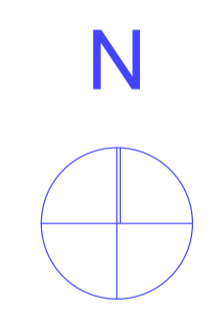
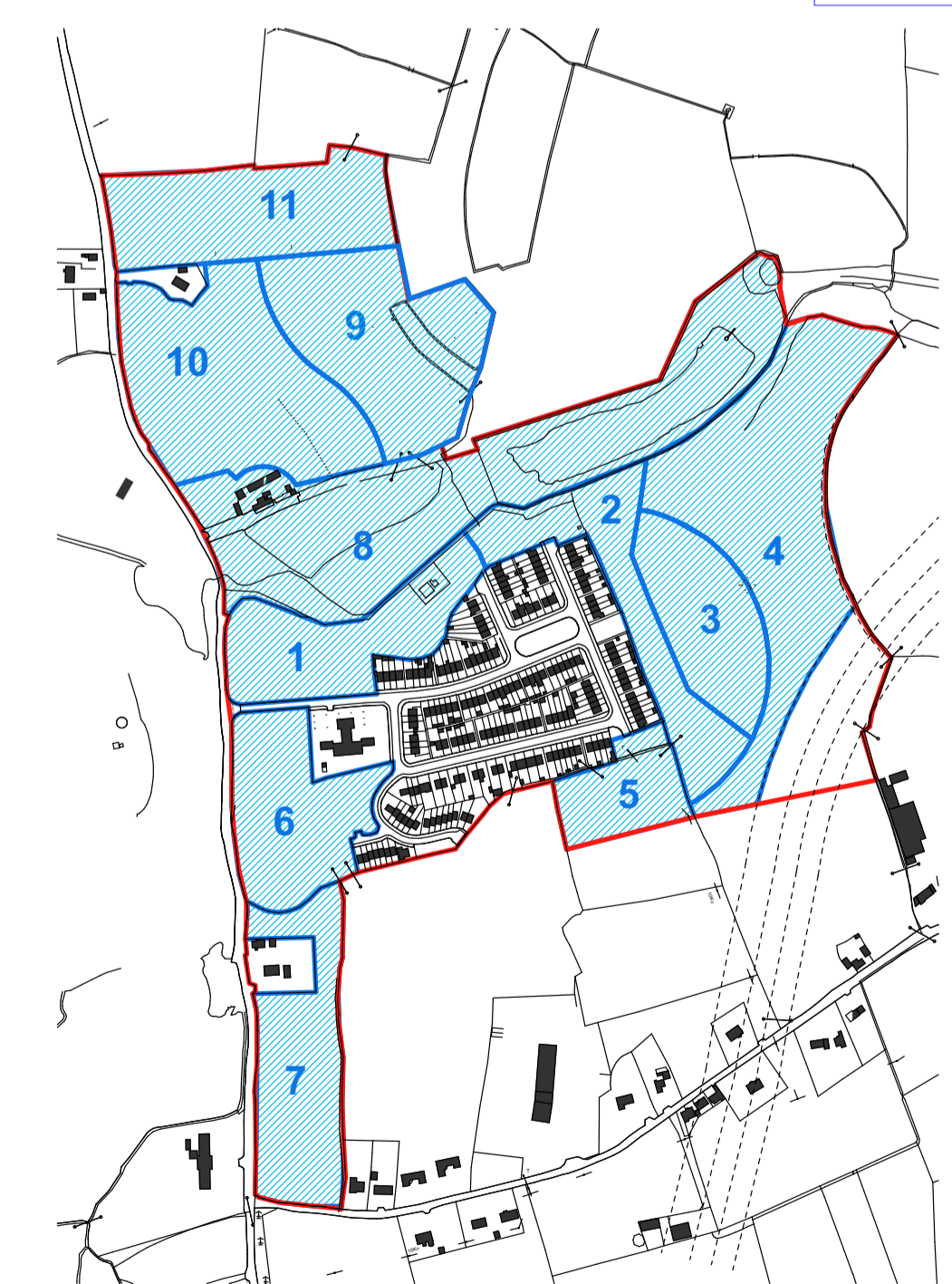




- Area 1: (2.14 Ha) Potential density residential area: 14 units/ Ha**
 - Retail / commercial / community uses
 - Creche or longer term business uses
 - Public open space
 - Public civic space
 - Potential yield of 22 residential dwelling units
 - Potential yield of 4 residential apartment units
 - Potential yield of 4 dwellings suitable for the elderly
- Area 2: (2.14 Ha) Potential density residential area: 13.3 units/ Ha**
 - potential yield of 24 residential units
 - potential yield of 4 dwellings suitable for the elderly
- Area 3: (1.87 Ha) Potential density: 18 units/ Ha**
 - potential yield of 32 residential units
 - potential yield of 2 dwellings suitable for the elderly
 - public open space
- Area 4: (4.04 Ha)**
 - Public open space
 - 3 tennis courts, 1 soccer pitch & 3 multi-sport pitches
 - Sports changing facility & cafe/meeting area
 - Proposed detention basin
- Area 5: (1.10 Ha) Potential density: 17.2 units/ Ha**
 - Potential yield of 18 residential units
 - Potential yield of 1 dwellings suitable for the elderly
 - Public open space
- Area 6: (2.22 Ha)**
 - Public open space
 - Existing sports ground
 - Existing playground
 - Proposed all weather skateboard facility
- Area 7: (2.40 Ha)**
 - Proposed allotments
- Area 8: (6.55 Ha)**
 - Model farm / Sustainable Living Centre
 - Public open space
 - Proposed retention basin
- Area 9: (3.197 Ha) Potential density: 19.7 units/ Ha**
 - Potential yield of 56 residential units
 - Potential yield of 2 dwellings suitable for the elderly
 - potential yield of 5 residential units on private serviced sites
 - public open space
- Area 10: (3.96 Ha) Potential density: 16.6 units/ Ha**
 - Potential yield of 62 residential units
 - Potential yield of 4 dwellings suitable for the elderly
 - public open space
- Area 11: (2.78) Potential density: 12.9 units/ Ha**
 - Potential yield of 32 residential units
 - Potential yield of 1 dwelling suitable for the elderly
 - potential yield of 3 residential units on private serviced sites
 - public open space

LEGEND

- The river Ward and Reservoir
- Existing and proposed public open space
- Existing trees
- Proposed trees with associated hedges
- Proposed Sports Grounds
- Proposed ancillary sports building
- Proposed pontoon + ancillary building
- Existing Sports ground
- Proposed Community garden
- Proposed Retention Basins
- Proposed Allotments
- Proposed communal facilities serving allotments
- Existing playground
- Proposed Private Space
- Hedgerows and trees to be retained
- Proposed Civic Space
- Proposed Paths / cycleways
- Proposed Car park areas
- Proposed truck parking
- Proposed Pedestrian priority space
- Proposed Street
- Proposed Pedestrian Crossing
- Existing Buildings
- Existing National School
- Indicative extension to school
- Proposed three storey town houses with flexible long term ground floor uses
- Proposed ground floor commercial with overhead apartment units
- Proposed single storey dwellings suitable for the elderly
- Proposed two storey dwellings
- Indicative corridor for SWRR
- 1 in 100 years flood risk area
- 1 in 1000 years flood risk area



Revision	Code	Date
####	####	####

iCON
Sustainable Architecture & Urban Design
Wicklow

iCON
Sustainable Architecture & Urban Design
Tipperary - Kilkenny - Dublin

Job Title & Location
Rivermeade VDFP

Client:
Fingal CoCo

Drawing Title
Rivermeade

Drawing Status
Layout Strategy

Drawn by: Bernard Voortman
Checked by: Philip Geoghegan
Date: 30 11 2017

Scales
As Shown

Project Number: **1182**
Drawing Number: **01**

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