

SITE NAME:
VIKING BUSINESS PARK

BASE STATION NUMBER:
350962

- NOTES:
- A) ZONING: MIXED USE 2
 - B) MAST HEIGHT: 25M
 - C) BASE STATION: 14.5M X 11.6M
 - D) CHIP STONE SURFACE
 - E) MAST MATERIAL: STEEL
 - F) MAST BASE: CONCRETE
 - G) PALISADE FENCE: STEEL
 - H) PALISADE FOUNDATION: CONCRETE
 - I) STRUCTURE TO COMPLY TO ATC ENGINEER'S DETAILS

TOMMY BRÜMMER
T O W N P L A N N E R S

L Rosenberg House 80 Jordaan Street BO-KAAP
 ☒ 242 Buitengracht Bo-Kaap CAPE TOWN 8001
 (021) 5318435 info@tommybrummer.co.za

ENGINEER
 NAME: _____
 SIGNATURE: _____
 NUMBER: _____

PROPERTY DESCRIPTION:
 ERF 173848,
 CAPE TOWN

COORDINATES:
 LAT: 33.929460° S
 LONG: 18.524760° E
 AMSL: 15m

PROJECT DESCRIPTION:
 EXISTING 14.5x11.6m TELECOMMUNICATION BASE STATION
 WITH A 25m LATTICE MAST

DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE
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 ALL WORK TO BE PERFORMED ACCORDING TO BTS SITE
 INFRASTRUCTURE SPECIFICATION

ADDRESS:
 53 THOR CIRCLE,
 THORNTON,
 CAPE TOWN

COUNCIL:
 CITY OF CAPE TOWN
 (TABLE BAY DISTRICT)

REV.	DATE	BY	DESCRIPTION
0	26/03/2020	C.B.	FIRST ISSUE

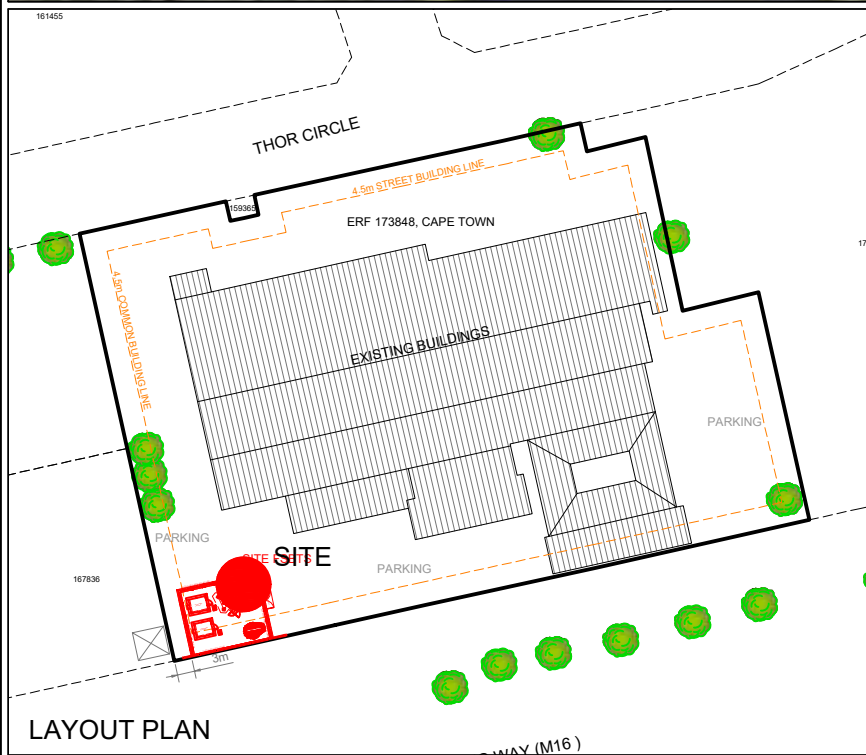
DRAWN BY: C. BRIEDENHANN DATE: 26-03-2020
 SCALE - NTS SHEET 1 OF 11

350962
(VIKING BUSINESS PARK)



LOCALITY MAP

LOCALITY MAP



david heilig & abrahamse
professional land surveyors ref L9405

OFFICE COPY

Erf 173848 CAPE TOWN

S.G. No. 2835/2009
Approved: *[Signature]*
for Surveyor-General
2009.07.07

Components:
1. The figure A B C a b M represents the Remainder Erf 167834 Cape Town vide Dgm. No. 5214/2002 annexed to D/T 2003 - -27213
2. The figure a D E d c b represents Erf 158807 Cape Town, vide General Plan 4525/1997
3. The figure d F G H J K L c represents the Remainder Erf 158808 Cape Town, vide Dgm No. 2832/2009 annexed to D/T 2000 - -59876

Inset
No Scale
Thor Circle
159365
E
D
C
a

Servitude Notes:
1. The line e f represents the eastern boundary of a servitude right of way 6,00m wide vide Dgm No. 5227/2002 D/T 2003- -27214
2. The lines f g and h j represent the southern boundaries of a servitude right of way 6,00m wide vide Dgm No. 5227/2002 D/T 2003- -27214

Scale 1: 1000

The figure ABCDEFGHJKLM represents 7987 Square metres of land, being **Erf 173848 CAPE TOWN (comprising 1 - 3 above)**
Situate at Epping in the City of Cape Town Province of the Western Cape
Administrative District of Cape
Compiled in May 2009

by me *[Signature]* R.C. Abrahamse (PL50002) Professional Land Surveyor

This diagram is annexed to No. dated 142825/2010 i.f.o. Registrar of Deeds	The original diagram are as quoted above	File No. CAPE 438 Vol. 3 CAPE 438 Vol. 4 S.R. No. Compiled Comp. BHSX-2322(M851) Gen. Plan. 4525/1997 LPI C0160007
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173848 Cape Town



AMERICAN TOWER CORPORATION

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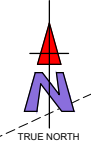
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SCALE - NTS SHEET 2 OF 11

LAYOUT PLAN

COVERAGE (AREAS):
 EXISTING BUILDINGS = 3 784.72m² (+/-)
 EQUIPMENT CABINETS = 21.48m²
 TOTAL COVERAGE = 3 806.20m²
 PROPERTY SIZE = 7 987.18m²
 TOTAL COVERAGE (%) = 47.65%
 PERMITTED COVERAGE = 100%



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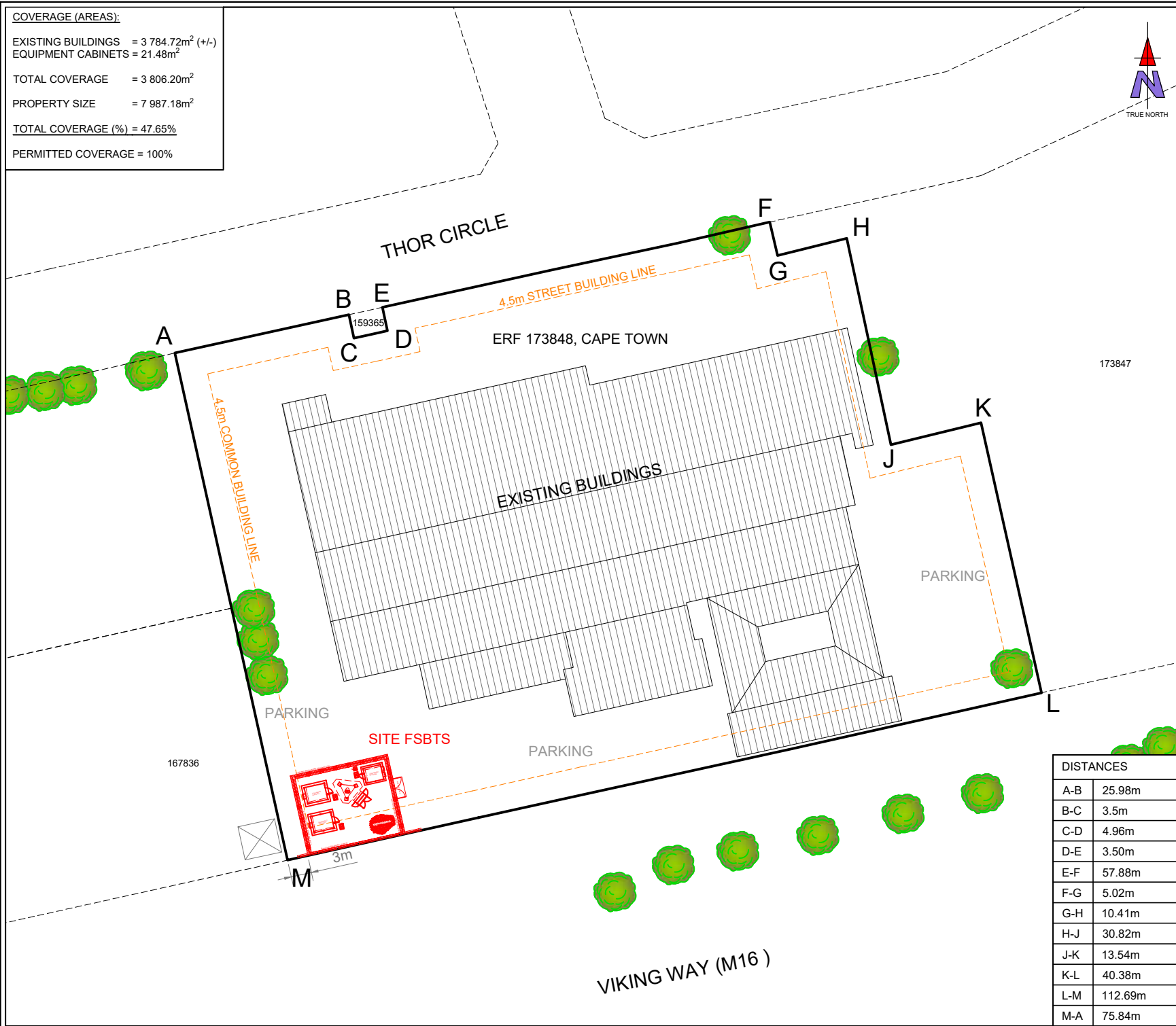
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 SCALE - 1:750 SHEET 3 OF 11

SITE DEVELOPMENT PLAN



DISTANCES	
A-B	25.98m
B-C	3.5m
C-D	4.96m
D-E	3.50m
E-F	57.88m
F-G	5.02m
G-H	10.41m
H-J	30.82m
J-K	13.54m
K-L	40.38m
L-M	112.69m
M-A	75.84m



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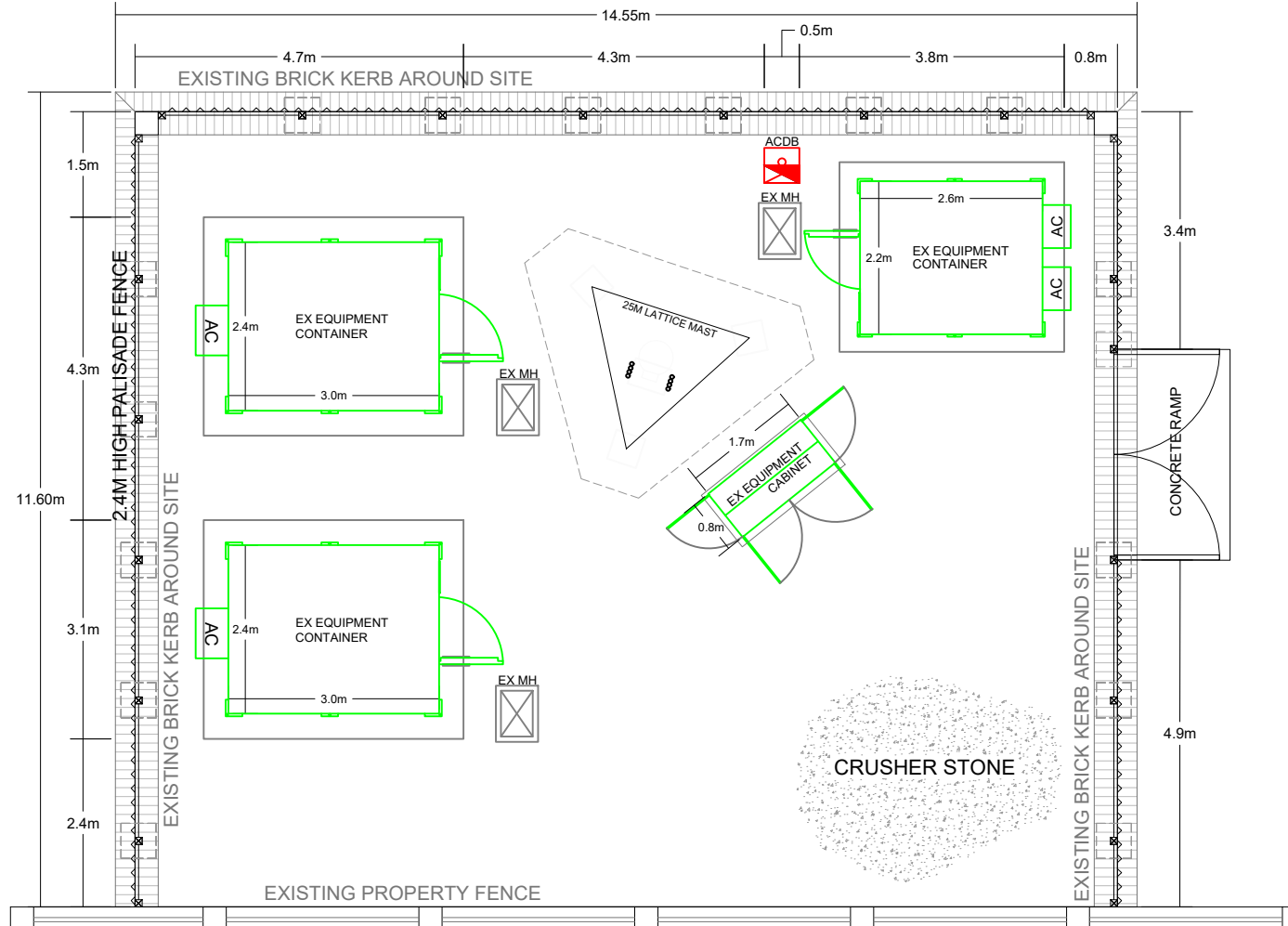
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TOP VIEW PLAN





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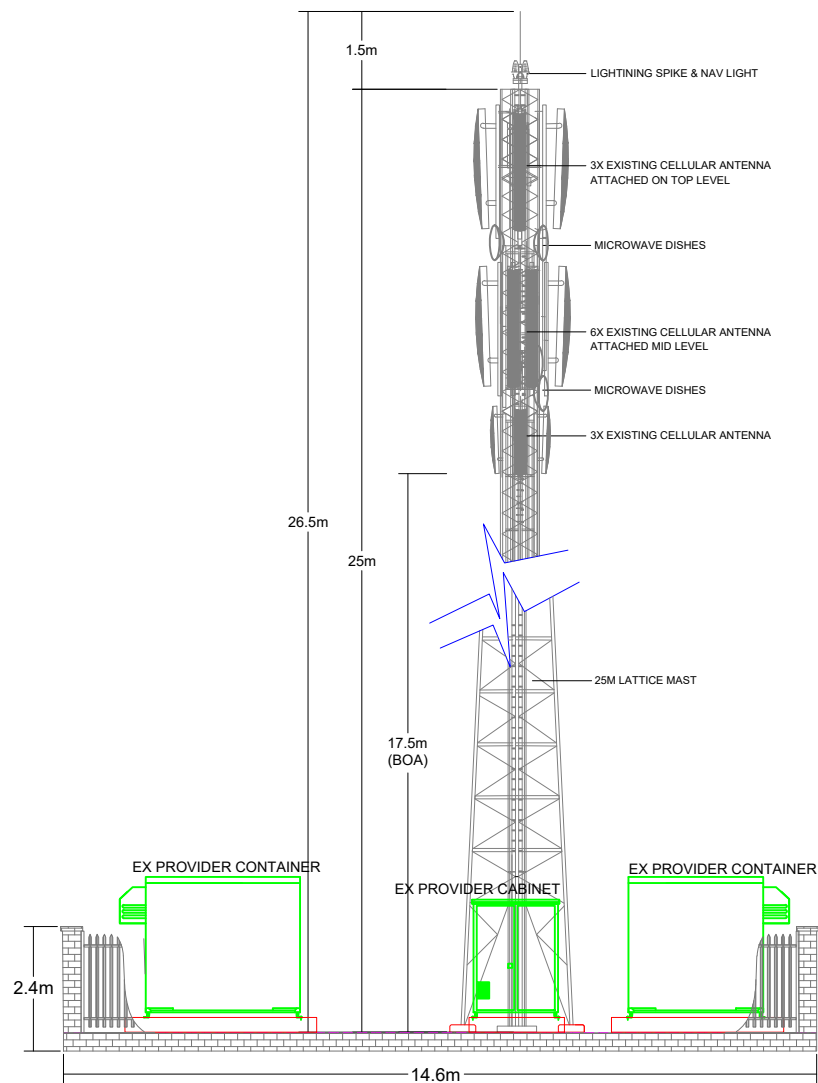
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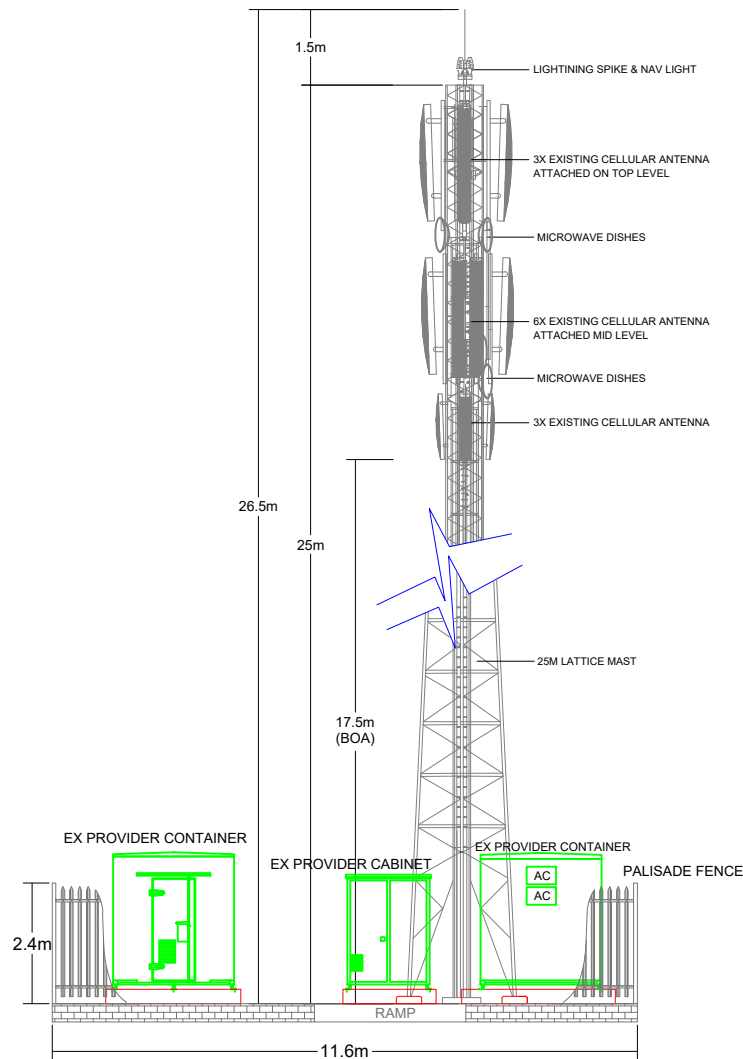
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ELEVATION PLAN



SOUTHERN ELEVATION



EASTERN ELEVATION



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LEGEND:

- MIXED USE 2
- TRANSPORT USE 2
- LIMITED USE ZONE
- GENERAL INDUSTRIAL 1
- GENERAL RESIDENTIAL 4



SITE VIEW



SITE VIEW (INSIDE)



SITE VIEW



STREET VIEW (VIKING WAY)



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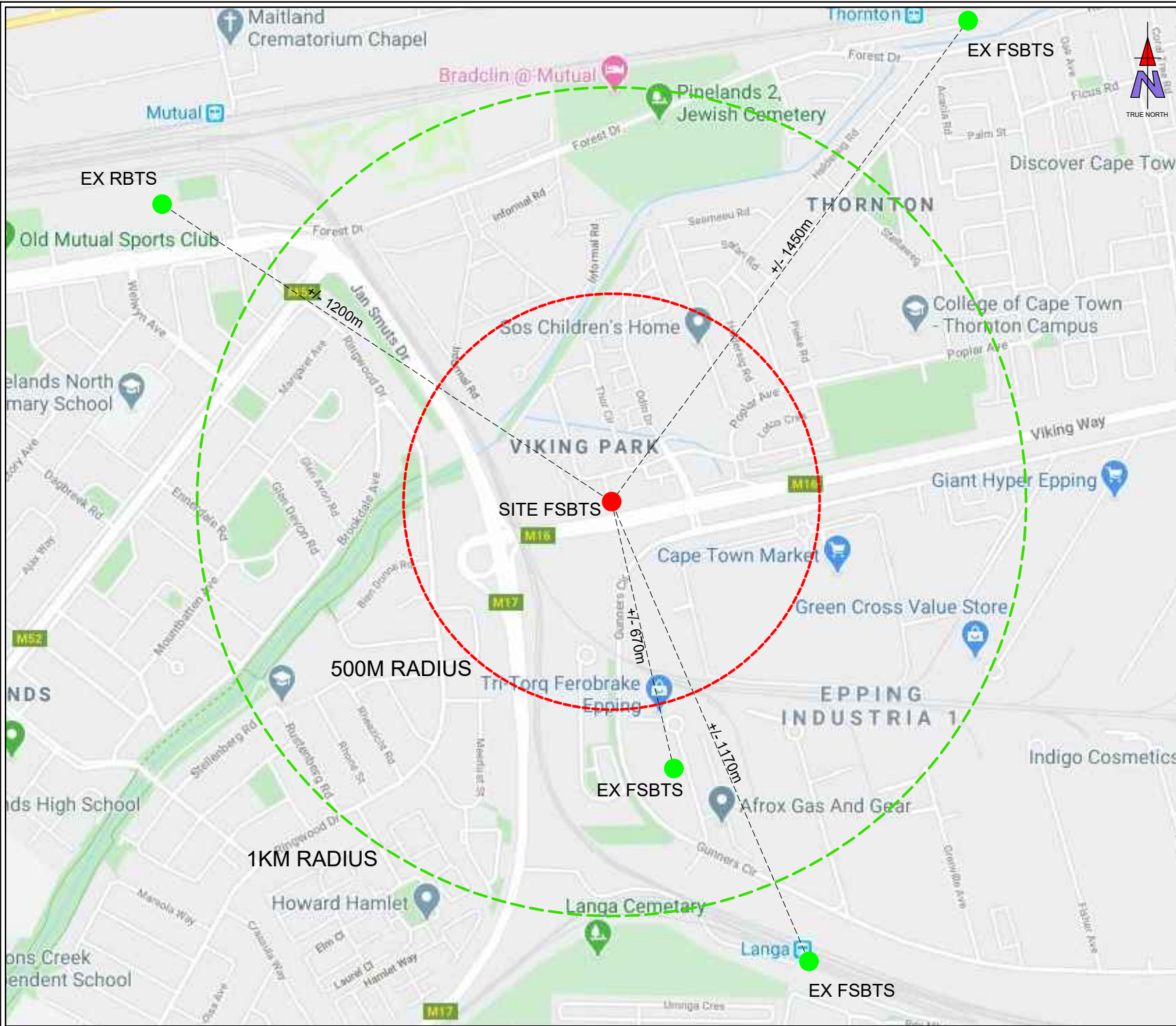
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SITE PHOTOS



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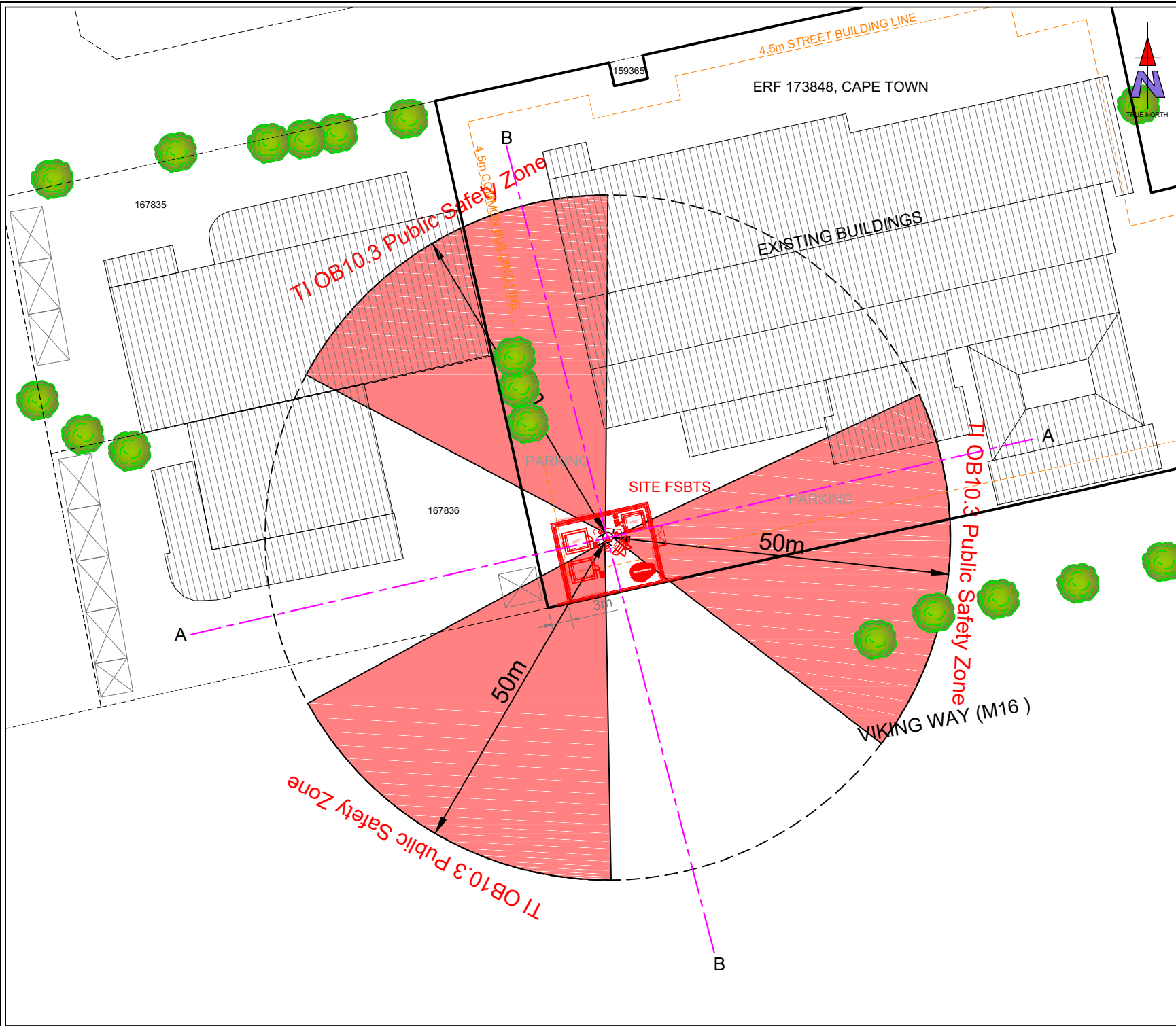
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SURROUNDING BASE STATIONS



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PUBLIC SAFETY ZONE (SITE)



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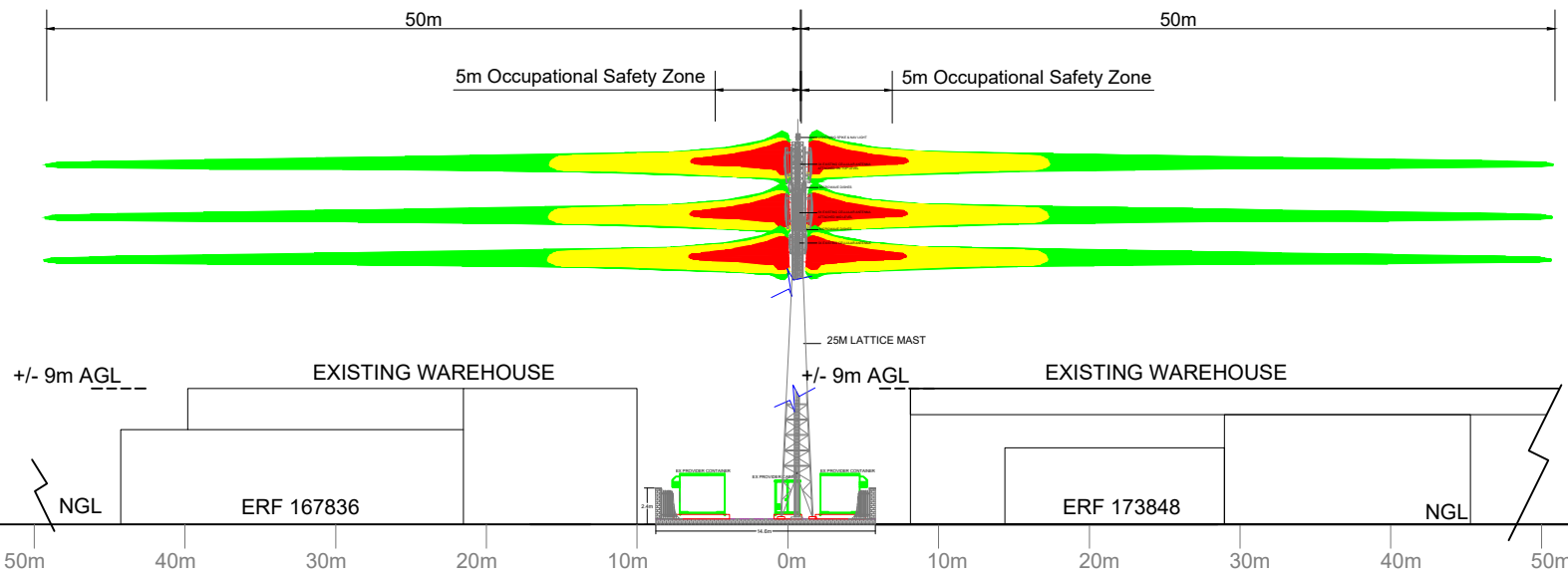
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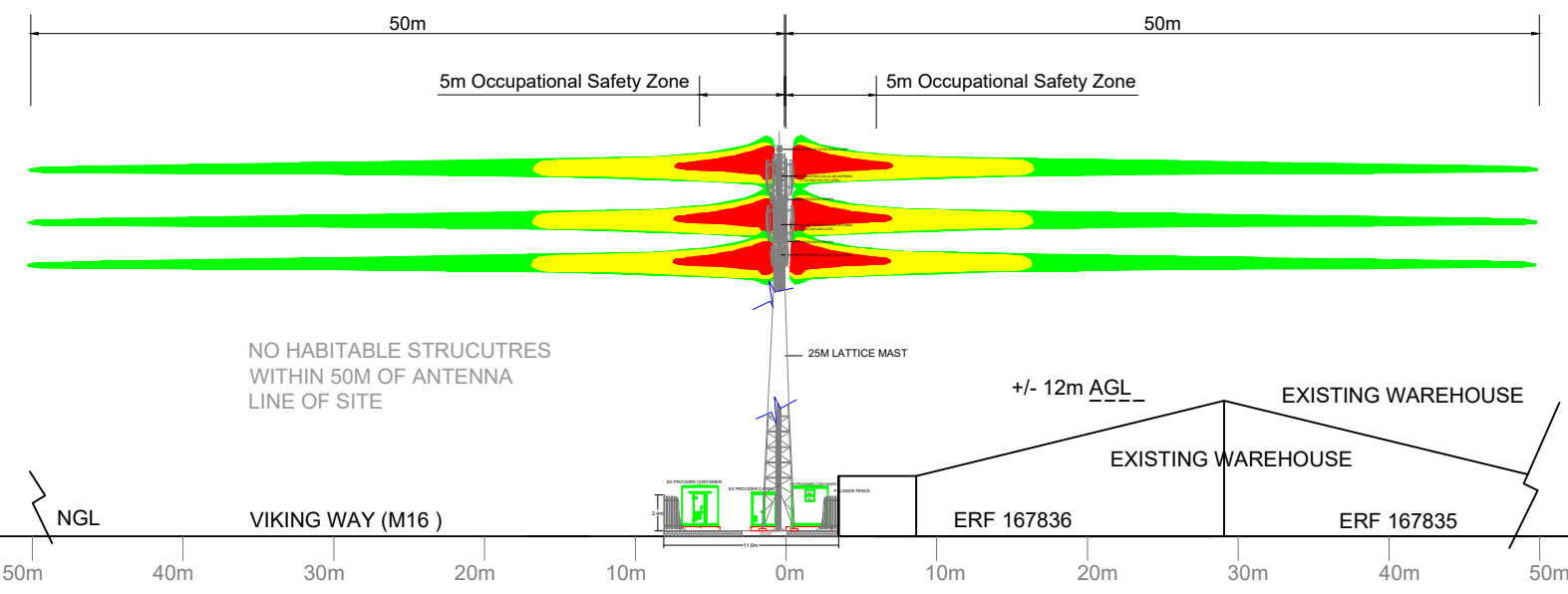
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SCALE - 1:500 SHEET 10 OF 11

PUBLIC SAFETY ZONE (ELEV.)



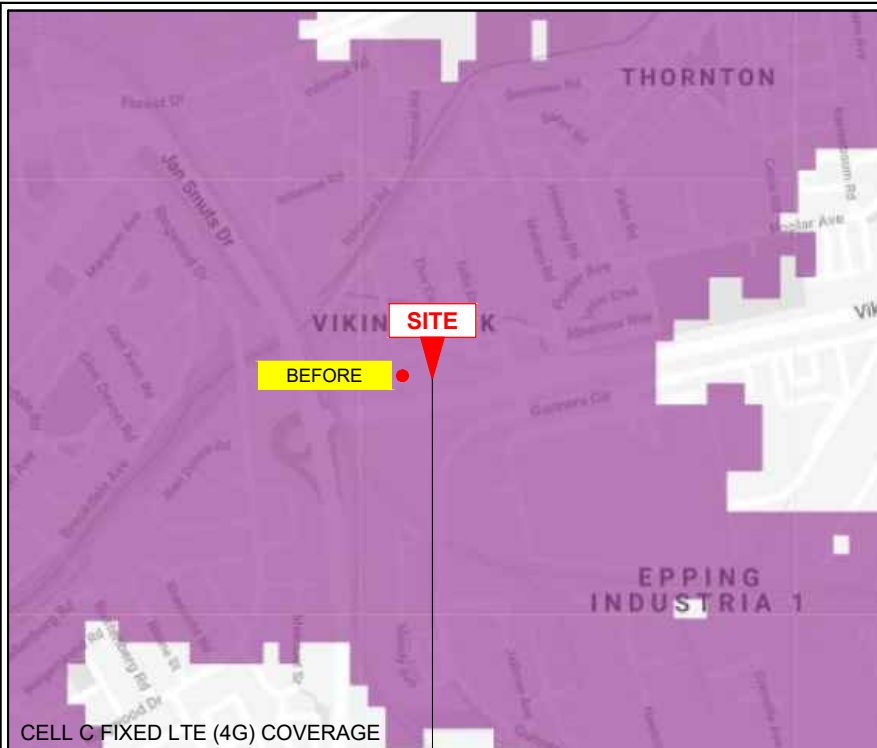
SOUTHERN ELEVATION (A-A)



EASTERN ELEVATION (B-B)

NO HABITABLE STRUCTURES
WITHIN 50M OF ANTENNA
LINE OF SITE

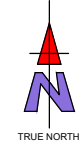
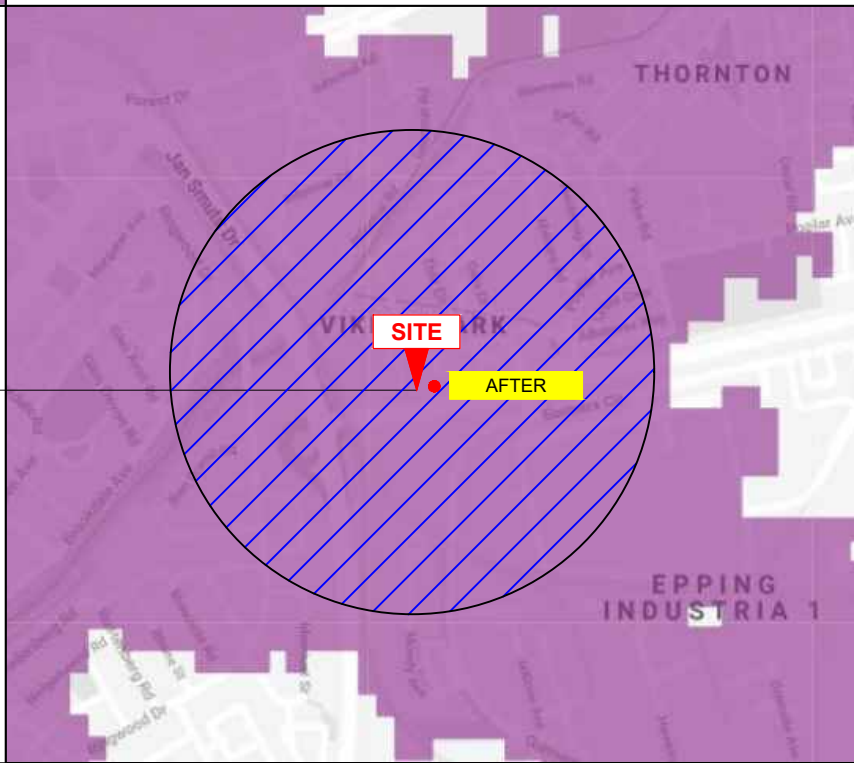
VIKING WAY (M16)



350962
(VIKING BUSINESS PARK)

EXISTING COVERAGE MAP BASED ON INFO PROVIDED BY ONLINE NETWORK SERVICE PROVIDERS' SOURCE.

PREDICTED COVERAGE AFTER REMOVAL OF THE SUBJECT BASE STATION HAS BEEN ESTIMATED BASED ON TYPICAL CELLULAR EQUIPMENT SPECIFICATION. THE GAP IN NETWORK COVERAGE COULD BE MORE SEVERE THAN ESTIMATED.



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COVERAGE MAP