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Do not scale off this drawing.

1:3

0 2.5 5 7.5 10 12.5 m
SCALE 1:250

NORTH

Note:
Information is based on OS map and received information and is subject to full topographical and building survey.
Assumed site boundary and site constraints subject to confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.

Key

Red Line Site Area
13.10 acres / 5.30 hectares

Urban Wilderness works

Parking Schedule

Total Car Parking	163
Including	
Disabled Spaces	8
Future Disabled Spaces	7
Car Share Spaces	12
EV Spaces (Disabled EV)	18 (+4)
Total Motorcycle Parking	4
Total Cycle Parking	16

Security Gate
Existing Unit (Under Construction)
43no. Spaces
Parking Space
Gas Kiosk location
Sub station location
Site Access
3m Footpath / Cycleway
Adoptable turning head
Access Road
2m Footpath
Landscaped Embankment
Existing Landscaped Embankment
VEHICLE RESTRAINT BARRIERS REQUIRED TO SLAB EDGE
EXTENT OF EARTHWORKS
2.4m High Security Fence
Armco Barrier Trief Kerb
Concrete
50m Service Yard
25m Service Spin
Area for future sprinkler tank and Pump House
Gravel
Grasscrete
Tarmac
Stepped access
Fire Exit
Security gate
Fire Track
Loading Dock 12
Loading Dock 11
Loading Dock 10
Loading Dock 9
Loading Dock 8
Loading Dock 7
Loading Dock 6
Loading Dock 5
Loading Dock 4
Loading Dock 3
Loading Dock 2
Loading Dock 1
Level access doors
Bin store
Cycle Shelter and planter
Access Core
Proposed Unit 4
138,815 sqft / 12,896.4 sqm GIA
All Area are quoted as gross internal area
FFL 157.750
Turning facility for Fire appliance
Retaining wall
Embankment
Landscaped screening bund
P/W Fence Ht 1.1m
P/W ht 1m
POST + WIRE FENCE HT 1.0
Hedge Ht 1.6m
Track
EXTENT OF EARTHWORKS

Rev	Date	Description	Rev By	Chk'd By
C	06.12.22	Hard surfaces updated	NBB	JMR
B	06.12.22	Updated for planning submission	NBB	JMR
A	15.11.22	Client rebrief updated	NBB	JMR

Project Title	PROPOSED INDUSTRIAL DEVELOPMENT PHASE 2B - UNIT 4 Dearne Valley Parkway Rockingham Barnsley
Client	EOS INC. LTD
Status	PLANNING
Scale	1:250
Drawing Size	A0
Date	10.2022
Drawn By	NBB
Checked	JMR
Drawing Title	PROPOSED DETAILED SITE PLAN
Job-Dwg No	12006-4(P)113
Rev	C

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