

SITE PLAN
scale 1 : 200

NOTES:
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REVISIONS:

Date	Rev Nr.	Description Note
14.12.2016	01	Council Amendments
19.01.2017	02	Council Amendments
23.01.2017	03	Client Changes
07.02.2017	04	Council Amendments
28.03.2017	05	Re-design
05.04.2017	06	Re-design of Units C and D
01.06.2017	07	Civil works changes
08.09.2017	08	Council Amendments
06.10.2017	09	Boundary wall Changes

TOTAL SITE AREA = 8101.6m²
NEW 3m ROAD SERVITUDE = 259.8m²
NR OF PLOTS = 24

Plot Area	Unit Type
Portion 1 = 291.2m ²	- UNIT A
Portion 2 = 218.5m ²	- UNIT A
Portion 3 = 236.8m ²	- UNIT B
Portion 4 = 236.8m ²	- UNIT B
Portion 5 = 236.8m ²	- UNIT B
Portion 6 = 235.0m ²	- UNIT B
Portion 7 = 271.5m ²	- UNIT C
Portion 8 = 235.4m ²	- UNIT C
Portion 9 = 217.3m ²	- UNIT D
Portion 10 = 217.3m ²	- UNIT D
Portion 11 = 238.7m ²	- UNIT D
Portion 12 = 270.6m ²	- UNIT A
Portion 13 = 270.6m ²	- UNIT A
Portion 14 = 238.7m ²	- UNIT B
Portion 15 = 217.3m ²	- UNIT A
Portion 16 = 217.3m ²	- UNIT A
Portion 17 = 235.4m ²	- UNIT B
Portion 18 = 271.5m ²	- UNIT B
Portion 19 = 234.1m ²	- UNIT B
Portion 20 = 236.3m ²	- UNIT B
Portion 21 = 236.3m ²	- UNIT B
Portion 22 = 236.4m ²	- UNIT B
Portion 23 = 218.3m ²	- UNIT A
Portion 24 = 291.1m ²	- UNIT A

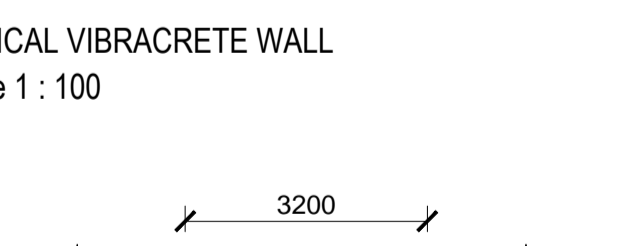
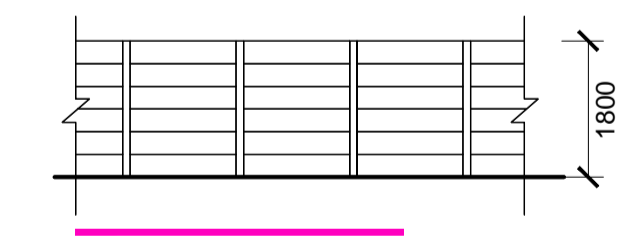
UNIT RATIO = 50 %
 8 A 3C
 9 B 2D

GUARD/REFUSE ROOM = 53.2m²
NR OF BINS PROVIDED = 24
PARKING PROVIDED = 2 BAYS PER Portion

BOUNDARY LINES :
 A - B = 96.52 m
 B - C = 86.62 m
 C - D = 96.53 m
 D - A = 86.62 m

Open space requirements in terms of Section 35(a) of DMS

Portion	BACK YARD SPACE	COMMON SPACE
01	112m ²	21m ²
02	80m ²	21m ²
03	76m ²	21m ²
04	76m ²	21m ²
05	65m ²	21m ²
06	66m ²	21m ²
07	102m ²	21m ²
08	75m ²	21m ²
09	65m ²	21m ²
10	65m ²	21m ²
11	72m ²	21m ²
12	95m ²	21m ²
13	95m ²	21m ²
14	72m ²	21m ²
15	65m ²	21m ²
16	65m ²	21m ²
17	75m ²	21m ²
18	102m ²	21m ²
19	66m ²	21m ²
20	66m ²	21m ²
21	75m ²	21m ²
22	75m ²	21m ²
23	80m ²	21m ²
24	138m ²	21m ²



UNIT A (Yellow)
UNIT B (Orange)
UNIT C (Green)
UNIT D (Purple)
ROAD / DRIVEWAY (Grey)
LANDSCAPING (Light Green)
RETENTION DAM (Blue)
REFUSE ROOM (Pink)
ENTRANCE GATE (Blue)

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Project
SITE DEVELOPMENT PLAN
 Erf 2410 - 23 BOLAND WAY
 DURBANVILLE

Drawing
MUNICIPAL
 SITE DEVELOPMENT PLAN

SACAP	ST1460	DATE	06.10.2017	DRAWN	WPF	CHECKED	ND
SCALE	AS INDICATED	DESIGNED	ND	YEAR	2016	JOB	1607
DRAWING No	1607/M01	REVISION	9				