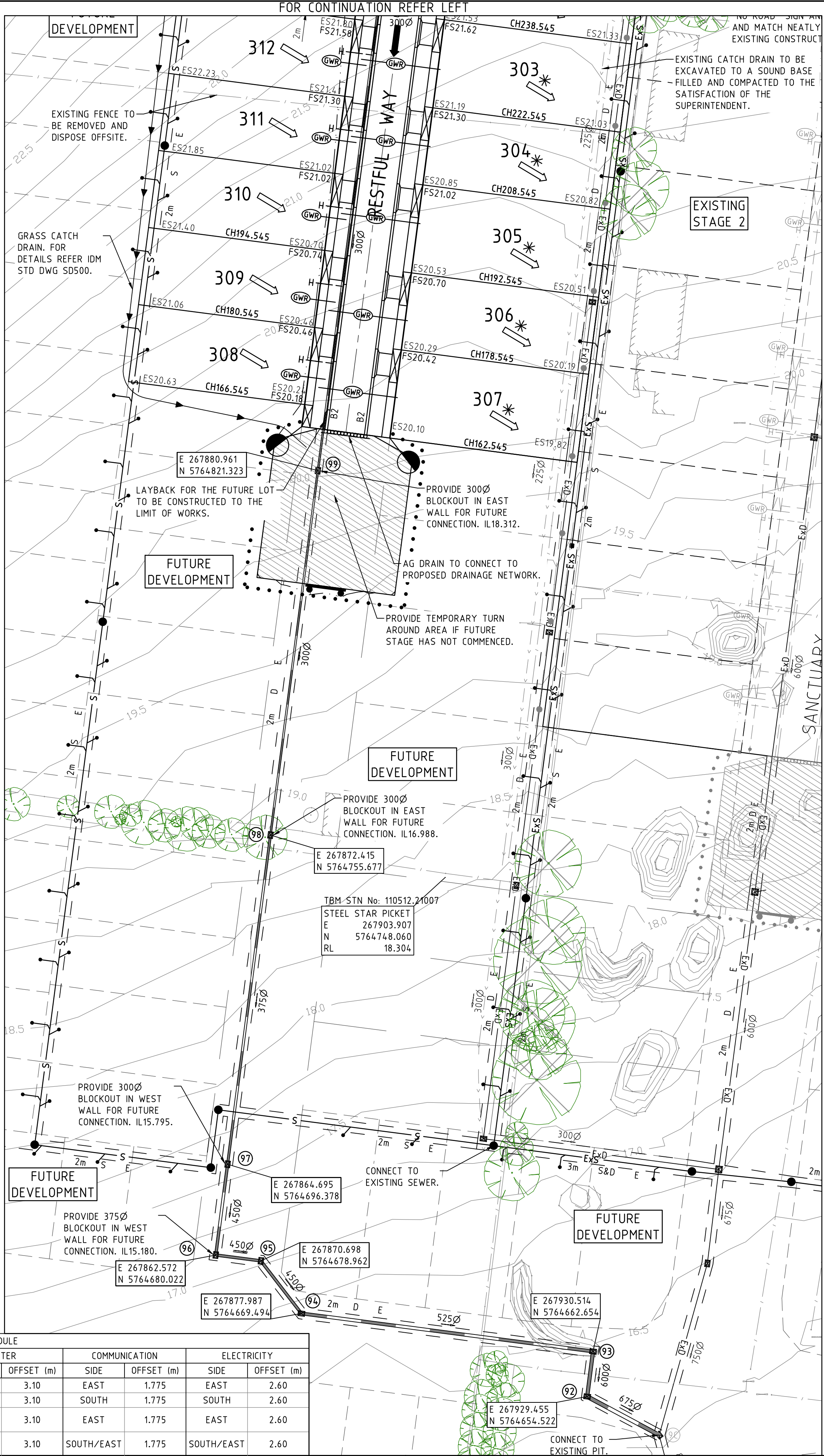




- LEGEND - LAYOUT PLAN**
- STORMWATER DRAIN, PIT & PROPERTY INLET
 - SWALE DRAIN
 - SEWER & MAINTENANCE STRUCTURES
 - HOUSE DRAIN
 - SERVICE CONDUITS
 - TACTILE PAVERS
 - EXISTING ELECTRICITY (UNDERGROUND)
 - EXISTING ELECTRICITY (OVERHEAD)
 - EXISTING GAS
 - EXISTING OPTIC FIBRE
 - EXISTING TELSTRA
 - EXISTING WATER
 - EXISTING RECYCLED WATER
 - EXISTING STORMWATER DRAIN
 - EXISTING SEWER
 - EXISTING HOUSE DRAIN
 - EXISTING 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 SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
 - LIMIT OF WORKS
 - EXISTING TREE TO BE REMOVED
 - PERMANENT SURVEY MARK
 - TEMPORARY BENCH MARK
 - PROPOSED DRIVEWAY

WARNING
BEWARE 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
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- 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.
 - SIDE ENTRY PITS SHOWN OFFSET BY 1m FROM TANGENT POINTS, TO ACCOMMODATE CHANNEL DEPTH TRANSITION. FOR DETAILS REFER TO IDM STANDARD DRAWING SD4.30
 - ALL COORDINATES SHOWN ARE TO AHD
 - THE USE OF DIRECTIONAL AND HAZARD TACTILE PAVERS MUST ACCORD WITH SECTION 2.2.3.1 OF AS/NZS 1428.4:2002
 - WHERE EASTING AND NORTHING PROVIDED FOR DRAINAGE SETOUT, COORDINATES RELATE TO CENTRE OF PIT BASE
 - CHAINAGES FOR PROPERTY INLET POINTS SERVICING FUTURE LOTS ARE MEASURED FROM DOWNSTREAM PIT
 - REFER ARBORIST REPORT FOR DETAILS OF EXISTING TREES TO BE REMOVED

FOR CONTINUATION REFER RIGHT

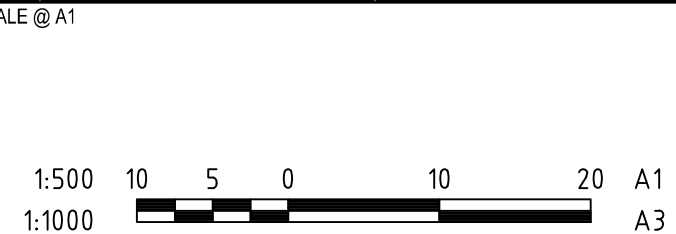
ROAD LAYOUT TABLE									
ROAD NAME	ROAD CLASSIFICATION	RESERVE WIDTH (m)	ROAD WIDTH (m)			KERB TYPE		VERGE WIDTH (m)	
			LIP to LIP	INV to INV	BACK to BACK	NTH/WEST	STH/EAST	NTH/WEST	STH/EAST
RESTFUL WAY	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
ABODE STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20
ELEMENT ST (LOT 322 & 326-328)	LANE	12.00	5.50	-	-	-	-	-	-
ELEMENT STREET	ACCESS	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		WATER		COMMUNICATION		ELECTRICITY	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
RESTFUL WAY	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
ABODE STREET	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	1.775	SOUTH	2.60
ELEMENT ST (LOT 322 & 326-328)	WEST	2.10	WEST	2.60	WEST	3.10	EAST	1.775	EAST	2.60
ELEMENT STREET	NORTH/WEST	2.10	NORTH/WEST	2.60	NORTH/WEST	3.10	SOUTH/EAST	1.775	SOUTH/EAST	2.60

REVISION	DATE	ISSUE DETAILS	DESIGN	DRAWN	CHECK	STATUS
0	04.07.17	ISSUED FOR CONSTRUCTION	KM	KM	TM	
C	26.05.17	ISSUED IN ACCORDANCE WITH COUNCIL'S COMMENTS DATED 26.05.17.	KM	KM	TM	
B	19.05.17	ISSUED IN ACCORDANCE WITH COUNCIL'S COMMENTS DATED 08.05.17.	KM	KM	TM	
A	27.04.17	ISSUED TO COUNCIL	KM	KM	TM	

ISSUED FOR CONSTRUCTION



**SANCTUARY ESTATE
STAGE 3
ARMSTRONG CREEK**

LAYOUT PLAN

PROJECT No.	DRAWING No.	REVISION
15-004099-03	C02	0