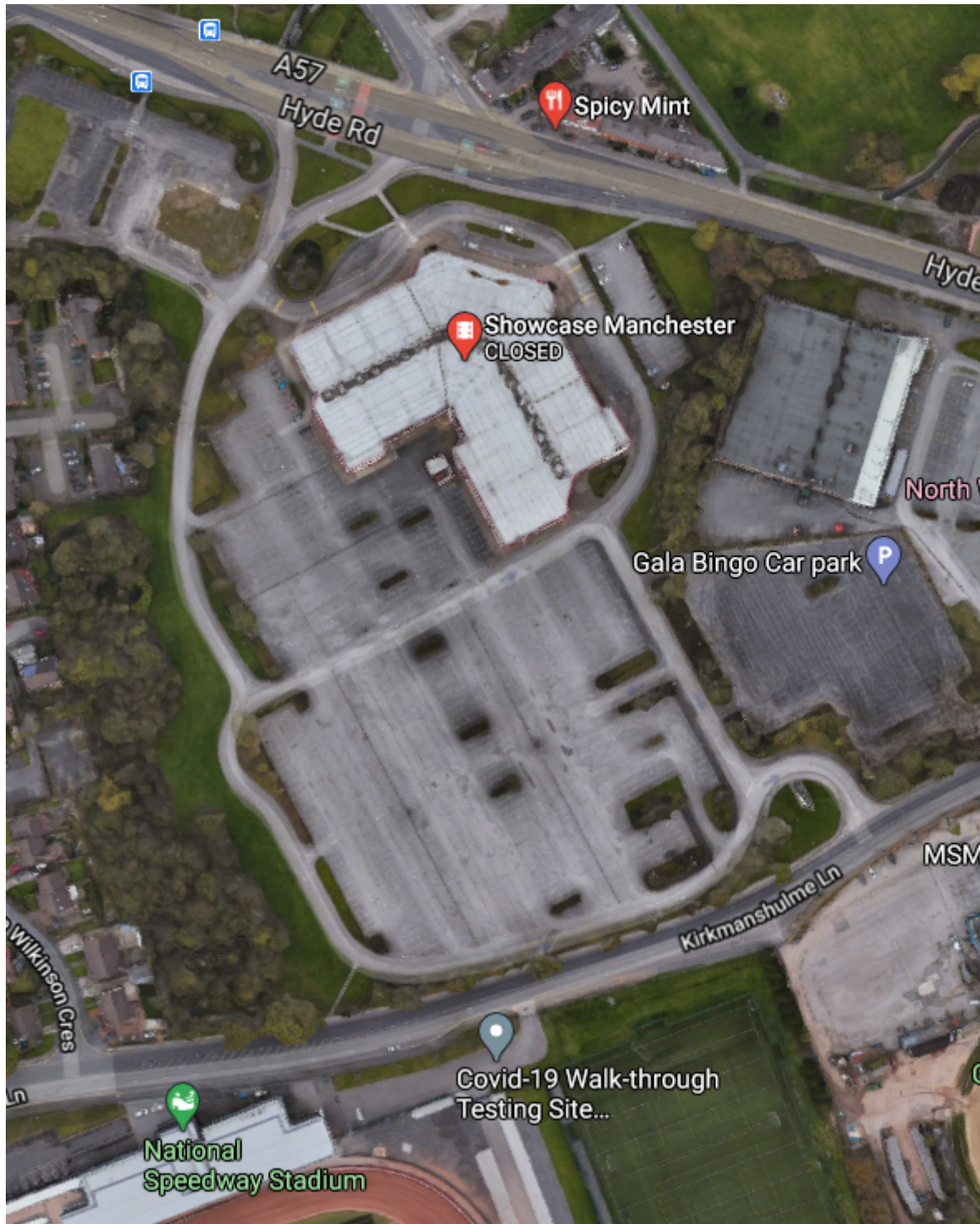


Appendix A

Site Location Plan



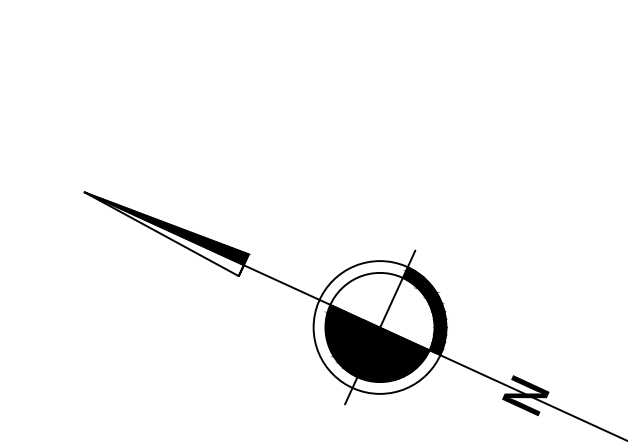
Pre-Development Site Location

387532 E, 396327 N

M12 5AL

Appendix B

Topographic Survey



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

SURVEY STATIONS			
Name	East-ing	North-ing	Height
S01	387519.02	396235.05	50
S02	387540.70	396238.86	50
S03	387563.03	396282.16	50
S04	387666.37	396349.16	50
S05	387667.00	396350.08	60
S06	387672.99	396236.15	50
S07	387674.24	396193.16	60
S08	387716.65	396139.09	60
S09	387738.94	396110.19	60
S10	387663.31	396077.31	60
S11	387570.21	396129.07	60
S12	387573.70	396087.07	60
S13	387539.40	396150.76	60

[illegible]

1	2
3	4

Sheet Layout

Survey

Client
Arcadis

Drawing Title
Topographical Survey of Land at:
Site off Hyde Road
Manchester
Sheet 3 of 4

Scale(s)	1:200	Surveyor	
Date	Jul 20	Drawn	
Job Number	20D051	Checked	

Sheet Size & Drg Number & Revision
A0 20D051/003

Appendix C

Utilities Survey

	Survey Station		Fuel Drainage
	Building		Surface Drainage
	Canopy		Combined Drainage
	Fence		Electricity
	Wall		Electricity High Voltage
	Hedge		Gas
	Drop Kerb		Water
	Kerb Top		Cable Television
	Manhole		Close Circuit Television
	Verge		Communication
	Tree (Shown to Scale)		British Telecom
	Tree Canopy		Compressed Air
	Foliage		Off-set Full-Line
	Furniture		Oil Pipe
	Gate		Pipe
	Line Markings		Ventilation
	Overheads		Fuel Line
	Speed Hump		Vapour Recovery
	Gully Run		Gauge Line
	Drainage Channel		Telemetry
	Banks		Fibre Optics
	Trench Scar		Unknown
	Contour Major		Overhead Line
	Contour Minor		Historical by Layer
	Do Not Drill / Banded Pipes		End Of Trace
	TANK		Station
	Pump Island		Borehole

ABBREVIATIONS

AVC	AIR CONDITIONER	GB	OVERHEAD
AV	AIR VALVE	GBM	OFF SURVEY AREA
BOLL	BOLLARD	OSBM	ORDNANCE SURVEY BENCH MARK
ILLU BOLL	ILLUMINIOUS BOLLARD	PR	PIPE RISER
BS	BELLISA BEACON	PAR FENCE	POST & RAIL FENCE
BH	BOREHOLE	RET WALL	RETAINING WALL
BSL	BUS STOP	ROOFING EYE	ROOFING EYE
BTHC	BRITISH TELECOM COVER	RS	ROAD SIGN
C/BOX	CONTROL BOX	RWP	RAIN WATER PIPE
CS	CABLE RISER	S/A	SOME AWAY
CTV	CABLE TV	SAP	SAPLING
CP	CATCHPIPE	S-C	SOUND CONNECTED
CONC	CONCRETE	SEC FENCE	SECURITY FENCE
CL	COVER LEVEL	SL	SPOT LIGHT
D-CHAN	DEPTH / DRAINAGE CHANNEL	SP	STOP PIPE
DP	DOWN PIPE	ST	STOP TAP
EIC	ELECTRICITY COVER	STN	STATION (DATUM POINT)
ER	EARTH ROD	SV	STOP VALVE
EP	ELECTRICITY POLE	SVP	SOIL VENT PIPE
ETL	END OF TRACE	TBM	TEMPORARY BENCH MARK
FTL	FINISHED FLOOR LEVEL	TCL	TREE CANOPY LEVEL
FIBED	FLOWER BED	TOW	TOP OF WALL LEVEL
FR	FIRE HYDRANT	TFR	TAKEN FROM RECORDS
FS	FIRE SWITCH	TL	TRAFFIC LIGHT
GV	GAS VALVE	TP	TELEGRAPH POLE
G	GULLY	TPAR	TEMPER POST & RAIL
G-RUN	GULLY RUN	UTL	UNABLE TO LOCATE
HT	HEIGHT	UTR	UNABLE TO RAISE
IC	INSPECTION COVER	UTT	UNABLE TO SURVEY
IL	INVERT LEVEL	UTL	UNABLE TO TRACE
KD	KERB OUTLET	VR	VAPOUR RECOVERY
LB	LETTER BOX	VP	VENT PIPE
LP	LAMP POST	WM	WATER METER
MH	MANHOLE	WFC	WATER FILLED CHAMBER
MNR	MURDER	WP	WASTE PIPE
MTR	METER	U/S	UNDERSIDE
MV	MONITORING WELL	Ø	DIAMETER

UTILITY NOTES

NOTE: THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS DRAWING HAS BEEN DETERMINED USING ELECTRO-MAGNETIC (AND/OR GROUND PROBING RADAR, WHERE REQUESTED) TECHNIQUES AND VISUAL OBSERVATIONS. THE LIMITATIONS OF THIS DRAWING SHOULD BE REALISED AND NO GUARANTEE CAN BE GIVEN THAT ALL SERVICES HAVE BEEN IDENTIFIED. THIS DRAWING MAY NOT INCLUDE THE LOCATION OF ALL PUBLIC SERVICES THAT MAY CROSS THE SITE AND THEREFORE THE RELEVANT SERVICE DRAWINGS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY AND USED IN CONJUNCTION WITH THIS DRAWING. ADDITIONAL SERVICES, STRUCTURES OR OTHER BELOW GROUND OBSTRUCTIONS NOT INDICATED ON THIS DRAWING MAY BE PRESENT ON SITE. REFERENCE SHOULD BE MADE TO HISTORICAL PLANS AND AS BUILT DRAWINGS. EXCAVATIONS IN THE VICINITY OF SERVICES SHOULD BE CARRIED OUT WITH DUE DILIGENCE REF: HSG47 DOCUMENT 'AVOIDING DANGERS FROM UNDERGROUND SERVICES'. LOCATION ACCURACY IS DETERMINED BY REFERRING TO MANUFACTURERS GUIDELINES FOR THE SYSTEMS DEPLOYED. REFERENCE SHOULD BE MADE TO THE LATEST VERSION OF SVS LTD SITE PROCEDURES DOCUMENT FOR UTILITY LOCATION SURVEYS.

topographical notes

TOPOGRAPHICAL BASEPLAN HAS BEEN PROVIDED BY ARCADIS.
ALL UTILITIES AND FEATURES SHOWN BY ANY OTHER MEANS SHOULD BE ADDED TO BASEPLAN BY CREATING A SCALE HAND DRAWING ON SITE THEN TRANSFERRING TO CAD.
DUE TO THE NATURE OF THE SURVEY, THERE MAY BE SOME DISCREPANCIES BETWEEN THE DATA PROVIDED AND THE ACTUAL SITUATION. THE DATA PROVIDED IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
DUE TO THE NATURE OF THE SURVEY, THERE MAY BE SOME DISCREPANCIES BETWEEN THE DATA PROVIDED AND THE ACTUAL SITUATION. THE DATA PROVIDED IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

REV	DATE	DESCRIPTION

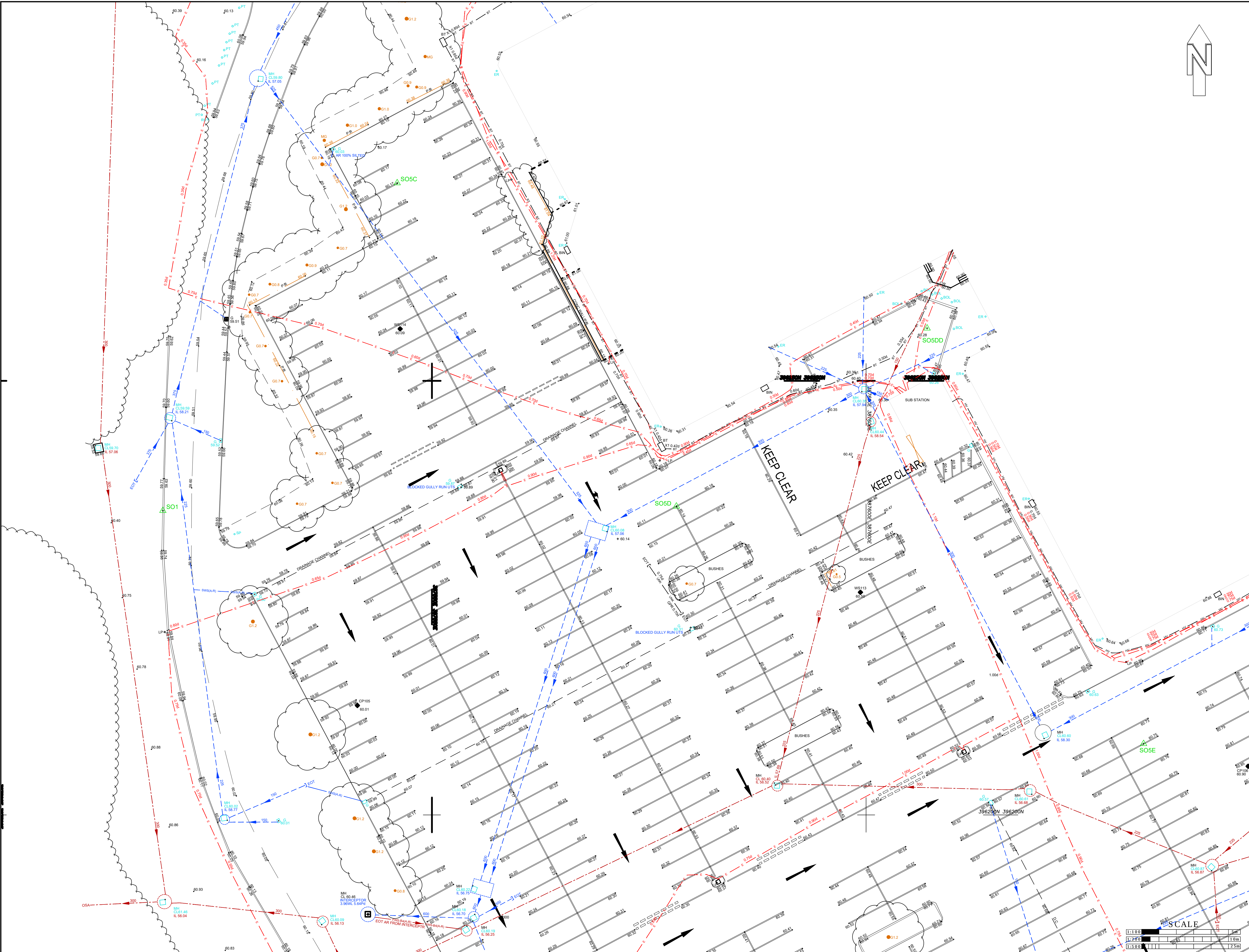
SURVEYS
SITE VISION SURVEYS LIMITED
UTILITY 1 TOPOGRAPHICAL 1 MAPPING
T: 01788 575036 W: SVS-UK.NET

CLIENT: **ARCADIS** Design & Consultancy for natural and built assets

SITE LOCATION: **Hyde Road Manchester M12 5AL**

DRAWING TITLE: **Full Utility Survey**
SURVEYED BY: **JC OF** DRAWN BY: **JC FL** APPROVED BY: **FL**

DRAWING NO: **0620-ARC-13319** SURVEY DATE: **06-07-2020**
SCALE: **1:200 @A1** SHEET NO: **3 OF 6** REV:

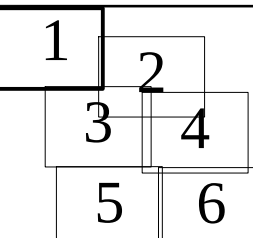


DISCLAIMER: The location of under ground services shown on this drawing has been determined using electro-magnetic (and/or ground probing radar, where requested) techniques and visual observations. the limitations of this drawing should be realised and no guarantee can be given that all services have been identified. This drawing may not include the location of all public services that may cross the site and therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing. Additional services, structures or other below ground obstructions not indicated on this drawing may be present on site. reference should be made to historical plans and as built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document 'avoiding dangers from underground services'. Location accuracy is determined by referring to manufacturers guidelines for the systems deployed. Reference should be made to the latest version of SVS Ltd site procedures document for utility location surveys.



The name in **S**ur**V**ey**S**

SHEET LAYOUT



LEGEND

ABBREVIATIONS

[illegible]

UTILITY NOTES

[illegible]

topographical notes

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CREATING A SCALE HAND DRAWING ON SITE THEN TRANSFERRING TO CAD.
DUE TO POTENTIAL INACCURACIES THAT MAY ARISE FROM SUCH TECHNIQUES THE
LOCATION OF ALL SVS DRAWN FEATURES MUST BE TREATED AS INDICATIVE AND ANY
CRITICAL DIMENSIONS CONFIRMED ON SITE.

REV	DATE	DESCRIPTION

SURVEYS
SITE VISION SURVEYS LIMITED
UTILITY • TOPOGRAPHICAL • MAPPING



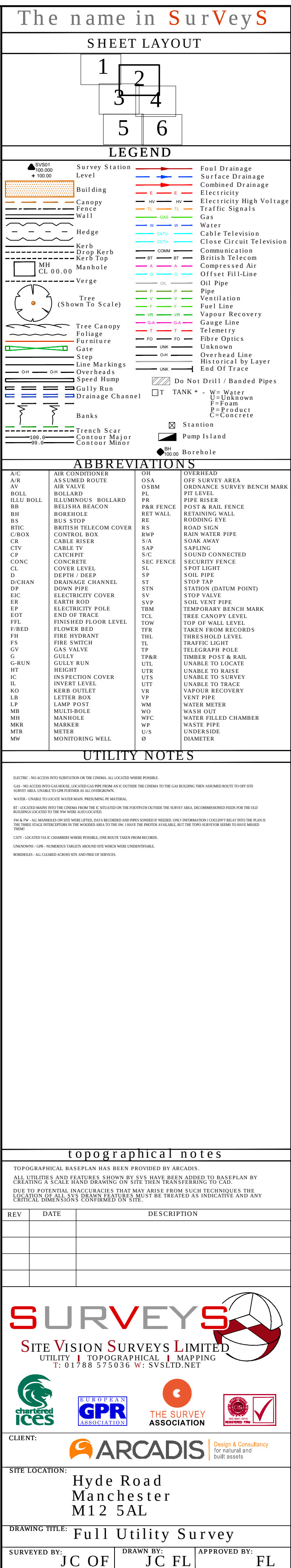
CLIENT:  **ARCADIS** | *Design & Consultancy*
for natural and built assets

SITE LOCATION: Hyde Road
Manchester
M12 5AL

DRAWING TITLE: Full Utility Survey		
SURVEYED BY: IC OF	DRAWN BY: IC EI	APPROVED BY: EI

DRAWING NO:		SURVEY DATE:	
0620-ARC-13319		06-07-2020	

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