



UNIT TYPE	FLOORS	BEDRMS	BATH	GARAGES	AREA	TOTAL COV AREA	TOTAL COV	NUMBER UNITS	PARKING BAYS	TOTAL BAYS	OPEN SPACE	TOTAL SPACE	TOTAL AREA	
A	DOUBLE	3	2	2	142 m2	3124	89	1958	22	1,5	33	24	528	3408 m2
B	SINGLE	3	2	2	114 m2	2508	114	2508	22	1,5	33	24	528	2508 m2
C	SINGLE	2	2	2	103 m2	3296	103	3296	32	1,5	48	24	768	3296 m2
D	WALKUPS	2	2	0	54 m2	1296	27	648	24	1,5	36	18	432	1296 m2
E	WALKUPS	2	1	0	50 m2	2350	25	1175	47	1,5	70,5	18	846	2350 m2
F	WALKUPS	1	1	0	35 m2	280	18	140	8	1,25	10	12	96	280 m2
TOTAL					498	12854	376	9725	155	8,75	230,5	120	3198	13138 m2

SITE AREA 31076 m2

NUMBER OF UNITS 155

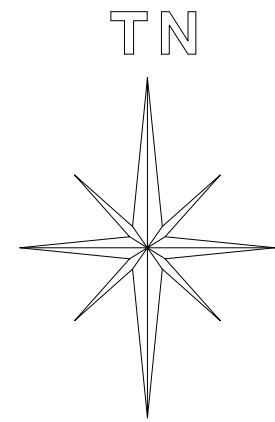
UNIT AREA	12854 m2
GATEHOUSE	72 m2
COMMUNITY CENTRE	142 m2
TOTAL	13068 m2

COVERAGE AREA	9939 m2
COVERAGE	32% m2

PARKING NEEDED	230,5 bays
PARKING UNITS	233 bays
PARKING VISITORS	49 bays
PARKING PARAPLEGIC	5 bays
TOTLA PROVIDED	282 bays

OPEN SPACE REQUIRED	3198 m2
OPEN SPACE PROVIDED	3265 m2

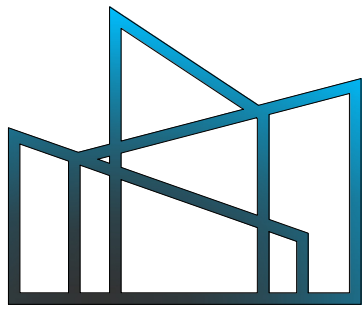
BURCHELL
Estate



LEGEND	
	PROPOSED STORMWATER
	EXISTING STORMWATER
	"V" CHANNEL
	160mm SUBSOIL
	CROSS-FALL
	250x300 OPENING
	OVERLAND FLOW
	7,5m RADIUS
	FINAL FORMATION LEVEL
	BARRIER KERB
	ROLL OVER KERB
	160mm SLEEVE uPVC class6

ISSUED FOR: FOR INFORMATION ONLY

R	DATE	REVISION



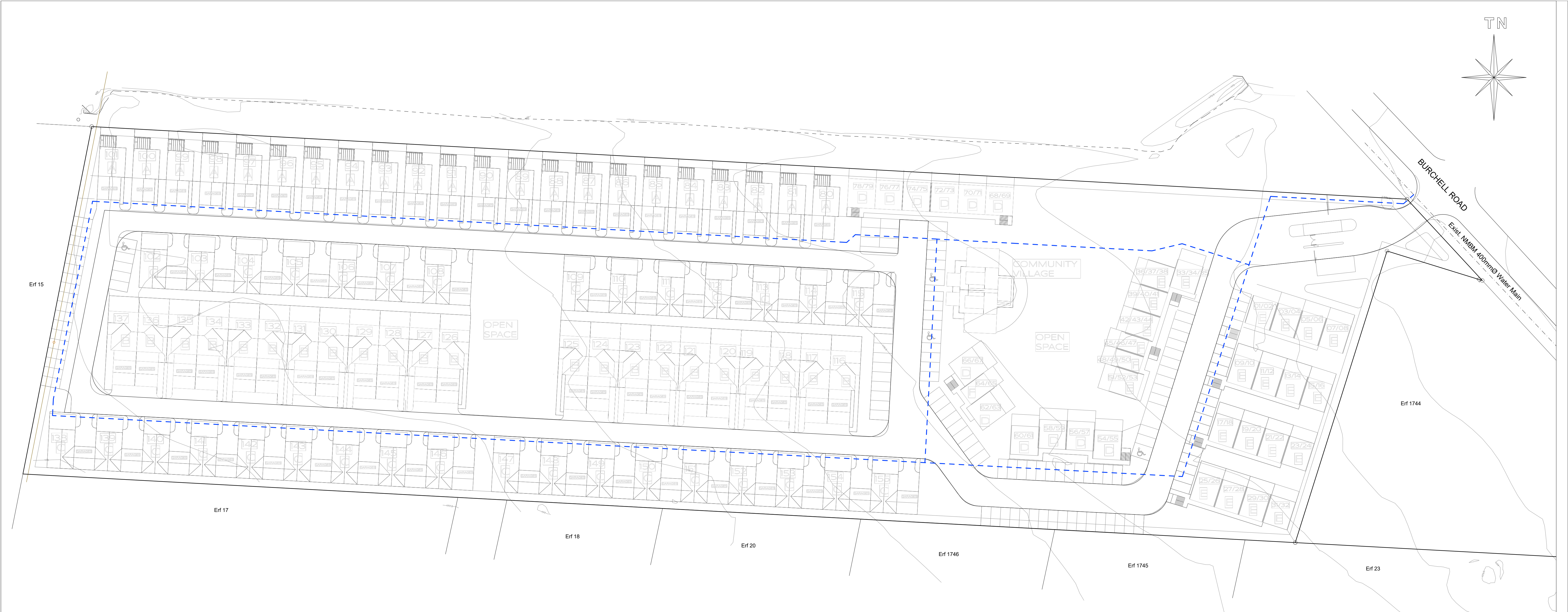
CCS
CIVIL CONSULTING SOLUTIONS
EMAIL: ruaan@civics.co.za CELL: +27(0)76 891 9118

PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT ON ERF 2006 PARSONS VLEI, PORT ELIZABETH

DRAWING: PRELIMINARY INTERNAL ROADS AND STORMWATER LAYOUT

DESIGNED: RvS	DRAWN: RvS	CHECKED:
SCALE: 1:500 on A1	DATE: MAY 2024	SIGNED:

DRAWING No.: TK/2024-05/RS/01	REVISION: .
-------------------------------	-------------



LEGEND

EXISTING WATER MAIN

PROPOSED WATER

DOUBLE CONNECTION 340 HDPE

SINGLE CONNECTION 250 HDPE

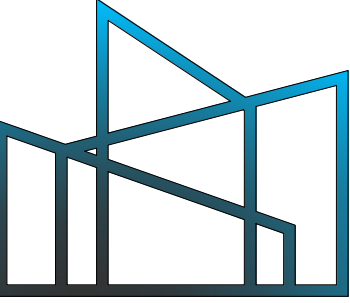
FIRE HYDRANT: PILLAR TYPE

CHELSEA RESERVOIR

CAPACITY = 90.8MI

TWL = 234mMSL

ISSUED FOR:		
FOR INFORMATION ONLY		
R	DATE	REVISION



CCS
CIVIL CONSULTING SOLUTIONS
EMAIL: ruan@civics.co.za CELL: +27(0)76 891 9118

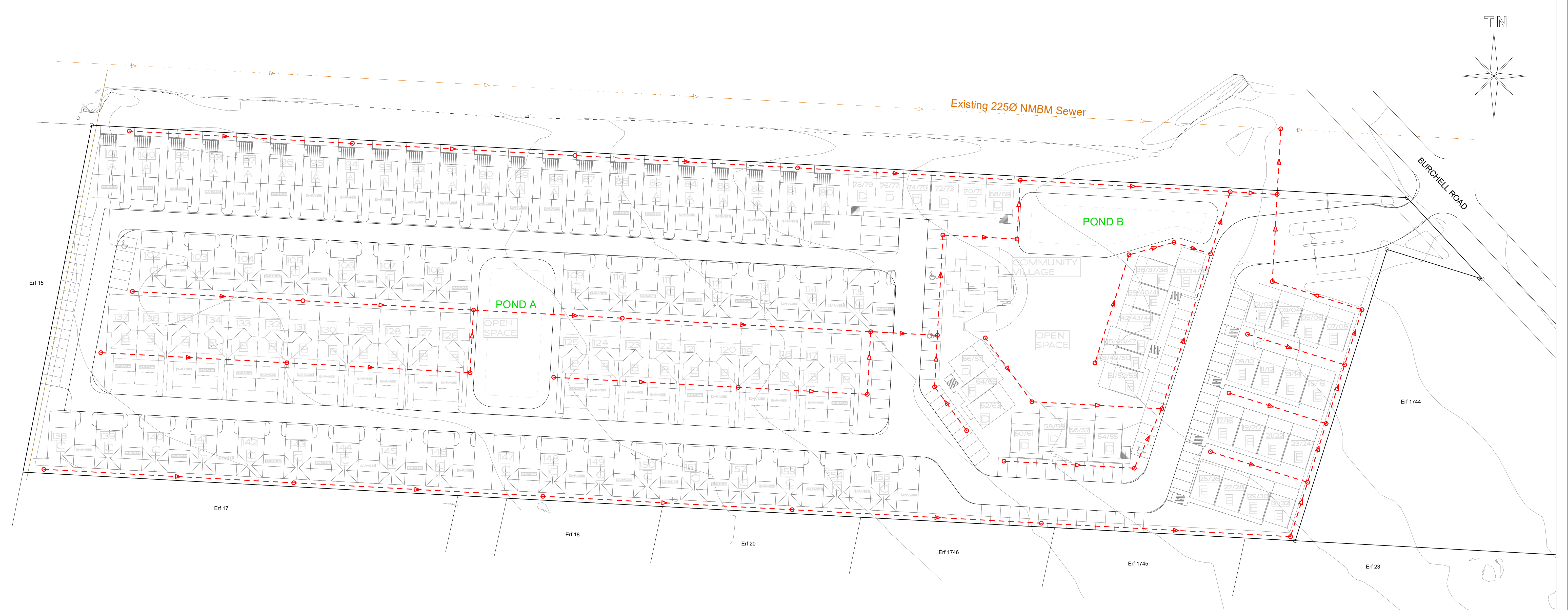
PROJECT:
PROPOSED NEW RESIDENTIAL
DEVELOPMENT ON
ERF 2006 PARSONS VLEI,
PORT ELIZABETH

DRAWING:
PRELIMINARY
WATER
RETICULATION LAYOUT

DESIGNED: RvS	DRAWN: RvS	CHECKED:
SCALE: 1:500 on A1	DATE: MAY 2024	SIGNED:

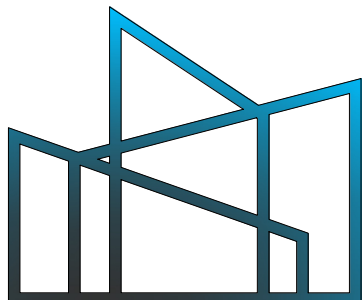
DRAWING No.:
TK/2024-05/W/01

REVISION:
.



LEGEND	
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE

ISSUED FOR:		
FOR INFORMATION ONLY		
R	DATE	REVISION



CCS
CIVIL CONSULTING SOLUTIONS
EMAIL: ruaan@civics.co.za CELL: +27(0)76 891 9118

PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT ON ERF 2006 PARSONS VLEI, PORT ELIZABETH

DRAWING: PRELIMINARY FOULSEWER RETICULATION LAYOUT

DESIGNED: RvS	DRAWN: RvS	CHECKED:
SCALE: 1:500 on A1	DATE: MAY 2024	SIGNED:

DRAWING No.: TK/2024-05/FS/01	REVISION: .
-------------------------------	-------------