



LEGEND

LAND USE	Number of Erfen	Erf Numbers	Area in Ha	% of Area
Special (Special for the purposes of the uses included in the Business 1 & Residential 2 (maximum density of 80 dwelling units per hectare) use zones and including a vehicle workshop, wholesale trade, light industry and service industry.)	13	7321-7333	10.3794ha	85.1%
Public Open Space	2	7334 & 7335	1.2946ha	10.6%
Street			0.5256ha	4.3%
TOTAL	15	7321-7335	12.1996ha	100 %

STREETS

Reserve Width	Length in metre	% of Street Length
13 metre	396m	100%
TOTAL	396m	100 %

Notes:

The figures A-B-C-D-E-F-G-A, H-J-K-L-M-N-O-H and P-Q-R-S-T-U-V-W-X-Y-P represent the proposed township Alabama Extension 6.

No ingress to or egress from the township along the lines lettered B-C-D-E-F-G, H-O-N-M-L-K and Q-P-Y-X-W-V-U-T-S as shown on the layout plan.

20m Building Restriction along the lines lettered B-C-D-E; K-L-M-N and U-V-W-X-Y.

Servitude Notes:

The figure a-b-c-d-e-f-a represents a proposed servitude of right of way in favour of the general public across Erf 1214, Alabama Extension 2.

The lines g-h-j represent the western boundary of a powerline servitude 5m wide, for municipal purposes, in favour of the City of Matlosana.

GEOTECHNICAL REPORT
 Compiled by : GEOSET cc
 Consulting Environmental and Engineering Geologists
 David S.van der Merwe ; Cel; (082) 925 4075
 Date : ... 2016
Modified Normal Development:
 Site Class CHR/1A2C2F:
 A medium collapsible and compressible soil, with expansive properties, with a thickness up to 0.75m, and an expected range of less than 15mm of total soil movement measured at surface, underlain by a competent pebble marker or shallow rock lava form this zone. Foundations will therefore require modified normal foundation techniques such as lightly reinforced strip footings or reinforced boxed steel in slightly widened strip foundations, the use of split construction techniques or articulation joints at all internal and external doors and openings with light reinforcement (barforce) in masonry, or soil replacement by an engineered fill soil raft by removing all or part of the expansive horizon to 1,0m beyond the perimeter of the structure and replacing with inert backfill, compacted to 93%MOD ASSHTO density at or near optimum moisture content, where after normal strip footing foundations can be used. Site drainage, a concrete apron of 1,0m around all structures and plumbing and service precautions are advised. It is classified as CHR in terms of the NHBC guidelines (1995) or the SAJCE Code of practice (1995) and 1A2C2F as per the classification for urban development (Partridge, Wood & Brink).

Normal Development with Risk:
 Site Class CHR/1A1C2F:
 A layer of hillwash or a pebble marker consisting of clayey sand and gravel represents a low to medium expansive and compressible or a slightly collapsible soil, with a thickness of less than 750mm, and an expected range of less than 7,5 mm of total soil movement measured at surface, underlain by a pebble marker or shallow rock shale or lava with a risk of possibly containing core stones which will restrict excavations for the placement of services and will require pneumatic tools, a competent TLB and even blasting to reach the required depth for the placement of services or deep foundations. Normal foundations will be adequate including proper compaction with a wacker compactor in situ soils below individual footings with soil near optimum moisture content, combined with good site drainage with a concrete apron of 1,0m around all structures and plumbing and service precautions are advised. It is classified as CHR according to the NHBC guidelines (1995) & SAJCE Code of practice (1995) and 1A1C2F with the classification for urban development (Partridge, Wood & Brink). Land not ideally suitable for development.

Site Class PQ:
 Quarried areas within this zone need rehabilitation by replacement with a controlled backfilling before commencement of any construction. Alternatively can the filling be removed and then be replaced by a controlled filling or used as basement of the shopping complex as parking area. Soil replacement by an engineered fill soil raft by removing all or part of the expansive horizon to 1,0m beyond the perimeter of the structure and replacing with inert backfill, compacted to 93%MOD ASSHTO density at or near optimum moisture content, where after normal strip footing foundations can be used.

Site Class PR:
 Rock outcrop and sub-outcrop will restrict excavatability required during service installation as well as foundation excavations. Blasting or difficult excavation operations will dramatically increase the development cost in this zone.

Test Pit Position: X M2
Geotechnical Soil Zone: CHR1 ; CHR ; PR
Geotechnical Soil Zone Boundry: _____

1: 100 YEAR FLOODLINE
 It is hereby certified in terms of the provisions of Section 144 of the National Water Act, 1998(Act No.36 of 1998) that the township is not affected by a public stream.

CONTOURS
 The contour survey is in accordance with the standards laid down by the Regulations relating to Township Establishment and Land Use.

CONTOUR SURVEY DONE BY:

 Tel: (011) 837 8000
 Cell: (082) 913 3147/01213 710 1086
 Email: info@tmk.co.za
 www.tmk.co.za

Date of survey : March 2016
 Survey system : WGS 27
 Contour interval : 0.5m
 Datum : Mean Sea Level

DESIGN OF TOWN LAYOUT
 MAXIM PLANNING SOLUTIONS
 K. RAUBENHEIMER TRIP (SA)
 TEL: (018) 46-21756

PROPOSED TOWN ALABAMA EXTENSION 6

SCALE 1 : 6000

THE PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINING EXTENT OF PORTION 1 OF THE FARM TOWNLANDS OF KLERKSDORP NO. 424-IP.

CITY OF MATLOSANA NORTH WEST PROVINCE

Drawing Compiled by : A. Rossouw
 Drawings Nr. : 8/6/34/(c)
 Date : 2016-04-05
 Revision : 0

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