

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
- CATCH
- D AG
- D AG
- 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
- DIRECTION OF BASIN GRADING
- PROPOSED FLAT TOP SPEED HUMP
- PERMANENT SURVEY MARK

Levels Table

No.	Min. Level	Max. Level	Colour
1	-3.0	-2.5	
2	-2.5	-2.0	
3	-2.0	-1.5	
4	-1.5	-1.0	
5	-1.0	-0.6	
6	-0.6	-0.3	
7	-0.3	0.0	
8	0.0	0.3	
9	0.3	0.6	
10	0.6	1.0	
11	1.0	1.5	
12	1.5	2.0	

NOTES: CUT & FILL DEPTHS ARE A COMPARISON BETWEEN EXISTING SURFACE (100mm STRIPPED) & BULK EARTHWORKS SURFACE
NS LEVELS ARE ORIGINAL AS-SURVEYED EXISTING SURFACE LEVELS PRIOR TO STRIPPING & FS LEVELS ARE FINAL FINISHED SURFACE LEVELS AFTER TOPSOILING ETC

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

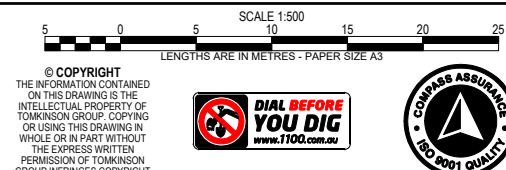
WARNING

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.

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

B ADDED CUT & FILL INFO
A AS SUBMITTED TO CLIENT

NJB NJB RK 06/10/20
NJB NJB RK 02/10/20
DES DWG CHK DATE



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: B

NOTE: THIS IS AN UNCONTROLLED DOCUMENT AND WILL NOT BE UPDATED. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS IS A CURRENT COPY AND SUITABLE FOR THE PROPOSED USE - THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SET AND ANY ACCOMPANYING DOCUMENTS
PLOT DATE: 06/10/2020 FILE: C:\120\DATA\TOMKINSON\120S011065314 - STRATHFIELDSAYE_1888\NOU\DCURRENT\1065314B PLP REV.B.DWG