



SITE DEVELOPMENT PLAN
scale 1:200

ERF

ERF

FIRE NOTES:
All work to comply with SABS O4-1990 unless addressed by the fire rational design

STORM WATER NOTES:
Storm water surface run off discharge directly onto the street level

SCHEDULE OF RIGHTS:

PROPERTY DESCRIPTION	ERF
TOWNSHIP	EDENBURG
SITE AREA	4460,500M ²
PLANNING NO.	4539/12
ZONING INFORMATION	
TOWN PLANNING SCHEME	SANITON SCHEME, 1980
AMENDMENT SCHEME	N/A
USE ZONE	RESIDENTIAL 2
DEVELOPMENT CONTROL MEASURES	
CONTROL	PERMISSIBLE
HEIGHT ZONE	2, 40%
COVERPAGE	30,8%
DENSITY	4,5 PER SCHEME
PARKING	4 BAYS - 2 GARAGE
BUILDING LINES	1 BAY/BEHIND ROOM & 2 VISITORS
3M OTHER	

AREA SCHEDULE:

GROUND FLOOR	202,0 sqm
FIRST FLOOR	163,0 sqm
BALCONIES & PATIO	35,5 sqm
TOTAL AREA OF UNIT	400,5 sqm

COVERAGE SCHEDULE:

STAND	AREA	COVERAGE	FAR
PTN 1	525,0 sqm	42,02%	
PTN 2	525,0 sqm	35,02%	
PTN 3	630,0 sqm	40,02%	
PTN 4	550,0 sqm	42,02%	
PTN 5	525,0 sqm	42,02%	
PTN 6	525,0 sqm	42,02%	
PTN 7	525,0 sqm	42,02%	
PTN 8	525,0 sqm	42,02%	
TOTAL OF STAND	4460,0 sqm	39,6%	0,71

CIRCULATION

JOHANNESBURG ROADS AGENCY	PIK-IT-UP
JOHANNESBURG SEWER	ENVIRONMENTAL MANAGEMENT
CITY PARKS & URBAN CONSERV.	TRANSPORTATION
CITY POWER	ENVIRONMENTAL HEALTH
FIRE DEPARTMENT	OTHER (ESKOM)
LAND USE MANAGEMENT	

NHS CONSULTING ENGINEERS

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client :	H.D. KIM	drawing description :	SITE DEVELOPMENT PLAN
project :	PROPOSED NEW DEVELOPMENT	scale :	1:200
drawn by :	MASH	date drawn :	SEPT 2013
issued :		clients signature :	
stand :	STAND 86	project no. :	KM-01
	EDENBURG	drawing no. :	SDP-01
		revisions :	