RUSSEN & TURNER
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COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
**ARCHITECTURAL DESIGNERS**
ESTATE AGENTS

N

1:200

4.4m

EXISTING DITCH

BRIDGE ROAD

EXISTING DITCH

Existing vegetation shown thus.

Existing light post to be retained.

Existing light post to be retained.

Existing light post to be retained.

01 02 03 04 05 06 07 08 09 10 11 12

CONCRETE ENTRANCE ROAD

Existing trees shown thus.

Existing inspection chamber retained.

EXISTING GRAVEL CARPARK

Existing tree shown thus.

Existing inspection chamber retained.

Existing inspection chamber retained.

06

Existing neighbouring properties shown thus, locations shown are indicative and based on Ordinance Survey information.

Existing light post to be retained.

Existing light post to be retained.

Existing light post to be retained.

EXISTING BUILDING OFFICES / AMENITIES

GRAVEL

Arrows shown on drainage runs indicate the assumed direction of flow. Arrows shown thus.

Existing guard rail shown thus.

Existing drainage channel.

Foul water system shown is indicative only and has not been based on a drainage survey. Assumed pipework runs shown thus.

EXISTING BUILDING (WAREHOUSE / STORAGE)

CONCRETE HARDSTANDING

Existing drainage channel.

Red line denotes boundary line based on client's guidance.

Existing guard rail shown thus.

Surface water system shown is indicative only and has not been based on a drainage survey. Assumed pipework runs shown thus.

Arrows shown on drainage runs indicate the assumed direction of flow. Arrows shown thus.

EXISTING GRASS MOUND

EXISTING PARTIAL SITE PLAN
SCALE: 1:200

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This drawing must be carefully reviewed in conjunction with all other information provided by Russen and Turner. This drawing must not be read in isolation.
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In cases where door, wall or window positions, along with internal or external services, are depicted, this sizes and locations are for guidance only. Wall types, or construction methods, can significantly vary across a property/building, and any existing walls featured on the plans should be assumed to be of differing types and thickness's.
If above or below-ground services are depicted on this drawing, it is important to recognise that the representation of these services and their positions should be regarded as indicative and not comprehensive. It is highly likely that additional services exist. Similarly, while specific details of external soft or hard landscaping may not be provided, assume that elements such as surrounding paths, roads, vegetation, and the like, in proximity to the designated work area(s), are present.
Positions of boundary lines, trees, on-site levels, manhole/inspection chamber locations, etc., are presented solely for guidance. In the event this drawing is intended for construction purposes, on-site "setting out" checks must be conducted to ensure accuracy. These checks should be completed before any work is initiated
Typically, when a measured survey is performed for the purpose of creating drawings, certain areas may be inaccessible. Consequently, anyone intending to carry out work must satisfy themselves that all necessary checks have been conducted before commencing any work.
The neighbouring properties displayed on any site or location plan are based on Ordnance Survey data, and the heights of surrounding buildings should be regarded as approximate.
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If a Location Plan is included, please note that the Ordnance Survey Plan obtained via PROMAP provides only physical features and does not establish legal boundaries as a matter of fact or law. Its inclusion is solely for identification purposes. Section 60 of the Land Registration Act 2002 sets out general boundary rules, emphasising that boundaries depicted on Land Registry/Ordnance Survey plans are indicative rather than precise representations of boundary locations. Therefore, an Ordnance Survey Plan should not be considered reliable as primary evidence in a court of law in matters pertaining to Boundary Disputes, Adverse Possession, Conveyance, or any purpose other than its intended identification use.

IMPORTANT INFORMATION

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER INFORMATION CONTAINED ON RUSSEN & TURNER DRAWINGS. THIS DRAWING HAS BEEN PRODUCED USING THE INFORMATION SUPPLIED BY POINTSCAN.

DIMENSIONS MUST NOT BE SCALED FROM THE DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE. THIS DRAWING HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES.

OTHER THAN ASSUMED DRAINAGE RUNS, MINIMAL OTHER SERVICES HAVE BEEN SHOWN, HOWEVER, SERVICES ARE PRESENT THROUGHOUT THE BUILDING AND ACROSS THE SITE.

THE SURFACE WATER AND FOUL DRAINAGE LAYOUT/SYSTEM SHOWN IS BASED ON HISTORIC DRAWINGS SUPPLIED BY THE CLIENT. NO DRAINAGE SURVEY HAS BEEN UNDERTAKEN AND THE DRAINAGE ARRANGEMENT SHOWN (INCLUDING ALL SUPPORTING NOTES) IS INDICATIVE ONLY AND MUST NOT BE RELIED UPON.

Revision : Date :

Drawing Status: PLANNING

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Drawing Title :
Existing Partial Site Plan

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