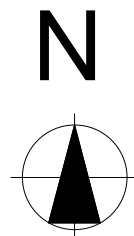


DRAWING STATUS:
FOR CLIENT SDP APPROVAL



SITE DEVELOPMENT PLAN
SCALE 1:400

TOWN PLANNING CRITERIA

BUILDING AREA SCHEDULE GROSS AREAS		ERF 146 SITE AREA 16 906m ²	
GROUND FLOOR	AREA	F.A.R	ALLOWED
TYPE A - Single bed(Single Storey)	80m ² x 0-0m ²	Floor Area Ratio	1.8
TYPE B - 2 Bed(Double Storey)	40m ² x 12-50m ²	COVERAGE	60%
TYPE C - 2 Bed(Three Storey)	40m ² x 48-2208m ²		32%
TYPE D - Single Bed(Three Storey)	80m ² x 66 -2574m ²		
DATE HOUSE	199m ² x 1- 59m ²		
TOTAL AREA G.F		5 353.00m ²	

PARKING CALCULATION:	
1 covered bay, and if so required by the local municipality, 1 paved bay per dwelling unit or room	
PARKING TOTAL	REQUIRED
135 BAYS	135BAYS
NUMBER OF DWELLING UNITS PER HECTARE	
HECTARE	UNITS
1.6906	126

ZONING INFORMATION	
USE ZONE:	H3 (Occupancy consisting of two or more dwelling units on a single site and other similar usage).
PRIMARY RIGHTS:	DOMESTIC RESIDENCE
STORIES:	SINGLE, DOUBLE & TRIPLE STOREYS
BUILDING LINE:	5M FOR STREET BOUNDARY 3M FOR SIDE BOUNDARY 3M FOR BACK BOUNDARY

PHYSICAL BARRIER AND LINES OF NO ACCESS TZANEEN EXTENSION 11:
Building Restriction: 16m
Physical Barrier: As and where stipulated by Northern Province Roads Agency

TREES

- 1.) RHUS VIMINALIS - WIT KAAARTE
- 2.) COMBRETUM ERYTHROPHYLLUM - VADERLAND
- 3.) OLEA AFRICANA - AFRICAN WILD OLIVE
- 4.) DICKSONIA ANTARCTIA - TREE FERN

PERINIALS & GROUND COVERS

- 1.) DIETES GRANDIFLORA - WILD IRIS
- 2.) HEMEROCALLIS - DAY LILLY
- 3.) LAWN - ALL SEASONS EVERGREEN
- 4.) HEDERA - IVY
- 5.) AGAPANTHUS ORIENTALIS - AGAPANTHA

Legend	
	Tree
	Fruit Tree
	Jacaranda Tree
	Palm Tree
	Mango Tree
	Gum Tree
	Fire Hydrant
	Gate
	Stay Wire
	Water Meter
	Sewer Manhole
	Stormwater Manhole
	Water Tap
	Street Light
	Stud Pole
	MV Powerline
	HV Powerline
	LV Powerline
	Fence Line
	Sewerline
	Water Pipeline
	Cadastral Boundary
	Railway Line
	Edge Stream
	Brick Building
	Shack
	Transformer House
	Electric Box
	Retaining wall
	Benchmark
	Transformer

GENERAL

1. ALL MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST RELEVANT STANDARDS REQUIREMENTS
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
3. ALL DIMENSIONS MUST BE CHECKED AND APPROVED ON SITE
4. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR MUNICIPAL CIVIL ENGINEERING WORKS, SECOND EDITION 1991. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE SPECIFICATIONS CO-ORDINATES ARE BASED ON V.A.S. 48 SYSTEM.

WATER

1. PIPES TO BE LAID 1.2 METERS FROM THE STAND BOUNDARY.
2. ALL WATER PIPELINES MUST BE CLASS 9 UPVC SUPRATUFF.
3. PIPE BEDDING TO BE CLASS B BEDDING UNLESS OTHERWISE SPECIFIED
4. ALL EXCAVATIONS AND BEDDING MUST BE INSPECTED BY ENGINEER BEFORE LAYING OF PIPES
5. ALL BEDDING SHALL BE OF AN APPROVED SELECTED GRAVEL MATERIAL WITH A PI NOT EXCEEDING 6 AND SHALL BE COMPACTED TO 90% MOD AASHTO DENSITY STATED BY THE ENGINEER ON
6. POSITIONS OF AUXILIARY SERVICES (VALVES, FIRE-HYDRANTS, ETC.) TO BE AS PER ENGINEERS INSTRUCTION ON SITE

UNIT SUMMARY				
	No. of Blocks	Total No. of Units on Site	Area m ² Unit	Area m ² Block
ERF 142				
Type A - Single bed(Single Storey)	13	26	39	78
Type B - 2 Bed(Double Storey)	14	56	46	124
Type C - 2 Bed(Three Storey)	15	90	46	124
Type D - Single Bed(Three Storey)	3	18	39	110
Total		190		
ERF 146				
Type A - Single bed(Single Storey)	0	0	39	78
Type B - 2 Bed(Double Storey)	3	12	46	124
Type C - 2 Bed(Three Storey)	8	48	46	124
Type D - Single Bed(Three Storey)	11	56	39	110
Total		126		
ERF 147				
Type A - Single bed(Single Storey)	5	10	39	78
Type B - 2 Bed(Double Storey)	3	12	46	124
Type C - 2 Bed(Three Storey)	5	30	46	124
Type D - Single Bed(Three Storey)	0	0	39	110
Total		62		
ERF 148				
Type A - Single bed(Single Storey)	0	0	39	78
Type B - 2 Bed(Double Storey)	6	24	46	124
Type C - 2 Bed(Three Storey)	6	36	46	124
Type D - Single Bed(Three Storey)	4	24	39	110
Total		84		

ARCHITECTURAL LEGEND

- Type A - Single bed(Single Storey)
- Type B - 2 Bed(Double Storey)
- Type C - 2 Bed(Three Storey)
- Type D - Single Bed(Three Storey)
- Guard House
- Rubbish Sheds
- Site Boundary
- Soft landscaping mulch, the dirt, the lawn, the trees and shrubs
- Vehicular access
- Hard landscaping eg paving (pedestrian walkways)
- 11m Minimum from each side of the centreline distance /servitude as per Eskom building line restriction
- Children reserved play area

REV	DATE	AMENDMENT	DONE BY
100	JAN 2024	FOR INFORMATION	DM

Drawing Cross References	
Discipline	Drawing No.
(Architectural)	(N/A)
(Mechanical)	(N/A)
(Electrical)	(N/A)

Drawing Cross References	
Discipline	Drawing No.
(Structural)	(N/A)
(Civil Eng.)	(N/A)
(etc.)	(N/A)

File Saving Path
NOTES:
1. THE SURVEY WAS CARRIED OUT USING WGS84 SURVEY SYSTEM
2. All levels and dimensions to be checked on site before commencing works.
3. Any discrepancies to be reported to the Engineer.
4. All materials and supplies to be approved by the Engineer.

NOTES:
1. Measured dimensions to take preference over scaled dimensions.
2. All levels and dimensions to be checked on site before commencing works.
3. Any discrepancies to be reported to the Engineer.
4. All materials and supplies to be approved by the Engineer.

Client
LIMPOPO PROVINCIAL GOVERNMENT CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
12 RABE STEET POLDKWANE D699

Consultant
Rhando Projects (Pty) Ltd. OFFICE NO 5 10 FERREIRA STREET NELSPRUIT 1200
ENGINEERING CIVIL

RESPONSIBLE PERSONS NAME AND REGISTRATION NO.
SIGNATURE
DATE
CIVIL ENGINEERING

Client Project Number
TALANA CRU
ERF 146 SITE DEVELOPMENT PLAN

ref.no	11500
scale	JAN 2024
date	DM
Client drawing Number	CGSTA-SDP-ARC-CB-01