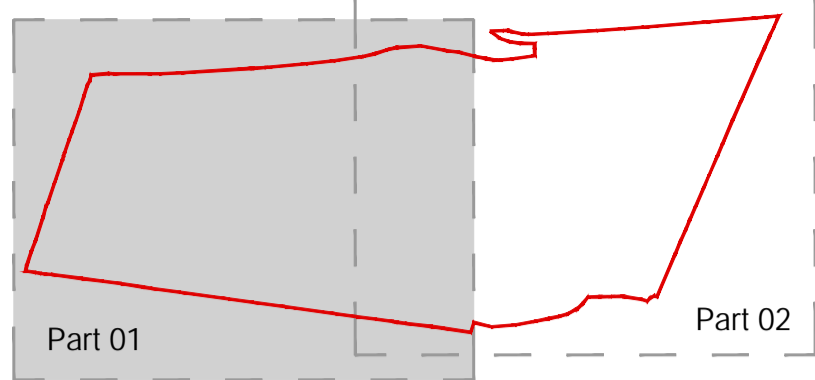
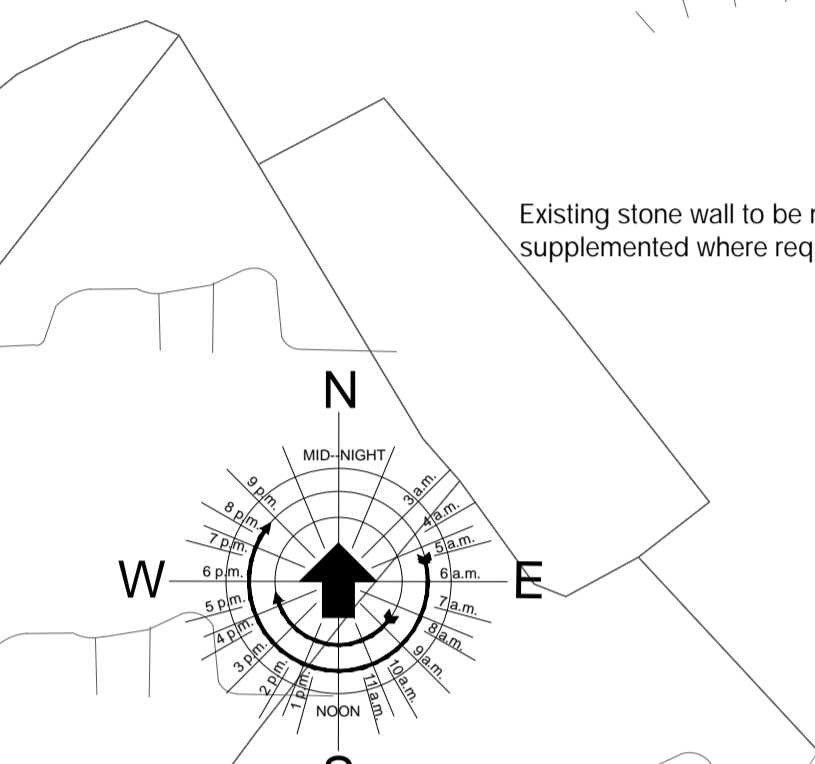


# PART 01- SITE LAYOUT PLAN



02 Location key  
Scale: n.t.s

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



**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 Land : 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%

**Overall site Mix:**  
 038 no. 1 Bedroom units 11.1%  
 125 no. 2 Bedroom units 36.5%  
 136 no. 3 Bedroom units 39.8%  
 043 no. 4 Bedroom units 12.6%  
 100%  
**Mix by type:**  
 157 Apartments 45.9%  
 089 Terraces 20.2%  
 114 Semi-Detached 33.3%  
 002 Detached 00.6%  
 100%

01 PART 01 Site Layout Plan  
Scale: 1:500

# PART 01- SITE LAYOUT PLAN

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 10. All information shown relating to existing structure and construction detail is preliminary and subject to opening up and confirmation by the contractor. Any discrepancies are to be referred to the Architect.  
 11. Proprietary items shall be fixed in strict accordance with manufacturers instructions.  
 12. All information shown relating to existing structure and construction detail is preliminary and subject to opening up and confirmation by the contractor. Any discrepancies are to be referred to the Architect.  
 13. Proprietary items shall be fixed in strict accordance with manufacturers instructions.  
 14. Sites of proprietary items shall be checked with manufacturer and checked for compliance with design detail.  
 15. 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: 1:500  
 Drawing Purpose: PLANNING  
 Project: Proposed Development at Rosshill, Galway City Kegata Ltd.  
 Client: Kegata Ltd.  
 Date: December 2019  
 Paper size: A3  
 File path:   
 Drawn by: sor  
 Checked by: JOM

File Ref: 3.09  
 Subject: PART 01 - SITE LAYOUT PLAN  
 Project No: 18128  
 Drawing No: 3003  
 Rev: -  
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