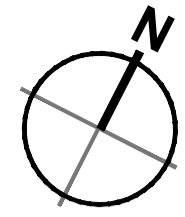


Proposed Site Layout  
Scale 1:500



- Dimensions are in millimeters, unless stated otherwise.  
- Scaling of this drawing is not recommended.  
- It is the recipient's responsibility to print this document to the correct scale.  
- All relevant drawings and specifications should be read in conjunction with this drawing.

**SCHEDULE OF ACCOMMODATION  
(Gross Internal Area)**

<b>UNIT L110</b>	
Warehouse Area	98,648 sq ft (9,164 m <sup>2</sup> )
Ground Floor Core	899 sq ft (84 m <sup>2</sup> )
Escape Core	321 sq ft (30 m <sup>2</sup> )
Offices (First Floor)	5,304 sq ft (492 m <sup>2</sup> )
<b>Total Building Area</b>	<b>105,172 F<sup>2</sup> (9,770 m<sup>2</sup>)</b>
Plant Deck / Mezzanine	5,307 sq ft (493 m <sup>2</sup> )
<b>Total incl. Plant Deck</b>	<b>110,479 F<sup>2</sup> (10,263 m<sup>2</sup>)</b>
Loading Docks	8
Euro Docks	2
Level Access Doors	2
Car Parking	101 total, including: 5 Accessible Spaces (5% min.) 22 EV Spaces (20% min.) 5 Car Sharing Spaces (5% min.)
HGV Parking	19

**LANDSCAPING**

Refer to Landscape Architect's layout for further detail.

**BOUNDARIES**

- Ownership Boundary
  - Phases 4-7 Application Boundary  
27.05 Acres (10.95 Ha.)
  - Phase 1 - Ref. 17/1493/FUL  
Works completed
  - Phase 2 - Ref. 19/0179/FUL  
Works completed
  - Phase 3 - Ref. 19/1565/FUL  
Works completed
  - Realignment and extension of existing highway to extent shown to be completed during Phase 4  
0.37 Acres (0.15 Ha.)
  - Phase 4 - Site Boundary  
7.08 Acres (2.87 Ha.)
- Phase 4 Site Density = 36.0%

Realignment and extension of existing estate road on Electric Avenue to provide access to existing substation.  
Refer to Engineer's drawings for detail.

Pumping station and compound constructed during Phase 3 works.  
New access from Electric Avenue to Engineer's details, including external finishes around compound.

E	Estate road area up to existing pumping station quantified. Notes added for clarification.	LBR	TDA	26.10.21
D	External landscaping amended	LBR	TDA	16.09.21
C	Escape core extended to accommodate staircase adjustment (GIA unaffected)	LBR	TDA	10.09.21
B	Office core extended to meet target GIA	JWY	TDA	26.08.21
A	Initial Issue	JWY	TDA	03.08.21
rev	amendments	by	ckd	date

St Modwen Park, Lincoln  
Phase 4  
Proposed Site Layout

TENDER




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Drawing Status:	Tender
Drawn / Checked:	JWY / TDA
Date:	03.08.21
Scale:	1:500 A1
St. Modwen Drawing Ref:	502005-UMC-21-XX-DR-A-4003
Drawing no:	Revision:
20025	T4003 E