8.2. Utility Plots Requirements

The utility plots include the bulk infrastructure facilities required to supply the master plan with the required utility demands.

Depending on the master plan scale, existing site conditions and utility requirements, the utility plots required may vary from one development to another and need to be agreed/approved by utility authorities and service providers.

The key bulk infrastructure facilities may include, but are not limited to, the following;

- Power Substation (400 kV);
- Primary Substation (132kV);
- Pocket Substations (11kV);
- District Cooling Plant;
- Potable Water Facility (tanks and pumping stations);
- Irrigation Facility (tanks and pumping stations);
- Storm Water Facility (tanks and pumping stations);
- Meet Me Room (MMR);
- Point of Presence (POP); and
- GSM Tower.

Refer to the standard land use classification in Appendix B for a full list of utility land uses.

The following figures highlight the standard requirements for some utility plots in terms of plot dimensions, height, setbacks and accessibility, where applicable, as per the utility authorities and service providers standards.

These requirements must be approved by the relevant utility authorities.

Other utility plots sizes (such as Sewage Treatment Plants, Irrigation Facilities and District Cooling Facilities) are based on capacity and need to be discussed in detail with the relevant authority/service provider.

DEWA Power – Substation 400kV

Item	Description
Substation	**400 kV**
Plot dimensions	200 X 200m
Height	TBC with DEWA
Setbacks	Subject to DEWA approval
Accessibility	Substation plot must have access for heavy vehicles
Reference	DEWA - Power Supply Guidelines for Major Projects

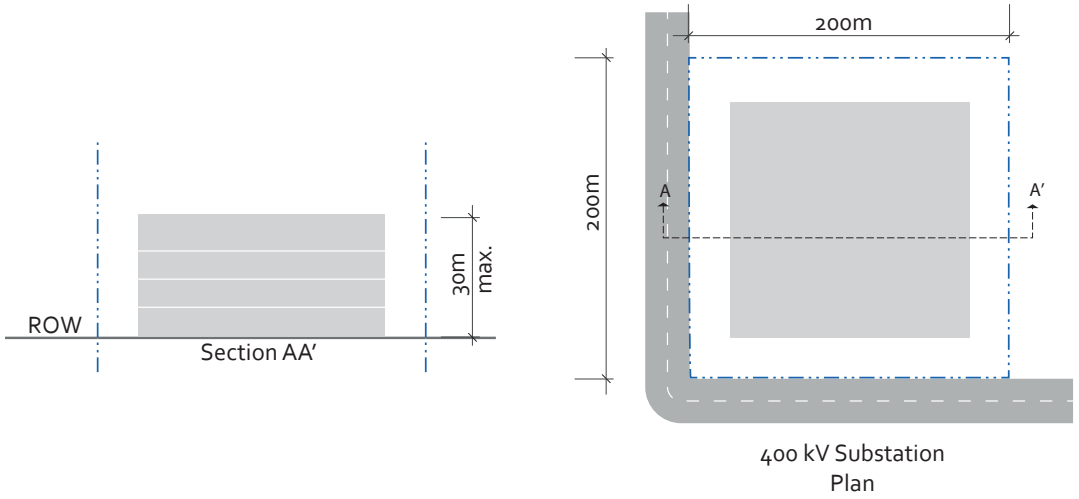

Figure 8.2: DEWA 400kV substation plan and section