

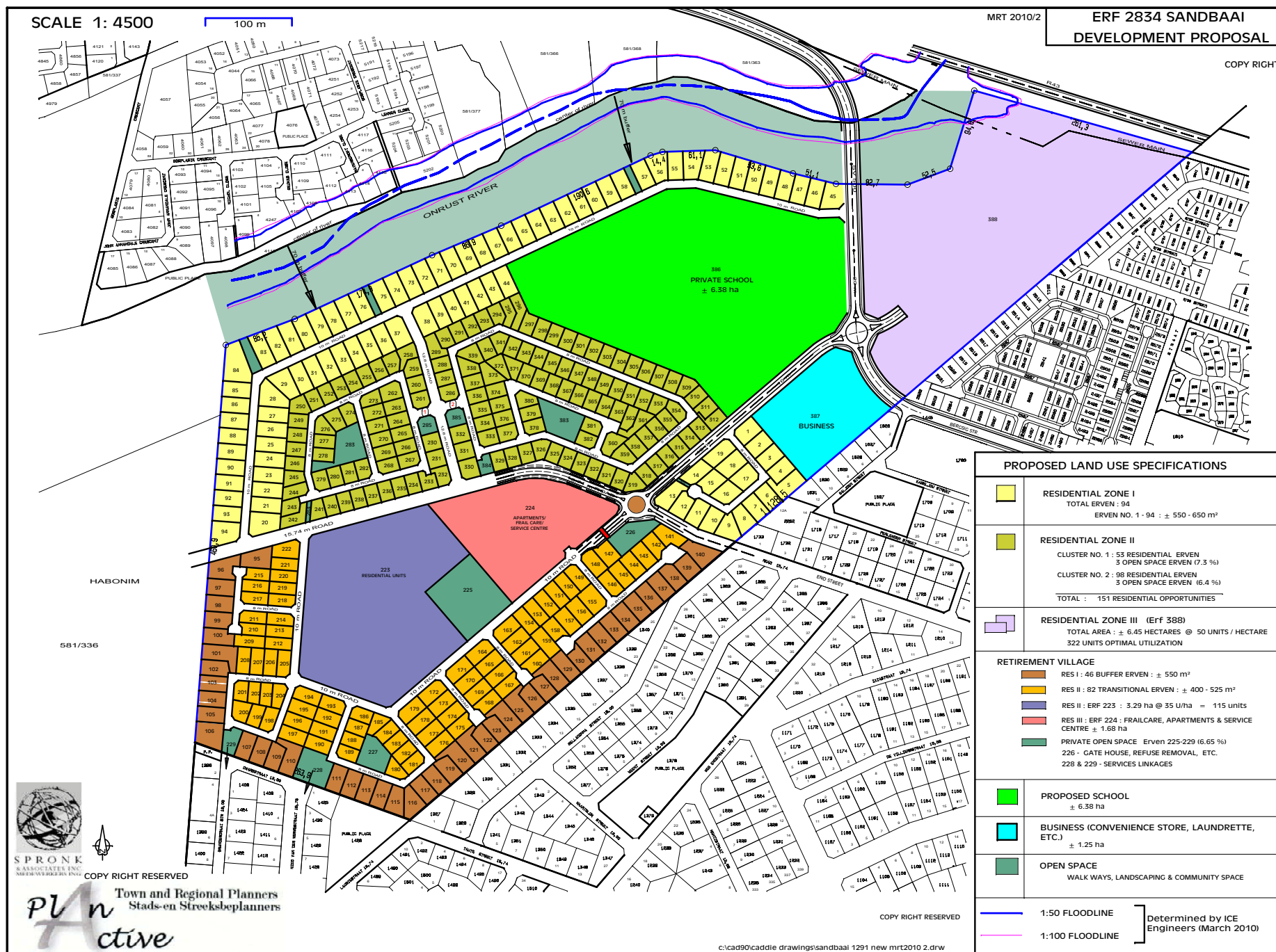
SCALE 1: 4500

100 m

MRT 2010/2

ERF 2834 SANDBAAL DEVELOPMENT PROPOSAL

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PROPOSED LAND USE SPECIFICATIONS

	RESIDENTIAL ZONE I TOTAL ERVEN : 94 ERVEN NO. 1 - 94 : ± 550 - 650 m²
	RESIDENTIAL ZONE II CLUSTER NO. 1 : 53 RESIDENTIAL ERVEN 3 OPEN SPACE ERVEN (7.3 %) CLUSTER NO. 2 : 98 RESIDENTIAL ERVEN 3 OPEN SPACE ERVEN (6.4 %) TOTAL : 151 RESIDENTIAL OPPORTUNITIES
	RESIDENTIAL ZONE III (Erf 388) TOTAL AREA : ± 6.45 HECTARES @ 50 UNITS / HECTARE 322 UNITS OPTIMAL UTILIZATION
	RETIREMENT VILLAGE RES I : 46 BUFFER ERVEN : ± 550 m² RES II : 82 TRANSITIONAL ERVEN : ± 400 - 525 m² RES III : ERF 224 : 3.29 ha @ 35 U/ha = 115 units RES III : ERF 224 : FRAILCARE, APARTMENTS & SERVICE CENTRE ± 1.68 ha PRIVATE OPEN SPACE Erven 225-229 (6.65 %) 226 - GATE HOUSE, REFUSE REMOVAL, ETC. 228 & 229 - SERVICES LINKAGES
	PROPOSED SCHOOL ± 6.38 ha
	BUSINESS (CONVENIENCE STORE, LAUNDRETTE, ETC.) ± 1.25 ha
	OPEN SPACE WALK WAYS, LANDSCAPING & COMMUNITY SPACE

1:50 FLOODLINE
1:100 FLOODLINE
Determined by ICE Engineers (March 2010)

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