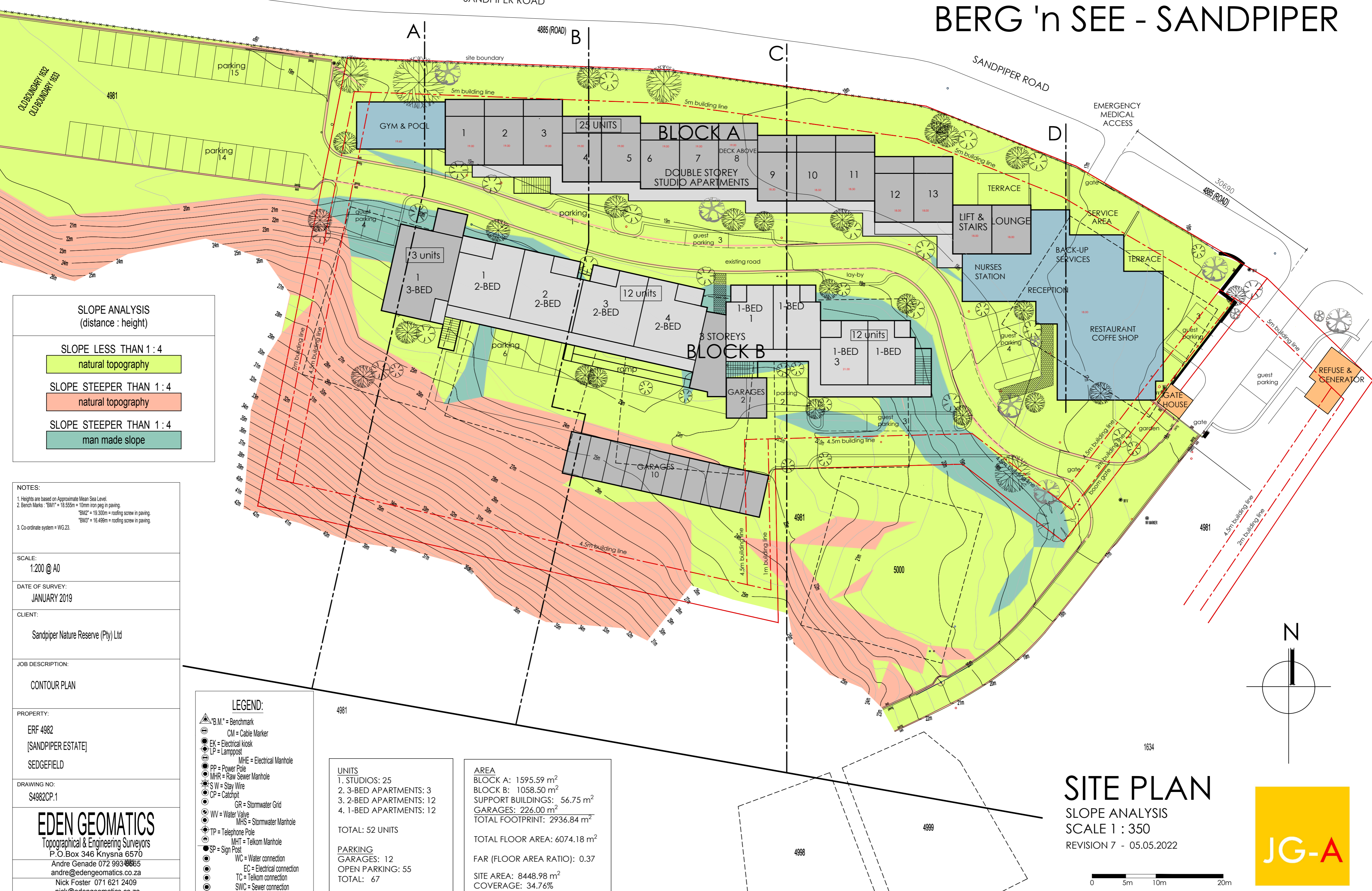


BERG 'n SEE - SANDPIPER

SANDPIPER ROAD

4885 (ROAD)

SANDPIPER ROAD



SLOPE ANALYSIS
(distance : height)

SLOPE LESS THAN 1 : 4

natural topography

SLOPE STEEPER THAN 1 : 4

natural topography

SLOPE STEEPER THAN 1 : 4

man made slope

NOTES:

1. Heights are based on Approximate Mean Sea Level.
2. Bench Marks: "BM1" = 18.555m = 10mm iron peg in paving
"BM2" = 19.500m = roofing screw in paving
"BM3" = 16.499m = roofing screw in paving
3. Co-ordinate system = WGS 23.

SCALE:

1:200 @ A0

DATE OF SURVEY:

JANUARY 2019

CLIENT:

Sandpiper Nature Reserve (Pty) Ltd

JOB DESCRIPTION:

CONTOUR PLAN

PROPERTY:

ERF 4982
(SANDPIPER ESTATE)
SEDFIELD

DRAWING NO:

S4982CP.1

EDEN GEOMATICS

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LEGEND:

- ▲ "B.M." = Benchmark
- CM = Cable Marker
- EK = Electrical kiosk
- LP = Lamppost
- MHE = Electrical Manhole
- PP = Power Pole
- MHR = Raw Sewer Manhole
- SW = Stay Wire
- CP = Catchpit
- GR = Stormwater Grid
- WV = Water Valve
- MHS = Stormwater Manhole
- TP = Telephone Pole
- MHT = Telkom Manhole
- SP = Sign Post
- WC = Water connection
- EC = Electrical connection
- TC = Telkom connection
- SWC = Sewer connection

UNITS
1. STUDIOS: 25
2. 3-BED APARTMENTS: 3
3. 2-BED APARTMENTS: 12
4. 1-BED APARTMENTS: 12

TOTAL: 52 UNITS

PARKING
GARAGES: 12
OPEN PARKING: 55
TOTAL: 67

AREA
BLOCK A: 1595.59 m²
BLOCK B: 1058.50 m²
SUPPORT BUILDINGS: 56.75 m²
GARAGES: 226.00 m²
TOTAL FOOTPRINT: 2936.84 m²

TOTAL FLOOR AREA: 6074.18 m²

FAR (FLOOR AREA RATIO): 0.37

SITE AREA: 8448.98 m²
COVERAGE: 34.76%

SITE PLAN

SLOPE ANALYSIS

SCALE 1 : 350

REVISION 7 - 05.05.2022

