

A1	High Density Town Housing Total 44
A2	Single Residential 2 Zoning for 3 Storey Apartments Total 84
B	Business Zone 3 for Neighbourhood Shop with 9 x Flats above & Day Care / Pre School Facility.
C	Historic Presinct (Clubhouse, Restaurant, Gym etc.)
D	High Density Group Housing (Cottages) Total 36
E	Group Housing Total 64
F	Single Residential Erven Total 79
G	Group Housing Total 5
H	Entrance Control
I	Entrance off Glenwood Drive
Total Single Residential Zone 2 Opportunities = 312	
Area Available for Housing = 17ha	



LOCALITY PLAN n.t.s.



SITE DEVELOPMENT PLAN scale 1:1250

projekbeskrywing KRAAIBOSCH 195/21 (PIETER KOEN) GEORGE Proposed Rezoning & Subdivision	project description Site Development Plan	tekeningbeskrywing Site Development Plan	drawing description SDP/001	get. dwn ns ch JD JdK 1:1250	skaal 1:1250	hersion revision	beskrywing description	datum get. date dwn	SKETCH PLAN FOR INFORMATION ONLY MUNICIPAL DOCUMENTATION FOR CONSTRUCTION	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 94 OF 1978 AND ANY UNAUTHORIZED INFRINGEMENT THEREOF OR REPRODUCTION WILL BE UNLAWFUL. LET WEL: GEEN MATES MOET VAN TEKENINGE AFGESKAAL WORD NIE. ALLE TEKENINGE EN AFMETINGS MOET OP TERREIN NADIGGAAN WORD ALvorens enige materiaal bestel word of bouwerk in aanvang neem. enige tekenings en vrae moet direk na die tekening na die argitek vir goedkeuring. kopiereg van hierdie tekeninge word beskerm en voorbehou in terme van die argitekwet 35 van 1978 en die kopieregwet 94 van 1978 en enige ongemagtigde oortrekkings of reproduksies sal onwettig wees. DIE OUTEUR SE REGTE WORD BEHOUD.	125 Meade Street PO Box 845 George 6530 Tel. 044 874 2304/5 Cell. 082 896 5647 www.sdkarchitects.com info@sdkarchitects.com
				datum date 2024/01/10	tekening no. SDP/001	drawing no.	datum get. date dwn				
				werk nr 2222	proj.no.	drawing no.	datum get. date dwn				

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No	Description	Drawn	Date	App
A	FOR APPROVAL	CAL	10-11-23	NA

REVISIONS	
No	Description
1	Initials
2	Date
3	Designed
4	Drawn
5	Project Eng
6	Approved

SCALE 1 : 750

KANTEY & TEMPLER
 CONSULTING ENGINEERS
Engineering the Vision Development

Client
PIETER KOEN TRUST

Project
PIETER KOEN ESTATE DEVELOPMENT

Title
INTERNAL SERVICES LAYOUT PLAN WITH TEMPORARY SEWER OPTION

Drawing No: **G5215BA-CE-101**
 Rev No: **A**

LEGEND

STAND BOUNDARY

SEWER:
 Ø UPVC - UPVC CLASS 34 SEWER LINE WITH ERFC CONNECTION - Ø AS INDICATED
 Ø AS INDICATED
 Ø AS INDICATED
 WATER SUPPLY:
 Ø UPVC - ERFC CONNECTION - Ø AS INDICATED
 Ø AS INDICATED
 Ø AS INDICATED

TELKOM:
 2 X 110mm Ø SLEEVES - GREEN + BLACK
 TELKOM JOINING PIT - LARGE
 TELKOM JUNCTION BOX - SMALL
 ELECTRICAL:
 2L = 2 X 110mm DOUBLE WALL HDPE DUCT
 1H = 1 X 160mm DOUBLE WALL HDPE DUCT
 STORMWATER NETWORK:
 CLASS 1000 CONCRETE PIPES - SPIGOT & SOCKET - SIZE AS INDICATED
 HEADWALL
 STORMWATER DROP INLET
 CATCHPIT
 STORMWATER MANHOLE
 STORMWATER FIELD INLET
 SUBSOIL DRAIN

OTHER:
 W30 - NODE NUMBER - REFER TO DWG FOR DETAILS
 MPVC CLASS 12 WATER LINE WITH ERFC CONNECTION - Ø AS INDICATED
 END CAP
 VALVE
 FIRE HYDRANT
 SCOUR VALVE
 AIR VALVE



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No	Description	Drawn	Checked	Date	App
A	FOR APPROVAL	CEL	CEL	10.11.23	NA

REVISIONS	
No	Description

Date	Initials
28-06-23	CEL
28-06-23	CEL
28-06-23	NA
28-06-23	NA

SCALE 1 : 750

KANTLEY & TEMPLER
 CONSULTING ENGINEERS
Engineering Vision Development

Client
 PIETER KOEN TRUST

Project
 PIETER KOEN ESTATE DEVELOPMENT

Title
 INTERNAL SERVICES LAYOUT PLAN WITH LONGTERM SEWER OPTION

Drawing No. G5215BA-CE-102

Rev No. A



LEGEND

STAND BOUNDARY

SEWER:

- JUPVC CLASS 94 SEWER LINE WITH ERF CONNECTION - Ø AS INDICATED
- JUPVC CLASS 12 BUSINESSMAN - Ø AS INDICATED
- WATER SUPPLY

WATER SUPPLY:

- NODE NUMBER - REFER TO DWG FOR DETAILS
- MPVC CLASS 12 WATER LINE WITH ERF CONNECTION - Ø AS INDICATED
- END CAP
- VALVE
- FINE HYDRANT
- SCOUR VALVE
- AIR VALVE

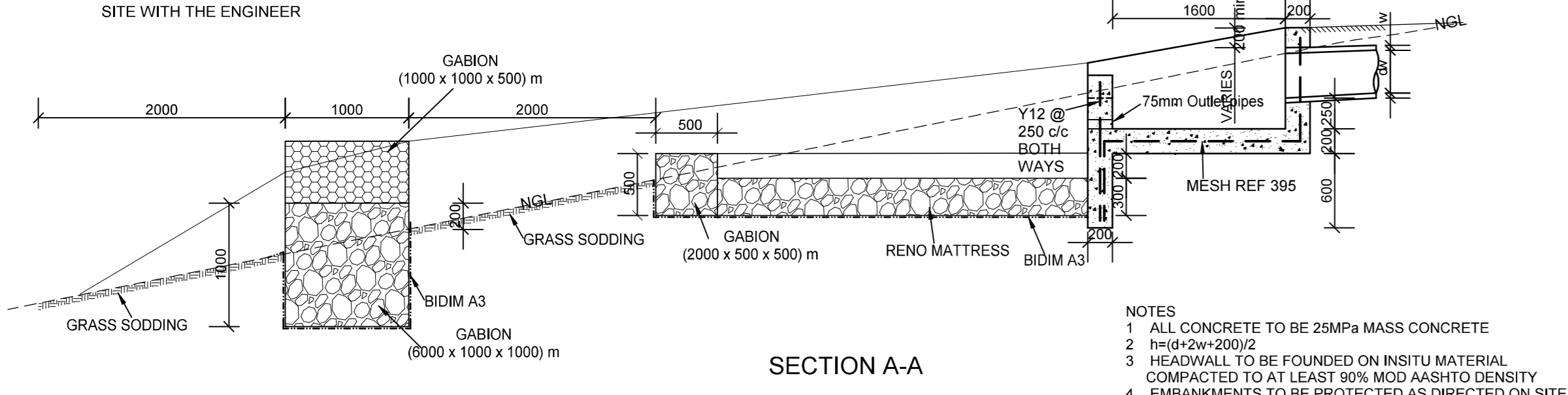
TELKOM:

- 2 X 110mm Ø SLEEVES - GREEN + BLACK
- TELKOM JOINTING PIT - LARGE
- TELKOM JOINTING BOX - SMALL
- ELECTRICAL
- 2L = 2 x 110mm DOUBLE WALL HDPE DUCT
- 1H = 1 x 160mm DOUBLE WALL HDPE DUCT
- STORMWATER NETWORK
- CLASS 1000 CONCRETE PIPES - SPIGOT & SOCKET - SIZE AS INDICATED
- HEADWALL
- STORMWATER DROP INLET
- CATCHPIT
- STORMWATER MANHOLE
- STORMWATER FIELD INLET
- SUBSOIL DRAIN

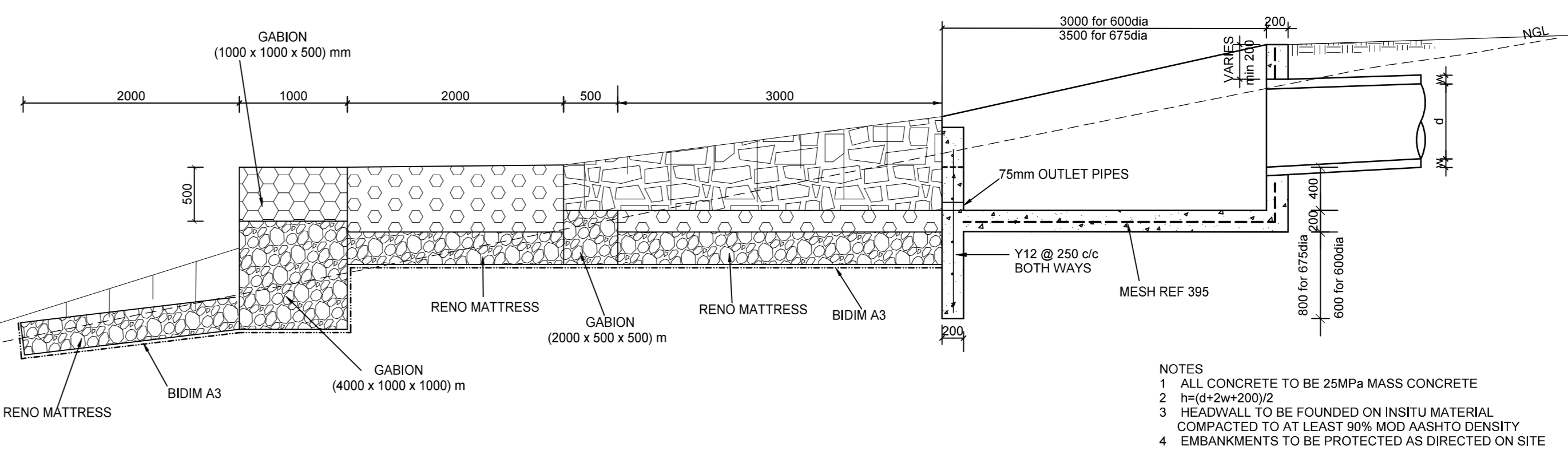
GENERAL NOTES

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- 2. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARDIZED SPECIFICATION SABS 1000 AND THE STANDARDS REFERRED TO THEREIN.

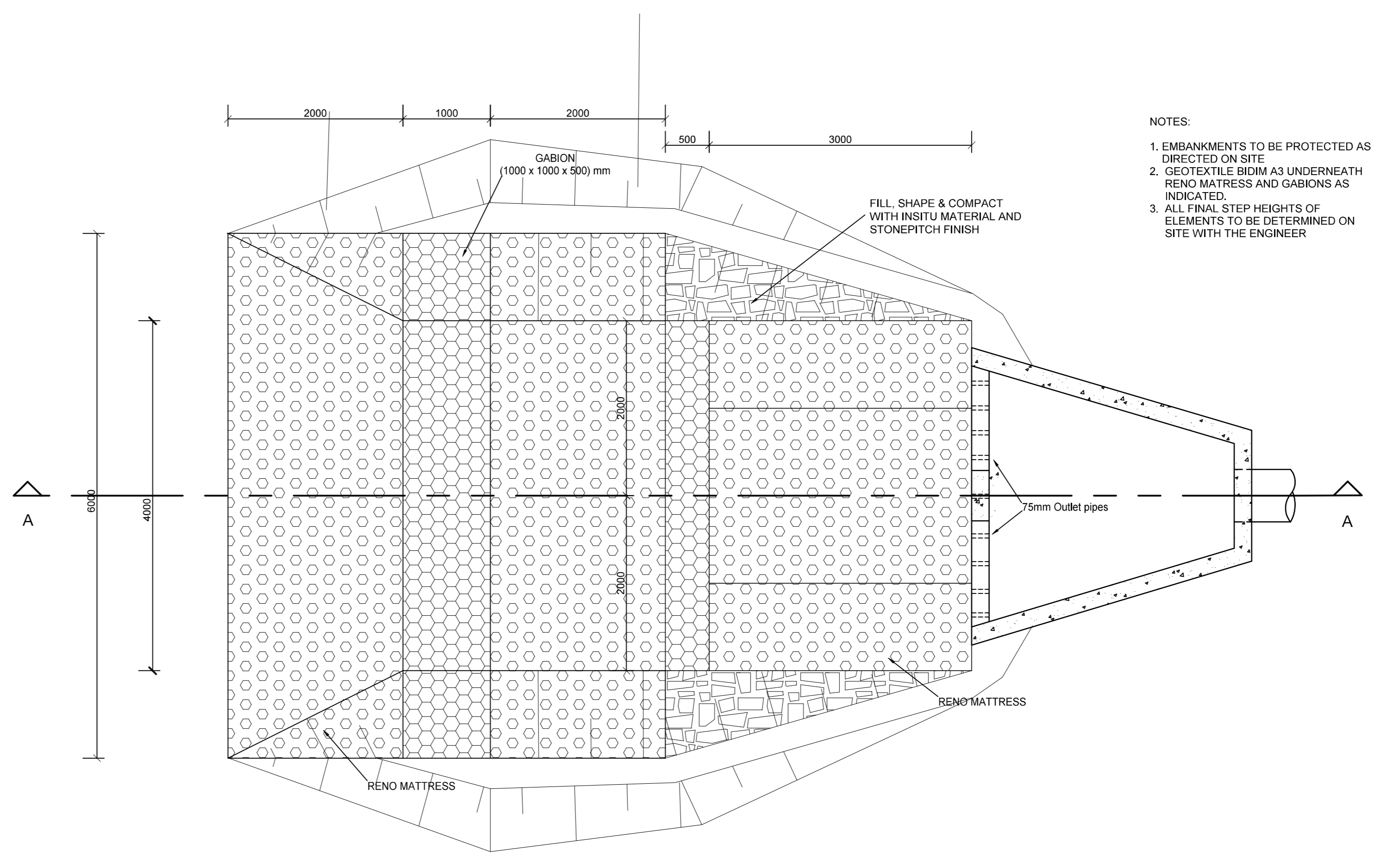
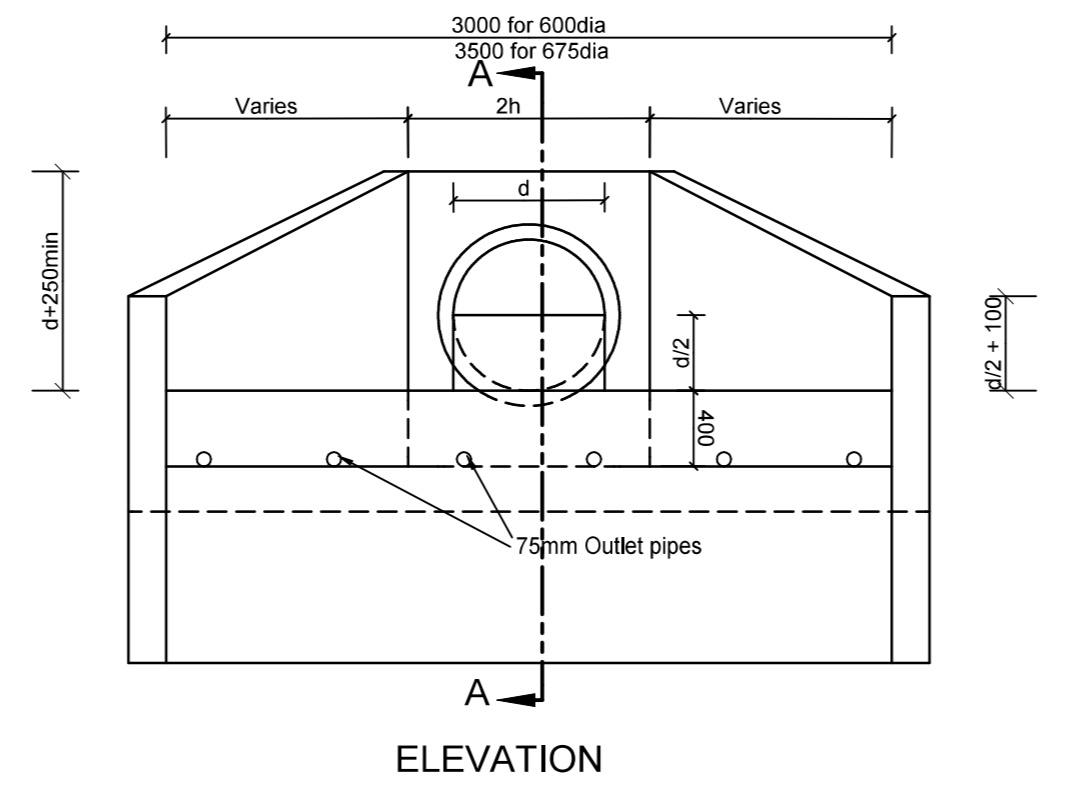
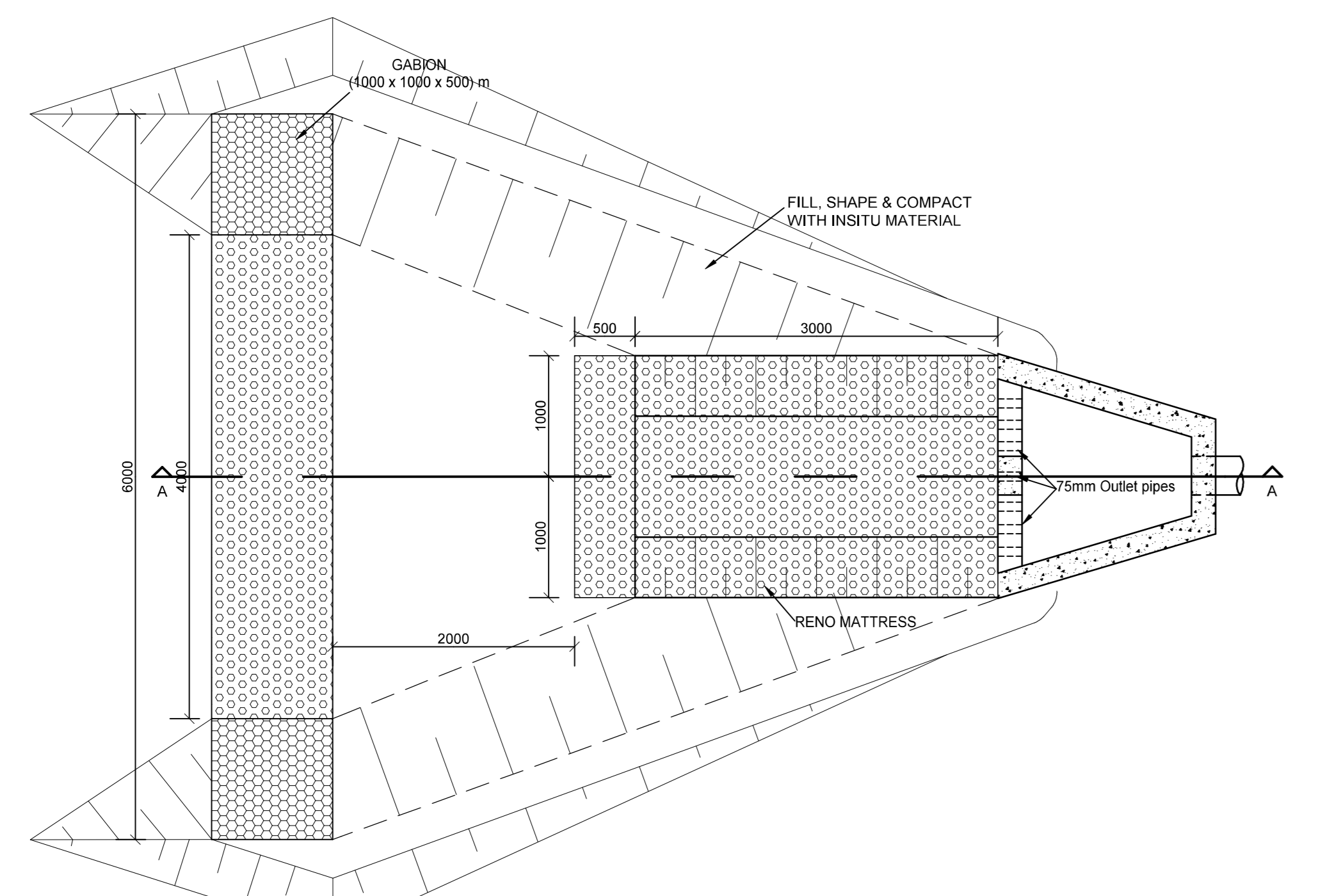
- NOTES**
- 1. EMBANKMENTS TO BE PROTECTED AS DIRECTED ON SITE
 - 2. GEOTEXTILE BIRM A3 UNDERNEATH RENO MATTRESS AND GABIONS AS INDICATED
 - 3. ALL FINAL STEP HEIGHTS OF ELEMENTS TO BE DETERMINED ON SITE WITH THE ENGINEER



- NOTES**
- 1. ALL CONCRETE TO BE 25MPa MASS CONCRETE
 - 2. MIN=2m/200/2
 - 3. HEADWALL TO BE FOUNDED ON INSITU MATERIAL COMPACTED TO AT LEAST 90% MOD ASHTO DENSITY
 - 4. EMBANKMENTS TO BE PROTECTED AS DIRECTED ON SITE



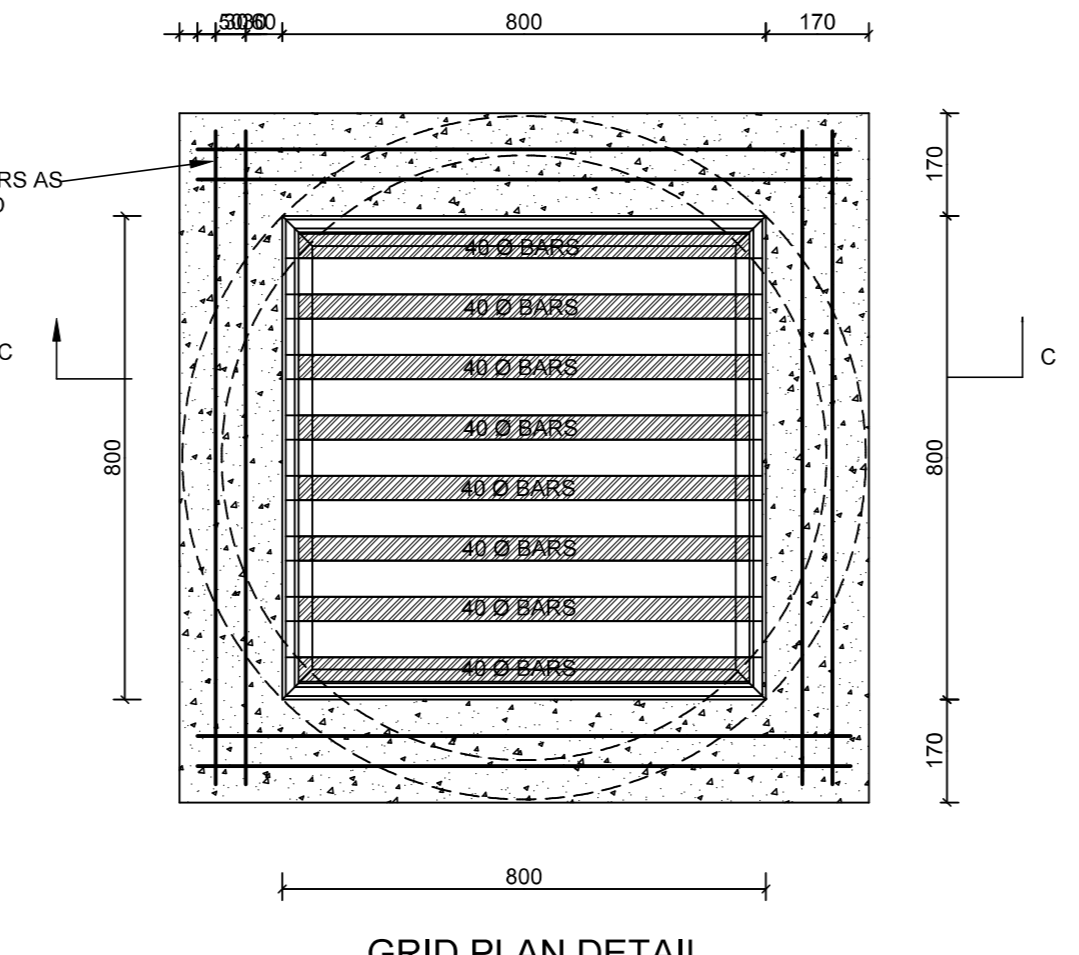
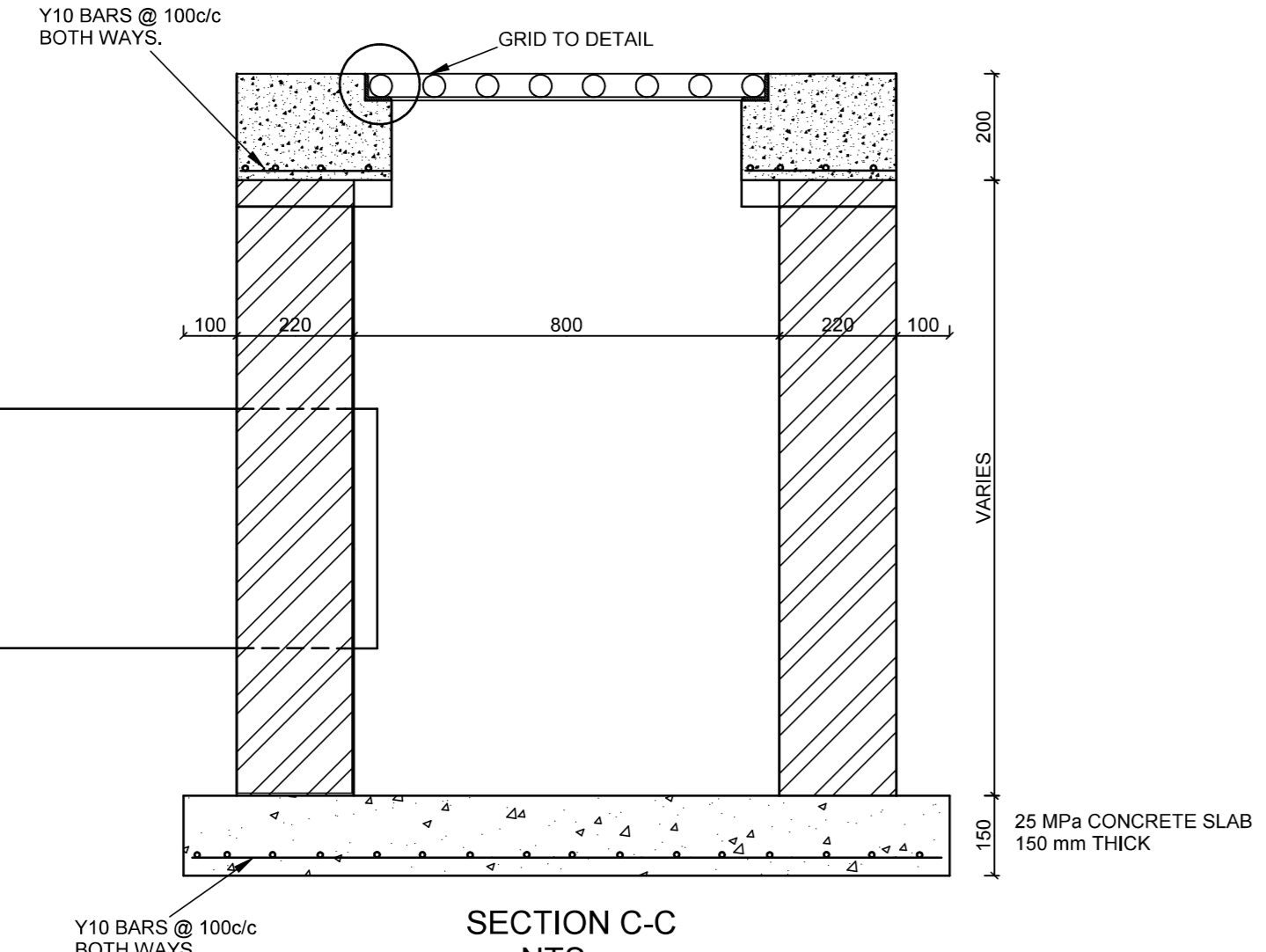
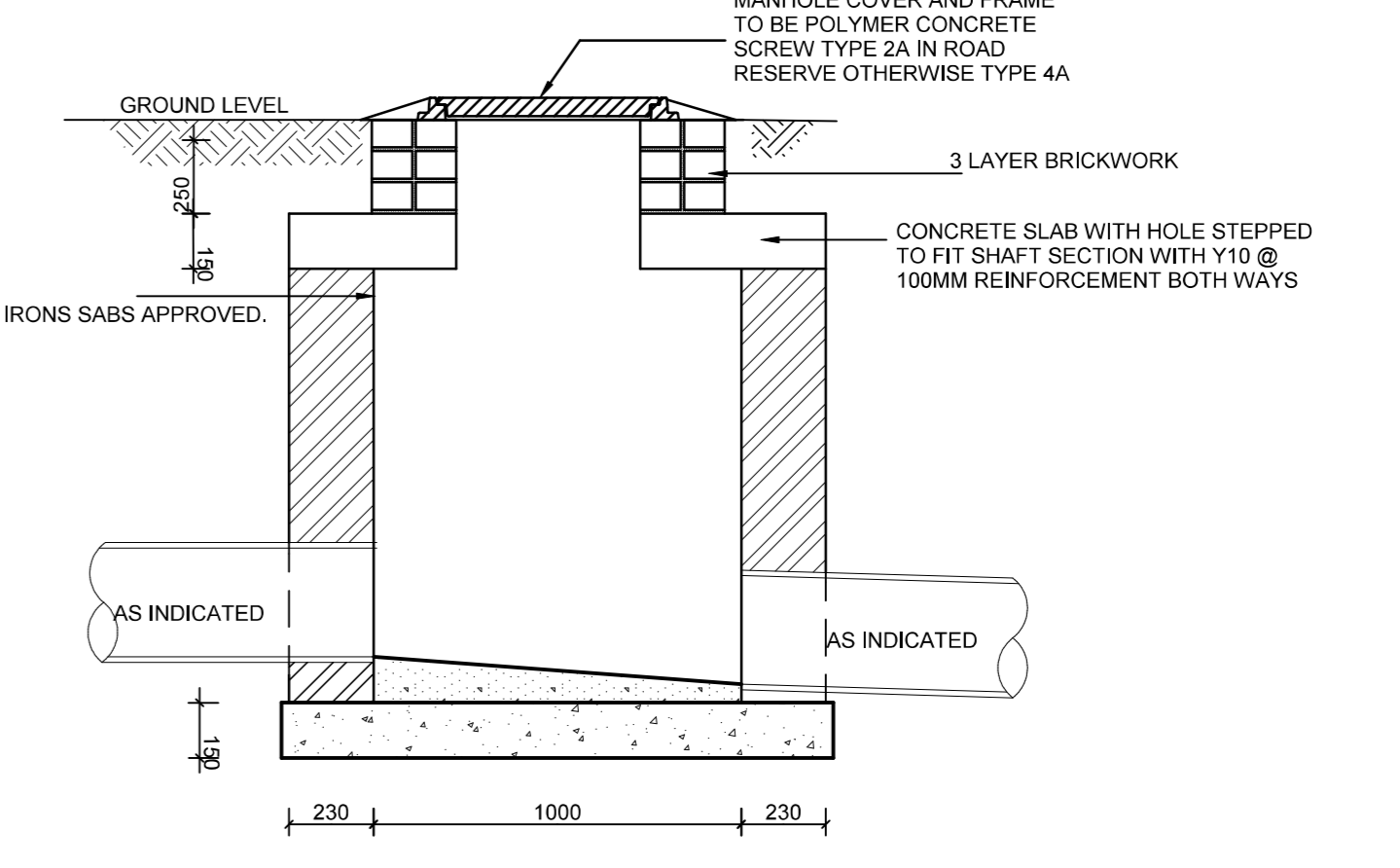
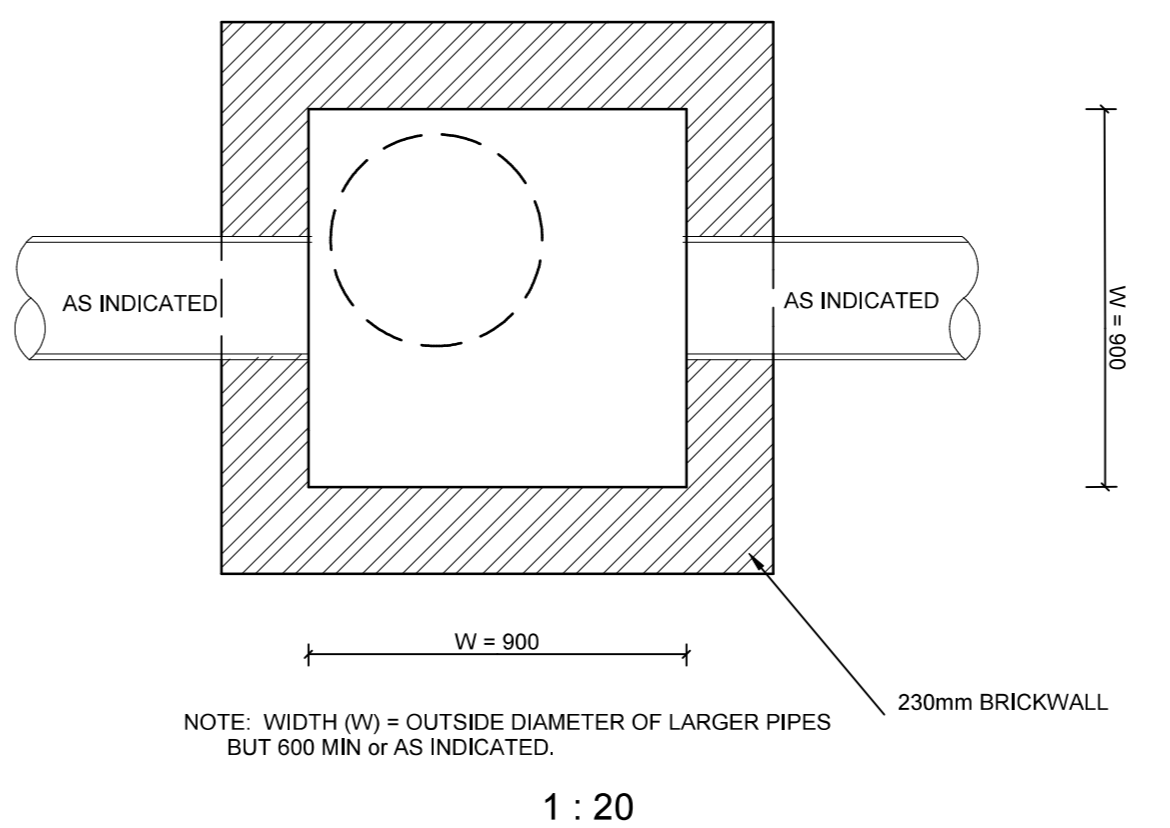
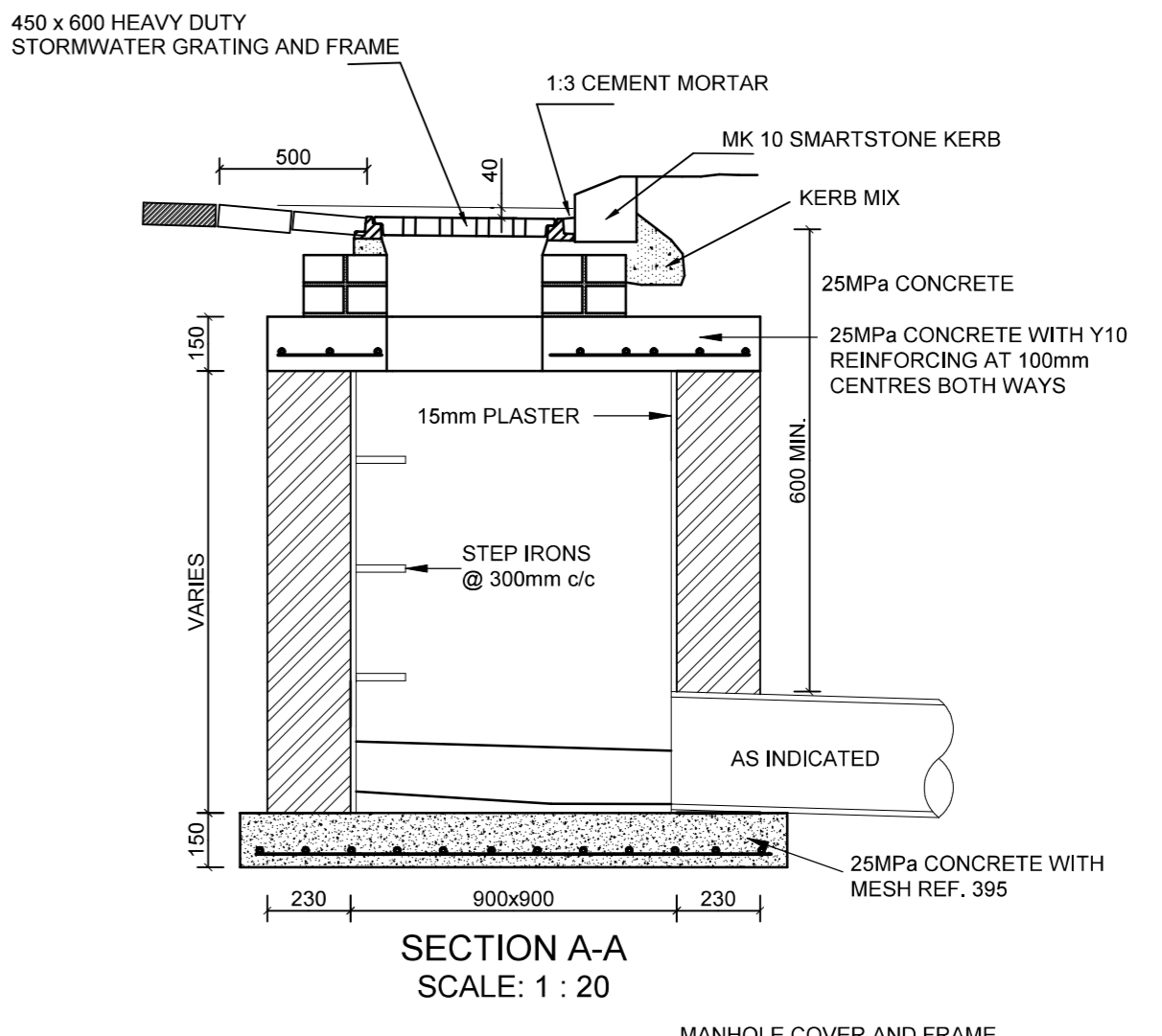
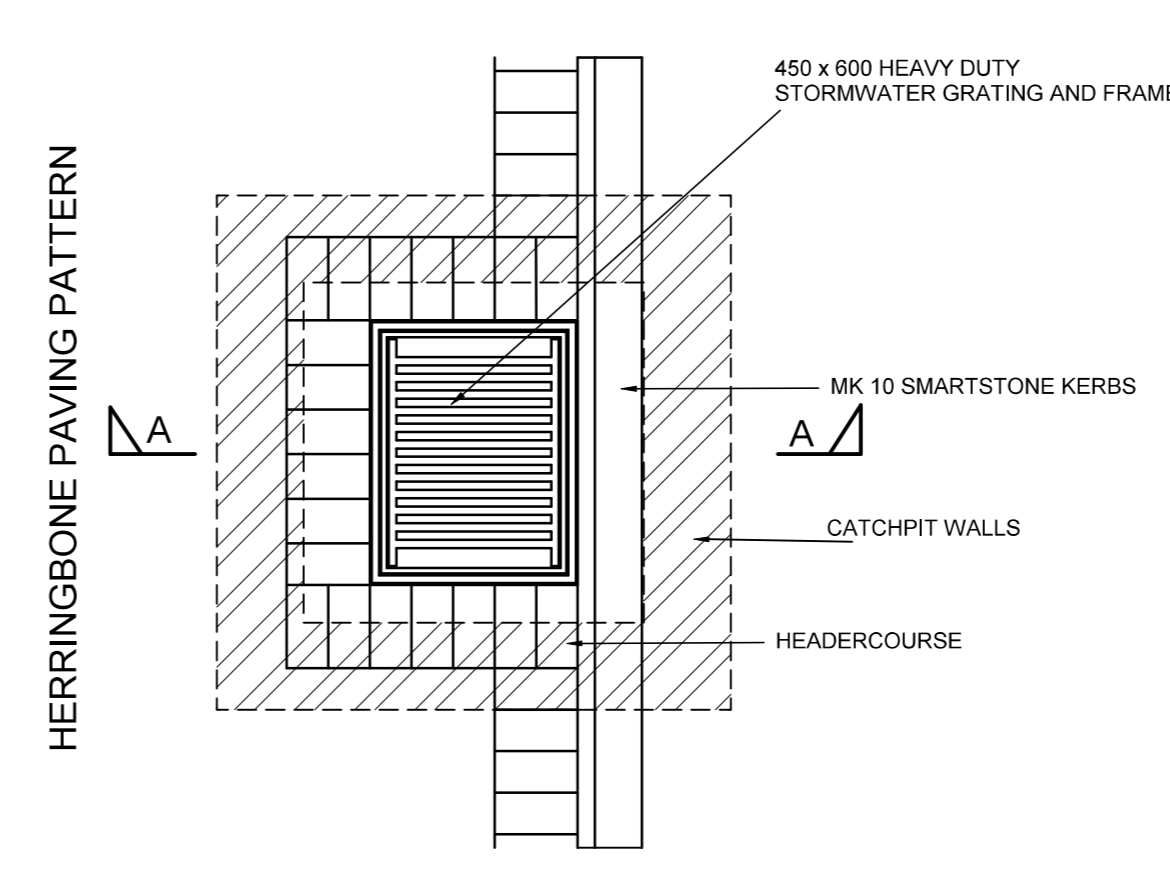
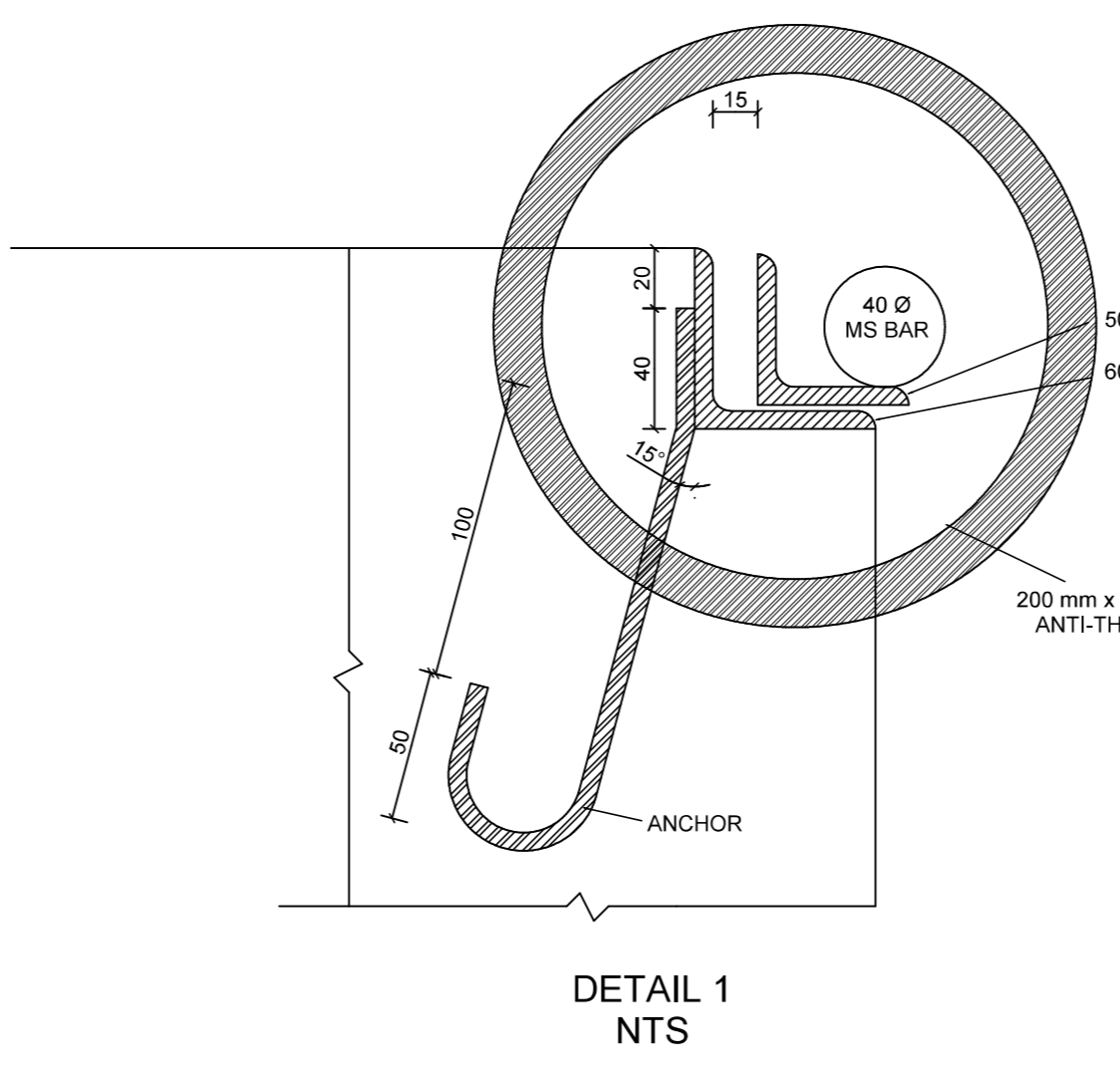
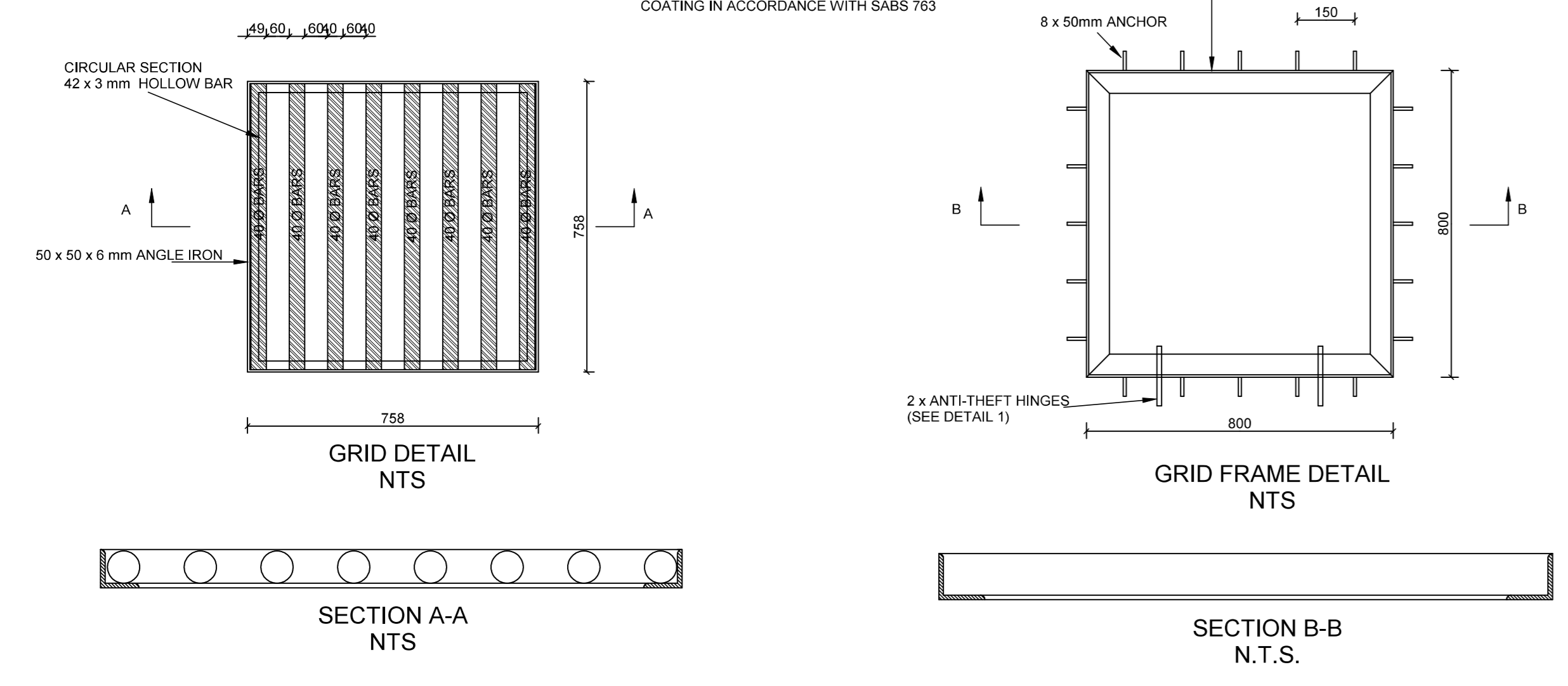
- NOTES**
- 1. ALL CONCRETE TO BE 25MPa MASS CONCRETE
 - 2. MIN=2m/200/2
 - 3. HEADWALL TO BE FOUNDED ON INSITU MATERIAL COMPACTED TO AT LEAST 90% MOD ASHTO DENSITY
 - 4. EMBANKMENTS TO BE PROTECTED AS DIRECTED ON SITE



- NOTES**
- 1. EMBANKMENTS TO BE PROTECTED AS DIRECTED ON SITE
 - 2. GEOTEXTILE BIRM A3 UNDERNEATH RENO MATTRESS AND GABIONS AS INDICATED
 - 3. ALL FINAL STEP HEIGHTS OF ELEMENTS TO BE DETERMINED ON SITE WITH THE ENGINEER

NOTES

- 1. GRID AND FRAME SHALL BE HOT-DIP GALVANISED WITH AN 85 MICROMETER COATING IN ACCORDANCE WITH SABS 763



FIELD INLET

A	FOR INFORMATION	CAL	29-06-23	NA
No	Description	Drw	Date	App

REVISIONS

Designed	Initials	Date
CAL		29-06-23
Drawn	CAL	29-06-23
Project Eng	NA	29-06-23
Approved	NA	29-06-23

SCALE 1 : 500



Client **PIETER KOEN TRUST**

Project **PIETER KOEN ESTATE DEVELOPMENT**

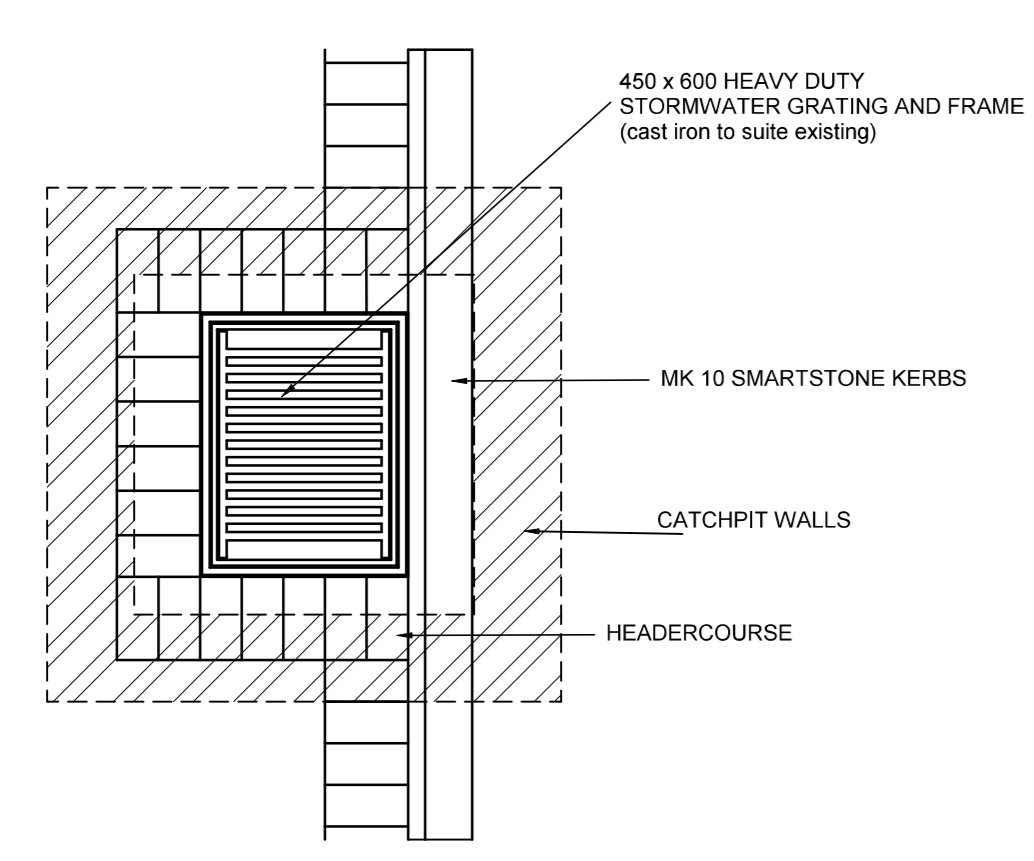
File **STORMWATER DETAILS 1**

Drawing No **G5215BA-CE-110**

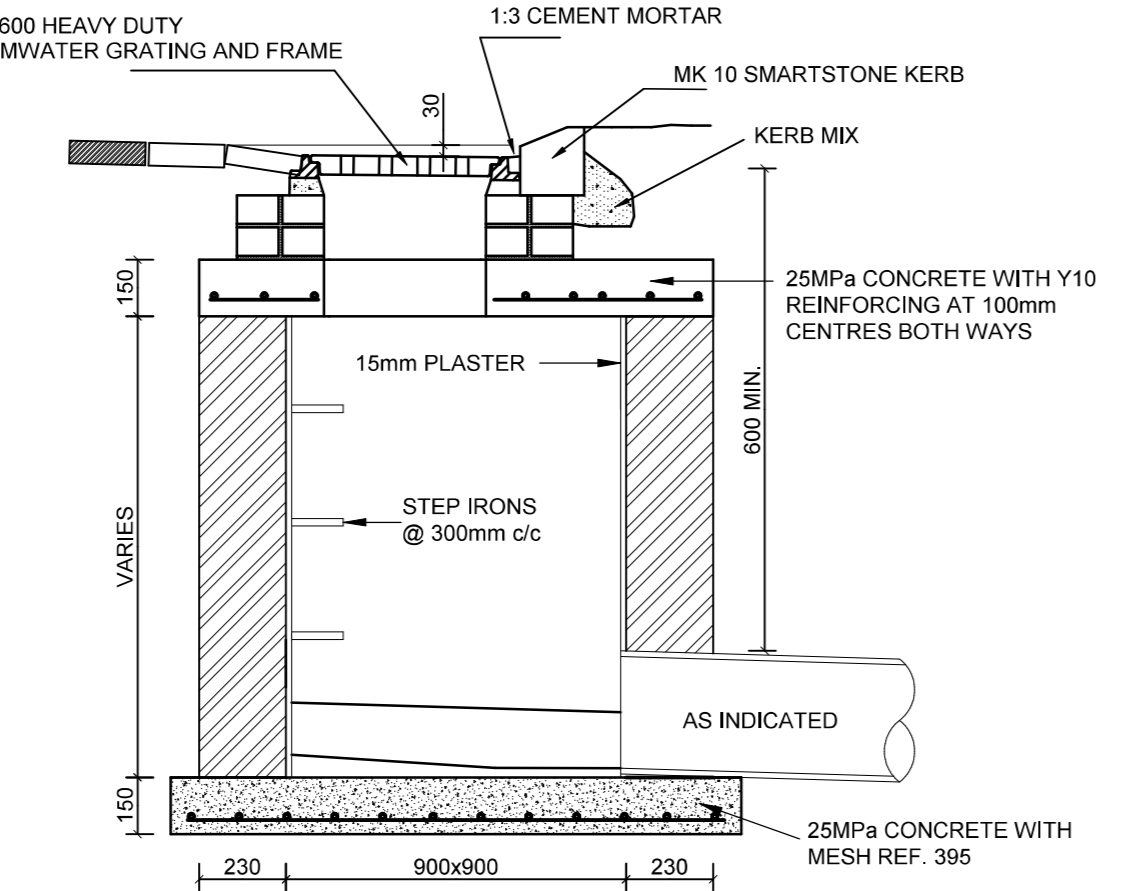
Rev No **A**

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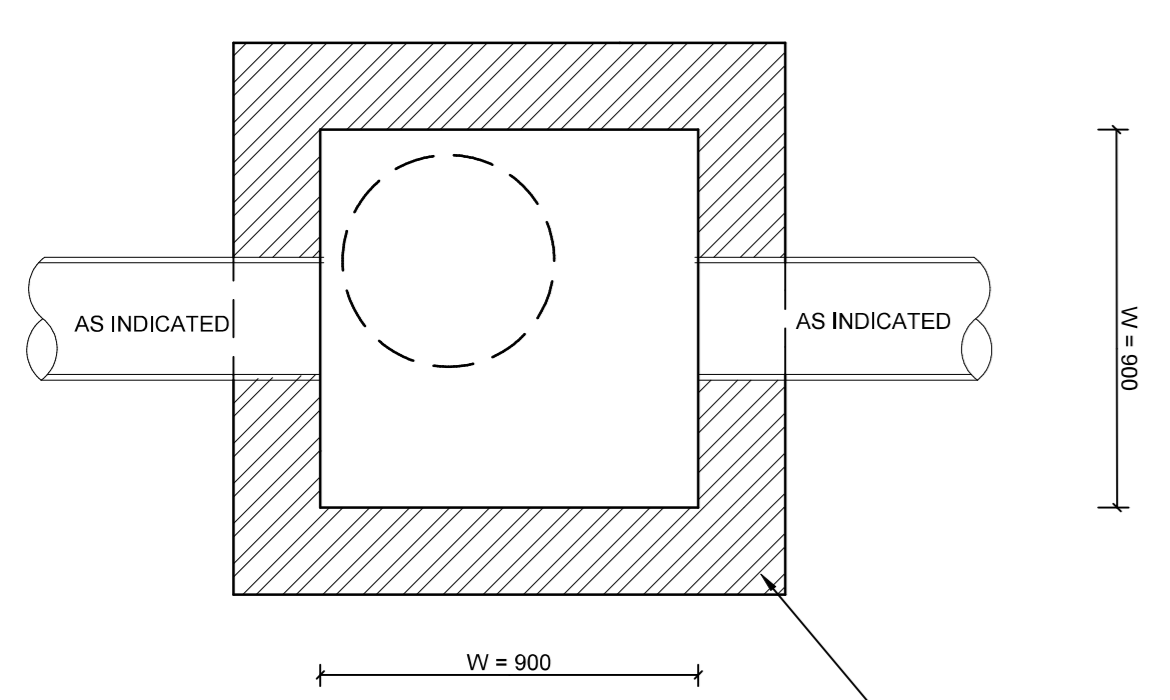
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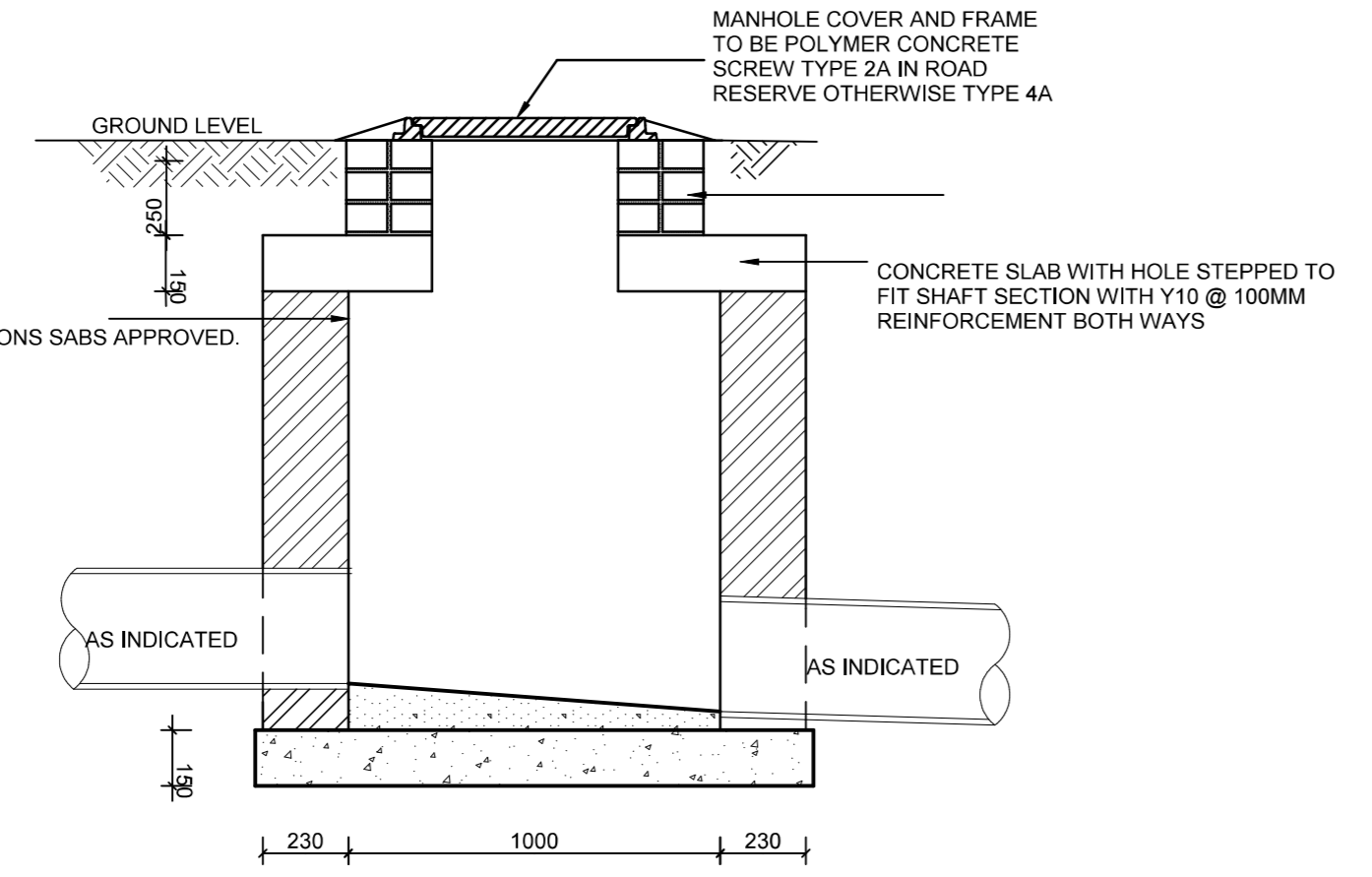
1:20 PLAN OF DROP INLET CATCHPIT WITH HEAVY DUTY INLET



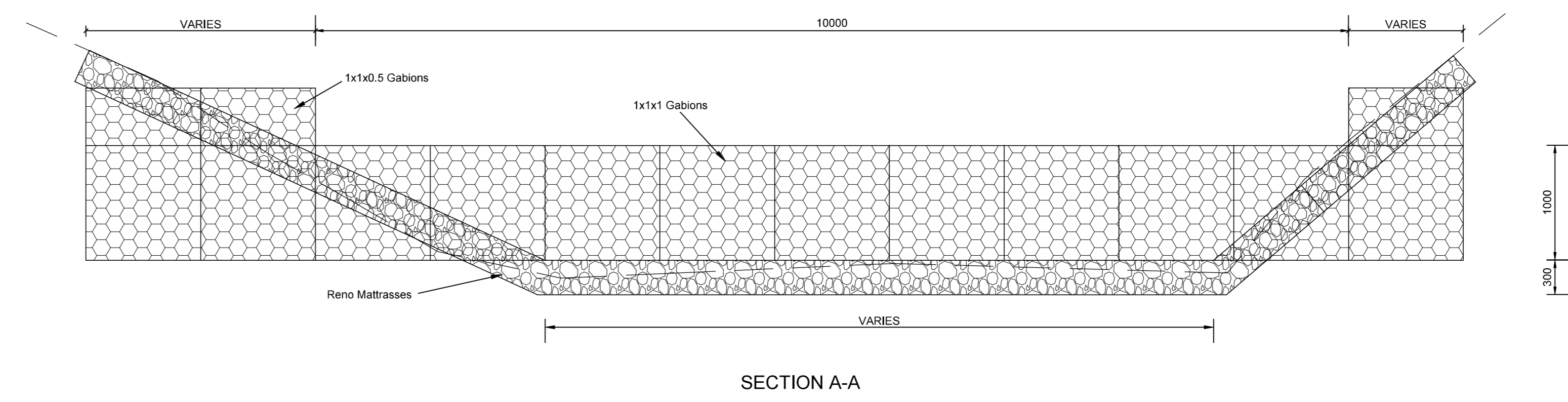
1:20 TYPICAL SECTION THROUGH STORMWATER CATCHPIT



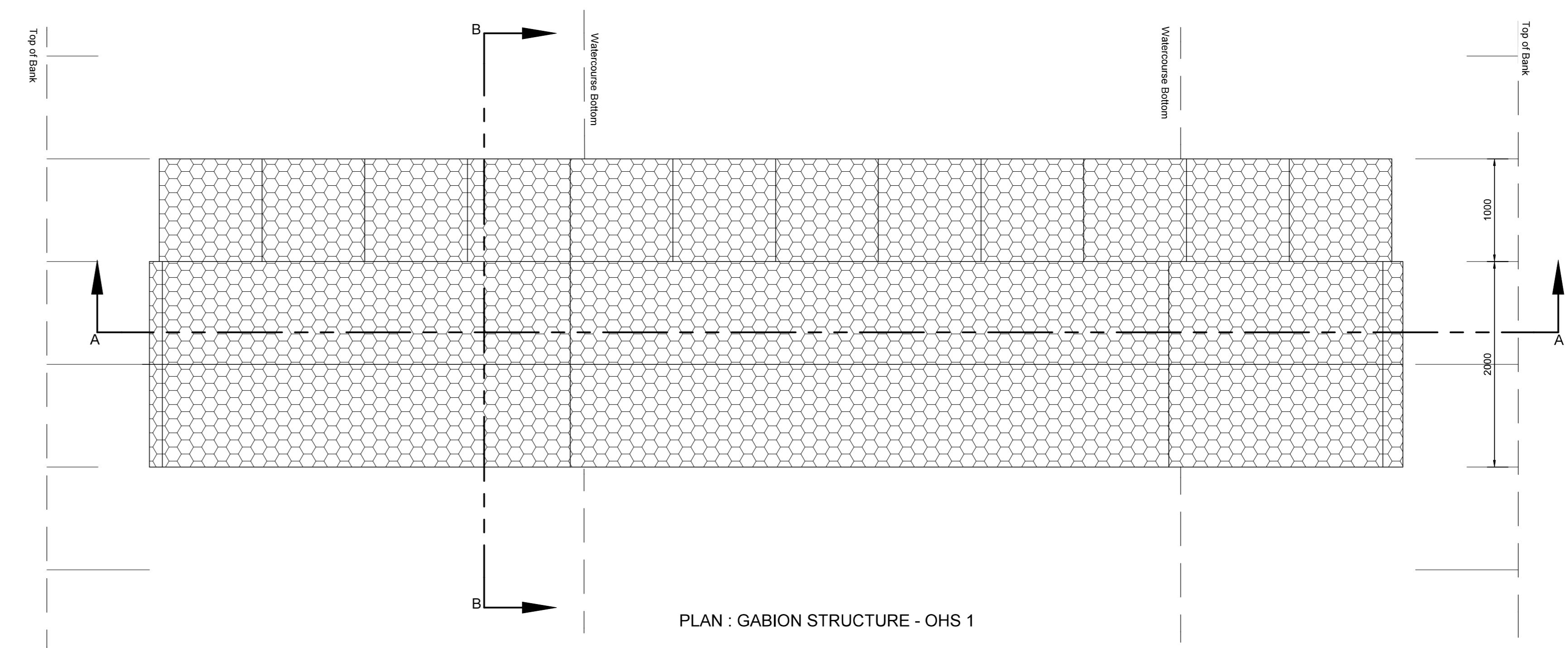
1:20 SECTIONAL PLAN: STORMWATER MANHOLE



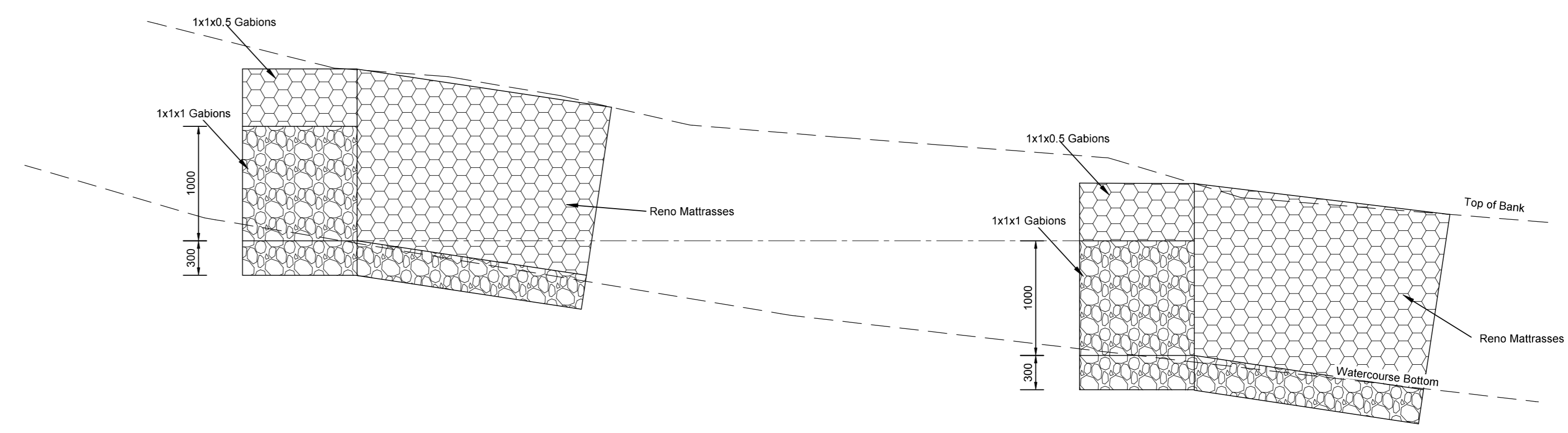
1:20 TYPICAL SECTION THROUGH STORMWATER MANHOLE



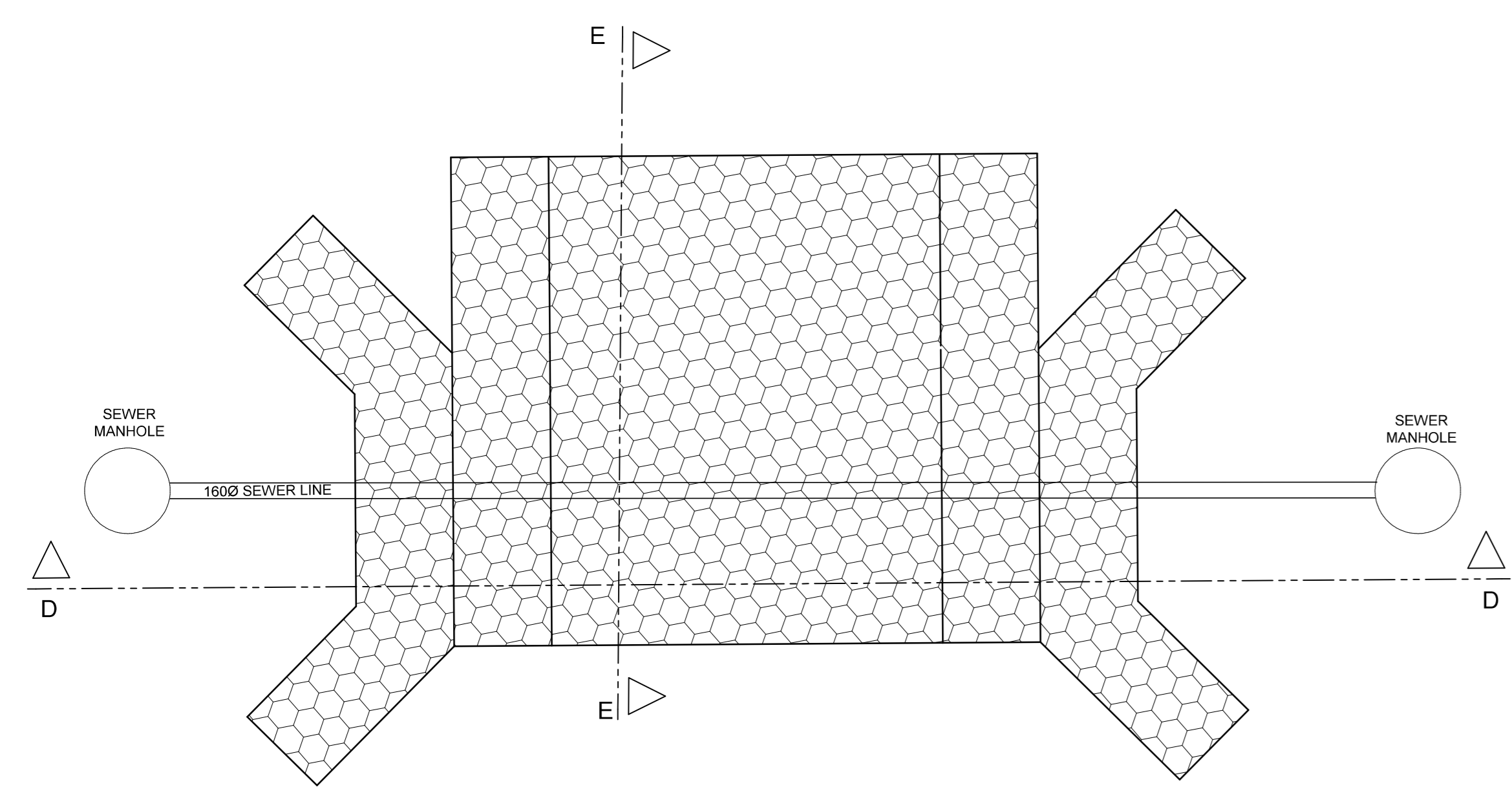
SECTION A-A



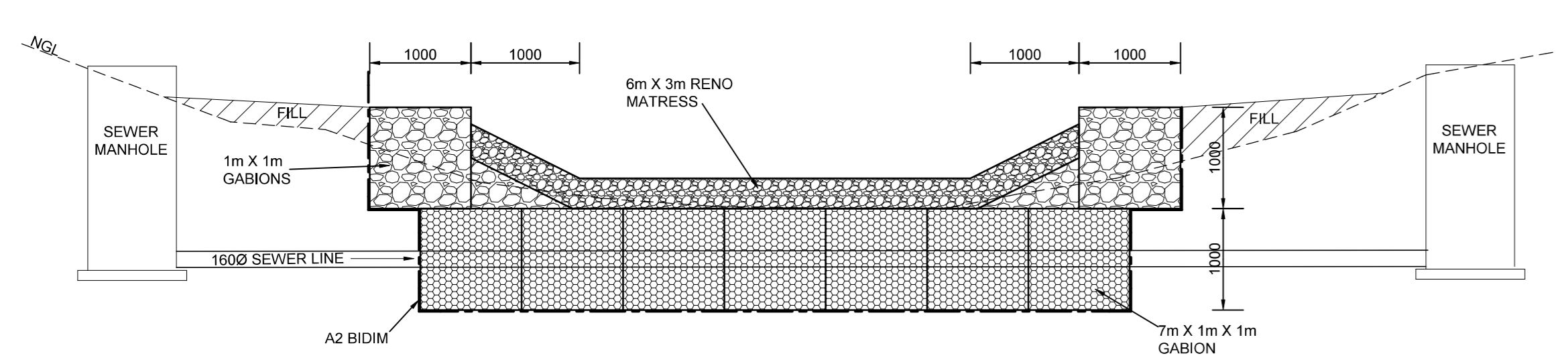
PLAN: GABION STRUCTURE - OHS 1



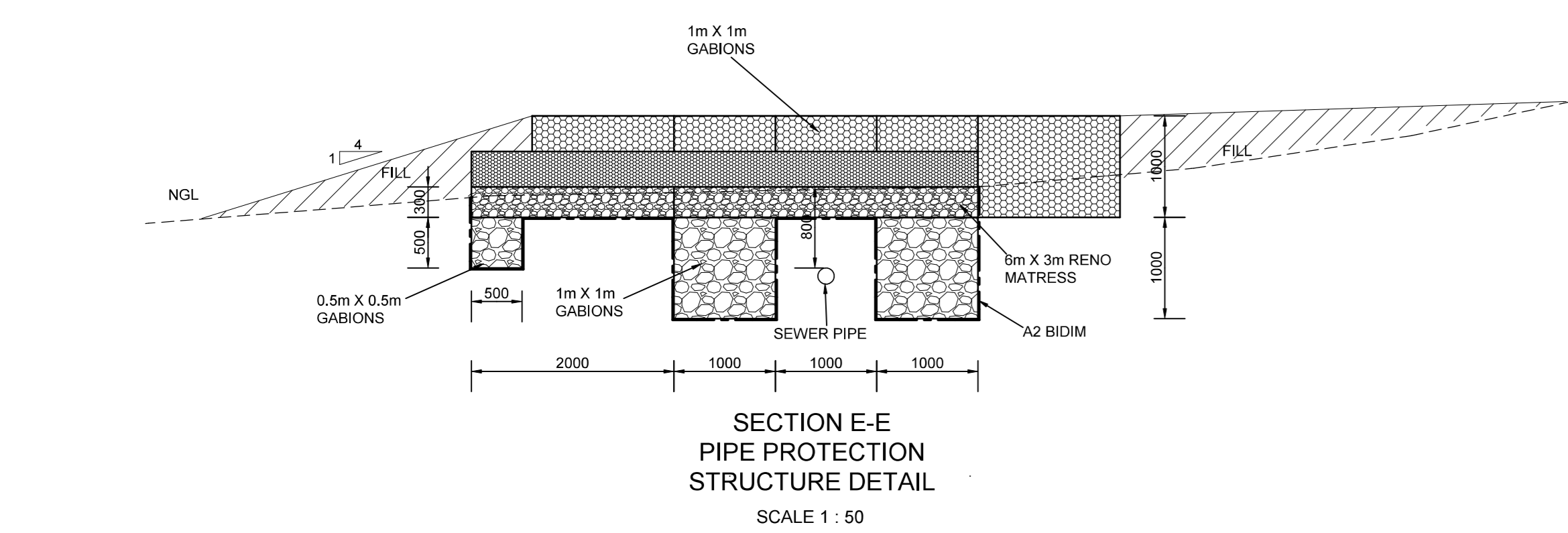
SECTION B-B



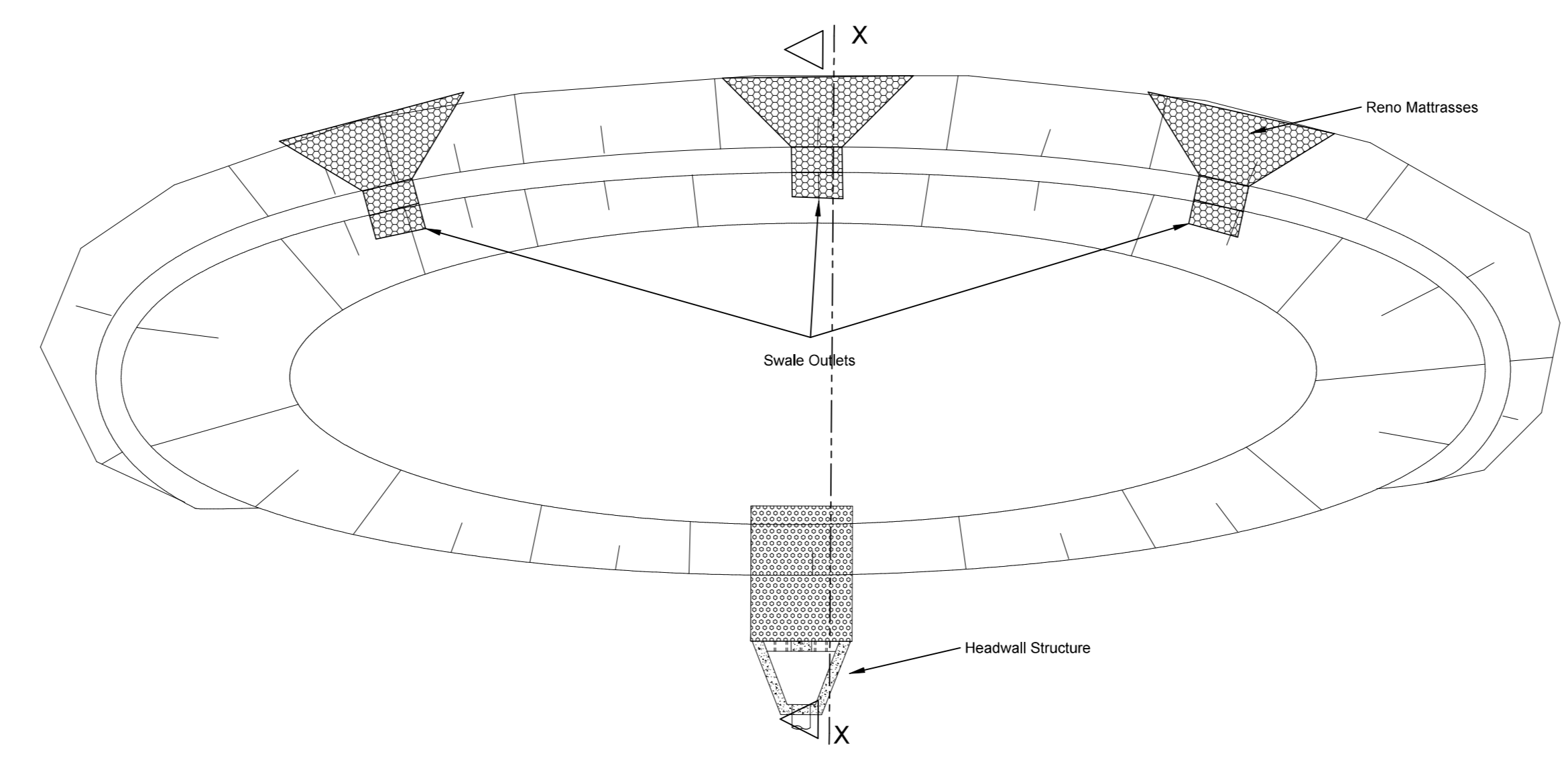
PIPE PROTECTION STRUCTURE PLAN SCALE 1:50



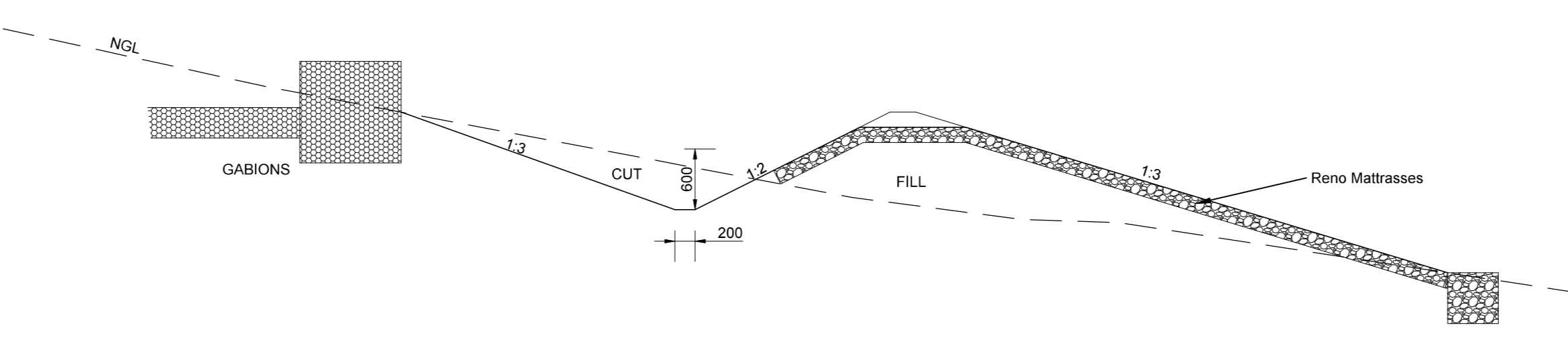
SECTION D-D PIPE PROTECTION STRUCTURE DETAIL SCALE 1:50



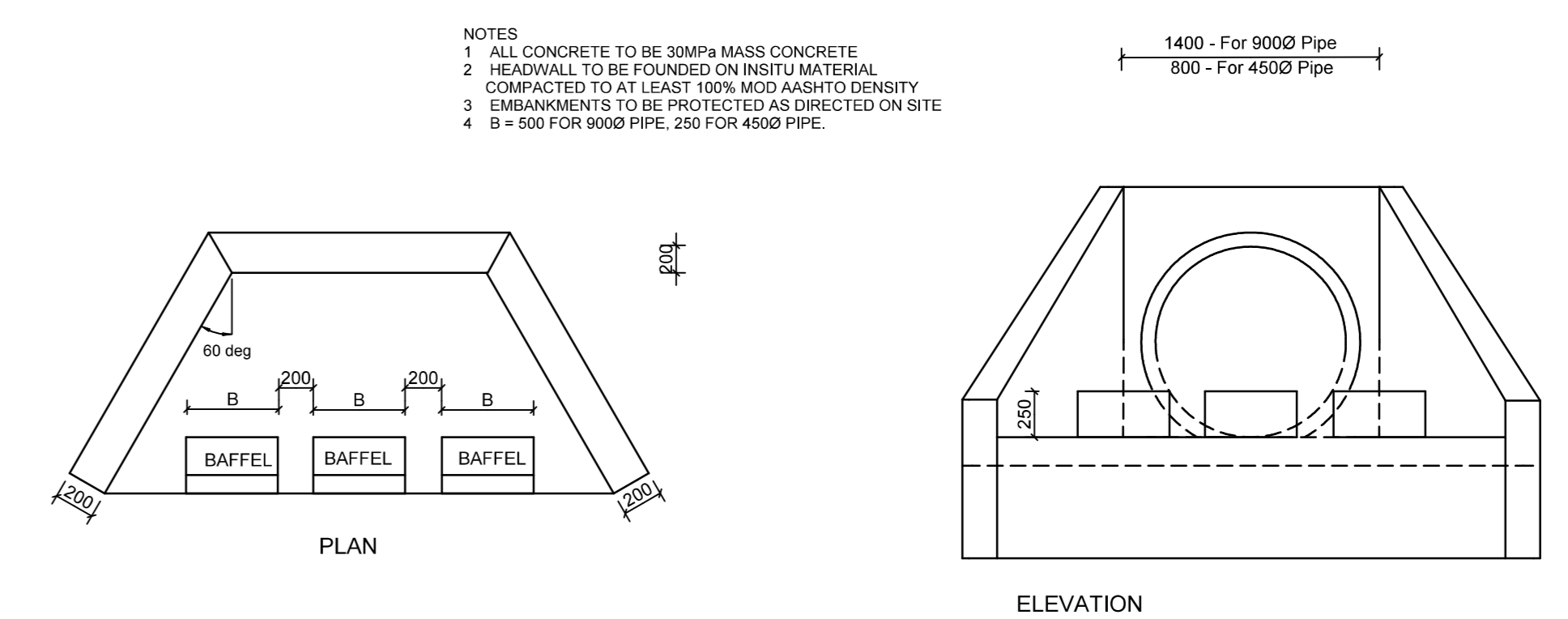
SECTION E-E PIPE PROTECTION STRUCTURE DETAIL SCALE 1:50



NTS TYPICAL SWALE LAYOUT PLAN

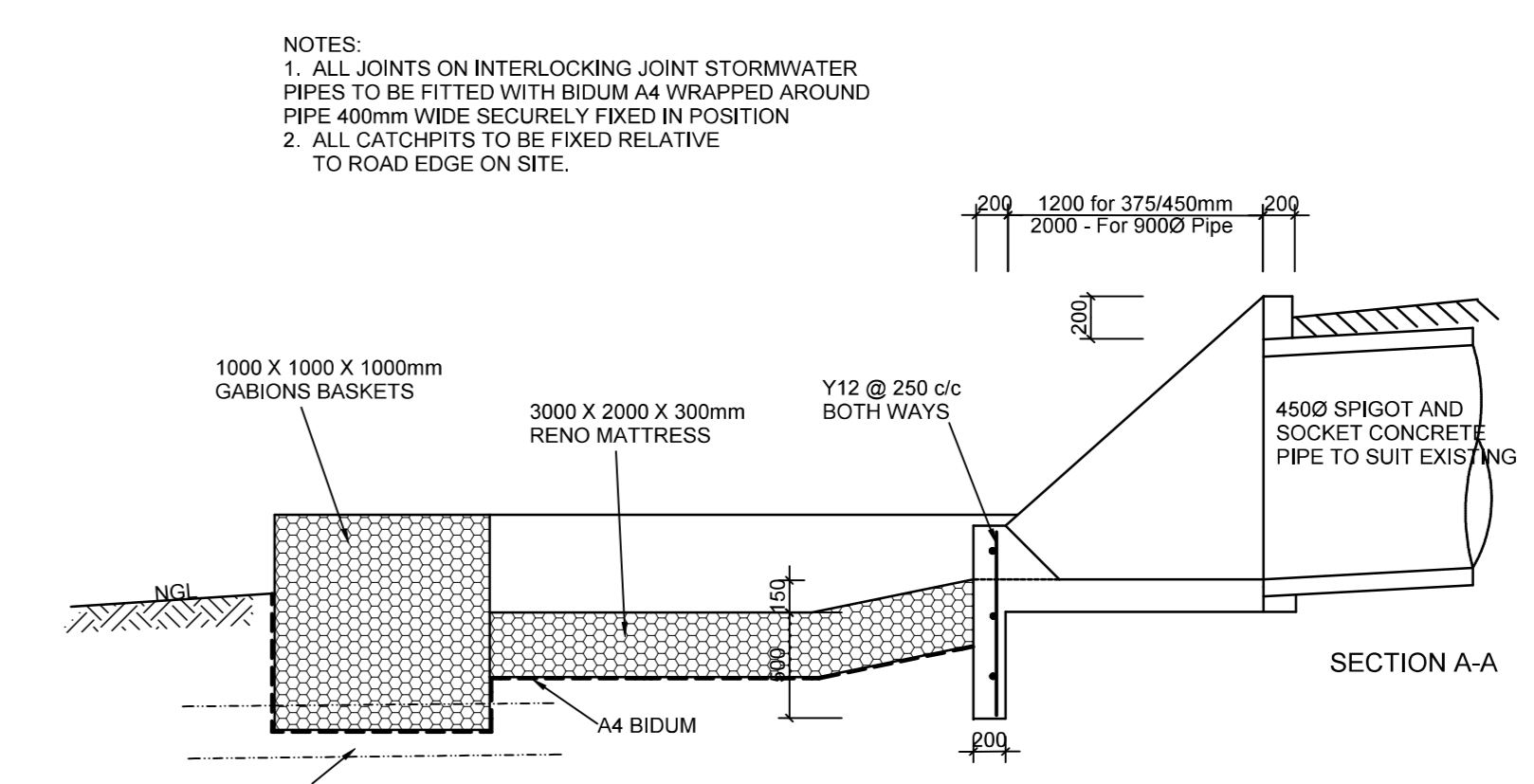


NTS TYPICAL SECTION THROUGH 600mm DEEP SWALE



PLAN

ELEVATION



OUTLET HEADWALL - OHS 1

No	Description	Draw	Date	App
A	FOR APPROVAL	CAL	29-06-23	NA

REVISIONS		
Initials	Date	
Designed	CAL	29-06-23
Drawn	CAL	29-06-23
Project Eng	NA	29-06-23
Approved	NA	29-06-23

SCALE 1:500

K&T
KANTEY & TEMPLER
 CONSULTING ENGINEERS
Engineering African Development
 P O BOX 458 GEORGETOWN SOUTH AFRICA 6500 TEL: +27 44 874 3177

Client: PIETER KOEN TRUST

Project: PIETER KOEN ESTATE DEVELOPMENT

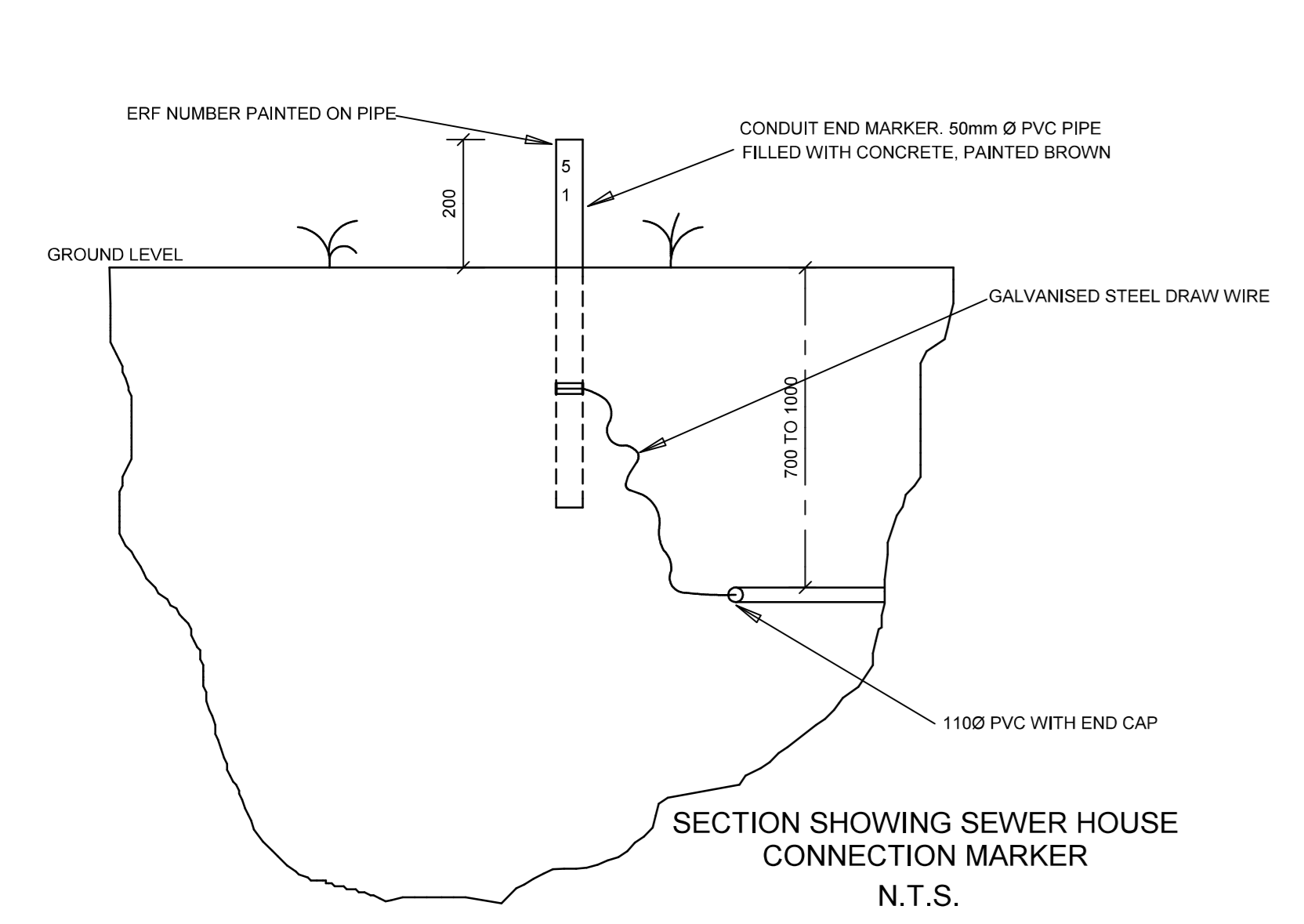
Title: STORMWATER DETAILS 2

Drawing No: G5215BA-CE-211

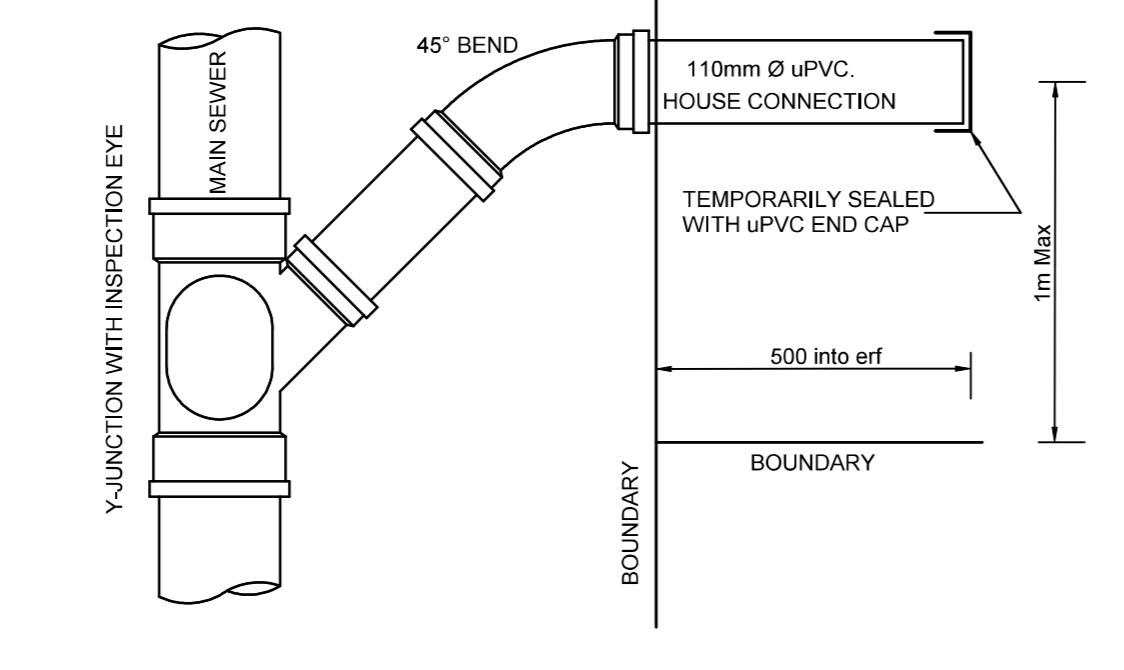
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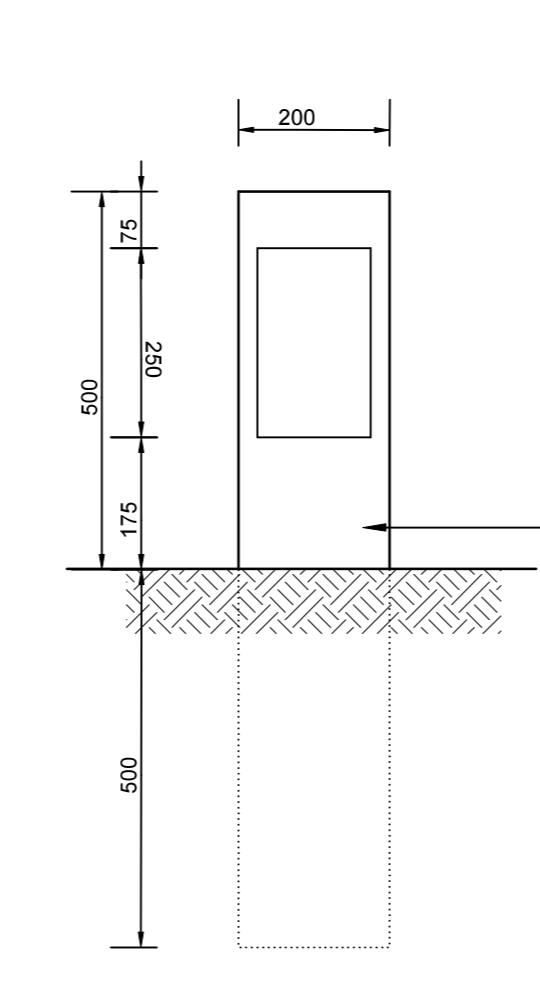
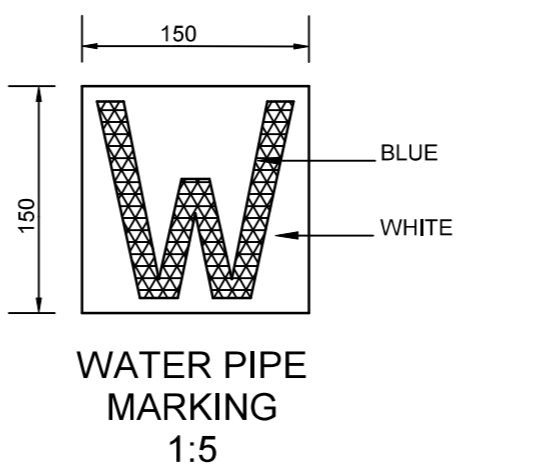
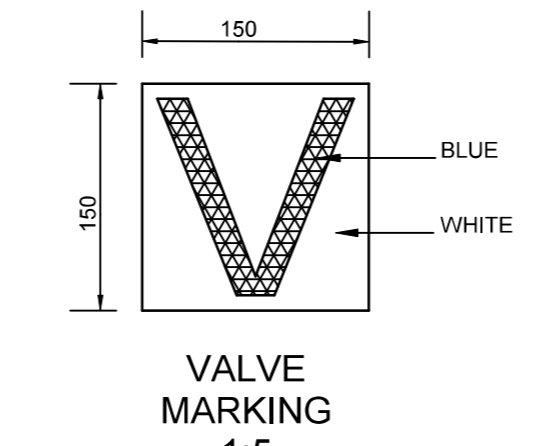
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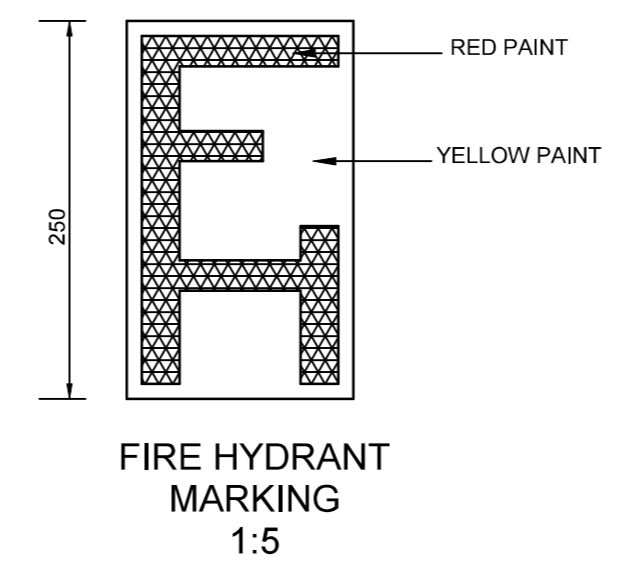
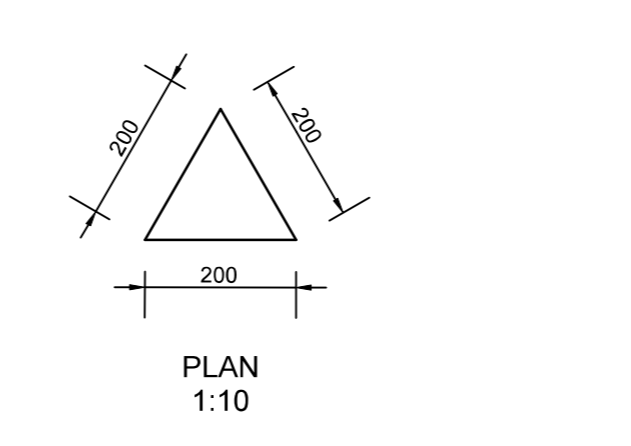
NOTES
1. FOR MAIN SEWER WITHIN ERF BOUNDARY PROVIDE ONLY A Y-JUNCTION WITH ENDCAP. NO HOUSE CONNECTION.
2. DEPTH OF HOUSE CONNECTION TO BE - 100mm (MINIMUM) AND 700mm (MAXIMUM).



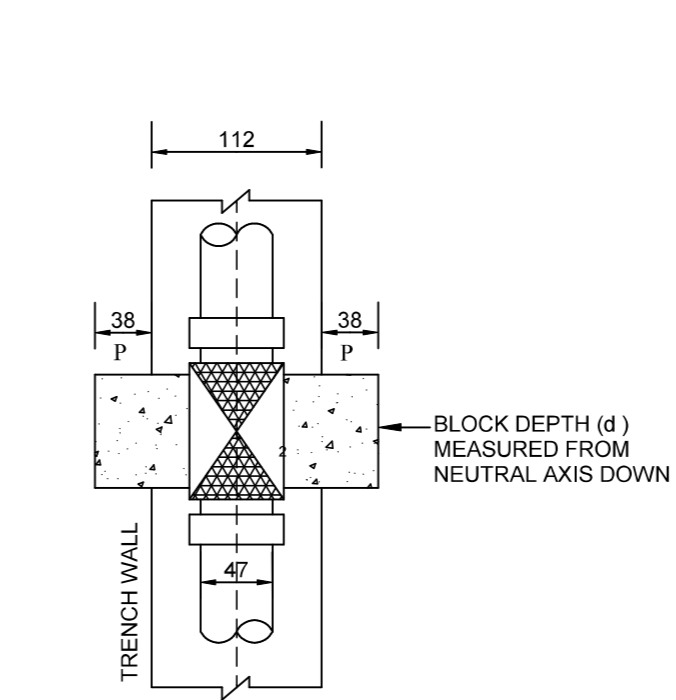
1:10 TYPICAL HOUSE SEWER CONNECTION



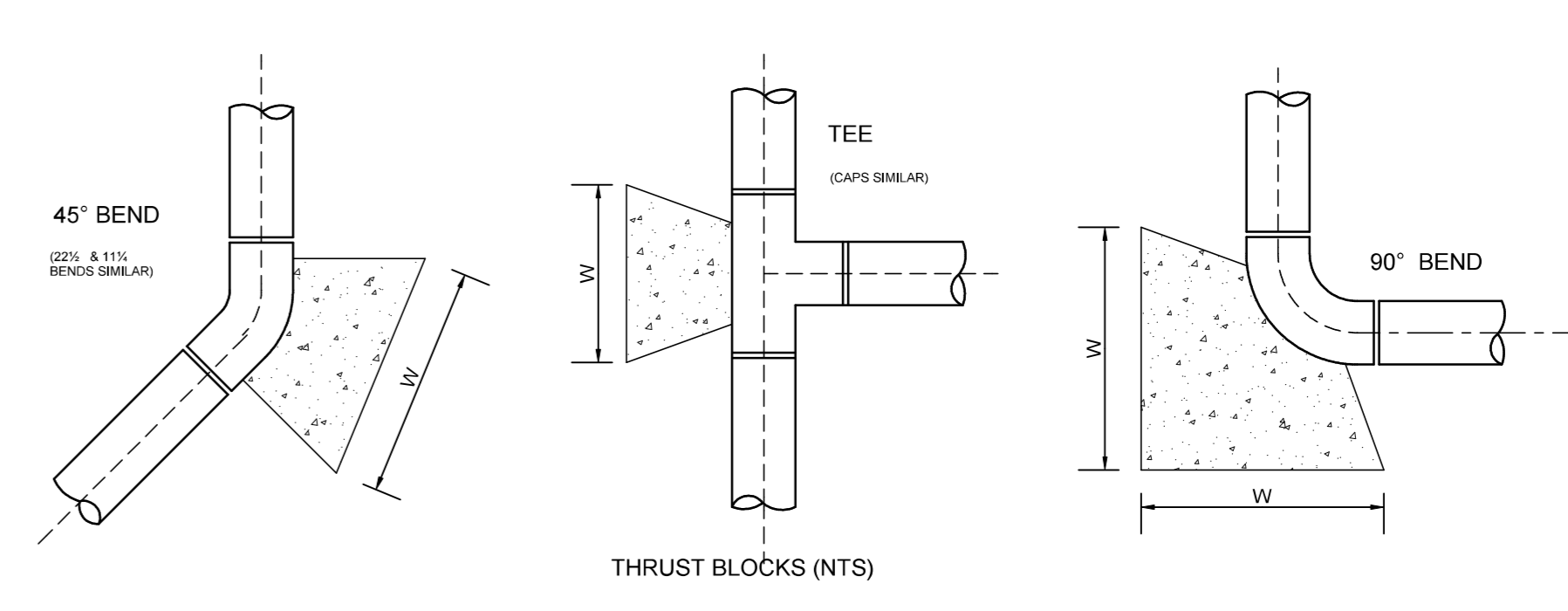
FIRE HYDRANT WATER PIPE & GATE VALVE MARKER POLES 1:10



FIRE HYDRANT MARKING 1:5

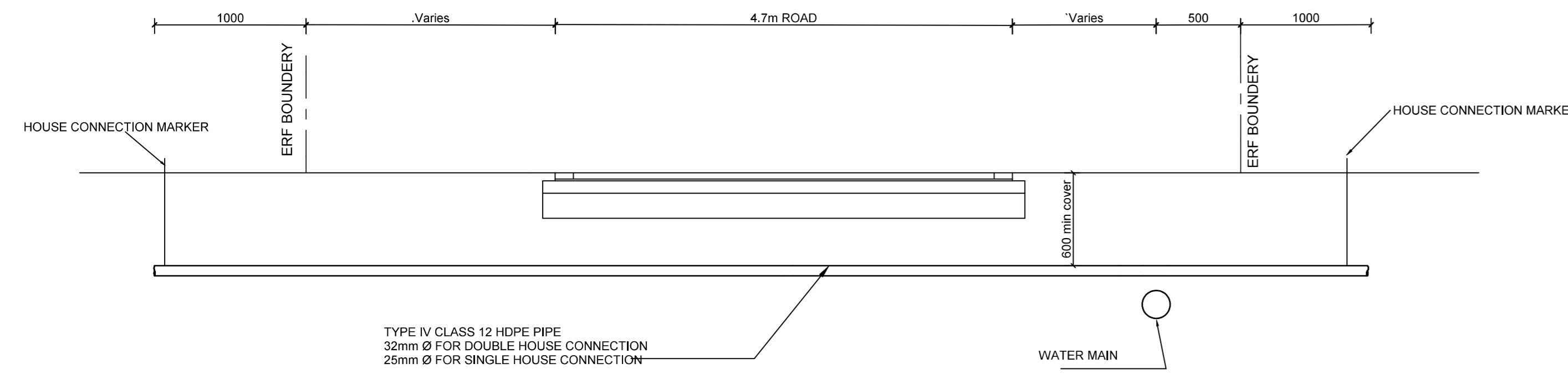


1:20 ANCHOR BLOCK FOR GATE VALVES

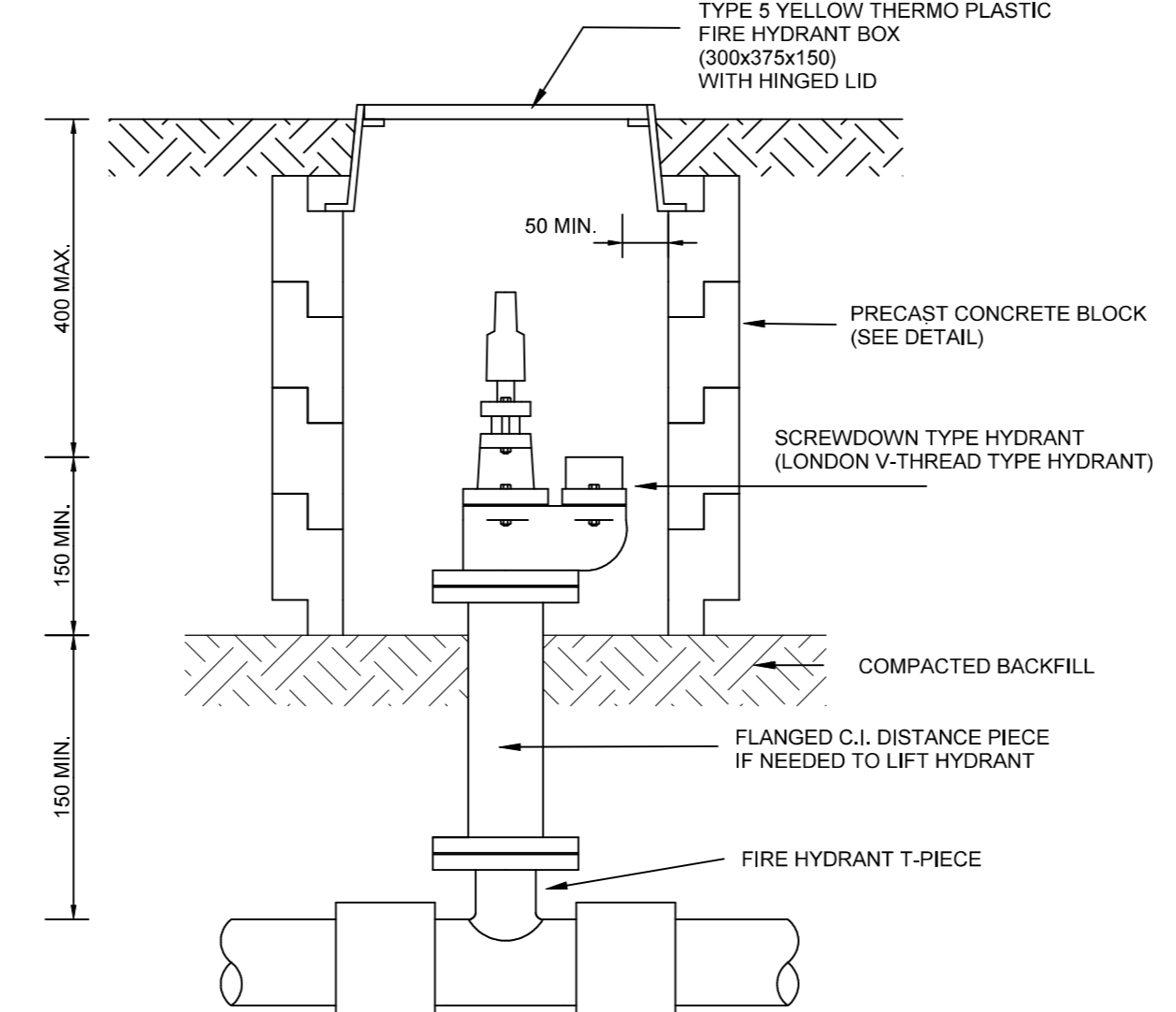


THRUST BLOCK DIMENSIONS (Mx H) CONCRETE	50	75	100	125	150	200	250	300
PIPE DIA. (Ø) mm	50	75	100	125	150	200	250	300
FOR BENDS & TEES								
DEPTH (Ø) 1mm	170	255	340	425	510	600	680	760
WIDTH (Ø) mm	180	275	370	460	550	640	730	820
CAP. TEE & 90 BEND	230	345	460	575	690	805	920	1035
45° BEND	185	275	370	460	550	640	730	820
22½° BEND	90	140	185	230	275	320	365	410
11½° BEND	90	70	90	115	140	165	190	215
FOR GATE VALVES								
BLOCK DEPTH (Ø) mm	100	100	250	350	450	600	700	800
KEY DEPTH (Ø) mm	100	150	150	150	150	200	250	300

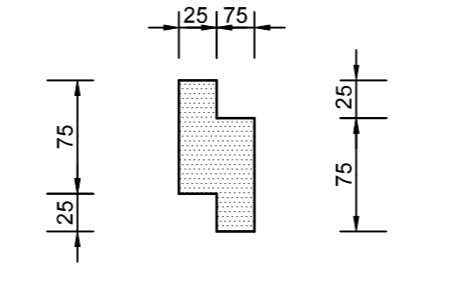
TYPICAL DETAILS FOR WATER MAINS



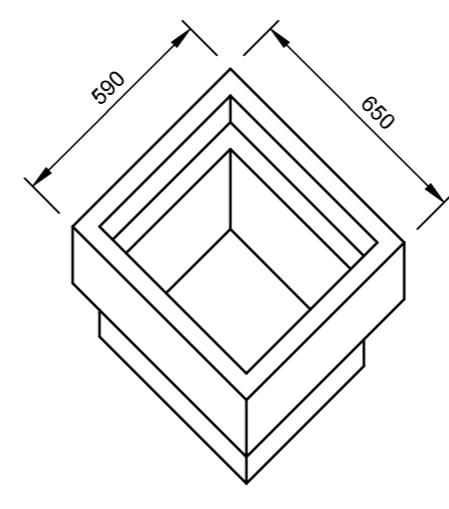
ERF CONNECTION: SECTION SHOWING TYPICAL ARRANGEMENT (NTS)



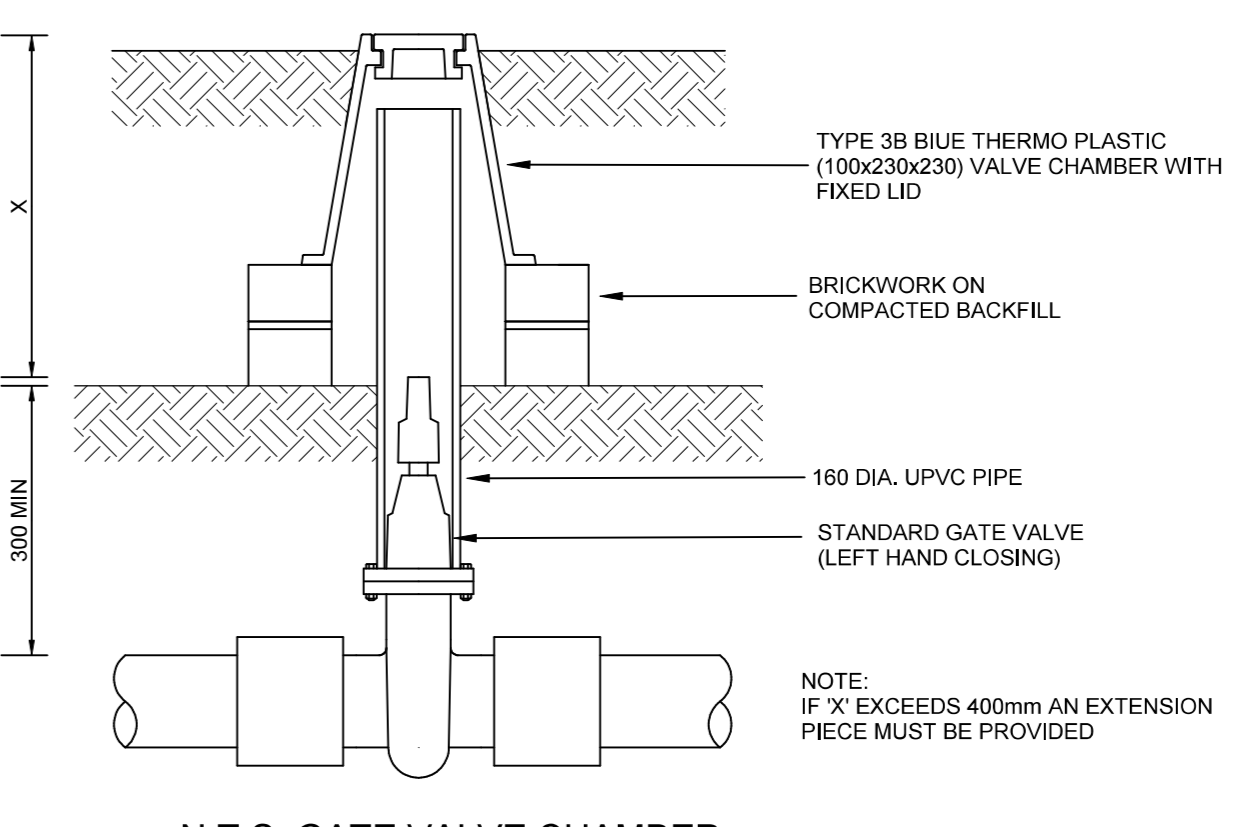
N.T.S. HYDRANT CHAMBER



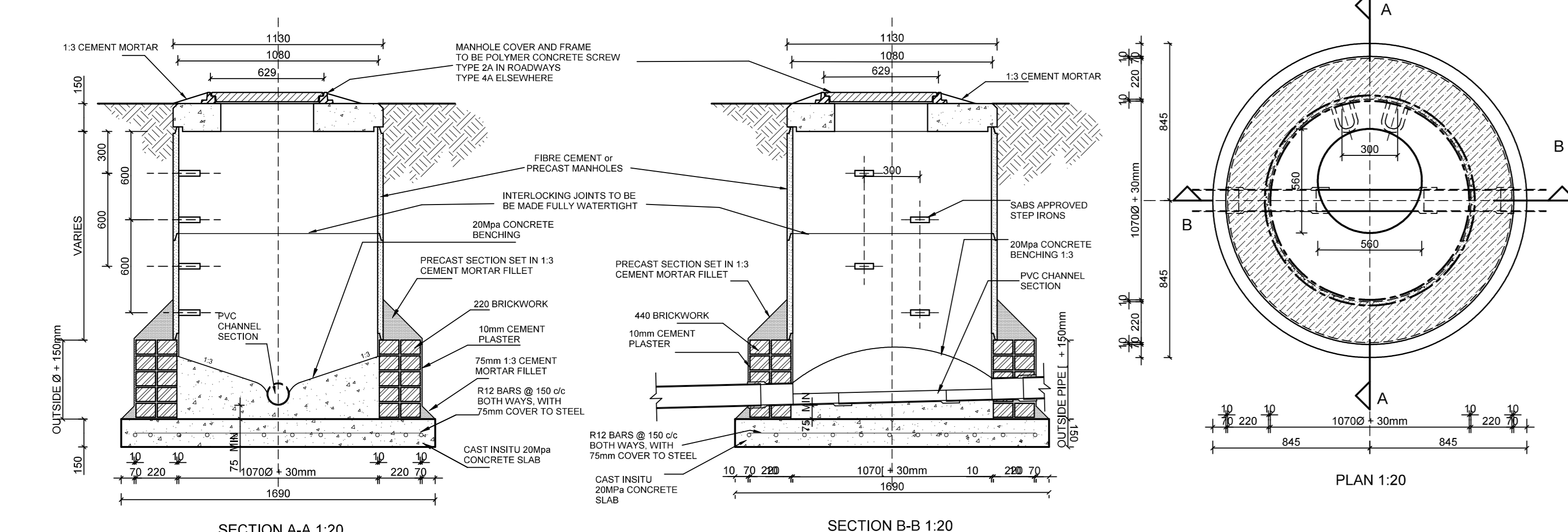
1:10 SECTION THROUGH PRECAST CONCRETE BLOCK



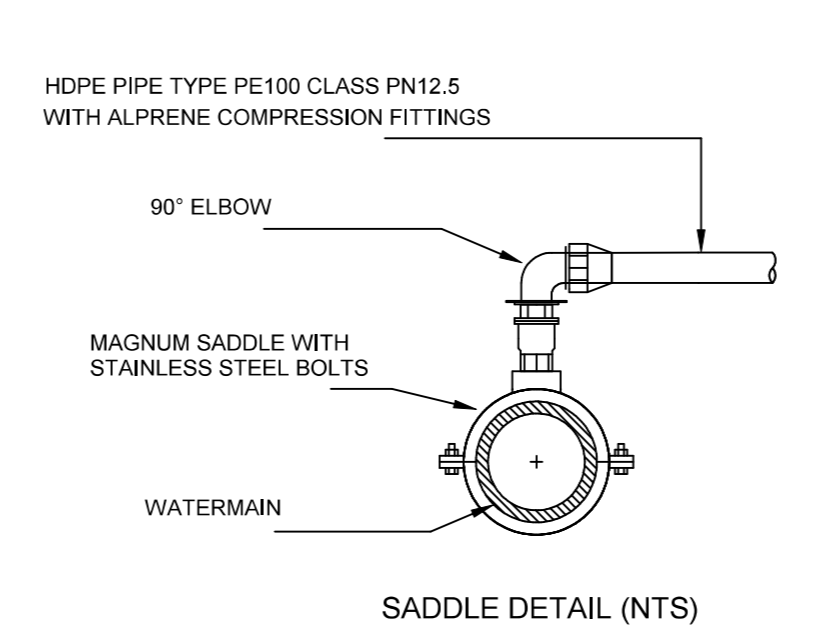
PRECAST CONCRETE BLOCK N.T.S.



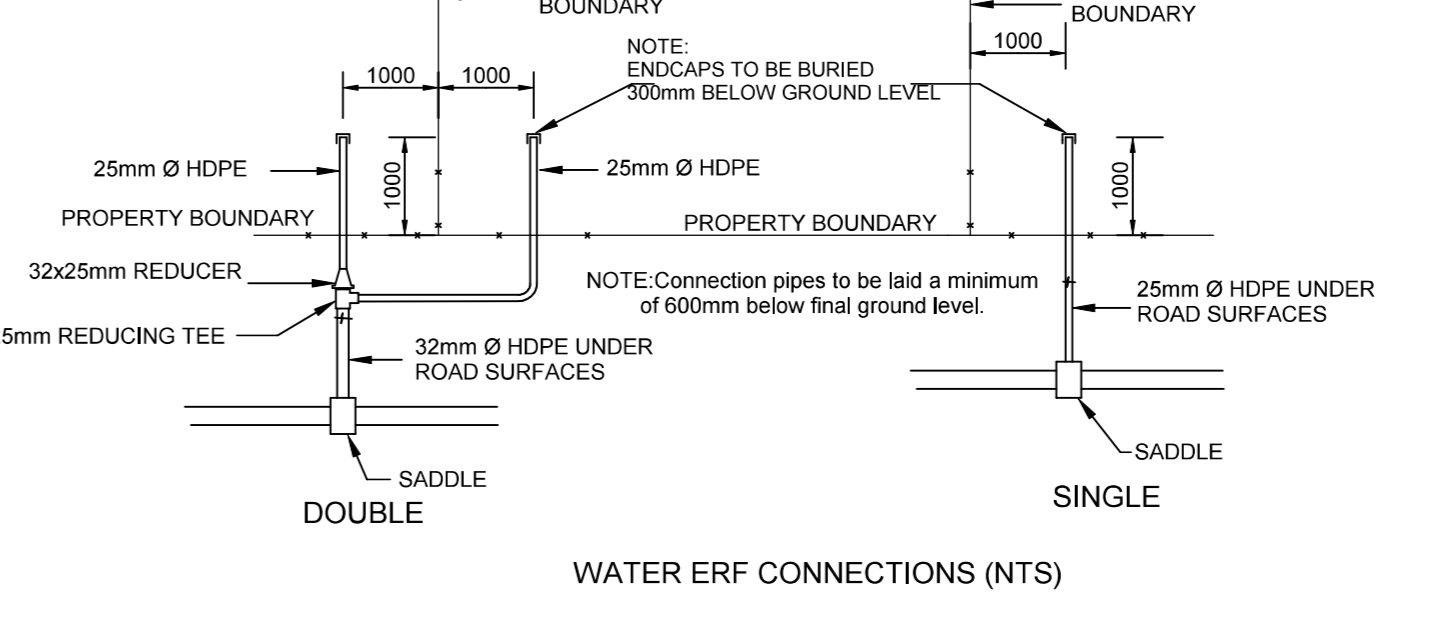
N.T.S. GATE VALVE CHAMBER (All Valve to be AVK Type)



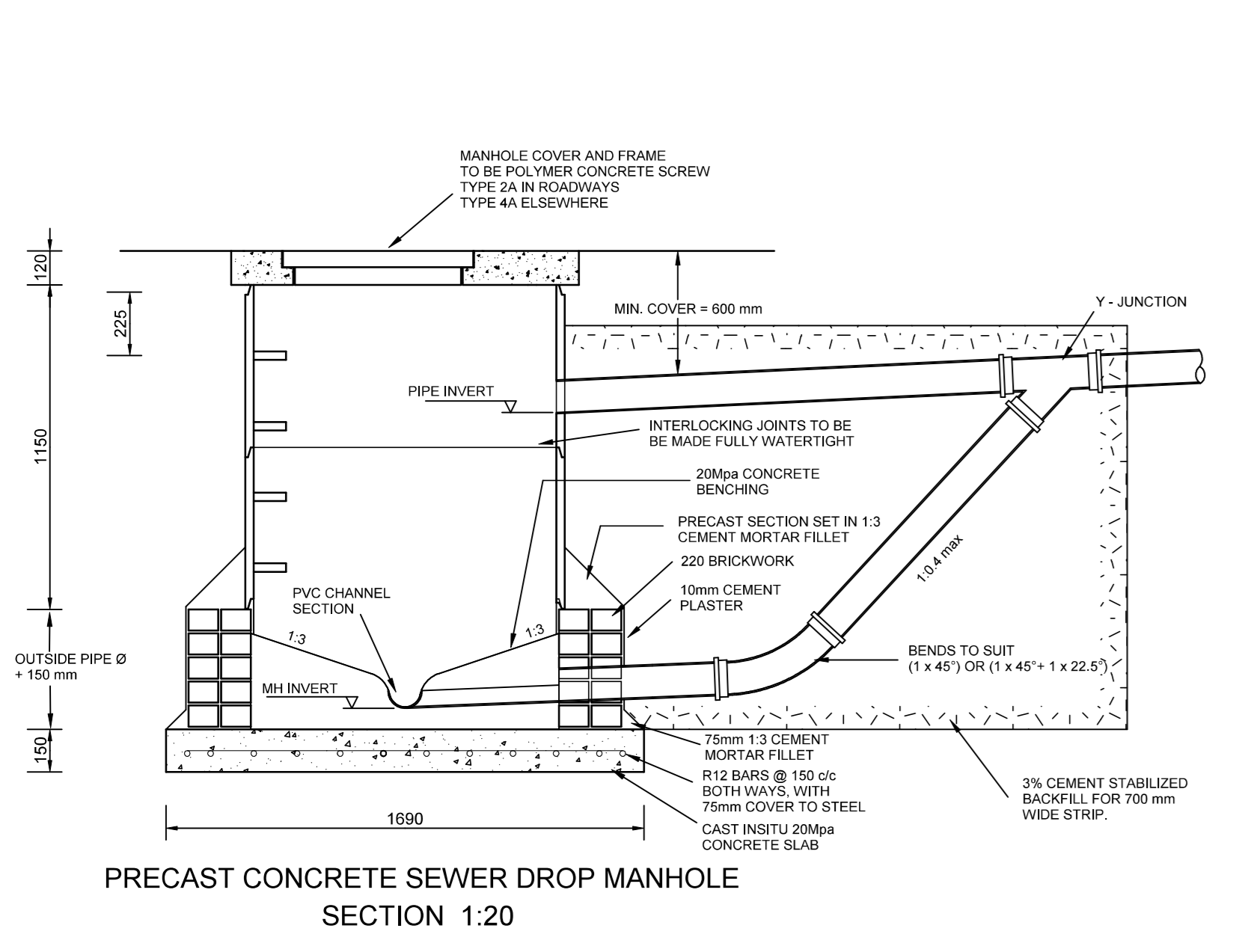
FOUL SEWER MANHOLE: SHALLOW TYPE - PC (MANHOLES UP TO 3.0m DEEP)



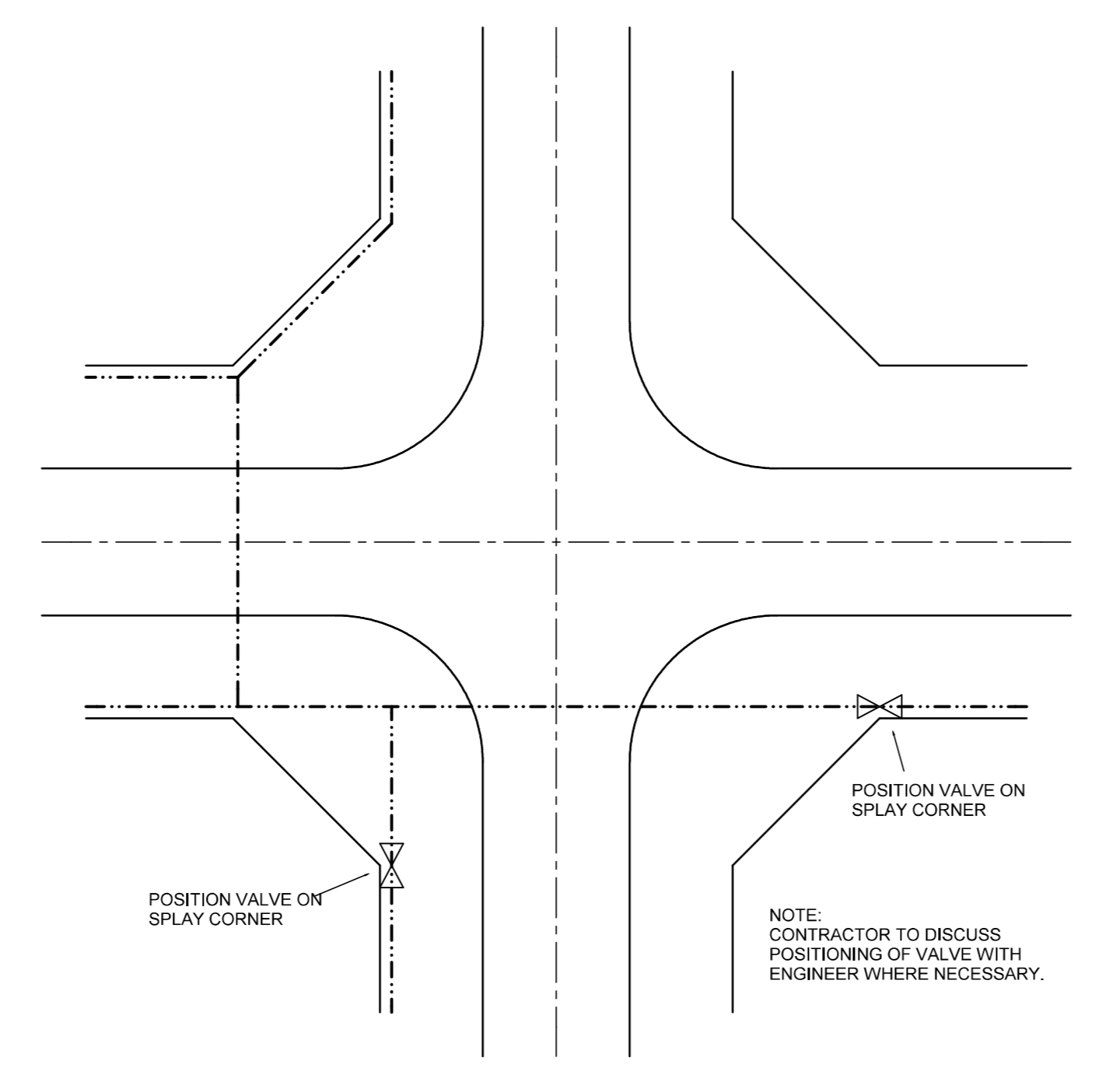
SADDLE DETAIL (NTS)



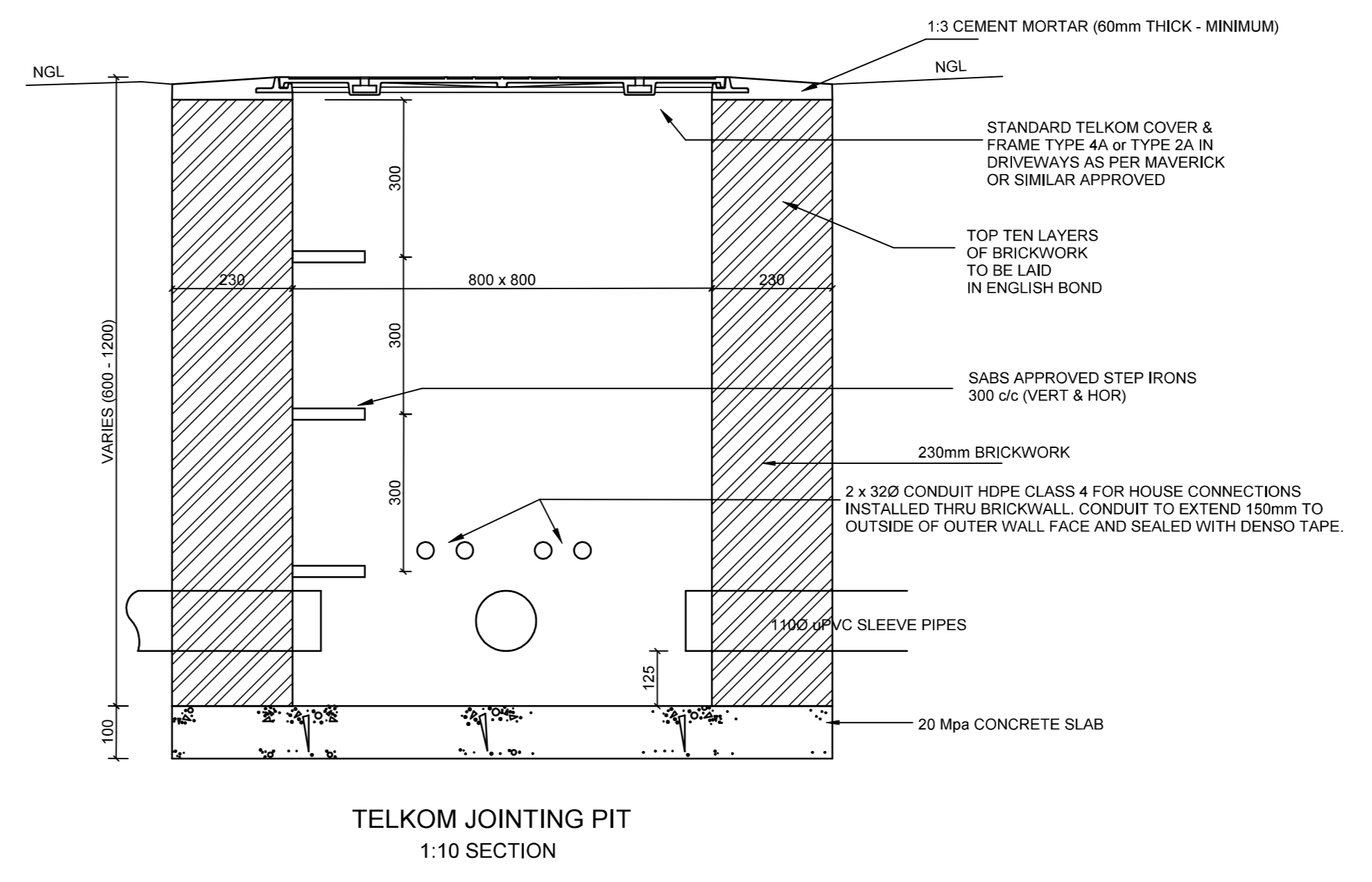
WATER ERF CONNECTIONS (NTS)



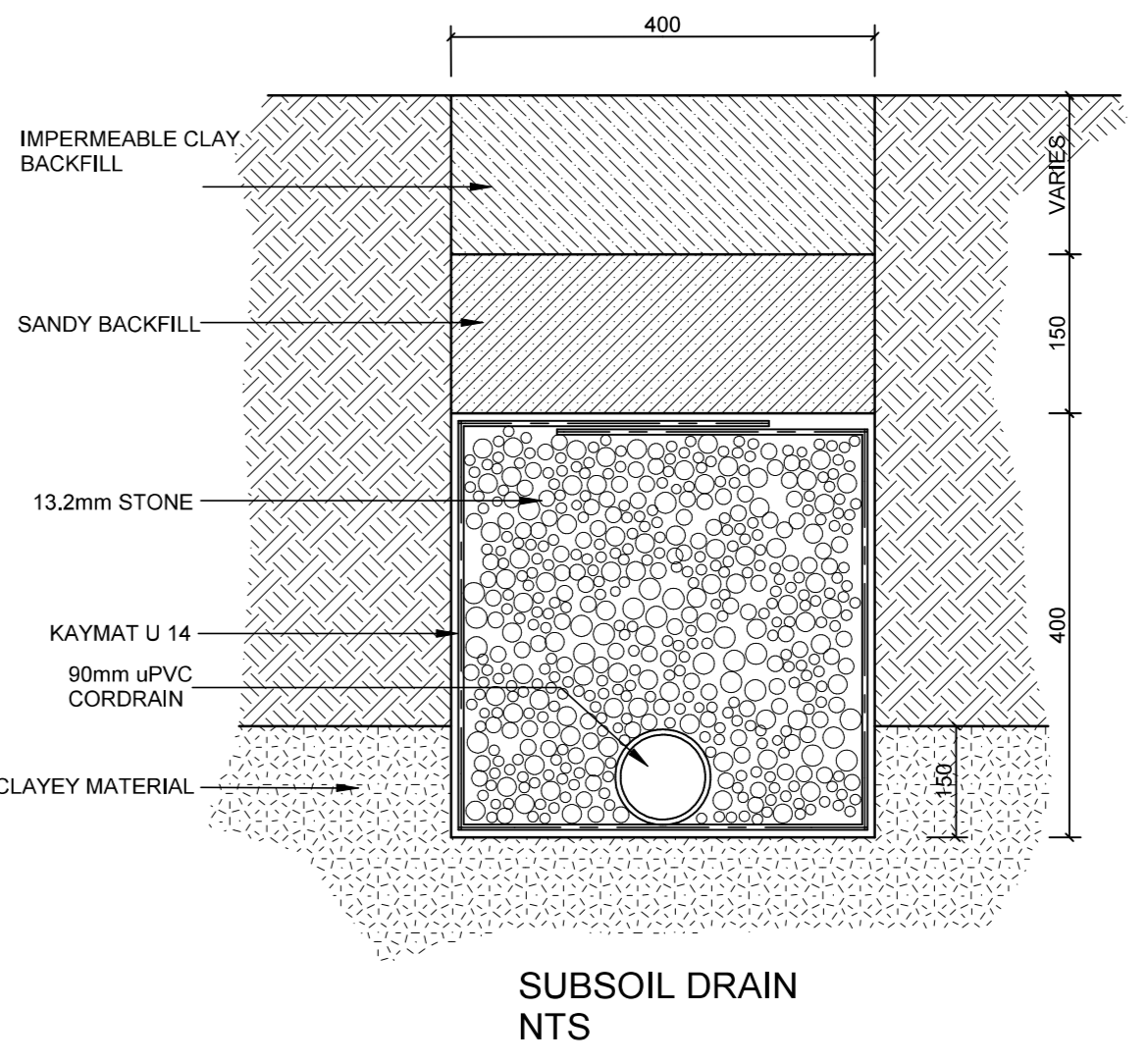
PRECAST CONCRETE SEWER DROP MANHOLE SECTION 1:20



TYPICAL DETAIL SHOWING POSITION OF VALVES IN ROAD RESERVE 1:200



TELKOM JOINTING PIT 1:10 SECTION



SUBSOIL DRAIN NTS

No	Description	Drw	Date	App
A	FOR APPROVAL	CAL	29-06-23	NA

REVISIONS	
Initials	Date
Designed	CAL 29-06-23
Drawn	CAL 29-06-23
Project Eng	NA 29-06-23
Approved	NA 29-06-23



Client
CAPE ESTATE PROPERTIES OUTENIQUA (PTY) LTD.

Project
KRAAIBOSCH PARK

Title
GENERAL DETAILS

Drawing No
G5215BA-CE-212

Rev No
A