

SITE DEVELOPMENT PLAN CHECKLIST

(46 PER CLAUSE 30)

PLANS

- ~ Detailed Plan 1:200 minimum ☒
- Sections 1:100 minimum ☒
- ~ Elevations 1:100 minimum ☒

GENERAL INFORMATION

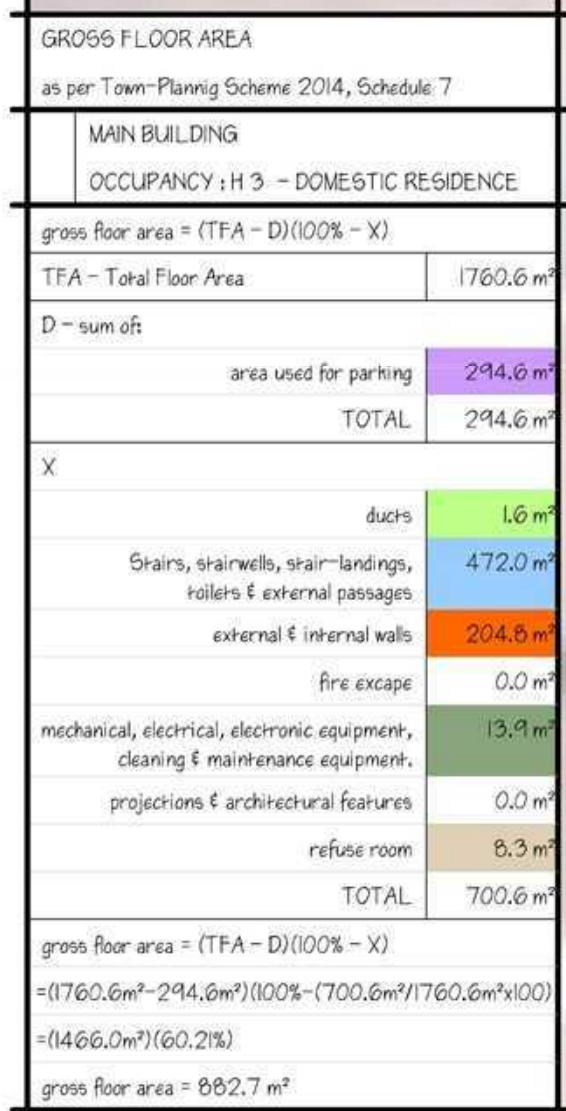
- ~ Siting ☒
- ~ Height ☒
- ~ FMR ☒
- ~ Coverage ☒
- ~ Existing and New/Proposed ☒
- ~ Number Dwellings per Hectare ☒

LANDSCAPING PLAN

- ~ Landscape Architect Plan Required ☒
- ~ Detailed Plans Minimum 1:200 ☒
- ~ Existing Natural Features ☒
- ~ Existing Vegetation on Property ☒
- ~ Proposed Soft & Hard Landscape Design Information ☒
- ~ Specify Species, Quantities & Qualities of Plants ☒
- ~ Communal Open Spaces ☒
- ~ Children's Play Areas ☒
- ~ Private Living Areas ☒
- ~ Backyards ☒
- ~ Laundry Rooms ☒
- ~ Drying Areas for Washing ☒
- ~ Refuse-bin Area ☒
- ~ Swimming Pool ☒
- ~ Location/ Height/ Construction & Finish of Screenwalls ☒
- ~ Acceptable Forms of Screening ☒

SITE INFORMATION

- ~ Entrances & Exits from Street ☒
- ~ Proposed Lines of Subdivision if Applicable ☒
- ~ Entrance to Building ☒
- ~ Parking Spaces & Vehicular & Pedestrian Traffic ☒
- ~ Building Restriction Areas ☒
- ~ Building Set-backs on Boundary ☒
- ~ Location of Existing Buildings on Adjoining Eriven ☒
- ~ Contour Lines 0.5 m Intervals ☒
- ~ Height Indications ☒
- ~ Grouping of Dwelling units ☒
- ~ Planting of Development ☒
- ~ Design, Height & Finish of Buildings ☒
- ~ Physical Barriers on the Street Boundaries ☒



FOR SDP APPROVAL:
Building must comply with SANS 10-400 of 2011 part T.

The following regulations are applicable:

- 4.2 - Safety Distances
- 4.3.5 - Hydrants
- 4.3.4 - Entrance to site for fire fighting and municipal purposes.

COVERAGE AND FLOOR AREA RATIO LAYOUT

70.0 %	24.4 %	0.90	0.47
ALLOWED COVERAGE	COVERAGE	ALLOWED FAR	FAR

DENSITY		
	TOTAL UNITS	30
	SITE AREA	1884.0 m ²
	DENSITY (units/hectare)	159.2 = 160
PARKING		
I covered parking per dwelling-unit with 3 or less habitable rooms, I covered and I open parking place per dwelling-unit with 4 or more habitable rooms, plus 1 parking place per 3 units for guests.	OPEN PARKING	0
	COVERED PARKING	30
	GUEST PARKING	10
	TOTAL PARKING REQUIRED	40
	TOTAL PARKING PROVIDED	41

BUILDING OCCUPANCY : H3 Domestic Residence	CLIMATE ZONE : 2 Pretoria / Germiston
USE ZONE : 3 Residential 3	
ENGINEER	CLIENT

GENERAL NOTE: All dimensions & existing roof pitches, materials & finishes to be checked on site before any material is ordered.	JOB NUMBER: LINASIZE 25-014 drawn by RFK
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