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NOTES

1. DATUM DETAILS
   PLAN DATUM:
   SURVEY ORIENTATED TO APPROX NORTH, LOCAL METRIC GRID.
   HEIGHT DATUM:
   ALL LEVELS IN METRES AND RELATED TO ORDNANCE SURVEY BENCH MARK
   LOCATED ON A WALL ALONG OUR ROAD, VALUE =34.34METRES.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
   ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION,
   NAMELY:
3. CHECK SCALE BEFORE TAKING NEW FIGURED DIMENSIONS FROM THIS DRAWING.
4. 4" 8" ROCKERY ASH.
5. CRITICAL DIMENSIONS AND HEIGHTS MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
6. OS COPYRIGHT
   REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, CROWN COPYRIGHT. TOWER SURVEYS, 10 HAVEHEE, WYNNE AVENUE, SCOTT BROWN, NE5 1HF, LICENCE No. AL 50355.

LEGEND

SPOT LEVEL
STN4 SURVEY STATION
SHRUB, BIG
BUSH/SHRUB
HEDGE/AREA OF UNDERGROWTH
TREE (INDICATIVE ONLY)
BUILDING
CONIFER
ECHO HOLE PLAN METER
TRIAL PIT
RETAINING WALL
BANKING
GATE
STILE
ROCKFACE
KERB LINE
OSBM 34.34 ORDNANCE SURVEY BENCH MARK
TBM 34.34 TEMPORARY BENCH MARK/SITE DATUM
OHPL OVERHEAD CABLE
FENCE WITH HEIGHT SUSPECTED
GP GAS STREET VALVE
GR GAS GOVERNOR
CS CAST IRON BOX
CP CONCRETE POST
CONP CONCRETE PANEL
EB ELECTRIC
HM HOT AND MAIN
IP IRON PIPE AND
IS IRON STAKE
OL OVERHEAD LINE
PM PANEL
PWF POST AND WIRE
PWR POST AND RAIL
PWZ POST AND CHAIN
PWZW POST AND CHAIN WIRE
PYS POST AND STRAND
WM WIRE MESH
WP WOODEN PANEL

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	MKR	MARKER POST
ARR	ARP X ROOF LEVEL	MH	MANHOLE
B	BOLLARD	MHC	MANHOLE - CIRCULAR
BB	BELL BOX/ BEACON	MHR	MANHOLE - RODDING
BC	BACK OF CURB	MHSE	MANHOLE - SURFACE
BOP	BACK OF PATH	MTR	METER - ELECTRIC/GAS/AIR
BP	BOUNDARY POST	MP	MILE POST
BS	BUS STOP	OHC	OVERHEAD CABLE
C	CABLE TELECOM IC	P	POLE/ POST
CATV	CABLE TELEVISION IC	PI	PILLAR
CC	CONTROL CABINET	PM	PARKING METER
CL	COVER LEVEL	P	POST
COL	COLUMN	PYL	ELECTRIC PYLON
CP	CAR PARK	RE	RAIN WATER
CPY	CARPORT LINE	RF	ROOF LEVEL
CTV	CABLE TELEVISION POINT	RG	RIDGE LEVEL
D	DRAIN	RL	RAIL LEVEL
DR	DRIVE	RWL	RETAINING WALL
DP	DOWN WATER PIPE	SA	SIGN/ AWAY
EC	ELECTRIC CABLE	SAP	SAPLING
ECB	ELECTRIC CONTROL BOX	SC	STEP/ CHOC
EM	ELECTRIC METER	SCA	SECURITY CAMERA
EP	ELECTRIC POLE	SL	SIGN/ LEVEL
ER	EARTH ROD	SCP	STRIP/ CHILLY
F	FENCE LINE	SP	STEP/ POST
FFL	FINISHED FLOOR LEVEL	SV	STOP/ VALVE
FH	FIRE HYDRANT	SW	STORM WATER
FL	FLOOR LEVEL	TAP	WATER TAP
FLT	FLOOD LIGHT	TCB	TELEPHONE/ CALL BOX
G	GULLY/ GRATE	TK	TANK
GI	GRILL	TML	THRESHOLD LEVEL
GP	GATE POST	TL	TRAFFIC LIGHT
H	HEDGE	TOL	TOP OF LOW LEVEL
IC	INSPECTION COVER	TOW	TOP OF WALL LEVEL
IL	INVERT LEVEL	TP	TELEPHONE POLE
LAM	MERCURY ARM/ LIGHT/ CHIMNEY	TRP	TRIAL PIT
MB	KERB	UTL	UNSUBLE TO LIFT
MO	MAIN OUTLET/ GULLY	V	VENT PIPE
LS	LITTER BIN	WLV	WATER LEVEL
LP	LAMP POST/ LIGHT COLUMN	WM	WATER METER
		WO	WASH OUT
		WS	WATER SAMPLE

GENERAL

NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL, THEREFORE ANY DETAILS RELATING TO CHAMBERS OR VOIDS ARE TAKEN FROM ABOVE GROUND AND AS SUCH MAY BE APPROXIMATE ONLY.

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THE ACTUAL SITE CONDITIONS ENCOUNTERED, THE ENGINEER SHOULD BE INFORMED PRIOR TO CONSTRUCTION OR DEMOLITION.

IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.

EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES, HOWEVER, IT SHOULD BE NOTED THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.

VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
STN1	1000.09	6000.30	34.16	SURVEY NAIL
STN2	981.12	6021.80	34.04	SURVEY NAIL
STN3	966.74	6042.34	34.23	SURVEY NAIL
STN4	989.34	6102.34	34.23	SURVEY NAIL
STN5	994.73	6062.55	34.28	SURVEY NAIL
STN6	1002.79	6066.75	34.26	SURVEY NAIL
STN7	1017.36	6093.35	34.63	SURVEY NAIL
STN8	1061.22	6081.84	35.00	SURVEY NAIL
STN9	1061.81	6074.12	34.97	SURVEY NAIL
STN10	1080.74	6084.36	34.82	SURVEY NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEY AT THE STATED SCALE

DUE CONSIDERATION SHOULD BE GIVEN TO CONSIDERING STABILITY OF SURVEY STATION MARKERS.

TREE SCHEDULE

No.	DIA.	SPREAD Ø	HEIGHT
TG/01	1.0	12	18
TG/02	0.9	14	15
TG/03	0.9	14	14
TG/04	NEARBY	NOT	VISED
TG/05	1.0	10	19
TG/06	0.3	7	6
TG/07	0.19	4	8
TG/08	0.26	6	7
TG/09	0.28	6	7
TG/10	0.4~0.5	9	14
TG/11	0.38	8	8
TG/12	0.35	7	7
TG/13	0.9	10	14
TG/14	0.15	8	14
TG/15	0.2	8	14
TG/16	0.2	8	14
TG/17	0.4	10	14

Notes
1) MS - MULTI STOLE.
2) TB - TRIMSTOLE.
3) DIA. - APPROX. DIAMETER MEASURED AT 1.5M ABOVE GROUND LEVEL.
4) Spread - DIAMETER OF CANOPY (SEE NOTE 8)
5) Height - APPROX HEIGHT TO TOP OF CANOPY (ESTIMATED FROM GROUND LEVEL).
6) ANY TREES THESE HAVE NOT BEEN IDENTIFIED BY AN ARBORICULTURIST AND THEREFORE HAVE BEEN ASSIGNED THEIR P.N.K.L." NAME RATHER THAN THEIR BOTANICAL NAME.
7) THIS TREE SURVEY HAS BEEN UNDERTAKEN FOR USE WITH NHBC STANDARDS CHAPTER 4.2 (xxSEP APRIL 1997).
HOWEVER, IT MUST BE NOTED THAT ONLY THOSE TREES WITHIN THE SITE LIMITS HAVE BEEN SURVEYED.
8) ATTENTION SHOULD BE PAID TO THE ORIGINAL TOPOGRAPHICAL SHEET AS TO WHETHER TREES HAVE ACTUALLY BEEN SCHEDULED, I.E. THOSE TREES BELOW SAME SIZE 'X' ONLY TREES WITHIN THE HEDGE R'IM WILL BE DETAILED UNLESS OTHERWISE SPECIFIED.
9) TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE AVERAGE SPREAD, THIS MAY NOT REPRESENT THE TRUE OUTLINE, NOTE THAT TREE BOLE MAY NOT SIT CENTRALLY TO CANOPY. TRUNK SHOWN NOT TO SCALE - SEE SCHEDULE ABOVE.
10) UNLESS OTHERWISE STATED, TREES SHOWN HAVE NOT BEEN IDENTIFIED BY AN ARBORICULTURIST AND THEREFORE HAVE BEEN ASSIGNED THEIR 'P.N.K.L." NAME. EXAMPLE SHOWN ON R" "REPLACING" NAME, IS MEANT TO SHOW ONLY ONE TREE, TREES THAT FALL WITHIN THE TOP 1 INCH HAVE BEEN SURVEYED AND FEATURED UNLESS OTHERWISE SPECIFIED.

PLANNING
ACK'D
REPLIED
RECD 18 APR 2008
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M
M
REVISIONS

DESCRIPTION	REV.	DATE	DRWN	APPR.

DRAWING STATUS

INFORMATION

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CLIENT
SEDDON HOMES

PROJECT TITLE
THE GOLDEN LION
DIDSBURY

DRAWING DETAIL
TOPOGRAPHICAL SURVEY AS OF 28/09/07

DRAWN	DM	DATE	OCTOBER 2007
PROJECT ENGINEER	PV		
CHECKED	PV	SCALE	1:200
APPROVED	PV		
DRAWING NUMBER	SH/15070530/201	REVISION	

CAD REFERENCE
\\2007Projects\15070530\15070530201

CTB REFERENCE
\\CTB-files\surv2007

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