

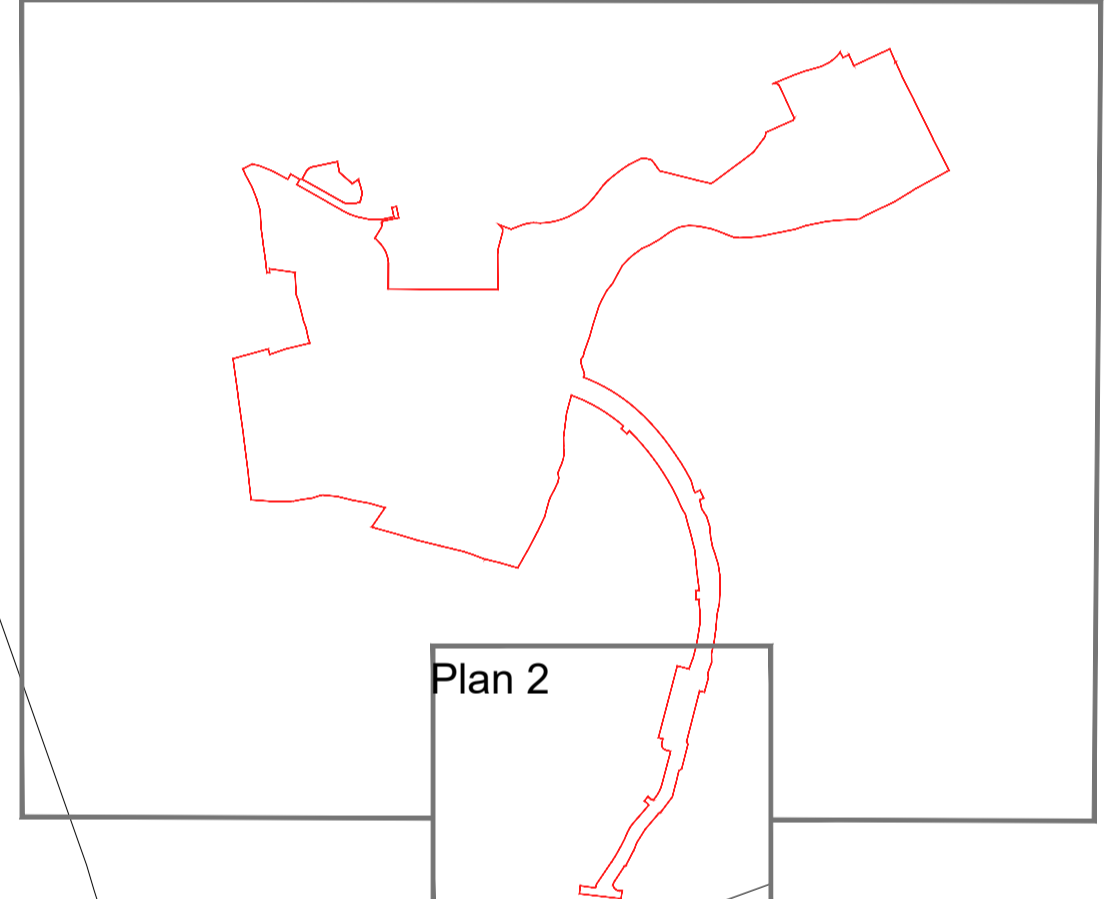


Notes:
 Do not scale from this drawing. Use figured dimensions in all cases. Vary dimensions on site and report any discrepancies to the architect immediately. This drawing is the final design and is subject to change without notice. The architect is responsible for the accuracy of the information provided. The contractor is responsible for the accuracy of the information provided on site.
 1. All dimensions, quantities and performance requirements to be confirmed on site.
 2. All information that pertains solely to the fabrication processes or to the techniques of construction.
 3. All coordination of the work of all trades.
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Drawing Notes:

- Site Legend**
- Application Site
157,395m² | 15.7 Hectares
 - 10m Riparian Buffer Zone
 - Proposed Road
 - Proposed Footpath
 - Proposed Ramp
 - Proposed Home Zone
 - Proposed Off Road Cycle Track
 - Proposed Off Road Cycle Track
 - Proposed Tactile Paving
 - Proposed Corduroy Paving

Plan 1: Site Masterplan 1:1250



Plan 2: Continuation Plan of Proposed Distributor Road 1:1250

SITE AREA
 Gross Site Area: 157,395m² | 15.73Ha
 NET Developable Site Area: 95,650m² | 9.56Ha
 Infrastructure)

Public Open Space:
 Requirement 15% / 23,59 m² | 2.35Ha
 Provided: 15.3% / 24,098 m² | 2.40Ha

Car Parking Provision:
 690
 2 spaces / dwelling - (262 x 2) 524 no. Spaces (curtilage / on-street)
 1 space / apartment / Duplex - (101 x 1) 101 no. Spaces (parking courts / on-street)
 Creche (plus drop off) 19 no. Spaces (parking courts / on-street)
 Visitors Spaces 46 no. Spaces

*12no. Accessible Parking Bays provided throughout the scheme

RED LINE BOUNDARY
 (excl. Riparian Buffer Zone / Primary Road Infrastructure)

Densities | Plot Ratios | Coverage:
 40,081m² / 95,650m² = 0.41 : 1
 18,185m² / 95,650m² = 19%
 9.56 Ha / 363 dwellings = 38dph
Dual Aspect:
 81no. Apartments 45no. Dual Aspect 55.5%

REV	DATE	DESCRIPTION
P06	27.01.21	LB Issued for Planning
P05	26.11.20	LB Issued for Review
P04	13.08.20	LB Issued for Information
P03	25.07.20	LB Issued for Information
P02	19.10.19	LB Issued for Information
P01	19.10.20	LB Issued for Information

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Client Details:
 AXIS Construction

Project Details:
 Proposed Residential Development at Clonatin, Gorey

Drawing Title:
 Proposed Site Masterplan

Job No: P19-147K	Date: 2011/2019	Scale(BA1): 1:1250
Status: 03 Design Development	Drawn By: LB	Checked By: MK
Purpose: Planning	Drawing Number: P19-147K-RAU-XXX-DR-A-31001	Revision: P06