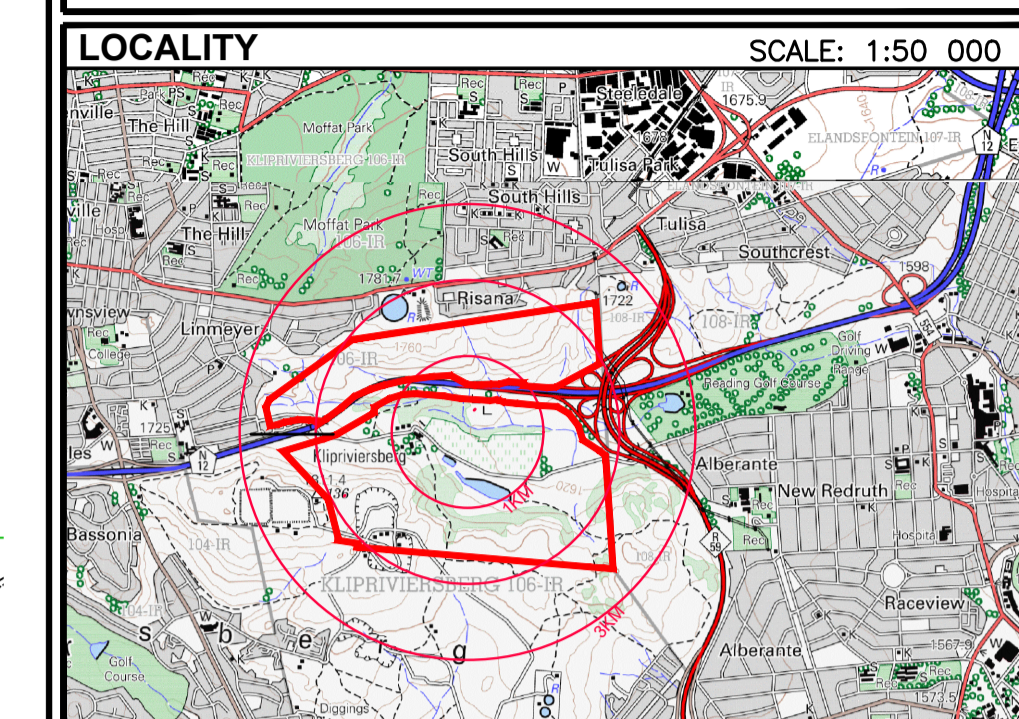


PROPOSED TOWNSHIP
READING JUNXION
 SITUATED ON PORTIONS 2, 136 & 240 OF THE FARM KLIPRIVIERSBERG 106-IR
 LOCAL AUTHORITY : EKURHULENI METROPOLITAN MUNICIPALITY
 DISTRICT : ALBERTON CCC
 GEODETICAL SYSTEM : WG 29°



LAND USE TABLE

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS/STREETS	% OF AREA
RESIDENTIAL 3	RESIDENTIAL UNITS	1,2,3,4	4		
BUSINESS 1	HOTEL (Limited to 700m ²)	5	1		
	OFFICES (Limited to 4000m ²)	6	1		
	OFFICES (Limited to 5000m ²)	8	1		
	OFFICES (Limited to 1000m ²)	9	1		
	OFFICES (Limited to 1000m ²)	10	1		
BUSINESS 2	OFFICES (Limited to 1000m ²)	11	1		
	OFFICES (Limited to 1000m ²)	12	1		
	OFFICES (Limited to 1000m ²)	13	1		
	OFFICES (Limited to 1000m ²)	14	1		
	OFFICES (Limited to 1000m ²)	15	1		
BUSINESS 3	OFFICES (Limited to 5000m ²)	17,18,20	3		
	OFFICES (Limited to 5000m ²)	19	1		
INDUSTRIAL 2	MOTOR DEALERS (Limited to 4500m ²)	7	1		
PUBLIC OPEN SPACE	Park and Pedestrian	20	1		
PRIVATE OPEN SPACE					
STREETS					
TOTAL					100%

- GENERAL NOTES**
- OUTSIDE BOUNDARY OF TOWNSHIP
 - GEOMETRICAL ZONES
 - LINE OF NO ACCESS
 - FARM PORTIONS
 - RIVER / WATERCOURSE
 - RIVER BUFFER
 - EXISTING BUILDINGS
 - DAMS
 - TEMPORARY EQUESTRIAN (27,52ha)

REVISIONS

D	DRAFT	C	CIRCULATED	A	APPROVED
D1	ADDED 4 PUBLIC GARAGE SITES			J. Pienaar	2017.03.17
D2	ADDED LATEST ROAD NETWORK AND AMENDED LAYOUT ACCORDINGLY			J. Pienaar	2017.06.08

CLIENT: **FORESTREET HOLDINGS (Pty) Ltd**

TOWN PLANNER: Jon Busser

SCALE: **1 : 5 000**

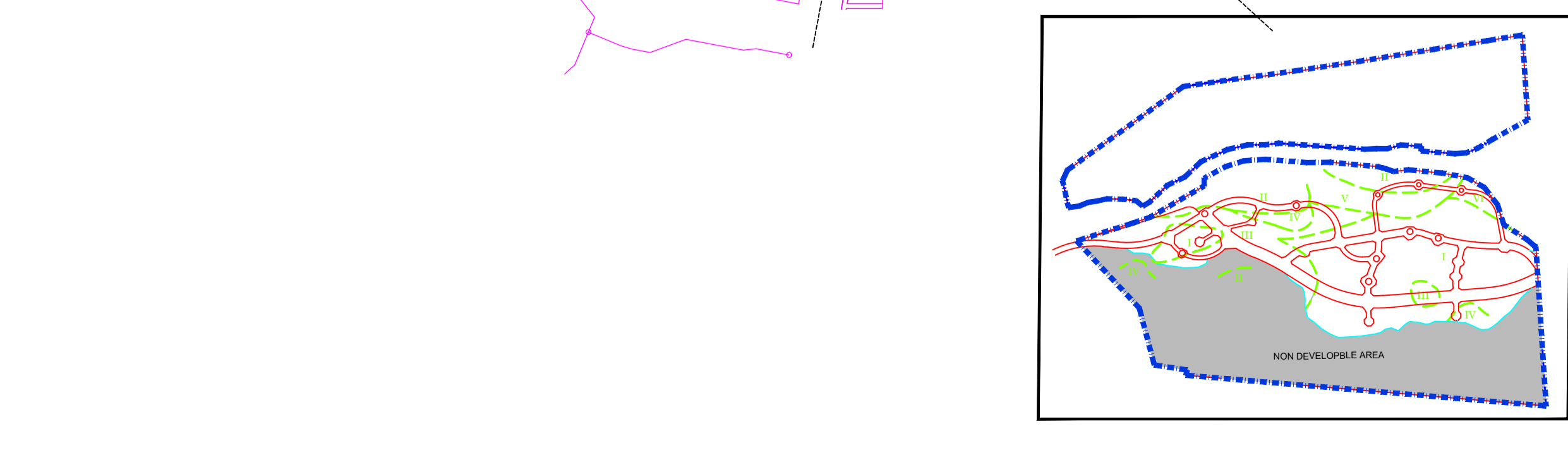
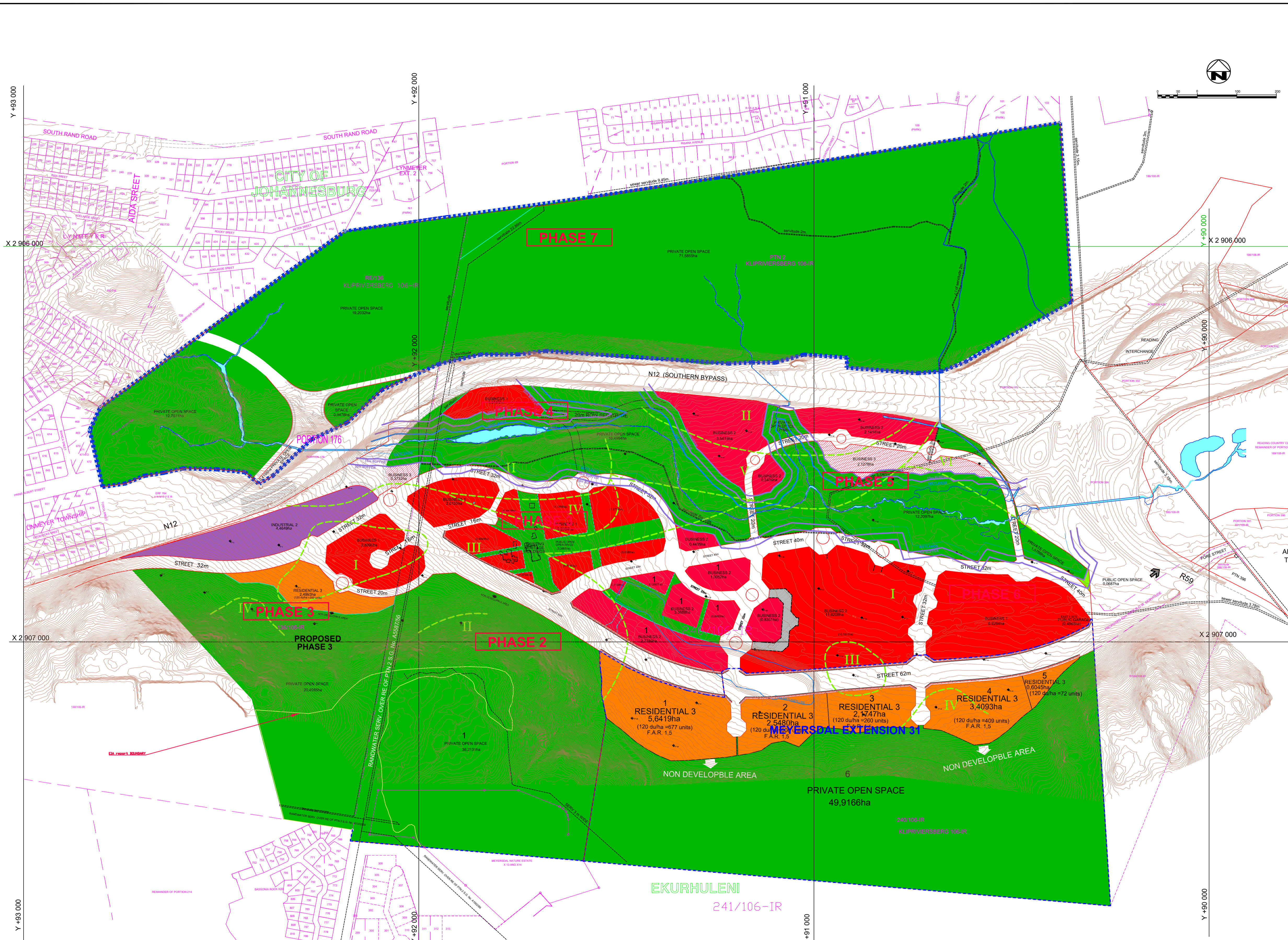
DRAWING REF: **Reading0Lay D1/2018.11.26**

DRAWING STATUS: **DRAFT**

URBAN DYNAMICS

37 EMPIRE ROAD
 PARKTOWN
 P.O. BOX 291803
 MELVILLE
 2109

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
 The average size of residential sites is ____m².
 The minimum size of residential sites is ____m².

Maximum slope on roads is 1:____
 Minimum slope on roads is 1:____

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 _____ 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 Plan. Only calculated survey drawing to be used for Engineering Design and Construction purposes.

FLOODWATER
 It is hereby certified that in accordance with the Water Act (Act 36 of 1998) that the floodline indicated on this plan represent the maximum levels that will properly be reached during floods with a recurrence interval of 1:100 years.

CONSULTING ENGINEER _____ date _____
 XAN SWART _____ date _____

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 _____ date _____
 Dr. Izak Brytenbach (MSAEG, Pr.Sci.Nat.)