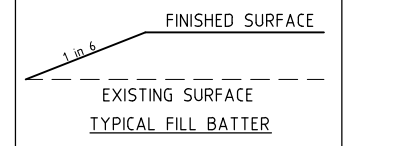




LEGEND - LAYOUT PLAN

- STORMWATER DRAIN, PIT & PROPERTY INLET
- SWALE DRAIN
- SEWER & MAINTENANCE STRUCTURES
- HOUSE DRAIN
- SERVICE CONDUITS
- TACTILE PAVERS
- EXISTING ELECTRICITY (UNDERGROUND)
- EXISTING ELECTRICITY (OVERHEAD)
- EXISTING COMMUNICATIONS
- EXISTING GAS
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING STORMWATER DRAIN
- EXISTING SEWER
- EXISTING HOUSE DRAIN
- EXISTING SWALE DRAIN
- EXISTING SURFACE LEVEL
- FINISHED BUILDING LINE LEVEL
- FINISHED RIDGE LINE LEVEL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- RETAINING WALL
- ZERO LOT LINES
- 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



CCTV INSPECTION OF DRAINAGE LINES - ALL DRAINAGE LINES INCLUDING CURVED PIPELINES ARE TO BE INSPECTED VIA REMOTE CAMERA PRIOR TO THE STATEMENT OF COMPLIANCE AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF COGG SUBDIVISIONS ENGINEER OR REPRESENTATIVE

NOTE:- CO-ORDINATES PROVIDED FOR PITS LOCATED IN FUTURE ROAD RESERVES ARE TO CENTRE OF PIT, CONTRACTOR IS TO ENSURE CORRECT ORIENTATION AND LOCATION IN ACCORDANCE WITH COGG STANDARDS TO FUTURE KERB & CHANNEL.

CROSSOVER WIDTH TO LOTS WITH A FRONTAGE OF LESS THAN 12.5m ARE NOT TO EXCEED 3.3m ALL OTHER CROSSOVERS TO BE 4m WIDE.

RESERVE FENCING
Where shown on drawings, white cypress post and rail fencing, harvested from sustainable forest (1.2m high), is to be constructed across the Council Reserve boundaries. Refer to Council Standard Drawing CGG709. A demountable section for vehicle access must be installed within the post and rail fencing to Council Standards. Refer to Council Standard Drawings CGG702 & CGG703.

LOT FILLING
Where shown on drawings, topsoil will be stripped from lots as part of the construction activity and replaced with fill to meet the finished surface levels. Where obstructions such as trees and rocks are removed fill will be placed back to meet the finished surface levels. Where the fill is greater than 200mm in depth structural fill complying to Section 4 AS3798-2007 will be used.

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and 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
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ROAD LAYOUT TABLE

ROAD NAME	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
ROSS STREET	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
SEAL STREET	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35

SERVICES OFFSET SCHEDULE

ROAD NAME	GAS		RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATIONS	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
ROSS STREET	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.60	SOUTH	1.80
SEAL STREET	WEST	2.10	WEST	2.60	WEST	3.10	EAST	2.60	EAST	1.80

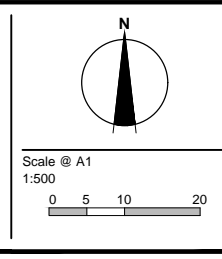
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REVISION	DATE	DES/DFT	APPD
B COUNCIL AMENDMENTS	20.12.16	BB/BB	CB
A ISSUED TO COUNCIL FOR APPROVAL	15.12.16	BB/CW	CB

Warrality
ARMSTRONG CREEK

Principal
Armstrong Creek Development Corporation
C/o SMEC Australia Pty Ltd
Level 1, 47 Pakington Street, Geelong West

Designed
B. Barber
Drawn
C. Walsh
Checked
C. Birkett
Authorised
S. McGlynn
Date
October 2016



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SMEC

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Warrality
Stage 71B
City of Greater Geelong
Roadworks and Drainage
Layout Plan

Drawing No. **0595E-71B-03** Rev **B**
Sheet No. 3 of 13

Subject to Approval
Not to be used for construction