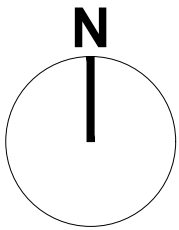




Proposed Site Plan  
Scale: 1:1000



**Key**

- Site Boundary
- Plot Boundary
- Public Right of Way
- Acoustic Fencing
- Electricity Easement
- Electricity Working Width Easement
- Water Easement
- Gas main
- Underground Electric
- Council Owned
- Visibility Splay
- Refer to Urban Green drawings & reports for details of the existing and proposed landscaping

**General Notes**

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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| Accommodation Schedule                                    |                       |  |
|-----------------------------------------------------------|-----------------------|--|
| Building 1                                                |                       |  |
| GF Warehouse                                              | 6,510sqm / 70,000sqft |  |
| 5% FF Office                                              | 325sqm / 3,500sqft    |  |
| Total                                                     | 6,835sqm / 73,500sqft |  |
| Building 2                                                |                       |  |
| GF Warehouse                                              | 2,790sqm / 30,000sqft |  |
| 5% FF Office                                              | 139sqm / 1,500sqft    |  |
| Total                                                     | 2,929sqm / 31,500sqft |  |
| Building 3                                                |                       |  |
| GF Warehouse                                              | 4,645sqm / 50,000sqft |  |
| 5% FF Office                                              | 232sqm / 2,500sqft    |  |
| Total                                                     | 4,877sqm / 52,500sqft |  |
| <b>Total Unit Area</b>                                    |                       |  |
| Approx. 150,000sqft Excl. Officers at First Floor Level   |                       |  |
| Approx. 157,500sqft Incl. 5% Offices at First Floor Level |                       |  |
| <b>Building Plot Areas</b>                                |                       |  |
| Building 1 - 13,773sqm / 3.40acres                        |                       |  |
| Building 2 - 6,545sqm / 1.61acres                         |                       |  |
| Building 3 - 9,855sqm / 2.43acres                         |                       |  |
| <b>Total Developable Area = 30,173sqm / 7.44acres</b>     |                       |  |

| Parking Schedule                                     |  |  |
|------------------------------------------------------|--|--|
| Building 1                                           |  |  |
| Car parking spaces (Based on B8:B2 70:30 Split): 100 |  |  |
| Including 5% accessible spaces (B2 Standards): 5     |  |  |
| Including 5% EV spaces: 5                            |  |  |
| Cycles at 1 space per 450sqm (B2 Standards): 16      |  |  |
| Motorcycles at 1 space per 1000sqm (B2 Standards): 7 |  |  |
| Building 2                                           |  |  |
| Car parking spaces (Based on B8:B2 70:30 Split): 43  |  |  |
| Including 5% accessible spaces (B2 Standards): 3     |  |  |
| Including 5% EV spaces: 3                            |  |  |
| Cycles at 1 space per 450sqm (B2 Standards): 7       |  |  |
| Motorcycles at 1 space per 1000sqm (B2 Standards): 3 |  |  |
| Building 3                                           |  |  |
| Car parking spaces (Based on B8:B2 70:30 Split): 71  |  |  |
| Including 5% accessible spaces (B2 Standards): 4     |  |  |
| Including 5% EV spaces: 4                            |  |  |
| Cycles at 1 space per 450sqm (B2 Standards): 11      |  |  |
| Motorcycles at 1 space per 1000sqm (B2 Standards): 5 |  |  |

|   |                                                                                                                                                                                                                                                                                                                                 |            |    |    |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|----|
| F | Amendments from DTM 23.03.22: substation repositioned, indicative landscaping omitted, reference to Urban Green for landscaping added, bin stores noted in service yards, building 1 left hand side of dock ramp moved closer to dock door                                                                                      | 24.03.2022 | AT | JC |
| E | Acoustic fence positions and heights updated as per DB email 07.03.22                                                                                                                                                                                                                                                           | 10.03.2022 | AT | JC |
| D | Updates in line with Prime comments 01.03.22: Building 1 main car park reduced to 48 spaces, car park to northern elevation increased from 9 to 12 spaces to offset loss, hgv route to yard width increased marginally, Building 3: Parking comments incorporated, Parking Generally: 1m buffer added to dead end parking lanes | 02.03.2022 | AT | JC |

| Revision |                         |
|----------|-------------------------|
| Scale    | 1:1000@A1               |
| Status   | SK                      |
| Drawn by | AT                      |
| Date     | 27.01.2022              |
| Client   | Caddick Developments    |
| Project  | Knowsley Lane, Knowsley |

| Drawing Description |            |
|---------------------|------------|
| Proposed Site Plan  |            |
| Option 15           |            |
| Drawing No.         | 19011_SK27 |
| Rev.                | F          |