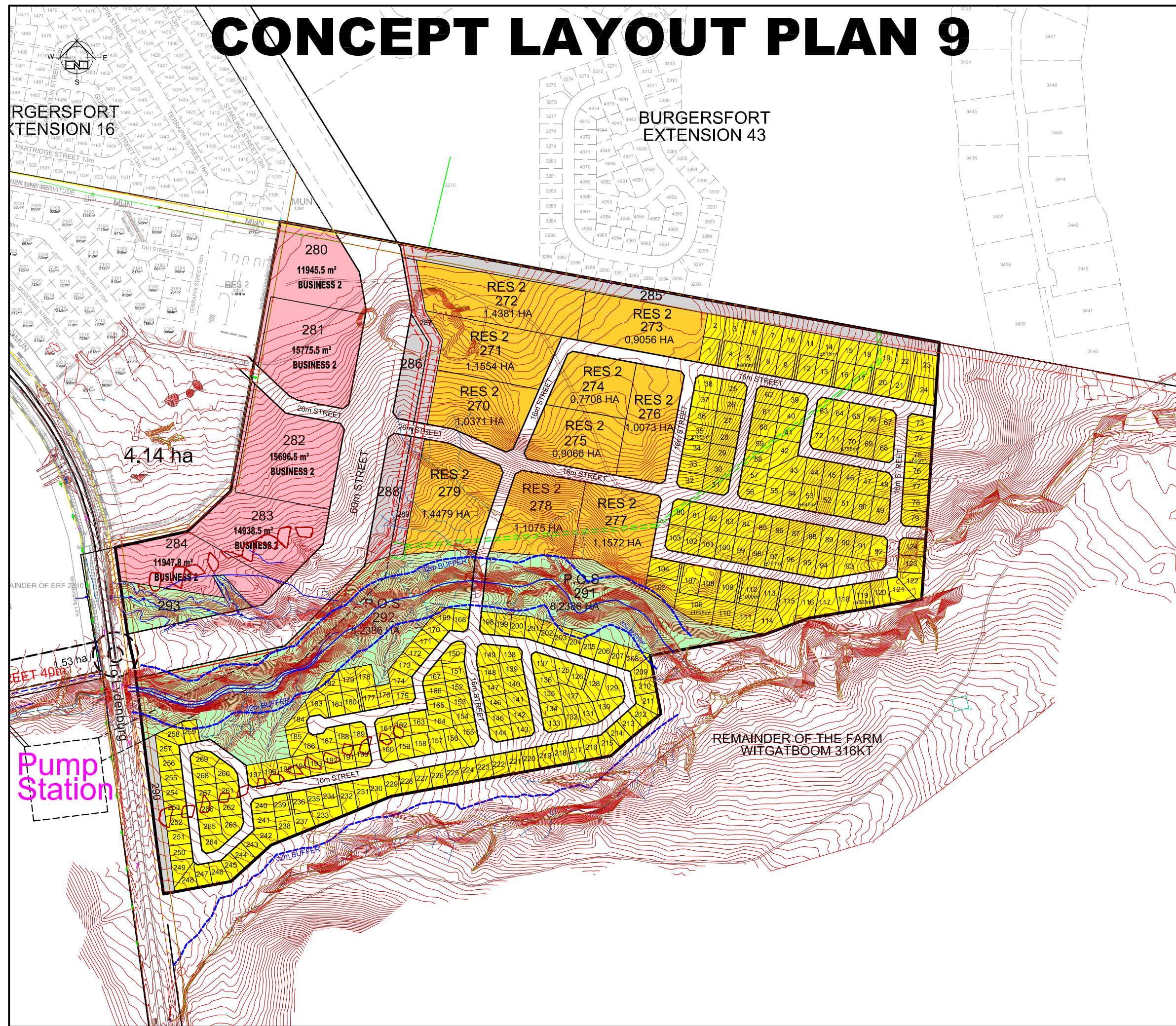


CONCEPT LAYOUT PLAN 9



PLATSAK PTY LTD

PROPOSED TOWNSHIP
BURGERSFORT EXTENSION WITGATBOOM-EAST
 MAGISTERIAL DISTRICT LYDENBURG
 LOCAL AUTHORITY GREATER TUBATSE MUNICIPALITY
 GEODETIC SYSTEM W.G. 31'

DESCRIPTION OF LAND: SITUATED ON A PORTION OF THE REMAINDER OF THE FARM WITGATBOOM 316 KT

USE TABLE

USE	NO OF ERVEN	AREA (sq.m)	PROVISIONAL ERF NUMBERS	% OF TOWNSHIP	REFERENCE
RESIDENTIAL 1 (Single)	269	20,00 Ha	-	32,61 %	
RESIDENTIAL 2 (30 Units/ha)	10	11,13 Ha	-	18,15 %	RES 2
BUSINESS 2	5	7,03 Ha	-	11,46 %	BUSS 2
MUNICIPAL	6	3,24 Ha	-	5,28 %	MUN
P.O.S	3	8,17 Ha	-	13,32 %	P.O.S
STREET		10,53 Ha		19,18 %	
TOTAL	293	61,33 Ha		100 %	

SIZE OF ERVEN

USE	MINIMUM sq.m	RULING sq.m	STREETS	
			MINIMUM GRADIENT	SEE ENG. DESIGN
RESIDENTIAL			MAXIMUM GRADIENT	SEE ENG. DESIGN
			TOTAL LENGTH - 13m	-m
			TOTAL LENGTH - 16m	-m
			TOTAL LENGTH - 20m	-m

NOTES:

- Serviceability of erven to be confirmed by Civil/Electrical Engineer.
- All areas and values are approximate and awaiting final surveying and subject to approval by the Greater Tubatse Municipality.
- Typical erf sizes for Residential 1 erven : 1 Ha = 41 DWELLING UNITS
 Typical erf sizes for Residential 2 erven : 10,03 Ha @ 30 units/ha = 300 DWELLING UNITS
 Total units = 341 DWELLING UNITS

LEGEND

	TOWNSHIP BOUNDARY		EXISTING STRUCTURES		EMBANKMENT/ EXCAVATIONS
	FLOODLINE		LINE OF NO ACCESS (A-N)		HERITAGE FINDS
	4m SEWERLINE SERVITUDE		22m ELECTRICAL POWERLINE SERVITUDE		4m WATERLINE SERVITUDE

RECOMMENDED FOR APPROVAL:

SIGNED: _____
 CAPACITY: _____

CONTOUR INTERVAL 0.5m
 DATE: M.H.S.L.(TRIG)
 AUG TO NOV 2006

CONTOUR SURVEY BY: KUSCHKE, MUNNIK & HOLL IN COLLABORATION WITH DELTA PLAN

IT IS HEREBY CERTIFIED THAT WITH REFERENCE TO SECTION 144 OF THE NATIONAL WATER ACT (NO. 36 OF 1998) THE TOWNSHIP SHOWN ON THIS PLAN IS AFFECTED BY A 1:100 YEAR RETURN PERIOD FLOODLINE. THE 1:100 YEAR FLOODLINE IS SHOWN ON THE PLAN. THE FLOODLINE WAS PROPERLY DETERMINED BY USING ACCEPTED CALCULATION PROCEDURES. THE DUTY RESTS UPON THE DEVELOPERS AND THE LOCAL AUTHORITY TO MINIMIZE THE RISK OF DAMAGE DUE TO STORMWATER FLOWING OVER THE LAND BY DESIGNING, CONSTRUCTING AND MAINTAINING A STORM-WATER AND FLOOD DEFENCE MANAGEMENT SYSTEM, WHERE APPLICABLE.

SIGNED: JACOBUS PIETERSEN Pr.Tech (Eng)
 Reg nr:200070039

DATE	AMENDMENT	DATE	AMENDMENT
05/08/2014	CONCEPT LAYOUT		
20/08/2014	CONCEPT LAYOUT		

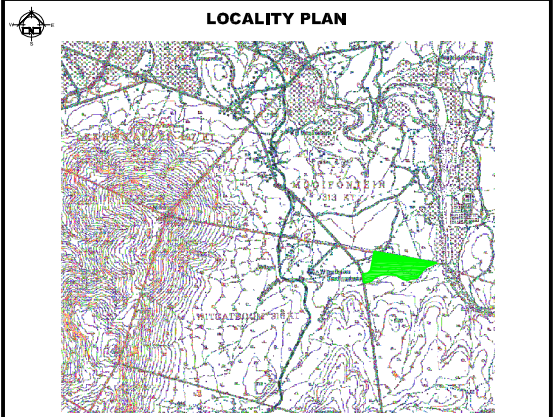
DESIGN BY: P.J. BUYS
 DRAWN BY: W.V.

PLAN NO: TUBATSEPH2/1-9

SCALE : 1 : 5 000

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 The information as indicated on this map has been compiled with the required accuracy within the parameters of this project. Any decisions based on this information are however the sole responsibility of the decision maker.



SITE OF APPLICATION [SA 1:50 000 SHEET 2430CB]