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NOTES

GENERAL NOTES :-

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
 GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION. GPS COORDINATES AND LEVELS SET AT ST01 (NO SCALE FACTOR APPLIED).
 THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200.
 SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE. INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED.
 TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.
 OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.
 SERVICE COVERS LOCATED UNDER PARKED VEHICLES/MOBILE STRUCTURES MAYBE OMITTED.
 BURIED SERVICE COVERS WILL NOT BE INDICATED.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

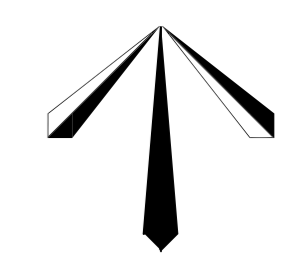
- | | | |
|------------------------------|-----------------------------------|---------------------------------|
| (ht) = height | o/n = over head | mkr = marker |
| o/n = assumed route | o/n = over head of - off let | o/n = off survey area |
| av = air valve | OSBM = ordnance survey bench mark | p & r fence = post & rail fence |
| bb = bedding beacon | pd = pit depth | pd = pipe to ground |
| bd = back drop | re = retaining pipe | ret wall = retaining wall |
| bol = bollard | rs = road sign | rw = rain water pipe |
| bot = bottom of shaft | rw = rain water pipe | s/b = silver bench |
| bl = telecom | s/b = silver bench | s/p = safety paving |
| c/b fence = closeboard fence | s/s = sapling | sec fence = security fence |
| c/box = control box | sec fence = security fence | sfc = soil filled chamber |
| cctv = cable television | st = stop top | st = spot light |
| con = conifer | st = stop top | st = stop top |
| cr = cable riser | st = stop top | st = stop top |
| cwc = combined water sewer | st = stop top | st = stop top |
| d/chan = drainage channel | st = stop top | st = stop top |
| dp = depth | st = stop top | st = stop top |
| ep = electric junction box | st = stop top | st = stop top |
| er = earth rod | st = stop top | st = stop top |
| er = electric pole | st = stop top | st = stop top |
| f/b = flower bed | st = stop top | st = stop top |
| fh = fire hydrant | st = stop top | st = stop top |
| fl = floor level | st = stop top | st = stop top |
| fs = fire switch | st = stop top | st = stop top |
| fws = foul water chamber | st = stop top | st = stop top |
| fw = foul water sewer | st = stop top | st = stop top |
| g = gully | st = stop top | st = stop top |
| g/run = gully run | st = stop top | st = stop top |
| gr = gas riser | st = stop top | st = stop top |
| h/chestnut = horse chestnut | st = stop top | st = stop top |
| h/horn = lowhorn | st = stop top | st = stop top |
| ic = inspection cover | st = stop top | st = stop top |
| il = inverted level | st = stop top | st = stop top |
| il = illuminated | st = stop top | st = stop top |
| int = interceptor | st = stop top | st = stop top |
| lp = lamp post | st = stop top | st = stop top |
| mh = manhole cover | st = stop top | st = stop top |

SURVEY CONTROL :-

STATION	EASTINGS	NORTHINGS	LEVEL
ST01	409518.167	237013.697	89.099
ST02	409524.164	236993.030	88.759
ST03	409495.200	237005.360	87.898
ST04	409483.967	237002.012	87.465
ST05	409471.068	237005.221	87.089
ST08	409464.236	236996.753	86.832
ST07	409452.324	236998.673	85.003
ST08	409436.136	236994.792	84.614

SHEET LAYOUT :-

NORTH



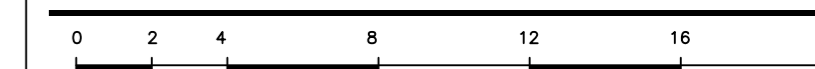
UTILITY SURVEY KEY :-

- | | | | |
|--|---------------|--|----------------------|
| | HATCHED AREA | | ELECTRIC CABLE |
| | BOREHOLE | | WATER PIPE |
| | CPT | | FOUL SEWER |
| | TRIAL PIT | | STORM SEWER |
| | HAND PIT | | COMBINED SEWER |
| | WINDOW SAMPLE | | DUCTS |
| | | | CABLE TELEVISION |
| | | | DATA CABLE |
| | | | TELECOM CABLE |
| | | | GAS PIPE |
| | | | UNIDENTIFIED SERVICE |
| | | | OTHER |
| | | | TRAFFIC LIGHT |
| | | | OFFSET FILL |
| | | | VENT |
| | | | FUEL PIPE |
| | | | GAUGE LINES |
| | | | PIPE |
| | | | ASSUMED ROUTE |
| | | | TAKEN FROM RECORDS |

DISCLAIMER :-

Electromagnetic techniques have been used in the location of underground services. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. The completeness of the underground services information cannot be guaranteed.
 This method of survey does not differentiate between live and dead services, and as such services should be treated as live. This drawing may not include the location of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing.
 Private service pipes and cables in highways are not shown, but their presence should be anticipated.
 Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of services should be carried out with due diligence refer: HSG47 document avoiding dangers from underground services.
 Please note that factors such as ground conditions, proximity of other utilities, material and method of construction have an influence on the quality of the data collected on site.
 TSA Standards - "Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate."

UTILITY NOTES

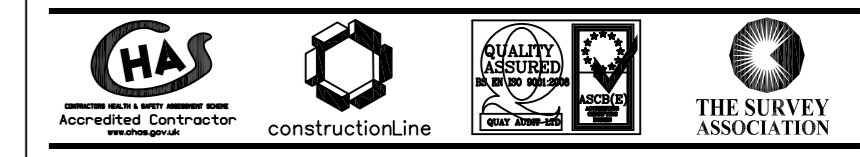


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Client	RO BESPOKE LTD
Project	1 PARSONAGE COTTAGE, SNOWSHILL ROAD, WR12 7XF
Title	TOPOGRAPHICAL SURVEY
Date	OCT 2020
Scale	1:200@A1
Dwg No	S2284 - 1
Surveyor	J.G
Checked	M.W

TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS
 BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING



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