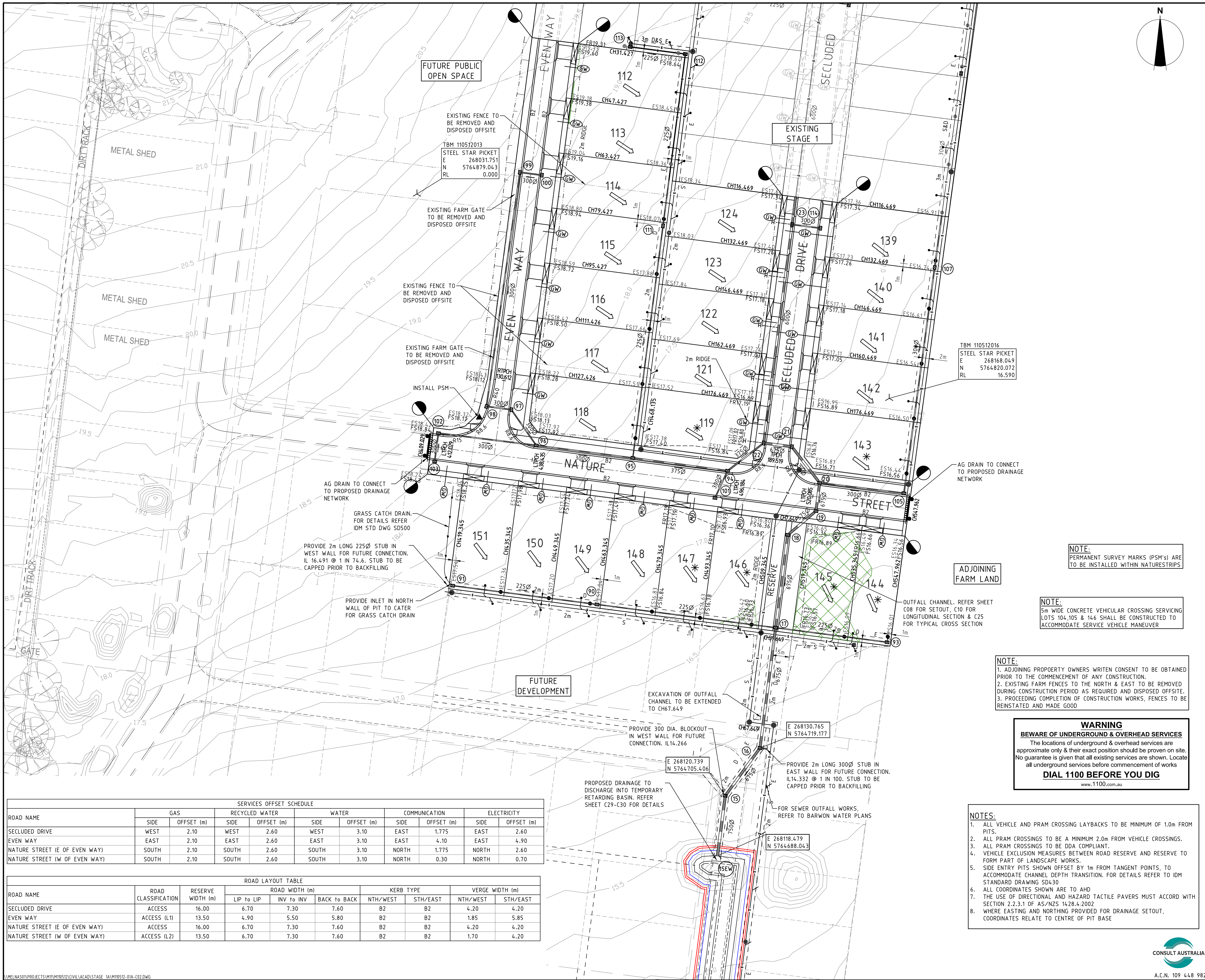


LEGEND

- Electricity (Underground)
- Gas
- Optic
- Recycled Water
- Telstra
- Water
- Stormwater Drain, Pit and Property Inlet
- Swale Drain
- Sewer, Maintenance Structures and Property Connection
- House Drain
- Gas & Water Conduits
- Tactile Paver - Directional
- Tactile Paver - Hazard
- Existing Electricity (Underground)
- Existing Electricity (Overhead)
- Existing Gas
- Existing Telstra
- Existing Water
- Existing Stormwater Drain
- Existing Sewer
- Existing House Drain
- Existing Tree to Remain
- Existing Tree to be Removed
- Existing Swale Drain
- Existing Surface Level
- Finished Building Line Level
- Finished Ridge Line Level
- Top of Retaining Wall
- Bottom of Retaining Wall
- Retaining Wall
- Intersection Threshold Treatment
- Structural Fill > 200mm Deep
- Ex. Structural Fill > 200mm Deep
- Proposed Driveway
- Allotment to be graded evenly in direction of fall to levels indicated
- Direction of Fall
- Overland Flow
- Permanent Survey Mark
- Temporary Bench Mark
- Concrete Edge Strip with Subsoil Drain underneath "No Road" sign and Barrier
- Building Envelope
- Limit of Works

ROAD NAME	SERVICES OFFSET SCHEDULE									
	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
SECLUDED DRIVE	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
EVEN WAY	EAST	2.10	EAST	2.60	EAST	3.10	EAST	4.10	EAST	4.90
NATURE STREET (E OF EVEN WAY)	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	1.775	NORTH	2.60
NATURE STREET (W OF EVEN WAY)	SOUTH	2.10	SOUTH	2.60	SOUTH	3.10	NORTH	0.30	NORTH	0.70

ROAD NAME	ROAD CLASSIFICATION	RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
			LIP to LIP	INV to INV	BACK to BACK	NTH/WEST	STH/EAST	NTH/WEST	STH/EAST
SECLUDED DRIVE	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
EVEN WAY	ACCESS (L1)	13.50	4.90	5.50	5.80	B2	B2	1.85	5.85
NATURE STREET (E OF EVEN WAY)	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
NATURE STREET (W OF EVEN WAY)	ACCESS (L2)	13.50	6.70	7.30	7.60	B2	B2	1.70	4.20

NOTE:
PERMANENT SURVEY MARKS (PSM'S) ARE TO BE INSTALLED WITHIN NATURESTRIPS

NOTE:
5m WIDE CONCRETE VEHICULAR CROSSING SERVICING LOTS 104,105 & 146 SHALL BE CONSTRUCTED TO ACCOMMODATE SERVICE VEHICLE MANEUVER

NOTE:
1. ADJOINING PROPERTY OWNERS WRITTEN CONSENT TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
2. EXISTING FARM FENCES TO THE NORTH & EAST TO BE REMOVED DURING CONSTRUCTION PERIOD AS REQUIRED AND DISPOSED OFFSITE.
3. PROCEEDING COMPLETION OF CONSTRUCTION WORKS, FENCES TO BE REINSTATED AND MADE GOOD

WARNING
BWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of underground & overhead services are approximate only & their exact position should be proven on site. No guarantee is given that all existing services are shown. Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

NOTES:
1. ALL VEHICLE AND PRAM CROSSING LAYBACKS TO BE MINIMUM OF 1.0m FROM PITS.
2. ALL PRAM CROSSINGS TO BE A MINIMUM 2.0m FROM VEHICLE CROSSINGS.
3. ALL PRAM CROSSINGS TO BE DDA COMPLIANT.
4. VEHICLE EXCLUSION MEASURES BETWEEN ROAD RESERVE AND RESERVE TO FORM PART OF LANDSCAPE WORKS.
5. SIDE ENTRY PITS SHOWN OFFSET BY 1m FROM TANGENT POINTS, TO ACCOMMODATE CHANNEL DEPTH TRANSITION. FOR DETAILS REFER TO IDM STANDARD DRAWING SD430
6. ALL COORDINATES SHOWN ARE TO AHD
7. THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
8. WHERE EASTING AND NORTHING PROVIDED FOR DRAINAGE SETOUT, COORDINATES RELATE TO CENTRE OF PIT BASE



112-120, 142 BURVILLES ROAD
MT DUNEED
STAGE 1A



CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

LAYOUT PLAN - 1
1:500 10 5 0 10 20 A1
1:1000 A3

SCALE @ A1	DRAWN	DESIGNED
1:500	R.TALASILA	M.TROUNCE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
R.KOZUL	T.PALIOS	18/12/15

PRELIMINARY
SIGNED _____ DATE _____
DRAWING NUMBER **M110512-01A-C02** REVISION **A**

