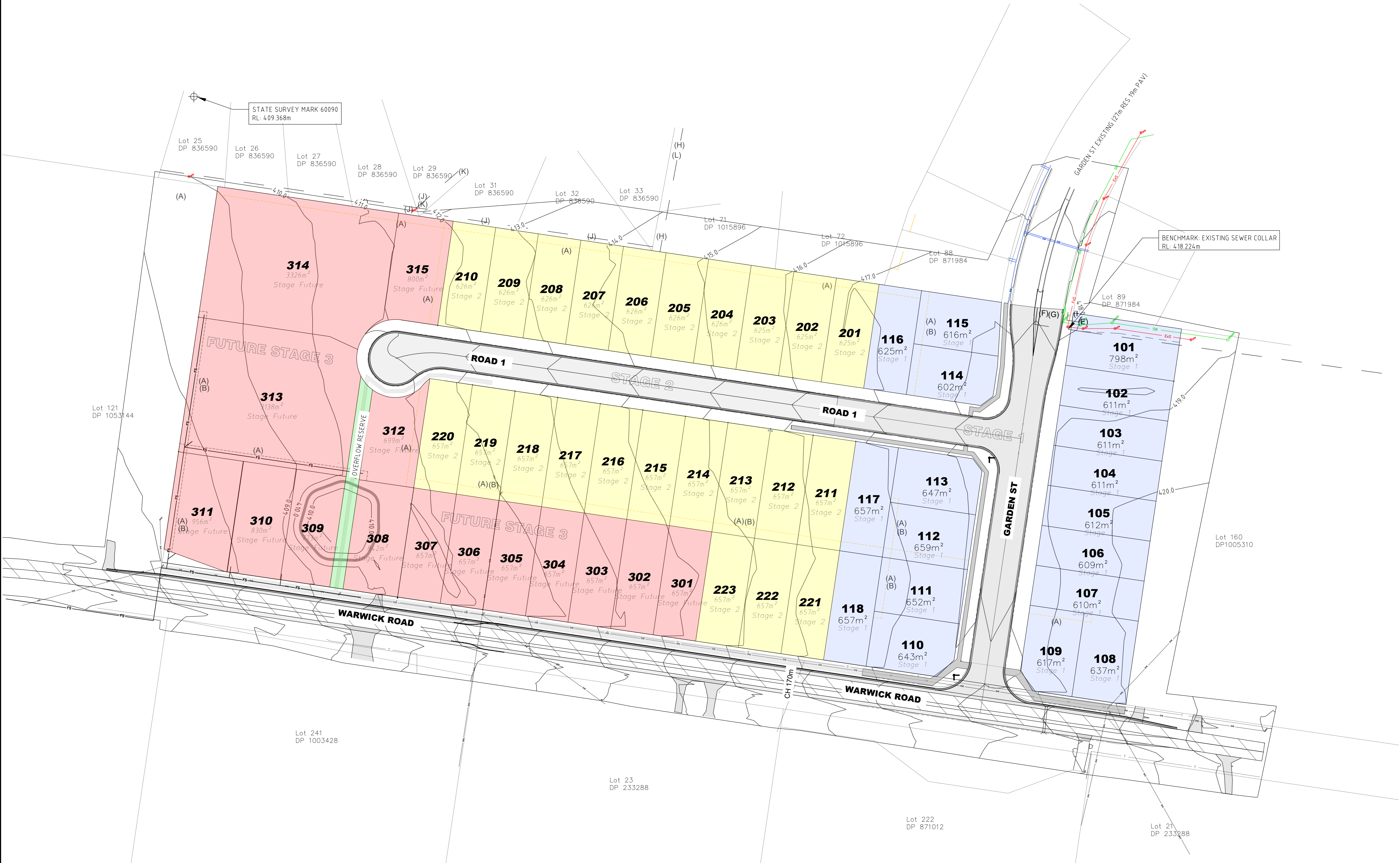


Warwick Road - MODIFICATION No.3 LAYOUT PLAN



LINETYPES

- Lot Boundary Proposed
- Lot Boundary Existing
- Easement
- Cut / Fill Line
- Proposed Stormwater Line
- Existing Stormwater Line
- Future Stormwater Line
- Proposed Water Line
- Proposed Water Service
- Existing Water Line
- Future Water Line
- Fire Service Line
- Proposed Sewer Line
- Existing Sewer Line
- Future Sewer Line
- Subsoil Drain
- Swale Drain
- Telstra
- Electricity Line (underground)
- Electricity Line (overhead)

LEGEND

- Stage 1 - 18 Lots
- Stage 2 - 23 Lots
- Stage 3 - 15 Lots
- Proposed Pavement
- Existing Pavement
- Limit of Works
- Street Name Sign
- Side Entry Pit
- Headwall
- Surface Inlet Pit
- Surface Inlet Pit
- Sewer Pit
- Guidepost
- Hydrant
- Water Meter
- Power Pole
- Light Pole
- Telstra Pit
- Electricity Pillar
- Bench Mark
- Existing Tree
- 12.5m Vehicle Turning Template

EASEMENTS:PROPOSED

- (A) Proposed Easement to Drain Sewage 3m Wide
- (B) Proposed Easement to Drain Water 3m Wide
- (C) Proposed Easement to Drain Water 1.5m Wide

EASEMENTS:EXISTING

- (D) Easement for Underground Powerlines 2m Wide - AG197108
- (E) Easement for Multipurpose Electrical Installation 3m Wide - AG197198
- (F) Easement to Drain Water 5, 6.3m Wide & Variable - DP1199448
- (G) Easement to Drain Sewage 5m 6.3m Wide & Variable - DP1199448
- (H) Easement to Drain Water 3m Wide - DP1015896
- (J) Easement to Drain Water 1.5 & 3m Wide - DP836590
- (K) Easement to Drain Sewage 3m Wide - DP836590
- (L) Easement to Drain Sewage 3m Wide - DP1015896

NORTH POINT & SCALE

1:750

CONTOUR INTERVAL 0.5m

ROAD DETAIL

ROAD NUMBER	ROAD CLASS	RESERVE WIDTH (m)	PAVEMENT WIDTH (m)	KERB TYPE
Warwick	Collector	Variable	13.0m	Integral
Garden	Collector	25.0m	13.0m	Integral
1	Local	20.0m	11.0m	Roll

ROAD FORMATIONS - REFER TO SHEET R007

KERB FORMATIONS - REFER TO SHEET R008

FOOTPATH DETAIL - REFER TO SHEET R008

EXISTING SERVICES
NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

Issue	Date	Description	By
A	24/03/2025	FOR APPROVAL	CT

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PROJECT: **WARWICK ROAD SUBDIVISION**
LOCATION: **7-11 WARWICK ROAD**
SOUTH TAMWORTH

DOCUMENT STAGE:
MODIFICATION

DESCRIPTION: **RESIDENTIAL SUBDIVISION**

CLIENT: **S&W KOOTINGAL PTY LTD**

JOB NUMBER	SHEET	TITLE
C25980	1 of 2	MODIFICATION PLAN

DRAWN BY: **JT**
John Taylor

CHECKED BY: **CT**
C. Taylor

SCALE: **As Shown**

Dwg. No.	REV.	Size
MOD 01	A	A1