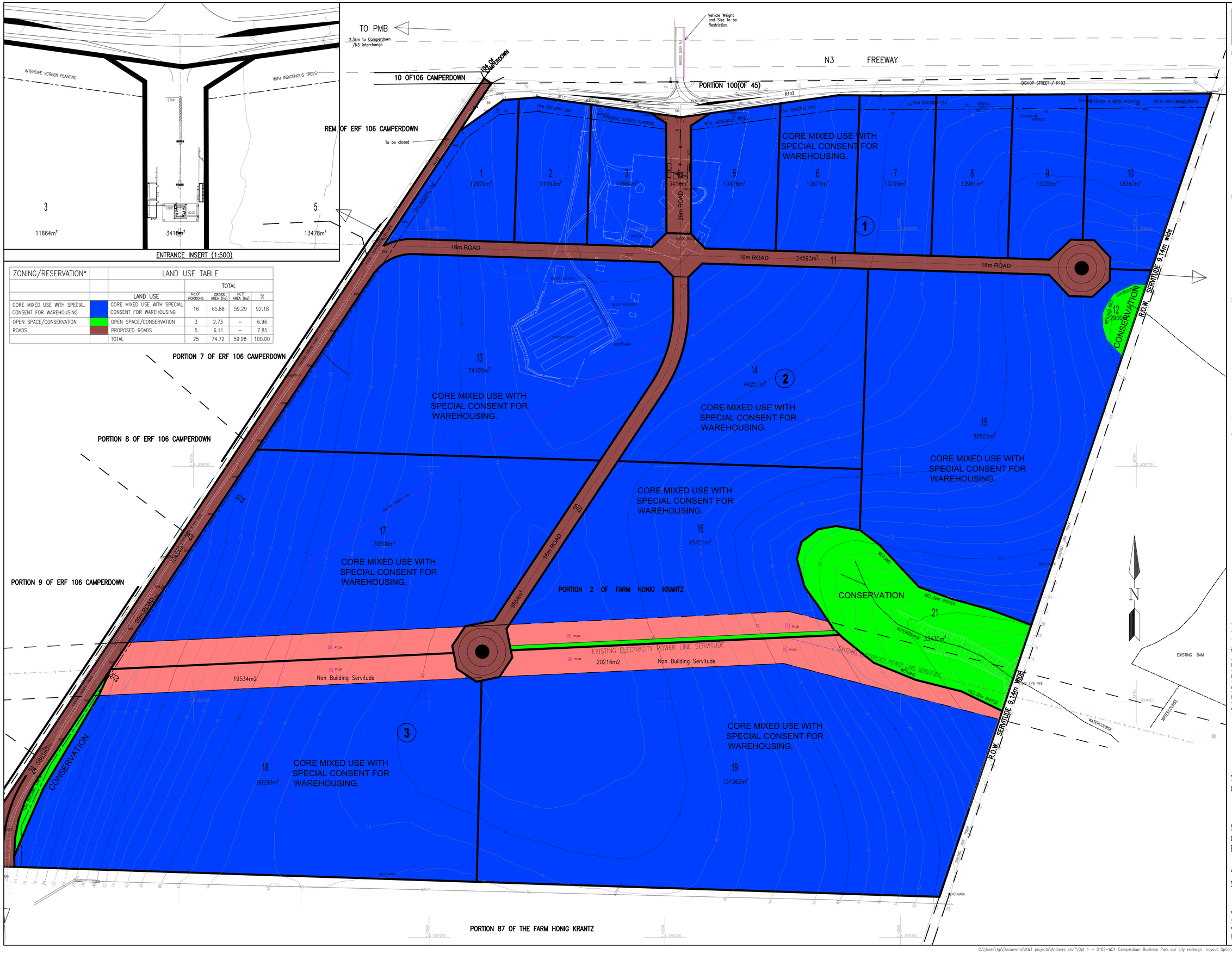

ENTRANCE INSERT (1:500)

ZONING/RESERVATION*		LAND USE TABLE				
			TOTAL			
		LAND USE	No.OF PORTIONS	GROSS AREA (ha)	NETT AREA (ha)	%
CORE MIXED USE WITH SPECIAL CONSENT FOR WAREHOUSING		CORE MIXED USE WITH SPECIAL CONSENT FOR WAREHOUSING	16	65.88	59.29	92.18
OPEN SPACE/CONSERVATION		OPEN SPACE/CONSERVATION	3	2.73	–	6.96
ROADS		PROPOSED ROADS	5	6.11	–	7.85
		TOTAL	25	74.72	59.98	100.00

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REFERENCE DRAWINGS:

NOTES:

- Contour Interval = 2m
- All erf areas, servitudes and dimensions are approximate and subject to final survey.
- Nett platform areas of each portion may be increased by using retaining walls.
- Nett Area indicates platformed area (excluding banks); Gross area includes banks.
- No platform banks are to extend over wetland buffer.
- PHASING :- In order to introduce flexibility and allow development to be constructed in accordance with Market Demand, the phases or portions do not have to be constructed sequentially as shown on this plan; any phase or portion can be constructed at any time, provided every Phase or portion constructed is supplied with the level of infrastructural services as required by the Municipality.

Length of Roads = 1295m

STANDARD INFORMATION:

1. USE:
   CORE MIXED USE
   LIGHT INDUSTRY
   OPEN SPACE/CONSERVATION
   PROPOSED ROAD
2. LEGEND:
   OUTSIDE FIGURE
   CADASTRAL LINES
   EXISTING PROVINCIAL ROADS
   PYLONS
   54m EPTL SERVITUDE
   WETLAND
   30m WETLAND BUFFERS
3. OWNERSHIP:
   SUNBLEST TRUST-TRUSTEES
4. TITLE DEED:
   T13685/2003
5. SG DIAGRAM:
   468/885
6. Areas :
   Areas = Nett area = 90% of gross area.

REV	DESCRIPTION	DR.	CHKD	APP.	DATE
B	CONSERVATION AREA REVISED	JS	AMS	AMS	
A	ISSUED FOR DISCUSSION	LS	AMS	AMS	.

	INITIALS	SIGN	DATE
DESIGNED	AMS		
DRAWN	LS		
CHECKED	AMS		
PROJECT ENG.	AMS		
APPROVED	AMS		

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CLIENT
CLIENT_LOGO

PROJECT
CAMPERDOWN BUSINESS PARK

TITLE
SITE LAYOUT

SCALE : 1:1250 A0

DRAWING No. . REV B

C:\Users\hp\Documents\K&T projects\Andrews stuff\Opt 1 - 0102-WD1 Camperdown Business Park car city redesign Layout_Option 3 202.dwg 2021/12/06 10:58:41 Hp