

APPENDIX A

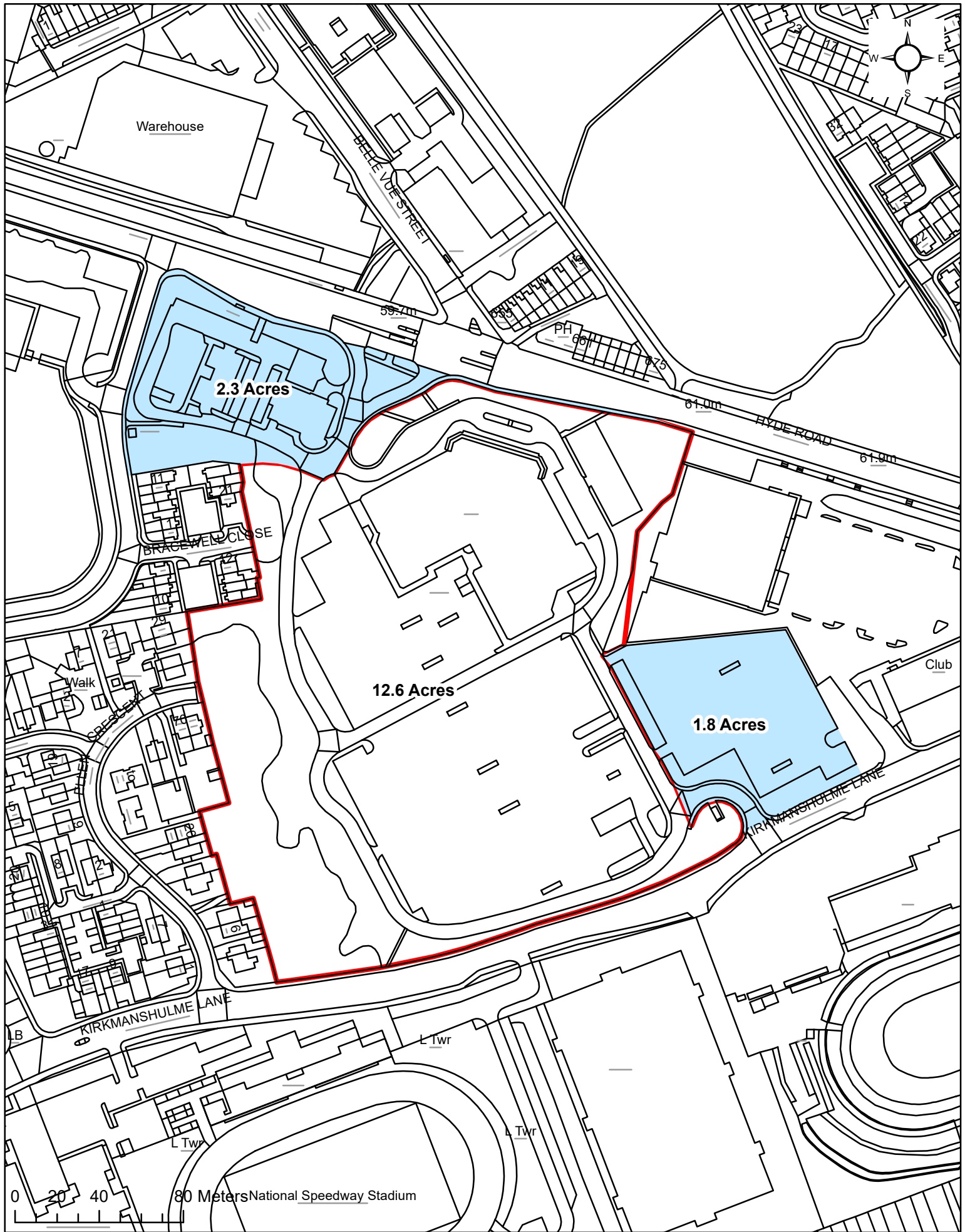
Study Limitations

IMPORTANT. This appendix should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

1. This report has been prepared by Arcadis (Arcadis Consulting (UK) Limited), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with Manchester City Council (the 'Client'). Arcadis does not accept responsibility for any matters outside the agreed scope.
2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis are unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
4. All work carried out in preparing this report has used, and is based on, Arcadis' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which Arcadis is aware, have been considered. Following delivery of the report, Arcadis have no obligation to advise the Client or any other party of such changes or their repercussions.
5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
6. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties.
7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
8. This report refers, within the limitations stated, to the condition of The Site at the time of the inspections. No warranty is given as to the possibility of changes in the condition of The Site since the time of the investigation.
9. The content of this report represents the professional opinion of experienced environmental consultants. Arcadis does not provide specialist legal or other professional advice. The advice of other professionals may be required.
10. Where intrusive investigation techniques have been employed they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases the investigation is further limited by site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of The Site have not been investigated.
11. If below ground intrusive investigations have been conducted as part of the scope, safe location of exploratory holes has been carried out with reference to the Arcadis ground disturbances procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on Site.
12. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance.

APPENDIX B

Figures and Plans



1:2,250

**PLAN FOR IDENTIFICATION
PURPOSES ONLY**

Corporate Estates Records Team
Strategic Development Directorate
P.O. Box 532
Manchester M60 2LA





Figure 3-3 - Site plan for super block



Legend

Key

- Site Boundary
- Cable Percussion Borehole
- Window Sample Borehole

NOTES / DISCLAIMER:

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All entities shown on this drawing are to be regarded as approximate and are indicative only. No measurements taken from this drawing should be used for the location of intrusive investigation works on site. Symbols for boreholes, trial pits and other specific features are representations of location only and unless otherwise specified, do not represent the true size of the feature. - contact Arcadis UK in case of any query.

Title:
Exploratory Hole Location Plan

Site:
Hyde Road, Manchester

Client:
Manchester City Council

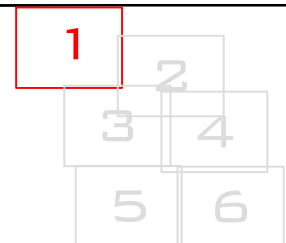
Project: 10041634

Date: 24/07/2020
Drawn By: EY
DRG No: 10041634-ARC-XX-XX-DR-0004-Z1-BHPlan
Scale at A3 Page Size: 1:2,50

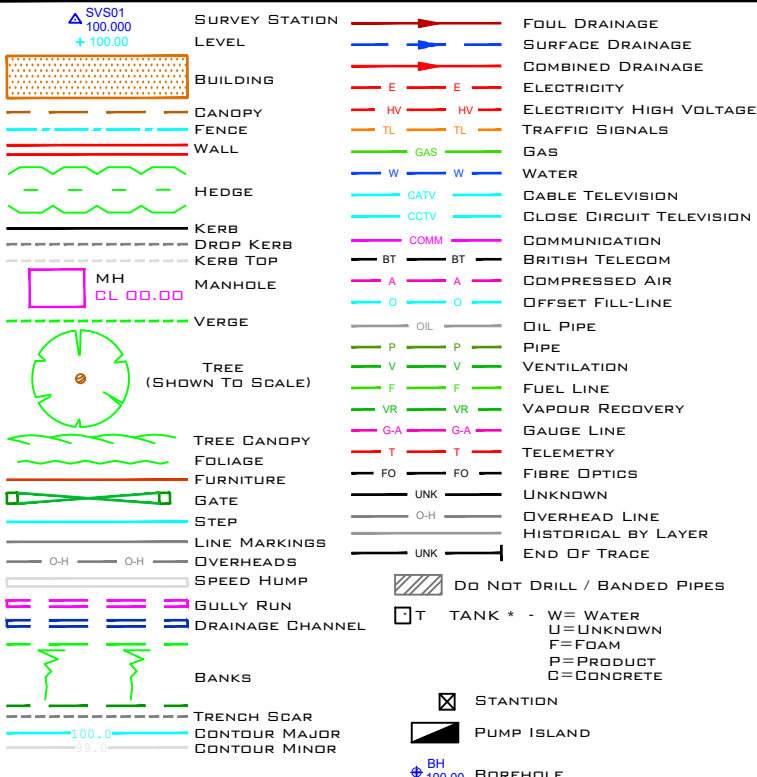




SHEET LAYOUT



LEGEND



ABBREVIATIONS

[illegible]

UTILITY NOTES

ELECTRIC, NO ACCESS INTO SUBSTATION THE CENEMA, ALL LOCATIONS WHERE POSSIBLE.

GAS: NO ACCESS INTO GAS WATERLINE, LOCATION GAS PIPES FROM AN OUTSIDE THE CENEMA TO THE GAS BUILDING, THEN ASSUMED ROUTE TO OPT SITE SURVEY AREA. UNABLE TO LOCATE FURTHER AS ALL OVERGROWN.

WATER: UNABLE TO LOCATE WATER MAIN, PRESUMING PE MATERIAL.

RE: LOCATED MAINS INTO THE CENEMA FROM THE SITUATION ON THE FOOTPATH OUTSIDE THE SURVEY AREA, DECOMMISSIONED FEEDS FOR THE OLD BUILDINGS LOCATED TO THE NW AND THE NEW 4000 LOCATED.

SW: SW: ALL MANHOLE/ON SITE WERE LIFTED, DATA RECORDED AND BODIES SORGED. ONLY INFORMATION COULD BEANT RETURN INTO THE PLAN IS THE THREE STRAIGHT INTERSECTIONS IN THE WOODED AREA TO THE SW. I HAVET THE PICTURES AVAILABLE, BUT THE TOPO SURVEYOR SEEMS TO HAVE MISSED THEM.

CATY: LOCATED SW 1/4 CHAMBERS WHERE POSSIBLE, OUR ROUTE TAKEN FROM RECORDS.

UNKNOWN / GPR: NUMEROUS TARGETS AROUND SITE WHICH WERE UNIDENTIFIABLE.

BORHOLES: ALL CLEARED ACROSS SITE AND FREE OF SERVICES.

TOPOGRAPHICAL NOTES

TOPOGRAPHICAL BASEPLAN HAS BEEN PROVIDED BY ARCADIS.

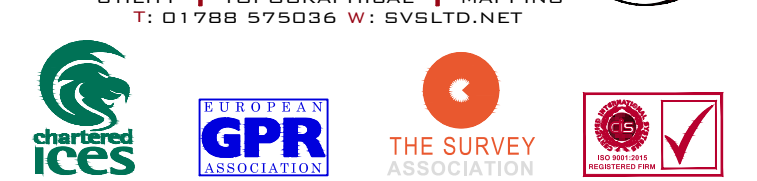
ALL UTILITIES AND FEATURES SHOWN BY SVS HAVE BEEN ADDED TO BASEPLAN BY CREATING A SCALE HAND DRAWING ON SITE THEN TRANSFERRING TO CAD.

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



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

SITE LOCATION:

HYDE ROAD
MANCHESTER
M12 5AL

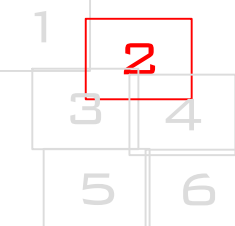
DRAWING TITLE: **FULL UTILITY SURVEY**

SURVEYED BY: JC OF		DRAWN BY: JC FL	APPROVED BY: FL
DRAWING NO:		SURVEY DATE:	

0620-ARC-13319		06-07-2020	
SCALE:	1:200 @A1	SHEET NO:	1 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.

SHEET LAYOUT



LEGEND

	SURVEY STATION		FOUL DRAINAGE
	BUILDING		SURFACE DRAINAGE
	CANOPY		COMBINED DRAINAGE
	FENCE		ELECTRICITY
	WALL		ELECTRICITY HIGH VOLTAGE
	HEDGE		TRAFFIC SIGNALS
	KERB DROP		GAS
	KERB TOP		WATER
	MANHOLE		CABLE TELEVISION
	VERGE		CLOSE CIRCUIT TELEVISION
	TREE (SHOWN TO SCALE)		COMMUNICATION
	TREE CANOPY		BRITISH TELECOM
	FOLIAGE		COMPRESSED AIR
	FURNITURE		OFFNET FULL-LINE
	GATE		OIL PIPE
	STEP		VENTILATION
	LINE MARKINGS		FUEL LINE
	SPEED HUMP		VAPOUR RECOVERY
	GULLY RUN		GAS LINE
	DRAINAGE CHANNEL		TELEMETRY
	BANKS		UNKNOWN
	TRENCH SCAR		OVERHEAD LINE
	CONTOUR MAJOR		HISTORICAL BY LAYER
	CONTOUR MINOR		END OF TRADE
	DO NOT DRILL / BANDED PIPES		
	TANK		
	PUMP ISLAND		
	BOREHOLE		

ABBREVIATIONS

AB	AIR CONDITIONER	OS	OVERHEAD
AB	AIR VALVE	OSM	OFF SURVEY AREA
BOLL	BOLLARD	PT	PIPE LEVEL
ILLU BOLL	ILLUMINATED BOLLARD	PS	PIPE RISER
BS	BELMHA BEACON	PSR	POST & RAIL FENCE
BH	BORERHOLE	RET WALL	RETAINING WALL
BS	BUS STOP	RODGING EYE	RODGING EYE
BTIC	BRITISH TELECOM COVER	RS	ROAD SIGN
CBIX	CONTROL BOX	RWP	RAIN WATER PIPE
CR	CABLE RISER	S-A	SEAM AWAY
DTV	CABLE TV	SAP	SAPLING
CP	CATCHMENT	S-C	ROUND CONNECTED
CDNC	CONCRETE	SEC FENCE	SECURITY FENCE
CL	COVER LEVEL	SL	SPOT LIGHT
D	DEPTH / DEEP	ST	STREET TAP
D-CHAN	DRAINAGE CHANNEL	STN	STATION (DATUM POINT)
DR	DRAIN PIPE	SV	STOP VALVE
EID	ELECTRICITY COVER	SVP	SOIL VENT PIPE
EP	ELECTRICITY POLE	TM	TEMPORARY BENCH MARK
EDT	END OF TRADE	TCL	TREE CANOPY LEVEL
FTL	FINISHED FLOOR LEVEL	TOW	TOP OF WALL LEVEL
FIBED	FIRE HYDRANT	TFR	TAKEN FROM RECORDS
FW	FIRE WATER	TSL	THRESHOLD LEVEL
FS	FIRE SWITCH	TL	TRAFFIC LIGHT
SV	GAS VALVE	TSR	TELEGRAPH POLE
U	GULLY	UTR	UNABLE TO RAISE
D-RUN	GULLY RUN	UTL	UNABLE TO LOCATE
HT	HEIGHT	UTR	UNABLE TO SURVEY
IC	INSPECTION COVER	UTT	UNABLE TO TRACE
LD	LETTER BOX	VR	VAPOUR RECOVERY
LP	LAMP POST	WH	WATER METER
MD	MULTI-ROD	WDO	WATER OUT
MH	MANHOLE	WFC	WATER FILLED CHAMBER
MR	MARKER	WP	WASTE PIPE
MTR	METER	U-R	UNDERSIDE
MW	MONITORING WELL	Ø	DIAMETER

UTILITY NOTES

ELECTRIC: HAS ACCESS INTO SUBSTATION OR CHAMBER, ALL LOCATED WHERE POSSIBLE.
GAS: HAS ACCESS INTO GAS-HOUSE, LOCATED USING PIPE FROM A/C OUTSIDE THE CHAMBER TO THE GAS BUILDING THEN ASSUMED ROUTE TO GIP BY
UNABLE TO LOCATE WATER MAIN, PROCEEDING TO MATERIAL.
BT: LOCATED MANHOLE INTO THE CHAMBER FROM THE C. SITUATED ON THE FOOTPATH OUTSIDE THE SURVEY AREA, DISCONTINUED FEEDS FOR THE OLD
BUILDING LOCATED TO THE WAY WERE ALSO LOCATED.
BY & P: ALL MANHOLE LOCATED HERE HAVE LATEST DATA RECORDS AND DATA SIGNED BY WATERS. ONLY INFORMATION LOCATED RELAY INTO THE MAINS IS
THE MANHOLE INTERFERENCE TO THE RECORDS AND THE P. HAVE THE PROVIDED AVAILABLE, BUT THE TOP SURVEYOR SHOWN TO THE MAINS.
CITY: LOCATED VIA A CHAMBER WHERE POSSIBLE, ONE ROUTE TAKEN FROM RECORDS.
UNKNOWN / GPS: NUMEROUS TARGETS AROUND SITE WHICH WERE UNIDENTIFIABLE.
BENCHMARK: ALL CHAMBER ACCESS SITE AND FREE OF SERVICES.

TOPOGRAPHICAL NOTES

TOPOGRAPHICAL BASEPLAN HAS BEEN PROVIDED BY ARCADIS.
ALL UTILITIES AND FEATURES SHOWN BY SVS HAVE BEEN ADDED TO BASEPLAN BY
CREATING A SCALE HAND DRAWING ON SITE THEN TRANSFERRING TO GAD.
DUE TO POTENTIAL HANDOVERS THERE MAY HAVE BEEN SOME TECHNICAL REASON FOR THE
LOCATION OF ALL SVS DRAWN FEATURES MUST BE TREATED AS INDICATIVE AND ANY
CRITICAL DIMENSIONS CONFIRMED ON SITE.

REV	DATE	DESCRIPTION



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

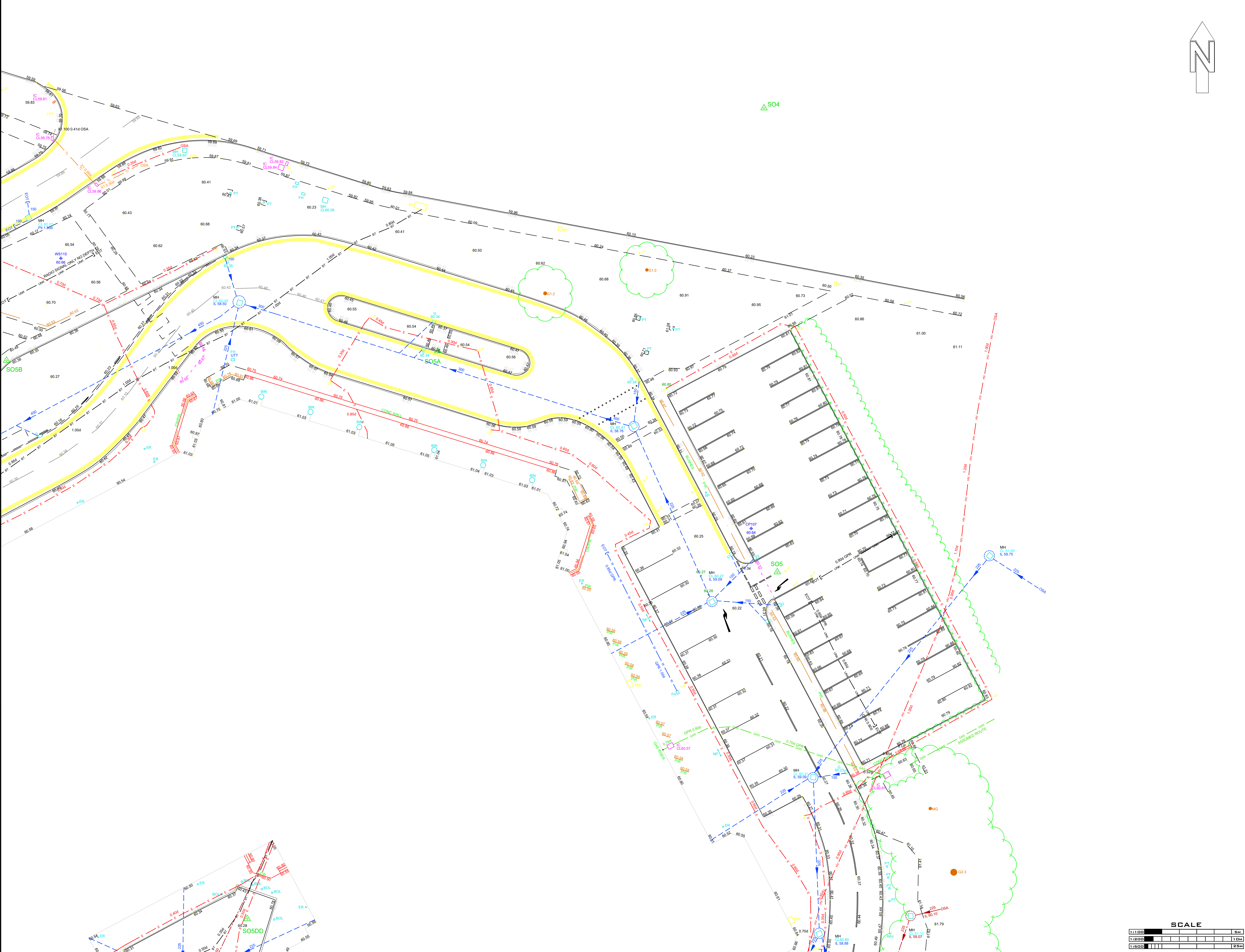
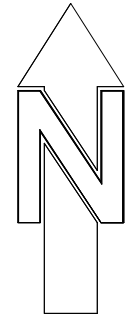
SITE LOCATION: **HYDE ROAD MANCHESTER M12 5AL**

DRAWING TITLE: **FULL UTILITY SURVEY**

SURVEYED BY: **JC OF** DRAWN BY: **JG FL** APPROVED BY: **FL**

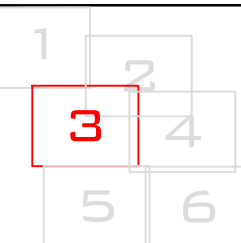
DRAWING NO: **0620-ARC-13319** SURVEY DATE: **06-07-2020**

SCALE: **1:200 @A1** SHEET NO: **2 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: H5647 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.

SHEET LAYOUT



LEGEND

	SURVEY STATION		FOUL DRAINAGE
	BUILDING		SURFACE DRAINAGE
	CANOPY		COMBINED DRAINAGE
	FENCE		ELECTRICITY
	WALL		ELECTRICITY HIGH VOLTAGE
	HEDGEROW		TRAFFIC SIGNALS
	KERB		GAS
	DROP KERB		WATER
	KERB TOP		CABLE TELEVISION
	MANHOLE		CLOSE CIRCUIT TELEVISION
	INVERT		COMMUNICATION
	VERGE		BRITISH TELECOM
	TREE		COMPRESSED AIR
	TREE CANOPY		OFF-SET FULL-LINE
	FOLIAGE		OIL PIPE
	FURNITURE		VENTILATION
	GATE		FUEL LINE
	STEP		VAPOUR RECOVERY
	LINE MARKINGS		GAS LINE
	SPEED HUMP		TELEMETRY
	GULLY RUN		UNKNOWN
	DRAINAGE CHANNEL		OVERHEAD LINE
	BANKS		HISTORICAL BY LAYER
	TRENCH SCAR		END OF TRADE
	CONTOUR MAJOR		DO NOT DRILL / BANDED PIPES
	CONTOUR MINOR		TANK
	BOREHOLE		W. WATER
			U. UNKNOWN
			P. PRODUCT
			C. CONCRETE
			STATION
			PUMP ISLAND

ABBREVIATIONS

AB	AIR CONDITIONER	OS	OVERHEAD
AB	AIR VALVE	OSM	OFF SURVEY AREA
BOLL	BOLLARD	PS	PIPE RISE
ILLU BOLL	ILLUMINATED BOLLARD	PR	POST & RAIL FENCE
BS	BELUSHA BEASON	RET	RETAINING WALL
BH	BORERHOLE	RS	ROAD SIGN
BTIC	BRITISH TELECOM COVER	RWP	RAIN WATER PIPE
CBIX	CONTROL BOX	S-A	SEAM AWAY
CH	CABLE RISER	SAP	SAPLING
CTV	CABLE TV	S-C	ROUND CONNECTED
CP	CATCHMENT	SEC	SECURITY FENCE
DDNC	DEEP DRAINAGE	SL	SPOT LIGHT
CL	COVER LEVEL	SP	SPOT PIPE
D-CHAN	DRAINAGE CHANNEL	ST	STOP SIGN
DP	DRAINAGE POINT	SV	STATION (DATUM POINT)
ED	EARTH ROD	SW	STOP VALVE
EP	ELECTRICITY POLE	SV	SOIL VENT PIPE
ERT	END OF TRADE	TM	TEMPORARY BENCH MARK
FFL	FINISHED FLOOR LEVEL	TOL	TREE CANOPY LEVEL
FIBED	FIRE HYDRANT	TOW	TOP OF WALL LEVEL
FW	FLOWER BED	TFR	TAKEN FROM RECORDS
FW	FIRE SWITCH	TFL	THRESHOLD LEVEL
GV	GAS VALVE	TL	TRAFFIC LIGHT
GV	GULLY	TS	TELEGRAPH POLE
D-RUN	GULLY RUN	TSR	THINER POST & RAIL
HT	HEIGHT	UTL	UNABLE TO LOCATE
IC	INVERT COVER	UTL	UNABLE TO RAISE
IL	INVERT LEVEL	UTL	UNABLE TO TRACE
KD	KERB BOX	VR	VAPOUR RECOVERY
LP	LAMP POST	VP	VENT PIPE
MB	MULTI-HOLE	WH	WATER METER
MH	MANHOLE	WFC	WATER FILLED CHAMBER
MHR	MARKER	WP	WASTE PIPE
MTR	METER	U-S	UNDERSIDE
MW	MONITORING WELL	Ø	DIAMETER

UTILITY NOTES

ELECTRIC: THE ACCESS INTO SUBSTATIONS OR THE CABLES, ALL LOCATED WHERE POSSIBLE.
GAS: THE ACCESS INTO GAS MAINS, LOCATED WHERE POSSIBLE FROM THE CABLES TO THE GAS BUILDING, THE ACCESS LOCATED TO THE SITE.
WATER: THE ACCESS INTO WATER MAINS, LOCATED WHERE POSSIBLE FROM THE CABLES TO THE GAS BUILDING, THE ACCESS LOCATED TO THE SITE.
BT: LOCATED WHERE POSSIBLE FROM THE CABLES TO THE GAS BUILDING, THE ACCESS LOCATED TO THE SITE.
GAS: THE ACCESS INTO GAS MAINS, LOCATED WHERE POSSIBLE FROM THE CABLES TO THE GAS BUILDING, THE ACCESS LOCATED TO THE SITE.
WATER: THE ACCESS INTO WATER MAINS, LOCATED WHERE POSSIBLE FROM THE CABLES TO THE GAS BUILDING, THE ACCESS LOCATED TO THE SITE.
BT: LOCATED WHERE POSSIBLE FROM THE CABLES TO THE GAS BUILDING, THE ACCESS LOCATED TO THE SITE.

TOPOGRAPHICAL NOTES

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REV	DATE	DESCRIPTION



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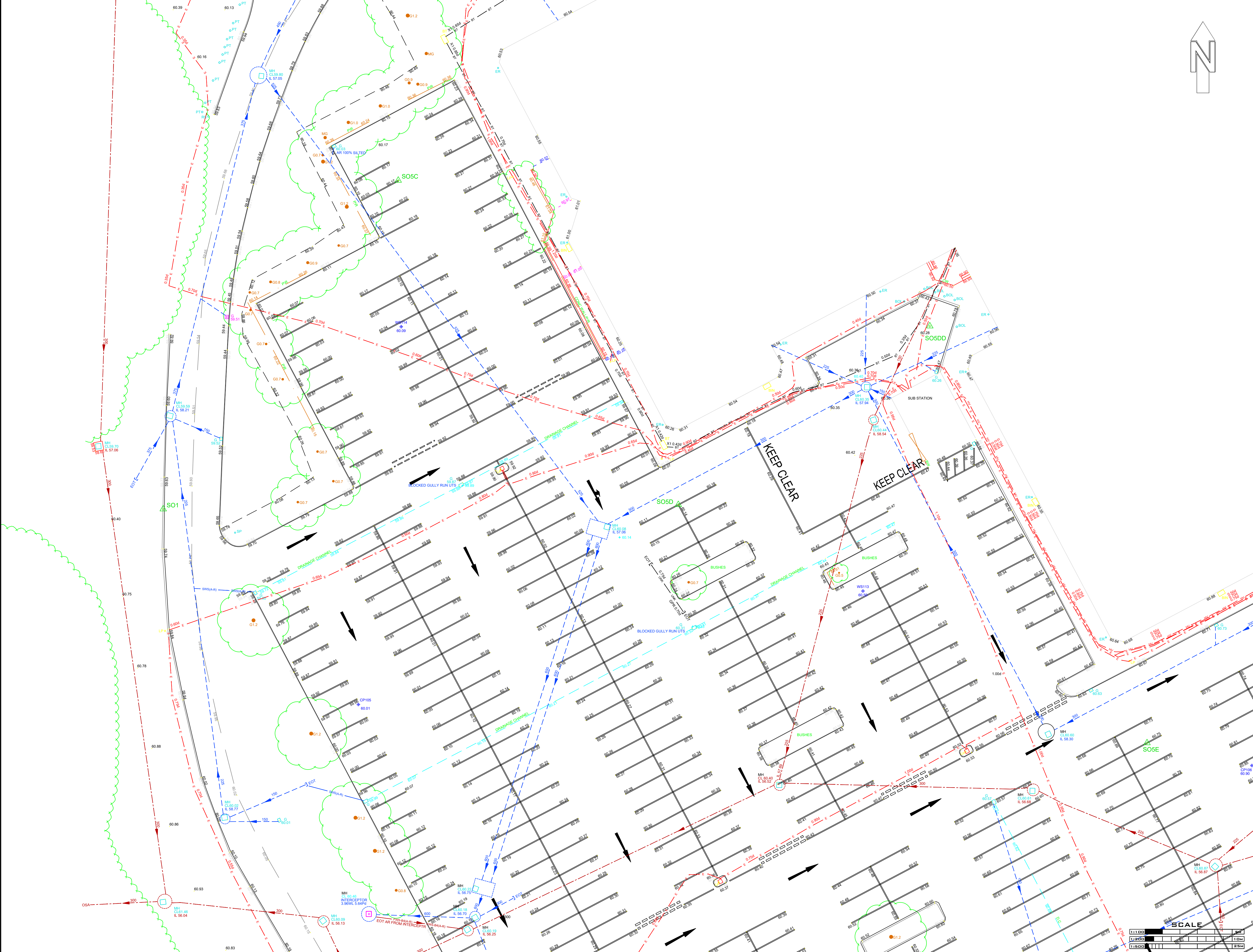
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DRAWING TITLE: **FULL UTILITY SURVEY**

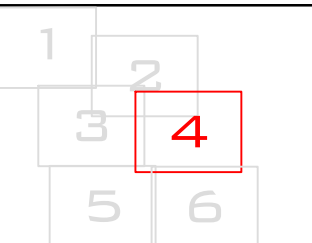
SURVEYED BY: **JC OF** DRAWN BY: **JG FL** APPROVED BY: **FL**

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: H5647 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.



LEGEND

	SURVEY STATION		FOUL DRAINAGE
	LEVEL		COMBINED DRAINAGE
	BUILDING		ELECTRICITY
	CANOPY		ELECTRICITY HIGH VOLTAGE
	FENCE		TRAFFIC SIGNALS
	WALL		GAS
	HEDEGE		WATER
	KERB DROP		CABLE TELEVISION
	KERB TOP		GLOVE CABINET TELEVISION
	MANHOLE		COMMUNICATION
	VERGE		BRITISH TELECOM
	TREE (SHOWN TO SCALE)		COMPRESSED AIR
	TREE CANOPY		OFFSET FULL-LINE
	FOLIAGE		OIL PIPE
	FURNITURE		VENTILATION
	GATE		FUEL LINE
	STEP		VAPOUR RECOVERY
	LINE MARKINGS		GAUGE LINE
	SPEED HUMP		TELEMETRY
	GULLY RUN		FIRE DRIFTS
	DRAINAGE CHANNEL		UNKNOWN
	BANKS		OVERHEAD LINE
	TRENCH SCAR		HISTORICAL BY LAYER
	CONTOUR MAJOR		END OF TRADE
	CONTOUR MINOR		DO NOT DRILL / BANDED PIPES
	STATION		TANK
	PUMP ISLAND		WATER
	BOREHOLE		UNKNOWN
			PRODUCT
			CONCRETE

ABBREVIATIONS

AB	AIR CONDITIONER	OSM	OVERHEAD
AB	AIR VALVE	OSM	OFF SURVEY AREA
BOLL	BOLLARD	OSM	ORANGE SURVEY BENCH MARK
ILLU BOLL	ILLUMINIOUS BOLLARD	PR	PIPE RISER
BS	BELUSHA BEASON	PAR FENCE	POST & RAIL FENCE
BH	BORERHOLE	RET WALL	RETAINING WALL
BS	BUS STOP	RODGING EYE	RODGING EYE
BTIC	BRITISH TELECOM COVER	RS	ROAD SIGN
CBIX	CONTROL BOX	RWP	RAIN WATER PIPE
CR	CABLE RISER	R-A	ROAD AWAY
CTV	CABLE TV	SAP	SAPLING
CP	CATCHMENT	S-C	ROUND CONNECTED
DDNC	CONCRETE	SEC FENCE	SECURITY FENCE
CL	COVER LEVEL	SL	SPOT LIGHT
D	DEPTH / DEEP	ST	STOP SIGN
D-CHAN	DRAINAGE CHANNEL	SV	STATION (DATUM POINT)
DP	DRAIN PIPE	SVN	STOP VALVE
ED	EARTH ROD	SWP	SOIL VENT PIPE
EP	ELECTRICITY COVER	SYM	TEMPORARY BENCH MARK
EDT	END OF TRADE	TOL	TREE GANDY LEVEL
FTL	FINISHED FLOOR LEVEL	TOW	TOP OF WALL LEVEL
FIBED	FIRE HYDRANT	TFR	TAKEN FROM RECORDS
FW	FIRE SWITCH	TL	THRESHOLD LEVEL
GV	GAS VALVE	TL	TRAFFIC LIGHT
U	GULLY	TSR	TELEGRAPH POLE
D-RUN	GULLY RUN	UTL	THINER POST & RAIL
HT	HEIGHT	UTL	UNABLE TO LOCATE
IC	INVERT LEVEL	UTL	UNABLE TO RAISE
IL	INJECTION COVER	UTL	UNABLE TO SURVEY
KD	KERB OUTLET	VP	UNABLE TO TRACE
LB	LETTER BOX	VP	VAPOUR RECOVERY
LP	LAMP POST	WH	VENT PIPE
MB	MULTI-HOLE	WM	WATER METER
MH	MANHOLE	WFC	WATER FILLED CHAMBER
MAR	MARKER	WP	WATER OUT
MTR	METER	WS	WASTE PIPE
MW	MONITORING WELL	U-S	UNDERSIDE
		Ø	DIAMETER

UTILITY NOTES

ELECTRICITY: HAS ACCESS INTO SUBSTATION OR TO CHIMNEY. ALL LOCATED WHERE POSSIBLE.
 GAS: HAS ACCESS INTO GAS-HOUSE. LOCATED USING PIPE FROM AIR/C OUTLET TO CHIMNEY TO THE GAS BUILDING THEN ASSUMED ROUTE TO THE SITE.
 WATER: UNABLE TO LOCATE WATER MAIN. PRESUMING IN MATERIAL.
 BT: LOCATED MARK INTO THE CHIMNEY FROM THE C. SITUATED ON THE FOOTPATH OUTSIDE THE SURVEY AREA. DISCONTINUED REELS FOR THE OLD BUILDING LOCATED TO THE WAY WERE ALSO LOCATED.
 TEL & FAN: ALL MANHOLE/ON SITE WERE LATEST DATA RECORDS AND DATA SAVED IF WANTED. ONLY INFORMATION LOCATED RELAY INTO THE MAINS IS THE MAINS. THESE INTERFERENCES IN THE RECORDS ARE TO THE MAIN. HAVE THE PROVIDED AVAILABLE, BUT THE TOP GANDY STOP TO THE MAINS.
 CITY: LOCATED VIA A CHAMBERS WHERE POSSIBLE. ONE ROUTE CHIMNEY FROM RECORDS.
 UNKNOWN/UP: UNKNOWN TARGETS LOCATED SITE WHICH WERE UNIDENTIFIABLE.
 BOREHOLES: ALL CARRIED ACROSS SITE AND FREE OF SERVICES.

TOPOGRAPHICAL NOTES

TOPOGRAPHICAL BASEPLAN HAS BEEN PROVIDED BY ARCADIS.
 ALL UTILITIES AND FEATURES BEING BY SITE HAVE BEEN ADDED TO BASEPLAN BY CREATING A SCALE HAND DRAWING ON SITE THEN TRANSFERRING TO CAD.
 DUE TO POTENTIAL HANDCARRIED DATA MAY HAVE BEEN FROM AN OLD TECHNIQUE THE LOCATION OF ALL UTILITIES DRAWN FEATURES MUST BE TREATED AS INDICATIVE AND ANY CRITICAL DIMENSIONS CONFIRMED ON SITE.

REV	DATE	DESCRIPTION



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

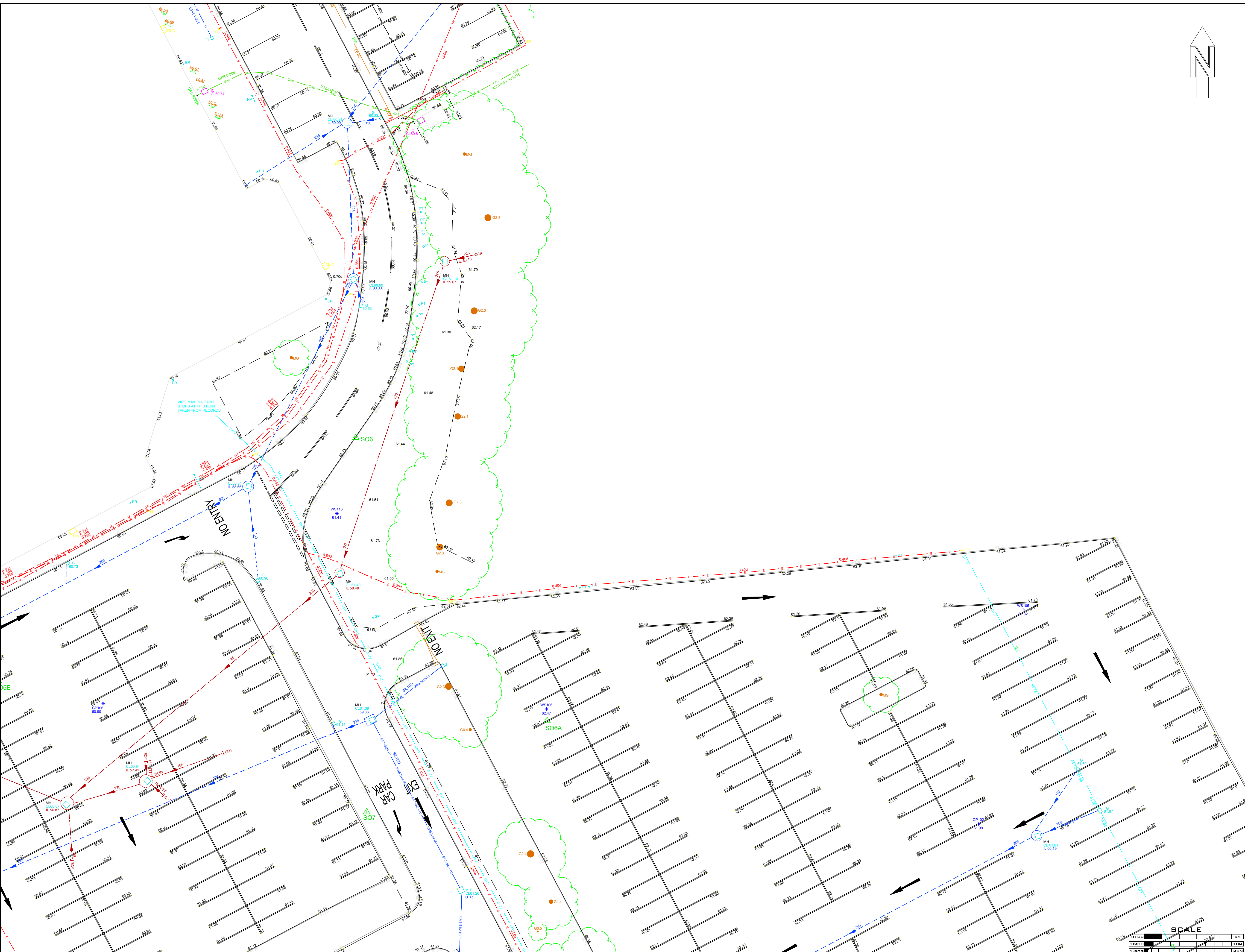
SITE LOCATION: **HYDE ROAD MANCHESTER M12 5AL**

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: **4 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: H5647 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.

