



**PROPERTY DATA:**

Client: Hines  
 Address: Tankedalsvej  
 Postal code: 4000  
 Municipality: Kolding  
 Country: Denmark  
 Cadastral. no.: 21h & 93a

**CONSTRUCTION:**  
 Cadastral area: **484.109 m²**

Plot ratio:  
 max. ratio 50 % if. BR18

Calculation:  $141.853m^2 \times 100 / 484.109m^2 = 29.3 \%$

Construction Height:  
 max. 18m if. al. law

Paved area:  
 Max. 50% al. law

Gross building area	
10. Warehouse, Stage 1	45000 m²
10. Warehouse, Ground floor	4236 m²
10. Warehouse, Sprinkler	191 m²
10. Warehouse, Tech.room	77 m²
20. Warehouse, Stage 2	43359 m²
20. Warehouse, Ground floor	43359 m²
30. Warehouse, Stage 3	48990 m²
30. Warehouse, Ground floor	48990 m²
Gross building area	141853 m²

Car parkingspaces	
10. Warehouse	208
Parkingspaces	208
Total car parking spaces	208
20. Warehouse	173
Parkingspaces	173
Total car parking spaces	173
30. Warehouse	205
Parkingspaces	205
Total car parking spaces	205

Trailer parkingspaces	
Trailer parking	247
Total trailer parking spaces	247

**NOTE:**

Dimensions are indicated in mm and only guiding.  
 For grass reinforcement the reduction factor is set to 0.4.

**REFERENCES:**

See references on drawing.

**LEGEND:**

- Grass
- Concrete
- SF-stone
- Asphalt
- Pavement  
For bicycle and walkers
- Existing water reservoir
- Solar panel, roof  
Area for placement
- Grass reinforcement
- Planting belt with native species of trees and shrubs, law, local area development plan
- Walk path

- Driveline
- Pavement
- Soft shoulder
- Planting belt alongside roads, law, local development plan
- Boundary
- Entreprise Limit
- Fence
- Spot Elevation  
Elevations are indicated in m.
- RT Retaining wall
- TF Transformer station

**Paved and greenery area in m2:**

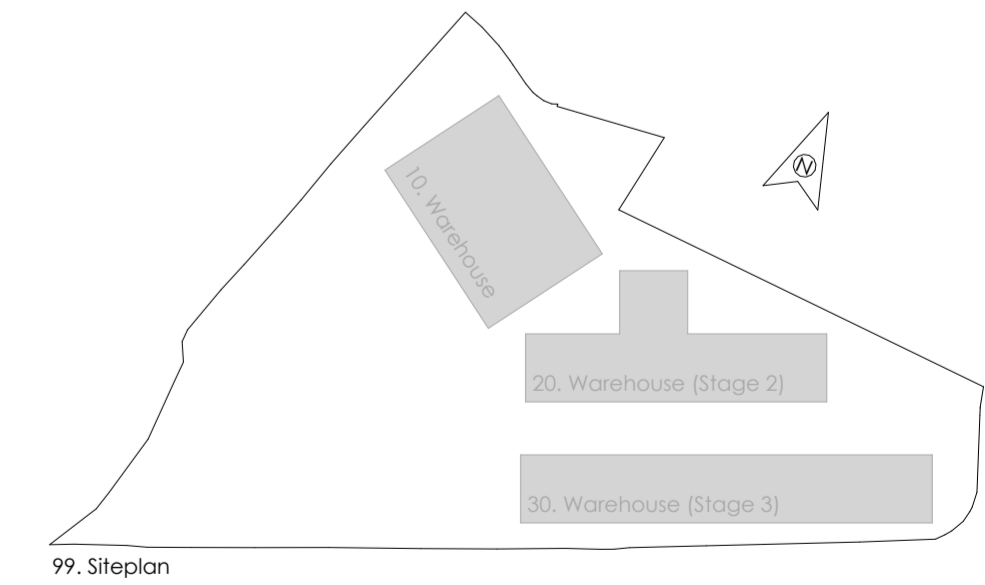
Grass reinforcement:	
Grass reinforcement	20352 m²
<b>Grass reinforcement</b>	<b>20352 m²</b>
Walkpath	1228 m²
Walkpath	1228 m²
<b>Grand total</b>	<b>21581 m²</b>

Grass and existing waterbassin:	
Existing waterbassin	2766 m²
Existing waterbassin	2766 m²
Grass	238130 m²
Grass	238130 m²
<b>Grand total</b>	<b>240896 m²</b>

Paved area on property:	
Asphalt	9992 m²
Asphalt	9992 m²
Concrete	23823 m²
Concrete	23823 m²
<b>Grand total</b>	<b>23823 m²</b>
Pavement	4485 m²
Pavement	4485 m²
SF Stones	45288 m²
SF Stones	45288 m²
<b>Grand total</b>	<b>83589 m²</b>

DRAWING NO.: **A-99-X-1-01** REVISION:

Warehouse 10, 20 and 30 on property:	
<b>Gross building area</b>	
10. Warehouse, Stage 1	45000 m²
10. Warehouse, Ground floor	4236 m²
10. Warehouse, Sprinkler	191 m²
10. Warehouse, Tech.room	77 m²
20. Warehouse, Stage 2	43359 m²
20. Warehouse, Ground floor	43359 m²
30. Warehouse, Stage 3	48990 m²
30. Warehouse, Ground floor	48990 m²
Gross building area	137617 m²
Calculation:	
Grass reinforcement: 21.58 m2 x 0.4 =	8.632 m2
Paved area and Gross building area:	
83589 + 137617 m2 =	221.206 m2
221.206 + 8632 m2 =	229.838 m2
Paved area:	
229.838 x 100 / 484.109 (Property area) =	<b>47.5 %</b>



**PRELIMINARY PRINT: 2023.05.12**

Rev. No.	Rev. Date	Sign.	Description

PROJECT: **HUB 65 - Tankedalsvej**

ADDRESSE: Tankedalsvej PLOT NO.:

SUBJECT: 99. Siteplan DRAWING NO.: **A-99-X-1-01** REVISION:

SCALE: 1:2000 SIGN.: CMS APRVD.: LKH CONT.: LKH/CLT DATE: 2023.05.12 CASE NO.: 100399

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