

NOTES:

- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S DCP, AS3500.3 STORMWATER DRAINAGE.
- THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT, AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- ALL NEW WORKS TO MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
- THE CONTRACTOR IS TO MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- ALL DRAINAGE ELEMENTS ARE SHOWN DIAGRAMMATICALLY BASED ON AVAILABLE DRAWINGS, TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
- ALL DOWNPIPES ARE SHOWN DIAGRAMMATICALLY, POSITIONS ARE TO BE CONFIRMED ON SITE USING THE WORKING DRAWINGS.
- THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING DRAINAGE PITS AND PIPES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND THE CONSTRUCTION IS TO COMMENCE FROM THE DOWNSTREAM PIT AND STRUCTURES.
- ALL DOWNPIPES ARE TO BE MINIMUM 90mm uPVC OR 100mm x 75mm U.N.O.
- ALL DOWNPIPES TO BE PROVIDED WITH CLEANING EYES.
- ALL STORMWATER PIPES ARE TO BE MINIMUM 100mm uPVC ON 1% MINIMUM GRADE U.N.O. AND TO HAVE MIN 100mm COVER.
- ALL GUTTERS TO BE INSTALLED WITH GUTTER GUARDS UNLESS NOTED OTHERWISE.
- ENSURE THAT ALL PITS AND PIPES ARE LOCATED CLEAR FROM ANY TREE ROOT SYSTEMS.
- ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER.
- CHARGED DOWNPIPE LINES ARE TO BE 100MM SEWER GRADE UPVC AND SEALED FROM 300MM BELOW THE TOP OF THE DOWNPIPE.

LEGEND PROPOSED

- STORMWATER PIPE
- CHARGED LINE
- GRATED PIT
- DOWNPIPE
- RAINWATER OUTLET
- 50mm SPITTER PIPE
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE

STORMWATER PLAN - ROOF

SCALE 1:100

DRAWINGS TO BE PRINTED IN COLOUR

REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	11/12/2024	ISSUED FOR COORDINATION
B	17/12/2024	ISSUED FOR COORDINATION
C	19/06/2025	ISSUED FOR APPROVAL
D	20/06/2025	ISSUED FOR APPROVAL

TITLE	NAME
DRAWN	KF
DESIGNED	KF
DRG CHECK	PH
DESIGN CHECK	PH
APPROVED	PH

IF IN DOUBT, ASK

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SITE ADDRESS
21 PARK STREET, COLLARROY

CLIENT
PRISCILA WAGNER & GLENN DAVIS

STORMWATER ROOF PLAN

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JOB NUMBER:	DATUM	SCALE	SHEET No	REV
24234	AHD	A3, 1:100	SW01	D



OSD REFER TO
GROUND
FLOOR PLAN

POOL BYPASS
AREA

LINE TO BE HIDDEN IN
FALSE WALL

OPEN SLAT TIMBER
DECKING

POLYCARBONATE ROOF
DRAINAGE TO
MANUFACTURER'S
SPECIFICATIONS,
CONNECT TO DOWNPIPE

DOWNPIPES TO BE
MERGERD

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- ALL GUTTERS TO BE INSTALLED WITH GUTTER GUARDS UNLESS NOTED OTHERWISE.
- ENSURE THAT ALL PITS AND PIPES ARE LOCATED CLEAR FROM ANY TREE ROOT SYSTEMS.
- ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER.
- CHARGED DOWNPIPE LINES ARE TO BE 100MM SEWER GRADE UPVC AND SEALED FROM 300MM BELOW THE TOP OF THE DOWNPIPE.

LEGEND PROPOSED

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- CHARGED LINE
- GRATED PIT
- DOWNPIPE
- RAINWATER OUTLET
- 50mm SPITTER PIPE
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE

STORMWATER PLAN - FIRST FLOOR

SCALE 1:100

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HYVE DESIGNS



0 1 2 4 6
SCALE (m) 1:100

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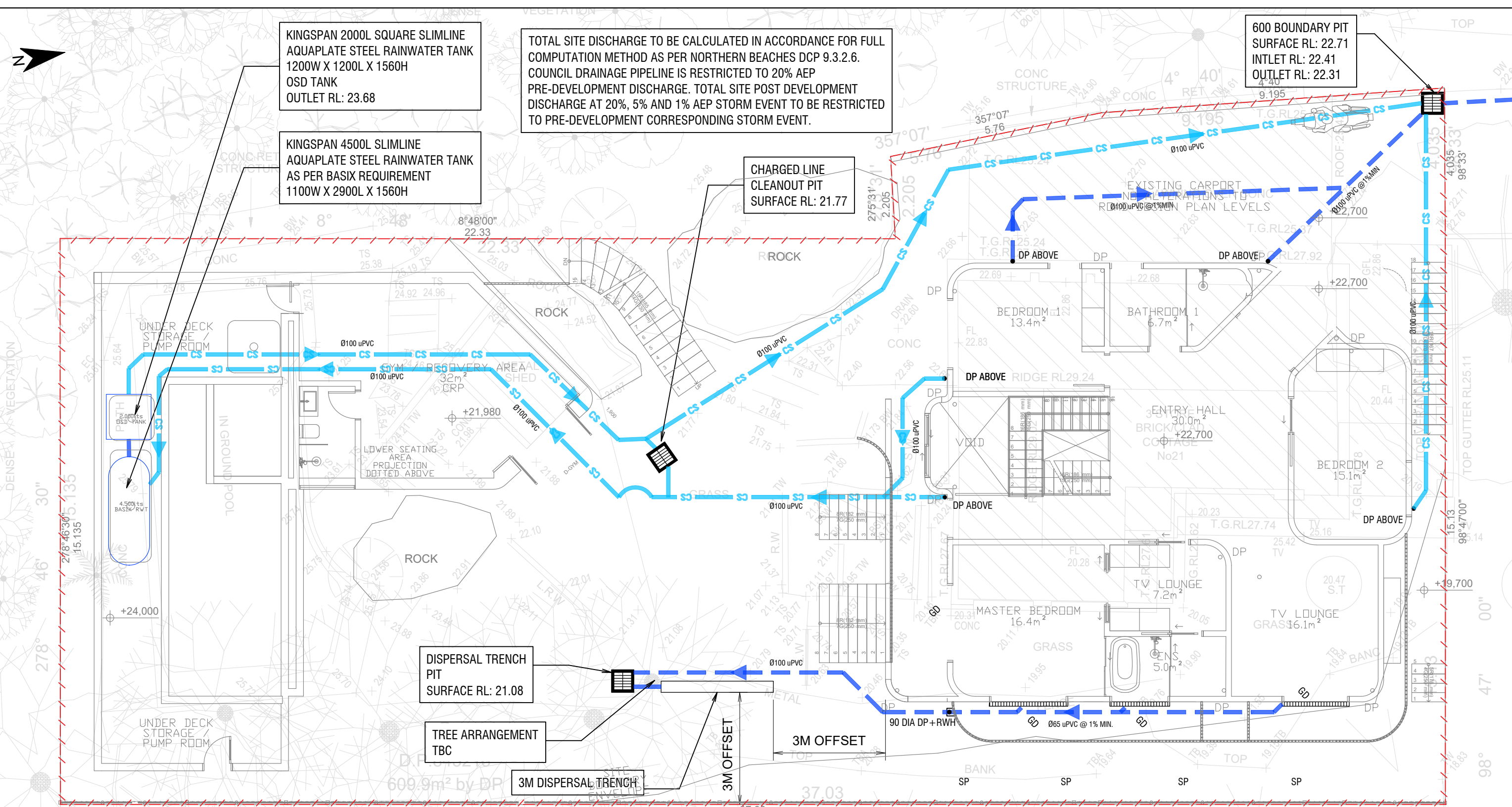
SITE ADDRESS
21 PARK STREET, COLLARROY

CLIENT
PRISCILA WAGNER & GLENN DAVIS

STORMWATER FIRST FLOOR PLAN

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JOB NUMBER: 24234	DATUM AHD	SCALE A3, 1:100	SHEET No SW02	REV D
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RAINWATER TANK NOTES:

1. RAINWATER REUSE SHALL BE PLUMBED FOR BOTH INDOOR AND OUTDOOR USE TO MAXIMISE REUSE.
2. RAINWATER TANK IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NORTHERN BEACHES COUNCIL'S DCP.
3. THE TANK SHALL BE ENCLOSED AND ANY INLET INTO THE TANK SHALL BE SCREENED OR FILTERED AND FITTED WITH MEASURES TO PREVENT MOSQUITO BREEDING.
4. A SIGN SHALL BE AFFIXED TO THE TANK CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND ALL TAPS AND RAINWATER TANK APERTURES SHALL BE SIMILARLY MARKED.
5. PLUMBER TO ENSURE INSTALLATION OF THE RAINWATER SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK - HB 230 2008.
6. ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATER'S GUIDE "INSTALLING A RAINWATER TANK".
7. PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH "BASIX DESIGN GUIDE FOR SINGLE DWELLINGS".

LEGEND PROPOSED

- STORMWATER PIPE
- CHARGED LINE
- GRATED PIT
- DOWNPIPE
- RAINWATER OUTLET
- 50mm SPITTER PIPE
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE

STORMWATER PLAN - GROUND (1 OF 2)

SCALE 1:100

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D	20/06/2025	ISSUED FOR APPROVAL	DESIGN CHECK	PH
			APPROVED	PH

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HYVE DESIGNS



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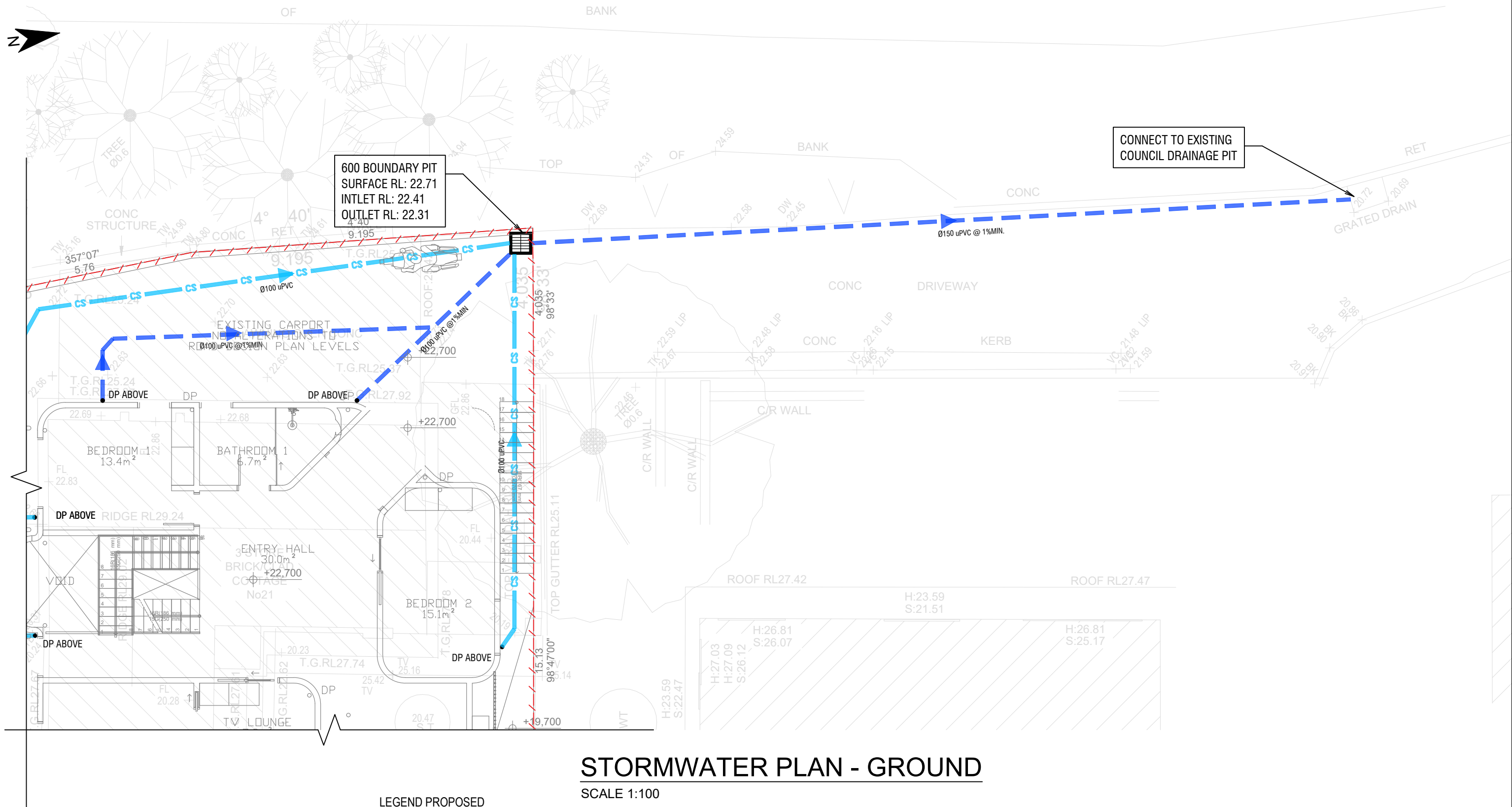
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CLIENT
PRISCILA WAGNER & GLENN DAVIS

STORMWATER GROUND PLAN (1 OF 2)

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24234	AHD	A3, 1:100	SW03	D

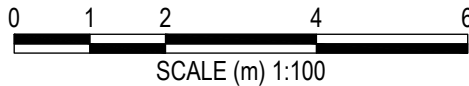


STORMWATER PLAN - GROUND

SCALE 1:100

LEGEND PROPOSED

- STORMWATER PIPE
- CHARGED LINE
- GRATED PIT
- DP. DOWNPIPE
- RQ RAINWATER OUTLET
- SP 50mm SPITTER PIPE
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE



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STORMWATER GROUND PLAN (2 OF 2)

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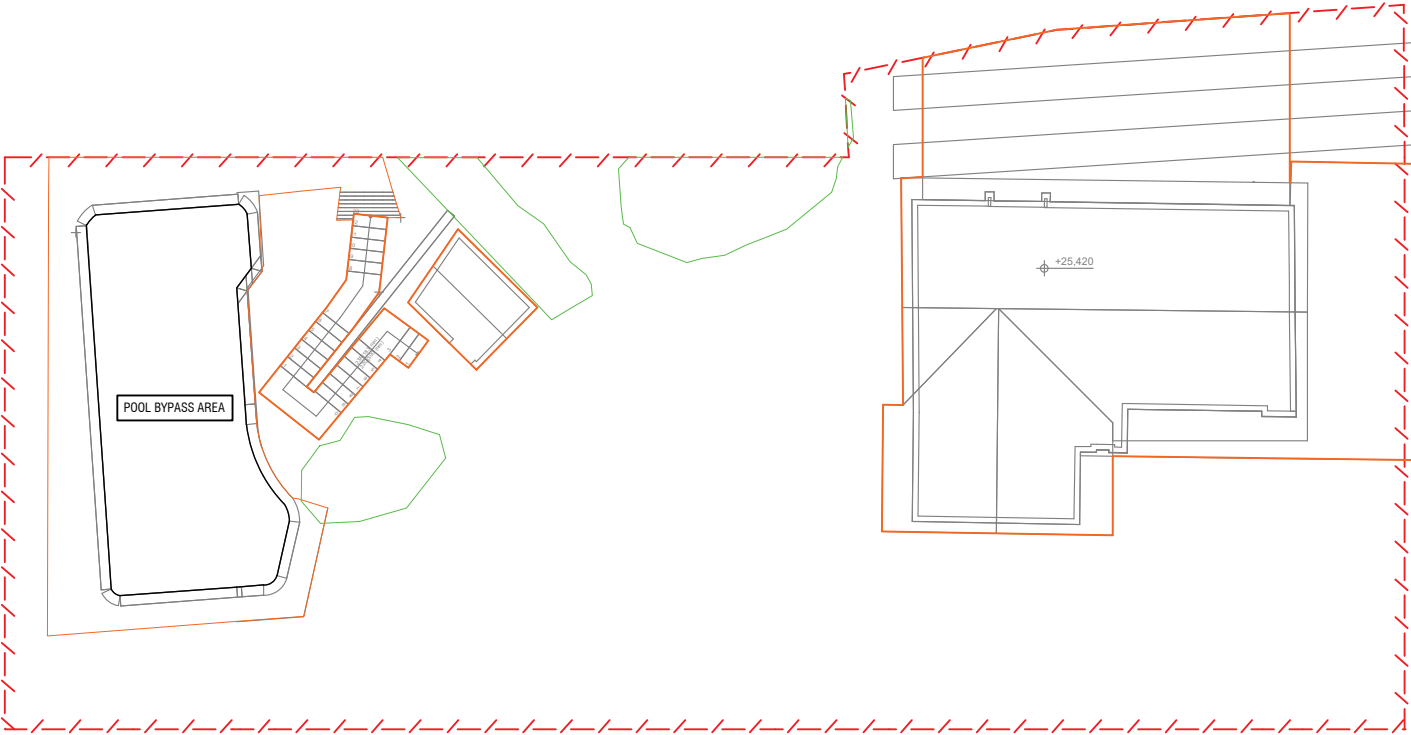
JOB NUMBER:	DATUM	SCALE	SHEET No	REV
24234	AHD	A3, 1:100	SW04	D



DRAINS Summary		
Pre-Development		Discharge (L/s)
	1%	32
	5%	23
	20%	15
Post-Development		Discharge (L/s)
	1%	31
	5%	23
	20%	15

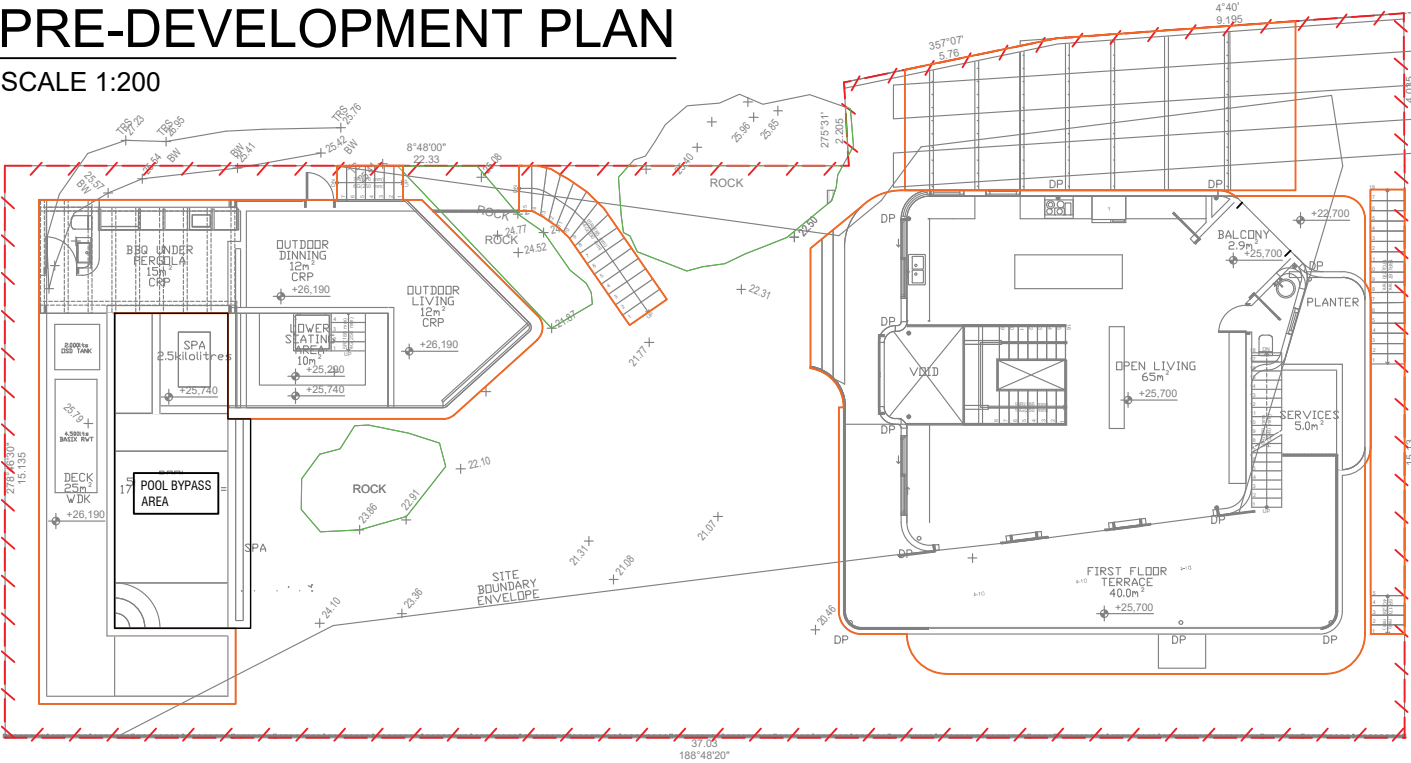
	Area (m2)	Percentage (%)
Existing Site Area	609.844	
Pool Bypass Area	41.931	
Impervious Areas		
Rock Faces	28.027	4.94
Hardstand Area	204.399	35.99
Pervious Area		
	335.49	59.07

IMPERVIOUS AREA
POOL AREA
ROCK FACES



PRE-DEVELOPMENT PLAN

SCALE 1:200

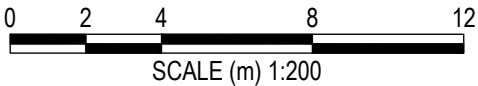


POST-DEVELOPMENT PLAN

SCALE 1:200

	Area (m2)	Percentage (%)
Proposed Site Area	609.844	
Pool Bypass Area	28.316	
Impervious Areas		
Rock Faces	28.027	4.82
Hardstand Area	319.654	54.97
Pervious Area		
	233.85	40.21

IMPERVIOUS AREA
POOL AREA
ROCK FACES



SCALE (m) 1:200

DRAWINGS TO BE PRINTED IN COLOUR

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D	20/06/2025	ISSUED FOR APPROVAL	DESIGN CHECK	PH
			APPROVED	PH

HYVE DESIGNS



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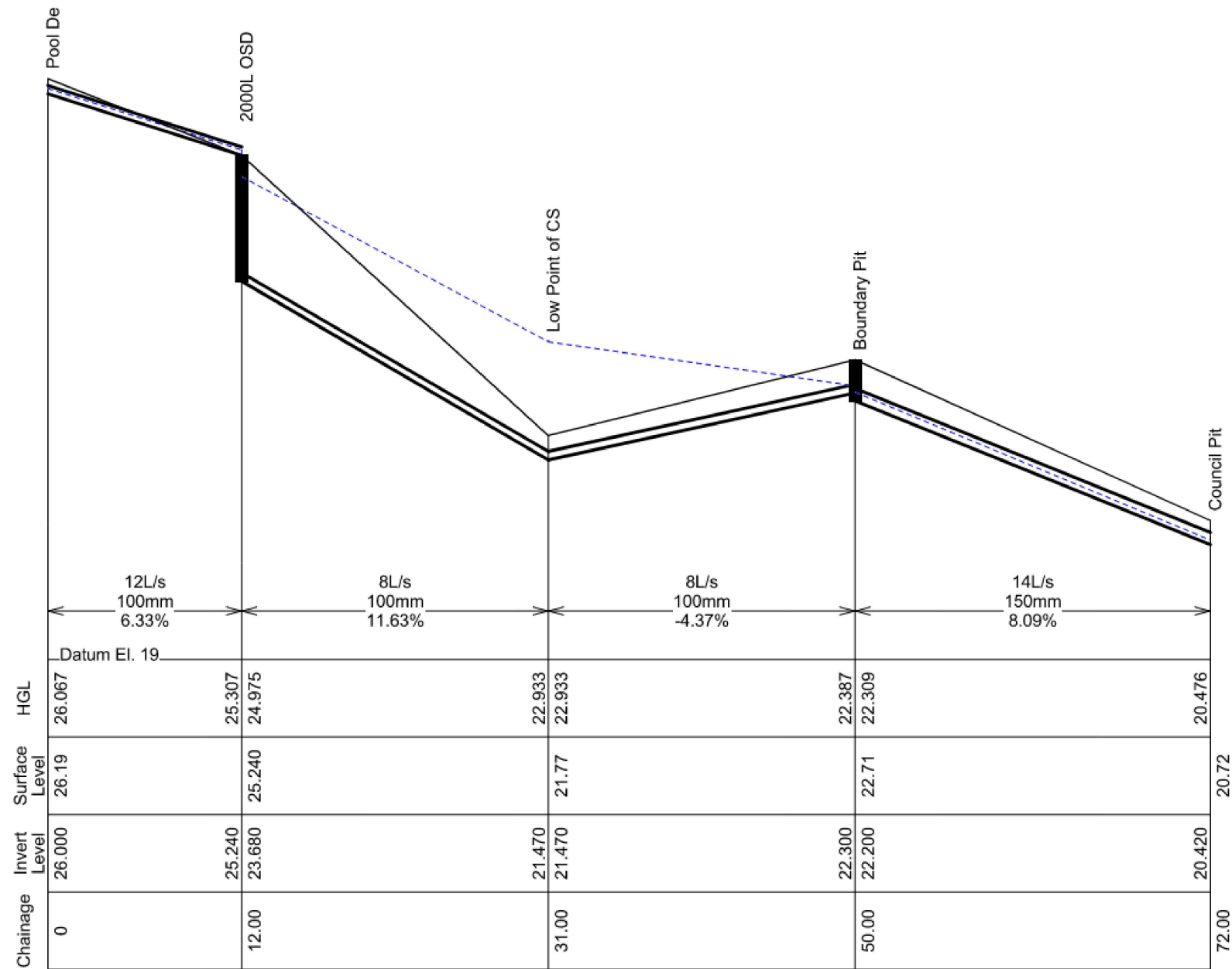
SITE ADDRESS
21 PARK STREET, COLLARROY

CLIENT
PRISCILA WAGNER & GLENN DAVIS

PRE & POST DEVELOPMENT PLAN

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JOB NUMBER:	DATUM	SCALE	SHEET No	REV
24234	AHD	A3, 1:200	SW05	D



OSD TO BOUNDARY PIT CHARGED LINE HYDRAULIC GRADIENT ANALYSIS

SCALE NTS

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DRAWINGS TO BE PRINTED IN COLOUR

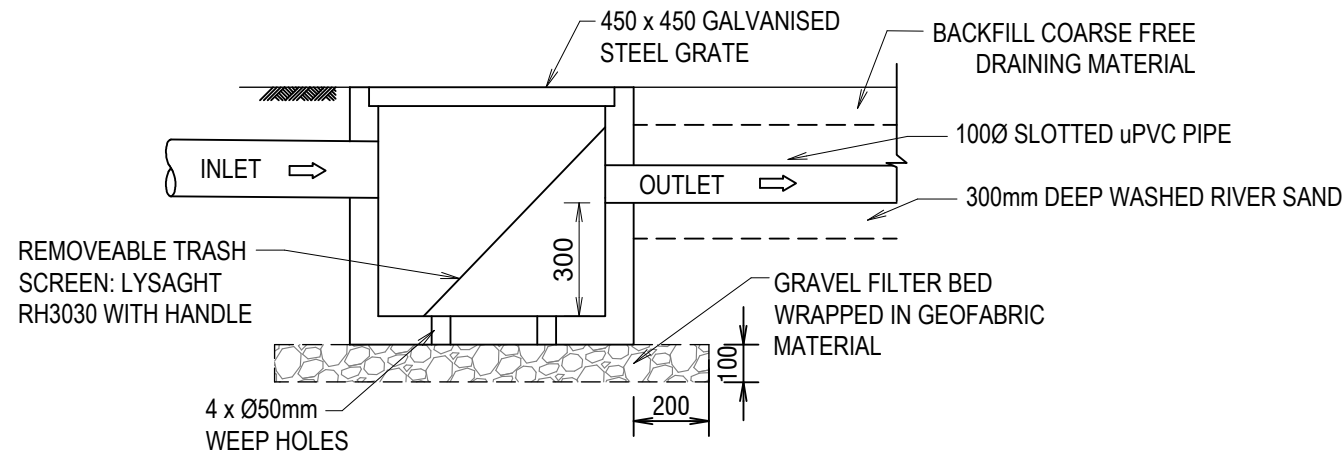
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REV	DATE	AMENDMENT / REVISION DESCRIPTION	TITLE	NAME
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D	20/06/2025	ISSUED FOR APPROVAL	DESIGN CHECK	PH
			APPROVED	PH

HYVE DESIGNS

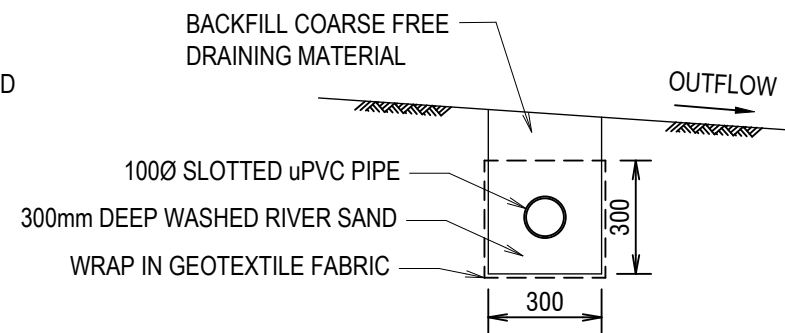


SITE ADDRESS 21 PARK STREET, COLLAROY				
CLIENT PRISCILA WAGNER & GLENN DAVIS				
CHARGED LINE ANALYSIS				
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JOB NUMBER: 24234	DATUM AHD	SCALE A3, 1:200	SHEET No SW06	REV D



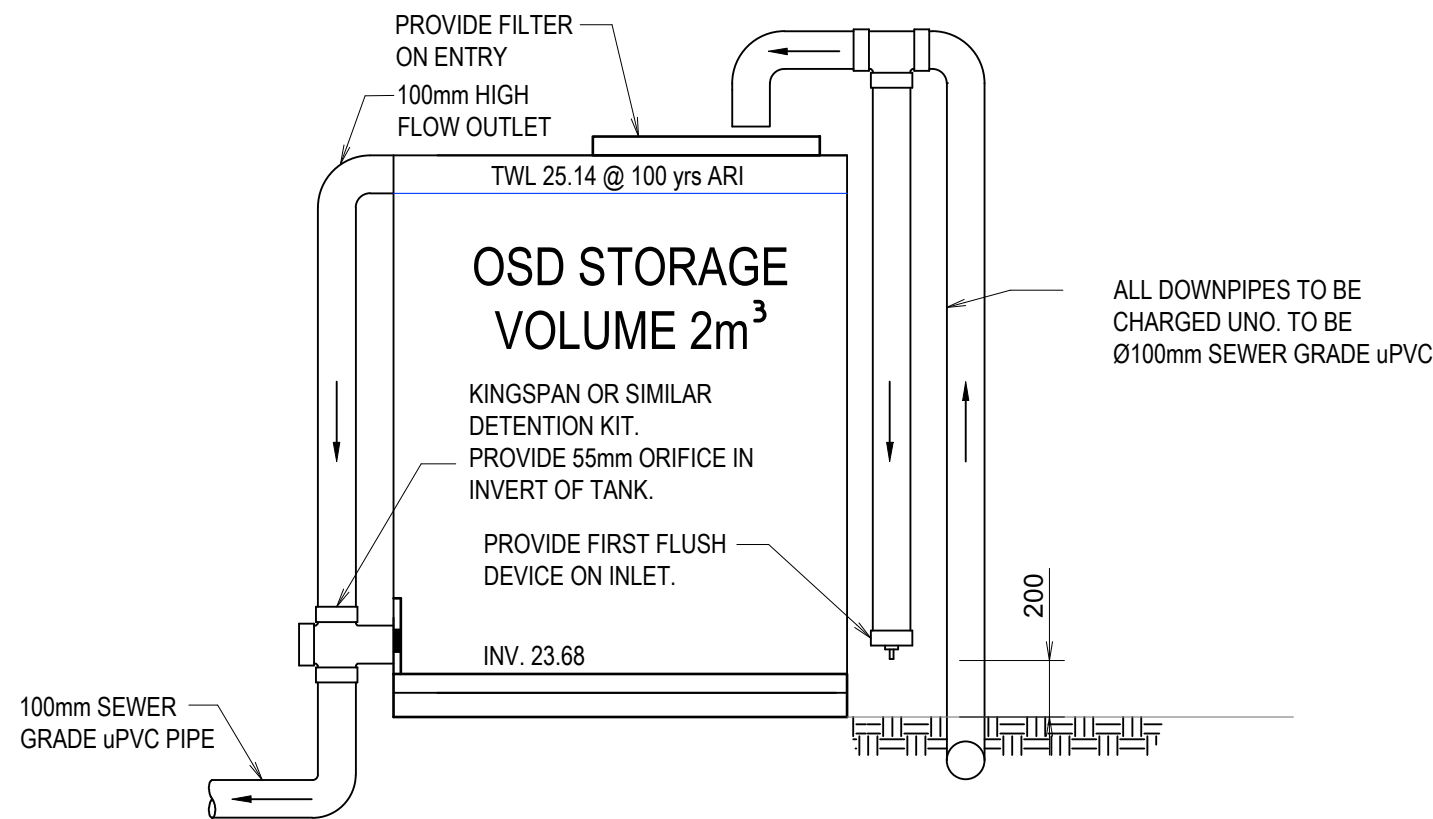
DISPERSAL TRENCH SECTION A

SCALE: NTS



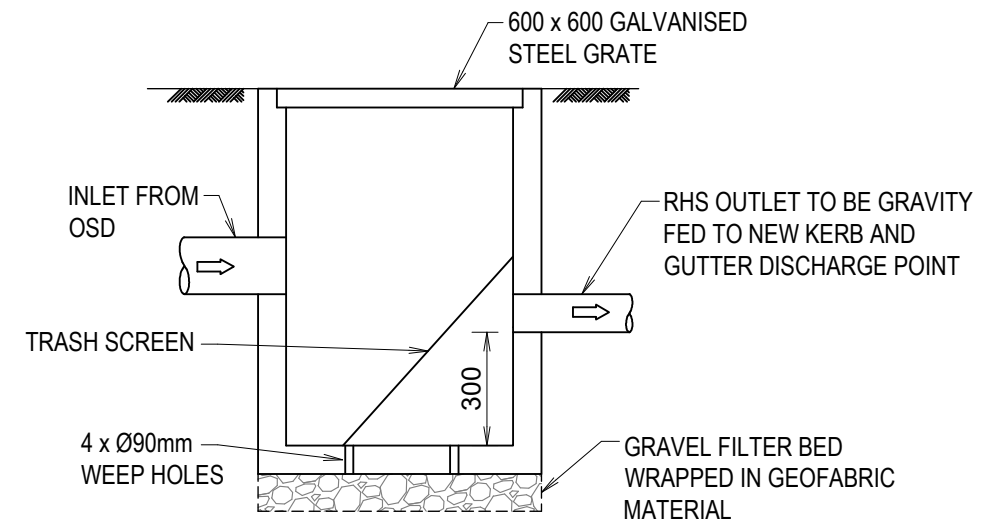
DISPERSAL TRENCH SECTION B

SCALE: NTS



ABOVE GROUND DETENTION TANK SECTION

SCALE: NTS



SILT ARRESTOR PIT DETAILS

SCALE: NTS

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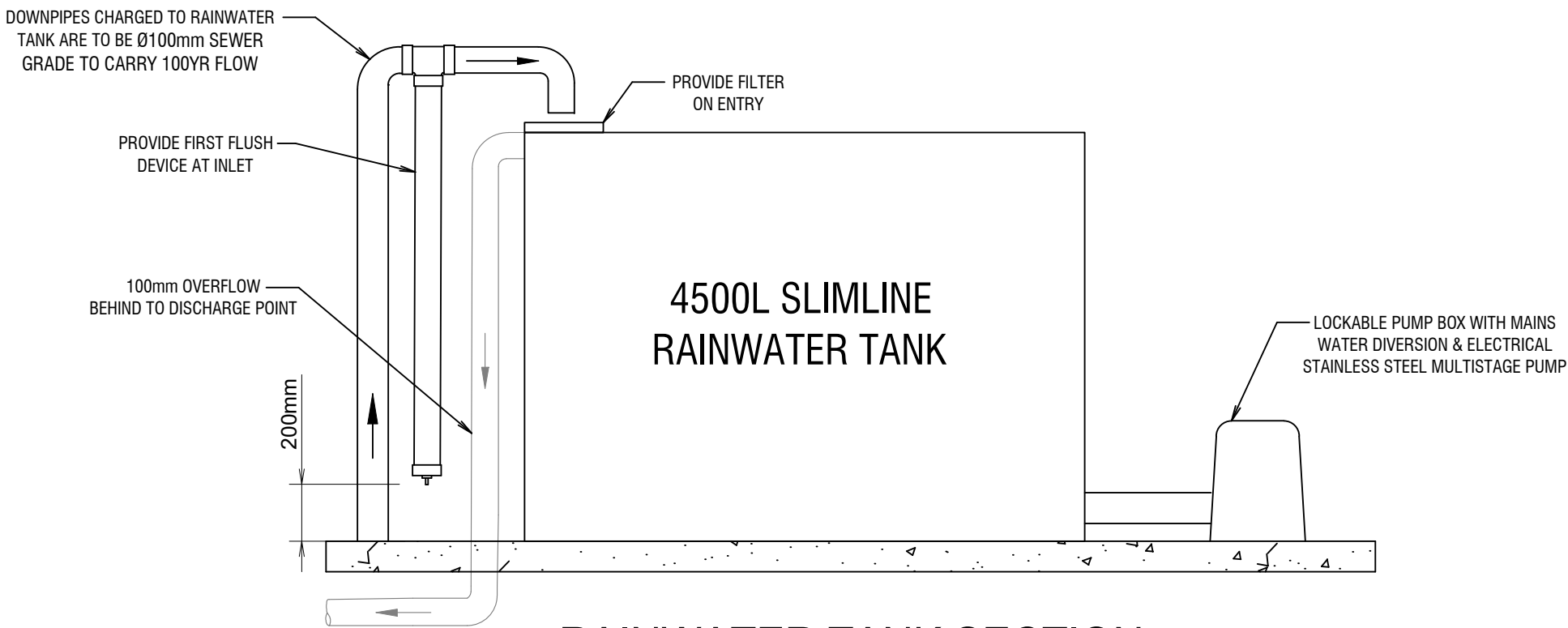
IF IN DOUBT, ASK

HYVE DESIGNS



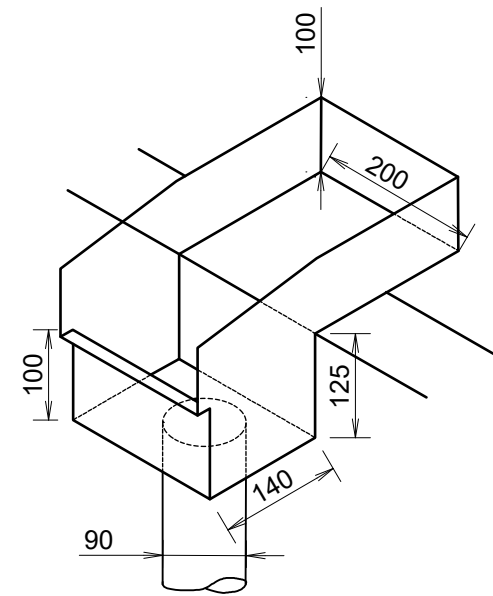
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SITE ADDRESS	21 PARK STREET, COLLAROY
CLIENT	PRISCILA WAGNER & GLENN DAVIS
PROJECT	STORMWATER DETAILS (SHEET 1 OF 2)
JOB NUMBER:	24234
DATUM	AHD
SCALE	A3, NTS
SHEET No	SW07
REV	D



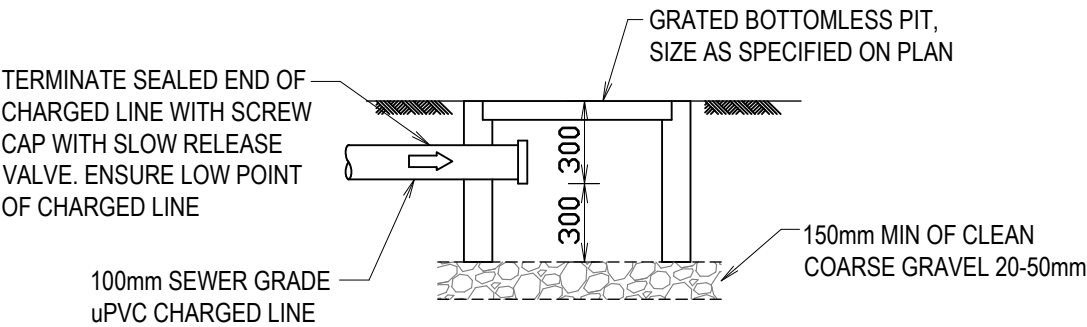
RAINWATER TANK SECTION

SCALE: NTS



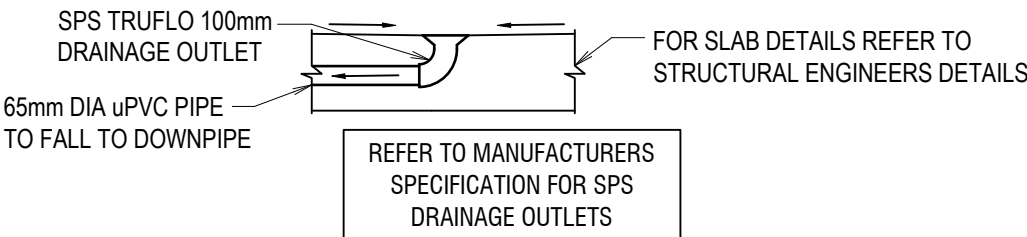
RAINWATER HEAD DETAIL

SCALE: NTS



CHARGED LINE CLEANOUT PIT DETAIL

N.T.S.



TYPICAL FLOOR WASTE/
RAINWATER OUTLET

SCALE 1:20

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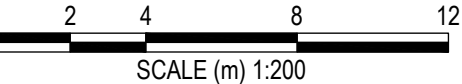
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SITE ADDRESS 21 PARK STREET, COLLAROY				
CLIENT PRISCILA WAGNER & GLENN DAVIS				
STORMWATER DETAILS (SHEET 2 OF 2)				
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JOB NUMBER: 24234	DATUM AHD	SCALE A3, NTS	SHEET No SW08	REV D

NOTES:

- THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
- ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
 - LOCAL AUTHORITY REQUIREMENT
 - EPA REQUIREMENTS
 - NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", 4th EDITION, MARCH 2004.
 - LANDCOM'S MANAGING URBAN STORMWATER - SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION.
- MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
- CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
- WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
- AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.
- THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS
- ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.
- MINIMISE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.
- INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.
- DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.
- DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.
- CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.



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			APPROVED	PH

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HYVE DESIGNS



SITE ADDRESS
21 PARK STREET, COLLARROY

CLIENT
PRISCILA WAGNER & GLENN DAVIS

SEDIMENT AND EROSION PLAN

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CONSTRUCT TEMPORARY RUBBLE ENTRY / EXIT TO PREVENT TRANSFER OF SEDIMENT AND DEBIS DURING VEHICULAR TRAFFIC (REFER DETAIL FOR STABILISED SITE ACCESS). LOCATION TO BE CONFIRMED ON SITE.

LEGEND PROPOSED

BOUNDARY LINE

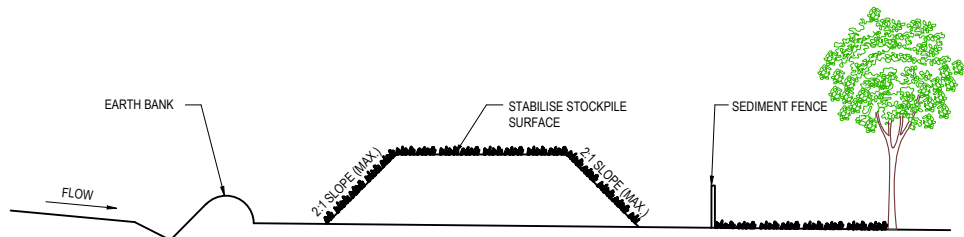
SEDIMENT FENCE

KERB SANDBAG TRAP

STOCKPILE

STABILISED SITE ACCESS

ISSUED FOR APPROVAL

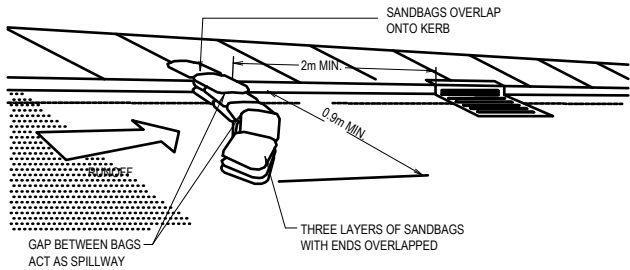


CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT
4. WHERE THERE ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1m TO 2m DOWNSLOPE

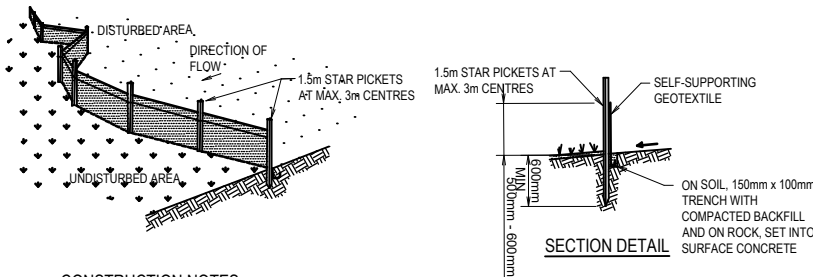
STOCKPILES

N.T.S.



SANDBAG KERB INLET SEDIMENT TRAP.

N.T.S.



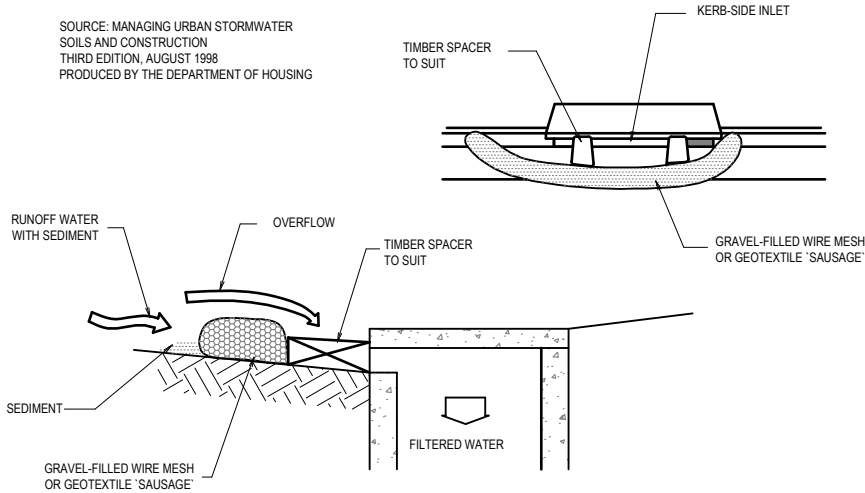
CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 3 METERS APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

SEDIMENT CONTROL FENCE

N.T.S.

SOURCE: MANAGING URBAN STORMWATER
SOILS AND CONSTRUCTION
THIRD EDITION, AUGUST 1998
PRODUCED BY THE DEPARTMENT OF HOUSING



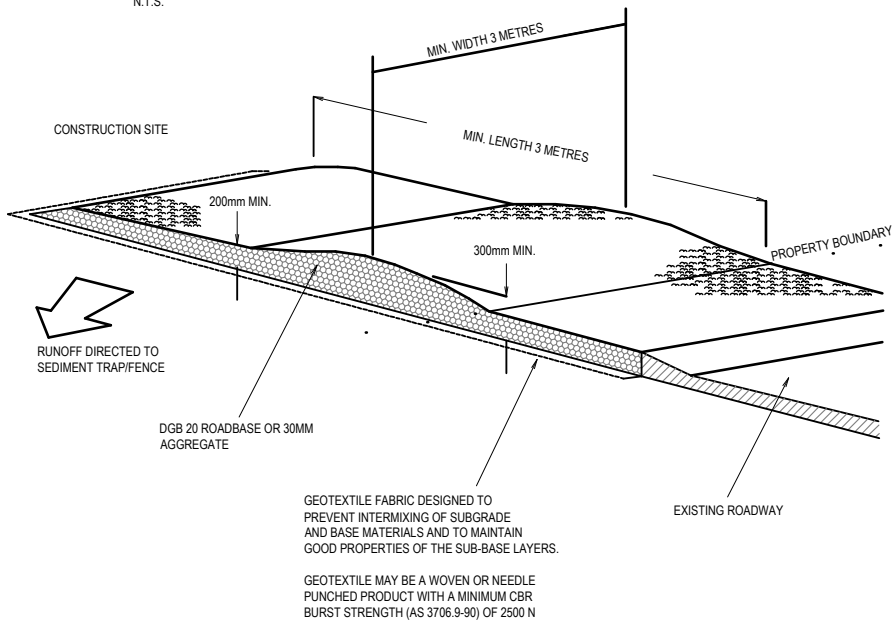
NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH X 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS.

MESH AND GRAVEL INLET FILTER

N.T.S.



CONSTRUCTION NOTES

1. STRIP TOPSOIL, AND LEVEL SITE
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGREGATE. MINIMUM LENGTH 15m OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMPS IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STABILISED SITE ACCESS

N.T.S.

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DRAWINGS TO BE PRINTED IN COLOUR

REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	11/12/2024	ISSUED FOR COORDINATION
B	17/12/2024	ISSUED FOR COORDINATION
C	19/06/2025	ISSUED FOR APPROVAL
D	20/06/2025	ISSUED FOR APPROVAL

TITLE	NAME
DRAWN	KF
DESIGNED	KF
DRG CHECK	PH
DESIGN CHECK	PH
APPROVED	PH

IF IN DOUBT, ASK

HYVE DESIGNS



SITE ADDRESS

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CLIENT

PRISCILA WAGNER & GLENN DAVIS

SEDIMENT AND EROSION DETAILS

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