

	AREA	PARKING RATIO	PROVIDED BAYS
TRUCK STOP			
Covered Forecourt	190m ²	1bay/50m ²	4bays
PETROL FILLING STATION			
Covered Forecourt	400m ²	1bay/50m ²	8bays
Convenience Shop	300m ²	1bay/30m ²	10bays
RESTAURANTS			
Ablutions	100m ²	6bay/100m ²	6bays
Fastfood Restaurants	675m ²	6bay/100m ²	41bays
CAR WASH			
2 bay car wash	50m ²	6bay/100m ²	3bays
TOTAL BAYS REQUIRED			71Bays
EXCESS BAYS			7Bays
TOTAL BAYS PROVIDED			78Bays
9m x4m LOADING BAYS PROVIDED			2Bays

ULUNDI PETROL FILLING STATION		
Site area	8003m ²	
Low Impact Mixed Use Development		
Permitted Floor Area Ratio	6.402m ²	0.8%
Permitted Coverage	3.201m ²	40%
Truckstop Forecourt	190	
Petrol Filling Station Forecourt	400	
PFS Convenience Shop	300	
Fastfood Restaurants	675	
Ablutions	100	
Car Wash	50	
Total Development Area 1 715m²		
Proposed Floor Area Ratio	1715m ²	0.21%
Proposed Coverage	1715m ²	21.4%

SIGNATURES

Owner.....

For KHOB0 Investments Properties

Architect.....

**DRAWING: SITE DEVELOPMENT PLAN
PROPOSED NEW PFS & RESTAURANTS
ULUNDI 19 INTERSECTION**

Low Impact Mixed Use Development

Drawing Name
**Ground Floor,
Ground Floor (1)
SDP SUBMISSION**

Drawn by
W. CHIMANGO Date
MARCH 2021

Pr.Arch (SACAP)
3 MOTTRAMDALE RD
BEREA WEST 3629
WESTVILLE, DURBAN
wavell@kjwc.co.za
083 718 0201

Revision
REV. D

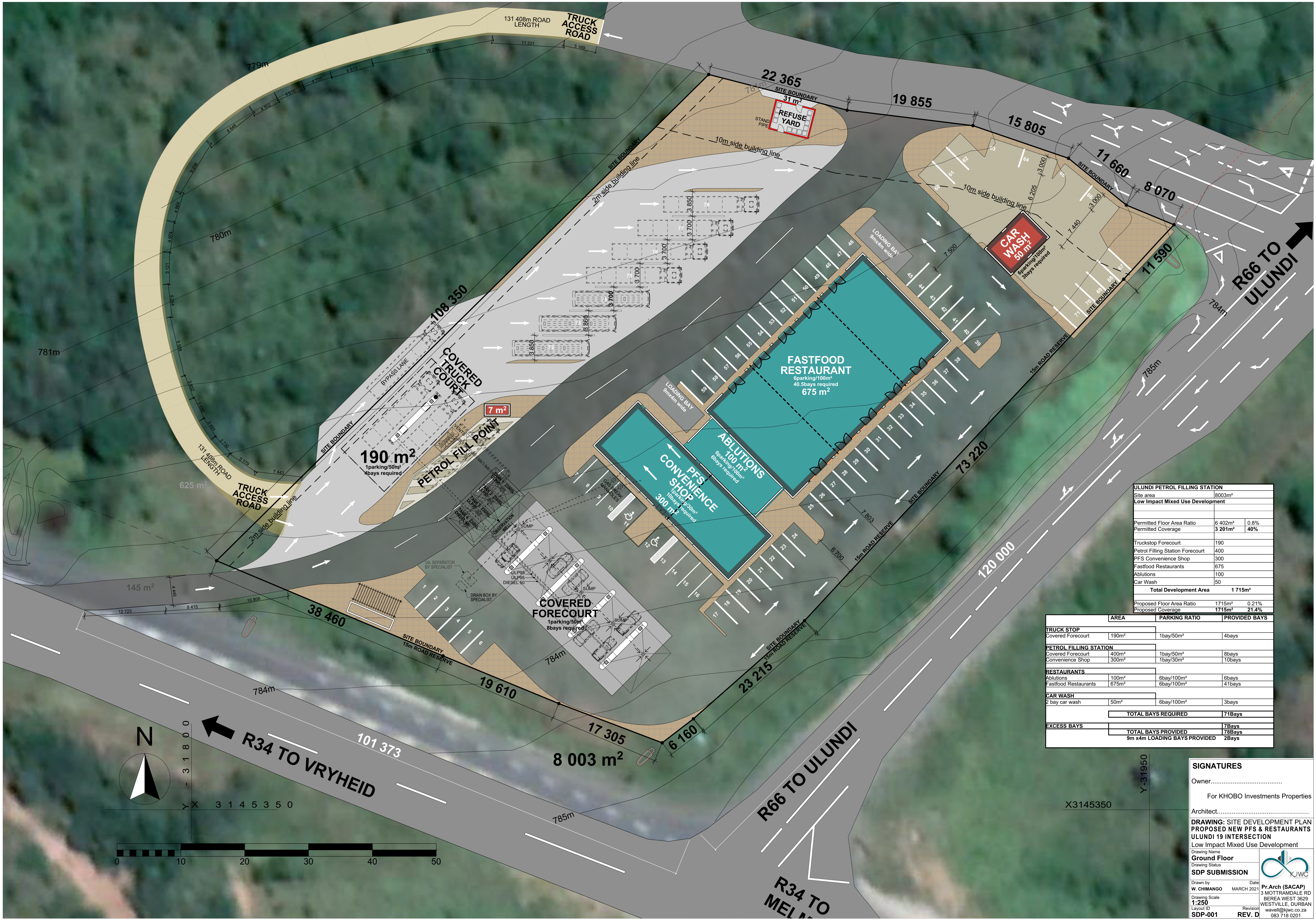
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Drawing Scale
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Drawing Name
**Ground Floor,
Ground Floor (1)
SDP SUBMISSION**

Drawing Name
**Ground Floor,
Ground Floor (1)
SDP SUBMISSION**





ULUNDI PETROL FILLING STATION	
Site area	8003m ²
Low Impact Mixed Use Development	
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Permitted Coverage	3 201m ² 40%
Truckstop Forecourt	190
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PFS Convenience Shop	300
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Ablutions	100
Car Wash	50
Total Development Area	1 715m²
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TRUCK STOP		
Covered Forecourt	1bay/50m ²	4bays
PETROL FILLING STATION		
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RESTAURANTS		
Ablutions	6bay/100m ²	6bays
Fastfood Restaurants	6bay/100m ²	41bays
CAR WASH		
2 bay car wash	6bay/100m ²	3bays
TOTAL BAYS REQUIRED		71Bays
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SIGNATURES

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For KHOB0 Investments Properties

Architect.....

**DRAWING: SITE DEVELOPMENT PLAN
PROPOSED NEW PFS & RESTAURANTS
ULUNDI 19 INTERSECTION**
Low Impact Mixed Use Development

Drawing Name
Ground Floor
Drawing Status
SDP SUBMISSION

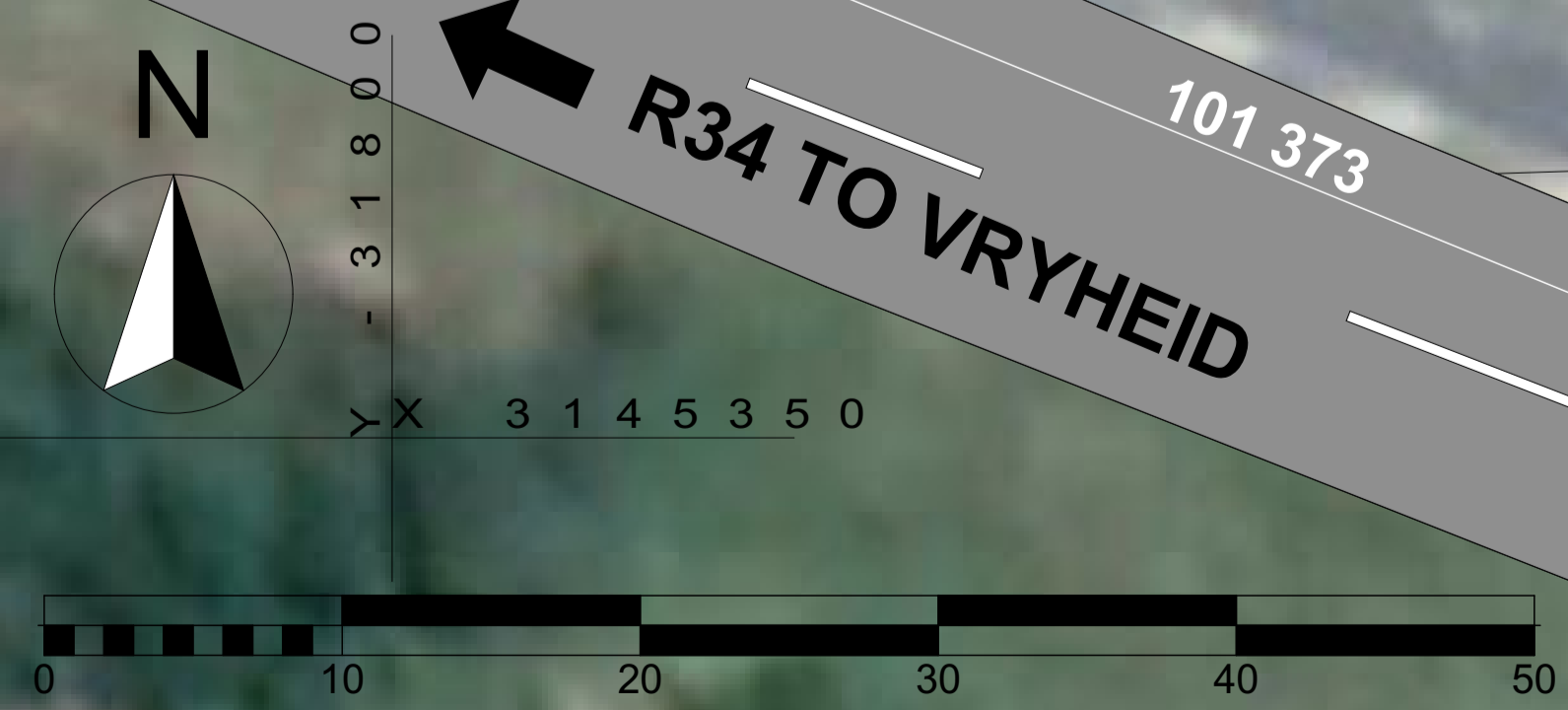
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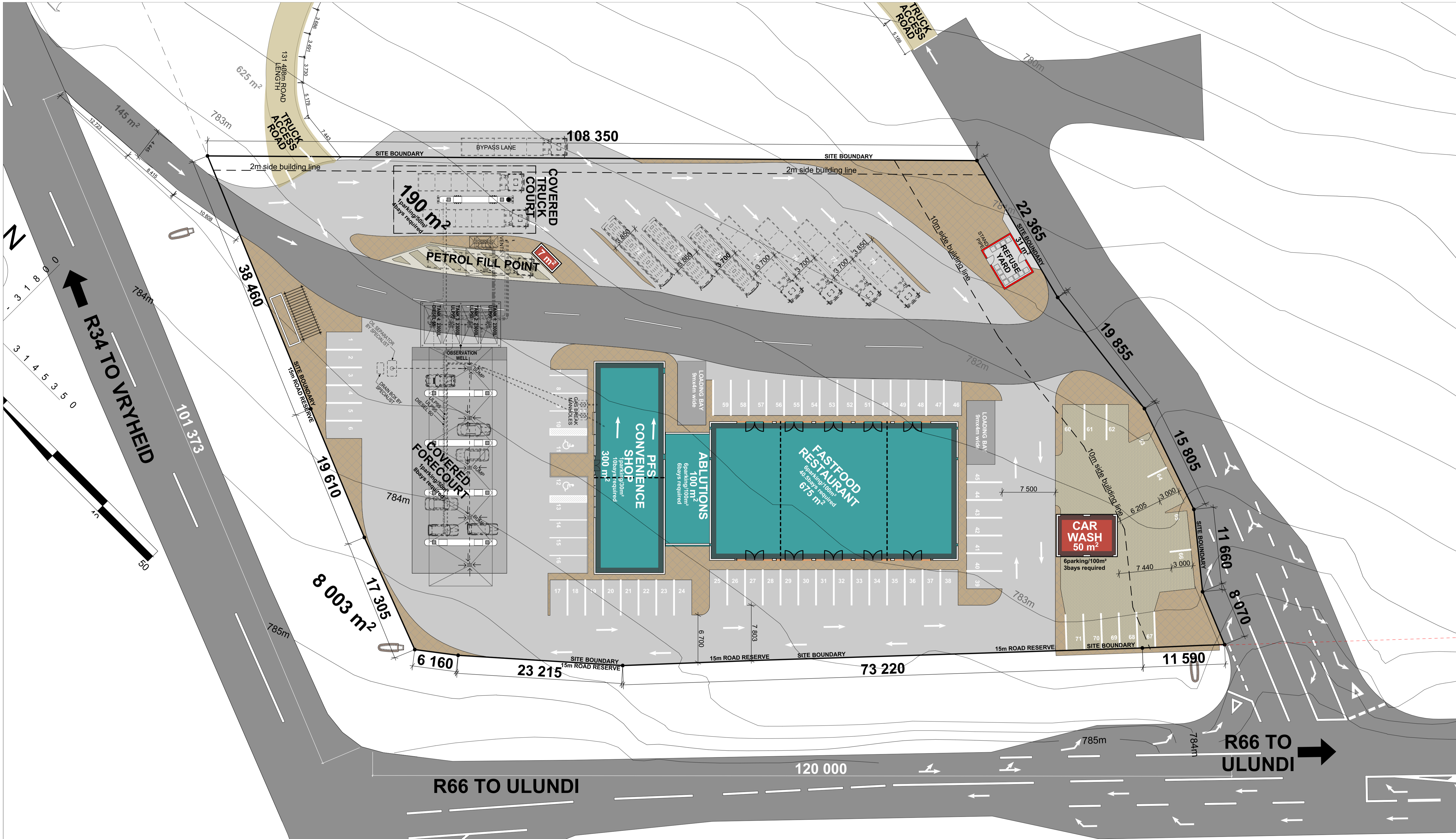
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9m x4m LOADING BAYS PROVIDED			2Bays

ULUNDI PETROL FILLING STATION		
Site area	8003m²	
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For KHOB0 Investments Properties

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PROPOSED NEW PFS & RESTAURANTS
ULUNDI 19 INTERSECTION**

Low Impact Mixed Use Development

Drawing Name
**Ground Floor,
Ground Floor (1)
SDP SUBMISSION**

Drawn by
W. CHIMANGO Date
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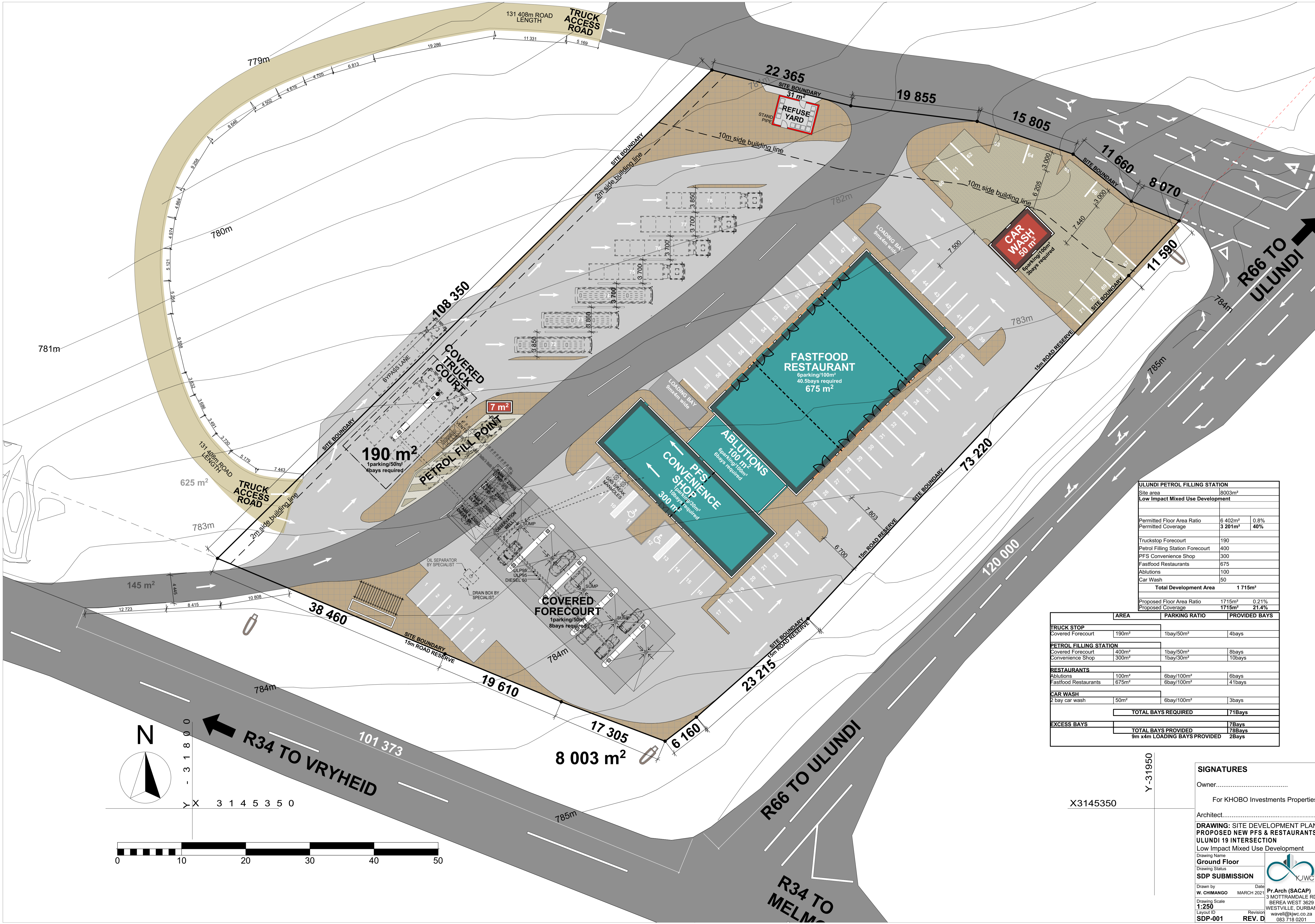
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ULUNDI PETROL FILLING STATION		
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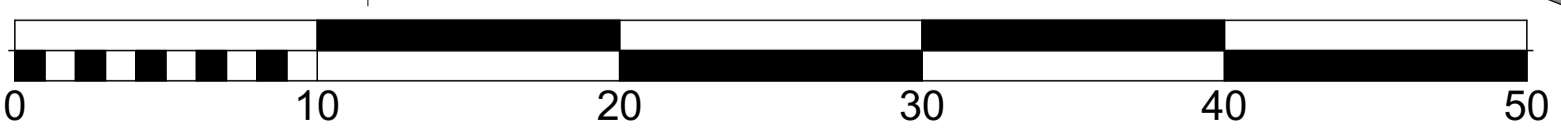
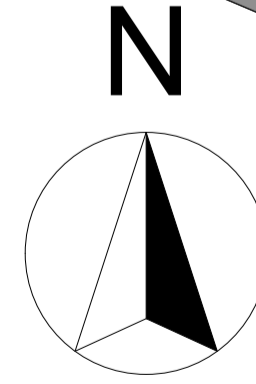
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PROPOSED NEW PFS & RESTAURANTS
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Low Impact Mixed Use Development

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Ground Floor
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