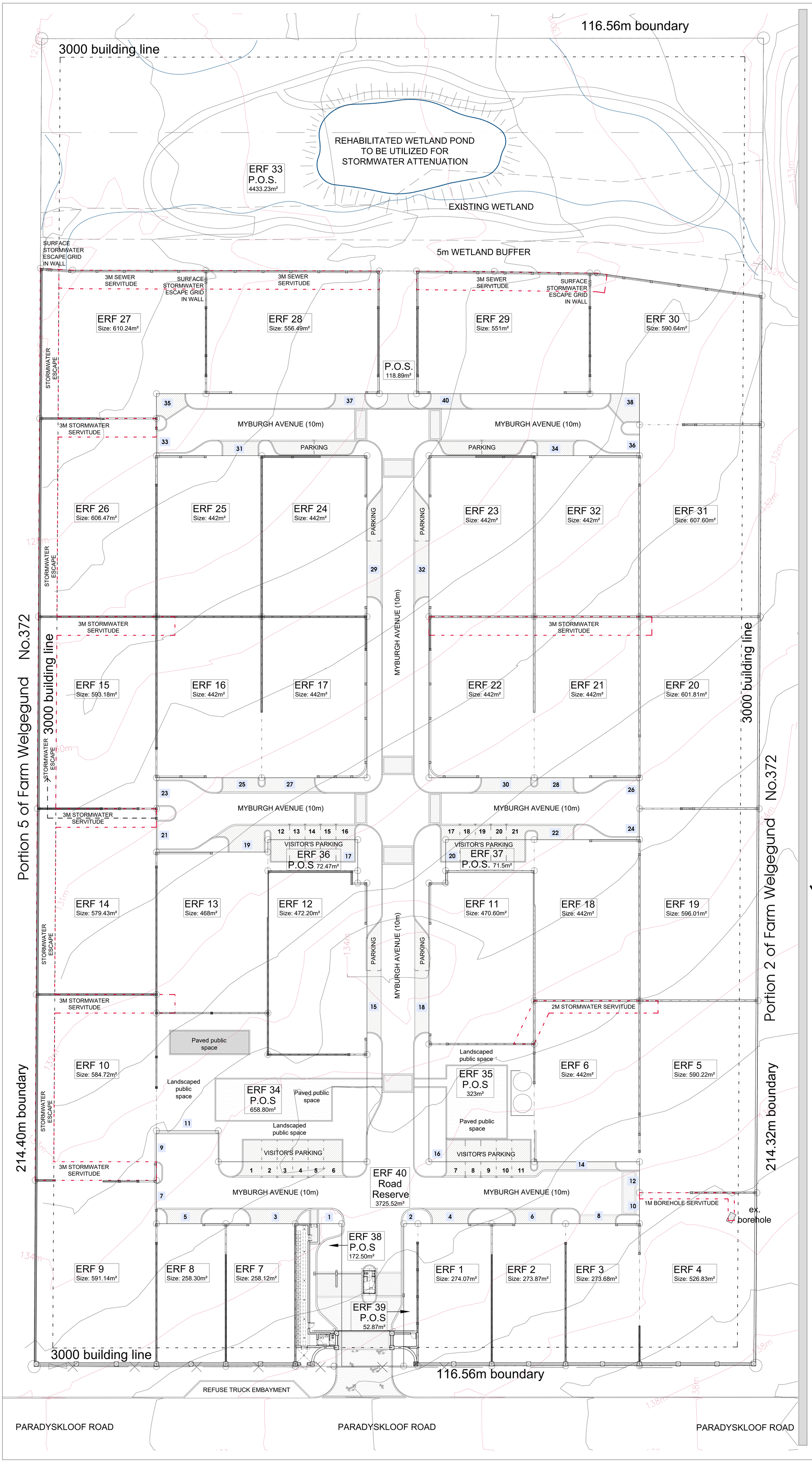

STOP!

READ THIS FIRST: WHEN IN DOUBT ASK!

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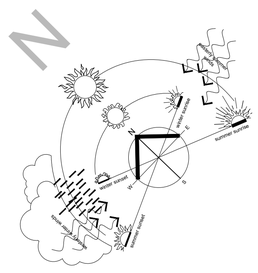

PORTION 1 OF THE FARM WELGEGUND NO. 372, STELLENBOSCH

LEGEND:

- Servitude
- 3m Building Line
- 13 — Street number
- ERF 19 Size: 468m² — Erf number & size
  *erf numbers refer to temporary portion numbers. Final Erf numbers will be allocated by the Surveyor General.

NOTES:

*SITE CALCULATIONS:

Site Size:	24 986 m²
Total Permissible Coverage @ 50%:	12 493 m²
Total Permissible Bulk @ 0,7:	17 490 m²
Total number of units:	32 units
Parking provision:	
2 bays / unit = 64	
+ additional 21 visitors bays	= 85 bays

*TYPICAL UNIT TYPES are only indicative and will be separately designed by new buyers in accordance to the architectural guidelines.

*UNIT TYPES ARE INTERCHANGEABLE and not linked to any erven and can be double or single storey.

*PERIMITER BUILDING LINES:
3m Street Building Line
3m Lateral Building Lines
3m Rear Building Line

*BOUNDARY WALLS:
No solid boundary wall shall exceed 1.8m in height on the street boundary and 2,1 m in height on a lateral boundary measured from the existing ground level abutting such wall or fence.
No palisade type fence shall exceed 2.1m in height on the street boundary or lateral boundary measured from the existing ground level abutting such wall or fence.
At least 40% of the surface area of the entire street boundary wall, including gates, shall be visually permeable as per the sample drawing labeled Boundary Wall Elevation on Drawing SDP-03

WELGEGUND DOMAIN PRIVE

ABACUS DEVELOPMENT COMPANY

WYNAND WILSENACH ARCHITECTS
2ND FLOOR EARLGO BUILDING
CNR KLOOF ST & PARK RD 8001 GARDENS
POSTNET SUITE #98 P BAG X1 VLAEBERG 8018
TEL +27214243230 **EMAIL** architects@w2.co.za

ARCHITECT:

CLIENT:

ABACUS DEVELOPMENT COMPANY
C L I E N T

PROPOSED DEVELOPMENT
Portion 1 of the farm Welgegund No. 372, Stellenbosch, Paradyskloof
P R O J E C T

Site Development Plan: Overall Layout
D R A W I N G

A0 (SHEET SIZE)	1:200 (SCALE)
ADW/JB/AC (DRAWN)	WW (CHECKED)
1435 (PROJECT)	030 (REVISION)

SDP-01
DRAWING No.

2019/08/01 FOR APPROVAL
DOCUMENTATION PHASE