



0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ A0

- Landscape Legend**
- On plot landscape
Refer to Landscape plans for details
 - Off plot landscape
Refer to Landscape plans for details
 - Resin bound gravel
 - Tarmac perimeter path and fire access
 - Tarmac roads and block paved parking bays with white block demarcation
 - Tarmac roads and Concrete Surfacing
 - 2.4m high palisade mesh perimeter fence / gates p/d finish
 - SUDS / water feature
 - Amenity space where applicable
 - Area set aside for possible future construction access / IDB easements
 - Planning red line boundary
 - Planning blue line boundary
 - Demise boundary
 - X - 3.700
Indicates finished road level AOD - refer to BWB drawings for Plot levels & contours

Schedule of areas / facilities

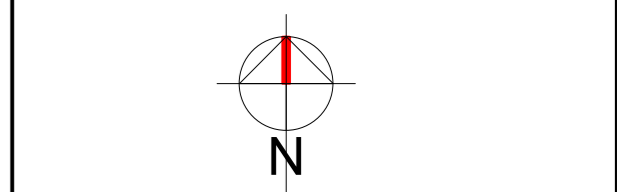
Unit A
Distribution Warehouse = 351,140 sq ft
Office undercroft = 6,010 sq ft
GF Reception = 1,494 sq ft
Offices - 1st & 2nd floor = 14,356 sq ft
Dock Offices - on 2 floors = 2,000 sq ft

Sub total GIA = 375,000 sq ft (34,838 m²)

Warehouse roof escape stairs = 350 sq ft
Warehouse male/female WC's/wash station/kitchenette = 315 sq ft

Total GIA = 375,665 sq ft (34,900 m²)

Dock levelers - 32No.
Level Access Doors - 4No.
Car Parking Spaces - 350No.
EVC points - 35No.



No.	Description	Date	By	Check
P1	Planning Issue - Red Line boundary	12/06/23	KM	MP
P2	Planning Issue	22/04/22	MU	MP
CD1	CD1 Planning Issue			
P3	CD1 Planning Issue	11/12/21	JS	MP
P4	Approved for (signed, sealed, stamped)	08/12/21	JS	MP
P5	Initial Issue	14/10/21	JS	MP



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Project
Unity Connect Doncaster
Ergo Development Unit A

Drawing
Proposed Site Plan
Unit A

Scale: 1:500
Drawing Purpose: PLANNING SUBMISSION
Drawing Reference: 1980-JSA-XX-00-A-02000
Job No. / Date / Status / Rev. / P6