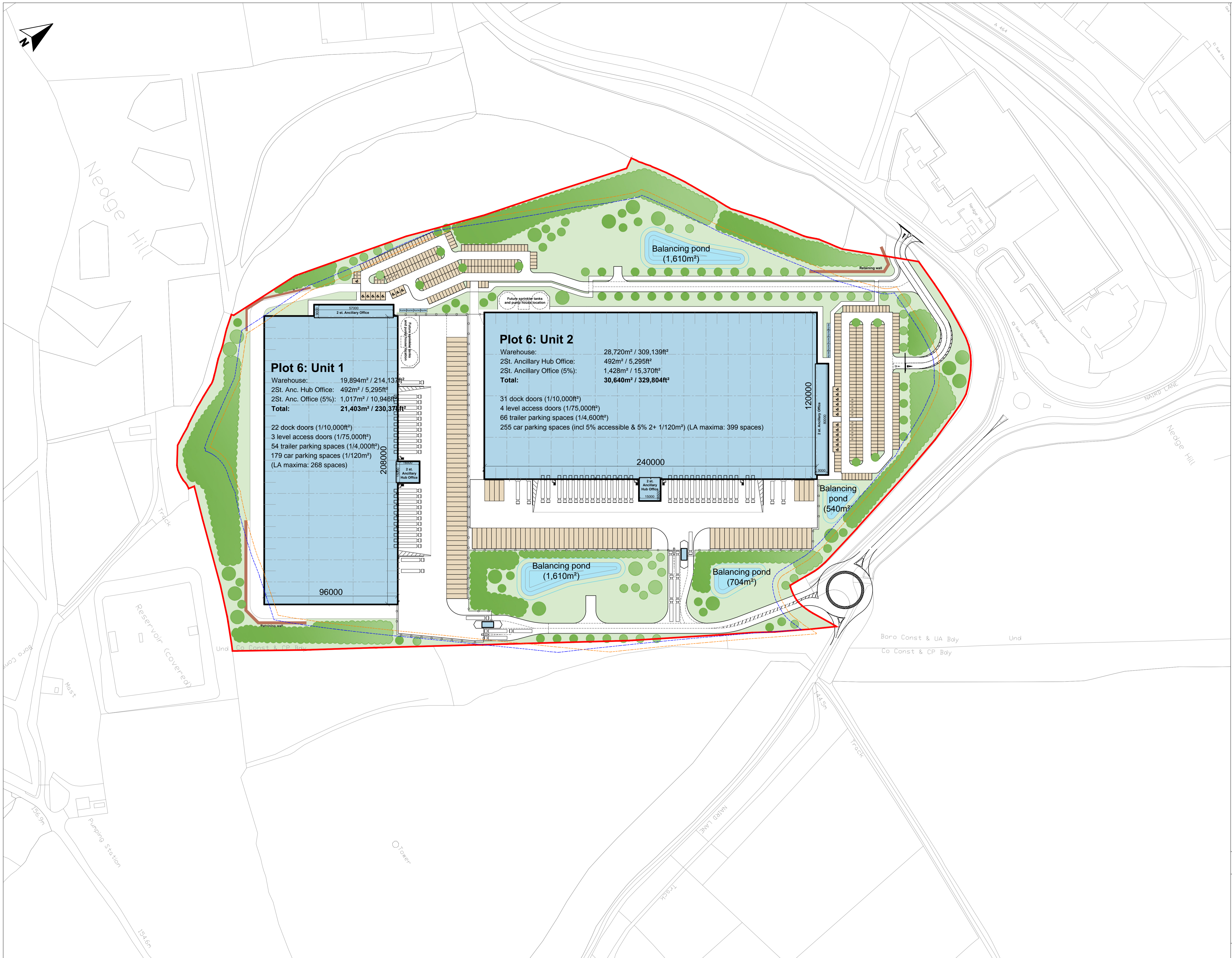


**Key**

- GSA: 14.97 Ha (39.99 Ac)
- Cut & fill balance boundary. Results in 54,000m<sup>3</sup> of topsoil
- Lowered plateau boundary. Results in 175,000m<sup>3</sup> of soil + 54,000m<sup>3</sup> of topsoil



**Plot 6: Unit 1**

Warehouse: 19,894m<sup>2</sup> / 214,137ft<sup>2</sup>  
 2St. Anc. Hub Office: 492m<sup>2</sup> / 5,295ft<sup>2</sup>  
 2St. Anc. Office (5%): 1,017m<sup>2</sup> / 10,946ft<sup>2</sup>  
**Total: 21,403m<sup>2</sup> / 230,378ft<sup>2</sup>**

22 dock doors (1/10,000ft<sup>2</sup>)  
 3 level access doors (1/75,000ft<sup>2</sup>)  
 54 trailer parking spaces (1/4,000ft<sup>2</sup>)  
 179 car parking spaces (1/120m<sup>2</sup>)  
 (LA maxima: 268 spaces)

**Plot 6: Unit 2**

Warehouse: 28,720m<sup>2</sup> / 309,139ft<sup>2</sup>  
 2St. Ancillary Hub Office: 492m<sup>2</sup> / 5,295ft<sup>2</sup>  
 2St. Ancillary Office (5%): 1,428m<sup>2</sup> / 15,370ft<sup>2</sup>  
**Total: 30,640m<sup>2</sup> / 329,804ft<sup>2</sup>**

31 dock doors (1/10,000ft<sup>2</sup>)  
 4 level access doors (1/75,000ft<sup>2</sup>)  
 66 trailer parking spaces (1/4,600ft<sup>2</sup>)  
 255 car parking spaces (incl 5% accessible & 5% 2+ 1/120m<sup>2</sup>) (LA maxima: 399 spaces)

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

**Revision**  
 A RQ 20.11.2014  
 Greenbelt removed from key & plan. Car park access amended in response to feedback from Telford & Wrekin Council. General amendments to reflect cut & fill analysis.



Plot 6, T54, Telford  
 Homes and Communities Agency

36062-LEA-PDD-F003\_001A  
 Proposed Site Plan  
 Option Three

**DRAFT**