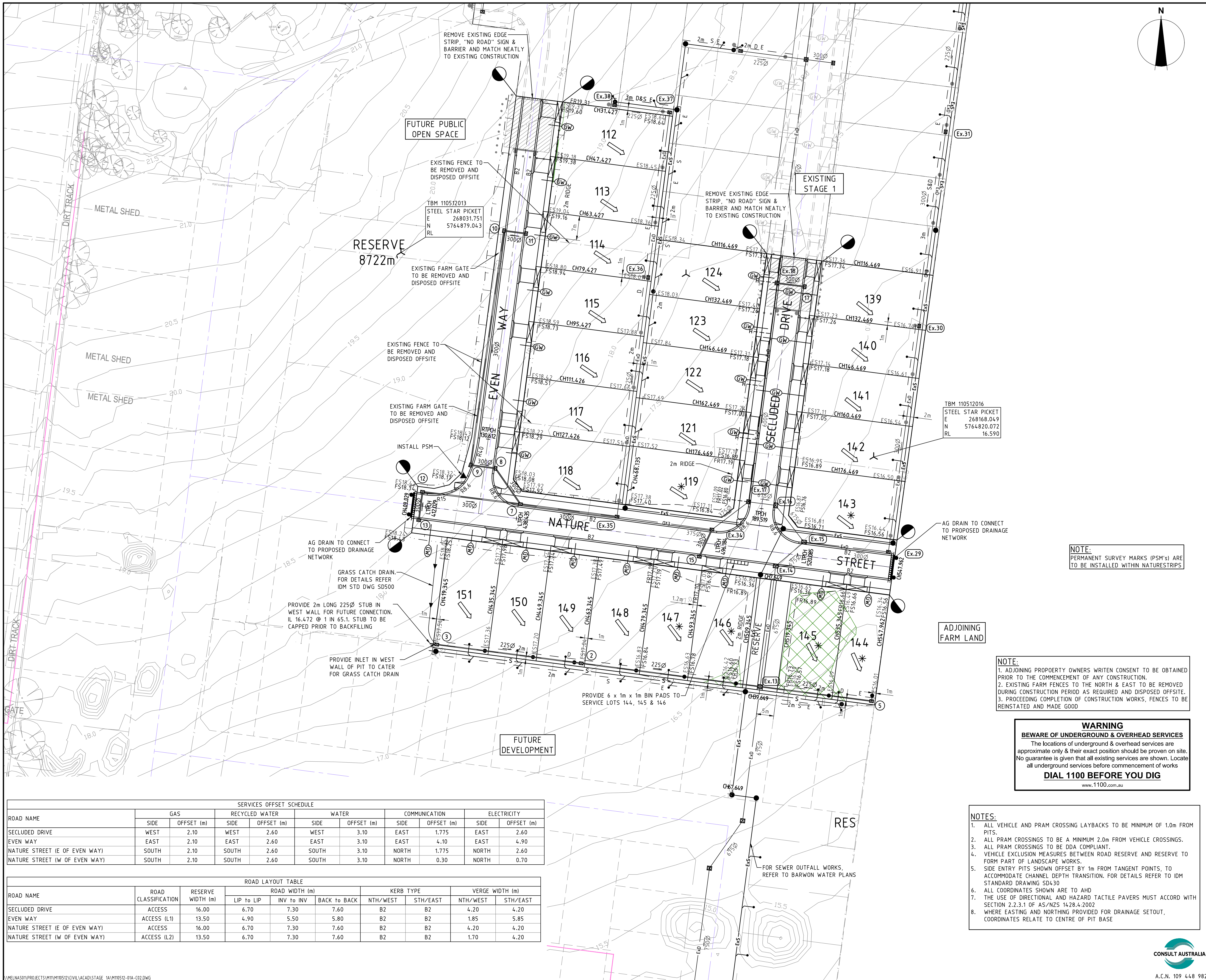




LEGEND

- E Electricity (Underground)
- G Gas
- O Optic
- RW Recycled Water
- T Telstra
- W 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
- Ex E Existing Electricity (Underground)
- Ex G/H E Existing Electricity (Overhead)
- Ex G Existing Gas
- Ex T Existing Telstra
- Ex W Existing Water
- Ex D Existing Stormwater Drain
- Ex S Existing Sewer
- Ex H 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

4	17/02/17	DRIVEWAY LOT 148 AMENDED
3	29/11/16	DRIVEWAY LOT 117 AMENDED
2	11/11/16	DRAINAGE AMENDED
1	03/11/16	LOT 151 DRIVEWAY AMENDED
0	25/10/16	CONSTRUCTION ISSUE
B	09/09/16	COUNCIL COMMENTS DATED 06/09/16
A	12/07/16	ISSUED FOR APPROVAL
	DATE	COMMENTS

CLIENT

COMMUNITIES DESIGNED FOR LIVING

PROJECT

SANCTUARY ESTATE ARMSTRONG CREEK STAGE 1A

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Southbank VIC 3006 T 03 9203 9900

TITLE

LAYOUT PLAN

1:500 10 5 0 10 20 A1
1:1000 A3

SCALE @ A1	DRAWN	DESIGNED
1:500	R.TALASIL	M.TROUNCE
PROJECT ENGINEER	PROJECT MANAGER	DATE FIRST ISSUE
R.KOZUL	T.PALIOS	JULY 2016

CONSTRUCTION

SIGNED	DATE
DRAWING NUMBER	REVISION
M110512-01A-C02	4

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)
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 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
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