

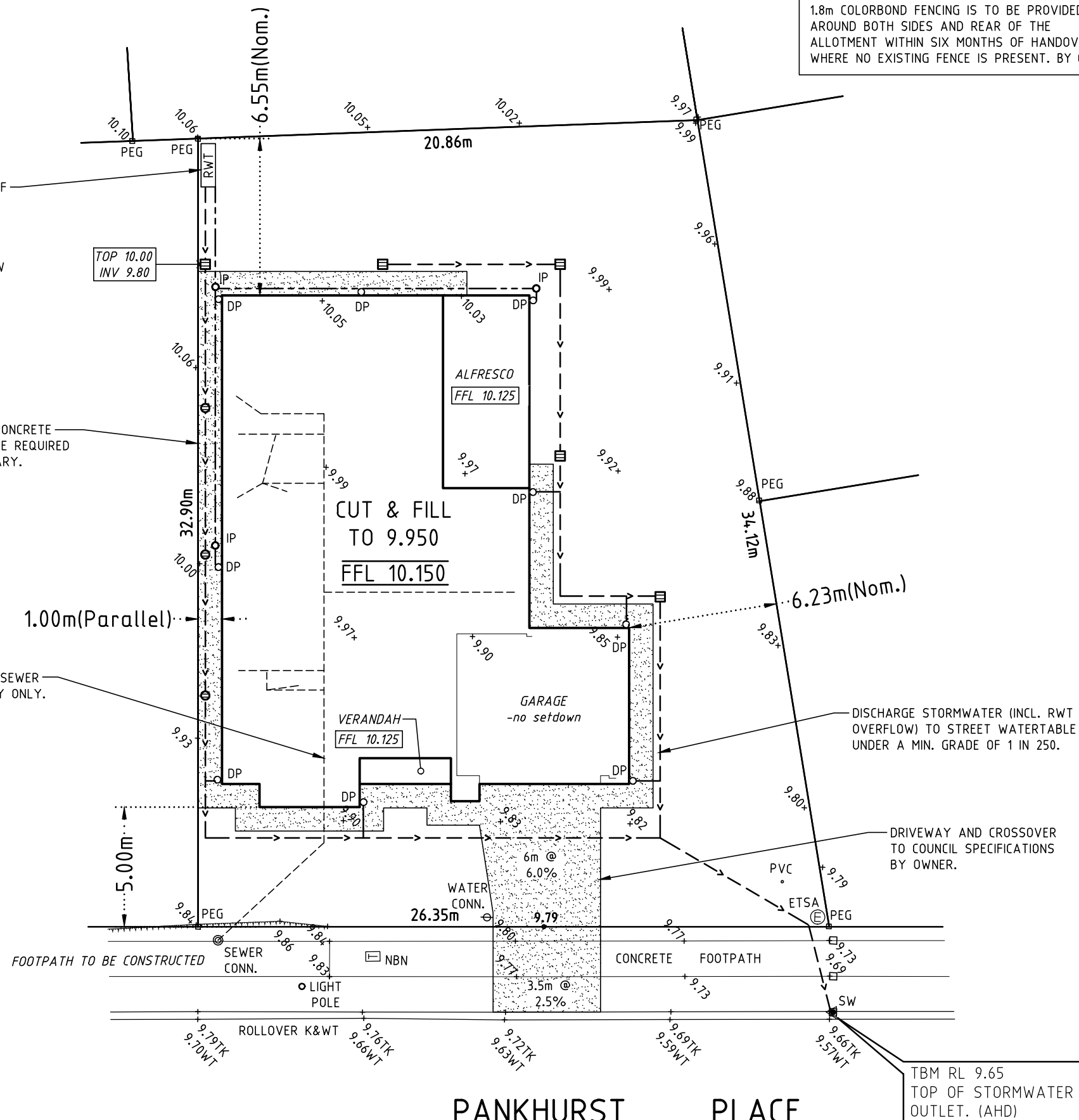


STORMWATER RETENTION REQUIREMENT. MIN. 50m² OF ROOF STORMWATER UNDER A SEALED SYSTEM TO MIN. 1000L RAINWATER TANK (RWT). RAINWATER TO BE PLUMBED TO EITHER WATER HEATER, TOILET, OR LAUNDRY COLD WATER OUTLETS BY MASTER PLUMBER TO AS/NZS 3500 (NOT SHOWN). OVERFLOW TO MAIN STORMWATER SYSTEM. LOCATION TO BE DETERMINED IN CONSULTATION WITH PLUMBER.

200mm APPROX. MAXIMUM HIGH CONCRETE UPSTAND BENEATH FENCE MAY BE REQUIRED TO RETAIN SOIL ON THIS BOUNDARY. (BY OWNER)

100mmØ SEWER DRAIN TO SEWER POINT, SHOWN INDICATIVELY ONLY.

LOT AREA	=	787 m ²
DWELLING AREA	=	294 m ²
ROOF AREA	=	328 m ²
SITE PERVIOUS AREA	=	397 m ²
SOFT LANDSCAPING AREA	=	397 m ²
SITE COVERAGE	=	37.4 %
ROOF SITE COVERAGE	=	41.7 %
SITE PERVIOUS COVERAGE	=	50.4 %
SOFT LANDSCAPING COVERAGE	=	50.4 %
P.O.S. > 100m ²		



1.8m COLORBOND FENCING IS TO BE PROVIDED AROUND BOTH SIDES AND REAR OF THE ALLOTMENT WITHIN SIX MONTHS OF HANDOVER WHERE NO EXISTING FENCE IS PRESENT. BY OWNER

I/WE CERTIFY THAT I/WE HAVE REVIEWED AND UNDERSTOOD THESE PLANS AND AGREE THAT ANY AMENDMENTS TO SAID PLANS MAY INCUR AN ADMINISTRATION FEE. DATE

SIGNED

SIGNED

GENERAL NOTES

1. SETOUT DIMENSIONS PROVIDED BY BUILDER. **PRIOR TO ANY SITE WORKS COMMENCING**, WHERE BOUNDARY PEGS DO NOT EXIST ON THE SUBJECT LAND, A BOUNDARY IDENTIFICATION SURVEY IS REQUIRED. ALL DETAIL ON ENGINEERING SURVEY INCLUDING ANY TREE AND BOUNDARY DIMENSIONS SHALL BE CONFIRMED ON SITE. CERTIFICATE OF TITLE IS TO BE REFERENCED FOR EASEMENT DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEPTHING OF ALL SERVICES.
2. ANY NECESSARY OR NOMINATED SPOONDRAINS, SUMPS, GRATED INLETS, GRATED BOX DRAINS, AGRICULTURAL DRAINS AND FINISHED SURFACE FALLS ARE TO BE PROVIDED BY THE **OWNER** TO ENSURE **ALL SURFACE WATER** IS COLLECTED AND DISCHARGED DIRECTLY TO THE STREET. U.N.O. WHERE SURFACE WATER CAN NOT BE DISCHARGED TO THE STREET OR A REAR OF ALLOTMENT STORMWATER CONNECTION POINT UNDER A GRADE, AN APPROPRIATE SUMP PUMP IS TO BE USED. (NOT SHOWN) SPOON DRAINS ARE TO BE PRECAST OR FORMED CONCRETE SET A MINIMUM 20mm DOWN BELOW ADJACENT PAVING LEVEL WITH THE INVERT OF THE DRAIN AT A MINIMUM GRADE OF 1:100.
3. **ROOF STORMWATER** DRAIN PIPES ARE TO BE PROVIDED BY THE **OWNER**... UNLESS NOTED OTHERWISE, PIPES ARE TO BE 90mm PVC WITH GLUED JOINTS LAID ON A MIN. GRADE OF 1:100 WITH SLIDING (UNGLUED) CONNECTION AT BASE OF DOWNPIPE. IN SEALED SYSTEMS PROVIDE PROPRIETARY FLEXIBLE CONNECTION AT BASE OF DOWNPIPE.
4. BATTERS SHOWN ARE INDICATIVE ONLY AND MAY CHANGE DUE TO LOCAL VARIATIONS IN SITE LEVELS & SOIL CONDITIONS. SIGNIFICANT RETAINING WALLS HAVE BEEN SHOWN, HOWEVER FURTHER RETAINING WALLS MAY BE REQUIRED DEPENDING ON FINAL BATTER SLOPES AND LANDSCAPING REQUIREMENTS. ALL RETAINING WALLS ARE TO BE PROVIDED BY THE **OWNER**.
5. PERIMETER PAVING IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE CONSTRUCTION FOOTING REPORT IS TO BE PROVIDED BY THE **OWNER**...
6. SURPLUS SOIL REMOVED BY **BUILDER** U.N.O.

LEGEND

=====	GRATED BOX DRAIN
—>—	GRADED STORMWATER PIPE
----	SEALED STORMWATER PIPE
-----	SEWER DRAIN
oDP	DOWN PIPE
oDPS	DOWN PIPE & SPREADER
oIP	INSPECTION POINT
o	90Ø. GRATED INLET
■	300 SQ. GRATED INLET
• 100.15	DESIGN LEVEL
=====	PERIMETER PAVING MIN. 1000mm WIDE.
TOP BOTTOM	SLOPING BATTERS AT 2H:1V U.N.O (REFER ALSO NOTE 4)

NOTE: THIS IS AN ENGINEERING DETAIL SURVEY. BOUNDARIES HAVE NOT BEEN CHECKED.

COUNCIL : ADELAIDE PLAINS COUNCIL

DATE SURVEYED : 7/08/2024

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No.	REVISION	BY	DATE

SCALE	1:200
DRAWN	JR
DESIGNED	JR
CHECKED	AL

CLIENT: SA HOUSING CENTRE (WARDROP/WIMSHURST-81962)
SITE: LOT 383 PANKHURST PLACE TWO WELLS
SITeworks AND DRAINAGE PLAN

DATE OF ISSUE		
SEPTEMBER 2024		
SHEET 1 OF 1		A3
FILE No.		Rev.
C2306-059		