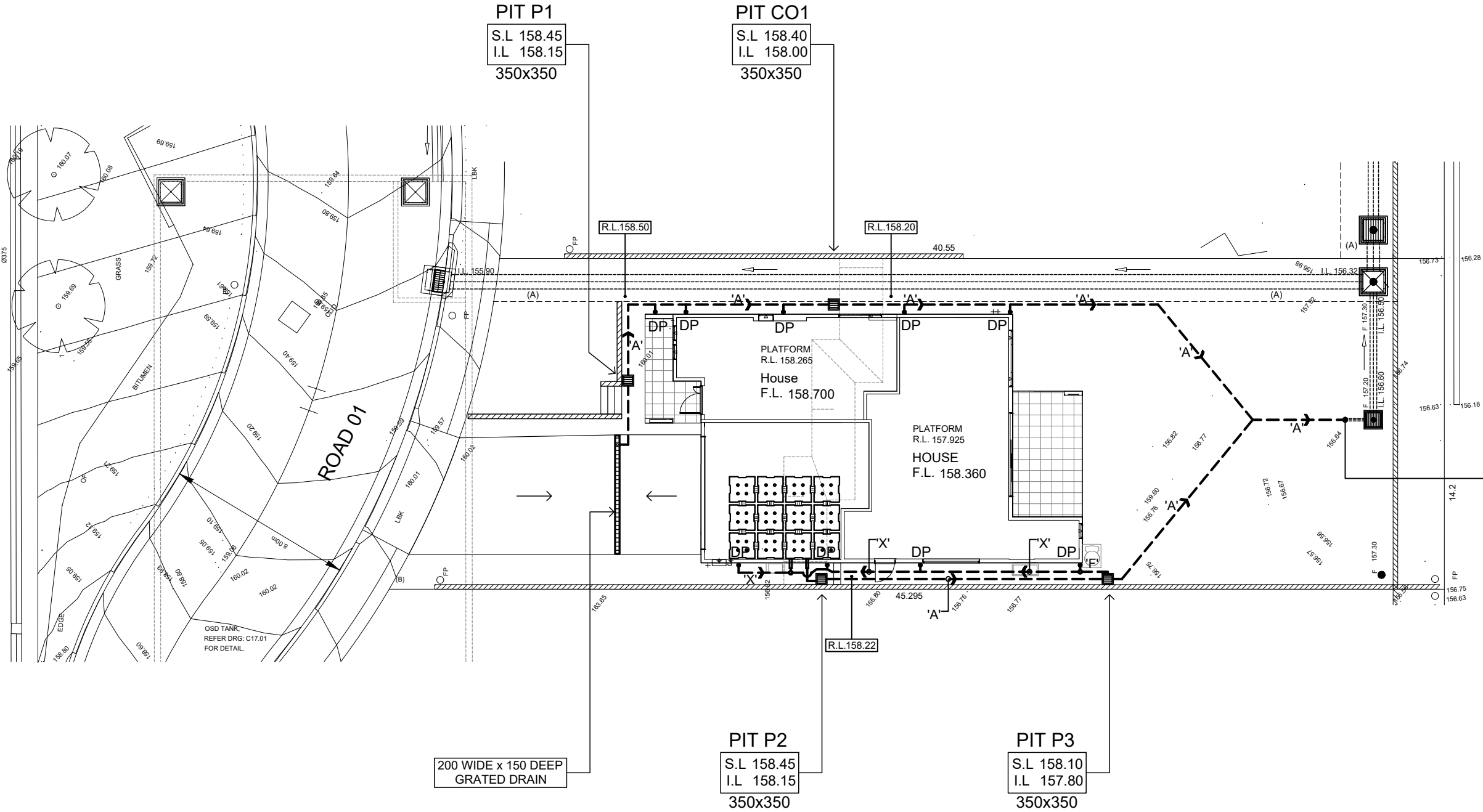
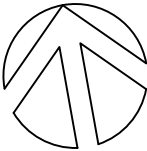


(A) EASEMENT TO DRAIN WATER 2 WIDE
(B) POSITIVE COVENANT (OSD)
(B) RESTRICTION ON THE USE OF LAND (OSD)

AN ON SITE DETENTION SYSTEM HAS BEEN PROVIDED TO CATER FOR THE ENTIRE SUB-DIVISION. REFER TO APPROVED DETAILED CIVIL ENGINEERING WORKS DRAWINGS PREPARED BY ENSPIRE SOLUTIONS (PROJECT NUMBER: 230057).



CONNECT TO EXISTING PVC STUB. LEVELS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION



SITE STORMWATER
MANAGEMENT LAYOUT
SCALE 1:200/A3

PIPE SCHEDULE

TAG	SIZE	MATERIAL	GRADE	DESCRIPTION
'A'	100 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'B'	150 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'X'	100 Ø	P.V.C	CHARGED	TO FEED RAINWATER TANK
'F'	100 Ø	P.V.C	1% MIN	FLUSHING LINE - CAPPED END

NOTE, ALL PIT & PIPELINE LOCATIONS SHOWN ON PLAN ARE INDICATIVE. BUILDER TO DETERMINE BEST POSITION FOR PLACEMENT WITHIN A 1m TOLERANCE OF WHAT IS SHOWN ON PLAN.
THROUGH PITS CAN ALSO BE ADJUSTED TO BE 'END OF LINE' WITH THE OUTLETS TO JUNCTION INTO THE MAIN GRAVITY LINE IF LEVELS PERMIT. TYPE & POSITION OF PITS TO BE TO THE DISCRETION OF THE BUILDER & PLUMBER DURING CONSTRUCTION. IF IN DOUBT CONTACT DESIGN ENGINEER.

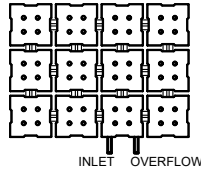
STORMWATER LAYOUT NOTES

- PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.
- ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
- ALL DOWNPIPES TO BE 100 X 50 BOX OR 90 Ø.
- PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
- PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO

- COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
 - END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
 - BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
 - ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.

LEGEND

P1	PIT LABEL	G.F.L.	GARAGE FLOOR LEVEL
	SUMP PIT - PIT SIZE REFERS TO GRATE DIMENSIONS	• 0.00	EXISTING REDUCED LEVEL
	300x300 FLOOR GULLY	• R.L. 157.00	PROPOSED REDUCED LEVEL
	100/150 Ø GARDEN GULLY	■ DP	DOWNPIPE
	DRAINAGE PIPE	└ SP	SPITTER/SPREADER
	AERIAL PIPE	○	CLEANING EYE
S.L.	SURFACE LEVEL	—	SEDIMENT FENCE
I.L.	INVERT LEVEL	—	AG LINE
F.F.L.	FINISHED FLOOR LEVEL	→	OVERLAND FLOW



12 X AQUACOMB STORAGE PODS
(USE 225 HIGH - 250L PODS)
AS SHOWN ON PLAN

PROVIDE A RAINWATER TANK
3000L IN CAPACITY TO SUIT
ALL BASIX REQUIREMENTS.
TANK TO BE CONNECTED AS
SPECIFIED IN BASIX REPORT.

REFER TO THE AQUACOMB TECHNICAL
MANUAL BY TEXO FOR ALL RE-USE
CONFIGURATION & CONSTRUCTION DETAILS

ENSURE ALL CONNECTIONS
WITHIN CHARGED SYSTEM
ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE
ENTIRELY PVC. PIPES ARE TO
BE SEALED UPTO U/S OF
ROOF GUTTERS

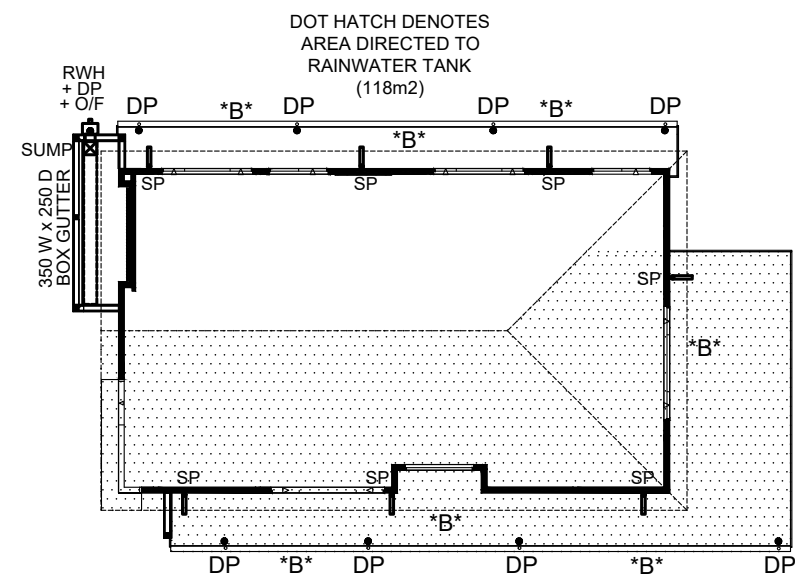
ALL DOWNPIPES DIRECTED
TO THE RAINWATER TANK
ARE TO BE FITTED WITH A
FIRST FLUSH DIVERTER

alwdesign
CIVIL ENGINEERING CONSULTANTS

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M: 0413 763 432 69 DELANGE ROAD, PUTNEY NSW 2112

JOB NUMBER:
SW25172
DRAWING NUMBER:
SW25172 - S1

PROJECT:	PROPOSED RESIDENTIAL DWELLING AT LOT 12, BLACKBUTTS ROAD, FRENCHS FOREST NSW		
DRAWING:	SITE STORMWATER MANAGEMENT LAYOUT		
DESIGNED	DRAWN	CHECKED:	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG
A.W	N.W	DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER	
B	ISSUED FOR DEVELOPMENT APPLICATION		20/05/25
ISSUE	REVISION DESCRIPTION		APPR. DATE



A GUTTER SELECTED: STRAMIT TRILINE HB AND SB UNSLOTTED; AREA = 7700mm2
B GUTTER SELECTED: APEX GUTTERS: HI-FRONT QUAD UNSLOTTED; AREA = 5900mm2

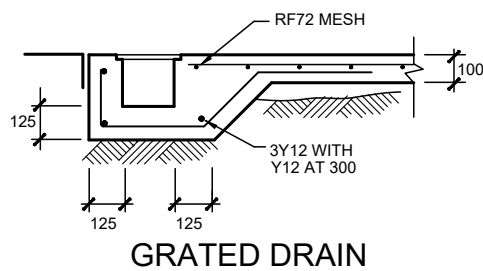
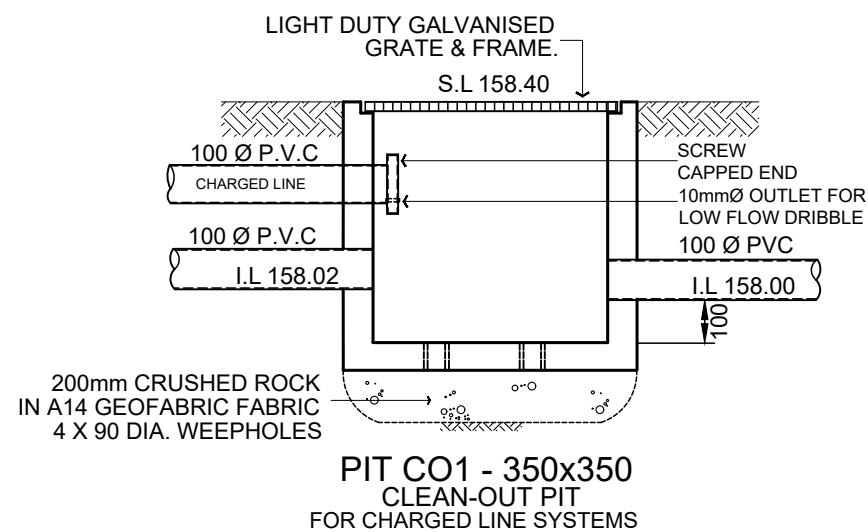
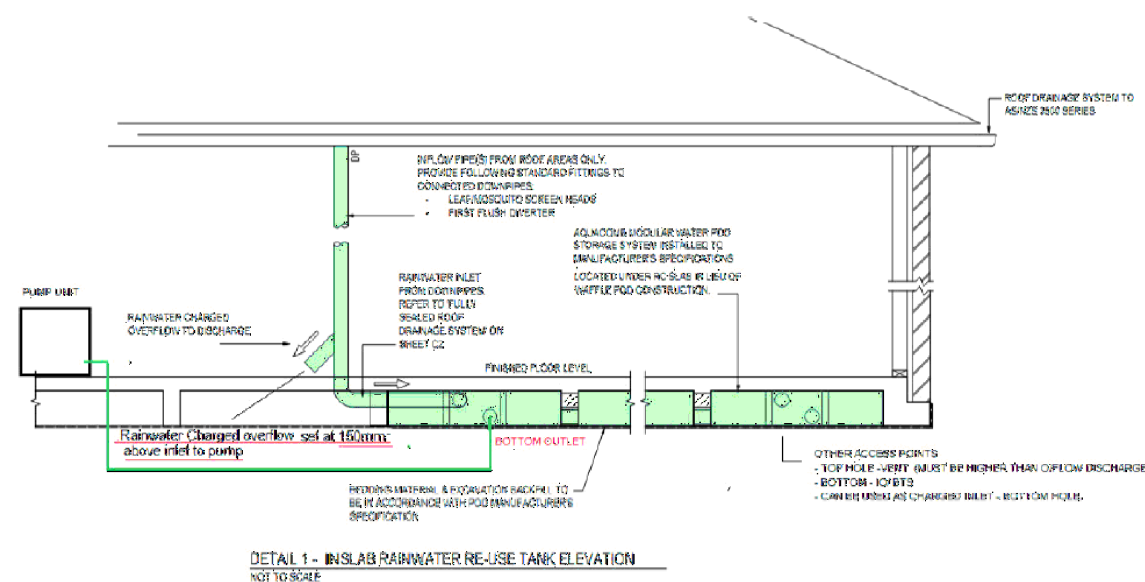
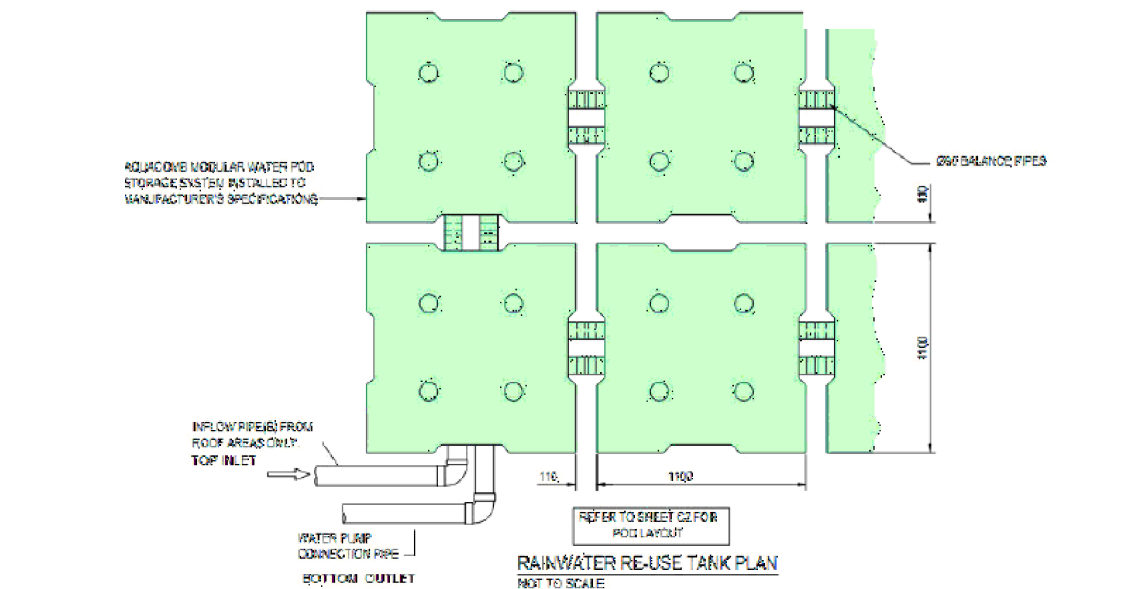
ALL DOWNPIPES TO BE 90 Ø MIN
ROOF & FIRST FLOOR LAYOUT
SCALE 1:200/A3

REFER TO THE AQUACOMB TECHNICAL MANUAL BY TEXO FOR ALL RE-USE CONFIGURATION & CONSTRUCTION DETAILS

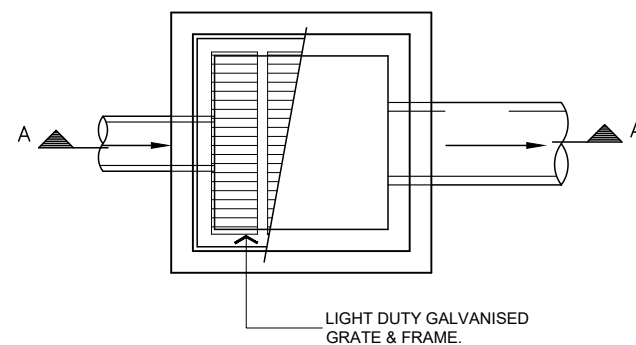
ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEM ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE ENTIRELY PVC. PIPES ARE TO BE SEALED UP TO U/S OF ROOF GUTTERS

ALL DOWNPIPES DIRECTED TO THE RAINWATER TANK ARE TO BE FITTED WITH A FIRST FLUSH DIVERTER



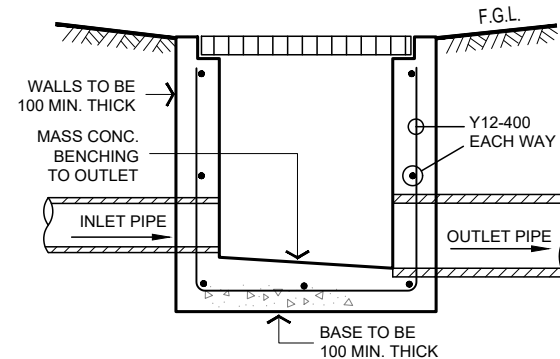
NOTE, ALL PIT SIZES SHOWN ON PLAN REFLECT THE REQUIRED GRATE DIMENSION



TYPICAL PIT DETAIL

IN TRAFFICABLE AREAS
BRICKWORK/BLOCKWORK WALLS OR PRECAST CONCRETE PITS MAY BE USED SUBJECT TO APPROVAL

IN NON-TRAFFICABLE AREAS
FIBRE-GLASS OR HARD-PLASTIC PITS MAY BE USED SUBJECT TO APPROVAL



TYPICAL SECTION A