



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 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

HZ
HABITAT ZONE
HZ (HABITAT ZONE) TO BE FENCED. NO WORKS WITHIN EXISTING HABITAT ZONE

HZR
HABITAT ZONE APPROVED TO BE REMOVED

TPZ
TREE PROTECTION ZONE
CONTRACTOR TO LIMIT WORKS TO EDGE OF TPZ (TREE PROTECTION ZONE) REFER EMP

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: SEWER MAINTENANCE HOLE COVER LEVELS TO BE ADJUSTED TO SUIT CROSSFALL OF FOOTPATH.

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.

EXISTING SURFACE LEVELS SHOWN ARE REPRESENTATIVE OF SURFACE PRIOR TO PRE-FILLING EARTHWORKS

EXISTING DAM TO BE EXCAVATED TO A SOUND BASE, DESLUDGED, FILLED AND COMPACTED TO 95% STANDARD COMPACTION IN ACCORDANCE WITH AS3798 LEVEL 1 SUPERVISION.

HZ (HABITAT ZONE) TO BE FENCED. NO WORKS WITHIN EXISTING HABITAT ZONE

CONTRACTOR TO LIMIT WORKS TO EDGE OF TPZ (TREE PROTECTION ZONE)

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
KOSLOW STREET	ACCESS STREET - 2	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
IRIS LOOP	ACCESS STREET - 2	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
NEVILLE DRIVE	ACCESS STREET - 2	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
LANCE DRIVE	ACCESS STREET - 2	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
TEAGS WAY	ACCESS STREET - 2	16.00	6.40	7.00	7.30	B2	B2	4.35	4.35
COASTSIDE DR.	CONNECTOR	20.40	9.80	10.40	10.70	B2	B2	4.85	4.85

ROAD NAME	SERVICES OFFSET SCHEDULE									
	GAS		RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATIONS	
	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)	SIDE	OFFSET (m)
KOSLOW STREET	WEST	2.10	WEST	2.60	WEST	3.10	EAST	2.50	EAST	1.90
IRIS LOOP	WEST	2.10	WEST	2.60	WEST	3.10	EAST	2.50	EAST	1.90
NEVILLE DRIVE	WEST	2.10	WEST	2.60	WEST	3.10	EAST	2.50	EAST	1.90
LANCE DRIVE	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.50	SOUTH	1.90
TEAGS WAY	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.50	SOUTH	1.90
COASTSIDE DR.	NORTH	2.10	NORTH	2.60	NORTH	3.10	SOUTH	2.50	SOUTH	1.90

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 with AS3798-2007 Section 4 Materials is to 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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REVISION	ISSUED TO COUNCIL FOR APPROVAL	DATE	DESIGN	APP'D
		30.10.14	BB/AB	CB

Warrailiy
ARMSTRONG CREEK
Principal
Armstrong Creek Development Corporation
C/o SmeC Urban
Level 1, 47 Pakington Street, Geelong West

Designed
B.Barber
Drawn
A.Beddison
Checked
C.Birkett
Authorised
J. Golden
Date
October 2014

Scale @ A1
1:500
0 5 10 20

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Warrailiy
Stage 65
City of Greater Geelong
Roadworks and Drainage
Layout Plan
Drawing No. 0595E-65-03
Sheet No. 3 of 26
Rev A
Subject to Approval
Not to be used for construction