

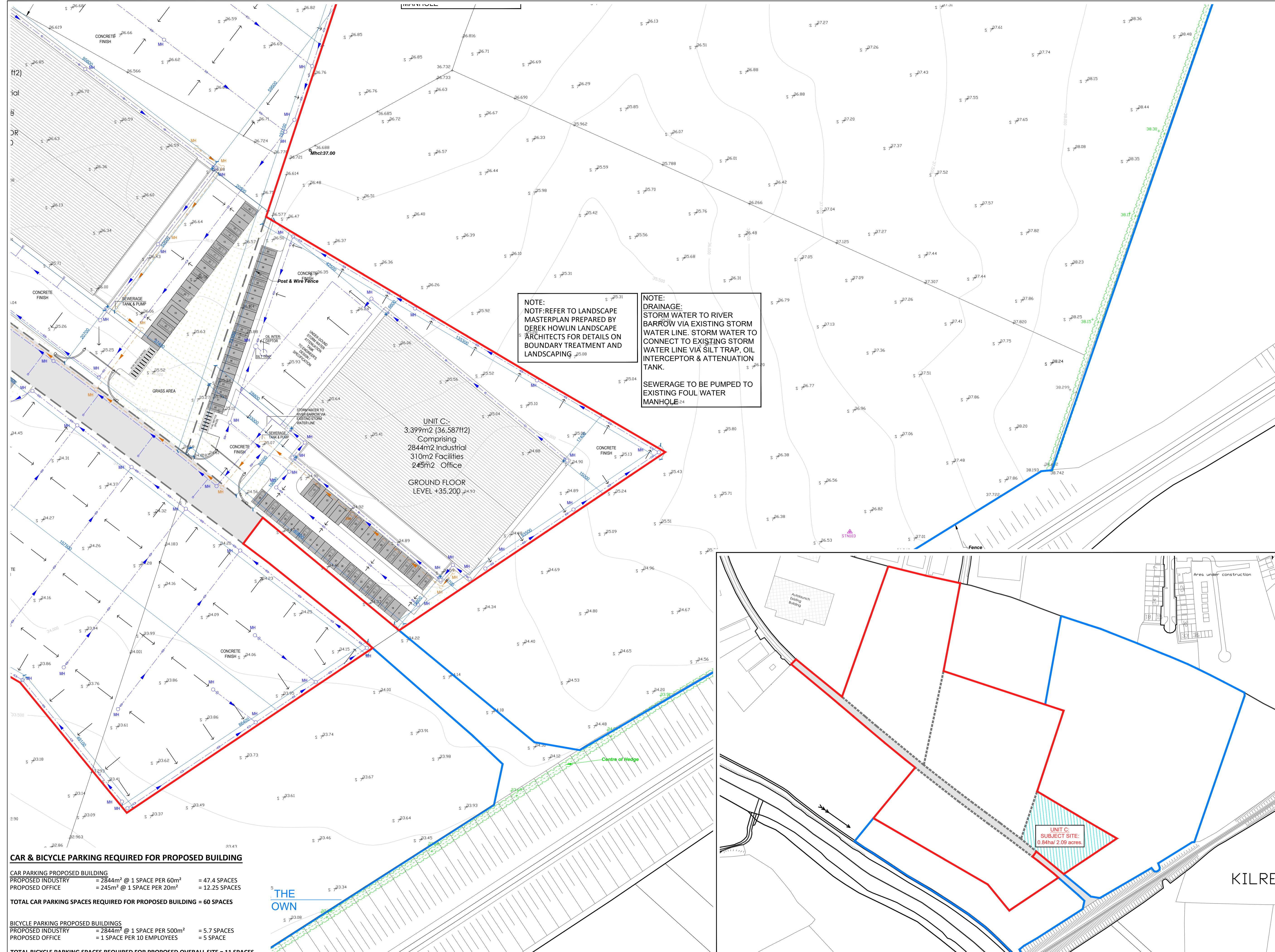
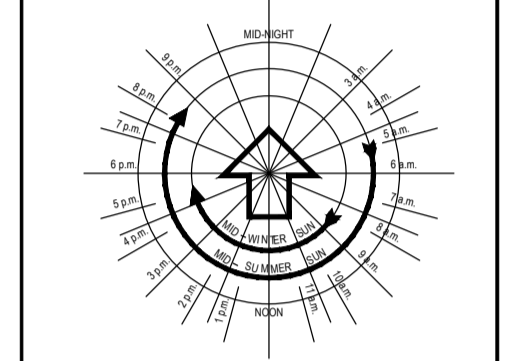
All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the respondent.

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LEGEND

- APPLICATION SITE
- OTHER LANDS UNDER THE SAME OWNERSHIP
- BOUNDARY
- FOUL WATER DRAINAGE
- SURFACE WATER DRAINAGE

OVERALL APPLICATION AREA (Outlined in red) =
- 9.266 Ha / 22.9 Acres



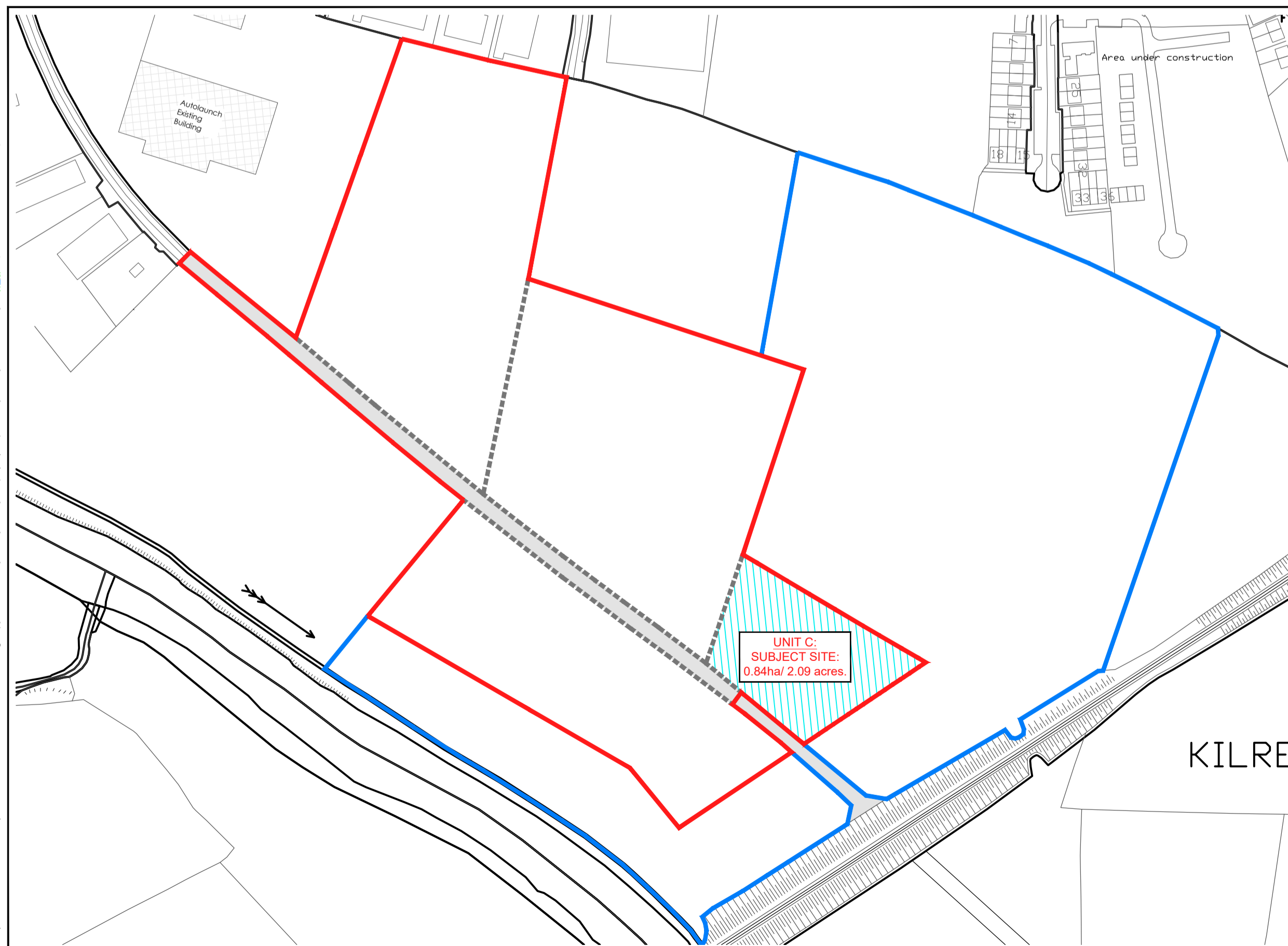
NOTE:
NOT:REFER TO LANDSCAPE MASTERPLAN PREPARED BY DEREK HOWLIN LANDSCAPE ARCHITECTS FOR DETAILS ON BOUNDARY TREATMENT AND LANDSCAPING

NOTE:
DRAINAGE:
STORM WATER TO RIVER BARRÓW VIA EXISTING STORM WATER LINE. STORM WATER TO CONNECT TO EXISTING STORM WATER LINE VIA SILT TRAP, OIL INTERCEPTOR & ATTENUATION TANK.

SEWERAGE TO BE PUMPED TO EXISTING FOUL WATER MANHOLE 24

UNIT C:
3,399m² (36,587ft²)
Comprising
2844m² Industrial
310m² Facilities
245m² Office

GROUND FLOOR LEVEL +35.200



KEY PLAN
SCALE 1:2500

CAR & BICYCLE PARKING REQUIRED FOR PROPOSED BUILDING

CAR PARKING PROPOSED BUILDING
 PROPOSED INDUSTRY = 2844m² @ 1 SPACE PER 60m² = 47.4 SPACES
 PROPOSED OFFICE = 245m² @ 1 SPACE PER 20m² = 12.25 SPACES
TOTAL CAR PARKING SPACES REQUIRED FOR PROPOSED BUILDING = 60 SPACES

BICYCLE PARKING PROPOSED BUILDINGS
 PROPOSED INDUSTRY = 2844m² @ 1 SPACE PER 500m² = 5.7 SPACES
 PROPOSED OFFICE = 1 SPACE PER 10 EMPLOYEES = 5 SPACE
TOTAL BICYCLE PARKING SPACES REQUIRED FOR PROPOSED OVERALL SITE = 11 SPACES

SITE LAYOUT PLAN (UNIT C)
SCALE 1:500

NOTE:
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SEWERAGE TO BE PUMPED TO EXISTING FOUL WATER MANHOLE

REV	DATE	REV BY	DESCRIPTION
1	24/07/19	MS	PLANNING
STATUS: PLANNING			
PROJECT: PROPOSED DEVELOPMENT FOR FIRTREE DEVELOPMENTS LTD.			
PROJECT ADDRESS: BAGENALSTOWN INDUSTRIAL PARK, ROYAL OAK ROAD			
DWG TITLE: PROPOSED SITE LAYOUT PLAN AND KEY PLAN - UNIT C			
DWG NO	REV		
P-004	-		
JOB NO	1704	SCALE @ A1	1:500 & 1:2500
DATE	24.07.19	DRN	Mark Savage

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