

PORTION 164/745

PORTION 248

REMAINDER

AREA SCHEDULE

SITE

PORTION 250	=	5.1078 Ha
PIPELINE/POWER-LINE AREAS	=	0.2727 Ha
USABLE AREA	=	4.8351 Ha
ZONING: INDUSTRIAL ZONE 1		
BUILDING LINES: 0.0m		
HEIGHT RESTRICTION: 11.0m		

BUILDINGS

FLOOR AREA

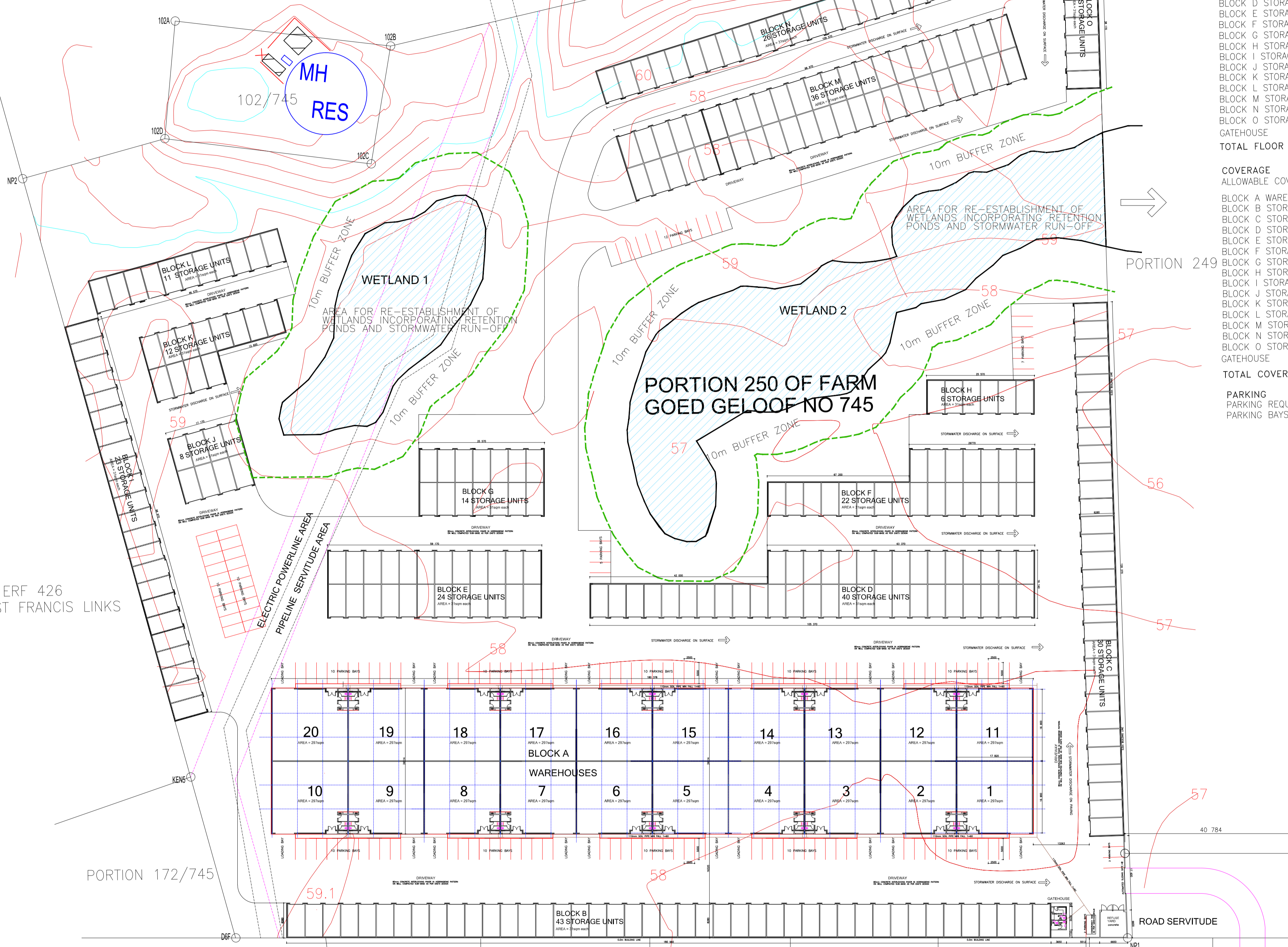
BLOCK A WAREHOUSE UNITS (20)	=	5 940.00 sqm
BLOCK B STORAGE UNITS (43)	=	1 333.00 sqm
BLOCK C STORAGE UNITS (30)	=	930.00 sqm
BLOCK D STORAGE UNITS (40)	=	1 240.00 sqm
BLOCK E STORAGE UNITS (24)	=	744.00 sqm
BLOCK F STORAGE UNITS (22)	=	682.00 sqm
BLOCK G STORAGE UNITS (14)	=	434.00 sqm
BLOCK H STORAGE UNITS (6)	=	186.00 sqm
BLOCK I STORAGE UNITS (23)	=	713.00 sqm
BLOCK J STORAGE UNITS (8)	=	248.00 sqm
BLOCK K STORAGE UNITS (12)	=	372.00 sqm
BLOCK L STORAGE UNITS (11)	=	341.00 sqm
BLOCK M STORAGE UNITS (36)	=	1 116.00 sqm
BLOCK N STORAGE UNITS (26)	=	806.00 sqm
BLOCK O STORAGE UNITS (7)	=	217.00 sqm
GATEHOUSE	=	15.75 sqm
TOTAL FLOOR AREA	=	15 503.75sqm

COVERAGE

ALLOWABLE COVERAGE = 75%

ALLOWABLE COVERAGE = 75%	=	38 308.50 sqm
BLOCK A WAREHOUSE UNITS (20)	=	6 224.80 sqm
BLOCK B STORAGE UNITS (43)	=	1 498.00 sqm
BLOCK C STORAGE UNITS (30)	=	1 046.00 sqm
BLOCK D STORAGE UNITS (40)	=	1 370.00 sqm
BLOCK E STORAGE UNITS (24)	=	955.00 sqm
BLOCK F STORAGE UNITS (22)	=	1 036.00 sqm
BLOCK G STORAGE UNITS (14)	=	412.00 sqm
BLOCK H STORAGE UNITS (6)	=	211.00 sqm
BLOCK I STORAGE UNITS (23)	=	803.00 sqm
BLOCK J STORAGE UNITS (8)	=	277.00 sqm
BLOCK K STORAGE UNITS (12)	=	381.00 sqm
BLOCK L STORAGE UNITS (11)	=	386.00 sqm
BLOCK M STORAGE UNITS (36)	=	1 565.00 sqm
BLOCK N STORAGE UNITS (26)	=	907.00 sqm
BLOCK O STORAGE UNITS (7)	=	316.00 sqm
GATEHOUSE	=	20.10 sqm
TOTAL COVERAGE	=	17 407.10sqm
		= 34.00%

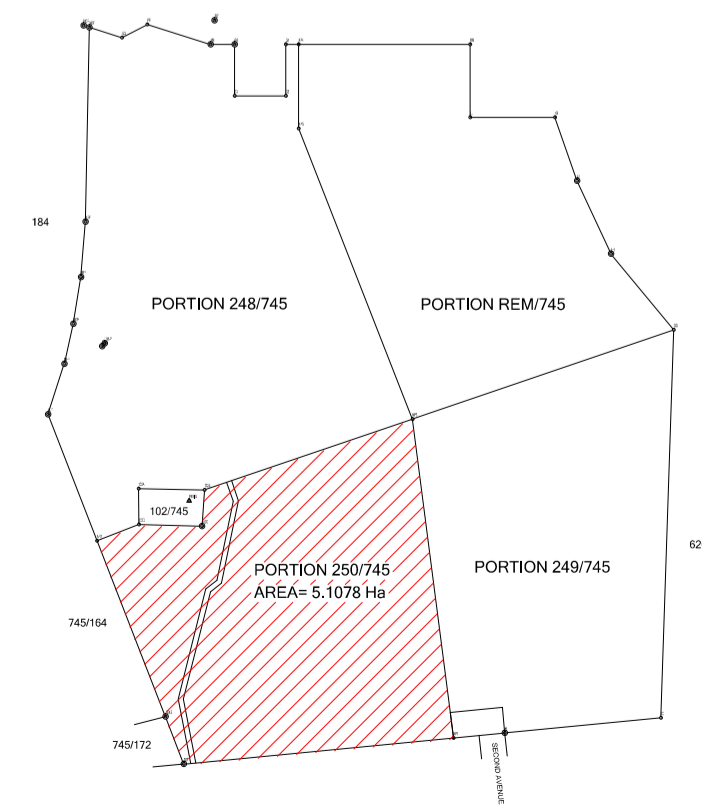
PARKING
 PARKING REQUIRED 1/200sqm FS = 80 BAYS
 PARKING BAYS PROVIDED = 144 BAYS



ERF 426 ST FRANCIS LINKS

PORTION 172/745

SITE PLAN
SCALE: 1:1250



1 ADJUST LAYOUT TO SUIT 10m BUFFER 29.11.23 PJ

NO	REVISIONS	DATE	BY

PROJECT:
NEW WAREHOUSE AND STORAGE FACILITY
 PORTION 250 OF THE FARM GOED GELOOF NO 745, HUMANSDORP DISTRICT FOR FOR P HILL

TITLE
SITE DEVELOPMENT PLAN

SCALE	1:1250	DRAWN	PJ
DATE	OCT 22	REVISION NO	1

DRAWING NO.	5830 - SDP2
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