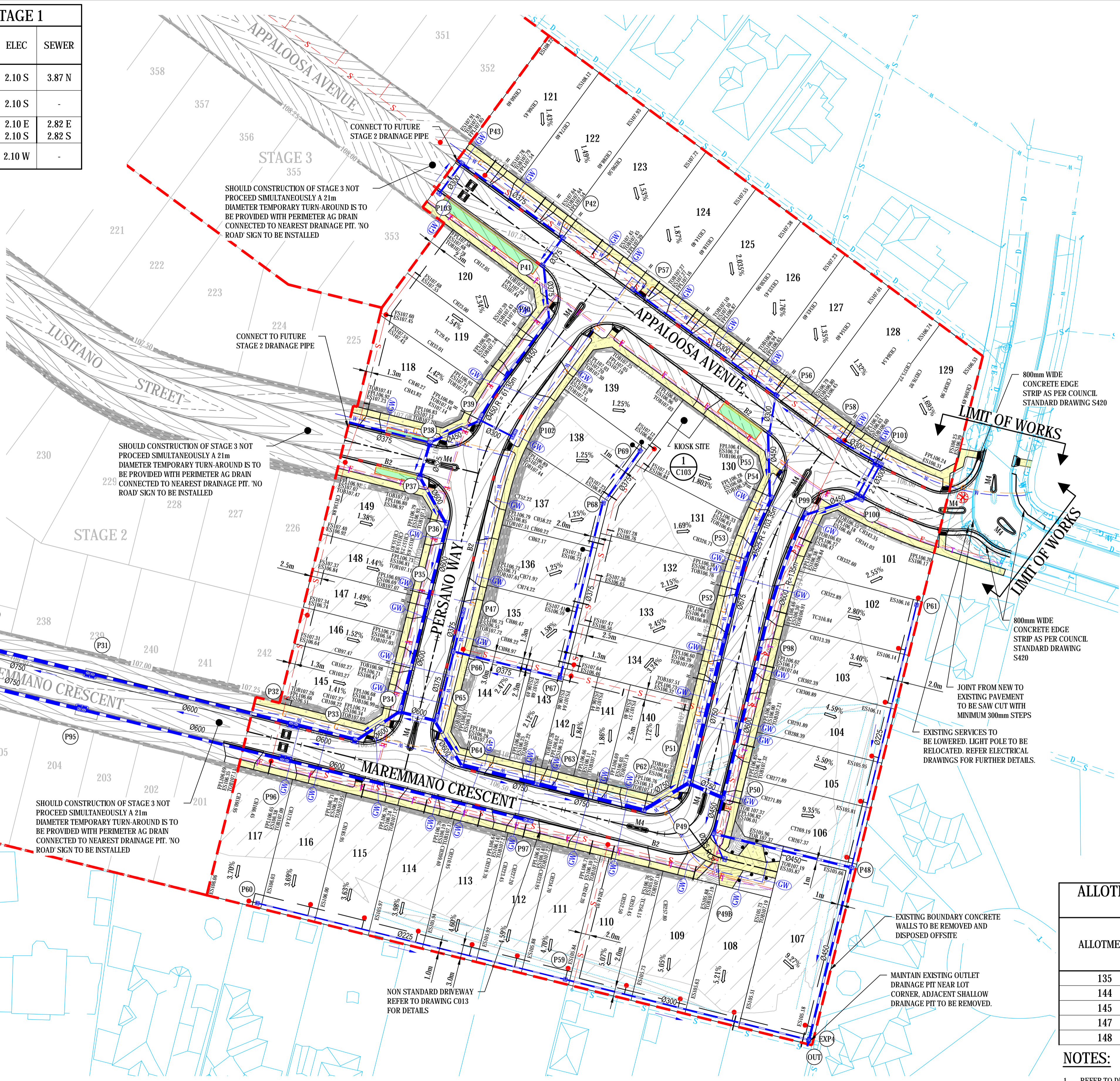
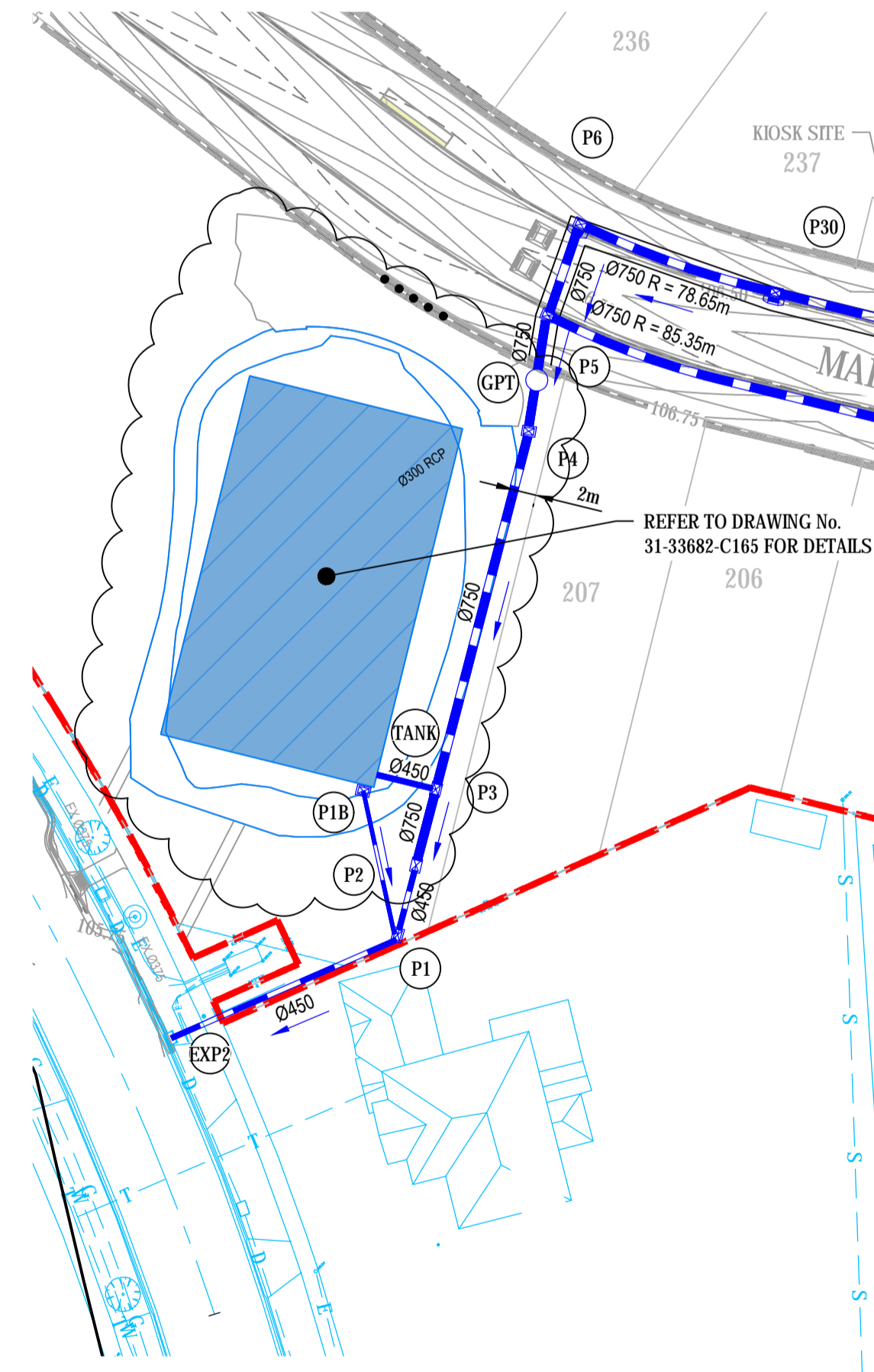
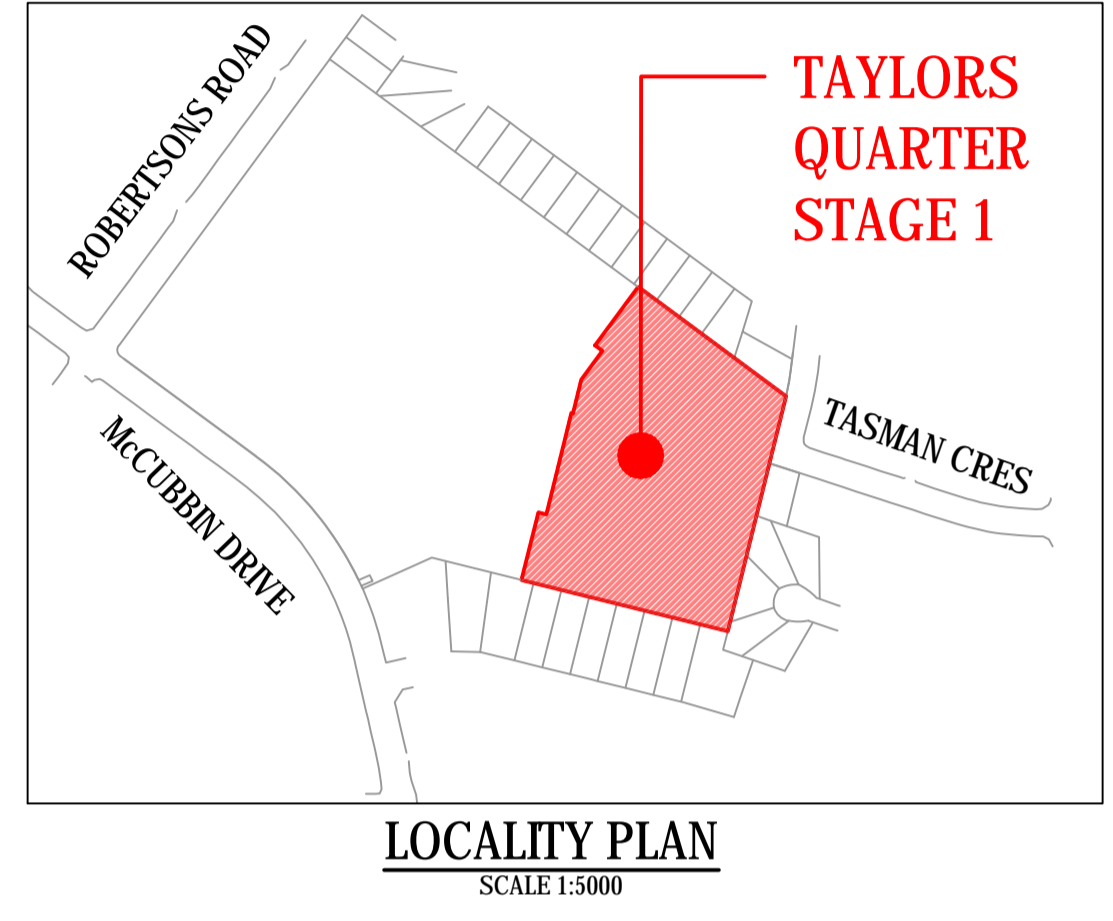


PROPOSED SERVICE ALIGNMENT SCHEDULE - STAGE 1							
LOCATION	ROAD RESERVE WIDTH	CARRIAGEWAY WIDTH	WATER	GAS	COMMS	ELEC	SEWER
APPALOOSA AVENUE	18	7.5	2.70 N	2.10 N	1.75 S	2.10 S	3.87 N
LUSTANO STREET	16	7.3	2.70 N	2.10 N	1.75 S	2.10 S	-
MAREMMANO CRESCENT	16	7.3	2.70 W	2.10 W	1.75 E	2.10 E	2.82 E
PERSANO WAY	16	7.3	2.70 E	2.10 E	1.75 W	2.10 W	-

*ALL OFFSETS ARE FROM TITLE BOUNDARIES
*ALL DISTANCES ARE IN METRES



- LEGEND:**
- KERB AND CHANNEL (B2 U.N.O)
 - TITLE BOUNDARY
 - STAGE BOUNDARY
 - DESIGN SURFACE CONTOUR
 - PROPOSED GAS
 - PROPOSED ELECTRICITY
 - PROPOSED TELSTRA
 - PROPOSED SEWERAGE
 - PROPOSED SEWERAGE PROPERTY CONNECTION
 - PROPOSED SEWER STRUCTURE
 - PROPOSED WATER VALVE
 - WATER AUTHORITY HYDRANT (BELOW GROUND)
 - GAS AND WATER CONDUIT LOT CONNECTION
 - PROPOSED STORMWATER HOUSE CONNECTION (FRONT)
 - PROPOSED STORMWATER HOUSE CONNECTION (REAR)
 - PROPOSED GRATED STORMWATER HOUSE CONNECTION (REAR)
 - PROPOSED ROAD GRADING
 - PROPOSED ALLOTMENT GRADING
 - PROPOSED EASEMENT
 - CONCRETE FOOTPATH PAVEMENT AS PER COUNCIL STANDARD DRAWING S350 U.N.O
 - WSUD RAINGARDEN WITH CONCRETE INFILL AND STEEL EDGE
 - >300mm FILL REQUIRED
 - FPL106.69
 - FS106.69
 - ES106.74
 - TOB 106.84
 - TOP OF BATTER
 - EXISTING GAS
 - EXISTING ELECTRICITY
 - EXISTING TELSTRA
 - EXISTING SEWERAGE MAIN
 - EXISTING STORMWATER
 - KERB BREAKS
 - TEMPORARY BENCHMARK
 - PROPOSED PRAM CROSSING AS PER COUNCIL STANDARD DRAWING S315
 - CYPRESS BOLLARD AS PER COUNCIL STANDARD DRAWING S516
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - EXISTING LIGHT POLE
 - EXISTING ELECTRICAL PIT
 - EXISTING DRAINAGE PIT
 - RELIEF TOPBANK

ALLOTMENTS ADJACENT TO FLOODING IN ROADWAY GREATER THAN 50mm ABOVE KERB

ALLOTMENT	100 YEAR ARI FLOOD LEVEL (m AHD)	FINISHED ALLOTMENT LEVEL (m AHD)	REQUIRED FINISHED FLOOR LEVEL (m AHD)
135	106.67	107.666	106.97
144	106.64	107.164	106.94
145	106.64	106.985	106.94
147	106.67	107.065	106.97
148	106.67	107.087	106.97

NOTES:

- REFER TO DRAWINGS C112 AND C113 PLAN OF SUBDIVISION FOR DETAILS OF LOTS WHICH HAVE MINIMUM FLOOR LEVEL REQUIREMENTS.

EXISTING SERVICE LOCATIONS
THE LOCATION OF EXISTING SERVICES SHOWN ARE INDICATIVE ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SERVICES ON SITE.



No	Revision	Note	Drawn	Job Manager	Project Director	Date
2		LANDSCAPING DETAILS UPDATED	AP	KJ	LM	24.06.20
1		REISSUED FOR CONSTRUCTION	MP	LM	MG*	17.04.20
0		ISSUED FOR CONSTRUCTION	MP	LM	MG*	27.02.20



STAGE 1 - DETAIL LAYOUT PLAN
SCALE 1:500



DO NOT SCALE		Drawn	Designer	Client
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		K. JARVIE*	K. JARVIE*	TAYLORS QUARTER - STAGE 1
		M. GEORGE*		DETAIL LAYOUT PLAN
		27.02.2020		
Scale	AS SHOWN	This Drawing must not be used for construction unless signed as Approved		Original Size
				A1 Drawing No: 31-33682-C111 Rev: 2