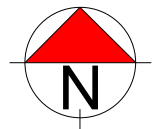




131 Mitchell Street  
PO Box 845  
George 6530  
Tel. 044 874 23649  
Fax. 044 874 2307  
Cell. 082 886 5647  
www.sdkarchitects.com  
info@sdkarchitects.com



SCALE 1: 1500

# Alternative 1 Layout

Development Parameters:	
Height (max 8,5m)	single storey
Coverage: (max 60%)	50%
Density (allowed 35u/ha):	22,6 u/ha
Building Lines: (3m)	3m
Parking requirement:	Req Prov
Dwelling units 2,25 bays per unit:	270
Assisted Living: 0,5 bays per bedroom (8x Assisted living)	4
Frail Care: 0,5 bays per bedroom (32 bedrooms)	16
Total Parking:	290 290
Private Outdoor Space:	
50m <sup>2</sup> provision per unit (excl roads)	50m <sup>2</sup> per erf

## PLAN 2

### STILBAAI-WES ERF 4784

### LAYOUT PLAN

LEGEND			
ZONING:	QTY	AREA (ha)	%
General Residential Zone III	129	3.8394	71.25
Open Space Zone II	1	1.8682	7.05
<b>TOTAL</b>	<b>130</b>	<b>5.7076</b>	<b>100</b>

NOTES			
1. Sizes and dimensions are approximate and subject to final survey.			
2. For erf data, refer SG 2258/2018			
3. The line ab represents a new 7m wide services servitude.			
4. Maximum Density 35 units per hectare - Proposed Development 20 Units/Hectare			
5.			
DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr1915SB4787L01		
PLAN DATE:	28 May 2019		
STORED:	z:\drawings\App\Pr1915SB4787L01.dwg		

**COPY RIGHT:**  
This Plan may not be copied or amended without the written consent of M Vreken

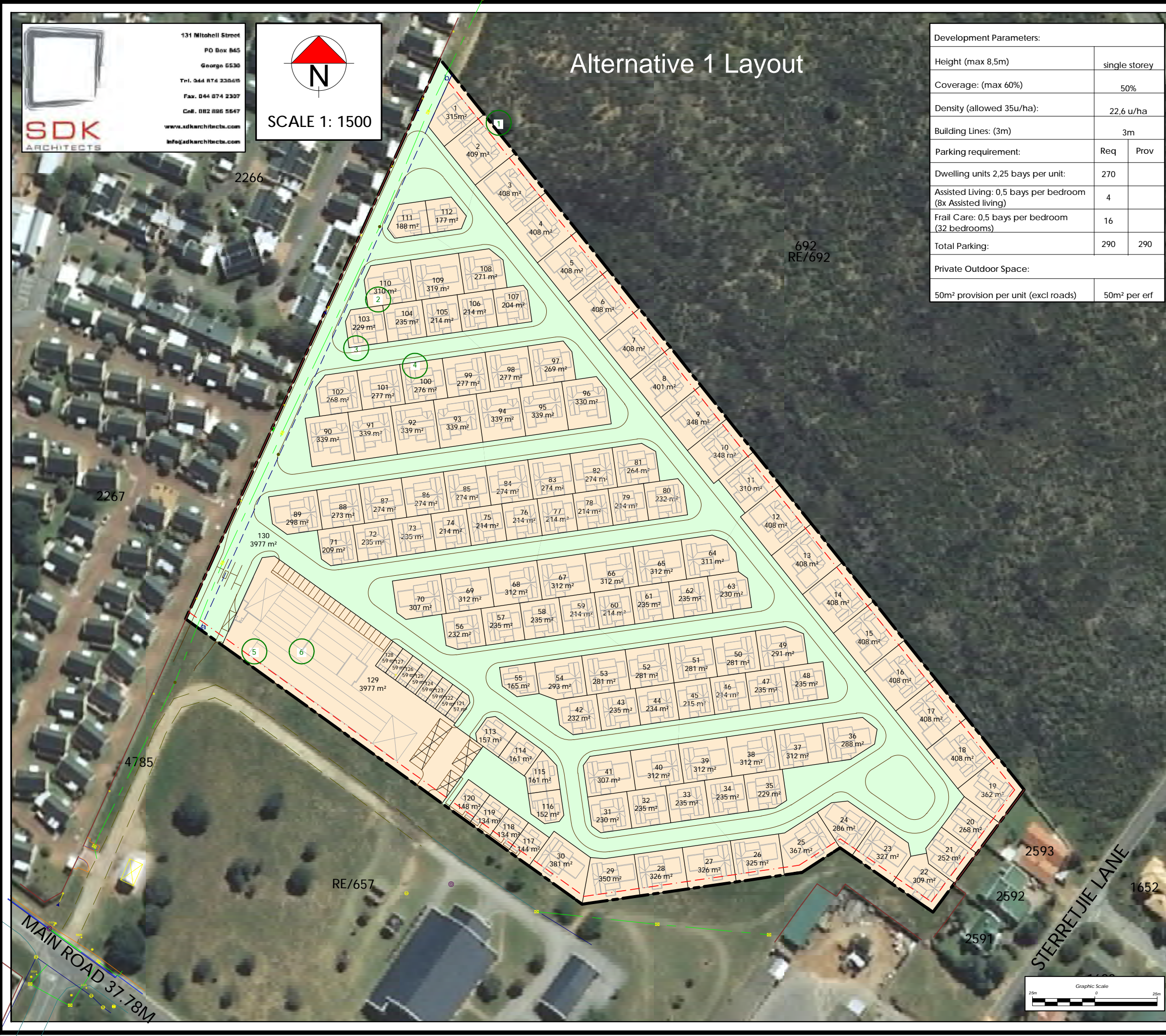
It is hereby certified that this subdivision plan (Plan No. \_\_\_Pr1206Ph2L01\_\_\_ has been approved in terms of Sections 60 and 15(2)(d) of the Hessequa Municipal By-law on Municipal Land Use Planning. File reference [\_\_\_XXXX\_\_\_]. as published in P.N. 7472/2015 ON 21 AUGUST 2015

MUNICIPAL MANAGER  
DATE: \_\_\_\_\_

**Marika Vreken**  
URBAN & ENVIRONMENTAL PLANNERS

21 Trotter Street, PO Box 2180  
KNYSNA 6570

(044) 382 0420  
086 459 2987  
e-mail: marika@vreken.co.za  
www.vreken.co.za



# Alternative 2 Layout (Preferred)



**SITE DEVELOPMENT PLAN scale 1:750**

revisie	revisie	skrywing	skrywing	datum	datum
no.	no.				

**TAKE NOTE:**  
 DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.  
 ANY DISCREPANCIES BETWEEN DRAWINGS AND QUERIES MUST BE DIRECTED TO THE ARCHITECT FOR APPROVAL.  
 COPYRIGHT OF THESE DRAWINGS IS PROTECTED AND RESERVED IN TERMS OF THE ARCHITECTS ACT 35 OF 1978 AND THE COPYRIGHT ACT 95 OF 1978 AND ANY UNAUTHORIZED EMPLOYMENT THEREOF OR REPRODUCTION WILL BE UNLAWFUL.  
 THE AUTHOR'S RIGHTS ARE RESERVED.  
 LET WEL:  
 DIESE MATEES MOET VAN TEKENINGS AFDESKAAL WORD NIE ALLE TEKENINGS EN AFMETINGS MOET OP TERREIN NAGEGAAN WORD ALVOERENS ENIGE MATERIAAL BESTEL WORD OF SWAKKE IN AANVAKING NIE ENIGE TEENSTREWIGHEDE TUSSEN TEKENINGS EN ENIGE NAVRAE MOET VERWYS WORD NA DIE SKRYWER EN OORLEWING.  
 KOPREGTE VAN HIERDIE TEKENINGS WORD BESKERM EN VOORBEHOUD IN TERME VAN DIE ARCHITECTWET 35 VAN 1978 EN DIE KOPREGTEWET 95 VAN 1978 EN ENIGE ONGEMATIGTE OORLEWINGS OF REPRODUKASIE SAL ONWETTIG WEES.  
 DIE OUTERSSE REGTE WORD BEHOUD.



**131 Mitchell Street**  
 PO Box 845  
 George 6530  
 Tel. 044 874 2304/5  
 Fax. 044 874 2307  
 Cell. 082 896 5647  
 www.sdkarchitects.com  
 info@sdkarchitects.com

projekskrywing / project description: **Proposed Lifestyle Village for Ellenrust Properties CC, Stilbaai.**

tekeningbeskrywing / drawing description: **SITE DEVELOPMENT PLAN**

nasion	check	skaal	scale
AdT / JdK		1:750	
datum	date	tekening no.	drawing no.
13/03/2019		S001	
werk nr	proj.no.		
1733	D		