NOTES:

- ANY RETAINING WALLS SHOWN ARE TO BE CONSTRUCTED BY OWNER AFTER HAND OVER, EXCEPT THOSE THAT ARE NECESSARY FOR THE PHYSICAL CONSTRUCTION OF THE DWELLING.
- RETAIN ANY CUT/FILL ON BOUNDARY WITH MINOR CONCRETE SLEEPER RETAINING WALL OR CONCRETE PLINTH AS/IF REQUIRED (BY OWNER)
- NO PEGS FOUND.
- 1 x MIN. 4500L COMBINATION RETENTION & DETENTION TANK (20mm ORIFICE) (BY OWNER)
  3500L DETENTION, 1000L RETENTION
  PLUMBED INTO HOUSE WITH MAINS WATER BACK UP
  "SLIMLINE" OR SIMILAR
  ALL DP'S & RWH'S TO TANK
  (ENSURE ANY FILL PLACED UNDER TANK BASE LOCATION IS COMPACTED AT LEAST AS "ROLLED FILL". HOWEVER SOME SETTLEMENT MAY OCCUR IF "CONTROLLED FILL IS NOT USED OR IF TANK BASE SUPPORT IS NOT PIERED TO FIRM NATURAL GROUND)
  TANK STAND TO BE LOCATED ON HORIZONTAL PLATFORM
- ENSURE SEALED SYSTEM DRAIN LAID LOW ENOUGH WHERE REQUIRED TO ALLOW GRAVITY FLOW DRAIN TO PASS ABOVE WITH SPECIFIED GRADE AND COVER.
- GRADE PAVING AND FILL AND/OR GRADE GROUND TO SUMP LOCATIONS OR PROVIDE LINED SPOON DRAIN BETWEEN SUMPS AT 0.30% FALL-REFER SHEET CD5-1 AND DD1
- THE NUMBER AND LOCATION OF SUMPS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MAY CHANGE SUBJECT TO ACTUAL SITE CONDITIONS AND THE EXTENT AND TYPE OF PAVEMENTS SELECTED.
- CL: COVER LEVEL OF SUMP
- IL: INVERT LEVEL (ie. BOTTOM OF PIPE)

ANY WORKS BEYOND THE PROPERTY BOUNDARY ARE TO BE COMPLETED AS PER COUNCIL REQUIREMENTS AND STANDARD DETAILS.

THIS PLAN SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. IF REQUIRED, EXACT RESIDENCE LOCATION AND BOUNDARY LENGTHS TO BE ESTABLISHED BY QUALIFIED CONSULTANT.

LEGEND

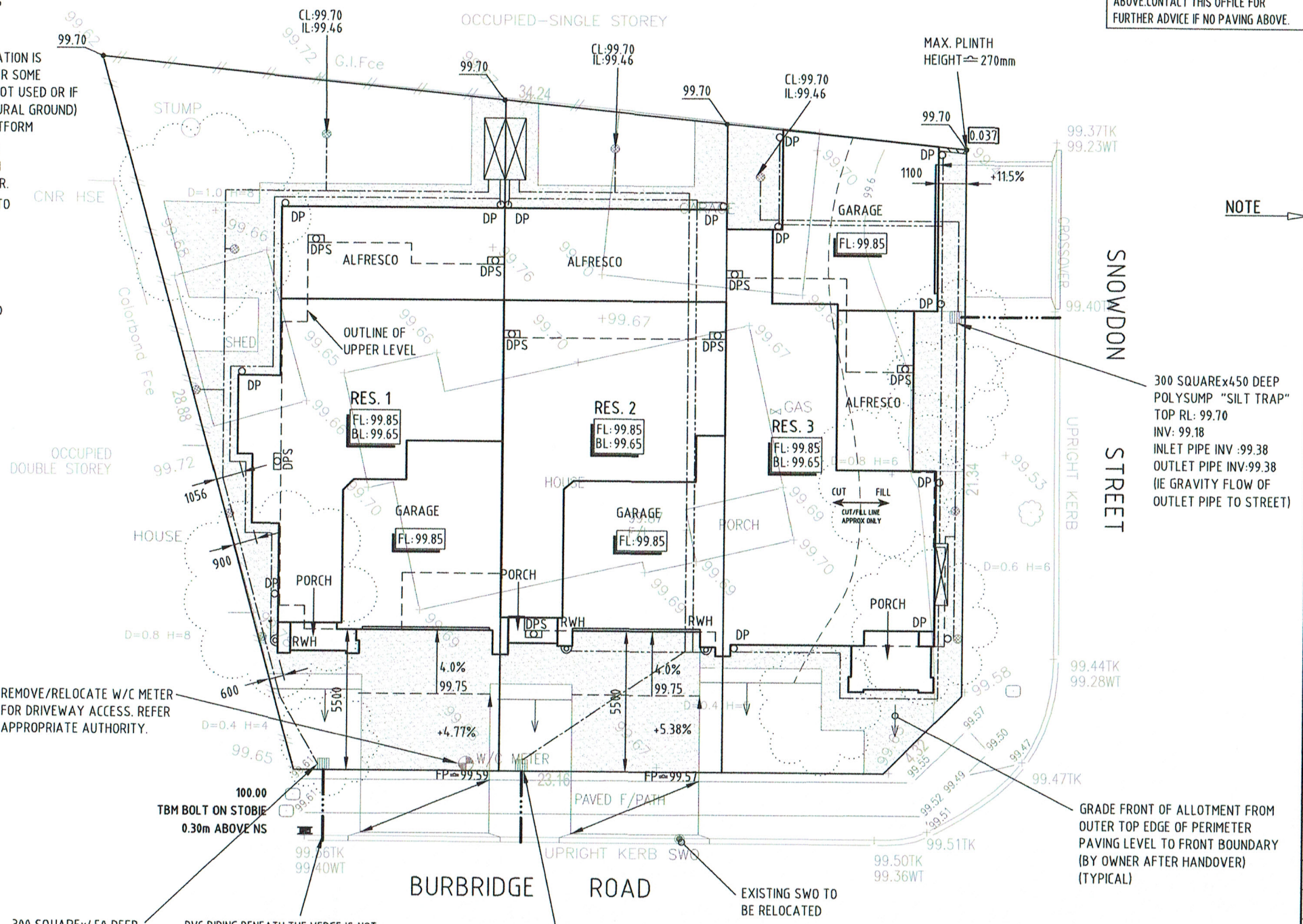
	LINED SPOON DRAIN TO FALL AT MIN. OF 0.30% (BY OWNER)
	250sq x 280d "POLYSUMP" (MAY NEED TO BE A "WET" SUMP. IE. OULET/INLET PIPES NOT FOUND AT BASE OF SUMP- C.O.S)
	90ø GRATED SURFACE S/W SUMP(TYPICAL)
	TANK INLET PIPE SEALED SYSTEM (REFER SHEET DD2) 90 ø PVC
	TANK OVERFLOW PIPE AND SURFACE STORMWATER TO FRONT SUMP AND THEN STREET W.T. (GRAVITY FLOW) 90 ø PVC
	SEWER 100 ø AT 2.0% MIN (i.e. 1 in 50)
Top / Bottom	GRADE BANKS 1 IN 2 UNLESS NOTED OTHERWISE
TREES	
	EXISTING TREE
	EXISTING TREE TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED
FENCING	
	EXISTING FENCING
	FENCING INCLUDED IN CONTRACT
ETSA PILLAR, LPOLE, WAT CON	
SEWER IP, METAL POINT (MP)	
SWIP, TELSTRA, GAS IP	
	BDRY CNR (PEG FOUND)
	BDRY CNR (NO PEG)

DATA FLOOD LEVELS AS IDENTIFIED BY COUNCIL DATABASE

TORRENS TITLE

APPROX

DRIVEWAY: 300mm COVER ONLY REQUIRED WHERE PIPE NOT PROTECTED BY PAVING ABOVE.CONTACT THIS OFFICE FOR FURTHER ADVICE IF NO PAVING ABOVE.



BENCH:
ENSURE BENCH IS GRADED FROM HOUSE.
SLOPE OF 1 IN 40 FOR PAVED AREAS.
SLOPE OF 1 IN 100 FOR GRASSED AREAS.

SEWER LAYOUT:
THE SEWER LAYOUT IS INDICATIVE ONLY, THE INVERTS SHOWN HAVE BEEN CALCULATED TO DETERMINE WHETHER ADDITIONAL FOOTING PIERS MAY BE REQUIRED. IT IS NOT NECESSARILY A FINAL SEWER DESIGN. IF SEWER IS TO BE LAID DEEPER THAN INVERT POINTS SHOWN THEN A REVIEW OF FOOTING DESIGN IS REQUIRED BY THIS OFFICE. MAXIMUM LEVEL OF PATH AT FLOOD GULLY TO BE 165mm BELOW F.F.L.

STORMWATER:
PROVIDE ADEQUATE PROTECTION OR COVER TO STORMWATER PIPES (300mm COVER WHERE PIPE IS LIKELY TO BE SUBJECTED TO VEHICULAR LOADING AND 100mm MINIMUM COVER OTHERWISE). WHEN A SEALED STORMWATER SYSTEM IS USED REFER TO DETAIL SHEET. 1 IN 250 MIN FALL ON STORMWATER DRAINS EXCEPT IN SEALED SYSTEMS.

FLEXIBLE CONNECTIONS:
FLEXIBLE CONNECTIONS TO STORM WATER AND WASTE DRAINS ARE NOT NECESSARY ON THIS SITE.

SITE:
LEVELS SHOWN ARE APPROXIMATE ONLY AND ARE TO AN ASSUMED DATUM AS INDICATED ON SITE PLAN. SITE DIMENSIONS SHOWN IN BRACKETS ( ) AND BOUNDARIES ARE ASSUMED ACCORDING TO INFORMATION AVAILABLE OR FOUND ON SITE, AND SHALL BE CONFIRMED BY THE OWNER.

OWNER PLEASE NOTE

STORMWATER DISPOSAL INCLUDING SURFACE DRAINAGE, AS PER PLAN AND TO COUNCIL REQUIREMENTS ALL TO BE CONSTRUCTED BY OWNER, INCLUDING RETAINING WALLS, UNLESS STATED OTHERWISE IN THE CONTRACT. THE STORMWATER DISPOSAL SYSTEM AS INDICATED MUST BE INSTALLED AS SOON AS PRACTICABLE.
ANY EXCAVATIONS ADJACENT TO FOOTINGS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 4 IN APPENDIX B OF FOOTING REPORT. WRITTEN DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
ANY DISCREPANCY BETWEEN THE FOOTING PLAN/REPORT AND THE CIVIL PLAN SHALL BE REPORTED TO FMG ENGINEERING IMMEDIATELY. FLOOR LEVELS MAY BE INCREASED TO ACCOMMODATE SEWER GRADE REQUIREMENTS. OWNER AND/OR BUILDER ARE TO CHECK SEWER INVERTS PRIOR TO SITEWORKS COMMENCING.

REV	DESCRIPTION	DATE	INIT	APP
B	DOWNPIPE AMENDED	24.01.2019	AH	
A	ARCHITECTURAL PLAN REVISED	19.12.2018	AL	

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CIVIL | STRUCTURAL | ENVIRONMENTAL | GEOTECHNICAL | BUILDING ASSESSMENT & FORENSIC | SOIL & MATERIAL TESTING | HOUSING | COMMERCIAL | PROJECT MANAGEMENT | SURVEY

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SIGNATURE

CLIENT
Bojack Pty Ltd

PROJECT TITLE
PROPOSED RESIDENCE

SITE ADDRESS
Dwellings 1-3, Lot 131, 638 Burbridge Road, WEST BEACH, SA 5024

DRAWING TITLE
CIVIL PLAN

No. OF SHEETS	SCALE	DATE STARTED
1 OF 1	1:200 @ A3	31.08.0018
DRAWN: S.K	SITE ID & JOB No: S42166 / 262926	REV: B
DESIGNED: S.K	DRAWING No: HC01	
CHECKED		