

**ELECTRICAL LEGEND**

95mm LV 4-CORE ALUMINIUM CABLE 100 AMP	
16mm LV 3-CORE COPPER CABLE 50 AMP	
NEW METERS KICK	
COUNCIL METERING BOX 150 AMP	
CPI - METERING KICK	

DIRECTION OF SURFACE RUNOFF

**WATER LEGEND**

EXISTING POTABLE WATER PIPELINE	
110mm uPVC CLASS 12 WATER PIPE	
50mm HDPE WATER PIPE CONNECTION	
VALVE	
BULK WATER METER	
ENDCAP	
FIRE HYDRANT	

**SEWER LEGEND**

SEWER PIPE	
SEWER MANHOLE	
ROODING EYE	
INSPECTION EYE	

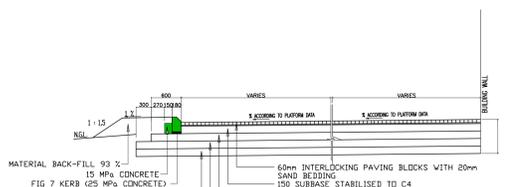
**STORMWATER LEGEND**

STORMWATER PIPE	
JUNCTION BOX	
GRID INLET	
EXISTING STORMWATER	

**STAND 650  
FERNDALE TOWNSHIP**

**SCHEDULE:**

PTN NO.	ERF AREA	HOUSE TYPE	HOUSE AREA	COVERAGE	FAR	HOUSE TYPE	HOUSE AREA	QUANTITY
PORTION 1	389sqm	TYPE B	145.8sqm	37.5%	0.375	TYPE A	145sqm	1
PORTION 2	391sqm	TYPE E	155.8sqm	39.9%	0.399	TYPE B	145.8sqm	1
PORTION 3	391sqm	TYPE C	142sqm	36.4%	0.364	TYPE C	142sqm	2
PORTION 4	459sqm	TYPE C	142sqm	31.0%	0.310	TYPE D	143sqm	3
PORTION 5	459sqm	TYPE D	143sqm	31.2%	0.312	TYPE E	155.8sqm	1
PORTION 6	391sqm	TYPE D	143sqm	36.6%	0.366	TOTAL:		8
PORTION 7	391sqm	TYPE D	143sqm	36.6%	0.366			
PORTION 8	373sqm	TYPE A	145sqm	38.9%	0.389			
PORTION 9	753sqm							
PORTION 10	18sqm							
TOTAL STAND SIZE:	4 015sqm		1 159.6sqm					

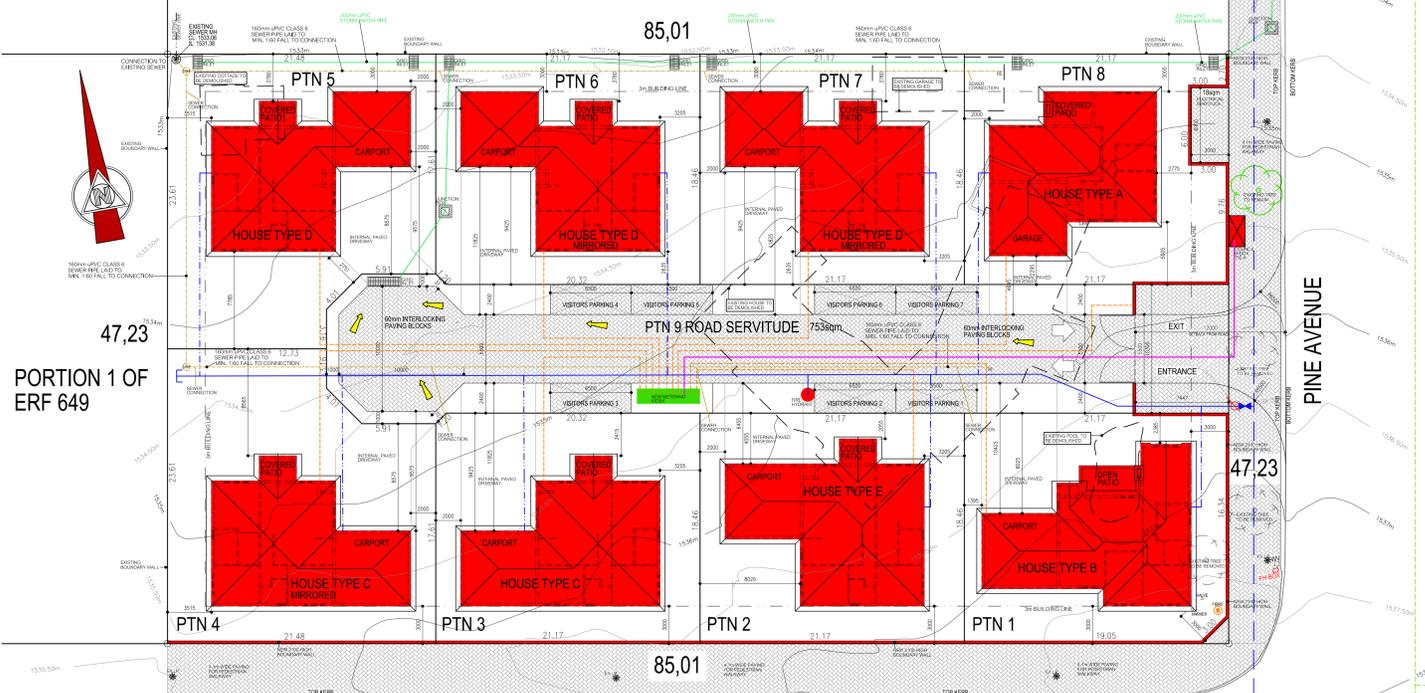


CIRCULATION			
JOHANNESBURG ROADS AGENCY (JRA)	DATE:	PKT/UP	DATE:
JOHANNESBURG WATER (PJALU)	DATE:	ENVIRONMENTAL MANAGEMENT	DATE:
CITY PARKS & URBAN CONSERVATION	DATE:	TRANSPORTATION	DATE:
CITY POWER	DATE:	ENVIRONMENTAL HEALTH	DATE:
FIRE DEPARTMENT	DATE:	OTHER	DATE:
LAND USE MANAGEMENT			

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
STAND / PORTION:	650	SITE AREA: 4015 sqm
TOWNSHIP:	FERNDALE	TITLE DEED NO.
ZONING INFORMATION		
TOWN PLANNING SCHEME	RANDBURG TOWN PLANNING SCHEME 1976	AMENDMENT SCHEME NO.
USE ZONE	RESIDENTIAL 2	ANNEXURE NO.
DEVELOPMENT CONTROL MEASURES		
CONTROL	PERMISSABLE	ACTUAL
HEIGHT ZONE	2 STOREYS	1 STOREY
HEIGHT OF BUILDINGS	2 STOREYS	1 STOREY
BULK (F.A.R)	AS PER SCHEME	AS ALLOWED 40%
COVERAGE	AS PER SCHEME	3m Streetfront 3m to other boundaries
BUILDING LINES	AS PER SCHEME	
PARKING SCHEDULE	7 VISITORS BAYS	7 VISITORS BAYS
DATE:	5/07/2021	PLAN NO.: SDP 100 / 01

ERF 647

ERF 648



**SITE DEVELOPMENT PLAN**  
SCALE 1:200  
**STAND 650, FERNDALE TOWNSHIP**



**STAND 650  
FERNDALE TOWNSHIP**

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**GW DESIGN CONSULTANTS**

ARCHITECTURE ■ BUSINESS ■ PROJECT MANAGEMENT

CLIENT  
PRETATONE (PTY) LTD

PROJECT  
PROPOSED NEW RESIDENTIAL 2 DEVELOPMENT ON STAND 650, FERNDALE TOWNSHIP

TITLE  
SITE DEVELOPMENT PLAN

SCALE: 1:200, 1:100, 1:25  
DATE: 5/07/2021

DRAWN: MM  
JOB NO: FER-001.650

DRAWING #  
SDP100-01  
REVISION

AUTHORISED SIGNATURE  
M.MOTALE # PAT2087  
J.SURE # 7735