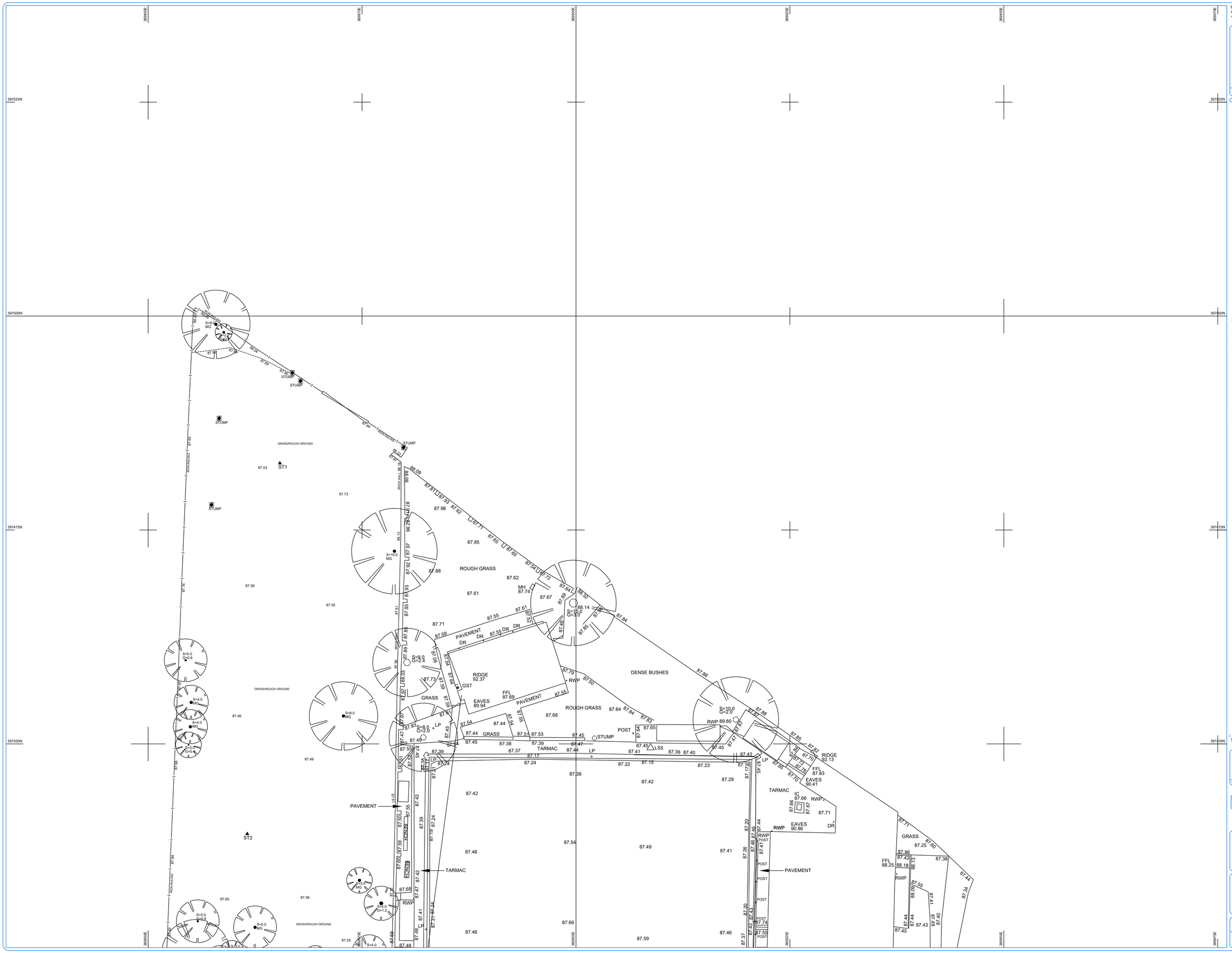

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N

PLAN GRID NORTH

File Name: LAYERSURVEY001176.dwg

LEGEND

AV	AIR VALVE	RP	PETROL PUMP
BI	BOLLARD INSPECTION COVER	RWP	RAINWATER PIPE
CB	CONTROL BOX	RWG	RAINWATER GRID
CCTV	CCTV CAMERA POST	SOFF	SOFFIT LEVEL
CH	CABLE TV INSPECTION COVER	TB	TELEPHONE
CM	CABLE TV COVER	TCB	TELEPHONE CALL BOX
DC	DRAINAGE CHANNEL	TL	TRAFFIC LIGHT
DP	DOWN PIPE	TLB	TRAFFIC LIGHT BOX
EB	ELECTRIC BOX	TP	TELEGRAPH POLE
EIC	ELEC. INSPECTION COVER	WM	WELDED MESH
ELB	ELECTRIC BOX	WO	WATER OUTLET
ER	EARTH ROD	WST	WATER STOP TAP
FH	FIRE HYDRANT	WV	WATER VALVE/SLUICE
FFL	FINISHED FLOOR LOOR LEVEL	EOT	END OF TRACE
FH	FIRE HYDRANT	OSA	OUT OF SURVEY AREA
GL	GAS LINE	UTS	UNABLE TO SEARCH
GLT	GROUND LIGHT	UTS	UNABLE TO SEARCH
GST	GAS TAP	UTT	UNABLE TO TRACE
GTV	GAS TAP VALVE	BLG	BUILDING GRID
IC	INSPECTION COVER	B.L.	BLOCKED
IL	INVERT LEVEL	NFN	NO FURTHER GPR CONTACTS
LP	LIGHT POST	NVP	NO VISIBLE PIPE
LP	LAMP POST	NVP	NO VISIBLE PIPE
MH	MANHOLE	ToP	TOP OF PIPE
MR	MAGNETIC ROD	L.L	EST. LATERAL
MP	MAPPING PIPE		EST. DIRECTION
PN	PYLON		GPR EST SYMBOL

Linetypes With Suffixes (S) (A) (B) show Statutory Authority, Assumed and Recorded Underground Data

NOTES:

All levels relate to O.S. (Newlyn) Datum. Established using network RTK.
Survey plotted on a plane local grid, orientated to National Grid.

Services shown as 'From Statutory Authority Plans' line styles are taken from Statutory Records plans supplied by the relevant regional authority. These services were not located and are shown for indicative purposes only.

Please note survey control established for mapping only. Control shouldn't be used by third parties without confirmation from Layer Surveys Ltd.

Additional survey areas added to drawing LAYERSURV33.

DISCLAIMER:

At Layer Surveys staff use skilled and experienced staff, modern up to date techniques and top of the range electromagnetic and radar technology to locate and trace sub-surface utilities. However the performance of the equipment employed in non-invasive surveys can be adversely affected by factors outside the control of Layer Surveys. Therefore Layer Surveys cannot guarantee that all utilities present on site have been located. It is the responsibility of the client to obtain regional authority records and undertake trial digs where appropriate.

Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference from adjacent services. In the case of a buried metallic insulated line, the displayed depth will refer to the shallowest detected utility.

Successful tracing of non-conductive materials may be limited. Drainage gulleys are (ive tested where possible to prove connectivity but it is not always possible to introduce the sonde due to narrow pipe sizes and/or accumulated silt.

Depth information of underground services/features are generally accurate to within +/- 10% (i.e. a pipe at 2m deep may be accurate to +/-200mm) but this cannot be guaranteed. Depths shown usually refer to the top of the service. Gravity sewer and drain depths are usually to invert (base of drainage channel) unless otherwise stated.

Some above ground features may have been obscured at time of survey. It is not always possible to operate the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and/or rough/uneven ground.

Existing record information that was made available to Layer Surveys by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.

Excavation in the vicinity of services shown should be carried out with due diligence (Ref. HSG47).

20m 40m 80m 120m
SCALE BAR 1:200

REV	DATE	DESCRIPTION

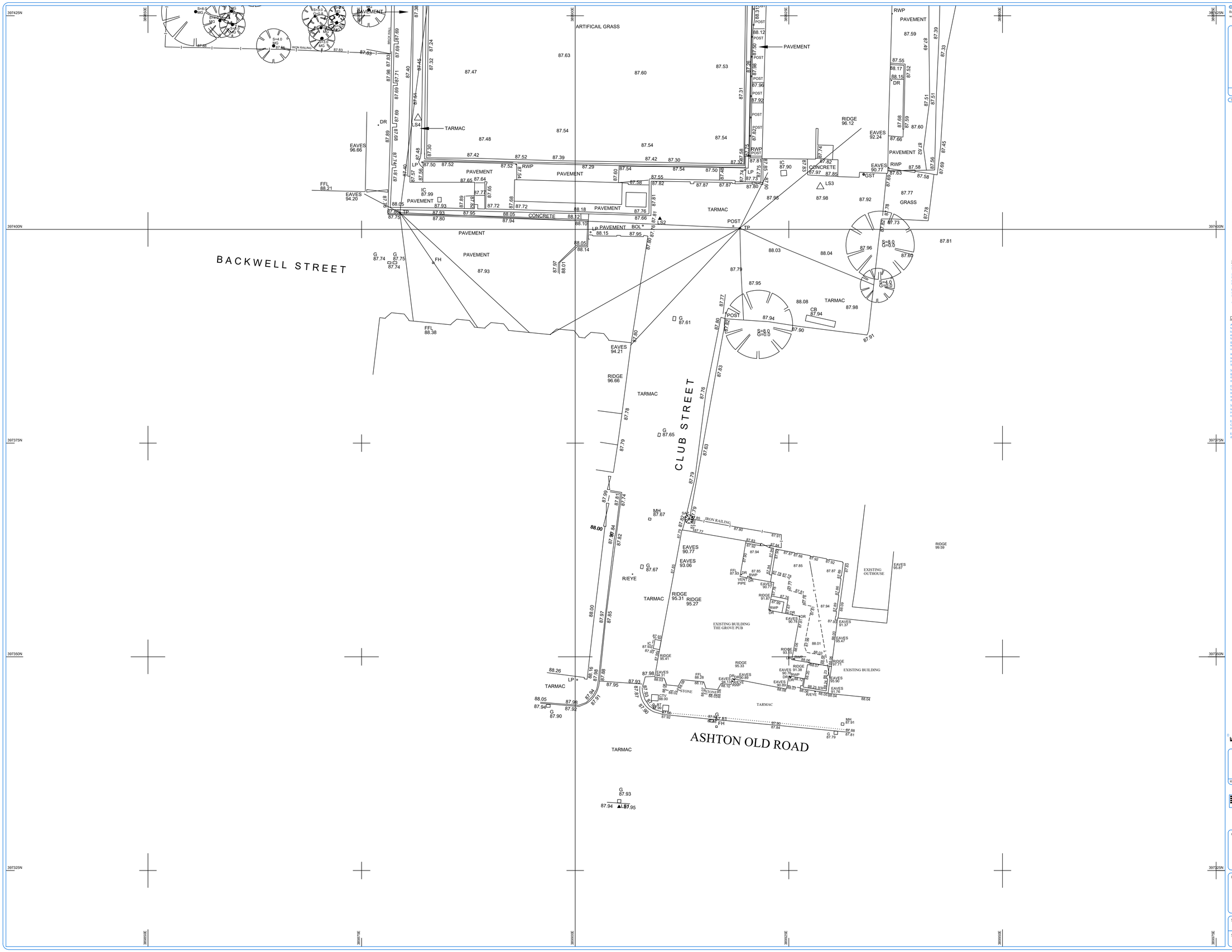
Layer Surveys Ltd
See the Complete Picture

Client
KMM Homes
Stockport Road
Cheadle
SK8 2EA

Project Title
The Fairfield
Backwell Street
M11 1NE

Surveyed	Drawn	Checked
S.T/L.W	LS	Layer Surveys

Scale	Date	Drawing Ref.	No.	Size	Rev
1:200	March 22	1176	01	A1	



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N

PLAN GRID NORTH

File Name: LAYERSURVEY001176.dwg

LEGEND

AV	AIR VALVE	RP	PETROL PUMP
BC	BT INSPECTION COVER	RS	RAINWATER SPOT
CB	CONTROL BOX	RWP	RAINWATER PIPE
CCTV	CCTV CAMERA POST	SOFF	SOFFIT LEVEL
CH	CHAMBER INSPECTION COVER	TC	TELEPHONE
COM	COMMS POWER COVER	TCB	TELEPHONE CALL BOX
DC	DRAINAGE CHANNEL	TL	TRAFFIC LIGHT
DP	DOWN PIPE	TLB	TRAFFIC LIGHT BOX
DR	DRAIN	TP	TELEGRAPH POLE
DCC	ELEC. INSPECTION COVER	WM	WELDED MESH
ELB	ELECTRIC BOX	WO	WATER OUTLET
ER	EARTH ROD	WSO	WATER STOP TAP
EP	ELECTRIC POLE	WSV	WATER STOP VALVE
FFL	FINISHED FLOOR LEVEL	EOT	END OF TRACE
FH	FIRE HYDRANT	OSA	OUT OF SURVEY AREA
FP	FENCE	UNI	UNIDENTIFIED
GLT	GROUND LIGHT	UTS	UNABLE TO STAGE
GST	GAS TAP	UTT	UNABLE TO TRACE
GV	GAS VALVE	UTG	UNABLE TO GRID
IC	INSPECTION COVER	BLD	BUILDING
IL	INVERT LEVEL	NFN	NO FURTHER GPR CONTACTS
LP	LAMP POST	NGT	NO GAS TRACE
LT	LIGHT POST	NSV	NO VISIBLE EPF
MH	MANHOLE	TOP	TOP OF PIPE
MR	MAGNETIC ROD	EST	EST. SYMBOL
NPI	NOTIFIED PIPE	GPR	GPR EST DIRECTION
PN	PILLON	GPR	GPR EST SYMBOL

EF
CABLE DUCT
CABLE TV
CCTV
TELECOMS
EARTH RODS STRIP
ELECTRIC
FIBRE OPTICS
FUEL LINE
GAS INSPECTION LINE
MAINS GAS
MAINS WATER
SEWER CW
SEWER FW
SEWER UNK
TRAFFIC SIGNAL CABLE
UNIDENTIFIED TRACE
UNIDENTIFIED CABLE
UNIDENTIFIED PIPE
VEHICLE DETECTION CABLE
Rail

Linetypes With Surfaces (S) (A) (B) show Statutory Authority, Assumed and Recorded Underground Data.

NOTES:

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Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience bleed-over from adjacent services, giving the false impression of an unbroken line. The displayed depth will refer to the shallowest detected utility.

Successful tracing of non-conductive materials may be limited. Drainage gullies are dye tested where possible to prove connectivity but it is not always possible to introduce the sonde due to narrow pipe sizes and/or accumulated silt.

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0 20m 40m 80m 120m
SCALE BAR 1:200

REV	DATE	DESCRIPTION

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Client
KMM Homes
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Project Title
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Surveyed	Drawn	Checked
S.T/T.W	J.S	Layer Surveys

Scale	Date	Drawing Ref.	No.	Size	Rev
1:200	March 22	1176	02	A1	