SW ——— STORM WATER SEWERS
FW ——— FOUL WATER SEWERS
WM ——— WATER MAIN
GM ——— GAS MAIN
EL ——— ELECTRIC CABLES
DUCT ——— CABLE DUCTING
BT ——— BT UNDERGROUND CABLE TV
CCTV ——— CLOSED CIRCUIT TV
UF ——— UNIDENTIFIED FEATURE
UP ——— UNIDENTIFIED PIPE
UC ——— UNIDENTIFIED CABLE
UNPF ——— UNPROVEN FEATURE
SW ——— END OF TRACE
C
FW ——— LATERAL CONNECTIONS

EXTENT OF SURVEY BY SURVEY OPERATIONS LTD.

EXTENT OF SURVEY BY SURVEY OPERATIONS LTD. (SURVEYED ——— ——)

FWMH ——— CONNECTIVITY BETWEEN CHAMBERS FROM CCTV REPORT
SWMH

COVER POSITION FROM CCTV REPORT - NOT SURVEYED ON TOPOGRAPHICAL SURVEY.

0.64 APPROXIMATE DEPTH OF BURIED SERVICE

UNIDENTIFIED - A buried feature or utility that has been located, but we are unable to state what it is.

UNPROVEN - The assumed location of a reported feature or utility, usually taken from records, but not found during the utility trace (due to various conditions).

CAUTION - Electric pot ended cables, even when they are live, are unable to be detected or traced.

UNDERGROUND UTILITIES SERVICES DISCLAIMER

We have endeavoured to locate existing services using records provided by Statutory Authorities as a guide. Some apparatus were untraceable and details have therefore been taken from Utility Record Drawings, which may be of poor quality. Consequently we cannot guarantee accuracy of information taken from such records.

Where indicated, no allowance has been made for sub-surface entry into manholes, other chambers or confined spaces below ground level. Therefore any details relating to depths, sizes etc, are taken from the surface and as such MAY be approximate.

We have endeavoured to supply you with the most accurate data possible by using methods and equipment that are at the forefront of our industry. We have taken great care in the detection of pipework and buried features, but as with all methods of detecting underground or buried utilities the information provided is based on results obtained from electromagnetic techniques, and as such may be liable to distortion or errors beyond the reasonable control of the operator or his instruments.

It is the responsibility of the user under Health & Safety (HSG47) Guidelines to satisfy himself of the suspected location of any services prior to excavation of the services shown.

NOTE 1

This utility survey has been undertaken using:
A: Radiodetection RD4000 + RD4000 TX2
B: Pako Geoscience Ground Probing Radar

NOTE 2

Power carrying features shown on this drawing are shown as an individual service line. This does not necessarily represent the number of cables actually present and it is possible that there could be multi numbers of cables including HV, LV and communications transmission cables following the same trace line. These could be at different depths, the trace signal from the deeper cables being masked by signal emitted from the shallower service above. Cable runs could also be present running parallel to the single line shown.

EL ——— UNPROVEN ELEC
BT ——— UNPROVEN BT
GM ——— UNPROVEN GAS
WM ——— UNPROVEN WATER
SW ——— UNPROVEN SURFACE
FW ——— UNPROVEN FOUL

All unproven lines without additional notes on drawing show the approximate location of a reported utility or feature as indicated on stat records undertaken and supplied at time of survey.

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N

Note:
The survey is plotted on a plane local Grid. Orientation to National Grid.
All levels relate to Ordnance Datum, achieved using the OS National GPS Network.

Survey Control Markers established for Mapping purposes only and should not be used for Construction without the written approval of Survey Operations Ltd.

Drainage information must be verified with local authority records before use

Survey Operations Dwg 21D252 added to AAP - Deansgate - Manchester - Topo - 2074 Dwg supplied by client.

SURVEY STATIONS

Name	Easting	Northing	Height
SC1	383690.32	398570.08	34.07
SC2	383746.82	398567.13	36.27
SC3	383794.45	398609.80	35.11
SC4	383820.98	398688.43	33.29

STANDARD REFERENCE & ABBREVIATIONS

(AM)..... Assumed Route
AB..... Air Brick
AV..... Air Valve
B/M..... Barbed Wire
BAR..... Barrier
BB..... Bellaire Beacon
BH..... Borehole
BL..... Bed Level
BOL..... Bollard
BS..... Bus Stop
BT Box..... British Telecom Box
BT..... British Telecom ID
BRTW..... Brick Retaining Wall
BW..... Brick Wall
C/B..... Close Boarded
C/I..... Corrugated Iron
C/P..... Chestnut Paling
CB..... Control Box
CBW..... Concrete Block Wall
CCTV..... Closed Circuit TV
CO..... Cable Duct
CEL..... Cellar Light
CHL..... Chain Link
CHY..... Chimney
CL..... Cover Level
CM..... Cable Marker
COL..... Column
CONC..... Concrete
CP..... Catch Pit
CRTW..... Concrete Retaining Wall
CTV..... Cable Television
CUL..... Culvert
CW..... Concrete Block Wall
DC..... Drainage Channel
DPC..... Damp Proof Course
DR..... Drain
DSW..... Dry Stone Wall
ECP..... Electricity Cable Pit
ECI..... Electricity Inspection Cover
EJ..... Expansion Joint
EJB..... Electricity Junction Box
EL SUB STN.. Electricity Sub Station
EL..... Eaves Level
ELB..... Electricity Box
EP..... Electricity Pole
ER..... Earth Rod
ETL..... Electricity Transmission Line
FB..... Flower Bed
FH..... Fire Hydrant
FL..... Floor Level
FP..... Flagpole
GT*..... Girth (of tree)
H..... Holly
GAB..... Gabion
GIP..... Gas Inlet Pipe
GMP..... Gas Marker
GOT..... Gas Stop Tap (Domestic)
GSV..... Gas Stop Valve (Mains)
HSE..... Housing
HT..... Height
HV..... High Voltage
I/R..... Iron Railing
IC..... Inspection Cover
IL..... Invert Level
IP..... Inlet Pipe
KO..... Kerb Outlet
LB..... Letter Box
LP..... Lamp Post
MB..... Multi Girth
MH..... Manhole
MRK..... Marker
MP..... Mooring Pivot
NP..... Street Name Plate
O/H..... Overhead
O/P..... Open Paling
OE..... Overhead Electric Wire
OP..... Outfall Pipe
OSBM..... Ordnance Survey Bench Mark
OT..... Overhead Telecom Wire
P/C..... Post & Chain
P/R..... Post & Rail
P/W..... Post & Wire
PAV..... Paving
PB..... Pillar Box
PC..... Pedestrian Crossing
PF..... Petrol Pump
PT..... Post or Pillar
RE..... Rodding Eye
RS..... Road Sign
RTN..... Retaining Wall
SMP..... Main Water Pipe
SNP..... Sapling
SL..... Sump Level
SOL..... Soffit Level
SP..... Sign Post
SPL..... Springing Level
SWTR..... Stone Retaining Wall
SV..... Stop Valve (unspecified)
SVP..... Soil Vent Pipe
SW..... Stone Wall
TAC..... Tactile Paving
TB..... Traffic Bollard
TBM..... Temporary Bench Mark
TCB..... Telephone Call Box
TFR..... Taken From Records
TIE..... Anchor Point (Masts/Poles)
TL..... Traffic Light
TLB..... Traffic Light Control Box
TM..... Ticket Machine
TWC..... Tarmac
TP..... Telecommunications Pole
TRIT..... Trial Pit
TS..... Trash Screen
U/C..... Under Construction
U/G..... Underground
UTL..... Unable to Lift (MH,IC etc)
UTS..... Unable To Survey
VDP..... Vehicle Detector Pad
VP..... Vent Pipe
W/B..... Wire Mesh
WL..... Water Level
WM..... Water Meter
WO..... Wash Out
WP..... Water Pipe
WST..... Water Stop Tap (domestic)
WSV..... Water Stop Valve (mains)

1
2

SHEET LAYOUT

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Client
PROPERTY ALLIANCE GROUP LIMITED

Drawing Title
Utility Survey of Land at:
RENAISSANCE
MANCHESTER
Sheet 1 of 2

Scale(s)	1:200	Surveyor	SC
Date	JUN 21	Drawn	MP
Job Number	21D252	Checked	SO

Sheet Size & Drg Number & Revision
A0 21D252/001