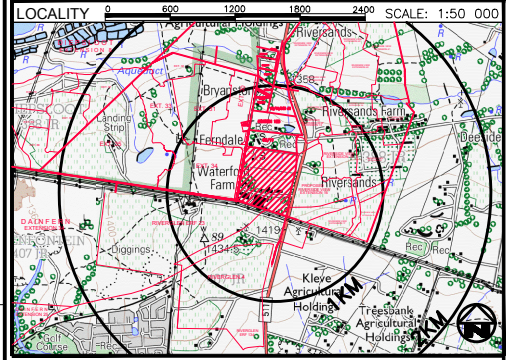




PROPOSED TOWNSHIP
RIVERSIDE VIEW EXTENSION 84
ALTERNATIVE
 SITUATED ON PORTION 124 AND 185 OF THE FARM DIEPSLOOT 388 JR.
 LOCAL AUTHORITY : CITY OF JOHANNESBURG
 TOWN PLANNING SCHEME: PERI-URBAN TPS 1975
 REGION: FOURWAYS
 GEODETICAL SYSTEM : WG 29



LAND USE TABLE

ZONING PERI-URBAN TPS	PROPOSED LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STREETS	% OF AREA
SPECIAL	SPECIAL FOR PLACE OF INSTRUCTIONS, RESIDENTIAL BUILDINGS AND OFFICES, INCLUDING ANCILLARY USES SUCH AS RESTAURANTS AND SHOPS.	1 - 4	4	19,2355	65,72
SPECIAL	SPECIAL FOR GATE HOUSE	5	1	0,2906	1,00
P.O.S.	P.O.S.	7	1	5,1071	17,45
SPECIAL	SPECIAL FOR PRIVATE ROAD	6	1	0,9372	3,20
STREETS	WILLIAM NICOL ROAD			3,6990	12,63
TOTAL			7	29,2694	100%

GENERAL NOTES
 THE FIGURE ABCDA REPRESENTS OUTSIDE BOUNDARY OF THE PROPOSED TOWNSHIP RIVERSIDE VIEW EXTENSION 84 (ALTERNATIVE), BEING APPROXIMATELY 29,2694ha IN EXTENT.

- OUTSIDE BOUNDARY OF TOWNSHIP
- GEOTECHNICAL ZONES
- 1:50 YEARS FLOODLINE
- 1:100 YEARS FLOODLINE
- LINE OF NO ACCESS
- FARM PORTIONS
- 32m WETLAND BUFFER
- WETLAND
- RESTRICTED AREA (5,0465ha)
- TEST PITS 1 TO 5 = REPORT 1107
- TEST PITS 1 TO 10 = REPORT 1040

REVISIONS

	D: DRAFT	C: CIRCULATED	A: APPROVED
D1	ADD WETLAND AND WETLAND 32m BUFFER LINES.	C. Mason	21.04.2017
D2	PROPOSED POWERLINE SERVITUDE ADDED.	C. Mason	2017.05.11
D3	AMEND UNDETERMINED ERF TO SPECIAL.	C. Mason	2017.09.13
D4	AMEND PART SPECIAL ERF 1 TO SPECIAL AND P.O.S.	C. Mason	2018.01.22
D5	GEOLOGICAL ZONES TRACE FROM PENDO PLAN.	C. Mason	2018.06.06
D6	AMEND LAYOUT TO ADD 2 EXTRA SPECIAL ERVEN.	C. Mason	2018.07.26

CLIENT:
STEYN CITY PROPERTIES PTY (Ltd)
CLIENT REF No:

TOWN PLANNER:
 S. KRIEK Pr. PLN: A/734/1993
SCALE: 1:2 500
DRAWING REF: Riverside84_Lay D6/2018.07.26
DRAWING STATUS: DRAFT

URBAN DYNAMICS
 ATHOLL TOWERS
 129 PATRICIA ROAD, 4th FLOOR
 SANDTOWN, SANDTOWN
 2031
 P.O. BOX 201803
 MELVILLE
 2109
 TEL: (+27 11) 482-4131
 FAX: (+27 11) 482-9959
 E-MAIL: info@urbandynamics.co.za



ERVEN 1 AND 5 ARE SUBJECT TO GENERAL R.O.W. SERVITUDE I.F.O. ERF 2 UNTIL THE WATER USE LICENCE IS ALLOCATED AND ACCESS IS DETERMINED.

SPECIAL
0,2906ha
ERF 5

SPECIAL
0,9373ha
ERF 6

GEOTECHNICAL ZONES

Zone	Site Class	ESTIMATED SOIL MOVEMENT	Geological Constraint	Foundation Design and Building Procedures
I	S1-C1	10 - 20 mm	Compressible/Collapsible soil	Modified normal or soil raft.
II	P	Unknown	Fills & cut platforms	Site specific
III	P	10 - 20 mm	Shallow groundwater	Modified normal or soil raft. Drainage precautions

NOTE:
 IT IS HEREBY CERTIFIED THAT THE TOWNSHIP LAYOUT PLAN IS IN ACCORDANCE WITH THE PROVISIONS AND RECOMMENDATIONS AS SET OUT IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED TOWNSHIP.

11 June 2018
 Name: J L VAN ROOY
 Signature

GENERAL NOTES
RESIDENTIAL SITES
 The average size of residential sites is ____m².
 The minimum size of residential sites is ____m².
 Maximum slope on roads is ____%
 Minimum slope on roads is ____%
CONTOURS
 The contours on this plan are in accordance with the regulations of Regulation 18(1)(c)(1) of the Town Planning- and Townships Ordinance, Ord. 15 of 1986. The contours on this plan were obtained from _____ date _____
CO-ORDINATES
 The Co-ordinate reference is based on WG 29 system. Base Plan mapping was done by _____ date _____

DIMENSION AND SIZES
 1. All dimensions shown on the plan are approximate, scaled in meters and subject to final survey.
 2. Township layout Sketch Plans: Only calculated survey drawings to be used for Engineering Design and Construction purposes.
FLOODWATER
 It is hereby certified that in accordance with section 144 of the national water act (Act 36 of 1998) the township is not affected by a 1:100 year floodline.
CONSULTING ENGINEER _____ date _____