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

Retained vegetation shown thus.

Retained light post.

Retained light post.

Retained light post.

Retained trees shown thus.

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

Retained inspection chamber.

EXISTING GRAVEL CARPARK

Retained tree shown thus.

Retained inspection chamber.

Retained inspection chamber.

CONCRETE ENTRANCE ROAD

06

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

FW

SW

Retained light post.

EXISTING BUILDING OFFICES / AMENITIES

EXISTING GRAVEL

Retained light post.

Retained light post.

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

Retained guard rail shown thus.

Retained drainage channel.

Retained 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

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

Retained drainage channel.

Retained guard rail shown thus.

Retained 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

PROPOSED PARTIAL SITE PLAN
SCALE: 1:200

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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
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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 :
Proposed Partial Site Plan

Date : Aug 2025 Paper Size : @ A0

Drawing Number : RTW01717/25/1/PL002 Rev :