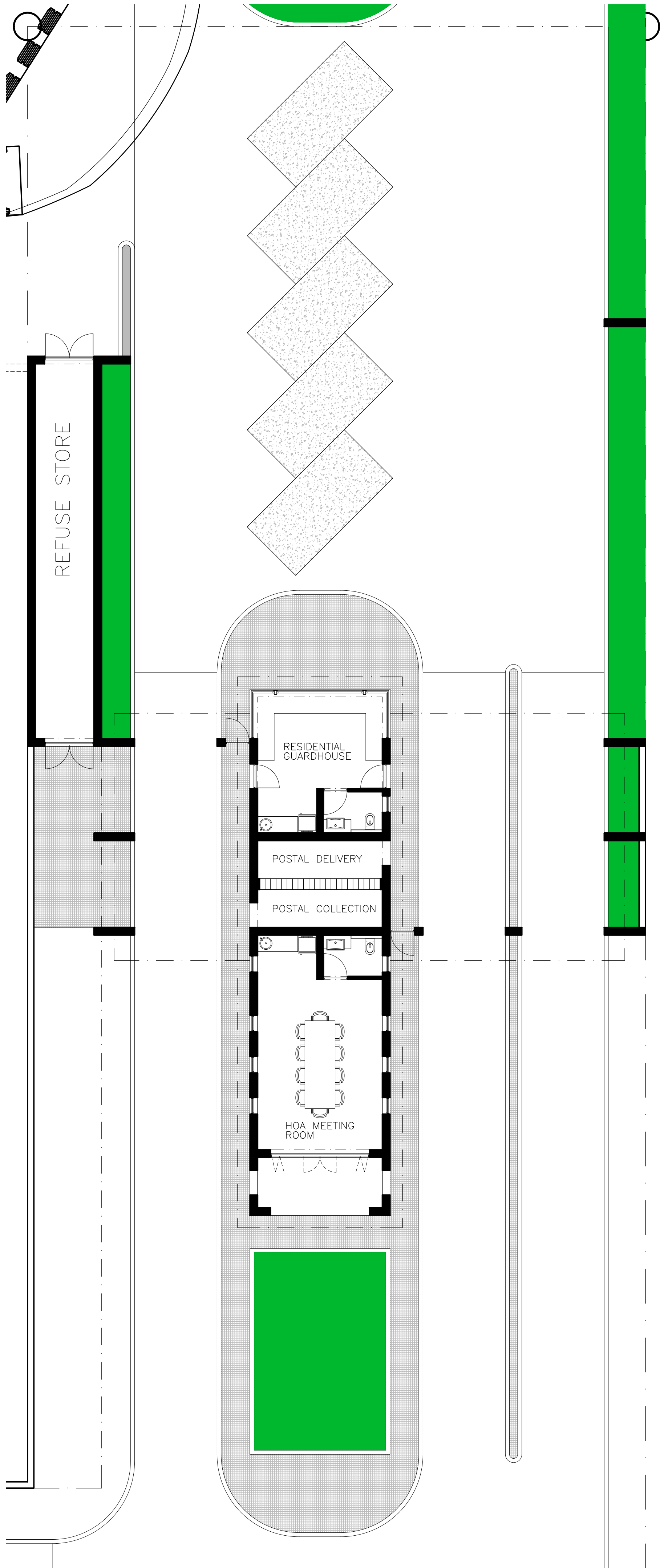
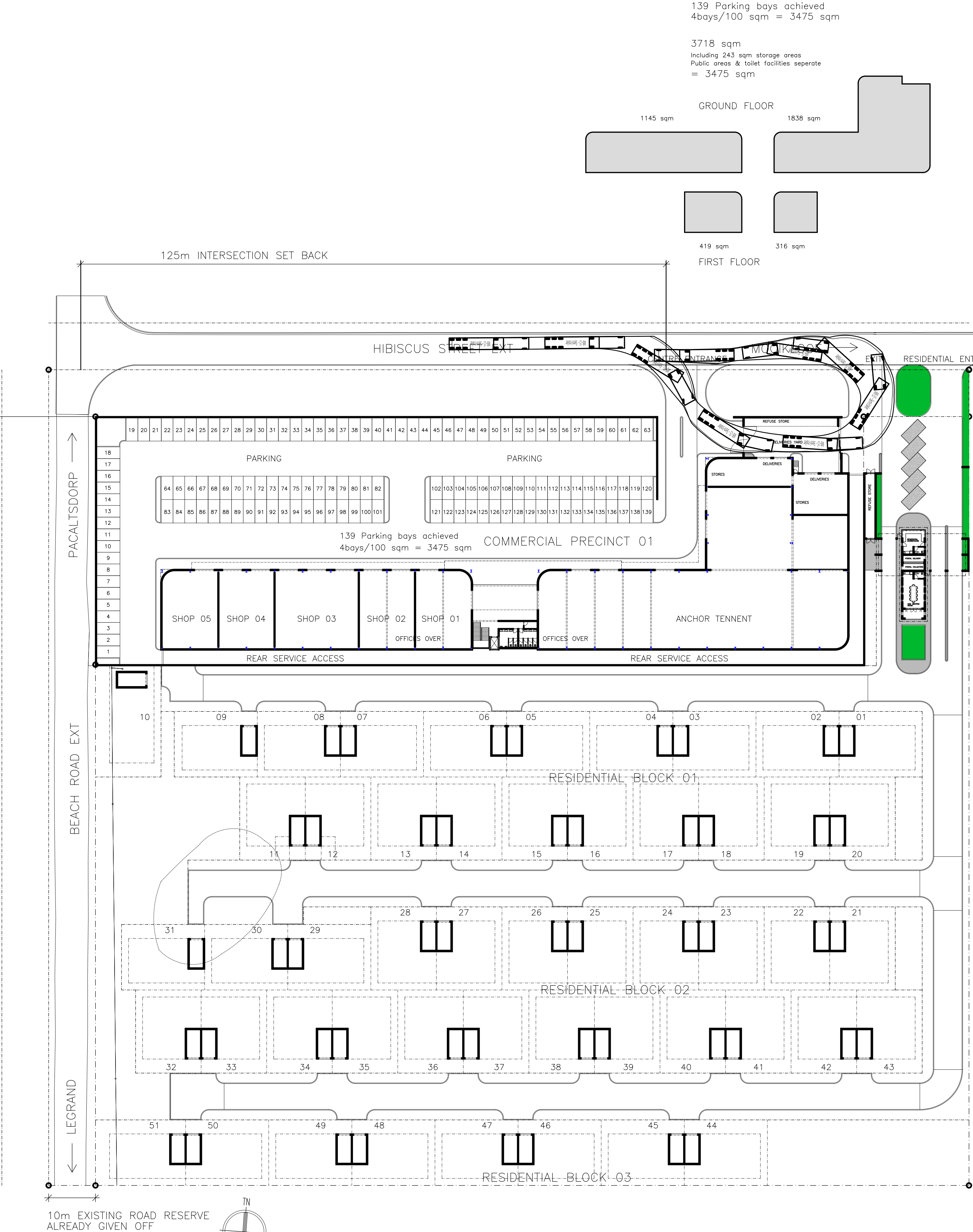




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L	12.11.25	ISSUED FOR INFORMATION	AAA
K	12.11.25	ISSUED FOR INFORMATION	AAA
J	12.11.25	ISSUED FOR INFORMATION	AAA
I	21.10.25	ISSUED FOR INFORMATION	AAA
H	21.08.25	ISSUED FOR INFORMATION	AAA
G	12.03.25	ISSUED FOR INFORMATION	AAA
F	02.10.24	ISSUED FOR INFORMATION	AAA
E	13.09.24	ISSUED FOR INFORMATION	AAA
D	07.08.24	ISSUED FOR INFORMATION	AAA
C	05.08.24	ISSUED FOR INFORMATION	AAA
B	26.07.24	ISSUED FOR INFORMATION	AAA
A	24.07.24	ISSUED FOR INFORMATION	AAA

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Chris Kleu Architects cc CN 2011/06272923

IN ASSOCIATION WITH

lo_a
life of architecture

PROJECT TITLE

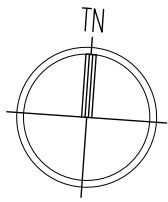
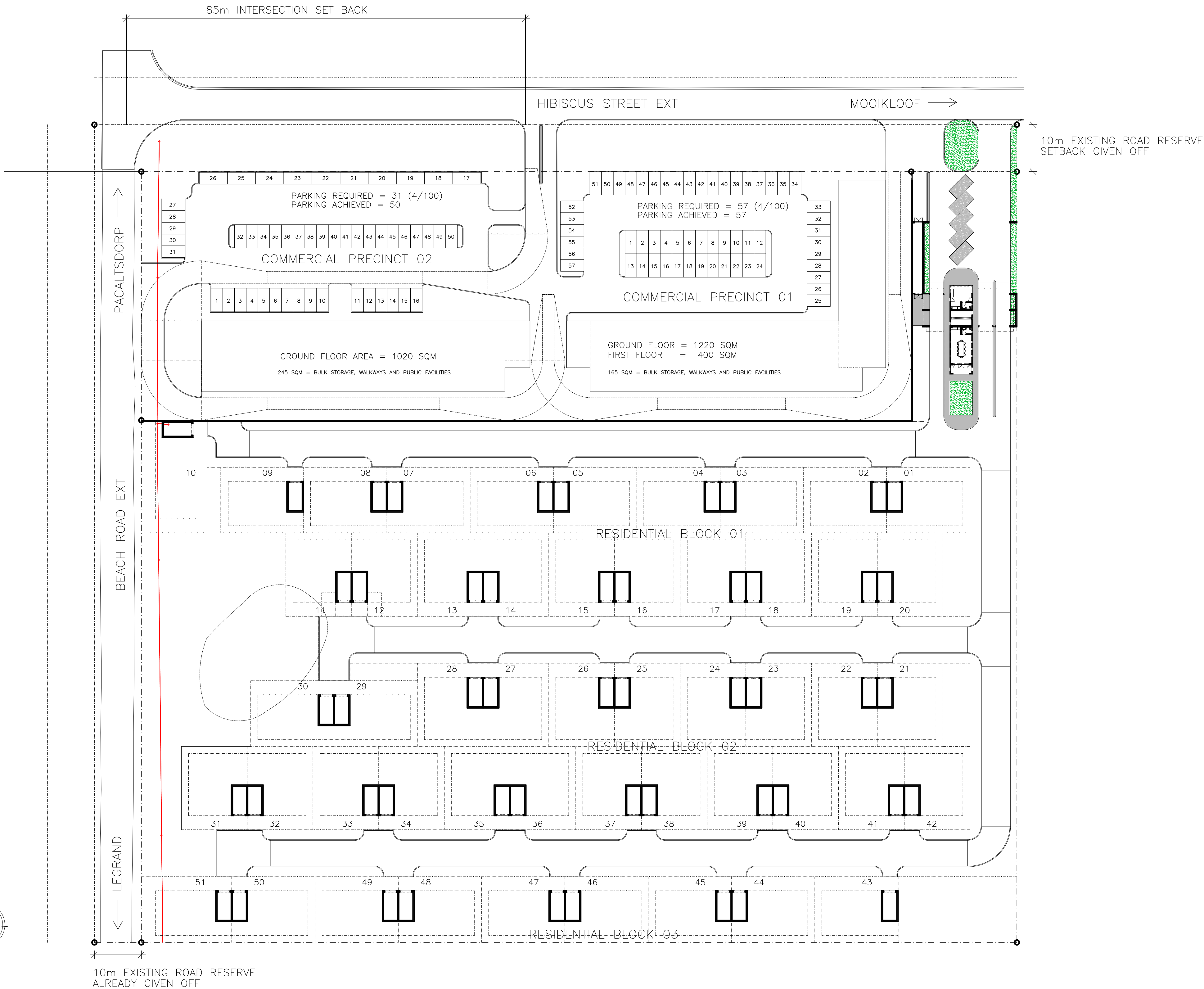
PACALTS DORP

NEW MIXED USED DEVELOPMENT
ON FARM PORTION 50 OF 202

DRAWING TITLE

SITE DEVELOPMENT PLAN
RESIDENTIAL ENTRANCE

SJR No.	LOCALITY	ERF	TYPE	SHEET	REV No.
	PD	50/202		200	L
DATE	JULY 2024	CD No	200		
SCALE	1:500 1:100	DRAWN	CPK		
CHECKED					



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COMMERCIAL
SITE AREA = 8693 SQM

RESIDENTIAL
SITE AREA = 21950 SQM

INDIVIDUAL ERF SIZES
248.5 sqm

@ 50% COVERAGE = 124.25 sqm
@ 50% FIRST FLOOR = 62.1 sqm
PROPOSED UNIT SIZE = 180 sqm

PERMISSABLE BUILDING FOOTPRINT =
MAX COVERAGE @ 50%
BULK AT MAX 1.5 FACTOR

PRIVATE OPEN SPACE
2564 sqm
@ 50 sqm/unit + 51 UNITS

MAIN INTERNAL ROAD
RUNNING NORTH/SOUTH:

10m ROAD RESERVE
WITH 6m WIDE HARD
ROAD SURFACE

SECONDARY INTERNAL ROAD
RUNNING EAST/WEST:

10m ROAD RESERVE
WITH 5.5m WIDE HARD
ROAD SURFACE

E	13.09.24	ISSUED FOR INFORMATION	AAA
D	07.08.24	ISSUED FOR INFORMATION	AAA
C	05.08.24	ISSUED FOR INFORMATION	AAA
B	26.07.24	ISSUED FOR INFORMATION	AAA
A	24.07.24	ISSUED FOR INFORMATION	AAA

REV	DATE	DESCRIPTION	BY
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Chris Kleu Architects cc CRK 2011/062729/23

PROJECT TITLE
PACALTSDORP
**NEW MIXED USED DEVELOPMENT
ON FARM PORTION 50 OF 202**

DRAWING TITLE
SITE DEVELOPMENT PLAN

JOB No.	LOCALITY	DRAWING No.	ERF	TYPE	SHEET	REV No.
	PD	50/202			200	E

DATE	JULY 2024	DWG No	200
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SCALE	1:500	DRAWN	CPK
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