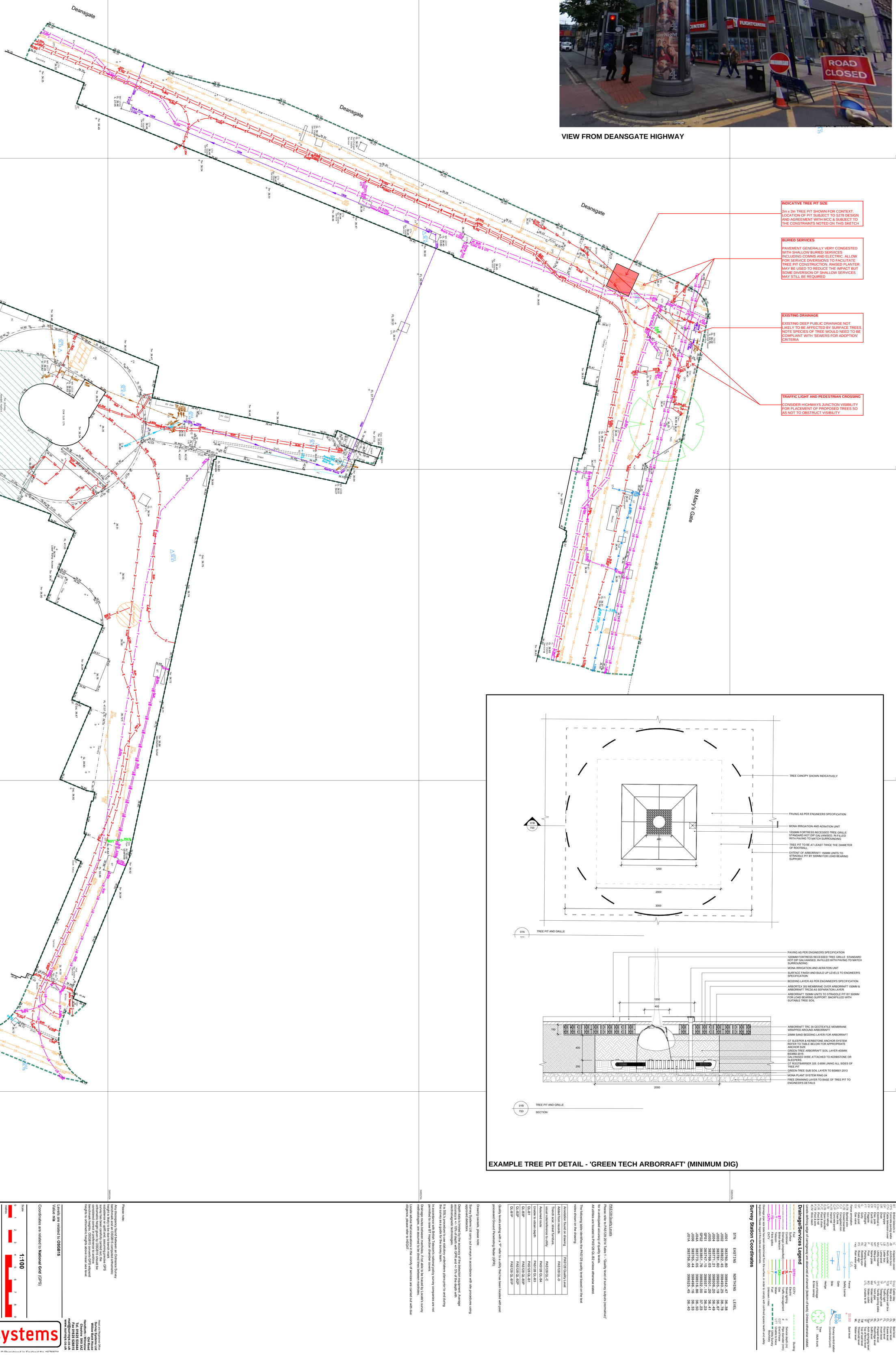
VIEW FROM DEANSGATE HIGHWAY



EXAMPLE TREE PIT DETAIL - 'GREEN TECH ARBORRAFT' (MINIMUM DIG)

Topographical Survey Legend

B	Bollard	h	Height	SP	Soil pipe
BBT	Broadband tie	HYD	Hydrant	SV	Sluice valve
BT	British Telecom ic	IC	Inspection cover	SVy	Stop valve
CP	Concrete paving slabs	JB	Junction box	TC	Traffic control box
CPS	Concrete post & sign	LB	Letter box	TL	Traffic light
DP	Downpipe	LP	Lamp post	TP	Tactile paving slabs
E	Electricity	Mtr	Utility marker	TPS	Tactile paving slabs
EB	Electric box	NP	Name plate	WM	Water meter
ER	Earth rod	PM	Post	WO	Water outlet
FP	Flagpole	RM	Rodding eye	WV	Water valve
G	Gully	SC	Stop cock	WV	Water valve
GV	Gas valve	SG	Sign	WL	Spot level
	Fence annotation		Rail		Fence
B/W	Brick/block wall		Retaining wall		Safety barrier
B/W	Bollard/post		Kerb		Gate
C/A	Concrete apron		Edge of road		Stile
C/A	Concrete panel		Channel		Hedge
C/A	Chain link		Edge of footway		Hedge
C/A	Concrete post		Edge of verge		Line of foliage
I/P	Iron railings		Edge of hard standing		Tree
P/C	Post & chain		Edge of kerb		Multi trunk
P/C	Post & cable		Edge of kerb		Tree canopy
P/R	Post & rail		Edge of kerb		
W/M	Wire mesh		Edge of kerb		

Levels defining edge of carriageway are observed at channel (bottom of kerb). Unless otherwise stated.

Drainage/Services Legend

	Foul	CCTV	Ducting
	Surface water	CCTV	
	Combined	Street lighting	
	Drainage (unspecified)	Traffic management	
	Gas		
	Telecom	Water	
	Overhead telecom	Fuel	
	Electricity	Liquid (open) / misc.	
	Fibre optics	Buried concrete	

Drainage pipe size data has been determined from the surface, in order to comply with confined spaces health and safety legislation. Please regard this data as approximate.

Survey Station Coordinates

STN	EASTING	NORTHING	LEVEL
J001	383780.60	398542.47	36.38
J002	383781.85	398525.19	36.79
J003	383781.60	398505.19	36.67
J004	383771.21	398506.20	36.49
J005	383769.03	398501.20	36.41
GPS1	383767.15	398501.76	36.37
GPS2	383861.76	398532.00	37.23
J04A	383773.05	398516.86	36.50
J006	383765.44	398496.16	36.33
J01A	383790.00	398525.45	36.40

Topographical Survey Levels

Please refer to PAS128:2014 Table 1 - "Quality level of survey outputs (normalised)" for in-anticipated accuracy of quality levels.

All utilities are located to PAS128 QL-B2 unless otherwise stated.

The following table identifies the PAS128 quality level based on the text notes shown on the drawing:

Annotation found on drawing	PAS128 Quality Level
Added from records	PAS128 QL-D
Trench scar, street furniture, visual note/reference to utility	PAS128 QL-C
Assumed route	PAS128 QL-B4
Unable to obtain depth	PAS128 QL-B3
QL-B1P	PAS128 QL-B1
QL-B3P	PAS128 QL-B3P
QL-B2P	PAS128 QL-B2P
QL-B1P	PAS128 QL-B1P

Quality levels ending with a "P" refer to a utility that has been located with post processed Ground Penetrating Radar (GPR).

Please note:

Any discrepancy found between an Ordnance Survey benchmark and an OSGB15 computed orthometric height should not be taken as indicating that the survey has been carefully carried out, the subsidence or uplift and, assuming precise GPS observations, the benchmark height should be considered correct in preference to airborne heights to orthometric heights above mean sea level.

Drawing caveats, please note:

Survey Systems Ltd carry out surveys in accordance with site procedures using approved detectors.

Depth data is limited by the accuracy of the detection equipment. Average accuracy is +/- 5% of the depth with electromagnetic technologies.

It is SSL's procedure to use statutory undertakers plans prior to and during the survey as a guide for the survey team.

In accordance with British Telecom's national policy survey companies are not permitted to raise BT Inspection chamber covers.

Drainage routes between manholes, if not able to be traced by Locate's survey methodologies, are assumed to be direct lines between manholes.

Locate advise that excavations in the vicinity of services are carried out with due diligence, please refer to HSG47.

Levels are related to **OSGB15**
Value **n/a**

Coordinates are related to **National Grid** (GPS)

Scale **1:100**

0 1 2 3 4 5 6 7 8 9
metres

The accuracy of this survey is commensurate with the drawing scale specified above only when reproduced at the correct size. Do not scale from this drawing, work to figured dimensions. Check all dimensions on-site. In the event of any discrepancy, please refer query to Survey Systems Ltd.

Client **CBRE**

Title

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Surveyor AT JDS | Drawn GAT AG
Date June 2019 | Checked AT AJG
CAD file name 19457-TOPO-UTIL | Revision No | Sheet size A0
Drawing No. **SSL:19457:100:1:1:TOPO-UTIL**

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