



LEGEND

LAND USE	Number of Evens	Ef Numbers	Area in Ha	% of Area
Residential 1	593	*	17.7860ha	33.63%
Business 2	3	*	0.1756ha	0.33%
Special				
Parking	1	*	0.0731ha	0.14%
Institutional				
Church	2	*	0.4463ha	0.84%
Public Open Space	4	*	3.5771ha	6.76%
Agricultural	1	*	17.7860ha	33.63%
Streets			13.0450ha	24.667%
TOTAL	604		52.8891ha	100 %

STREETS

Reserve Width	Length in metre	% of Street Length
13 metre	1556m	11.47%
10 metre	12013m	88.53%
TOTAL	13569m	100 %

NOTES:
 The figure A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z represents the proposed town layout (Wolmaransstad Extension 19) on a portion of the Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands No. 184-HO.
 15m Building Restriction line lettered a-b-c.
 No ingress to or egress from Provincial Road 158 along the line(s) lettered A-B-C-D-E.
 Erf sizes and dimensions subject to final survey.
 No ingress to or egress from "Residential 1" Erfen bordering onto the 20m streets bordering onto Road N12 and Provincial Road 158.
SERVITUDE NOTES:
 The line(s) I-J-K represent the centre line of a powerline servitude 22m wide vide Diagram SG No. A5650/1997 and Notarial Deed 5011/9033.
 The line L-M-N represents the centre line of a powerline servitude 22m wide vide Diagram SG No. A347/1990 and Notarial Deed 42058/1992S.

DESIGN OF TOWN LAYOUT
 MAXIM PLANNING SOLUTIONS
 C. COOPER (SA) (P) (SA)
 TEL: (018) 468 6366

CONTOURS
 The contour survey is in accordance with the standards laid down by the Regulations relating to Townships, Establishment and Land Use.
 Digital Orthophoto by:
 TME Professional Land Surveyors
 PO Box 1795
 Vryburg
 8600
 Tel: (053) 527 6618
 Fax: (053) 521 1028
 Date of Photography: February 2015
 System: WGS84 Central Meridian: L27

Geotechnical Report
 Done By: Geoset cc
 Date: March 2015

Engineering Geological Zonation
 Normal Development with Risk:
 Site Zone: Class CHR
 Low to moderately compressible soils with a thickness of less than 750mm, with slightly expansive properties, with an expected range of less than 7.5mm of total soil movement measured at surface as consolidation or heave, with possible differential settlement due to the risk that core stones, boulders or shallow rock that may require the use of a competent TLB or excavator, pneumatic tools and even blasting and this may increase development cost. Foundation excavations should be inspected and loose material well compacted. If loose patches are present around core stones, in situ material below foundations should be removed to a depth and width of 1.5 times the foundation width or to a competent horizon and replaced with material compacted to 93% MOD AASHTO density at -1% to +2% of optimum moisture content. Foundations will require normal foundation construction and standard compaction techniques, and it is classified as CHR according to the classification in terms of the SAIEG & NHBRG guidelines (1995) or the SAIEG Code of practice (1995).

Modified Normal Development with Risk:
 Site Zone: Class C to C1R
 Moderately collapsible or compressible soils with a thickness in excess of 750mm, with an expected range of less than 10mm of total soil movement measured at surface as consolidation or heave, with possible differential settlement due to the risk that core stones, boulders or shallow rock that may require the use of a competent TLB or excavator, pneumatic tools and even blasting and this may increase development cost. Foundation excavations should be inspected and loose material well compacted. If loose patches are present around core stones, in situ material below foundations should be removed to a depth and width of 1.5 times the foundation width or to a competent horizon and replaced with material compacted to 93% MOD AASHTO density at -1% to +2% of optimum moisture content. Foundations will require modified normal foundation construction such as soil rafts and standard compaction techniques, or deep strip foundations and it is classified as C-C1R according to the classification in terms of the SAIEG & NHBRG guidelines (1995) or the SAIEG Code of practice (1995).

Special Development:
 Site Zone: Class PR
 Core stones, boulders, shallow rock and porphyry and rhyolite rock outcrop and sub outcrop are present with difficult excavation and may result in differential settlement and development cost such as during the installation of services will rise dramatically.

Undevelopable:
 Site Zone: Class PDH2H3
 Zones indicating areas influenced by flood lines were also identified and development should be restricted to outside these areas. These zones are also associated with the presence of expansive clay classified as H1 up to H2 and H3, where more than 30mm of heave measured at surface will require soil replacement with an inert soil mattress or stiffened or cellular rafts, or even piled construction.

Test pit position: X W42
 Geotechnical soil zone:

PROPOSED TOWN
WOLMARANSSTAD EXTENSION 19

SCALE 1 : 3500

THE PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINING EXTENT OF PORTION 2 OF THE FARM WOLMARANSSTAD TOWN AND TOWNLANDS NO. 184 - HO.

MAQUASSI HILLS LOCAL MUNICIPALITY NORTH WEST PROVINCE

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 Date: 2015-10-20
 Revison:
 Caddie file: Z:\Cifwoll\X19