GENERAL NOTES

FOR SITE LEVELS AND FINISHED FLOOR LEVELS REFER TO CONSULTING ENGINEERS DRAWINGS

FOR PRIVATE OPEN SPACE (REAR GARDENS) SIZES AND DETAILED INFORMATION ON SPACE PROVISIONS WITHIN HOUSES REFER TO MCCROSSAN O'ROURKE MANNING ARCHITECTS DESIGN STATEMENT DOCUMENT

FOR FULL LANDSCAPE DESIGN INFORMATION ON PROVISIONS WITHIN THE PROPOSED DEVELOPMENT REFER TO LANDSCAPE ARCHITECTS MASTER PLAN & DESIGN RATIONALE DOCUMENT

O.S MAP REF: 3391-05

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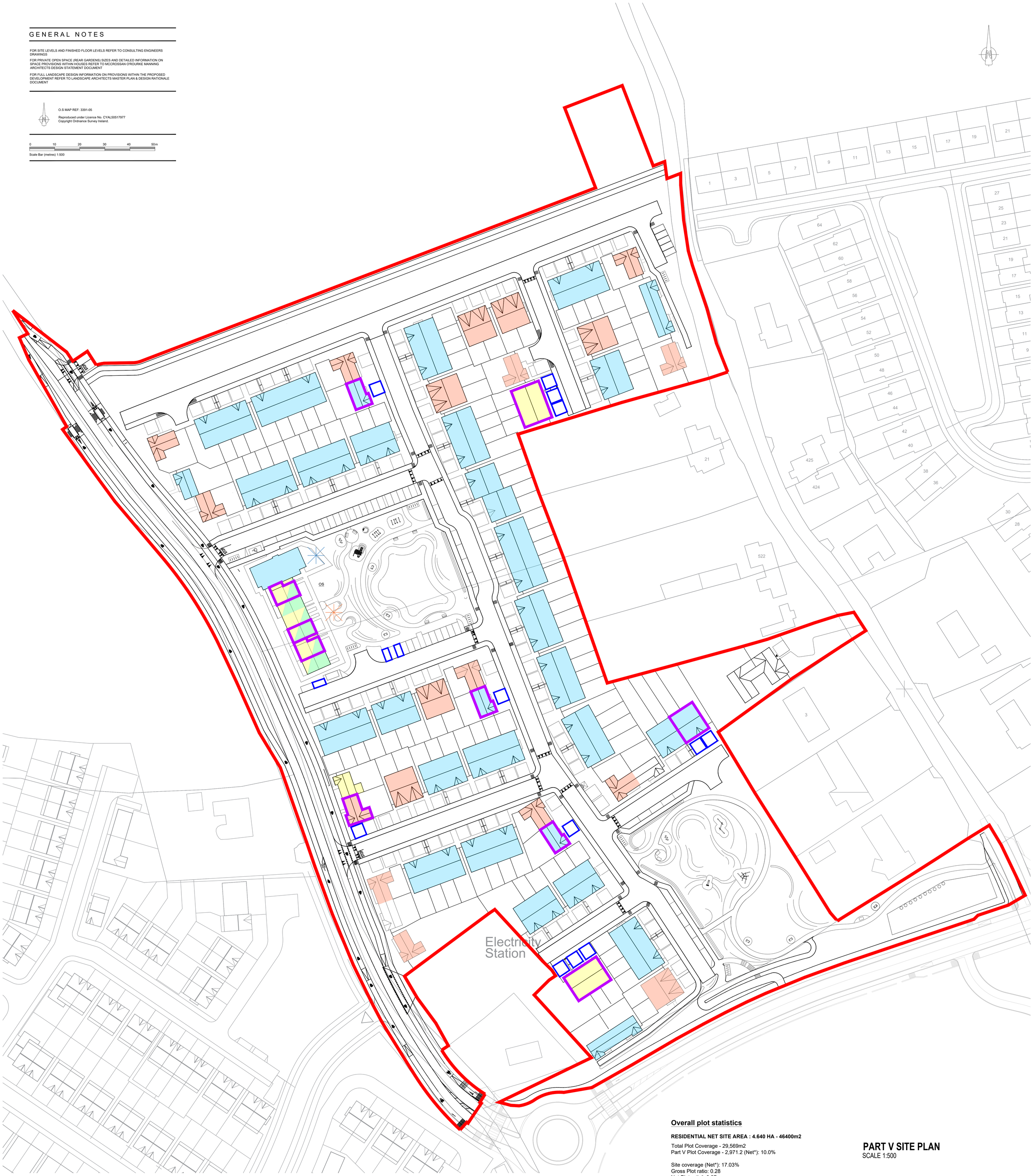
0 10 20 30 40 50m

Scale Bar (metres) 1:500

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECT'S DRAWINGS, SPECIFICATIONS CONSULTANT'S DESIGN TEAM DRAWINGS AND SPECIFICATIONS.



SITE BOUNDARY OUTLINED IN RED

ASSOCIATED PARKING FOR PART V UNITS OUTLINED IN BLUE

Overall plot statistics

RESIDENTIAL NET SITE AREA : 4.640 HA - 46400m2

Total Plot Coverage - 29,569m2
Part V Plot Coverage - 2,971.2 (Net*): 10.0%

Site coverage (Net*): 17.03%
Gross Plot ratio: 0.28
Net Plot ratio*: 0.37
**Calculated according to area of "C" zoned lands*

PART V SITE PLAN
SCALE 1:500

DEVELOPMENT PARAMETERS

SITE GROSS AREA: 6.138 HA

NON DEVELOPABLE AREA

- OPEN SPACE AND AMENITY
- STRATEGIC AMENITY LAND TO THE NORTH
- ATTENUATION AREA FOR SOUTHERN ROAD
- SITE & SOUTHGREEN ROAD CIVIL WORKS

RESIDENTIAL NET SITE AREA (C): 4.640 HA

RESIDENTIAL UNITS: 146no. HOMES

NET DENSITY: 31.5 units per hectare

PART V ALLOCATION

PART V UNITS

1-BED UNITS: 3no.
Ground Floor own-entrance apartment(H,H2,H):
2no. (Type H - UD Designed Unit)

2-BED UNITS: 6no.
2-storey End of terrace & mid-terrace houses (E1E-E1): 6no.

3-BED UNITS: 5no.
2-storey End of terrace & terraced houses (B1-B): 2no.
3-bed Semi-detached houses (C1): 3no.

4-BED UNITS: 1no.
2-storey Semi-detached house (D2): 1no.
(Type D2 - UD Designed Unit)

OVERALL PLOT STATISTICS

PART V UNITS

Total Plot Coverage
- 29,569m2

Part V Plot Coverage
- 2,971.2 (Net*): 10.0%

Site coverage (Net*)
- 17.03%

Gross Plot ratio:
- 0.28

Net Plot ratio*:
- 0.37

HOUSING MIX LEGEND (totals)

- 1-bed dwellings (5no./ 3.42%)
- 2-bed dwellings (10no./ 6.84%)
- 3-bed dwellings (104no./ 71.25%)
- 4-bed dwellings (27no./18.49%)
- **Focal Building**
- **Creche Located on GF Within Building**

PART V UNITS

Phase 1 - 6 Units

Phase 2 - 5 Units

Phase 3 - 4 Units

Total number of units = 15 = 10%

REV.	DATE	DESCRIPTION	ISSUED BY

REVISIONS

STAGE III LRD SUBMISSION

CLIENT: POUSTERLE LIMITED

PROJECT TITLE: C2 LANDS SOUTHGREEN, KILDARE

DRAWING TITLE: PART V & HOUSING MIX SITE PLAN

DRN BY:	CHK BY:	SCALE:	DATE:	REVISION:	JOB NO:
CL	CC	1:500	Mar' 26	-	25001

DRAWING NUMBER: SGK-MCORM-AR-00-DR-P4-ZZ-XX-1005 STATUS CODE: P4

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