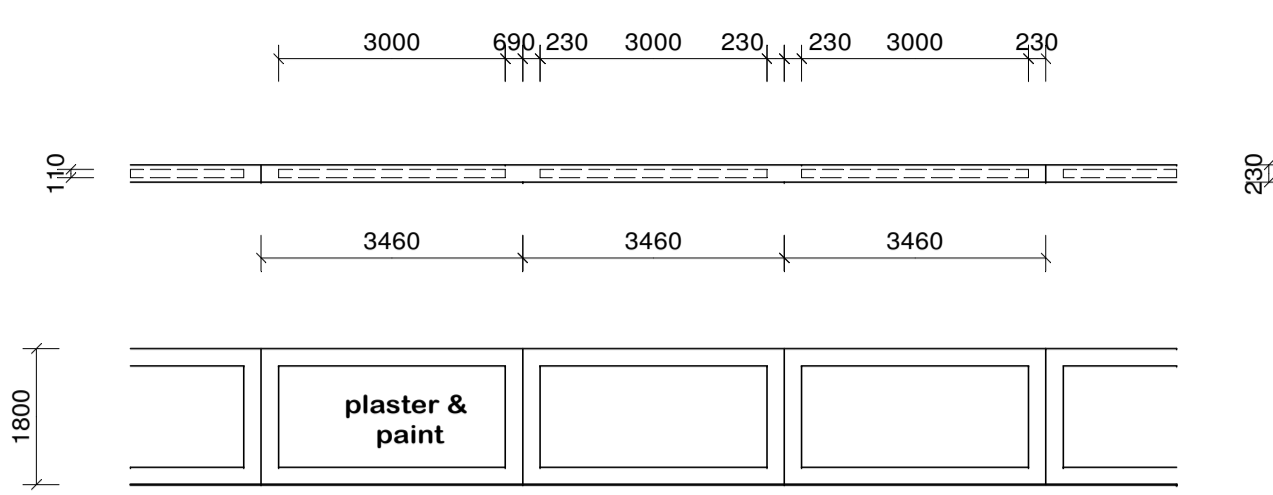
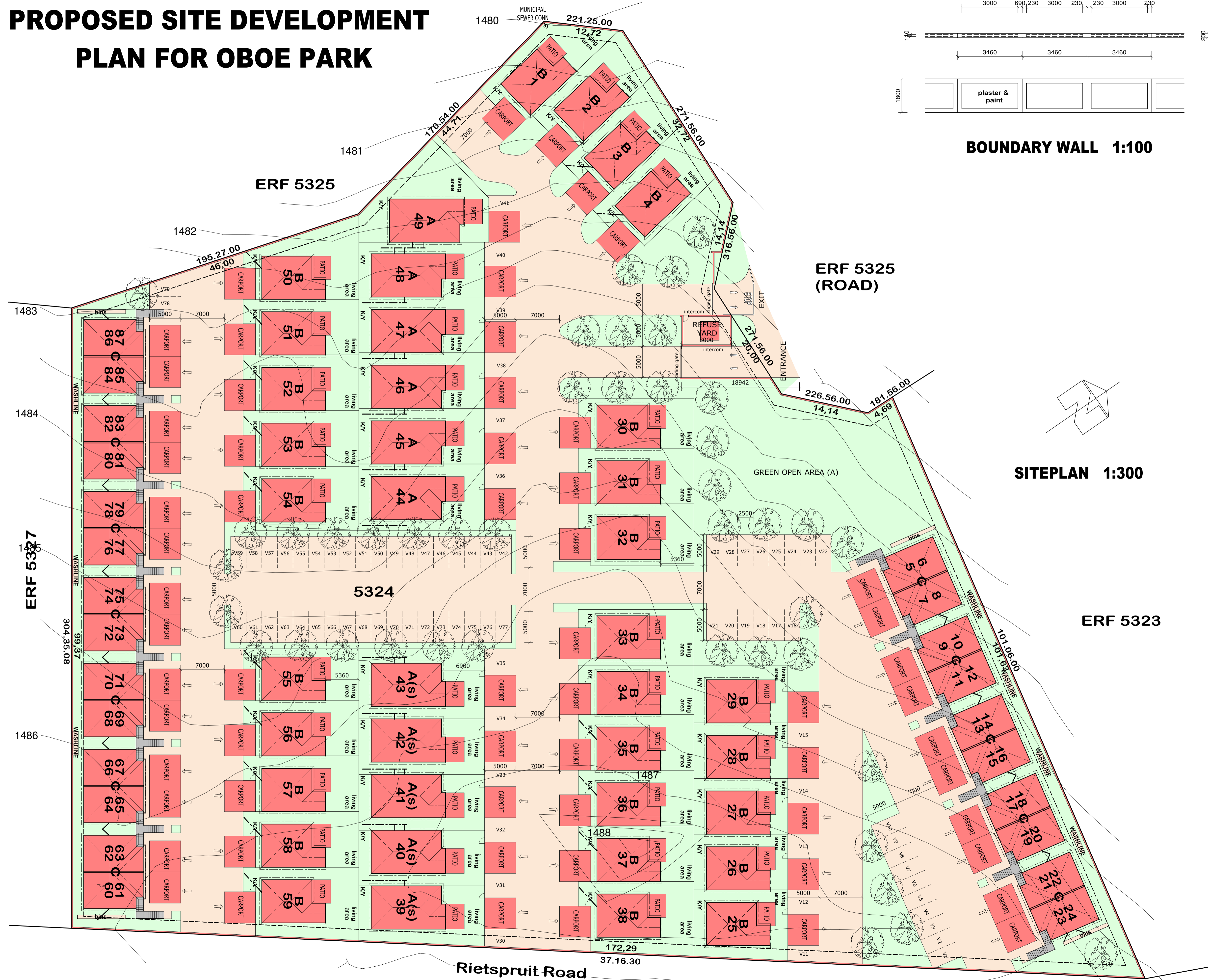


PROPOSED SITE DEVELOPMENT PLAN FOR OBOE PARK



BOUNDARY WALL 1:100

SITEPLAN 1:300

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ERF 5324 THE REEDS X46
PROJECT:
NEW TOWNHOUSE COMPLEX FOR
MESSRS RAUDEV PROPERTIES

DESCRIPTION:
SITE PLAN
OBOE PARK

SCALE: 1:300	PROJECT NO: 1320
DESIGN BY: T.H.	DATE: OCT 2016
DRAWN: T.H.	DRAWING NO: 001
CHECKED: T.H.	

DEVELOPMENT DETAILS:

USE ZONE: RESIDENTIAL 3
USES PERMITTED: Duplex dwellings & dwelling units
DENSITY: 50 dwellings per hectare (57)
COVERAGE: 40%
HEIGHT: 2 STOREYS
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: One tree per 2 parkings as per landscape plan

SUMMARY OF DEVELOPMENT

TYPE	NO	AREA (m ²)	TOTAL (m ²)
TYPE A - (3 BED)	11	92,5 m ²	1018 m ²
TYPE B - (2 BED)	28	74 m ²	2072 m ²
TYPE C - STACKS	48	216 m ²	2592 m ²
CARPORNT DOUBLE	39	25 m ²	975 m ²
CARPORNT SINGLE	48	12,5 m ²	600 m ²
TOTALS UNITS	87		7260 m²

CALCULATED USAGE

ERF AREA:	1,74 ha
DENSITY:	50 units/ha (87)
COVERAGE:	26% (4386 m ²)
HEIGHT:	single + double storey
FAR:	0,33 (5682 m ²)
PARKING: covered (87)	126
open (87)	50
visitors (29)	29
total (203)	205

GREEN OPEN AREA (A)

REQUIRED	87 x 4m ² = 348 m ²
PROVIDED	891 m ²

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REVISIONS:

REV.NO.	DATE	REVISION
1	Oct 2017	Plans for submission