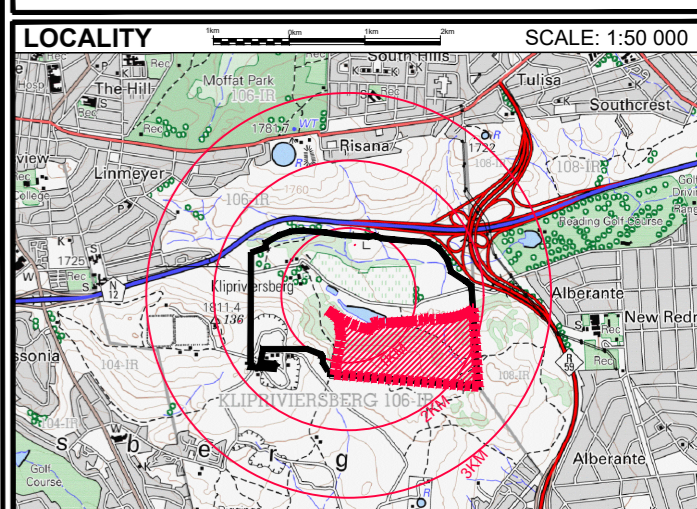


PROPOSED TOWNSHIP
MEYERSDAL EXTENSION 31
 SITUATED ON PART OF THE REMAINING EXTENT OF PORTION 240 OF THE FARM KLIPRIVIERSBERG 106-IR

LOCAL AUTHORITY : EKURHULENI METROPOLITAN MUNICIPALITY
 DISTRICT : ALBERTON CCC
 GEODETICAL SYSTEM : WG 29°



LAND USE TABLE

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & STREETS	% OF AREA
RESIDENTIAL B3	DWELLING HOUSE, DWELLING UNITS, RESIDENTIAL BUILDINGS, RETIREMENT VILLAGES, PRIVATE ROADS (1724 UNITS)	1,2,3,4,5	5	14,3784ha	20,22
PRIVATE OPEN SPACE		6	1	49,9166ha	70,20
STREET				6,8113ha	9,58
TOTAL			6	71,1063ha	100%

GENERAL NOTES

THE FIGURE ABCDEFGHJKLMNPQRSTUWXYZA REPRESENTS OUTSIDE BOUNDARY OF THE PROPOSED MEYERSDAL EXTENSION 31 BEING APPROXIMATELY 71,1063ha IN EXTENT.

- OUTSIDE BOUNDARY OF TOWNSHIP
- GEOTECHNICAL ZONES
- LINE OF NO ACCESS
- FARM PORTIONS
- EXISTING BUILDINGS
- DAMS/RIVERS
- CONTOURS
- WETLANDS LINE (NOT AFFECTED)
- WETLANDS BUFFER (NOT AFFECTED)
- PROPOSED FUTURE STREETS
- N12 (SOUTHERN BYPASS) & R59 FREEWAYS

REVISIONS

	D : DRAFT	C : CIRCULATED	A : APPROVED

CLIENT: **FORE ST HOLDINGS (PTY) LTD**

TOWN PLANNER: Jon Busser
 SCALE: **1 : 50 000**
 DRAWING REF: **MDal31Lay D/2020.01.13**
 DRAWING STATUS: **DRAFT**

URBAN DYNAMICS

ATHOLL TOWERS
 129 PATRICIA ROAD, 4th FLOOR
 SANDOWN, SANDTON
 2031
 TEL: (+27 11) 482-4131
 FAX: (+27 11) 482-9959
 E-MAIL: jon@urbandynamics.co.za

GEOTECHNICAL REFERENCE

AREA	GEOTECHNICAL CLASS	CONSTRUCTION TYPE	FOUNDATION DESIGN
I	H3	Modified	Reinforced raft or Soil replacement raft
II	R - H/R - S/H/R	Normal	Strip footings or Slab on the ground
III	H2 - H3	Modified	Reinforced raft or Soil replacement raft
IV	H1	Modified	Reinforced strip footings
V	H1/S - H1/S1 H1/S2	Modified	Reinforced strip footings
VI	S2	Modified	Reinforced strip footings or Reinforced raft or Soil replacement raft

GENERAL NOTES

RESIDENTIAL SITES
 Maximum slope on roads is 1 : 9
 Minimum slope on roads is 1 : 35

CONTOURS
 The contours on this plan are in accordance with the stipulations of Regulation 18(1)(a)(1) of the Town Planning- and Townships Ordinance, Ord. 15 of 1986. The contours on this plan were obtained from

CO-ORDINATES
 The Co-ordinate reference is based on WG 29° system. Base Plan mapping was done by Gerhard Swart

DIMENSION AND SIZES
 1. All dimensions shown on the plan are approximate, scaled in meters and subject to final survey.
 2. Township Layout Sketch Plan. Only calculated survey drawing 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.

GEOTECHNICAL
 It is hereby certified that the layout of the township complies with the recommendations and requirements set out in the geotechnical Report no. 2013/J049/FSM dated 15 August 2013.

Engineering Geologist
 Dr. Izak Breytenbach (MSAIEG, Pr.Sci.Nat.)

UNREGISTERED SERVITUDE 3m WIDE AS INDICATED ON SG No. 5292/2012

RIDGE NOT SUBJECT TO DETAILED CONTOUR SURVEY

RIDGE NOT SUBJECT TO DETAILED CONTOUR SURVEY

ERF 5 IS SUBJECT TO A R.O.W. SERVITUDE FOR ACCESS PURPOSES OVER ERF 4. TO BE REGISTERED AFTER APPROVAL OF THE SDP