

WOODMERE AVENUE

NORMAN STREET

ROAD

GAMEAU



2 KILOLITRE COMBINATION DETENTION/RETENTION TANK (1 KILOLITRE FOR DETENTION AND 1 KILOLITRE FOR RETENTION - BY OWNER). RETENTION SECTION OF TANK TO BE PLUMBED TO AT LEAST A WC, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS. THE TANK SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM. WHERE A TANK IS SUPPORTED ON A STAND OR OTHER STRUCTURE, THE SUPPORTING STRUCTURE MUST COMPLY WITH AS/NZ 1170.1 AND 1170.2. TANK TO BE USED IN CONJUNCTION WITH A MAXIMUM 0.50m HIGH TANK STAND.

U/G TANK : 2000 LITRE COMBINATION DETENTION/RETENTION TANK (1000 LITRES FOR DETENTION AND 1000 LITRES FOR RETENTION - BY OWNER). RETENTION SECTION OF TANK TO BE PLUMBED TO AT LEAST A WC, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS. THE TANK SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM.

TBM MASONRY NAIL IN TOP OF KERB RL: 55.55m

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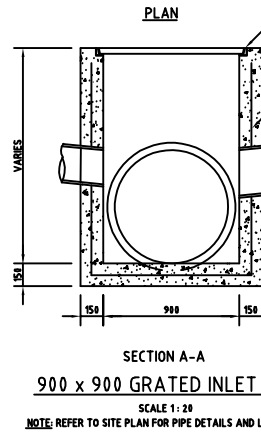
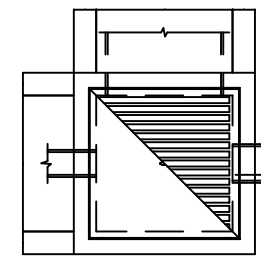
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GENERAL NOTES

- THIS DOCUMENT IS AN INDICATIVE CONTOUR PLAN ONLY AND ALTHOUGH ALL CARE HAS BEEN TAKEN TO ACHIEVE ACCURACY THE INFORMATION SHOWN IS TO BE REGARDED AS APPROX.
- THE REDUCED LEVELS SHOWN ON THIS PLAN ARE TO BE REGARDED AS INDICATIVE ONLY. THEIR SUITABILITY SHOULD BE ASSESSED ON SITE BY THE BUILDER BUT SHOULD NOT BE LOWERED WITHOUT FIRST CHECKING I.P. LEVELS.
- THE OWNER SHOULD BE AWARE THAT IT MAY BE MORE PRACTICAL TO CONSTRUCT THE RETAINING WALLS SHOWN ON THIS PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE BUILDING.
- THE OWNER SHALL PROVIDE ADEQUATE PROPPING/BRACING etc. TO ANY EXISTING BOUNDARY STRUCTURE OR WALL ON OR NEAR THE BOUNDARIES IMMEDIATELY AFTER SITE EXCAVATION.
- PROVIDE ADEQUATE PROTECTION OR COVER TO STORM WATER PIPES i.e. 300mm COVER WHERE PIPE IS TO BE SUBJECTED TO VEHICULAR LOADING, OTHERWISE 150mm Min. COVER. IT IS RECOMMENDED TO USE GALVANIZED BOX SECTION BETWEEN BOUNDARY AND STREET WATERTABLE.
- ALL STORM WATER WORKS AND RETAINING WALLS ARE TO BE CONSTRUCTED BY THE OWNER UNLESS STATED OTHERWISE IN THE BUILDERS CONTRACT.
- ALL BUILDINGS, STRUCTURES AND TREES AFFECTING OR AFFECTED BY PROPOSED BUILDING WORKS HAVE BEEN SHOWN ON THIS PLAN.
- REMOVAL OF ALL EXCESS SPOIL FROM SITE CUT & FOOTING EXCAVATION IS THE OWNER'S RESPONSIBILITY UNLESS NOTED OTHERWISE BY THE BUILDER.
- THE DRAINAGE LAYOUTS SHOWN ON THIS PLAN ARE DIAGRAMMATIC AND SHALL BE INSTALLED IN ACCORDANCE WITH SANITARY PLUMBING AND DRAINAGE DIRECTIONS - ALL APPLICABLE PARTS AS AMENDED. ENSURE SEWER TRENCH IS 900mm Min. FROM FOOTINGS.
- THE BUILDER SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF VENTS INTO WALL CAVITIES OR SUCH OTHER LOCATIONS IF REQUIRED.
- DATUM FOR LEVELS - TBM AS SHOWN.
- THE CONTRACTOR SHALL CHECK AND VERIFY THE TBM AND FLOOR LEVELS PRIOR TO COMMENCEMENT OF WORKS.
- DIMENSIONS SHOWN TO LOCATE BUILDING ARE FROM ALLOTMENT BOUNDARIES.
- ANY CUT/FILL THAT AFFECTS THE ADJOINING LAND THE OWNER IS REQUIRED TO NOTIFY ADJOINING NEIGHBOURS IN ACCORDANCE WITH SECTION 60 & REGULATION 75 OF THE DEVELOPMENT ACT.
- MINIMUM 60% OF ROOF WATER FROM EACH DWELLING MUST BE DISCHARGED TO STREET VIA RETENTION/DETENTION RWT

LEGEND

- DP ○ DP DRAINING TO STORMWATER DRAIN.
- RH ☼ RAINWATER HEAD
- SP ☼ SPREADER PIPE
- RHSP ☼ RAINWATER HEAD SPREADER PIPE
- ☒ 300sq (approx.) x 300d APPROVED SUMP. CONNECT TO STORMWATER DRAIN U.N.O.
- ☒ GRATED SURFACE SW SUMP 900
- 1500 PVC STORMWATER DRAIN. DIRECT AS SHOWN. MIN 0.5%
- 900 PVC STORMWATER DRAIN. DIRECT AS SHOWN. MIN 0.5%
- scaled system 900 PVC STORMWATER DRAIN. DIRECT AS SHOWN.
- PAVING

HIGHGROVE DESIGN

- Stormwater Drainage Design
- Siteworks Design
- Council Planning Approval Drawings

Ph 0402732711

Job No. HG0556

Rev. c

C	FEB 18	DETENTION/RETENTION ALTERED
AMENDMENTS		
DRAWN	RH	
DATE	JAN 18	
SITWORKS & DRAINAGE PLAN		
For Barrio Developments at 2-4 Woodmere Road PARADISE		
SCALE 1:200		