

ERF 5349 THE REEDS X55

PROJECT:
 NEW TOWNHOUSE COMPLEX FOR
 MESSRS RAUDEV PROPERTIES

DESCRIPTION:
 SITE PLAN
 DULCIAN MANOR

SCALE: 1:300	PROJECT NO: 1302
DESIGN BY T.H.	DATE: JAN 2016
DRAWN: T.H.	DRAWING NO: 001
CHECKED: T.H.	

DEVELOPMENT DETAILS:

USE ZONE:	RESIDENTIAL 3
USES PERMITTED:	Duplex dwellings & dwelling units
DENSITY:	100 dwellings per hectare
COVERAGE:	40%
HEIGHT:	4 STOREYS (15m)
FLOOR AREA RATIO:	0,8
BUILDING LINES:	in terms of scheme
PARKING REQUIREMENTS:	1 covered & 1 open per unit (min 2,5m x 5m)
TREES:	1 open parking per 3 units Trees to parking as per landscape plan
GREEN AREA:	4m ² per unit

SUMMARY OF DEVELOPMENT

ERF 5349	NO	UNITS	AREA (m ²)	TOTAL (m ²)
TYPE				
BLOCK A	4 (32)	128	2188 (547)	8752 (2188)
TOTAL UNITS		128		8752

ERF AREA:	1,1937 ha
DENSITY:	100 units/ha
COVERAGE:	18.4% (2188)
HEIGHT:	4 storey (15m)
FAR:	0.74
PARKING:	covered 128 (128)
	open 128 (128)
	visitors 43 (43)
	total 299 (299)

Trees as per Landscape Architect plans

GREEN AREA: 4m²/unit = 512m²
 a. To be provided - 4m²/unit = 512m²
 b. On site open space provided = 3136m²
 c. Dedicated childrens play area = 544m².

EARTHWORKS NOTES
 All structures will be erected on preformed platforms as designed and specified by civil engineer in conjunction with structural engineer.
 Final groundfloor levels for each building to be provided by the consulting engineer.
 Services and final depths for sewer and water services to be obtained from civil engineer design.
 Roads and stormwater design by civil engineer.
 All civil services to be installed from plans and specifications provided by civil consulting engineer.

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REVISIONS:

REV.NO.	DATE	REVISION:
1	31 OCT 2016	FINAL LAYOUT FOR SUBMISSION
2	24 JUL 2017	NEW 4 STOREY BUILDINGS
3	AUG 2017	REPOSITION ENTRANCE & REPOSITION BLOCKS
4	AUG 2017	NEW SUBDIVISION & PARKING ADJUSTMENT
5	8 MAY 2018	FINAL SEWER LAYOUT, PHASING OF COMPLEX
6-10	8 JUN 2021	NEW GATE POSITION, REVISED PARKING, NEW GREEN AREAS.
11	24 JUN 2021	REVISE STAIR POSITION FROM PLATFORM TO PLAY AREA
12	26 OCT 2021	REVISE PARKINGS AT ENTRANCE
13	30 NOV 2021	REPLACE ONE STAIRCASE BY TWO
14	4 MAY 2022	FOR CONSTRUCTION



PROPOSED SITE DEVELOPMENT PLAN FOR DULCIAN MANOR