

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2931169
Reference / Verwysing: Reminder Portion 52 of farm Kraaibosch No 195
Date / Datum: 14 June 2024
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

**APPLICATION FOR CONSTITUTION OF THE HOMEOWNERS ASSOCIATION, ARCHITECTURAL
GUIDELINES AND SITE DEVELOPMENT PLAN: REMAINDER OF PORTION 52 OF THE FARM
KRAAIBOSCH NO.195, DIVISION GEORGE**

Your application in the above regard refers.

The Senior Manager: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the following applications applicable to the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George (Glen Village Country Estate Phase 2):

1. Permission, in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality (2023), for the approval of the Glen Village Country Estate Owners' Association Constitution (attached as **Annexure A**), in terms of conditions 7 & 8 of the approval dated 20 October 2023;
2. Permission, in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality (2023), for the approval of a Site Development Plan (SDP) Plan No's SDP2A01 to SDP2A04, 001 to 032 (dated 01/05/2024) drawn by LAPALAKA Property Projects (x36 plans); G435P2-1 – G435P2-4 (dated October 2022) drawn by Cobus Louw Professional Engineer (x4 plans); and GRG015/RT/TS/08 Rev 0.2 (dated 22/09/2023) drawn by BDE Consulting Engineers (x1 plan) (attached as **Annexure B**) for Phase 2 of the Glen Village Country Estate, in terms of condition 10 of the approval dated 20 October 2023;
3. Permission, in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality (2023), for the approval of the Glen Village Country Estate Architectural Guidelines Revision 2.1 dated October 2023 (attached as **Annexure C**) in terms of condition 15 of the approval dated 20 October 2023;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS:

- (i) The SDP and Architectural Guidelines are internal to the development and will have no negative impact whatsoever.
- (ii) The SDP complies with the rezoning and subdivision approval and its conditions.
- (iii) The Constitution complies with the requirements of Section 29 (3) of the Land-Use Planning By-law for George Municipality (2023).

Note:

- (a) The Department of Environmental Affairs and Development Planning stated that a frail care facility forms part of what was approved in the Environmental Authorization (EA) and that the description of the approved development in the EA must be changed prior to the implementation of the development.*
- (b) The revised EA must be submitted to the Directorate: Human Settlements, Planning and Development prior to implementation of the new site development plan.*

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Portion 52_195 Kraaibosch (SDP & HOA Approval)JanVrolijk.docx

[illegible]



MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

14/6/2024

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

Area Schedule (Gross Building)

[illegible]

ARCHITECT					
PROFESSIONAL INSURANCE					
PERSON RESPONSIBLE FOR ISSUE					



Tel: 011 704 2384
 Cell Phone: 062 260 2043
 e-mail: info@apafactory.com
 WWW.APAFACTORY.COM : 2005
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 Greenville, North Carolina 27638

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SCALING
Drawings need to be scaled; report any discrepancies to architect before construction or manufacturing.

Blue Rain Property Dev.

ignoring
project
GLEN VILLAGE - PHASE 2

land number
remainder of portion 52 of
the farm Krealbosch 195/52

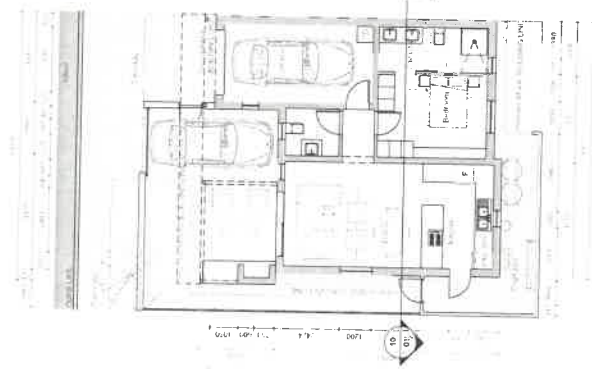
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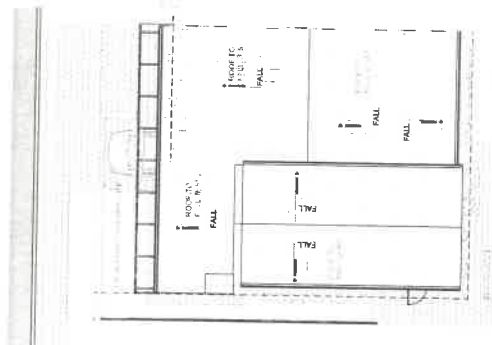
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drawn	Author
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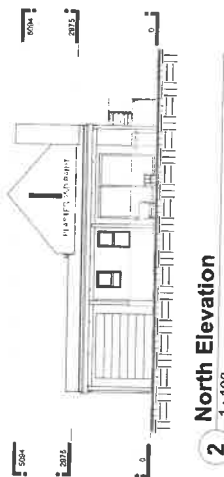
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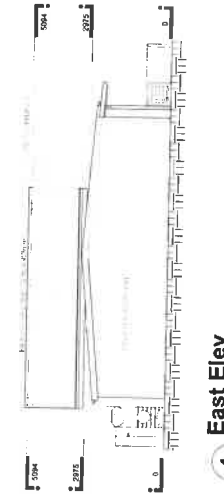
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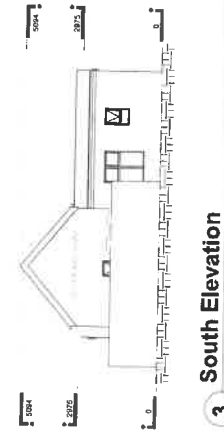
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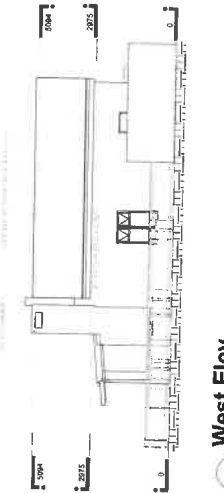
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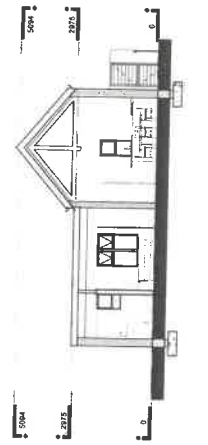
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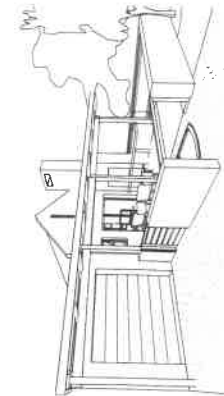
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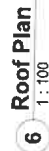
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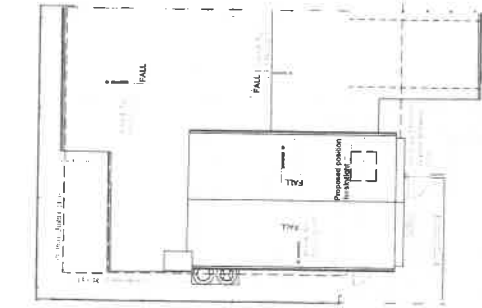


10 Section 1:100

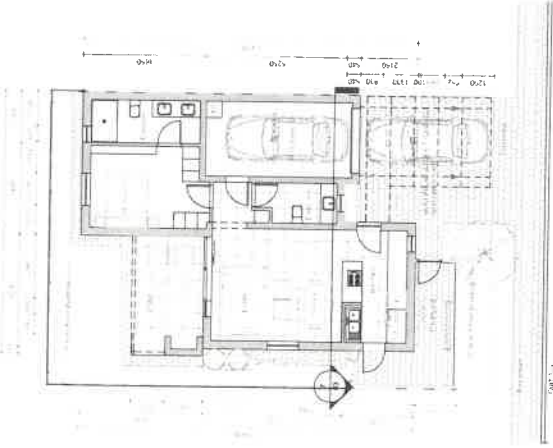


7 3D View 4

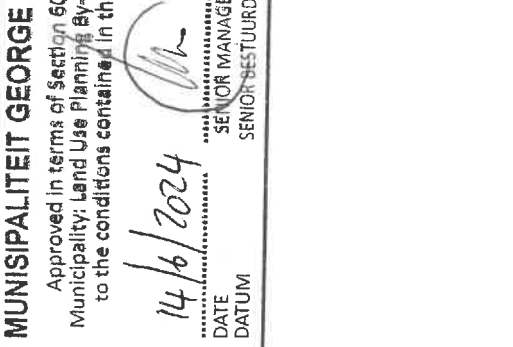
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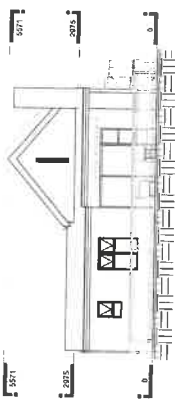
6 Roof Plan
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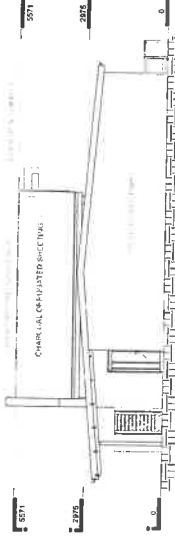
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8 3D View



2 North Elevation
1 : 100



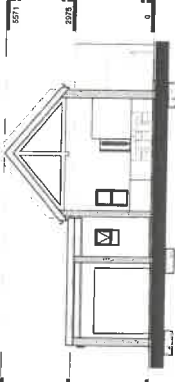
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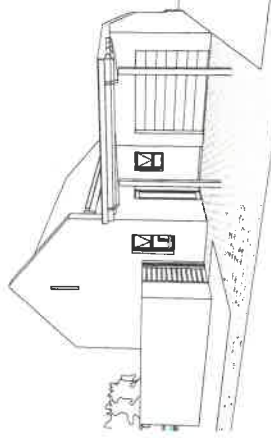
3 South Elevation
1 : 100



5 West Elevation
1 : 100



7 Section 9
1 : 100



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Approved in terms of section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE
14/6/2024
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Area Schedule (Gross...	

Area Schedule	

Area Schedule	



17

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client	BLUE RAIN PROPERTY DEV.
project	GLEN VILLAGE - PHASE 2
site	Portion 42 of the farm Kraaihoek 195522
engineer	
drawn by	
checked by	
approved by	
drawing number	EEN B
job number	003
drawn by	
checked by	
approved by	
revision number	
revision description	
revision date	
revision by	
revision for	
INFORMATION	

Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

14/6/2024

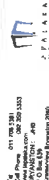
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

Area Schedule (Gross...

Area Schedule

Release	Date	Drawn	Description
			ARCHITECT
			PROFESSIONAL INSURANCE
			PERSON RESPONSIBLE FOR ISSUE



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Blue Rain Property Dev.

Project	Sample
Project 1	Sample 1
Project 2	Sample 2
Project 3	Sample 3
Project 4	Sample 4
Project 5	Sample 5
Project 6	Sample 6
Project 7	Sample 7
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Project 99	Sample 99
Project 100	Sample 100

WILLEN VILLAGE - PHASE 2

remainder of portion 52 of
the farm Krailbosch 195/52

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Signature _____

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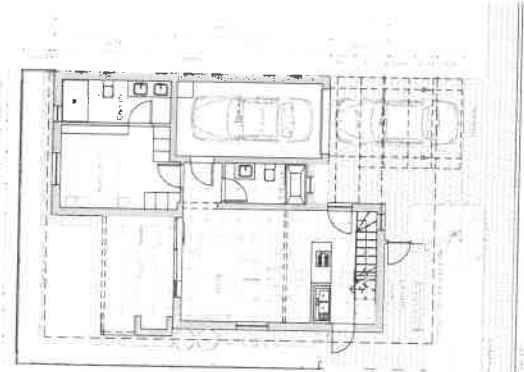
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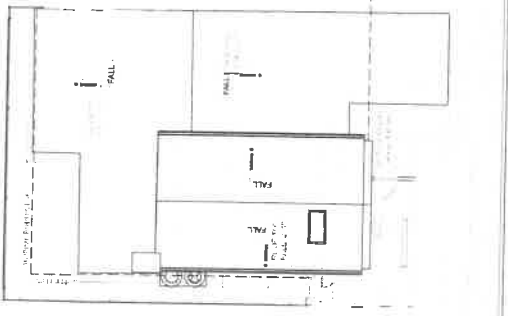
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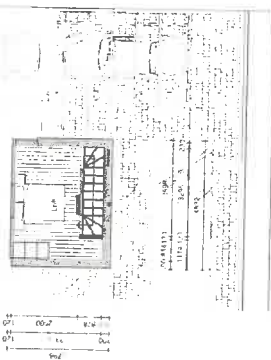
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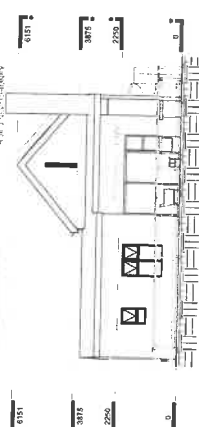
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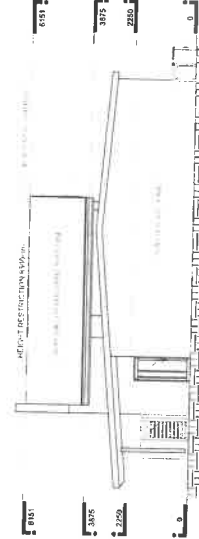
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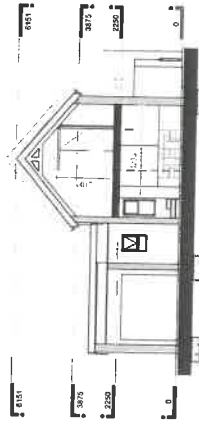
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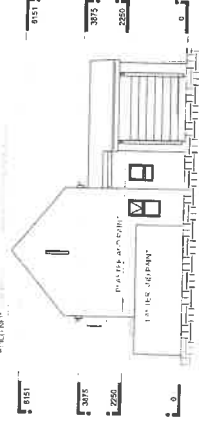
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4 East Elevation
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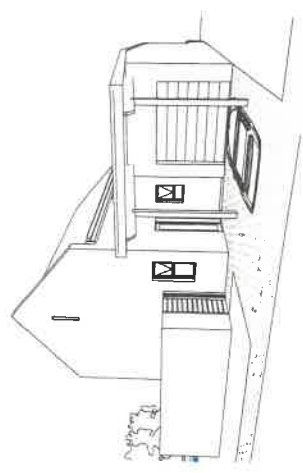
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3 South Elevation
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West Elevation
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8 3D View

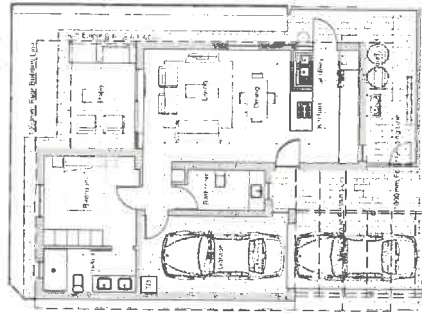
MUNICIPALITEIT GEORGE MUNICIPALITY

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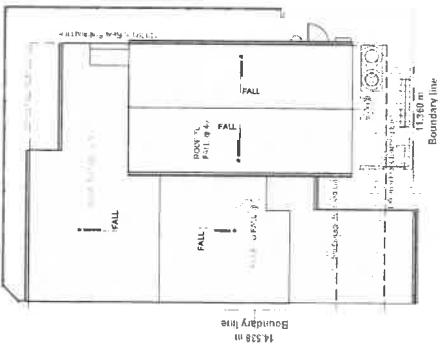
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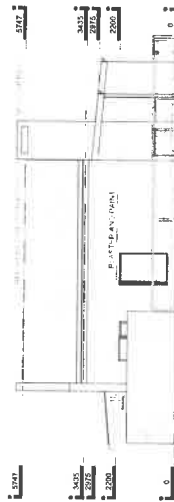
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SENIOR BESTUURDER: STADSBEPLANNING



1 Ground Floor Plan
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6 Roof Plan
1:100



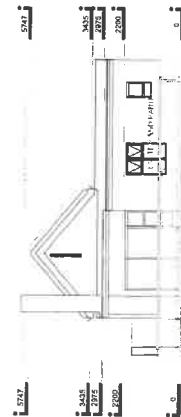
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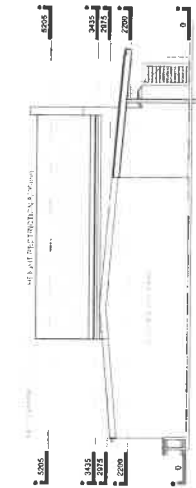
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7 Section
1:100



3 North
1:100



5 West
1:100



8 3D View

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Area Schedule (Rentable)			
No.	Area	Unit	Total
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ARCHITECT			
PROFESSIONAL REGISTRATION	PROFESSIONAL REGISTRATION	PROFESSIONAL REGISTRATION	PROFESSIONAL REGISTRATION
PERSON RESPONSIBLE FOR ISSUE	PERSON RESPONSIBLE FOR ISSUE	PERSON RESPONSIBLE FOR ISSUE	PERSON RESPONSIBLE FOR ISSUE
Drawn	Date	Drawn	Description

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Blue Rain Property Dev.

Glen Village - Phase 2

Remainder of portion 52 of the farm Krasboch 19562

Engineer

Architect

Registration

Drawing description

EEN C

Job number

Drawing number

005

Author

Scale

1:100

Revision number

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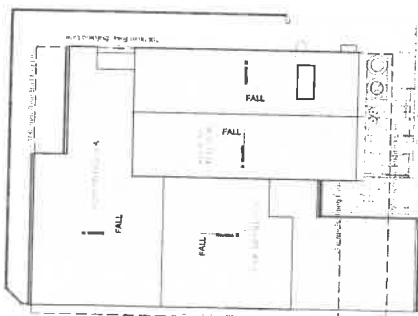
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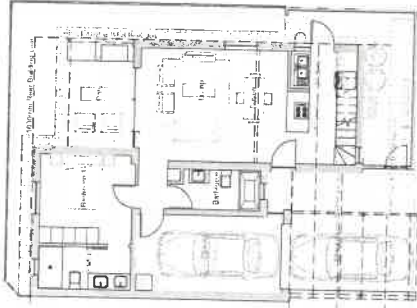
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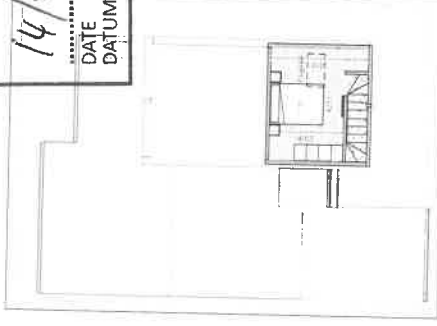
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



6 Roof Plan
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1 Ground Floor Plan
1:100



9 1st Floor Plan
1:100

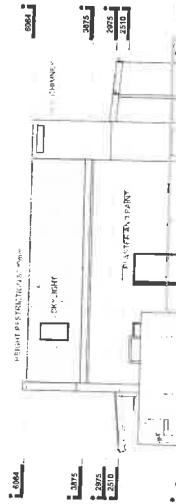
Area Schedule (Gross Building)									
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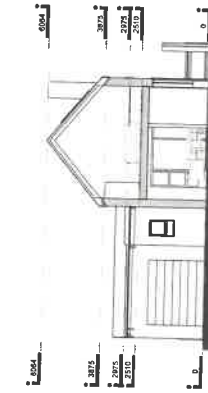
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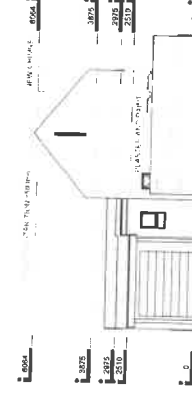
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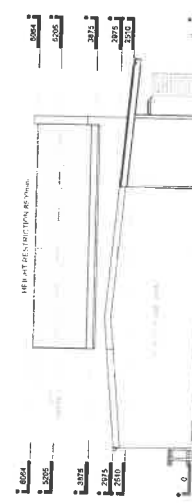
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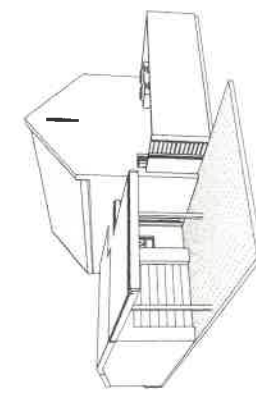
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4 South
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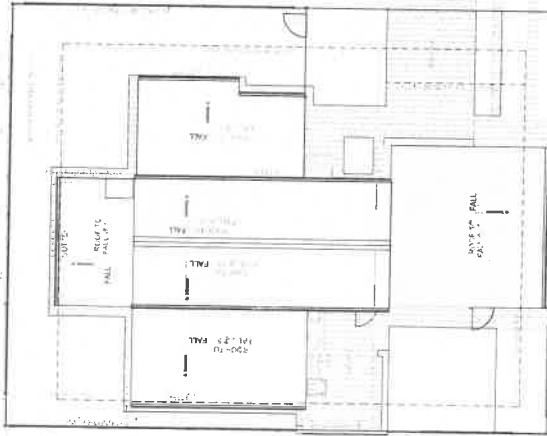
5 West
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8 3D View

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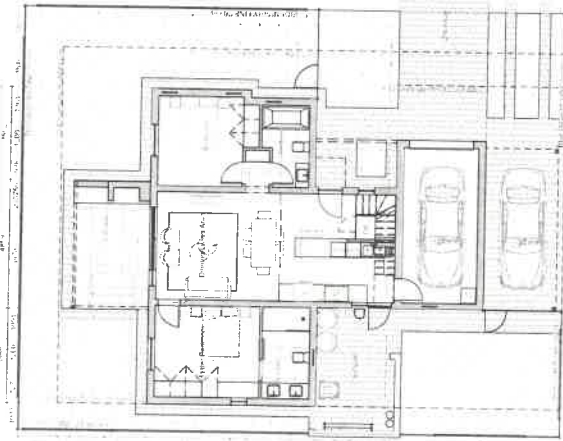
TWEE A.L



SECTION A-A

ROOF & SITE PLAN

NEW



SECTION A-A

GROUND FLOOR PLAN

NEW



Loft 1

NEW

SECTION A-A

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER STAATSBEPLANNING

AREA SCHEDULE - TWEE A.L

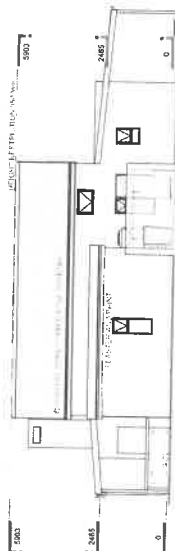
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APPROVED	
PROFESSIONAL INSURANCE	
CURRY FUNDING	



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Author	Blueshift Property Group
Project	Blueshift Property Group
Client	Blueshift Property Group
Address	Blueshift Property Group
Job number	001
Drawing number	008
Scale	1:100
Date	2024/05/01
Version number	1.0
Issued for	Information



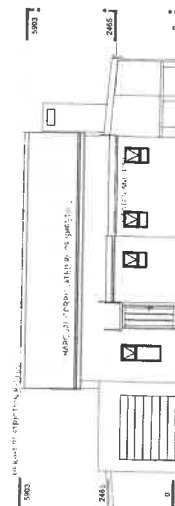
NORTH WEST ELEVATION

NEW



NORTH EAST ELEVATION

NEW



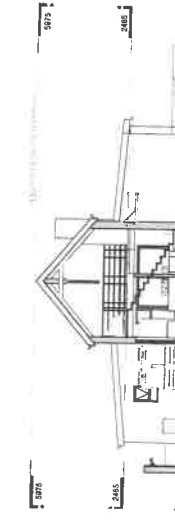
SOUTH EAST ELEVATION

NEW



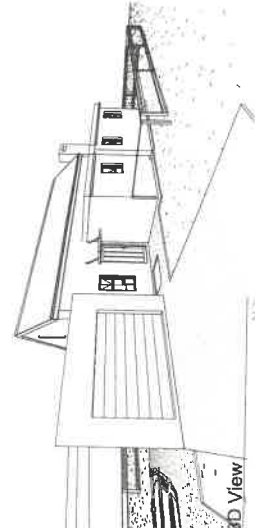
SOUTH WEST ELEVATION

NEW



SECTION A-A

NEW



3D View

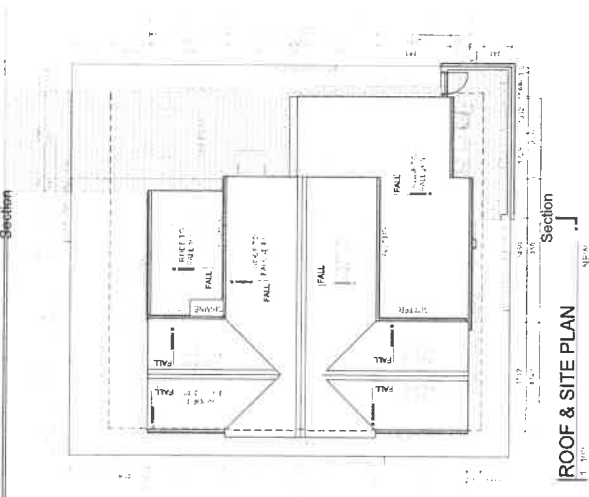
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MUNICIPALITEIT GEORGE MUNICIPALITY

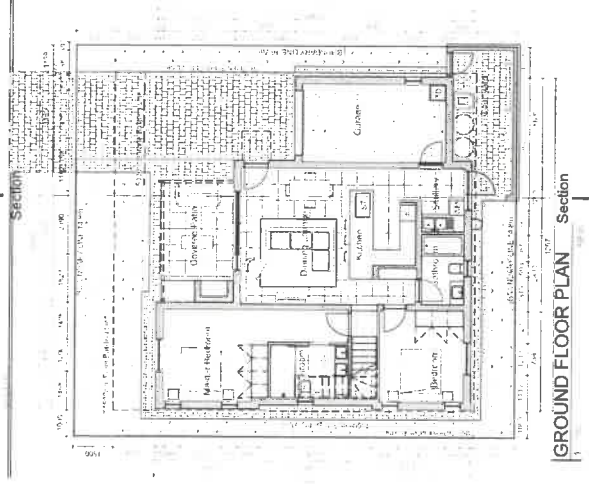
Approved in terms of Section 50 of the George Municipality Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.

14/6/2024

SENIOR MANAGER: TOWN PLANNING
SENIOR BEST UURDER: STATSBEPLANNING



ROOF & SITE PLAN



GROUND FLOOR PLAN Section 1



Loft 1

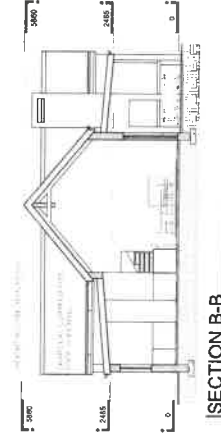
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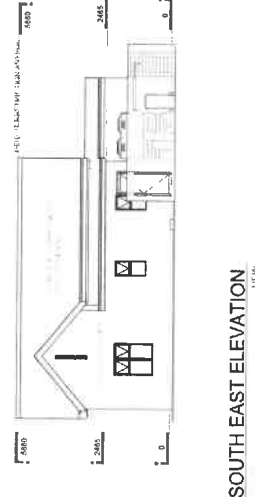
NORTH WEST ELEVATION



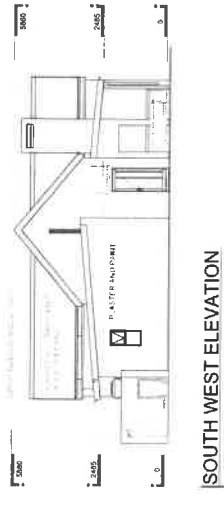
NORTH EAST ELEVATION



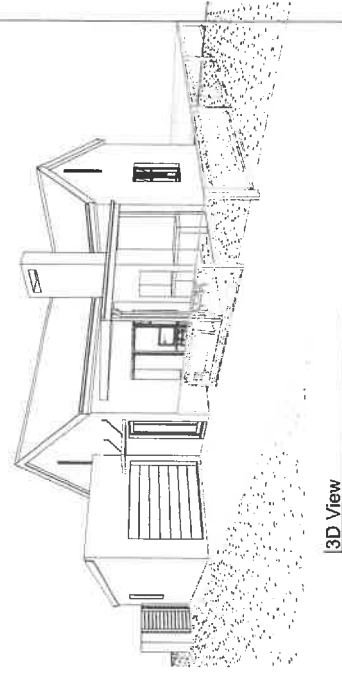
SECTION B-B



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



3D View

INFORMATION

TWEE C

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

AREA SCHEDULE - TWEE C

ROOF & SITE PLAN

GROUND FLOOR PLAN

NEW

NORTH ELEVATION

WEST ELEVATION

SECTION AA

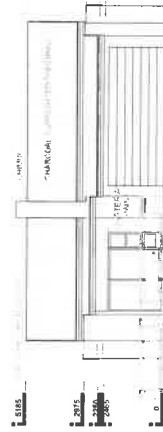
SOUTH ELEVATION

EAST ELEVATION

3D View 1

ARCHITECT	PROFESSIONAL REFERENCE	CLIENT/PROPOSER	DATE	DESCRIPTION
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Client: Bluerail Property Group				
Project: Glen Village - Country Estate				
Site: Remainder of portion 52 of the farm Kralboosch 19552				
Drawing description: SGP Drawings - New C				
Job number: 001				
Drawing number: 2024/0001				
Information				

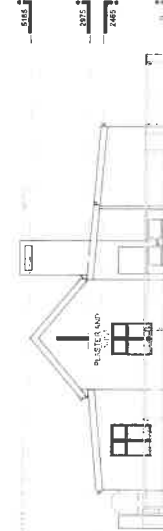
Ground Floor Plan
1:100



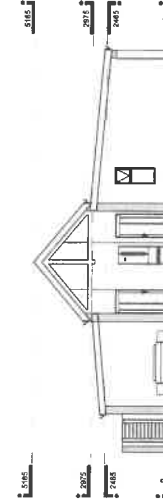
3 **North**
1 : 100



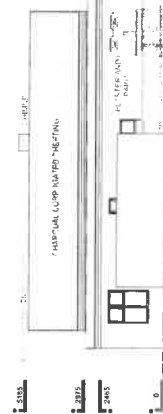
5 East
1-100



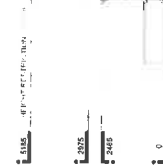
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8 **Section 1**



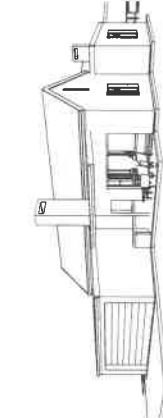
4 South
1 : 100



6 **West**
1 : 100



7



7 3D View 3

[illegible]

Person	Date	Drawn	Description
ARCHITECT			
PROFESSIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			



Tel 011 706 6391
Cell Phone 052 305 0563
www.apsala.com
DRYDAXTON JHB
P.O. Box 836
Cromwell Drydenburg 2080

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SCALING
Drawings not to be scaled. Report any discrepancies to the architect.

client
BLUE RAIN PROPERTY DEV.

Signature _____

GLEN VILLAGE - PHASE 2

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engineer
Dean Mo

Signature
Architect

Reg No: P7Arch6183384
Signature

drawing description
TWEE C_64

job number	drawing number
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02	012
02	012

scale	1 : 100
date	2024/05/01

revision number	issued for
INFORMATION	

INFORMATION	
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MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

AREA SCHEDULE - TWEE C.L

DATE	DATE	DATE	DATE
ARCHITECT	PROFESSIONAL INSURANCE	CLIENT SIGNATURE	DESCRIPTION



Tel: 011 252 6391
Cell Phone: 042 200 6363
www.japoste.com
JAYANTON, 248
P.O. Box 629
Carmichael, Arkansas 70601

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SCALING
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Client
BlueRain Property Group

Signature _____
Project **Glen Village - Country Estate**

land number
Remainder of portion 52 of the farm
Graalbosch 193/52

regimes

Author	Year
Smith, J.	2010
Johnson, A.	2011
Williams, B.	2012
Miller, C.	2013
Wilson, D.	2014
Moore, E.	2015
Anderson, F.	2016
Kim, G.	2017
Lee, H.	2018
Chen, I.	2019
Wang, J.	2020
Yuan, K.	2021
Chen, L.	2022
Chen, M.	2023
Chen, N.	2024
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Chen, ET.	

Signature _____
 Reg. No. FTAUCH40163384

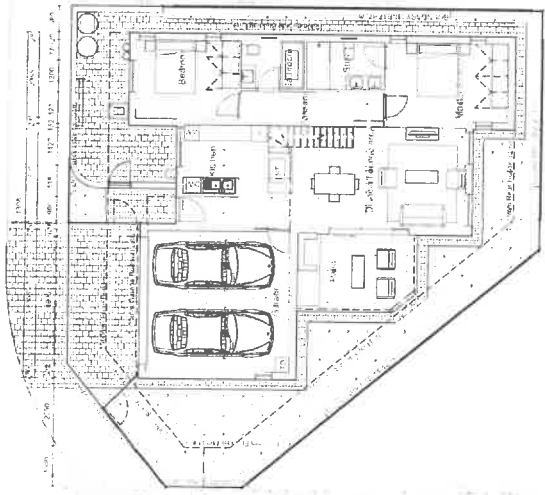
DP Drawings - Two C.L.

by 1950 standard	Age-adjusted rate
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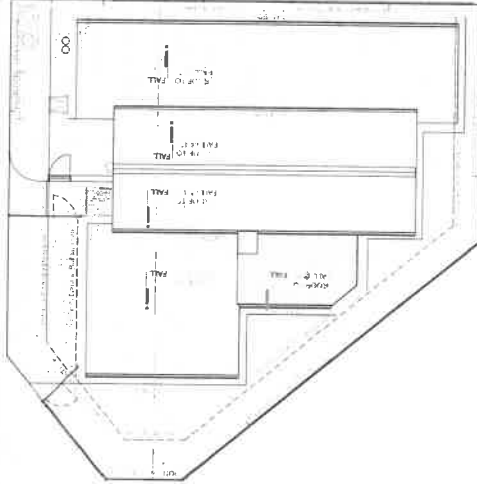
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scale	1 : 100
date	2024/10/10

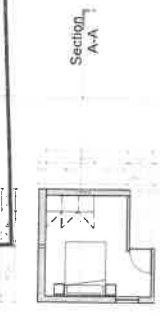
ISSN 0013-792X



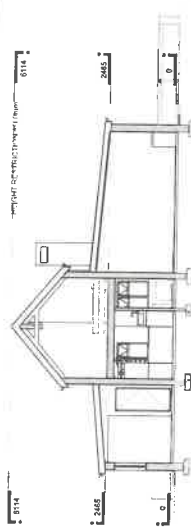
GROUND FLOOR PLAN



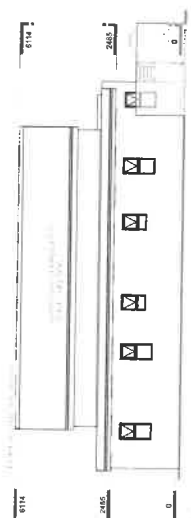
Roof Plan



Section A-A



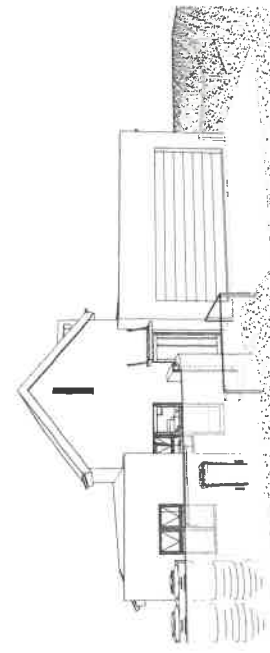
Section A-A



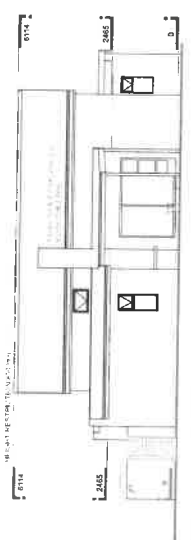
EAST ELEVATION



NORTH ELEVATION



3D View 1



WEST ELEVATION



SOUTH ELEVATION

MUNICIPALITEIT GEORGE MUNICIPALITY
Approved In terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14 6 2024

.....
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING
.....

DATE
DATUM

MUNICIPALITEIT GEORGE MUNICIPALITY
Approved In terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14 6 2024



.....
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING
.....

DATE
DATUM

to the conditions contained herein.

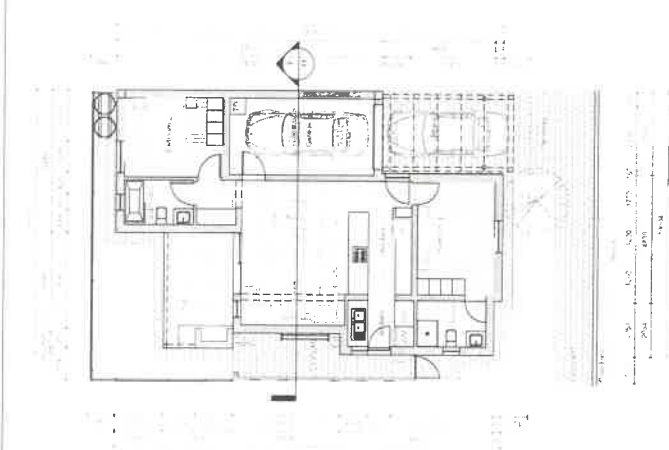
14 6 2024

DATE
DATUM

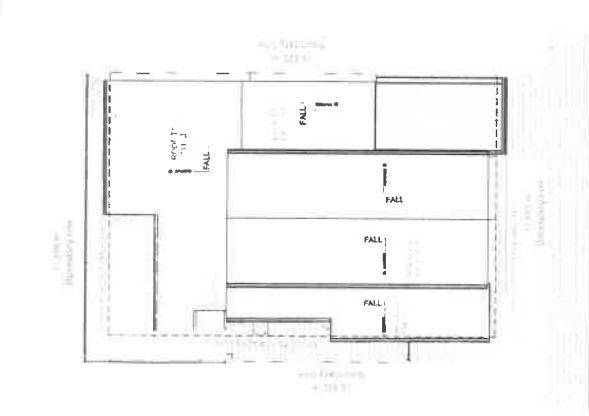
SIGNATURE OF SENIOR MANAGER
SENIOR BESTUURDER

Area Schedule (Gross Building)

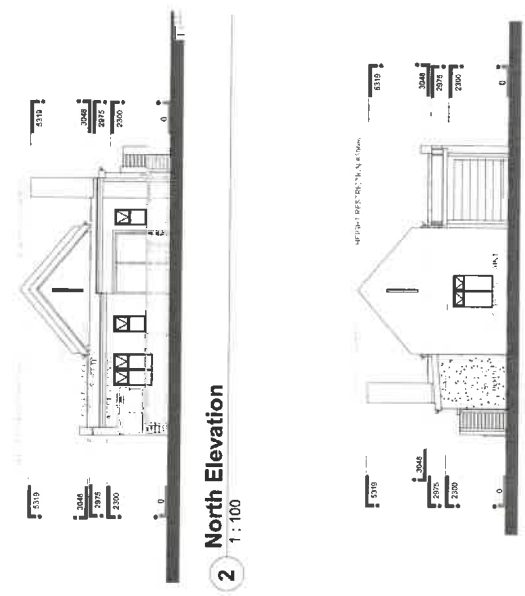
Area Schedule		Area V	
Area	Area	Area	Area
Area 1	Area 2	Area 3	Area 4
Area 5	Area 6	Area 7	Area 8
Area 9	Area 10	Area 11	Area 12
Area 13	Area 14	Area 15	Area 16
Area 17	Area 18	Area 19	Area 20
Area 21	Area 22	Area 23	Area 24
Area 25	Area 26	Area 27	Area 28
Area 29	Area 30	Area 31	Area 32
Area 33	Area 34	Area 35	Area 36
Area 37	Area 38	Area 39	Area 40
Area 41	Area 42	Area 43	Area 44
Area 45	Area 46	Area 47	Area 48
Area 49	Area 50	Area 51	Area 52
Area 53	Area 54	Area 55	Area 56
Area 57	Area 58	Area 59	Area 60
Area 61	Area 62	Area 63	Area 64
Area 65	Area 66	Area 67	Area 68
Area 69	Area 70	Area 71	Area 72
Area 73	Area 74	Area 75	Area 76
Area 77	Area 78	Area 79	Area 80
Area 81	Area 82	Area 83	Area 84
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Area 89	Area 90	Area 91	Area 92
Area 93	Area 94	Area 95	Area 96
Area 97	Area 98	Area 99	Area 100



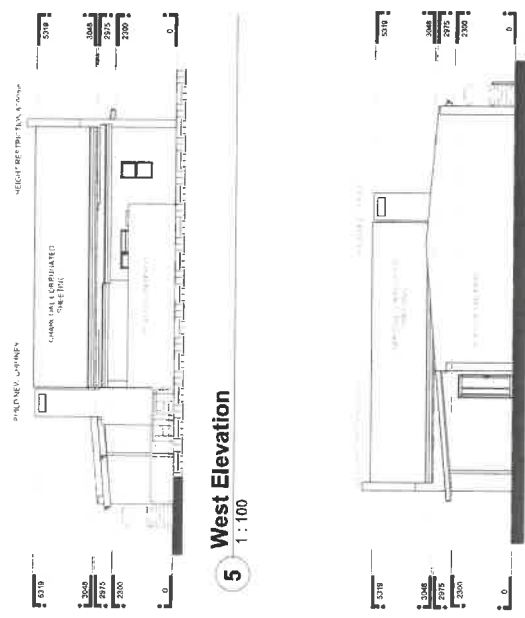
1 Ground Floor Plan
1 : 100



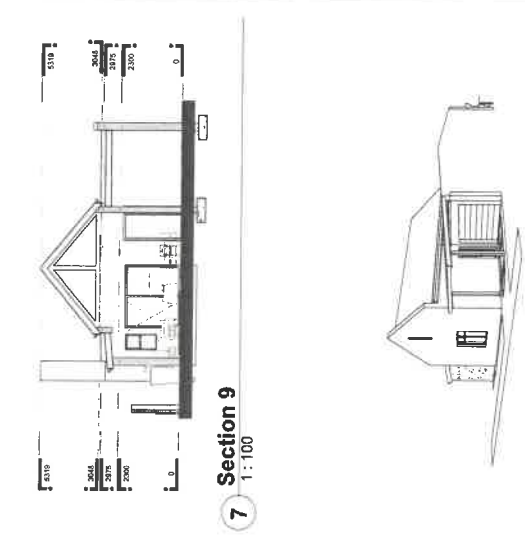
6 **Roof Plan**
1 : 100



3 South Elevation
1 : 100



4 East Elevation
1 : 100

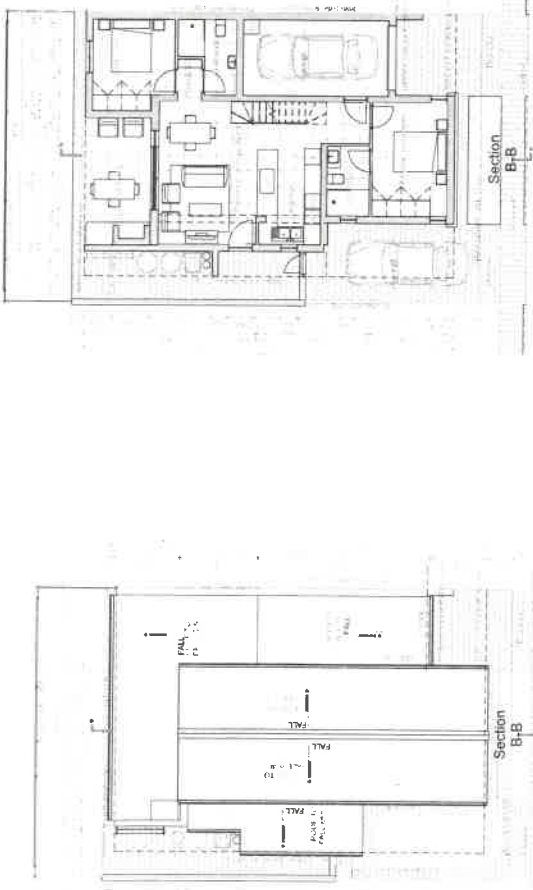


8 3D View

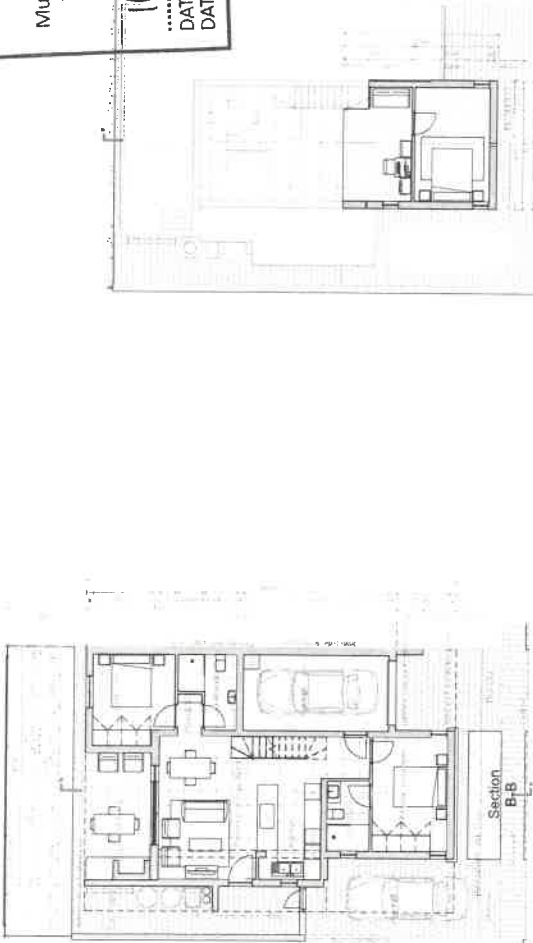
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14/11/2024
DATE
DATUM

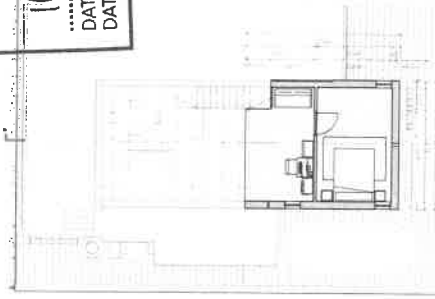
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



ROOF & SITE PLAN



GROUND FLOOR PLAN



Section B-B

Loft 1

AREA SCHEDULE - TWEE D.L

Area	Area	Area	Area
Area 1	Area 2	Area 3	Area 4
Area 5	Area 6	Area 7	Area 8
Area 9	Area 10	Area 11	Area 12



City of George
101 700 1000
101 700 1000
101 700 1000
101 700 1000

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DISCLAIMER NOTE
This drawing is subject to the terms and conditions of the disclaimer and may not be used for any other purpose without the prior written consent of the disclaimer.

SCALING
Drawing scale is 1:1000

Client
Buerlin Property Group

Project
Glen Village - Country Estate

Sheet number
1 of 1

Author
P. Prinsloo

Signature
P. Prinsloo

Drawing description
SDP Drawings TWEE D.L

Job number
001

Drawing number
016

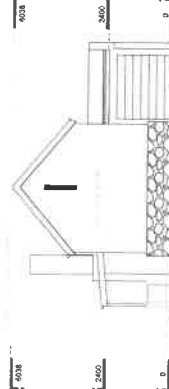
Author
P. Prinsloo

Signature
P. Prinsloo

Information



NORTH ELEVATION



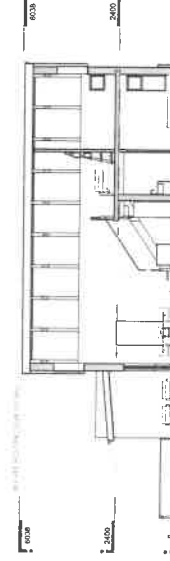
SOUTH ELEVATION



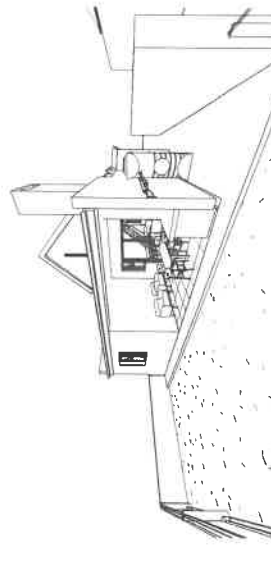
EAST ELEVATION



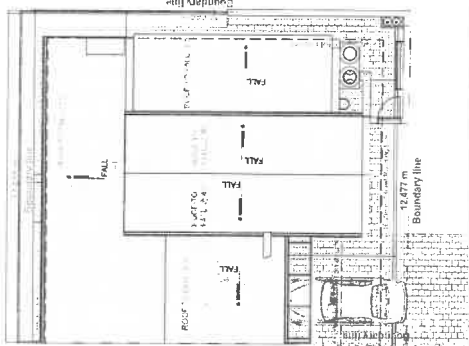
WEST ELEVATION



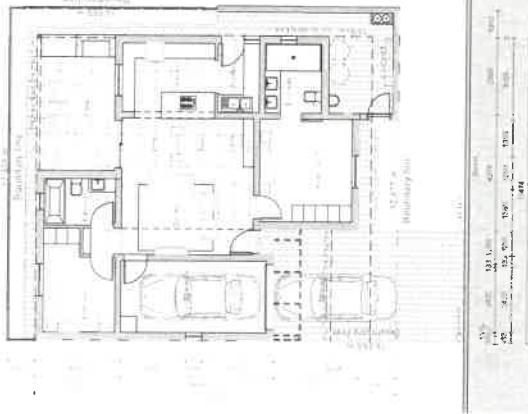
Section B-B



3D View 6



6 Roof Plan
1:100



1 Ground Floor Plan
1:100

MUNICIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024
DATE
14/6/2024
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

Area Schedule (Gross Building)	
Area	Description
Area Schedule	
Area	Description

ARCHITECT	
PROFESSIONAL INSURANCE	
PERSONAL RESPONSIBILITY	
Author	Date



Ge. Post No. 6118 262
Kraaihoek 18562
Kraaihoek 18562
Kraaihoek 18562

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DISCLAIMER NOTE
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SCALING
Drawings shall be made in accordance with the following scale:
1:100 (unless otherwise indicated)

Client: BLUE RAIN PROPERTY DEV.

Project: GLEN VILLAGE - PHASE 2

Address: Section 92 of the farm Kraaihoek 18562

Architect: TWEE E

Registration: 14334

Signature: TWEE E

Job number: 017

Author: TWEE E

Scale: 1:100

Revision number: 1

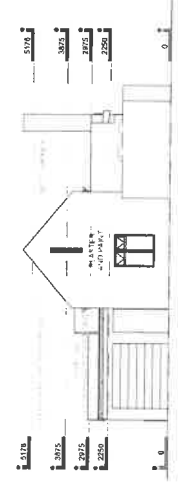
Information: TWEE E

Information: TWEE E

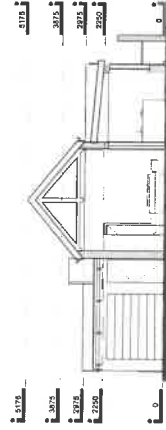
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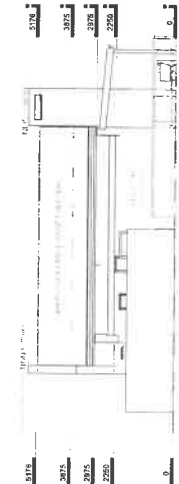
3 North
1:100



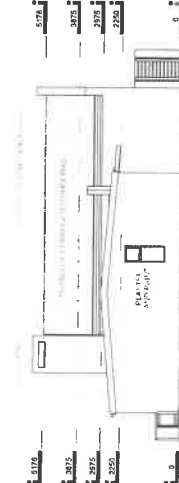
4 South
1:100



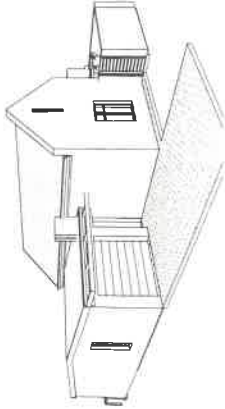
8 Section
1:100



5 East
1:100



7 West
1:100



9 3D View
1:100

MUNICIPALITEIT GEORGE MUNICIPALITY

Area Schedules (Copy)

DATE	TIME	NAME
11/16/2014	1:00 PM	SENIOR MANAGER, TOWN PLANNING
11/16/2014	1:00 PM	SENIOR BESTUDDER, STATISTICS PLANNING

Answer Schedule		
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Personnel	Date	Drawn	Democrat
ARCHITECT			
PROFESSIONAL INSURANCE			
PERSON RESPONSIBLE FOR ISSUE			



THE 011 796 1261
Cap Plaza 022 260 0535
www.capplaza.com
1000 ANGSON : 30-8
P.O. Box 838
Commerce Bayshore 2080

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SCALING
Drawings need to be scaled, report any discrepancies to artist(s) before scaling.

client
BLUE RAIN PROPERTY DEV.

signature _____
project _____
GLEN VILLAGE • PHASE 2

stand number
Remainder of portion 52 of the farm
Kreilbosch 195/52

[illegible]

Architect: PRA PCH 0163384
Reg No:
Signature:

drawing description
TWEE E LOFT

job number	drilling number
02	018
Drawn	As built

scale	1:100
date	2024/05/01
revisie nummer	laaid file

INFORMATION	
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6 **Roof Plan**
1 : 100



1 Ground Floor Plan
1 : 100

2 Loft 1
1:100



North
1 : 100



4 South
1 : 100



Section
8 1:100



5 East
1 : 100

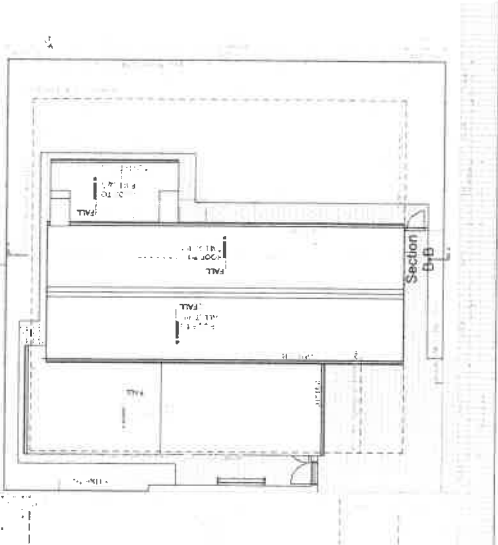


7 **West**
1:100

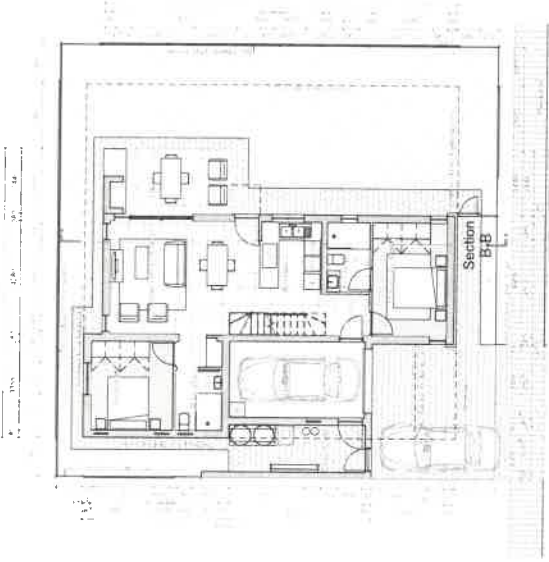


9 3D View

INFORMATION	
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ROOF & SITE PLAN



GROUND FLOOR PLAN



Section B-B

Loft 1

MUNICIPALITY OF GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024
 DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

AREA SCHEDULE - TWEE G.L

Area	Area (m²)	Area (ha)
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1.3	1,100.00	0.25
1.4	1,100.00	0.25
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ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE



ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

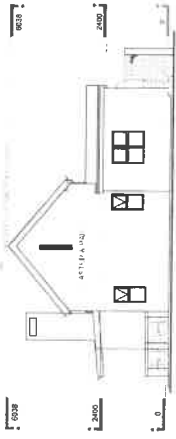
ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

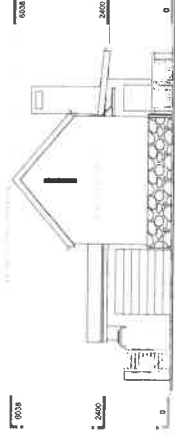
ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE

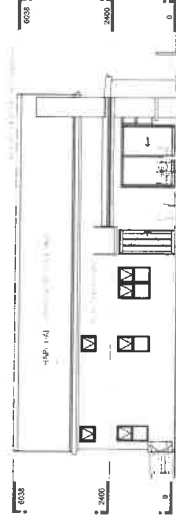
ARCHITECT	PROFESSIONAL REGISTRATION	CURRICULUM VITAE



NORTH ELEVATION



SOUTHELEVATION



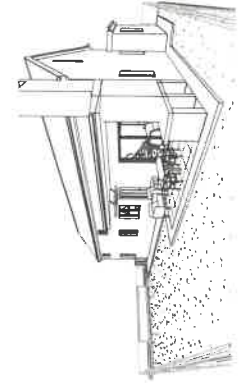
EAST ELEVATION



WEST ELEVATION

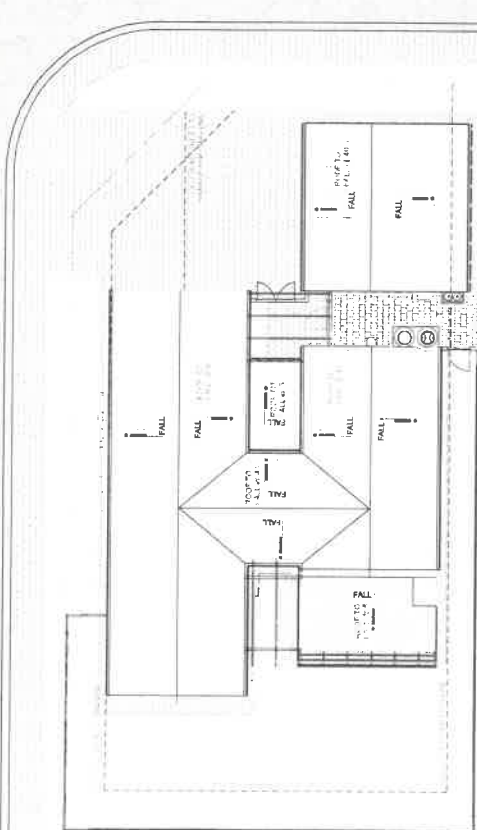


Section B-B

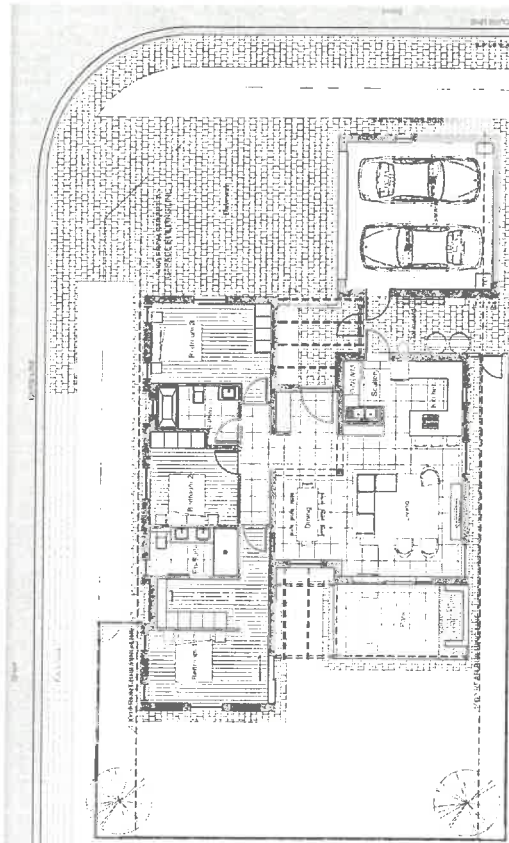


3D View 7

DRIE A



6 Roof Plan
1:100



1 Ground Floor Plan
1:100

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 50 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

Senior Manager: Town Planning

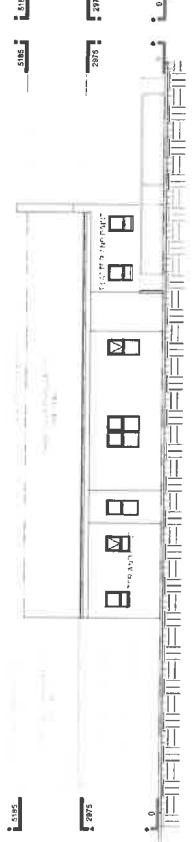
Senior Bestuurder: Stadsbeplanning

Area Schedule

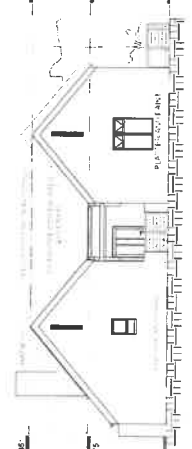
DATE 14 Feb 2024

Area Schedule (Cross Building)

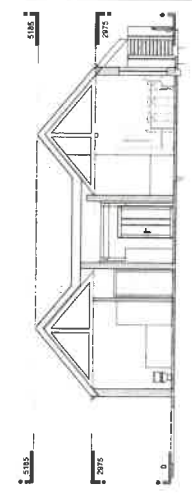
ARCHITECT	POSITIONAL RANGES	PERSON RESPONSIBLE FOR TASK	Scale	Unit	Drawn
COPYRIGHT NOTE This drawing is subject to copyright and may not be reproduced or used in any form without the written permission of the architect.					
DISCLAIMER NOTE This drawing is to be used in accordance with the scope of work and the conditions of the contract.					
SCALING Drawings are to be used in accordance with the conditions of the contract.					
BLUE RAIN PROPERTY DEV.					
GLEN VILLAGE - PHASE 2					
Plot number: 1182/25					
Drawing description: DRIE A					
Job number: 022					
Author: 2024/05/01					
Information					



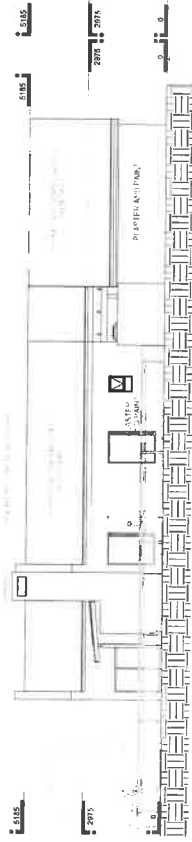
2 North Elev
1:100



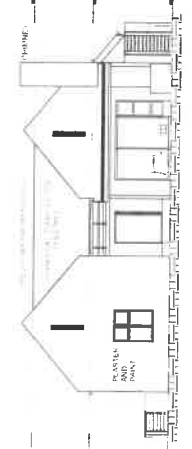
4 East Elev
1:100



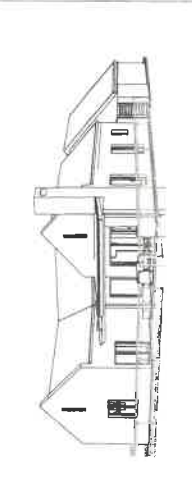
8 Section
1:100



3 South Elev
1:100



5 West Elev
1:100



7 3D View 5

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

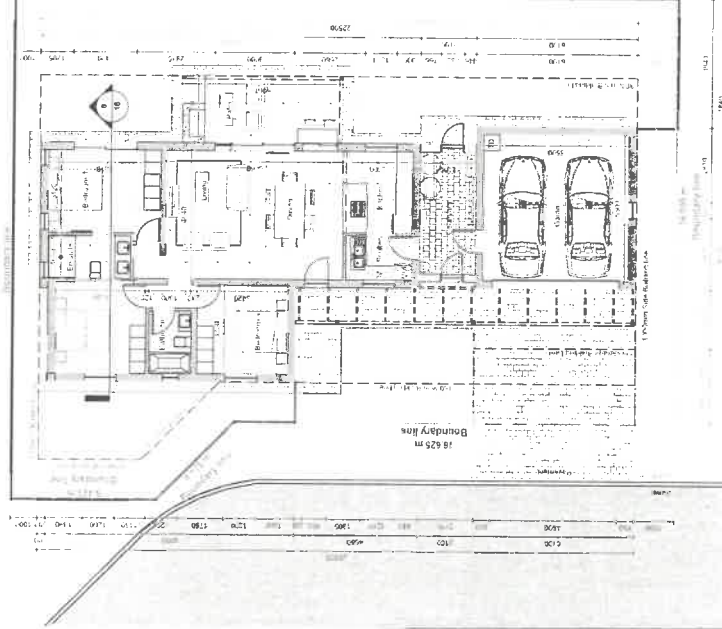
14/6/2024

DATE

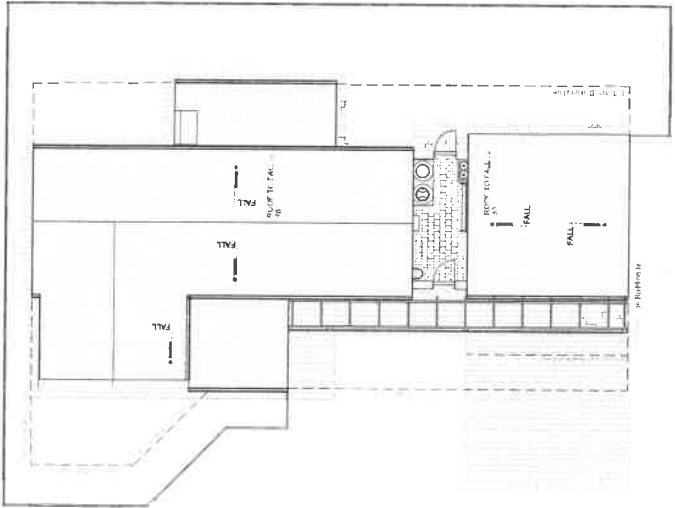
SENIOR MANAGER: TOWN PLANNING

SENIOR ASSISTANT

SENIOR MANAGER: STATSBEPANNING



1 Ground Floor Plan
1:100



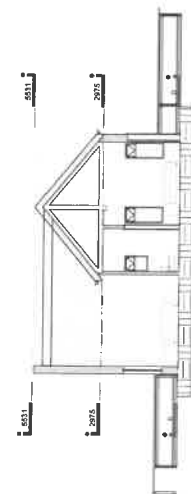
7 Roof Plan
1:100

Area Schedule	
No.	Area (m²)
1	1.2
2	1.2
3	1.2
4	1.2
5	1.2
6	1.2
7	1.2
8	1.2
9	1.2
10	1.2
11	1.2
12	1.2
13	1.2
14	1.2
15	1.2
16	1.2
17	1.2
18	1.2
19	1.2
20	1.2
21	1.2
22	1.2
23	1.2
24	1.2
25	1.2
26	1.2
27	1.2
28	1.2
29	1.2
30	1.2
31	1.2
32	1.2
33	1.2
34	1.2
35	1.2
36	1.2
37	1.2
38	1.2
39	1.2
40	1.2
41	1.2
42	1.2
43	1.2
44	1.2
45	1.2
46	1.2
47	1.2
48	1.2
49	1.2
50	1.2
51	1.2
52	1.2
53	1.2
54	1.2
55	1.2
56	1.2
57	1.2
58	1.2
59	1.2
60	1.2
61	1.2
62	1.2
63	1.2
64	1.2
65	1.2
66	1.2
67	1.2
68	1.2
69	1.2
70	1.2
71	1.2
72	1.2
73	1.2
74	1.2
75	1.2
76	1.2
77	1.2
78	1.2
79	1.2
80	1.2
81	1.2
82	1.2
83	1.2
84	1.2
85	1.2
86	1.2
87	1.2
88	1.2
89	1.2
90	1.2
91	1.2
92	1.2
93	1.2
94	1.2
95	1.2
96	1.2
97	1.2
98	1.2
99	1.2
100	1.2

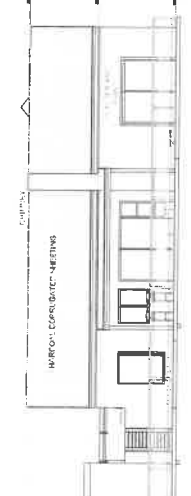
Area Schedule (Gross Building)	
No.	Area (m²)
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5	1.2
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8	1.2
9	1.2
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11	1.2
12	1.2
13	1.2
14	1.2
15	1.2
16	1.2
17	1.2
18	1.2
19	1.2
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21	1.2
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26	1.2
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91	1.2
92	1.2
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94	1.2
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97	1.2
98	1.2
99	1.2
100	1.2



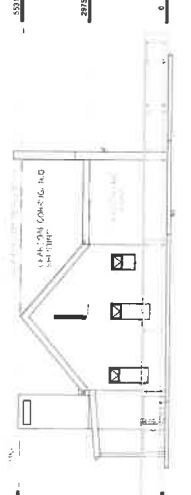
Area Schedule (Gross Building)	
No.	Area (m²)
1	1.2
2	1.2
3	1.2
4	1.2
5	1.2
6	1.2
7	1.2
8	1.2
9	1.2
10	1.2
11	1.2
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97	1.2
98	1.2
99	1.2
100	1.2



8 Section 1
1:100



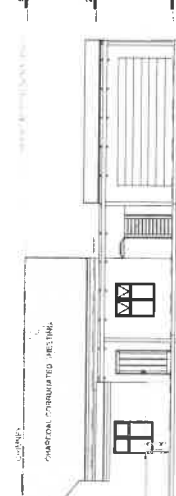
3 East elevation
1:100



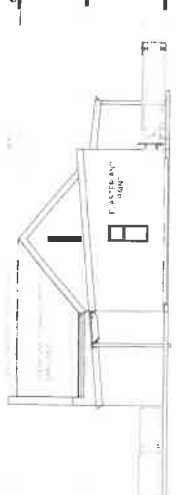
4 North elevation
1:100



2 3D View 1



6 West elevation
1:100



5 South elevation
1:100

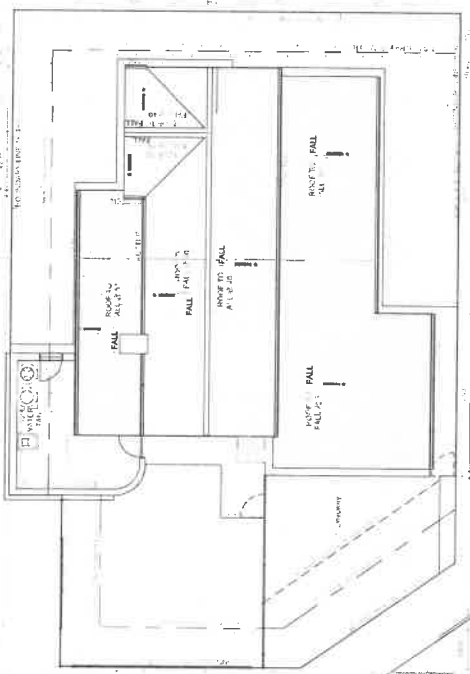
Information	
Project number	2024/001
Author	
Drawn by	
Checked by	
Issued for	

Approved in terms of section 60 of the George
Municipality Land Use Planning By-law (2023) subject
to the conditions contained in the covering letter.

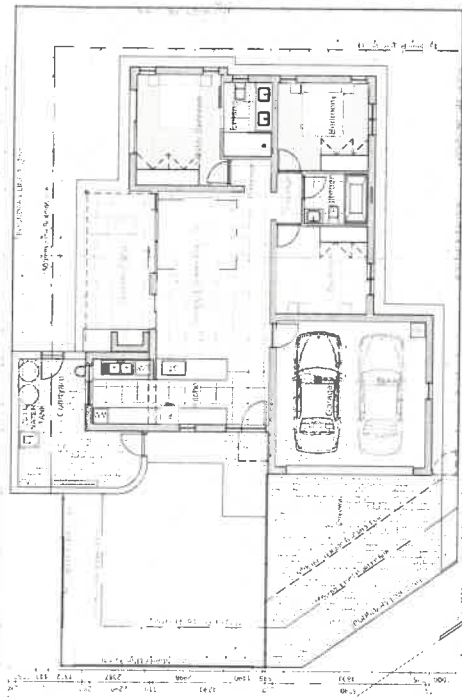
SENIOR MANAGER, TOWN PLANNING
SENIOR BESTURDER, STATSBEPANNING

to the
DATE
14
AREA SCHEDULE-ORIE
DATUM

AREA SCHEDULE - DRIVE B...

Section B₁B

ROOF & SITE PLAN

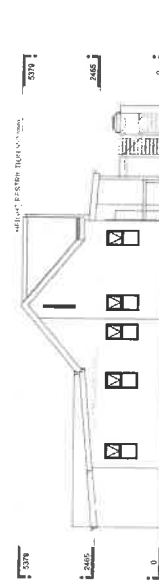


Section B.1B

GROUND FLOOR PLAN



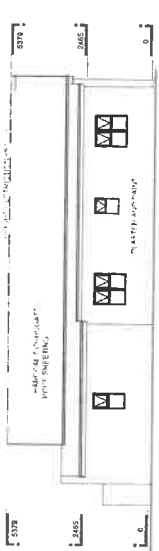
NORTH WEST ELEVATION



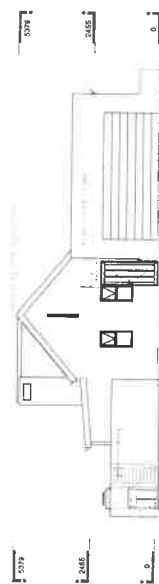
NORTH EAST ELEVATION



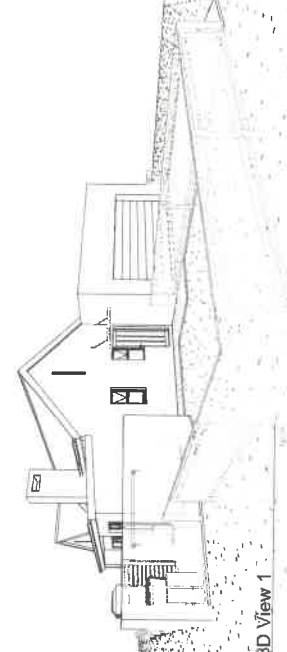
Section B-B



SOUTH EAST ELEVATION



WEST



3D View 1

[illegible]

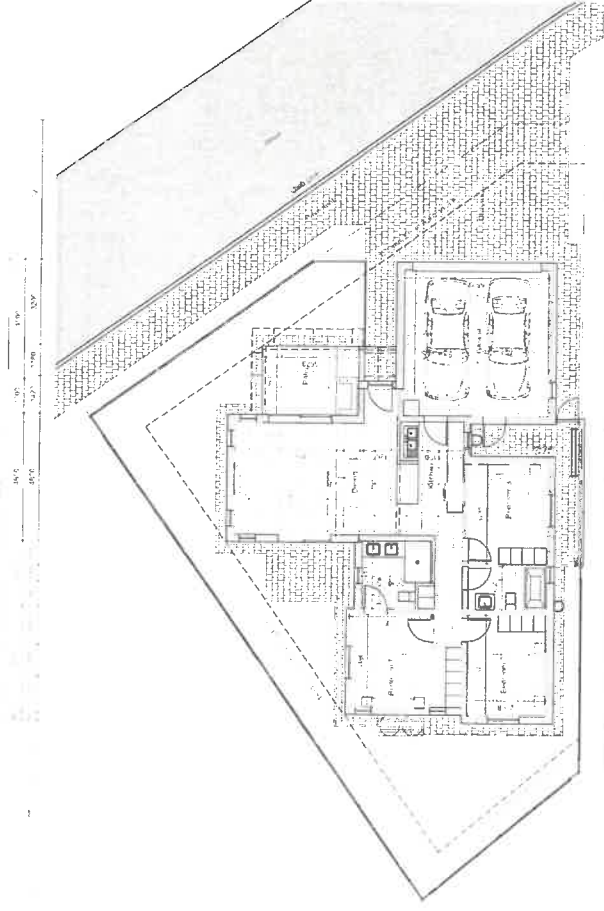
Architectural floor plan of a building, likely a school or institutional structure, showing multiple rooms and a central corridor. The plan includes dimensions, door locations, and a north arrow. The building is situated on a lot with a street on the left and a parking area on the right.

Rooms and Dimensions:

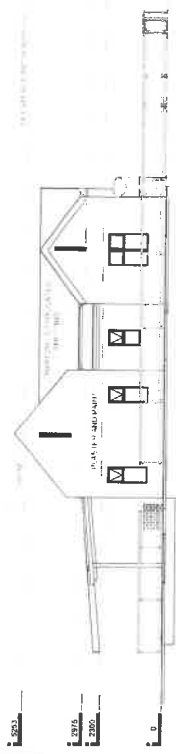
- Room 1: FALL, 10' x 12'
- Room 2: FALL, 10' x 12'
- Room 3: FALL, 10' x 12'
- Room 4: FALL, 10' x 12'
- Room 5: FALL, 10' x 12'
- Room 6: FALL, 10' x 12'
- Room 7: FALL, 10' x 12'
- Room 8: FALL, 10' x 12'
- Room 9: FALL, 10' x 12'
- Room 10: FALL, 10' x 12'
- Room 11: FALL, 10' x 12'
- Room 12: FALL, 10' x 12'
- Room 13: FALL, 10' x 12'
- Room 14: FALL, 10' x 12'
- Room 15: FALL, 10' x 12'
- Room 16: FALL, 10' x 12'
- Room 17: FALL, 10' x 12'
- Room 18: FALL, 10' x 12'
- Room 19: FALL, 10' x 12'
- Room 20: FALL, 10' x 12'
- Room 21: FALL, 10' x 12'
- Room 22: FALL, 10' x 12'
- Room 23: FALL, 10' x 12'
- Room 24: FALL, 10' x 12'
- Room 25: FALL, 10' x 12'
- Room 26: FALL, 10' x 12'
- Room 27: FALL, 10' x 12'
- Room 28: FALL, 10' x 12'
- Room 29: FALL, 10' x 12'
- Room 30: FALL, 10' x 12'
- Room 31: FALL, 10' x 12'
- Room 32: FALL, 10' x 12'
- Room 33: FALL, 10' x 12'
- Room 34: FALL, 10' x 12'
- Room 35: FALL, 10' x 12'
- Room 36: FALL, 10' x 12'
- Room 37: FALL, 10' x 12'
- Room 38: FALL, 10' x 12'
- Room 39: FALL, 10' x 12'
- Room 40: FALL, 10' x 12'
- Room 41: FALL, 10' x 12'
- Room 42: FALL, 10' x 12'
- Room 43: FALL, 10' x 12'
- Room 44: FALL, 10' x 12'
- Room 45: FALL, 10' x 12'
- Room 46: FALL, 10' x 12'
- Room 47: FALL, 10' x 12'
- Room 48: FALL, 10' x 12'
- Room 49: FALL, 10' x 12'
- Room 50: FALL, 10' x 12'
- Room 51: FALL, 10' x 12'
- Room 52: FALL, 10' x 12'
- Room 53: FALL, 10' x 12'
- Room 54: FALL, 10' x 12'
- Room 55: FALL, 10' x 12'
- Room 56: FALL, 10' x 12'
- Room 57: FALL, 10' x 12'
- Room 58: FALL, 10' x 12'
- Room 59: FALL, 10' x 12'
- Room 60: FALL, 10' x 12'
- Room 61: FALL, 10' x 12'
- Room 62: FALL, 10' x 12'
- Room 63: FALL, 10' x 12'
- Room 64: FALL, 10' x 12'
- Room 65: FALL, 10' x 12'
- Room 66: FALL, 10' x 12'
- Room 67: FALL, 10' x 12'
- Room 68: FALL, 10' x 12'
- Room 69: FALL, 10' x 12'
- Room 70: FALL, 10' x 12'
- Room 71: FALL, 10' x 12'
- Room 72: FALL, 10' x 12'
- Room 73: FALL, 10' x 12'
- Room 74: FALL, 10' x 12'
- Room 75: FALL, 10' x 12'
- Room 76: FALL, 10' x 12'
- Room 77: FALL, 10' x 12'
- Room 78: FALL, 10' x 12'
- Room 79: FALL, 10' x 12'
- Room 80: FALL, 10' x 12'
- Room 81: FALL, 10' x 12'
- Room 82: FALL, 10' x 12'
- Room 83: FALL, 10' x 12'
- Room 84: FALL, 10' x 12'
- Room 85: FALL, 10' x 12'
- Room 86: FALL, 10' x 12'
- Room 87: FALL, 10' x 12'
- Room 88: FALL, 10' x 12'
- Room 89: FALL, 10' x 12'
- Room 90: FALL, 10' x 12'
- Room 91: FALL, 10' x 12'
- Room 92: FALL, 10' x 12'
- Room 93: FALL, 10' x 12'
- Room 94: FALL, 10' x 12'
- Room 95: FALL, 10' x 12'
- Room 96: FALL, 10' x 12'
- Room 97: FALL, 10' x 12'
- Room 98: FALL, 10' x 12'
- Room 99: FALL, 10' x 12'
- Room 100: FALL, 10' x 12'

Other features include a central corridor, a north arrow, and a scale bar. The plan is oriented with the street on the left and the parking area on the right.

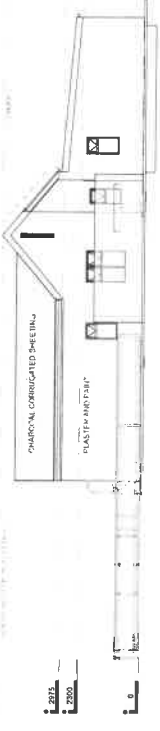
6 Roof Plan
1 : 100



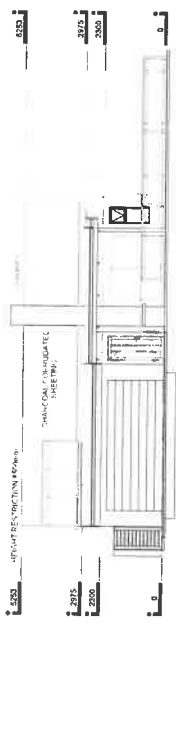
1 Ground Floor Plan
1 : 100



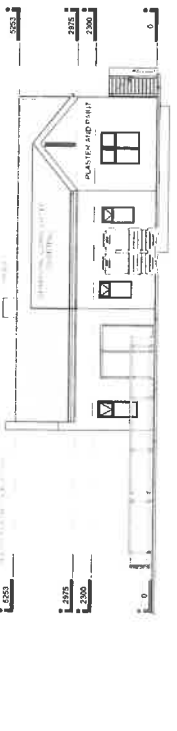
2 North
1 : 100



3 South
1 : 100



East
4 1:100



West
5 1 : 100

Approved in terms of Section 60 of the George
Municipality Land Use Planning By-law (2023) subject
to the conditions contained in the covering letter.

Area Schedule C

14/6/2024

SENIOR MANAGER, TOWN PLANNING
SENIOR DESIGNER, STRATEGIC PLANNING

[illegible]

DRIE F.L

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

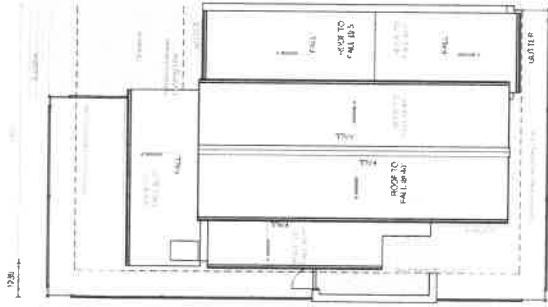
DATE
14/6/2024

SENIORE MANAGER: TOWN PLANNING
SENIOR DESIGNER: STATSBEPANING

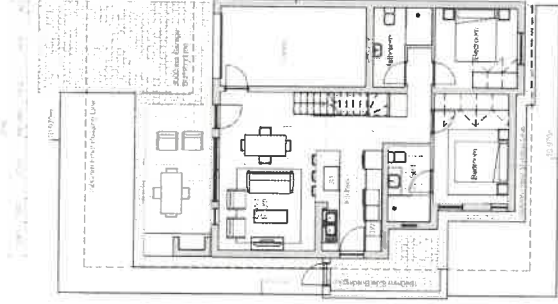
AREA SCHEDULE

NO.	DESCRIPTION	AREA (m ²)	TOTAL AREA (m ²)
1	LOT 1	1000	1000
2	LOT 2	1000	2000
3	LOT 3	1000	3000
4	LOT 4	1000	4000
5	LOT 5	1000	5000
6	LOT 6	1000	6000
7	LOT 7	1000	7000
8	LOT 8	1000	8000
9	LOT 9	1000	9000
10	LOT 10	1000	10000

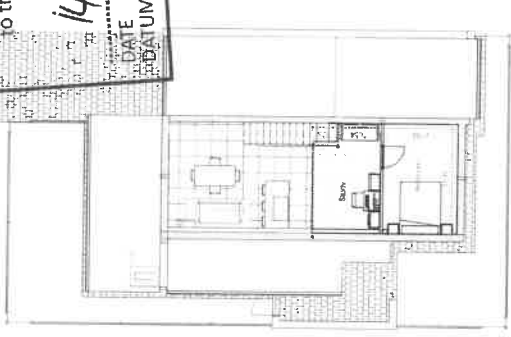
ROOF & SITE PLAN
1:100



GROUND FLOOR PLAN
1:100



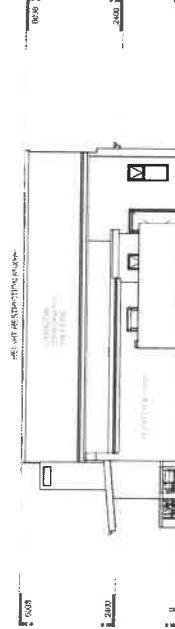
LOFT SDP
1:100



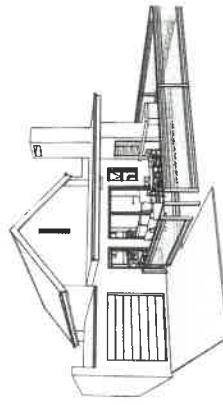
NEW



NORTH
1:100



WEST
1:100



3D View 4
1:100

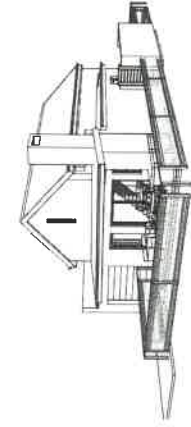


SOUTH
1:100



EAST
1:100

NEW



3D View 8
1:100



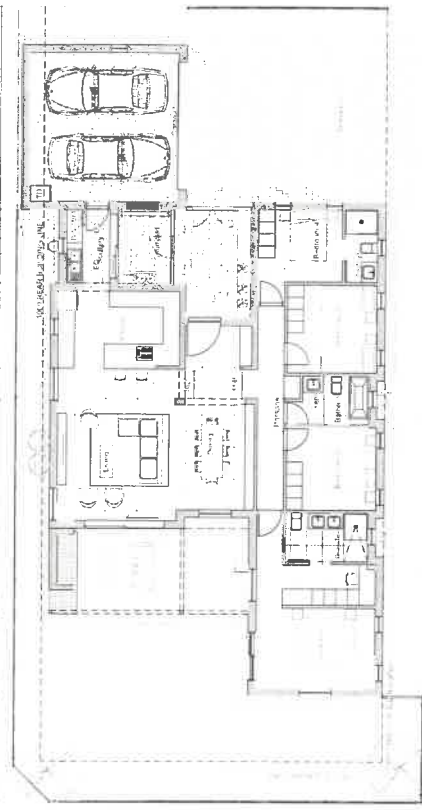
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DISCLAIMER NOTE
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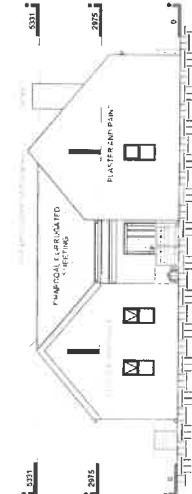
Drawings used to be valid, subject to the disclaimer in the Municipality of George's Terms and Conditions.

Client	Bluewin Property Group
Signature	
Project	Glen Village - Country Estate
Address	Remainder of portion 62 of the farm Kyalasich 15352
Engineer	
Project No.	
Author	
Checker	
Drawing Description	SDP Drawings DRIE F.L
Job number	001
Drawing number	027
Scale	1:100
Revision number	2024/05/01
Drawn for	
Information	

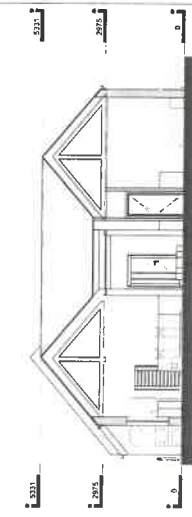
MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George
 Municipality Land Use Planning By-Law (2023) subject
 to the conditions contained in the covering letter.
 2024
 Senior Manager: Town Planning
 Senior Designer: STASBEPLANNING
 DATE 2024/9/19
 Area Supervisor



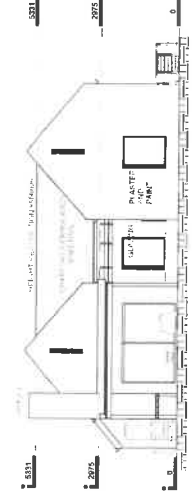
1 Ground Floor Plan
1 : 100



4 East Elev 1:100



Section
9 1 : 100



5 West Elev
1:100



7 3D View 6

[illegible]

[illegible][illegible]

Client's signature	Client signature
Agent's signature	Team planee's signature
Supervisor's signature	
Site manager's signature	



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DISCLAIMER NOTE
This drawing is produced to suitestates reviv. Exposed drawings should be used in conjunction with hand copies at all times.

SCALING
Drawings not to be scaled, report any discrepancies to

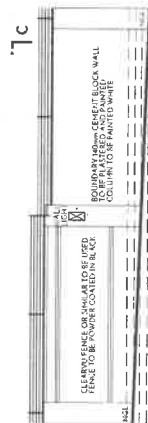
Client
Bluerain Property Group
Signature
Project
Hillman Village • Country Estate
Award number
Remainder of portion 52 of the farm
near Bosch 185/52

Engineer	PrArch46163384
Reg No	
Signature	
Project	
Reg No	

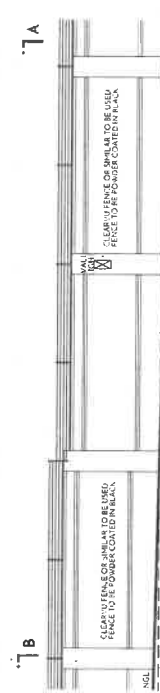
drawing number	drawing description	drawing number
	IV Phase 2 - Boundary Wall Typical Elevations/Sections	

001	030	Max Turner
		scale 1:50
		date 20/2/05/04

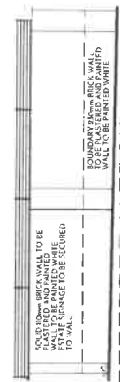
revision number	issued for	INFORMATION
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ELEVATION 1 = TYPICAL



ELEVATION 2 - TYPICAL



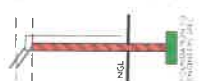
ELEVATION 3 - SINGU AR



SECTION AA - TYPICAL



SECTION BB - TYPICAL



SECTION CC - TYPICAL

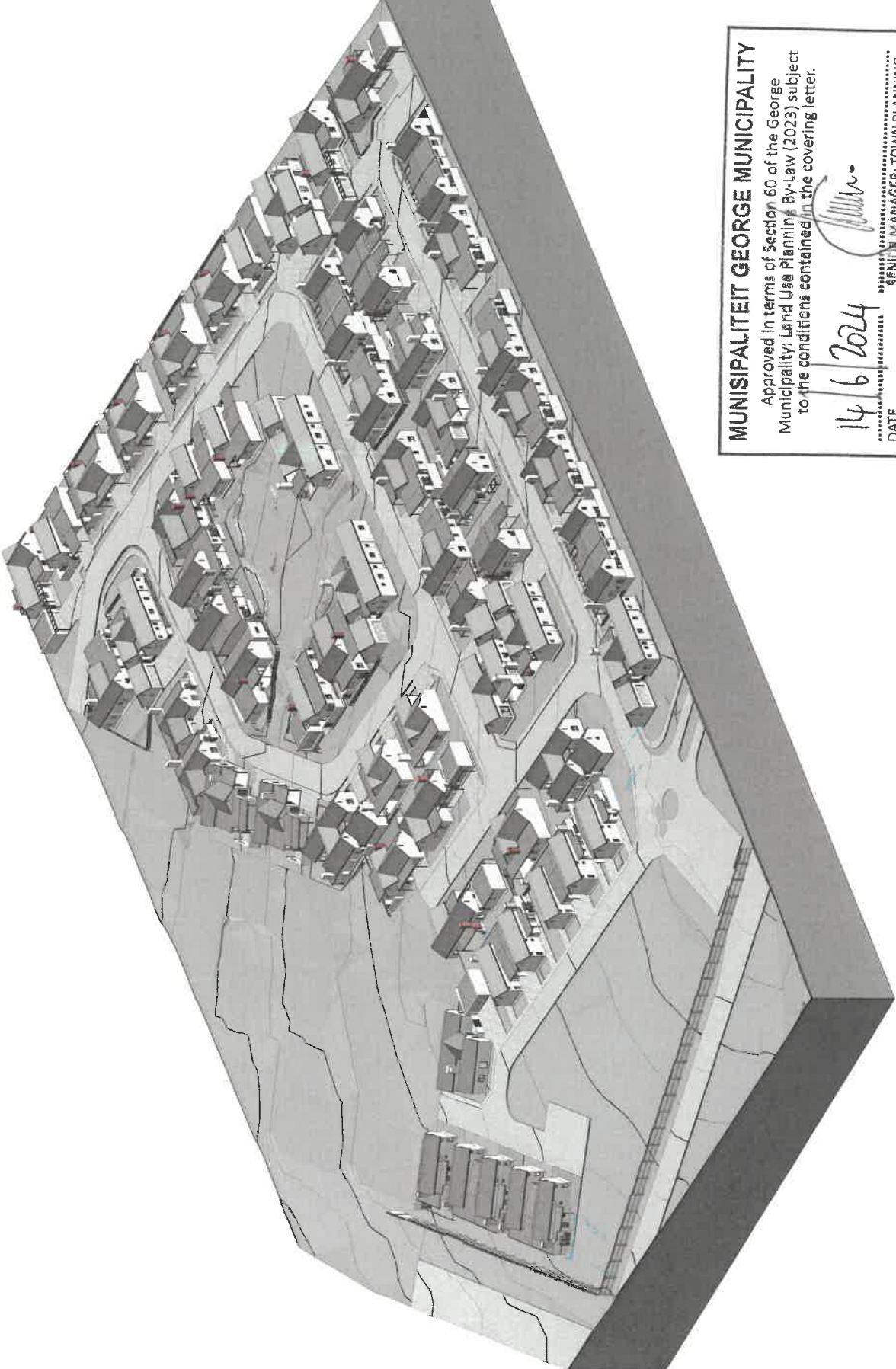
MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

.....
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



MUNICIPALITY OF GEORGE MUNICIPALITY
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14/6/2024
 DATE
 DATUM

.....
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPANNING

REVISIONS

Rev	Description	Date
1	Initial design	2023-05-01
2	Revised design	2023-05-15
3	Final design	2023-06-01

CLIENTS

Client	Address	City	Province
Blue Rain Property Dev.	101 Blue Rain Road	George	Western Cape

DESIGNER

Design	Address	City	Province
Lapalaka Property Projects	101 Lapalaka Road	George	Western Cape

APPROVALS

Signature	Name	Position
[Signature]	Blue Rain Property Dev.	Client
[Signature]	Lapalaka Property Projects	Designer
[Signature]	George Municipality	Approved

NOTES

1. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

2. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

3. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

4. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

5. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

6. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

7. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

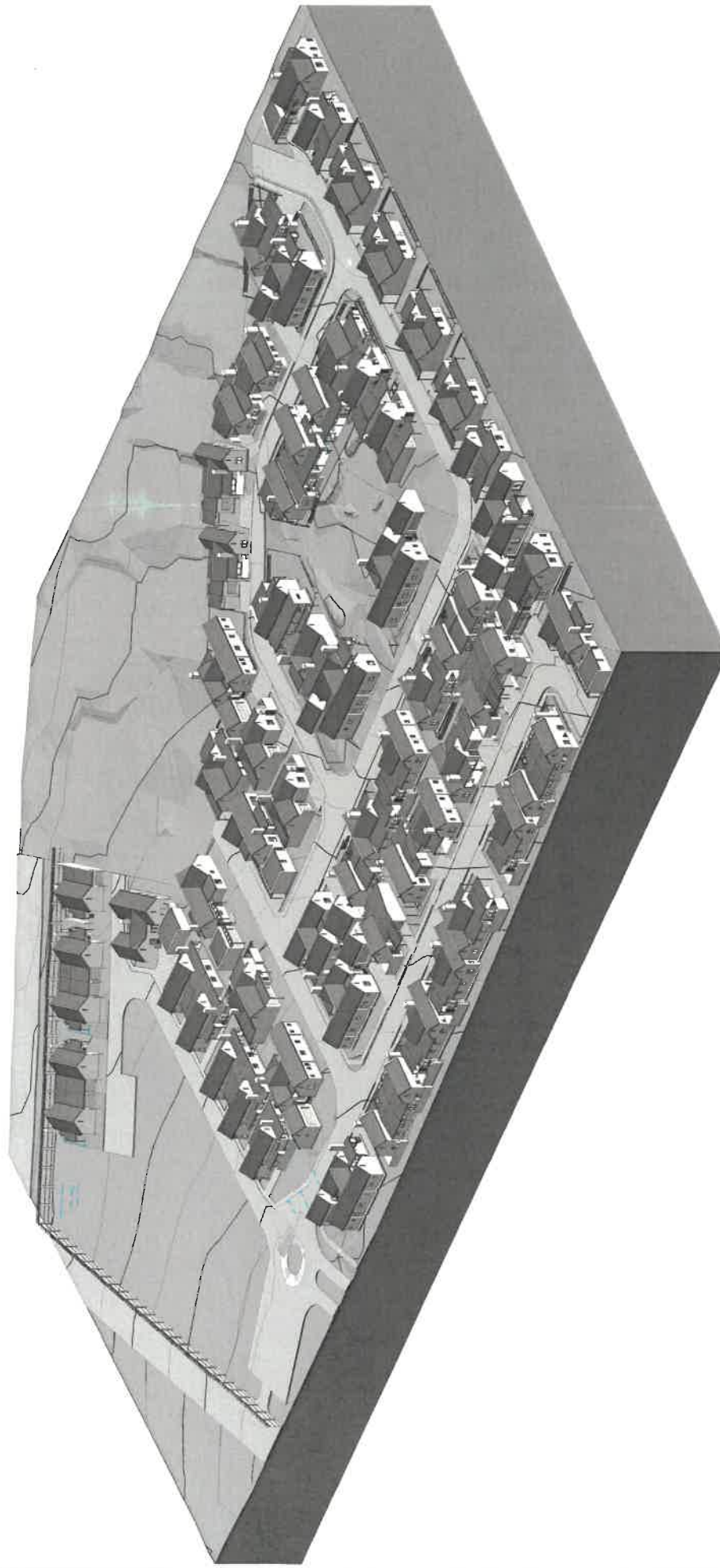
8. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

9. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

10. The design is based on the information provided by the client. The designer is not responsible for the accuracy of the information provided.

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146/2024



1 Site 3D - South East Perspective

GENERAL NOTES: 1. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES: 2. TO COMPLY WITH FOLLOWING CODES: A. Structural Design: ASCE 7-05, ASCE 8-02, ASCE 9-01, ASCE 10-10, ASCE 11-10, ASCE 12-10, ASCE 13-10, ASCE 14-10, ASCE 15-10, ASCE 16-10, ASCE 17-10, ASCE 18-10, ASCE 19-10, ASCE 20-10, ASCE 21-10, ASCE 22-10, ASCE 23-10, ASCE 24-10, ASCE 25-10, ASCE 26-10, ASCE 27-10, ASCE 28-10, ASCE 29-10, ASCE 30-10, ASCE 31-10, ASCE 32-10, ASCE 33-10, ASCE 34-10, ASCE 35-10, ASCE 36-10, ASCE 37-10, ASCE 38-10, ASCE 39-10, ASCE 40-10, ASCE 41-10, ASCE 42-10, ASCE 43-10, ASCE 44-10, ASCE 45-10, ASCE 46-10, ASCE 47-10, ASCE 48-10, ASCE 49-10, ASCE 50-10, ASCE 51-10, ASCE 52-10, ASCE 53-10, ASCE 54-10, ASCE 55-10, ASCE 56-10, ASCE 57-10, ASCE 58-10, ASCE 59-10, ASCE 60-10, ASCE 61-10, ASCE 62-10, ASCE 63-10, ASCE 64-10, ASCE 65-10, ASCE 66-10, ASCE 67-10, ASCE 68-10, ASCE 69-10, ASCE 70-10, ASCE 71-10, ASCE 72-10, ASCE 73-10, ASCE 74-10, ASCE 75-10, ASCE 76-10, ASCE 77-10, ASCE 78-10, ASCE 79-10, ASCE 80-10, ASCE 81-10, ASCE 82-10, ASCE 83-10, ASCE 84-10, ASCE 85-10, ASCE 86-10, ASCE 87-10, ASCE 88-10, 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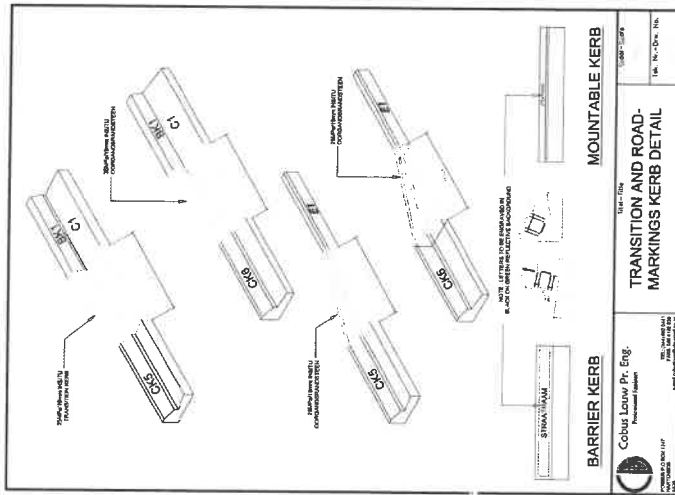
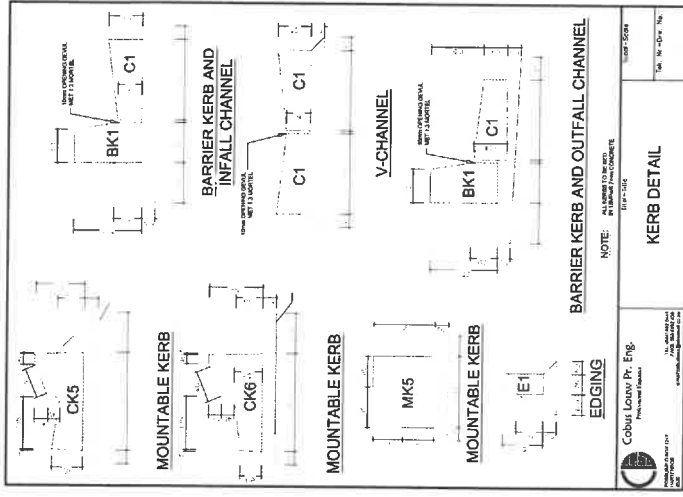
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14/6/2024

DATE

SENIOR MANAGER: TOWN PLANNING

SENIOR BEST PRACTICE PLANNING



17/50

SEPTEMBER 2023

G 435P2-1

STREET LAYOUT & KERB DETAILS

PHASE 2 - GLEN VILLAGE COUNTRY ESTATE

GLENHAVEN COUNTRY ESTATE PTY LTD

JLL

CAD

2023-09-05

Cobus Louw Pr. Eng.

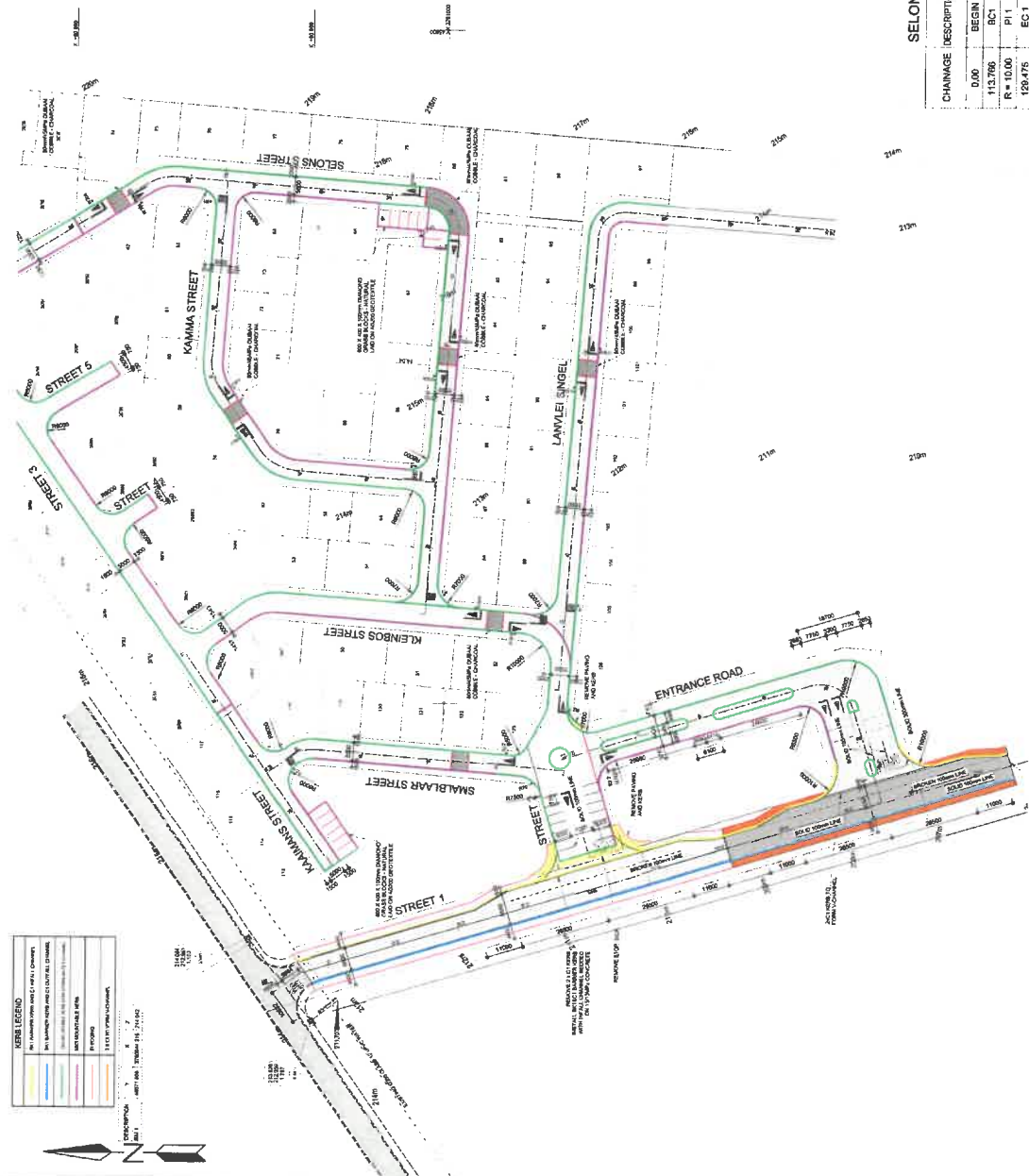
Professional Engineer

TEL: (044) 892 0441

FAX: (044) 892 0441

PO BOX 1207

MARTINDALS



SELONS ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
0.00	BEGIN	+3 700 000.00
113.786	BC1	376984.312
R = 10.00	PI 1	3761003.133
129.476	EC1	3761003.009
203.935	BC2	3760903.038
R = 15.00	PI 2	3760918.602
213.220	EC2	3760914.854
253.108	END	3760910.953

KAMMA ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
0.00	BEGIN	+3 700 000.00
41.473	BC1	376984.312
R = 10.00	PI 1	3761003.133
54.713	EC1	3761003.009
75.198	BC2	3760903.038
R = 15.00	PI 2	3760918.602
85.509	EC2	3760914.854
138.788	END	3760910.953

LANGVLEI ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
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113.786	BC1	376984.312
R = 10.00	PI 1	3761003.133
129.476	EC1	3761003.009
203.935	BC2	3760903.038
R = 15.00	PI 2	3760918.602
213.220	EC2	3760914.854
253.108	END	3760910.953

SMALBLAAR ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
0.00	BEGIN	+3 700 000.00
74.220	BC1	376984.312
R = 10.00	PI 1	3761003.133
81.100	EC1	3761003.009
90.327	END	3760910.953

KAAMANS ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
0.00	BEGIN	+3 700 000.00
77.000	END	3760910.953

STREET 1 ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
0.00	BEGIN	+3 700 000.00
231.397	END	3761188.973

ENTRANCE ROAD COORDINATES		
CHAINAGE	DESCRIPTION	COORDINATES WG 23°
0.00	BEGIN	+3 700 000.00
29.513	BC1	3761122.077
R = 10.00	PI 1	3761119.157
45.961	EC1	3761109.638
122.760	END	3761083.327

PLAN

SECTION A-A

[illegible]

**STORMWATER
MANHOLE DETAIL**

STORM WATER LEGEND	
	SPIGOT & SOCKET STORMWATER PIPE (1/2" DIA. IN. CLASS)
	SPIGOT & SOCKET STORMWATER PIPE (3/4" DIA. IN. CLASS)
	SPIGOT & SOCKET STORMWATER PIPE (1" DIA. IN. CLASS)
	EXISTING STORMWATER PIPE
	COVER LEVEL
	INVERT LEVEL
	DEPTH
	MANH
	250.00' INFLOW
	STORM WATER MANHOLE
	VSD INLET
	GSD INLET
	STORMWATER OUTLET

MUNICIPALITEIT GEORGE MUNICIPALITY

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SENIOR MANAGER: TOWN PLANNING

