

**LEGEND - LAYOUT PLAN**

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING GAS
- EXISTING OPTIC FIBRE
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING CATCH DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RETAINING WALL
- BUILDING ENVELOPE
- PAVEMENT TREATMENT
- STRUCTURAL FILL > 200mm DEEP
- EX. STRUCTURAL FILL > 200mm DEEP
- DIRECTION OF FALL
- OVERLAND FLOW
- ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
- CONCRETE EDGE STRIP WITH SUBSOL DRAIN
- "NO ROAD" SIGN & BARRIER
- LIMIT OF WORKS
- EXISTING TREE TO BE REMOVED
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- PROPOSED DRIVEWAY

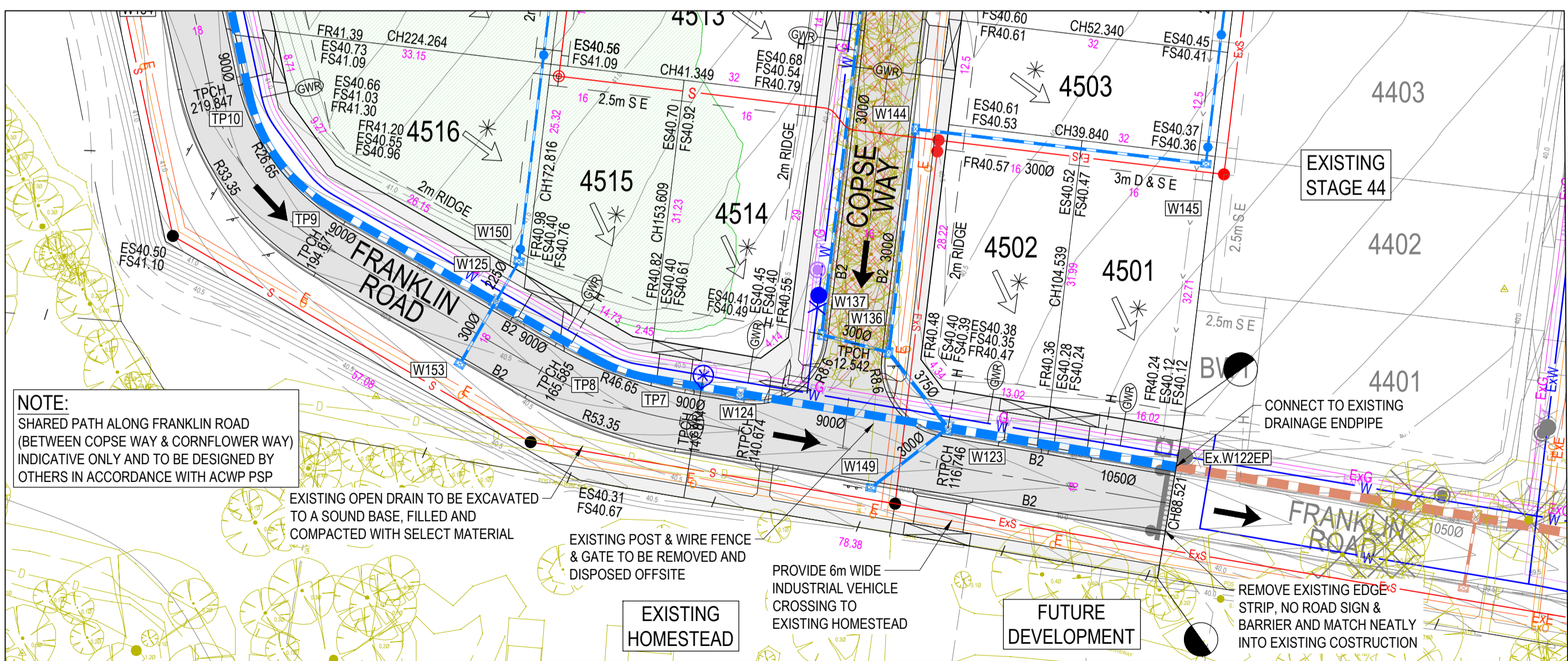
**NOTE:**  
TREES MARKED ON PLANS FOR REMOVAL MUST BE REMOVED IN ACCORDANCE WITH COUNCIL'S PLANNING PERMIT. TREES THAT ARE NOT MARKED FOR REMOVAL ARE TO BE RETAINED. CONTRACTOR TO ESTABLISH TPZ's AND PROVIDE TEMPORARY FENCING TO THE SATISFACTION OF COUNCIL ENGINEER.

**NOTE:**  
ALL TREE REMOVALS ARE IN ACCORDANCE WITH FIGURE 1.2 (PAGE 47) OF THE "ARMSTRONG CREEK WEST PRECINCT NATIVE VEGETATION PRECINCT PLAN" - PREPARED BY WSP & DATED 29/11/2012.

- NOTES:**
- ALL VEHICLE AND PRAM CROSSING LAYBACKS, TO BE MINIMUM OF 1.0m FROM PITS.
  - ALL PRAM CROSSINGS TO BE A MINIMUM 2.0m FROM VEHICLE CROSSINGS.
  - ALL PRAM CROSSINGS TO BE DDA COMPLIANT.
  - VEHICLE EXCLUSION MEASURES BETWEEN ROAD RESERVE AND RESERVE TO FORM PART OF LANDSCAPE WORKS.
  - THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
  - SEWER MAINTENANCE HOLE CONVERTER SLAB OR CONE, TO BE ROTATED TO ENSURE COVER POSITION IS CENTRALLY LOCATED WITHIN FOOTPATH
  - CHAINAGES FOR SETOUT OF PROPERTY INLET POINTS, SERVICING FUTURE LOTS, ARE MEASURED FROM THE DOWNSTREAM PIT
  - CONTRACTOR TO LOCATE ALL EXISTING ASSETS PRIOR TO COMMENCEMENT OF WORKS. ANY DAMAGE TO EXISTING ASSETS TO BE RECTIFIED AT CONTRACTORS EXPENSE.
  - CONTRACTOR TO VERIFY DEPTH OF EXISTING SERVICES, PRIOR TO COMMENCEMENT OF CONSTRUCTION

**SERVICES OFFSET SCHEDULE**

ROAD NAME	GAS		RECYCLED WATER		POTABLE WATER		OPTIC FIBRE		ELECTRICITY	
	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET	SIDE	OFFSET
FRANKLIN ROAD	N/E	2.10	N/E	2.60	N/E	3.20	S/W	1.80	S/W	2.60
CORNFLOWER WAY	E	2.10	E	2.60	E	3.20	W	2.80	W	3.60
COPE WAY	W	2.10	W	2.50	W	3.00	E	1.80	E	2.60
ABUNDANT DRIVE	N	2.10	N	2.50	N	3.00	S	1.80	S	2.60
DOGWOOD STREET	N	2.10	N	2.50	N	3.00	S	1.80	S	2.60



INSET

**NOTE:**  
SHARED PATH ALONG FRANKLIN ROAD (BETWEEN COPE WAY & CORNFLOWER WAY) INDICATIVE ONLY AND TO BE DESIGNED BY OTHERS IN ACCORDANCE WITH ACWP PSP

FOR CONTINUATION - REFER INSET

REVISION	DATE	ISSUE DESCRIPTION	DRAWN	CHECKED	APPROVED	CLIENT
1	06/12/19	LOT 4547 CROSSOVER & LOT 4542 GWR CONDUIT RELOCATED	M.T.	M.T.	T.P.	  Level 7, 176 Wellington Parade East Melbourne, VIC, Australia 3002
0	27/06/19	CONSTRUCTION ISSUE	M.T.	M.T.	T.P.	
B	19/06/19	COUNCIL COMMENTS DATED 27/05/19	M.T.	M.T.	T.P.	
A	29/03/19	ISSUED TO COUNCIL FOR APPROVAL	M.T.	M.T.	T.P.	

**villawood properties**  
Communities Designed for Living

**creo CONSULTANTS**  
Level 7, 176 Wellington Parade  
East Melbourne, VIC, Australia 3002

**ARMSTRONG**  
M.T. DUNNEE

PROJECT: **ARMSTRONG - STAGE 45 LAYOUT PLAN**

**ISSUED FOR CONSTRUCTION**

SCALE AT A1	DRAWN	DESIGNED
1:500 @ A1	M.TROUNCE	M.TROUNCE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
T.PALIOS	T.PALIOS	MARCH 2019
PROJECT No.	DRAWING No.	REVISION
<b>180016.45</b>	<b>R200</b>	<b>1</b>