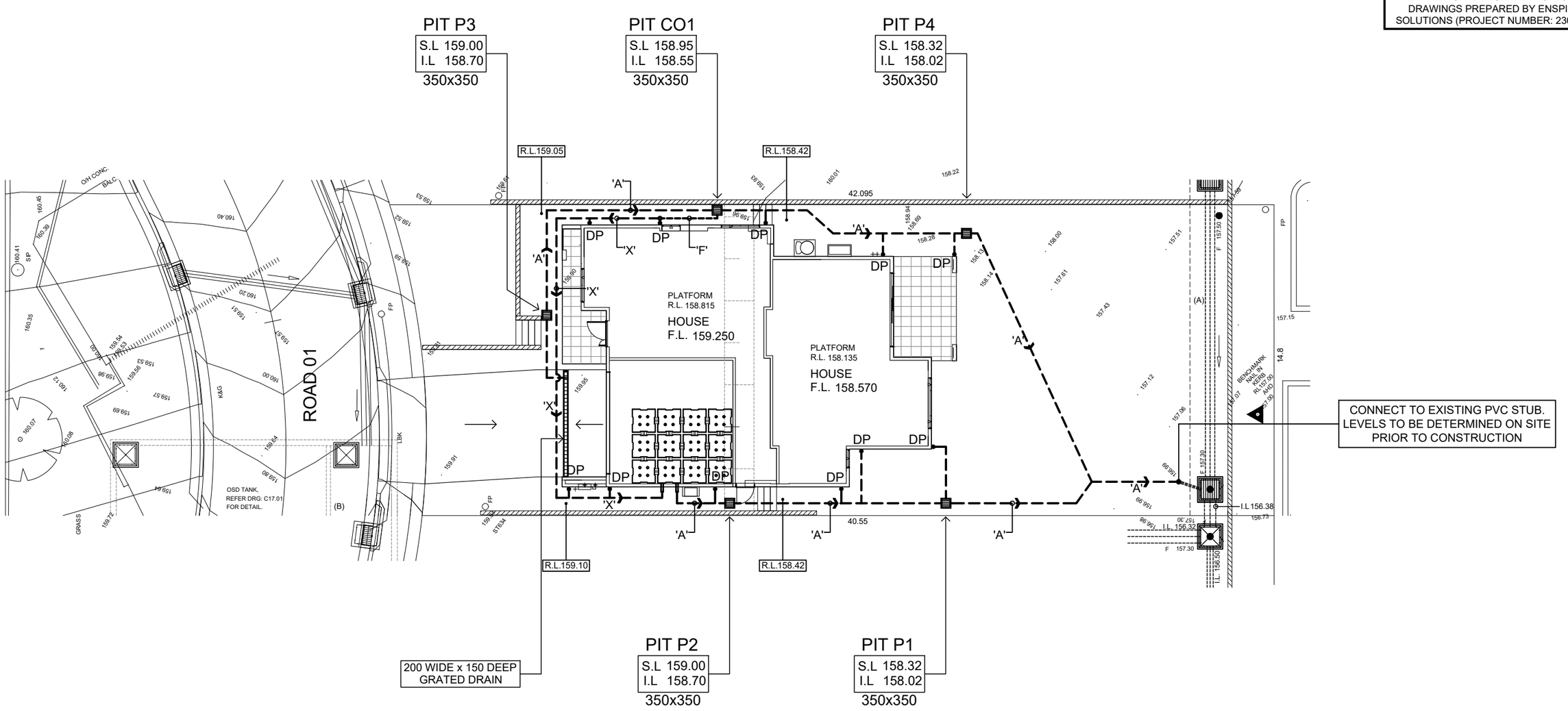
LOT 11

(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).



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

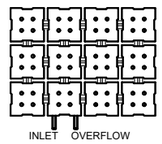
NOTE, ALL PIT & PIPELINE LOCATIONS SHOWN ON PLAN ARE INDICATIVE. BUILDER TO DETERMINE BEST POSITION FOR PLACEMENT WITHIN A 1m TOLERANCE OF WHAT IS SHOWN ON PLAN.
THROUGH PITS CAN ALSO BE ADJUSTED TO BE 'END OF LINE' WITH THE OUTLETS TO JUNCTION INTO THE MAIN GRAVITY LINE IF LEVELS PERMIT. TYPE & POSITION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

STORMWATER LAYOUT NOTES

1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.
2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
3) ALL DOWNPIPES TO BE 100 X 50 BOX or 90 Ø.
4) PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.
6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8) 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.
9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
11) 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	CE	CLEANING EYE
S.L.	SURFACE LEVEL		SEDIMENT FENCE
I.L.	INVERT LEVEL	AG	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

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

JOB NUMBER: SW25171
DRAWING NUMBER: SW25171 - S1

PROJECT: PROPOSED RESIDENTIAL DWELLING AT LOT 11, BLACKBUTTS ROAD, FRENCHS FOREST NSW
DRAWING: SITE STORMWATER MANAGEMENT LAYOUT

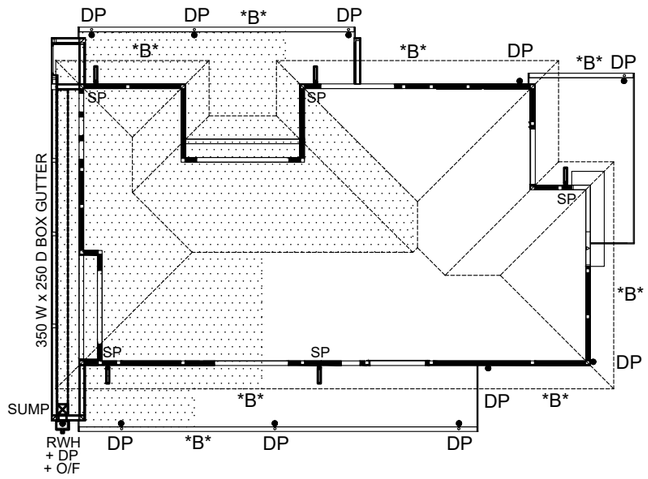
DESIGNED	DRAWN	CHECKED:	
A.W	N.W	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG	

DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER.

ISSUE	REVISION DESCRIPTION	APPR. DATE
B	ISSUED FOR DEVELOPMENT APPLICATION	20/05/25

LOT 11

DOT HATCH DENOTES
AREA DIRECTED TO
RAINWATER TANK
(105m2)



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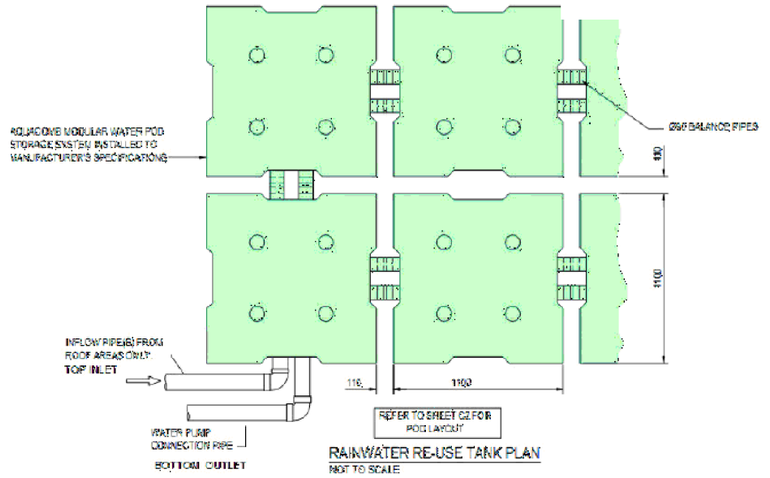
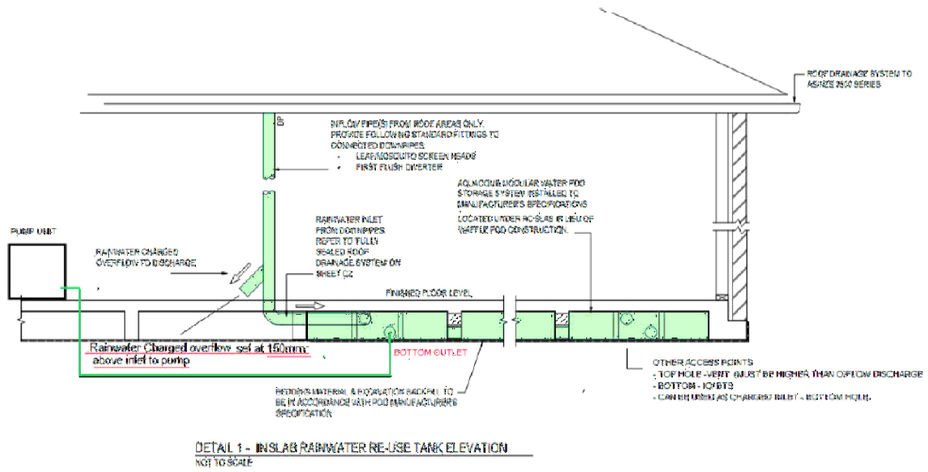


RAINWATER RE-USE TANK PLAN
NOT TO SCALE



DETAIL 1 - IN SLAB RAINWATER RE-USE TANK ELEVATION
NOT TO SCALE

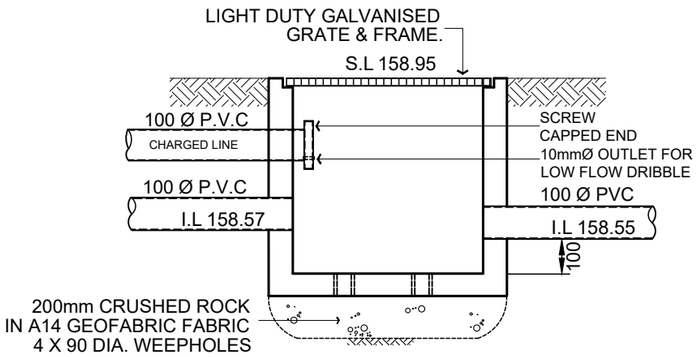
A GUTTER SELECTED: STRAMIT TRILINE HB AND SB UNSLOTTED; AREA = 7700mm2

B GUTTER SELECTED: APEX GUTTERS: HI-FRONT QUAD UNSLOTTED; AREA = 5900mm2

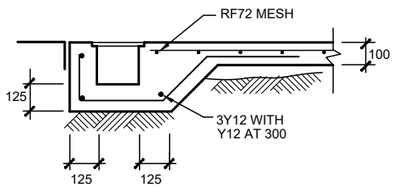
ALL DOWNPIPES TO BE 90 Ø MIN

ROOF & FIRST FLOOR LAYOUT

SCALE 1:200/A3

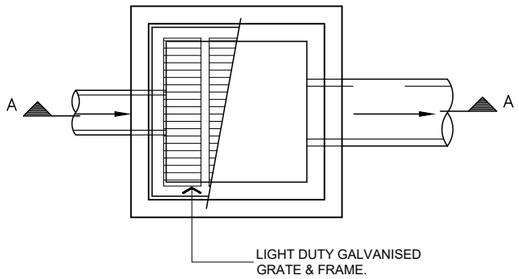


PIT CO1 - 350x350
CLEAN-OUT PIT
FOR CHARGED LINE SYSTEMS



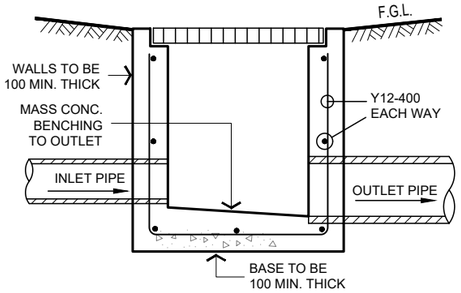
GRATED DRAIN

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



TYPICAL PIT DETAIL

IN TRAFFICABLE AREAS	IN NON-TRAFFICABLE AREAS
BRICKWORK/BLOCKWORK WALLS OR PRECAST CONCRETE PITS MAY BE USED SUBJECT TO APPROVAL	FIBRE-GLASS OR HARD-PLASTIC PITS MAY BE USED SUBJECT TO APPROVAL



TYPICAL SECTION A

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JOB NUMBER: SW25171
DRAWING NUMBER: SW25171 - S2

PROJECT: PROPOSED RESIDENTIAL DWELLING AT LOT 11, BLACKBUTTS ROAD, FRENCHS FOREST NSW
DRAWING: ROOF LAYOUT & GENERAL DETAILS

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	

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