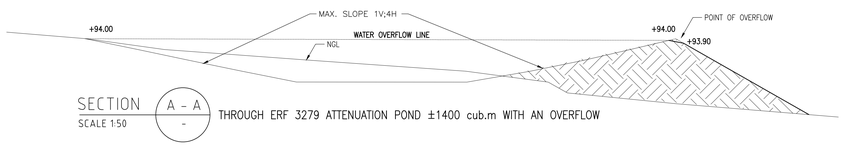
SITE PLAN erf 3279 & 3280 SHOWING STORMWATER DISPOSAL

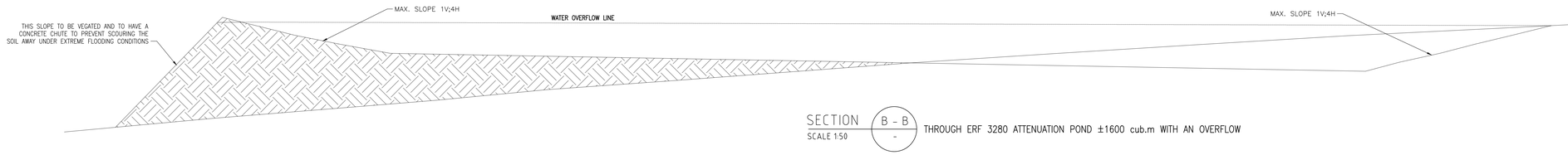
SCALE 1:400



SECTION A - A

SCALE 1:50

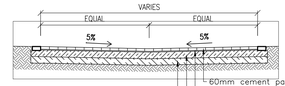
THROUGH ERF 3279 ATTENUATION POND ±1400 cub.m WITH AN OVERFLOW



SECTION B - B

SCALE 1:50

THROUGH ERF 3280 ATTENUATION POND ±1600 cub.m WITH AN OVERFLOW



TYPICAL PARKING AND ROADS CROSS SECTION ON ERVEN 3279 & 3280

SCALE 1:50

STORM WATER NOTES FOR DEVELOPMENT:

SPECIFIC CONDITIONS ARE CREATED ON SITE TO ENCOURAGE NATURAL GROUNDWATER RECHARGE. STORM WATER RUNOFF FROM THE SITE DRAINS NATURALLY TOWARDS THE EXISTING WATERCOURSE INTO THE DAM AT THE SOUTH-WESTERN CORNER OF ERF 3279. THE POST-DEVELOPMENT WATER RUNOFF WILL NOT EXCEED THE PRE-DEVELOPMENT WATER RUNOFF. THIS IS ACHIEVED BY MANAGING THE STORM WATER BY MEANS OF STRATEGICALLY PLACED ATTENUATION PONDS INTO WHICH THE ROADWAYS AND PAVEMENTS DISCHARGE. THE ROOF RUNOFF WILL DISCHARGE INTO 2500 LITER TANKS PROVIDED FOR EACH UNIT/BLOCK FOR GRAY WATER USAGE.

AREAS LEGEND FOR ERF 3280:

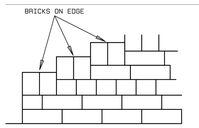
1. AREA OF ERF 32,104m²
2. TOTAL IMPERVIOUS AREA (PAVED SURFACES) = 4636m² (±14%) DRAINING INTO RETENTION POND
3. TOTAL AREA OF SITE ABOVE WATERCOURSE (INCLUDING THE PAVED AREAS) DRAINING TO POND = 17769m²
4. TOTAL AREA TO BE RETAINED IN A RETENTION POND = ±55% OF THE SITE
5. BASED ON 1968 FLOODS (89mm/m²) WE REQUIRE 1580m3 WE PROVIDE ±1600m³ WITH AN OVERFLOW

PLEASE NOTE THAT WE HAVE IGNORED THE EFFECT OF WATER SOAKING INTO THE GRASSED AREAS WHICH WILL BE RECHARGING THE GROUNDWATER, IN THE EVENT THAT THE GROUND BEING SATURATED DURING AN EXTREME STORM AND ALSO IN THE EVENT THAT THE WATER TANKS FOR ROOF RUNOFF ARE OVERFLOWING.

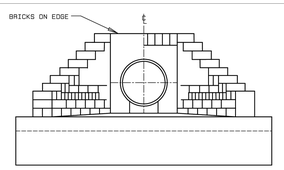
AREAS LEGEND FOR ERF 3279:

1. AREA OF ERF 20,873m²
2. TOTAL IMPERVIOUS AREA (PAVED SURFACES) = 4636² (±22%) DRAINING INTO RETENTION POND
3. TOTAL AREA OF SITE ABOVE WATERCOURSE (INCLUDING THE PAVED AREAS) DRAINING TO POND = 15462m²
4. TOTAL AREA TO BE RETAINED IN A RETENTION POND = ±74% OF THE SITE
5. BASED ON 1968 FLOODS (89mm/m²) WE REQUIRE 1376m3 WE PROVIDE ±1400m³ WITH AN OVERFLOW

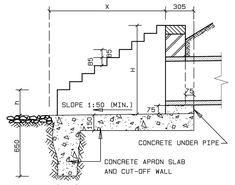
PLEASE NOTE THAT WE HAVE IGNORED THE EFFECT OF WATER SOAKING INTO THE GRASSED AREAS WHICH WILL BE RECHARGING THE GROUNDWATER, IN THE EVENT THAT THE GROUND BEING SATURATED DURING AN EXTREME STORM AND ALSO IN THE EVENT THAT THE WATER TANKS FOR ROOF RUNOFF ARE OVERFLOWING.



DETAIL OF STEPPED BRICKWORK



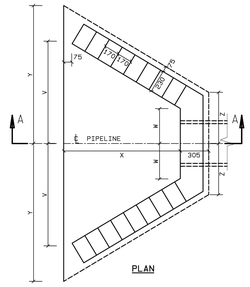
FRONT ELEVATION



SECTION A-A

DIMENSIONS FOR SETTING-OUT PURPOSES:

NOMINAL DIAMETER	X	Y	Z	W	V	H	h
~~300~~	~~1045~~	~~1235~~	~~455~~	~~280~~	~~840~~	~~710~~	~~285~~
375	1190	1365	500	325	970	795	285
~~450~~	~~1340~~	~~1495~~	~~545~~	~~370~~	~~1100~~	~~880~~	~~285~~
~~525~~	~~1340~~	~~1535~~	~~585~~	~~410~~	~~1140~~	~~985~~	~~370~~
~~600~~	~~1485~~	~~1650~~	~~625~~	~~450~~	~~1285~~	~~1050~~	~~370~~
~~675~~	~~1635~~	~~1790~~	~~670~~	~~495~~	~~1395~~	~~1135~~	~~370~~
~~750~~	~~1780~~	~~1915~~	~~710~~	~~535~~	~~1520~~	~~1220~~	~~370~~
~~825~~	~~1930~~	~~2025~~	~~750~~	~~575~~	~~1640~~	~~1305~~	~~370~~
~~900~~	~~2075~~	~~2165~~	~~790~~	~~615~~	~~1770~~	~~1390~~	~~370~~
~~1050~~	~~2225~~	~~2335~~	~~875~~	~~700~~	~~1940~~	~~1560~~	~~455~~
~~1200~~	~~2515~~	~~2585~~	~~955~~	~~780~~	~~2190~~	~~1730~~	~~455~~
~~1350~~	~~2810~~	~~2835~~	~~1045~~	~~870~~	~~2440~~	~~1900~~	~~455~~
~~1500~~	~~3105~~	~~3090~~	~~1120~~	~~945~~	~~2695~~	~~2070~~	~~455~~



NOTES:

1. If, in the opinion of the Engineer, the in-situ material under the structure is unsuitable he shall order its removal and replacement by Subbase Quality Material.
2. The material for a depth of 150mm under the Apron Slab is to be compacted to a minimum of 90% of modified AASHTO maximum density.
3. Formwork only required for Apron Slab; concrete in cut-off wall below this level to be cast directly against sides of the excavation.
4. Concrete to be Class 20/19.
5. Brick in bond of 2 stretchers, 1 header course unplastered and with flush joints. Top course to be header on edge.
6. Bricks shall be NFX burnt clay masonry units and shall comply with SANS 227.
7. Protection by means of gabion structures or stone pitching to be placed at end of Apron as ordered by the Engineer.
8. Ground surface all around headwall to be trimmed to at least 150mm lower than the top of the brickwork.
9. All dimensions in millimetres.
10. Weepholes in brickwork to be provided as directed by the Engineer.

NOT TO SCALE

STANDARD DETAIL OF BRICK HEADWALL

SCALE 1:NTS

IF IN DOUBT – ASK!
DO NOT SCALE, USE DIMENSIONS ONLY

NO.	DATE	REVISION	DRAWN

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Project managers & Consulting Engineers
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CLIENT: WAMBALA (PTY) LTD

ARCHITECT / MAIN AGENT: G SQUARED ARCHITECTURAL DIVISION

PROJECT: SPEKBOOM TOWNHOUSE COMPLEX
ERF 3279 HUMANSDORP

DRAWING TITLE: TYPICAL STORMWATER LAYOUT & DETAILS

	SIGNATURE	DATE	SHEET SIZE
DESIGNED	BBG Pr.Eng No. 920170	2023/12/01	A0
DRAWN	BBG	2024/01/15	SCALE AS SHOWN
CHECKED			

DP4378 – C – SW – 001

REVISION