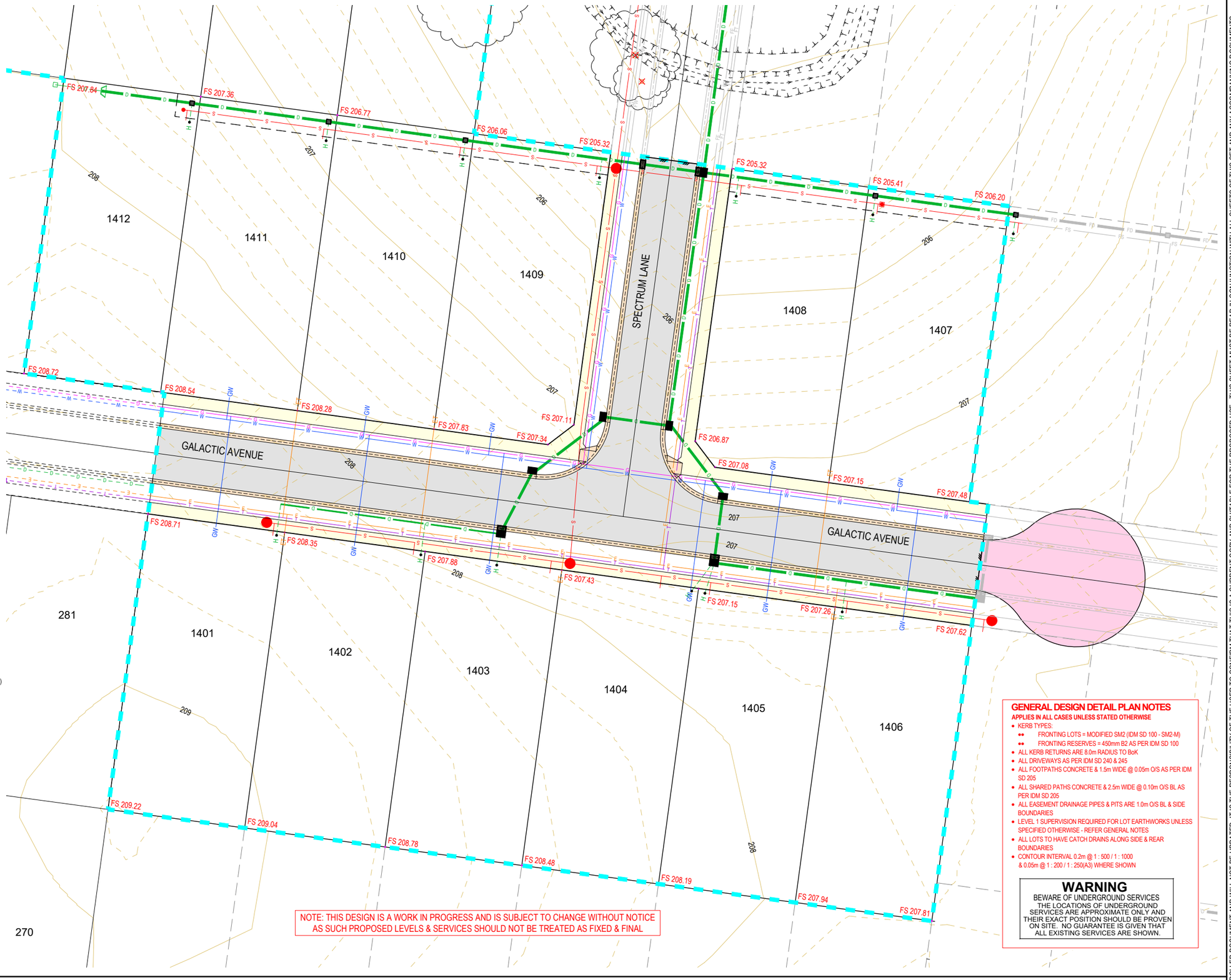
LEGEND

- EXISTING SHRUBS / TREES
- PROPOSED STREET TREE
- SHRUBS / TREES TO BE REMOVED
- SIGN
- TELCO PILLAR
- TELCO PITS
- ELECTRICITY LIGHT & POLE
- PROPOSED KERB & CHANNEL
- EXISTING KERB & CHANNEL
- PROPOSED DRAIN / PIT / I.S.
- EXISTING DRAIN / PIT
- PROPOSED HOUSE DRAIN / EASEMENT CONNECTION
- FUTURE DRAIN / PIT
- FENCE LINE
- INVERT (DESIGN \ EXISTING)
- EDGE OF SEAL / EDGE OF BITUMEN (DESIGN \ EXISTING)
- TOP OF BANK (DESIGN \ EXISTING)
- BOTTOM OF BANK
- PROPOSED TITLE BOUNDARY & SITE TITLE BOUNDARY
- PROPOSED FUTURE TITLE BOUNDARY
- PREVIOUS STAGE TITLE BOUNDARY
- PROPOSED OR EXISTING EASEMENT
- HOUSE
- PROPOSED ELEC / TELSTRA CONDUIT & PIT
- PROPOSED GAS & WATER CONDUIT
- PROPOSED SEWER AND MANHOLE
- PROPOSED SEWER RISING MAIN
- PROPOSED PRIVATE SEWER
- EXISTING SEWER & MANHOLE
- PROPOSED FUTURE SEWER
- PROPOSED WATER MAIN
- PROPOSED PRIVATE WATER MAIN
- PROPOSED RECYCLED WATER MAIN
- EXISTING WATER MAIN, FIRE PLUG AND VALVE
- PROPOSED FUTURE WATER
- PROPOSED ELECTRICITY MAIN
- PROPOSED PRIVATE ELECTRICITY MAIN
- EXISTING ELECTRICITY MAIN & PIT
- PROPOSED FUTURE ELECTRICITY
- PROPOSED GAS MAIN
- PROPOSED PRIVATE GAS MAIN
- EXISTING GAS MAIN
- PROPOSED FUTURE GAS
- PROPOSED TELECO MAIN
- PROPOSED PRIVATE TELECO MAIN
- EXISTING TELECO CABLE
- PROPOSED FUTURE TELECO
- PROPOSED CATCH DRAIN
- PROPOSED AG DRAIN
- PROPOSED SEALED PAVEMENT
- PROPOSED CRUSHED ROCK
- PROPOSED CONCRETE FOOTPATH
- PROPOSED ASPHALT FOOTPATH
- PROPOSED CONCRETE PAVEMENT (DRIVEWAY OR INFILL)
- PROPOSED ALTERNATE PAVEMENT
- PROPOSED KERB
- PROPOSED NATURESTRIP \ LANDSCAPING
- PROPOSED LOT EARTHWORKS NO TOPSOIL
- PROPOSED OTHER
- PROPOSED ROCK BEACHING
- PROPOSED STAGE BOUNDARY
- OVERLAND 1% AEP STORMWATER FLOWPATH
- UNDERGROUND DRAINAGE CATCHMENT BOUNDARY
- DIMENSION (IN METRES UNLESS STATED OTHERWISE)
- LEADER / ARROW
- ES 101.95 EXISTING SURFACE LEVEL
- FS 101.95 FINISHED SURFACE LEVEL
- TK 101.95 BACK OF PROPOSED KERB
- P 101.95 PROP PAVEMENT FOOTPATH LEVEL
- DIRECTION OF LOT GRADING
- FALL FALL DIRECTION OF BASIN GRADING
- PROPOSED FLAT TOP SPEED HUMP
- PERMANENT SURVEY MARK



NOTE: THIS DESIGN IS A WORK IN PROGRESS AND IS SUBJECT TO CHANGE WITHOUT NOTICE AS SUCH PROPOSED LEVELS & SERVICES SHOULD NOT BE TREATED AS FIXED & FINAL

GENERAL DESIGN DETAIL PLAN NOTES

APPLIES IN ALL CASES UNLESS STATED OTHERWISE

- KERB TYPES:
  - FRONTING LOTS = MODIFIED SM2 (IDM SD 100 - SM2-M)
  - FRONTING RESERVES = 450mm B2 AS PER IDM SD 100
- ALL KERB RETURNS ARE 8.0m RADIUS TO BoK
- ALL DRIVEWAYS AS PER IDM SD 240 & 245
- ALL FOOTPATHS CONCRETE & 1.5m WIDE @ 0.05m O/S AS PER IDM SD 205
- ALL SHARED PATHS CONCRETE & 2.5m WIDE @ 0.10m O/S BL AS PER IDM SD 205
- ALL EASEMENT DRAINAGE PIPES & PITS ARE 1.0m O/S BL & SIDE BOUNDARIES
- LEVEL 1 SUPERVISION REQUIRED FOR LOT EARTHWORKS UNLESS SPECIFIED OTHERWISE - REFER GENERAL NOTES
- ALL LOTS TO HAVE CATCH DRAINS ALONG SIDE & REAR BOUNDARIES
- CONTOUR INTERVAL 0.2m @ 1 : 500 / 1 : 1000 & 0.05m @ 1 : 200 / 1 : 250(A3) WHERE SHOWN

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.

REV	REVISION	DES	DWG	CHK	DATE
A	AS SUBMITTED TO CLIENT	NJB	NJB	RK	02/10/20

MGA94 ZONE 55

Tomkinson
SURVEY ▶ ENGINEERING ▶ PLANNING ▶ PROJECT MANAGEMENT
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imagine STRATHFIELDSAYE

SCALE 1:500
5 0 5 10 15 20 25
LENGTHS ARE IN METRES - PAPER SIZE A3

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COMPASS ASSURANCE ISO 9001 QUALITY

IMAGINE STAGE 14b
DUKES LANE STRATHFIELDSAYE
PRELIM FUNCTIONAL LAYOUT PLAN WITH LEVELS

CITY OF GREATER BENDIGO REF: DS/188/216

STRATHFIELDSAYE HOLDINGS PTY LTD

DWG STATUS: **CONCEPT**

PROJECT & DWG No: 1065314BF01/ 01

REV: A

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PLOT DATE: 02/10/2020 FILE: C:\12D\DATA\TOM\BGO-12DS01\1065314 - STRATHFIELDSAYE HOLDINGS PTY LTD, STRATHFIELDSAYE_1588ENG\00\CAD\CURRENT\1065314B FLP REV A.DWG