



DRAWING ID:

001 SITE PLAN

LEGEND:

- APPROVED PLANS
- APPROVED AS-BUILT PLANS
- ADDITIONS

DEVELOPMENT DATA:

ERF NUMBER: 183
ZONING: GENERAL RESIDENTIAL
ERF SIZE: 4,098.00m²
DENSITY ZONE: 1:250
BULK: 2

UNIT 1
TOTAL: 160.57m²

UNIT 2-8
(156.50m² PER UNIT)
TOTAL: 1,095.50m²

UNIT 9
TOTAL: 165.15m²

UNIT 10
TOTAL: 150.35m²

UNIT 11 - ADDITION
TOTAL: 196.80m²

STORAGE/GARAGE 01 - ADDITION
TOTAL: 57.77m²

TOTAL ADDITIONS: 254.57m²

STORAGE/GARAGE 02 - 05
(45.49m² PER UNIT)
TOTAL: 181.96m²

ELECTRICAL ROOM: 4.96m²
WATER METER ROOM: 4.52m²
STAFF WC: 4.96m²

TOTAL DEVELOPMENT: 2,022.54m²

COVERAGE AREA: 2,022.54m²
PERMISSABLE COVERAGE: 50%
ACTUAL COVERAGE: 49%

1 SITE PLAN 1:350

DRAINAGE LEGEND:
IE: INSPECTION EYE
CE: CLEANING EYE
LRB: LONG RADIUS BEND
S/S: SOIL STACK & VENT VALVE
RWDP: RAIN WATER DOWN PIPE
SWP: STORM WATER PIPE

SEE PREVIOUSLY APPROVED PLANS FOR
FULL EXISTING SEWER LAYOUT

EXISTING SEWER		NEW SEWER		TO FLOOR ABOVE		NGL D	
NGL D	MH	C.E.	C.E.	C.E.	C.E.	NGL D	
EXISTING MUNICIPAL CONNECTION POINT	MH 92						
110mm HEAVY DUTY uPVC DRAINAGE PIPE, MIN FALL 1:40							
COVER LEVEL	-340.00	-255.00	-255.00	-255.00	-255.00	COVER LEVEL	
INVERT LEVEL	-1,700	-1,245	-1,185	-1,170	-1,145	INVERT LEVEL	
DEPTH	1360mm	990mm	940mm	915mm	890mm	DEPTH	
DISTANCE	76,620mm	20,380mm	9,870mm	8,660mm		DISTANCE	
FALL	1:40	1:40	1:40	1:40	1:40	FALL	

2 SEWER SECTION 1:500

018 HARBOUR VIEWS

ERF 183
DOLPHIN BEACH
463.01

PROJECT DETAILS:

CLIENT DETAILS:

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