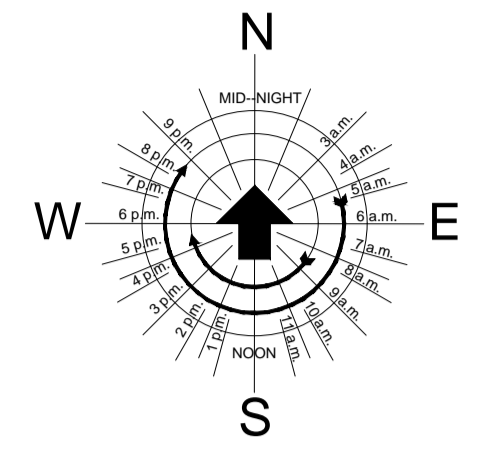


MASTER SITE LAYOUT PLAN

NOTE : PLEASE REFER TO ENGINEERS DRAWINGS & REPORTS FOR SERVICE CONNECTION DETAILS

Overall site Mix:	Mix by type:	
038 no. 1 Bedroom units	157 Apartments	45.9%
125 no. 2 Bedroom units	069 Terraces	20.2%
136 no. 3 Bedroom units	114 Semi-Detached	33.3%
043 no. 4 Bedroom units	002 Detached	00.6%
		100%



LEGEND

Site boundary outlined in red

OVERALL SITE AREA : 100,693 sqm :- 10.069HA :- 24.881 Acre
 Verges to Old Dublin Road & Rosshill Rd. : 3,381 sqm :- 0.338 HA
 Junction area : 628 sqm :- 0.063 HA
 RA zoned Land to west boundary : 1,292 sqm :- 0.129 HA
Developable Area : 95,392 sqm :- 9.539 HA :- 23.572 Acre

Galway City Council Development plan 2017-2023:
 Site zoned Low Density Residential (LDR)

RESIDENTIAL TOTAL NO. OF UNITS = 342

Density:
35.8 Units per Ha - Residential Density (342 total units on 9.539 ha.)
14.5 Units per Acre - Residential Density (342 total units on 23.572 acre)

Plot ratio : 0.37 :1 (max allowable 0.46:1)
 Site Coverage : 15.34%

45.9% Apartments = 157 Units
 54.1% Houses = 185 Units

Residential Dwelling Units:

Type 'A-A6'	- 4 bed Semi-Detached	- Circa 125.4 sqm	TOTAL 36 UNITS
Type 'A2'	- 4 bed Detached	- Circa 125.4sqm	TOTAL 02 UNITS
Type 'B-B7'	- 3 bed Semi-D	- Circa 110.4 sqm	TOTAL 24 UNITS
Type 'C-C8'	- 3 bed Semi-D	- Circa 108.2 sqm	TOTAL 44 UNITS
Type 'C-C10'	- 3 bed Terrace	- Circa 108.2 sqm	TOTAL 63 UNITS
Type 'D'	- 2 bed Terrace	- Circa 84.4 sqm	TOTAL 06 UNITS
Type 'E'	- 3 bed Long semi-D	- Circa 107 sqm	TOTAL 05 UNITS
Type 'F'	- 4 bed Long semi-D	- Circa 129.8 sqm	TOTAL 05 UNITS

TOTAL UNITS ON SITE = 185 UNITS

Apartment Units:

Type '1A- 1D'	- 1 bed Apartment	- Circa 49.2sqm (varies)	TOTAL 038 UNITS
Type '2A - 2N'	- 2 bed Apartment	- Circa 78sqm(varies)	TOTAL 119 UNITS

TOTAL UNITS ON SITE = 157 UNITS

Public open space requirement over developable area: 15% - 14,309sqm
 Public open space provided- Over 21,533sqm - 22.57%
 (above 10m wide/ 200sqm & reasonably level usable space)
 Overall Green and landscaped space across the site: 25,130sqm - 25.8%

FOR 1:500 SCALE - PART SITE PLAN 1 REFER TO SHEET 3003

FOR 1:500 SCALE - PART SITE PLAN 2 REFER TO SHEET 3004



01 Master Site Layout Plan
 Scale: 1:1000

MASTER SITE LAYOUT PLAN

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 10. Contractor is responsible for procuring any proprietary items required/specified with due attention to lead-in times ensuring compliance with programme dates.

No.	Date	Comments	By

REVISIONS

Scale: 1:1000
 Drawing Purpose: PLANNING
 Project: Proposed Development at Rosshill, Galway City
 Client: Kegata Ltd.
 Date: December 2019
 Drawn by: SOR
 Checked by: JOM
 Paper size: A3
 File path: [unclear]

File Ref: 3.09
 Subject: MASTER SITE LAYOUT PLAN
 Project No: 18128
 Drawing No: 3002
 Rev: -

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