

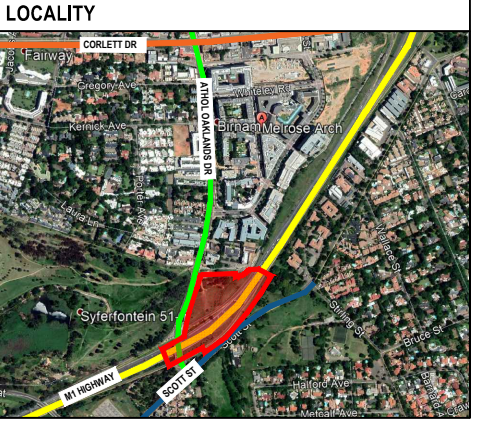
- Lines of no Access
- Cement Lined Channel
- Riparian Zone
- 32m Buffer from Riparian Zone

Existing Power Lines NOT REGISTERED

Path of Excess floodwater across M1-ramp undefined

Proposed "Skydeck" by means of an Aerial Servitude as per engineering designs.

**PROPOSED TOWNSHIP**  
**BIRDAVEN EXTENSION 1**  
 Portion 21 (a portion of portion 4), the remaining extent of portion 37 (a portion of portion 13) and the remaining extent of portion 145 of the farm Syferfontein No.51-IR



**LEGEND**

DESCRIPTION	ERF #	No.	Area
PARKING	1	1	9 660,84 m <sup>2</sup>
PUBLIC GARAGE	2	1	38 486,52 m <sup>2</sup>
<b>TOTAL</b>			<b>48 147,4 m<sup>2</sup></b>

**ENVIRONMENTAL LEGEND**

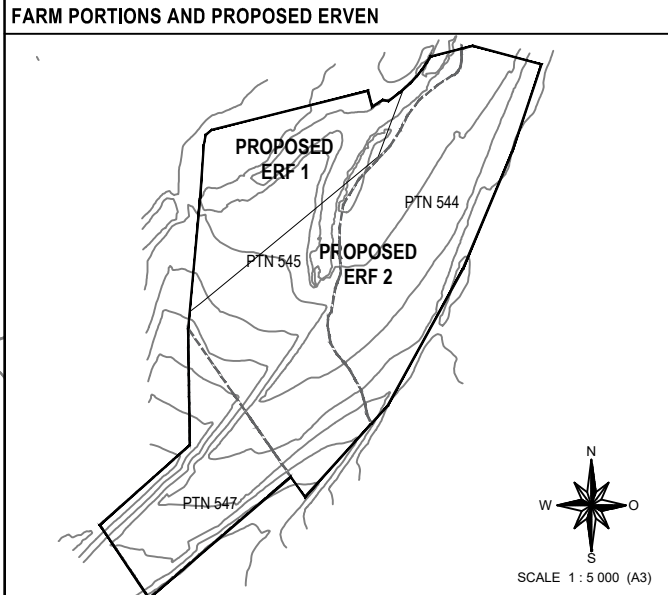
1:10 Year Flood Line	
1:50 Year Flood Line	
1:100 Year Flood Line	
Cemented channel	
32m Buffer from edge of channel	

**LEGEND**

	"Skydeck" to be built over the M1
	Riparian Zone, Cemented Channel
	Tar - Face of the M1 Freeway
	Existing Electric Power Lines (not registered)

**REVISIONS**

Date	Revision	By	Date	Revision	By



- GENERAL NOTES**
- Proposed township is located within the City of Johannesburg Metropolitan Municipality.
  - All Dimensions and areas are approximate pending final survey
  - The Contours are in Accordance with Schedule 1, Clause 4 (11) (a) of the City of Johannesburg Municipal Planning By-law.
  - Township Boundary represented by Figure: A-B-C-D-E-F-G-H-J-K-L-M-N-P-Q-R-S-T-U-V-W-X-A.
  - No thorough-through to be permitted on the Sky-deck.

- SERVITUDE NOTES**
- Figure "s1, s2, s3, s4, s5, s6, s7, s8, s9, s10, s11, s12, s13, s14" represents a Right of Way Servitude in favour of the City of Johannesburg Metropolitan Municipality and the general public.
  - Figure "s14, s15, s16, s17, s18, s19, s20, s21, s22, s14" represents an Aerial Servitude above the M1 highway registered in favour of the owner and the general public.

**FLOOD LINE NOTE**

It is hereby certified that the property shown on this diagram is affected by floodwater up to the 50 and 100 year recurrence interval event. Determined in accordance with Section 144 of the National Water Act (Act 36 of 1998)

*Chris Brooke*  
 Name Signature Pr. Number 820008

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