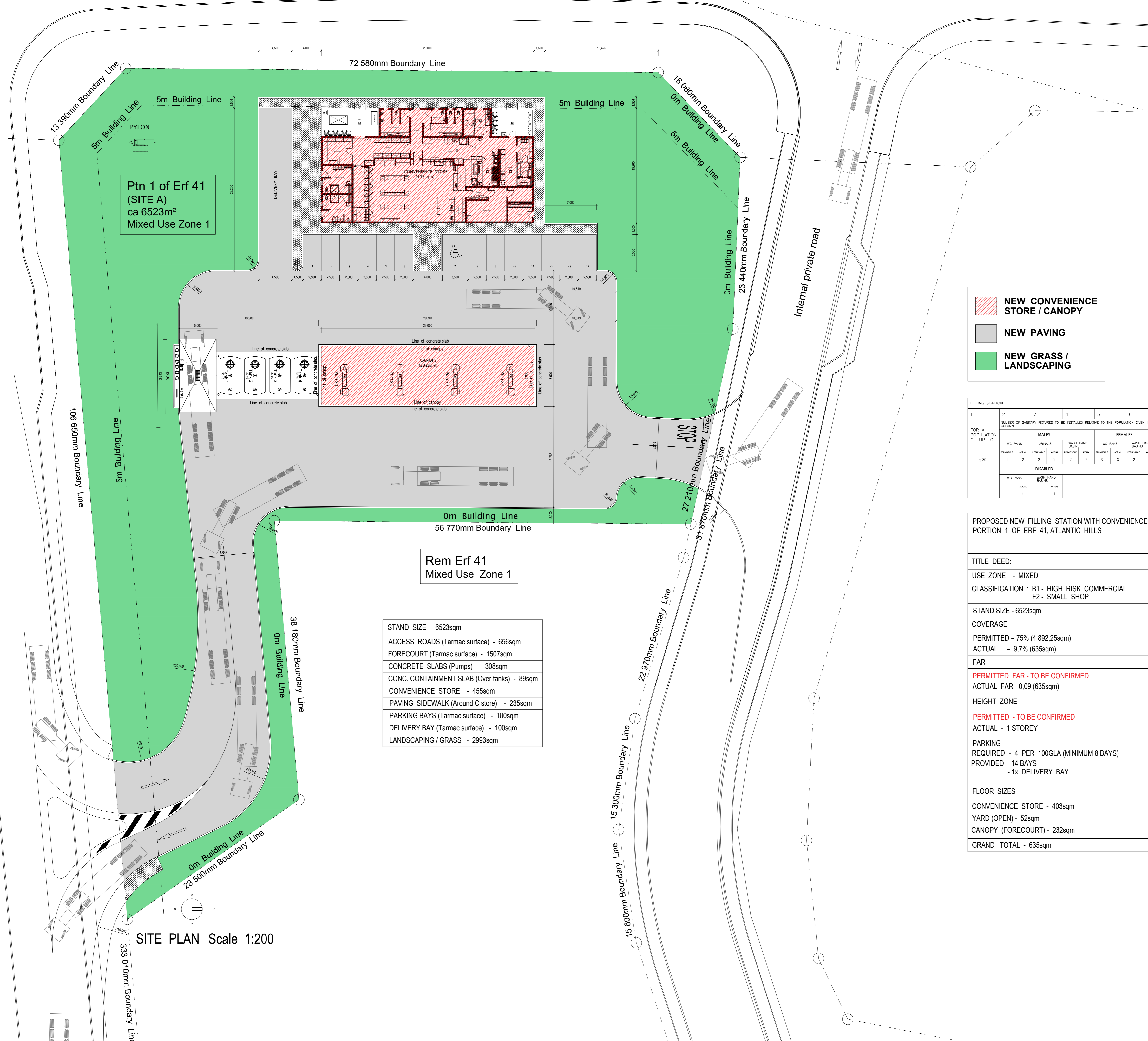


REV	DATE	DRAWN	REVISION DESCRIPTION
1		JJvR	ADJUSTED BOUNDARY LAYOUT

Welbeloond Road

Giel Basson M12



Ptn 1 of Erf 41
(SITE A)
ca 6523m²
Mixed Use Zone 1

Rem Erf 41
Mixed Use Zone 1

STAND SIZE	- 6523sqm
ACCESS ROADS (Tarmac surface)	- 656sqm
FORECOURT (Tarmac surface)	- 1507sqm
CONCRETE SLABS (Pumps)	- 308sqm
CONC. CONTAINMENT SLAB (Over tanks)	- 89sqm
CONVENIENCE STORE	- 455sqm
PAVING SIDEWALK (Around C store)	- 235sqm
PARKING BAYS (Tarmac surface)	- 180sqm
DELIVERY BAY (Tarmac surface)	- 100sqm
LANDSCAPING / GRASS	- 2993sqm

NEW CONVENIENCE STORE / CANOPY

NEW PAVING

NEW GRASS / LANDSCAPING

FILLING STATION											
FOR A POPULATION OF UP TO:											
NUMBER OF SANITARY FEATURES TO BE INSTALLED RELATIVE TO THE POPULATION GIVEN IN COLUMN 1											
Males	Males				Females				Total	Actual	Permitted
	WC	URINALS	WASH HAND BASINS	WASH HAND BASINS	WC	URINALS	WASH HAND BASINS	WASH HAND BASINS			
1	2	2	2	2	2	3	3	2	3		
DISABLED											
1											

PROPOSED NEW FILLING STATION WITH CONVENIENCE STORE PORTION 1 OF ERF 41, ATLANTIC HILLS

TITLE DEED:

USE ZONE - MIXED

CLASSIFICATION : B1 - HIGH RISK COMMERCIAL
F2 - SMALL SHOP

STAND SIZE - 6523sqm

COVERAGE

PERMITTED = 75% (4 892,25sqm)
ACTUAL = 9,7% (635sqm)

FAR

PERMITTED FAR - TO BE CONFIRMED
ACTUAL FAR - 0,09 (635sqm)

HEIGHT ZONE

PERMITTED - TO BE CONFIRMED
ACTUAL - 1 STOREY

PARKING

REQUIRED - 4 PER 100GLA (MINIMUM 8 BAYS)
PROVIDED - 14 BAYS
- 1x DELIVERY BAY

FLOOR SIZES

CONVENIENCE STORE - 403sqm
YARD (OPEN) - 52sqm
CANOPY (FORECOURT) - 232sqm

GRAND TOTAL - 635sqm

SITE PLAN Scale 1:200

ENGINEER

ARCHITECT

VAN ROOYEN ARCHITECTS

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JOB TITLE & LOCATION

PROPOSED NEW FILLING STATION WITH CONVENIENCE STORE ON PORTION 1 OF ERF 41 ATLANTIC HILLS

SITE DEVELOPMENT PLAN

SCALE	PRINT DATE	DATE
1:200		JUNE 2020
DRAWN	APPROVED	
JJvR		
PROJECT NO.	DRAWING NO.	REVISIONS
	001	1