

**Plot 6: Unit 1**

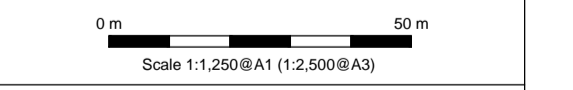
Warehouse:	56,170m <sup>2</sup> / 604,610ft <sup>2</sup>
2 x 2St. Hub Office:	984m <sup>2</sup> / 10,591ft <sup>2</sup>
2St. Office:	2,288m <sup>2</sup> / 24,627ft <sup>2</sup>
<b>Total:</b>	<b>59,442m<sup>2</sup> / 639,828ft<sup>2</sup></b>

90 dock doors  
 8 level access doors  
 151 trailer parking spaces  
 496 car parking spaces (incl 5% accessible & 5% 2+ at 1/120m<sup>2</sup>) (LA maxima: 743 spaces 1/80m<sup>2</sup>)  
 18m u/s haunch (22m approx overall height)  
 FFL: 153.250 (cut & fill balance)

- Key**
- GSA: 14.97 Ha (39.99 Ac)
  - Cut & fill balance boundary. Results in 54,000m<sup>2</sup> of topsoil
  - Lowered plateau boundary. Results in 175,000m<sup>2</sup> of soil + 54,000m<sup>2</sup> of topsoil

**Notes**  
 Retaining walls & swales / balancing ponds are indicative only and are subject to design and detailing by specialist consultant.

**Revision**  
 A - RD 05.11.2014  
 Greenbelt needs removing from key & plan. Car park access amended in response to feedback from Telford & Wrekin Council



Plot 6, T54, Telford  
 Homes and Communities Agency

36062-LEA-PDD-F004\_001  
 Proposed Site Plan with  
 Cut & Fill Balance

DRAFT

Based on the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright and database rights 2013 Ordnance Survey GD 100024393