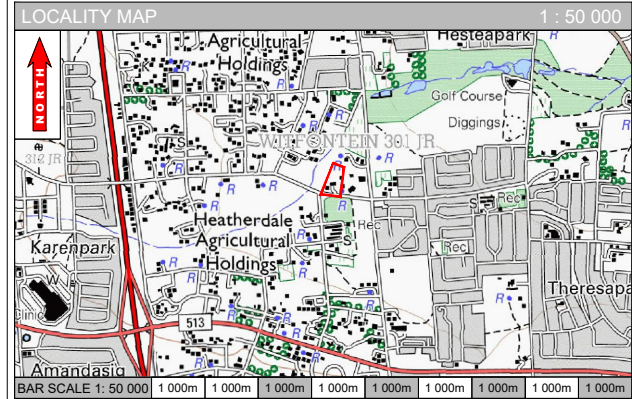


TOWNSHIP LAYOUT PLAN: ELDORETTE EXTENSION 54

Dr IJ Breytenbach (Pr. Sci. Nat.)
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TOWNSHIP DETAILS
SITUATED ON: HOLDING 42, HEATHERDALE AGRICULTURAL HOLDINGS
LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
PROVINCE: GAUTENG



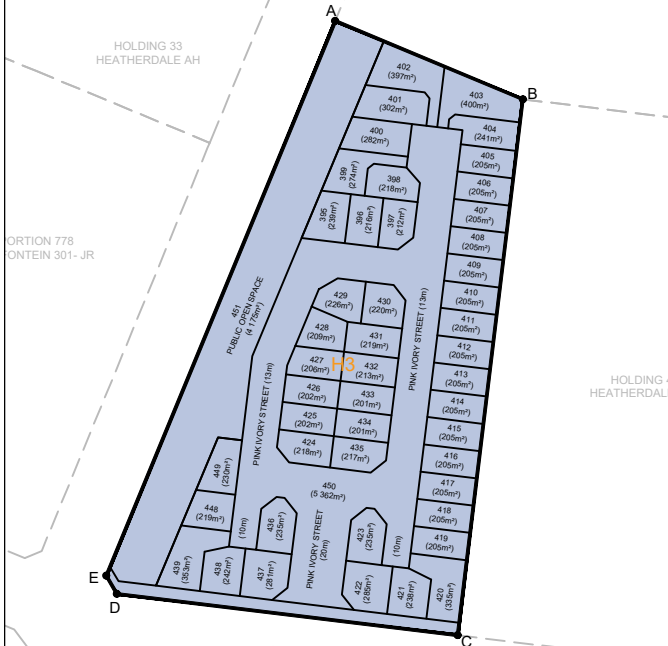
FLOODLINE NOTE
 IT IS HEREBY CERTIFIED THAT, IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) THE AREA TAKEN UP BY THE PROPOSED TOWNSHIP DENOTED ON THE PLAN ENCLOSED HERewith IS NOT AFFECTED BY A 1: 50 AND 1: 100 YEAR FLOODLINE AND IS CORRECTLY INDICATED ON THE PLAN. FLOODLINE NOTE SIGNED BY SRK CONSULTING (SOUTH AFRICA) (PTY) (LTD).

NAME: T. BALIMANI DATE: 13/09/2017
 SIGNATURE: [Signature] PROJECT NO.: 20020319

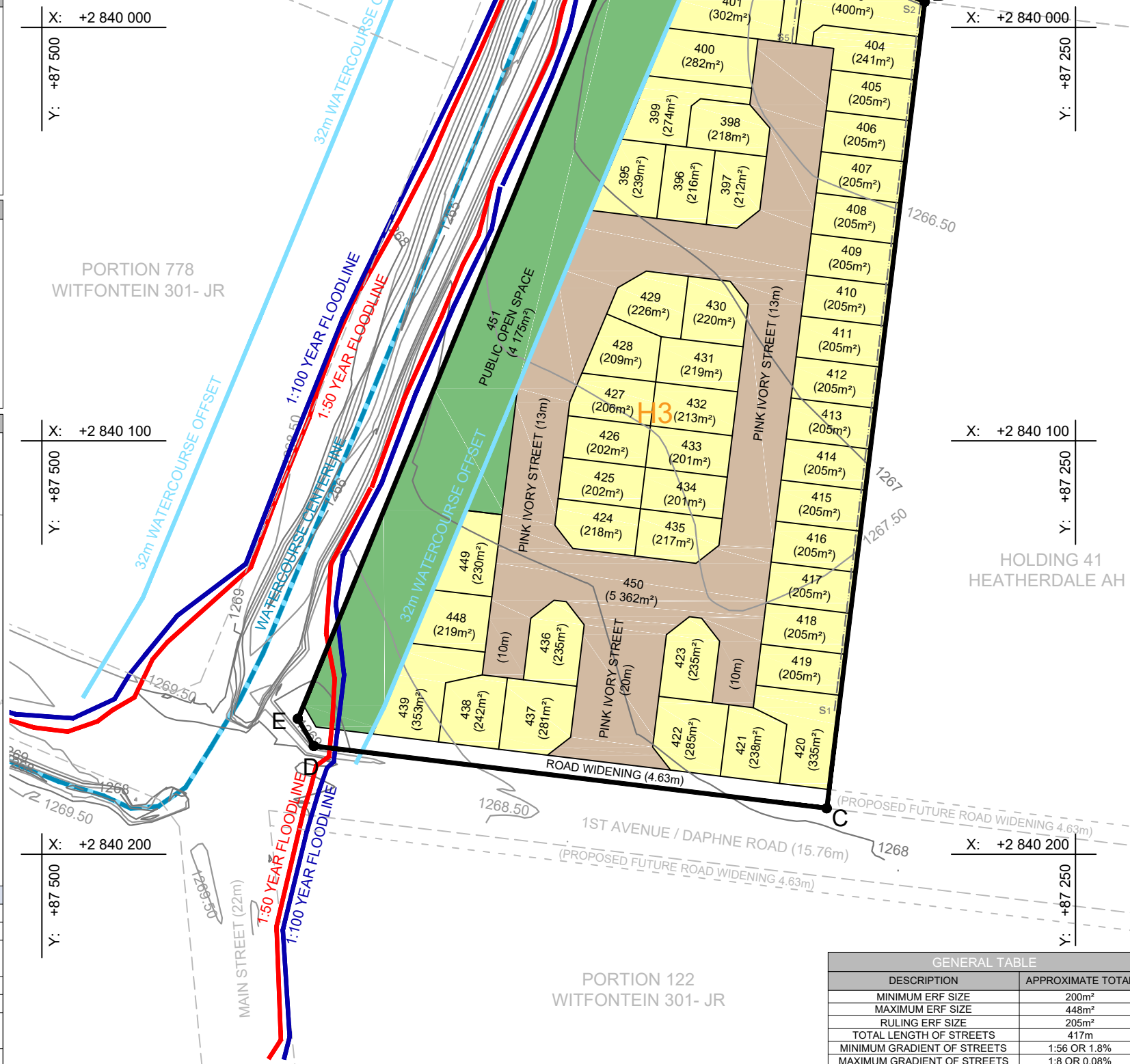
GEOTECHNICAL NOTE
 THIS IS TO CERTIFY THAT THE PROPOSED TOWNSHIP DENOTED ON THE PLAN IS IN ACCORDANCE WITH THE PROVISIONS AND RECOMMENDATIONS AS SET OUT IN THE GEOTECHNICAL INVESTIGATION FOR ELDORETTE EXTENSION 54, REPORT NO 2017JO41/MET, PREPARED BY SOILKRAFT CC.

NAME: I.J. Breytenbach DATE: 26/06/2018
 SIGNATURE: [Signature] REG. NO.: 400020/10

GEOTECHNICAL ZONE



GEOTECHNICAL CLASS	H3
% OF AREA	100%
ESTIMATED SOIL MOVEMENT	SOIL HEAVE EXCEEDING 30mm
SOIL PROFILE	COLLUVIUM OVERLYING MULTIPLE ALLUVIAL HORIZONS
DEVELOPMENT POTENTIAL	INTERMEDIATE
CONSTRUCTION TYPE	MODIFIED
FOUNDATION DESIGN	REINFORCED CONCRETE RAFT OR SOIL REPLACEMENT RAFT
ASSOCIATED PROBLEMS	CORROSIVE SOILS, CLAYEY EXCAVATION



LEGEND

COLOUR NOTATION	USE ZONE	ZONING	LAND USE	ERF NO.	NO. OF STANDS	NO. OF UNITS	AREA IN Ha	% OF AREA	
[Yellow]	1	Residential 1 (≥ 200m² stands)	Residential	395- 439, 448, 449	47	47	1.1060	52	
[Green]	10	Public Open Space	Park	451	1	-	0.4175	20	
[Brown]	28	Special	Private Road and Access Control	450	1	-	0.5362	25	
[Grey]	22	Existing Streets	Roads	-	-	-	0.0586	3	
Total					-	49	47	2.1183	100

GENERAL NOTES

- FIGURE A,B,C,D,E,A REPRESENTS THE PROPOSED TOWNSHIP OF ELDORETTE EXT. 54, TO BE ESTABLISHED ON HOLDING 42 HEATHERDALE AGRICULTURAL HOLDINGS, MEASURING 2.1183Ha IN EXTENT.
 - THE PROPOSED DEVELOPMENT ACCOMMODATES 13m AND 20m STREETS AS INDICATED ON THE PLAN.
 - THE CONTOURS ARE DRAWN IN 0.5m INTERVALS. THE DATA WAS OBTAINED FROM T.F DREYER LAND SURVEYORS CC.
 - CONTOUR DATUM PLAN: MEAN SEA LEVEL (MSL).
 - COORDINATE (GEODETIC) SYSTEM: LO29.
 - CADASTRAL BOUNDARIES: FUTURE PROPOSED ROAD WIDENING: - - - - -
 - 1: 50 YEAR FLOODLINE: - - - - -
1: 100 YEAR FLOODLINE: - - - - -
 - 32m WATERCOURSE OFFSET: - - - - -
WATERCOURSE CENTRE LINE: - - - - -
 - PROPOSED DEVELOPMENT CONTROLS:
- | ZONING | DESCRIPTION | SPECIAL |
|---------------|---------------------------------------|---------|
| RESIDENTIAL 1 | RESIDENTIAL 1 | SPECIAL |
| HEIGHT | 10m (2 STOREYS) | 10m |
| COVERAGE | 65% | 10% |
| FAR | N/A | 0.1 |
| DENSITY | MINIMUM ERF SIZE 200m² | N/A |
| BUILDING LINE | STREET 1m, REAR 2m & ALL OTHER 0.5m | 0m |
| PARKING | 1 PAVED PARKING SPACE/ DWELLING HOUSE | N/A |
- THE ENTIRE ERF 450 IS SUBJECT TO A SERVITUDE FOR MUNICIPAL PURPOSES AND RIGHT OF WAY IN FAVOUR OF THE MUNICIPALITY AND ERVEN 395-439, 448 AND 449
 - LINES S1 - S3 AND S4 - S5 REPRESENTS THE CENTERLINE OF A 2m WIDE MUNICIPAL SERVITUDE FOR STORMWATER PURPOSES: - - - - -
 - ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.**

GENERAL TABLE

DESCRIPTION	APPROXIMATE TOTAL
MINIMUM ERF SIZE	200m²
MAXIMUM ERF SIZE	448m²
RULING ERF SIZE	205m²
TOTAL LENGTH OF STREETS	417m
MINIMUM GRADIENT OF STREETS	1:56 OR 1.8%
MAXIMUM GRADIENT OF STREETS	1:8 OR 0.08%

DRAWING PARTICULARS

DESIGNED: I VAN ZYL
 DRAWN: K KRUGER
 SCALE: 1: 1 250 (PAPER A3)
 DATE: 2018-09-12
 DRAWING NUMBER: MP.A19 TLP ELDORETTE X 54 20170912
 LAYOUT PLAN NUMBER: CPD EDR X 54/1



LAYOUT PLAN NUMBER: CPD EDR X 54/1