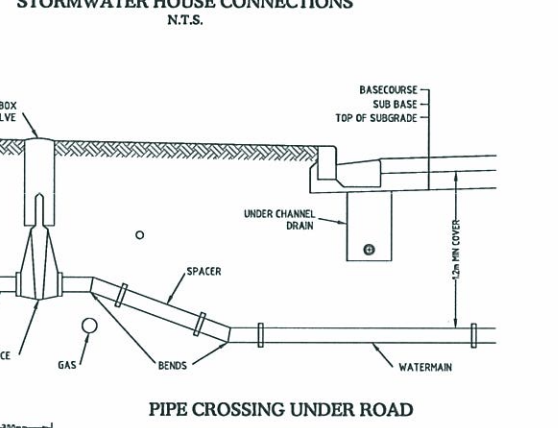
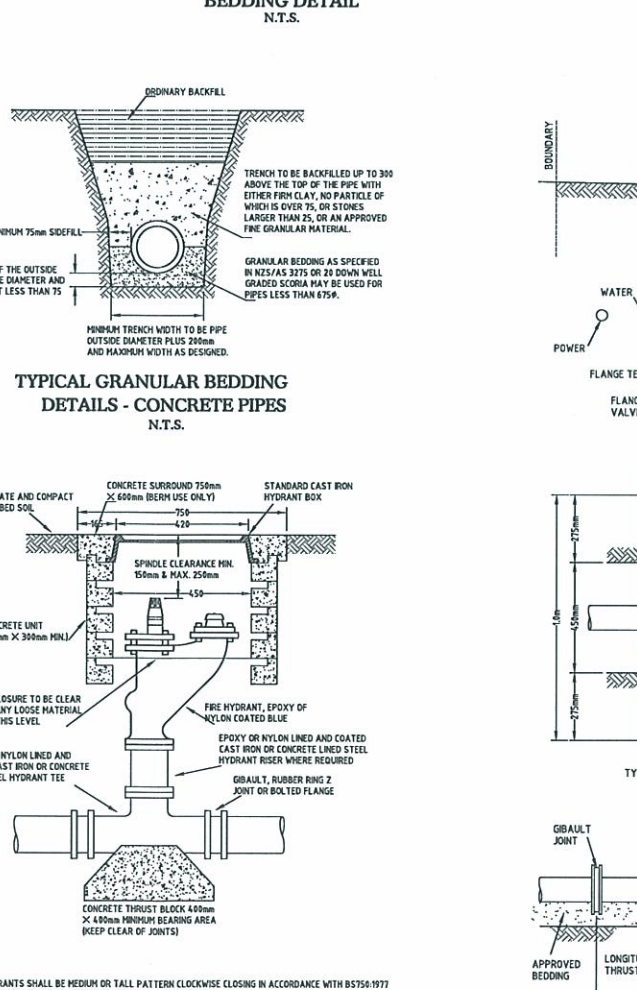
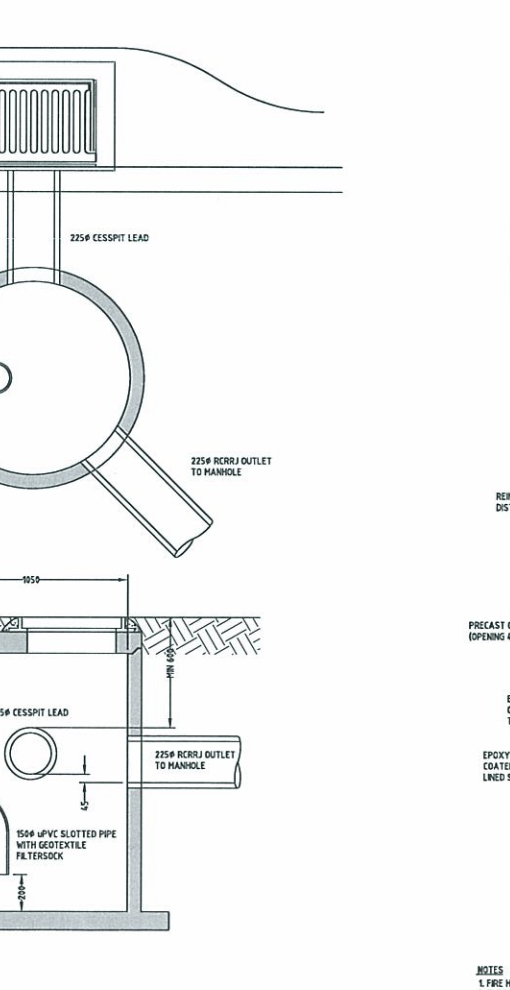
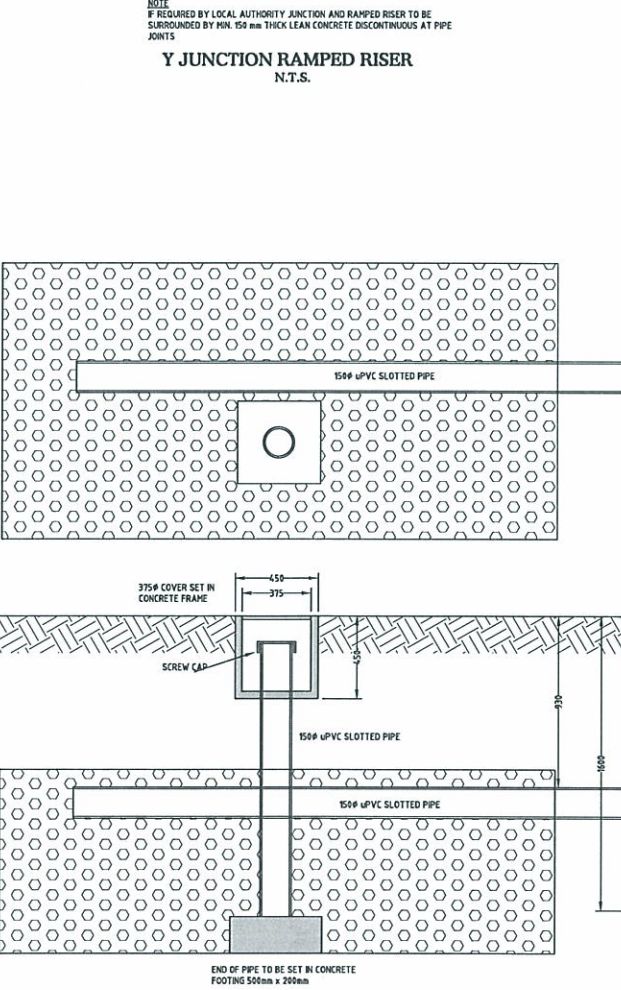
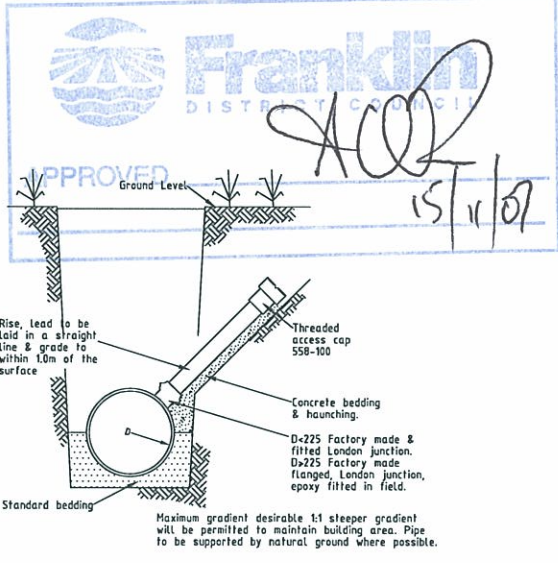
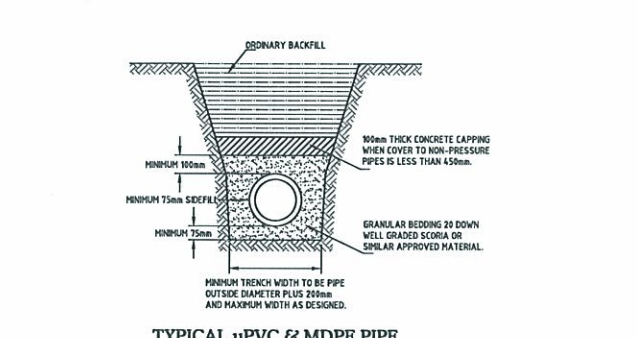
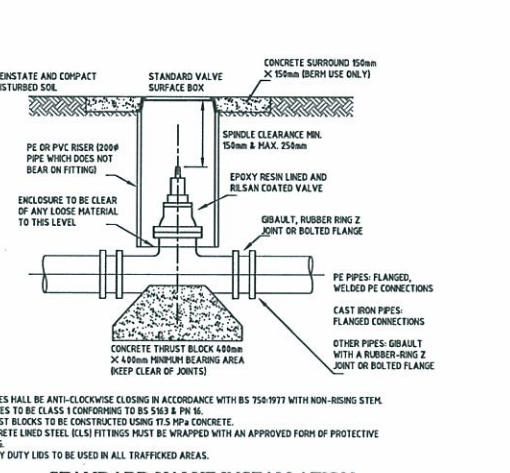
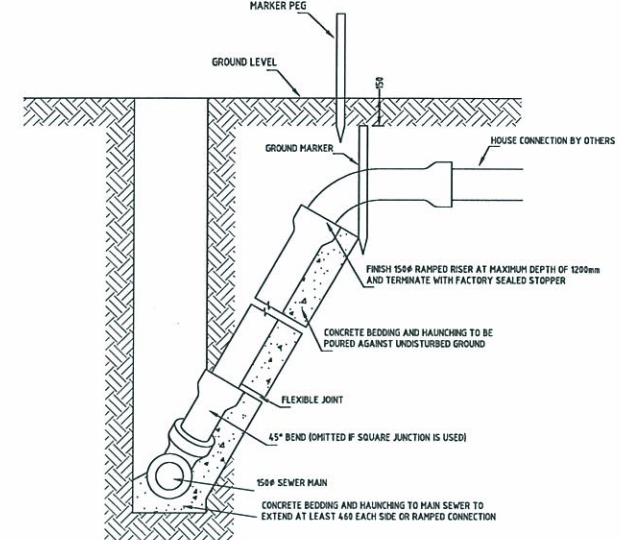
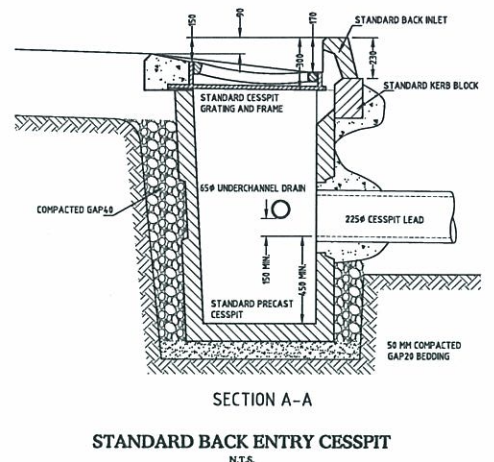
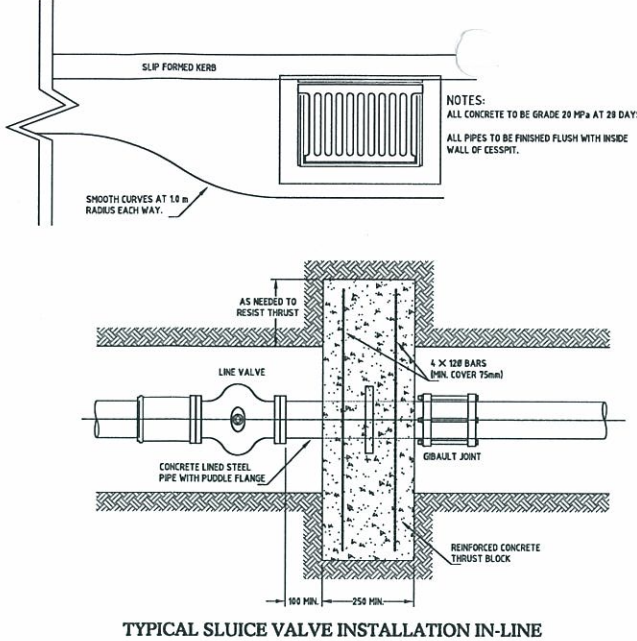
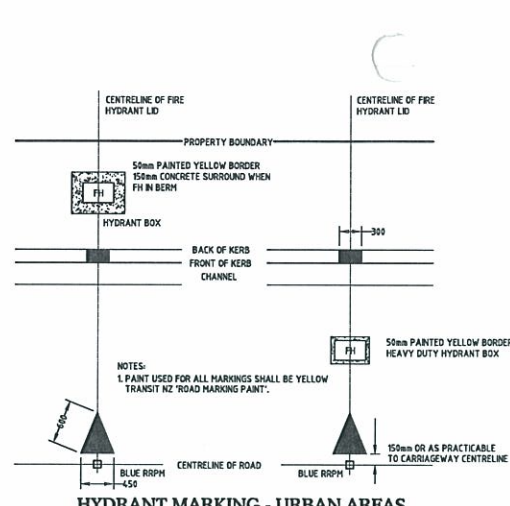
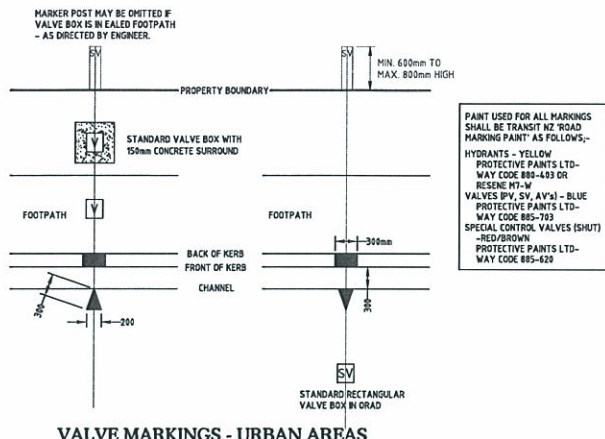
GREEN VALLEY LIMITED

Sheet Title

ROADING CROSS SECTIONS

Sheet 7 of 8

Project	271627	Drawing	271627-7
Cad Ref. File	C-101-06	Council Ref	S06260
Scale (A1 Original)	AS SHOWN	Amendment	E



GENERAL NOTES

COORDINATES ARE IN TERMS OF NZGD 2000 DATUM
 LEVELS ARE IN TERMS OF LINZ DATUM

- ALL HOUSE CONNECTIONS (SANITARY SEWER AND STORMWATER) ARE TO BE 100# uPVC AND LAID @ MIN. GRADE OF 1.7%.
- ALL SANITARY SEWER AND STORMWATER HOUSE CONNECTIONS TO BE TERMINATED 1.0m WITHIN EACH SITE.
- APPROVED HARDFILL BACKFILL IS TO BE USED IN BACKFILLING ALL CARRIAGEWAY CROSSINGS.
- ALL DCP LEADS ARE TO BE 300# AND ALL CP LEADS ARE TO BE 225#.
- ALL MANHOLES AND INSPECTION CHAMBERS WITHIN ROAD RESERVE AREA TO BE INSTALLED WITH HEAVY DUTY FRAMES AND LIDS.
- ALL EXISTING SERVICES ARE TO BE LOCATED BEFORE EXCAVATION COMMENCES.
- ALL CESSPITS LEADS ARE TO HAVE A MIN. COVER OF 1.2m TO ALLOW CLEARANCE FOR SERVICE INSTALLATION.
- ALL LINES 225# AND GREATER ARE TO BE RCRJ CLASS X.
- BEDDING FOR ALL LINES SHALL BE GRANULAR BEDDING. FOR RCRJ LINES WITH A GRADE OF 10% AND OVER THE BEDDING SHALL BE 7MPa CONCRETE BEDDING. FOR RCRJ LINES WITH A GRADE OF 20% AND OVER THE BEDDING SHALL BE GRANULAR BEDDING WITH 20MPa ANTI SCOUR BLOCKS AT 6m INTERVALS. FOR uPVC PIPES WITH A GRADE OF 10% AND OVER THE BEDDING SHALL BE GAP7 WITH BAGGED CONCRETE ABOVE AND BELOW PIPE AT 6m INTERVALS.

CONTRACTOR TO VERIFY POSITION OF EXISTING SERVICE CONNECTIONS PRIOR TO EXCAVATION

CONTRACTOR TO CONTACT THE SURVEYING COMPANY LTD. PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE

E	ROADING & CARPARKS	AM	10/07
D	FDC	AM	10/07
	Amendments	Name	Date

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Contractor to:
 Verify all dimensions on site before commencing any work.
 Refer to all figured dimensions. Refer all discrepancies to The Surveying Company Ltd.

	Name	Date
Surveyed	Brad Mowat	08/07
Designed	Alan McLean	10/07
Drawn	Alan McLean	10/07
Checked	Luke Karaturovich	10/07
Approved	John M. Gasson	10/07

THE SURVEYING COMPANY
 YOUR SUBDIVISION PROFESSIONALS

0800 TO SURVEY (0800 86 78 78)
 e-mail: enquiries@subdivision.co.nz
 APPRAISAL HOUSE, 13B HALL STREET, PUEKOHU, NEW ZEALAND
 PH: 09 238 9991, FAX: 09 238 9307

Job Title

SUBDIVISION AT 521 BUCKLAND RD BUCKLAND

Client

GREEN VALLEY LIMITED

Sheet Title

STANDARD DETAIL PLAN

Sheet 8 of 8

Project	271627	Drawing	271627-8
Cad Ref. File	C-101-06	Council Ref	S06260
Scale (A1 Original)	AS SHOWN	Amendment	E