

4. SITE AND SERVICES

4.1 Site access

4.1.1 Each serviced site must have uninterrupted access to all buildings and facilities situated on it. Internal road width shall be a minimum of 5.50 m and designed to an adequate standard for the use of fire vehicles. It should also be illuminated.

4.1.2 The finished level of any paved road, parking or footpath should not be less than 150 mm above the finished level of the approach road to the site and shall have an adequate fall towards the approach road.

4.2 Utility Services

4.2.1 Utility requirements:

The Developer shall provide within the plot boundaries the following:

- a. Water supply, sewerage and irrigation services to habitable parts of any building in compliance with the standards set out by the Service Authorities.
- b. Electrical power distribution installations in compliance with the Regulations set out by the Service Authority (Electrical).
- c. Fire protection facilities shall be in accordance with the recommendations, requirements and specifications of the National Fire Protection Association, NFPA and approved by the Service Authority (Fire).
- d. Storm water drainage and disposal, in accordance with the recommendations and regulations of the relevant Service Authority and Dubai Municipality.

The developer has the right with the agreement of the Authorities to do some works outside the plot boundaries in order to connect to the infrastructure networks.

Provision of any utility and its necessary reservation on any plot will require liaising between the customer and the responsible authorities.

4.2.2 Water Supply

- a. Water supply installations shall comply with the relevant Service Authority (water) standards and with the Authority requirements, the British standards and/or the Uniform Plumbing Code (UPC) USA.

b. Water storage tanks shall be provided for every serviced site to accommodate for both the fire protection and the daily domestic water demand requirement. The minimum capacity of any storage tank should not be less than two days or 1 m³ whichever is higher for domestic water use and 90 minutes of coverage for fire protection use.

c. The Developer shall submit a request for a service connection to the Service Authority (Water) documents upon completion of construction.

d. All installations shall be subject to testing by the Service Authority (Water), in accordance with the relevant Regulations.

e. Developers shall pay a one-time water connection charge and all other charges in application to the Service Authority (Water) Regulations.

4.2.3 Wastewater

a. Wastewater installations shall comply with relevant the Service Authority (Wastewater) requirements and the Authority requirements and British standards.

b. All chambers for the disposal of foul sewerage from any building shall be adequately vented and impervious to liquids internally or externally.

c. Sewers must be of durable material and construction and watertight under all conditions. The internal diameter of any soil drain shall not be less than 150 mm.

d. Service connection between the main inspection chamber of a serviced site and the public infrastructure shall be paid for by the Developer.

e. Drains shall be laid in straight lines between changes of direction or gradient. Maximum distance between manholes shall be 30 m. Manholes must be provided at each change of direction.

f. All installations shall be subject to testing and approval of the Authority.

g. Where industrial liquid waste is likely to be generated, effluent shall be collected into a separate approved system. Effluent treatment plant or a specific tank shall be provided in accordance with the relevant Authority requirements and British standards (BS 6297). No drains from industrial processes shall be allowed to discharge into the Authority drainage network or