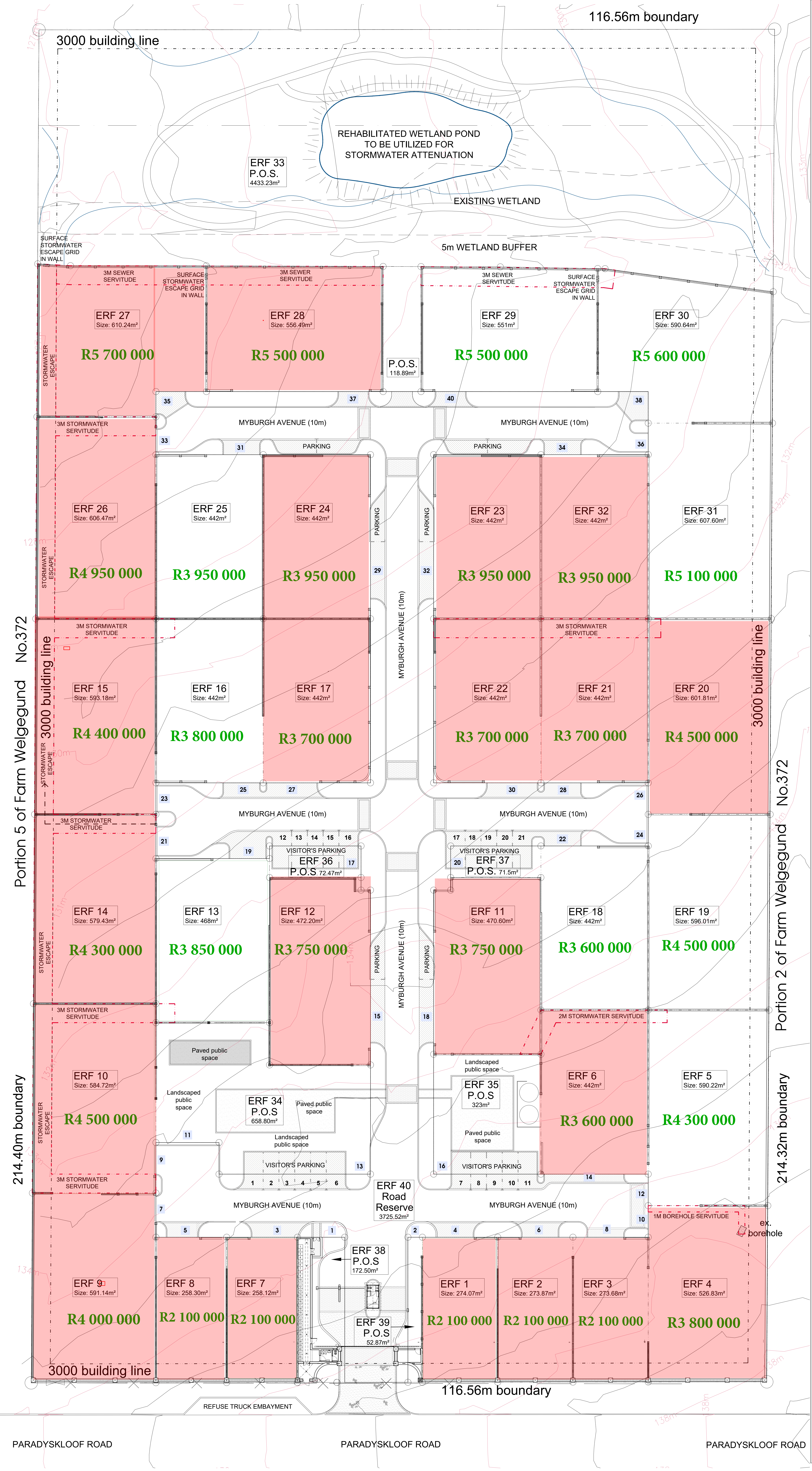
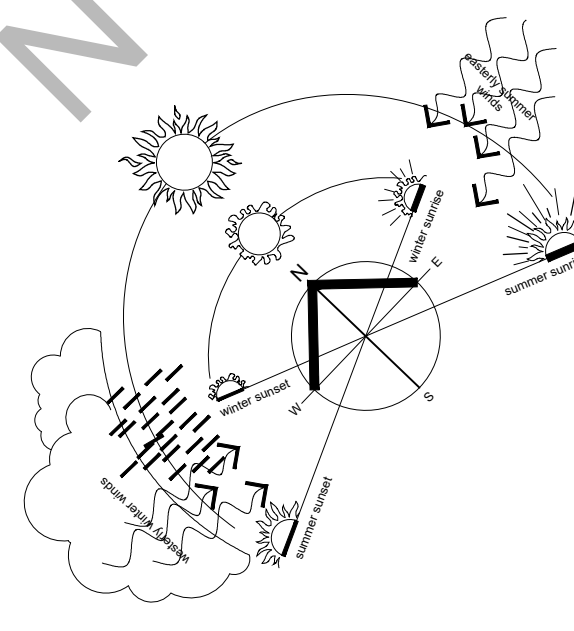




STOP!

READ THIS FIRST: WHEN IN DOUBT ASK!

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PORTION 1 OF THE FARM
WELGEDUND NO. 372,
STELLENBOSCH

LEGEND:

- Servitude
- 3m Building Line
- 13 Street number
- ERF 19 (Size: 596.01m²) Erf number & size

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.

*PERIMETER BUILDING LINES:

- 3m Street Building Line
- 3m Lateral Building Lines
- 3m Rear Building Line

 **SOLD**



WYNAND
WILSENACH
ARCHITECTS

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ARCHITECT:
CLIENT:
ABACUS DEVELOPMENT
COMPANY
C L I E N T

PROPOSED DEVELOPMENT
Portion 1 of the farm Welgund
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

PROJECT 1435 REVISION 030

SDP-01

2019/07/23 FOR APPROVAL
DOCUMENTATION PHASE

WELGEDUND DOMAINE PRIVÉ