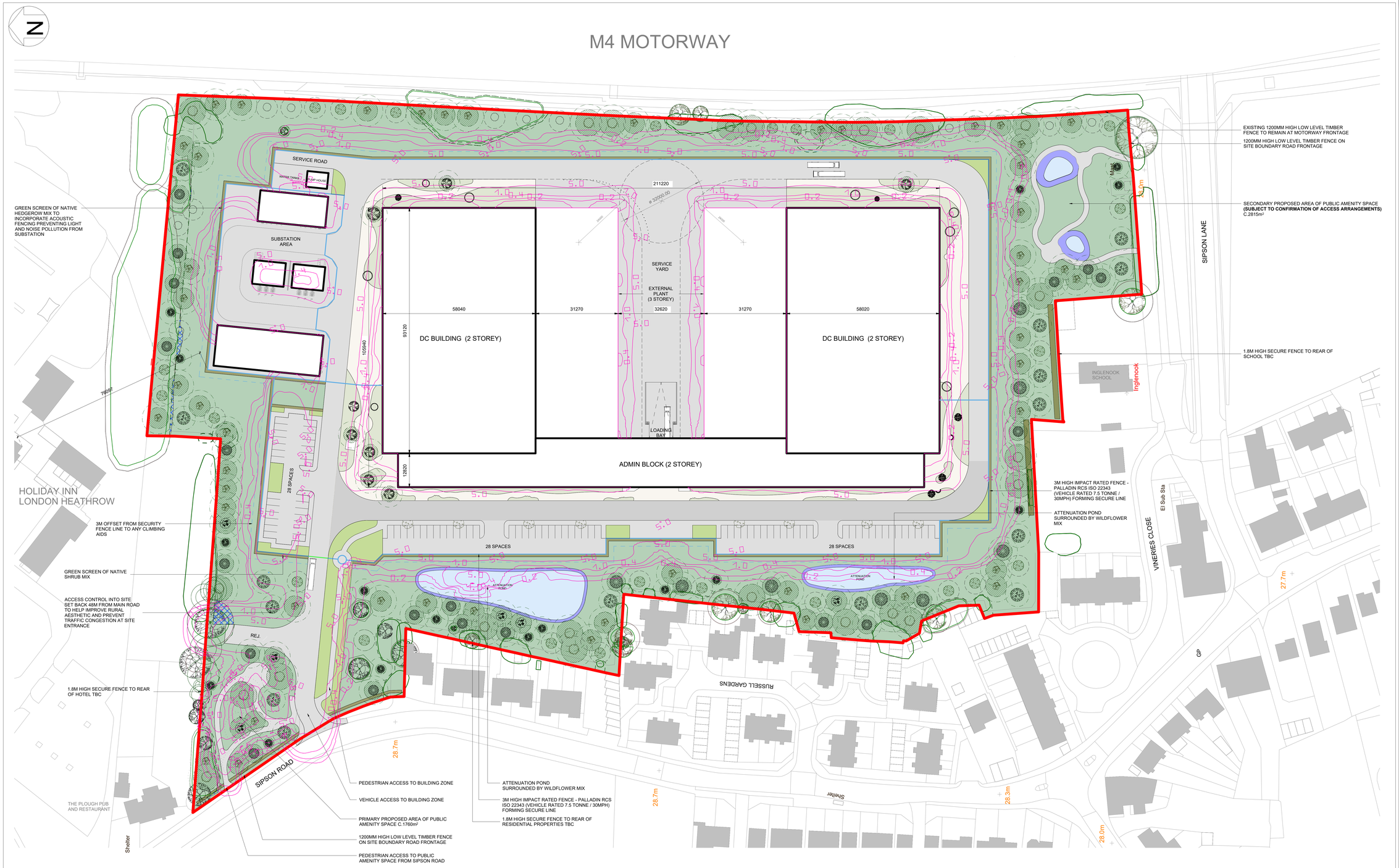
Project Management Initials: Designer: FR Checked: PK Approved: TY Drawn by:FR ISO A0 841mm x 1189mm

M4 MOTORWAY



Outline Planning - Proposed Masterplan

SCALE: 1 : 500

SITE DESIGN PARAMETERS	
PLOT ID	V 001(Virtus to confirm)
PLOT USE	INDUSTRIAL
PLOT AREA (M2)	69,900
PLOT AREA (SQ FT)	752,397
BUILDING GFA (M2)	c.27,820m2 (excl. plant, substations ancillaries) c.47,135m2 (incl. plant, substation & ancillaries)
URBAN GREENING	0.3 REQUIRED - 0.4 PROVIDED (approximate - exact figure TBC)
ACHIEVED SITE (MW) TOTAL	54MW

BUILDING DATA	AHJ REQUIREMENT	PROVIDED	NOTES
BUILDING FOOTPRINT AREA (m²)		c.13,910	ONE STOREY MEASURED / BUILD.
MAXIMUM BUILDING HEIGHT (M)	TBD	19.7M	TO TOP OF PLANT AT ROOF LEVEL
NUMBER OF FLOORS		2 OFFICE - 3 PLANT	
OCCUPANCY	N/A	102	

0 12500 25000 mm
SCALE: 1:500

AECOM

Project

VIRTUS
Project Green Fingers

Sipson Road
Sipson
West Drayton
UB7 0HP

Client

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Notes

Legend

- Plot Boundary
- Impact Rated Fence - Palladin RCS ISO 22343 (Vehicle Rated 7.5 Tonne / 30MPH) Fence 3.0m
- Impact Rated Gate or Barrier - ISO 22343 (Vehicle Rated 7.5 Tonne / 30MPH)
- Attenuation Pond
- Proposed Asphalt Road / Concrete Hardstand
- Proposed Paving (as per Landscape Architect)
- Proposed Grass and Wildflowers (as per Landscape Architect)
- Proposed Hedgerow Mix (as per Landscape Architect) with Incorporated Acoustic Fencing where required
- Proposed Shrubs Mix (as per Landscape Architect) with Incorporated Acoustic Fencing where required
- Proposed Spring Bulb Mix (as per Landscape Architect)
- Proposed Wet Wildflower Mix (as per Landscape Architect)
- Lighting illuminance isolux values: 5 lux, 1 lux, 0.4 lux, 0.2 lux

Issue/Revision

Rev	Date	Description	Drn/Chk/Apr
P1	15/10/26	Outline Planning Application	MO/PB/KT

Key Plan

Suitability Status

S2 - Suitable For Information

Project Number

60749800

Sheet Title

Outline Planning - Proposed Masterplan Lighting Isolux Plot

Sheet Number

PGF-ACM-DC-XX-DR-LI-590002

Scale: As indicated@A0 **Rev:** P1

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