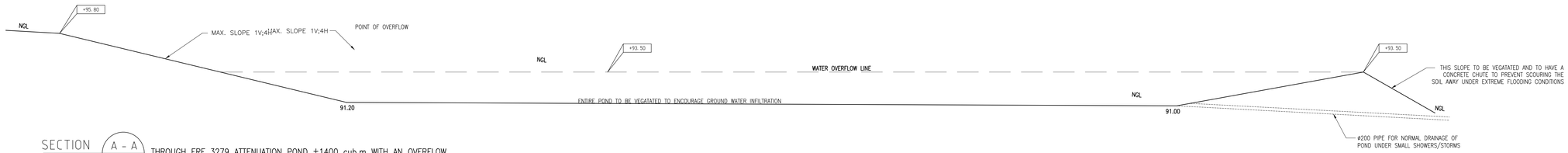
SITE PLAN erf 3279 SHOWING PARKING AND STORMWATER LAYOUT

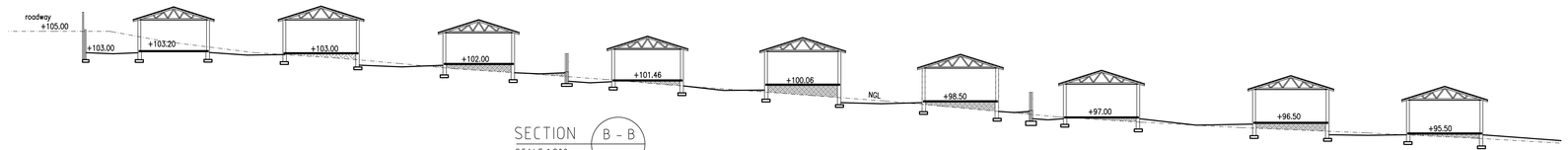
SCALE 1:250



SECTION A - A / -

SCALE 1:50

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



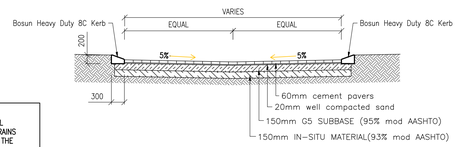
SECTION B - B / -

SCALE 1:200

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.



TYPICAL PARKING AND ROADS SECTION

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 A STRATEGICALLY PLACED ATTENUATION POND INTO WHICH THE ROADWAYS AND PAVEMENTS DISCHARGE.
A LARGE PORTION OF THE ROADWAYS ON THE SOUTH-WESTERN SIDE OF THE ERF WILL DRAIN INTO "TERRECRETE" GRASS BLOCK PAVERS WHICH WILL DISSIPATE THE STORM WATER INTO THE GROUND TO RE-CHARGE THE GROUNDWATER.
THE ROOF RUNOFF WILL DISCHARGE INTO 2500 LITER TANKS PROVIDED FOR EACH UNIT/BLOCK FOR GRAY WATER USAGE.

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

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NO.	DATE	REVISION	DRAWN
B	2024/6/13	REVISED TO SUIT LATEST INFORMATION	DBG
A	2024/05/14	ATTENUATION POND REVISED TO SUIT DWG	DBG

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PROJECT: SPEKBOOM TOWNHOUSE COMPLEX ERF 3279 HUMANSDORP

DRAWING TITLE: TYPICAL STORMWATER LAYOUT & DETAILS

	SIGNATURE		DATE	SHEET SIZE
DESIGNED	DBG	Pr.Eng No. 920170	2023/12/01	A0
DRAWN	DBG		2024/05/10	SCALE
CHECKED				AS SHOWN

DP4378 – C – S-W – 002B/3279

REVISION A

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