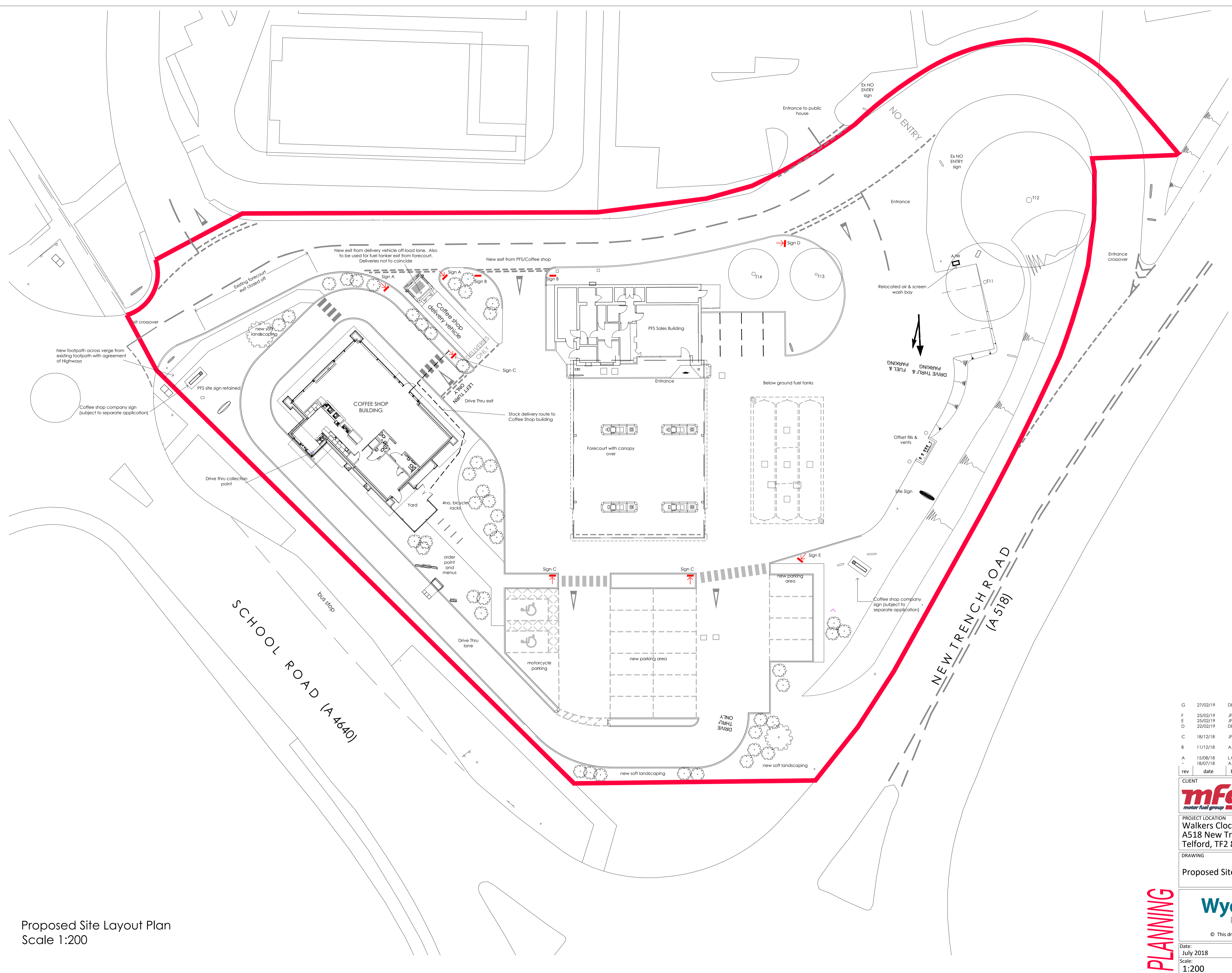


SCHEDULE OF AREAS	
Site Area:	4,979m ² / 0.479ha / 1.23 acres
Sales building Gross external area	146.4m ² / 1,576ft ²
Coffee Shop building Gross external area	197.5m ² / 2,125ft ²
Coffee Shop building Gross external area	167.2m ² / 1,809ft ²



On Site Directional Signage - key

↑
Arrow indicates the front of the sign. If no arrow then the sign is to be double sided.

Sign A - No Entry
Sign B - Exit / No Entry
Sign C - Left Turn Only - Give way to traffic from right
Sign D - Drive Thru and Fuel Entrance - Right turn
Sign E - Coffee Shop Parking and Drive Thru Entrance - Left Turn

All signs ground fixed. Height and size of text to suit signage design.

rev	date	by	description
G	27/02/19	DB	Removed items removed from drawing. Site boundary added to drawing following request from planners.
F	25/02/19	JF	Removed of 11 clarified.
E	25/02/19	JF	Sign C - wording amended. Tree removal notes clarified.
D	22/02/19	DB	Parking arrangement amended. Road markings and road signs indicated.
C	18/12/18	JF	Stock delivery route to Coffee Shop building indicated. Existing tree locations and tree works updated.
B	11/12/18	AJG	Dwg No. corrected. Road markings added to Drive-thru exit and deliveries bay.
A	15/08/18	L.O.	Layout updated with revised parking.
-	18/07/18	AJG	Drawing created

CLIENT
mfg Motor Fuel Group
Building 2, Abbeyview
Everard Lane, St Albans AL1 2QU

PROJECT LOCATION
Walkers Clock Service Station
A518 New Trench Road
Telford, TF2 8JY

DRAWING
Proposed Site Plan

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Date:	July 2018	Draw By:	AJG	A1
Scale:	1:200	Dwg No.:	WPS-MFG-067-P-05	Rev:
				G

Proposed Site Layout Plan
Scale 1:200

PLANNING