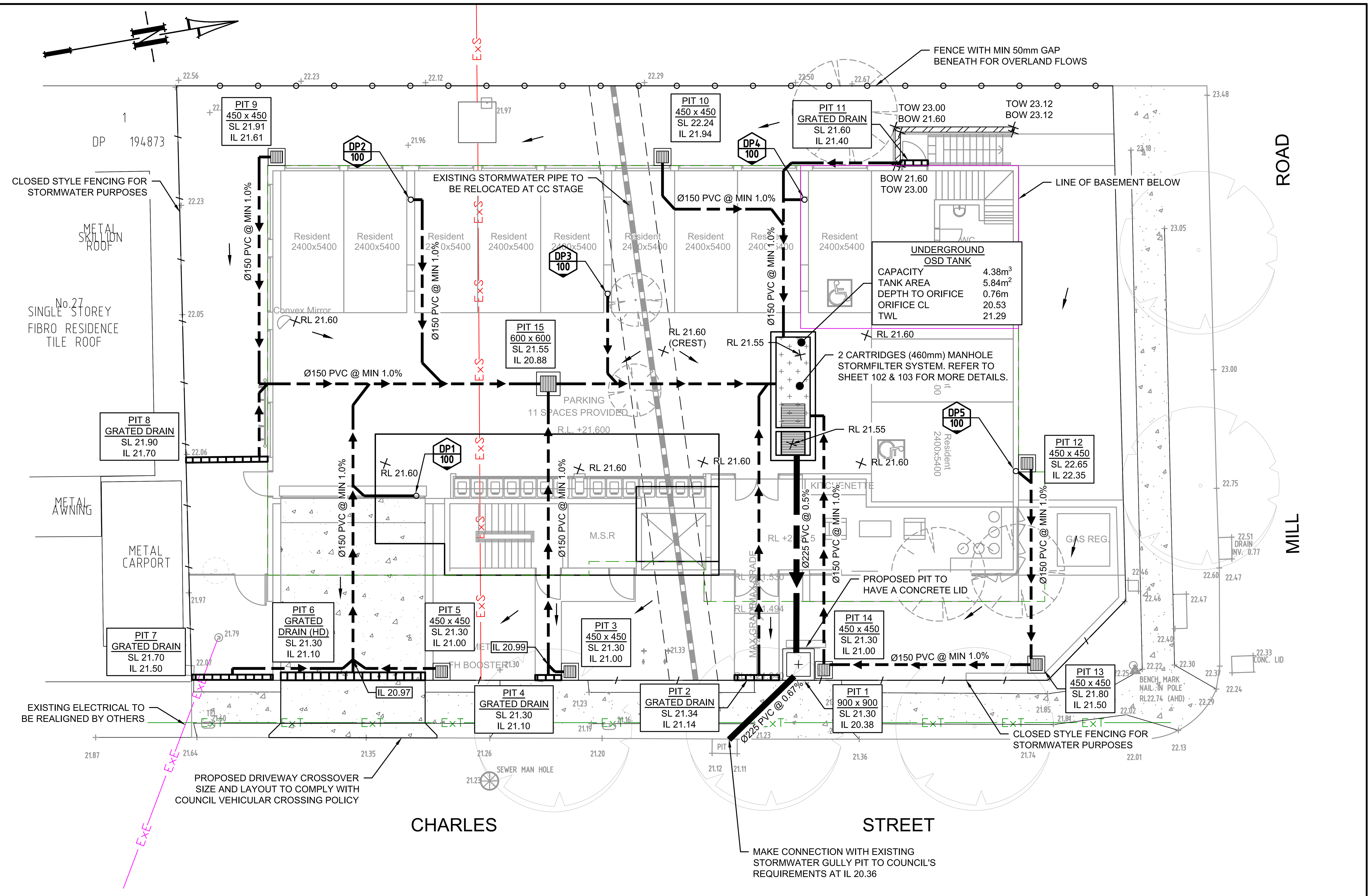
LEGEND

(symbol)	PROPOSED STORMWATER
(symbol)	EXISTING STORMWATER
ExS	EXISTING SEWER MAIN
ExT	EXISTING TELSTRA
DP	GUTTER DOWNPIPE
(symbol)	SURFACE FLOW ARROWS
RL 47.00	DESIGN SURFACE LEVEL
NS 26.45	EXISTING SURFACE LEVEL
IL 47.00	INVERT LEVEL OF PIPE JUNCTION
(symbol)	FENCE WITH 50mm GAP BENEATH FOR OVERLAND FLOWS
(symbol)	CLOSED STYLE FENCING
(symbol)	MASONRY RETAINING WALL TO STRUCTURAL ENGINEER'S DETAILS
(symbol)	TREES TO BE RETAINED
(symbol)	TREES TO BE REMOVED

GENERAL NOTES

1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DPs TO HAVE LEAF GUARDS.
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVIICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
17. ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.



PIPES NOTE:

Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

ROOF NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM 30 TO 40MM OF PONDING IS ACHIEVED OVER THE RAINWATER OUTLETS BY GRADING CATCHMENTS' SURFACES AT MINIMUM 0.5% FALL FOR PAVED SURFACES AND MINIMUM 1% FALL FOR OTHER SURFACES.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	09/12/2020	AGA	JSF

Certification By Dr. Anthony Hasham (NPER):

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Council: Liverpool City Council

Scale: 0 2 4 6 m SCALE 1:100 @ A1

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Project: 23 - 25 CHARLES STREET, LIVERPOOL PROPOSED MULTI-UNIT DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

Drawing Title: STORMWATER CONCEPT PLAN

Scale	A1	Project No.	Dwg. No.	Issue
1:100		200977	101	A