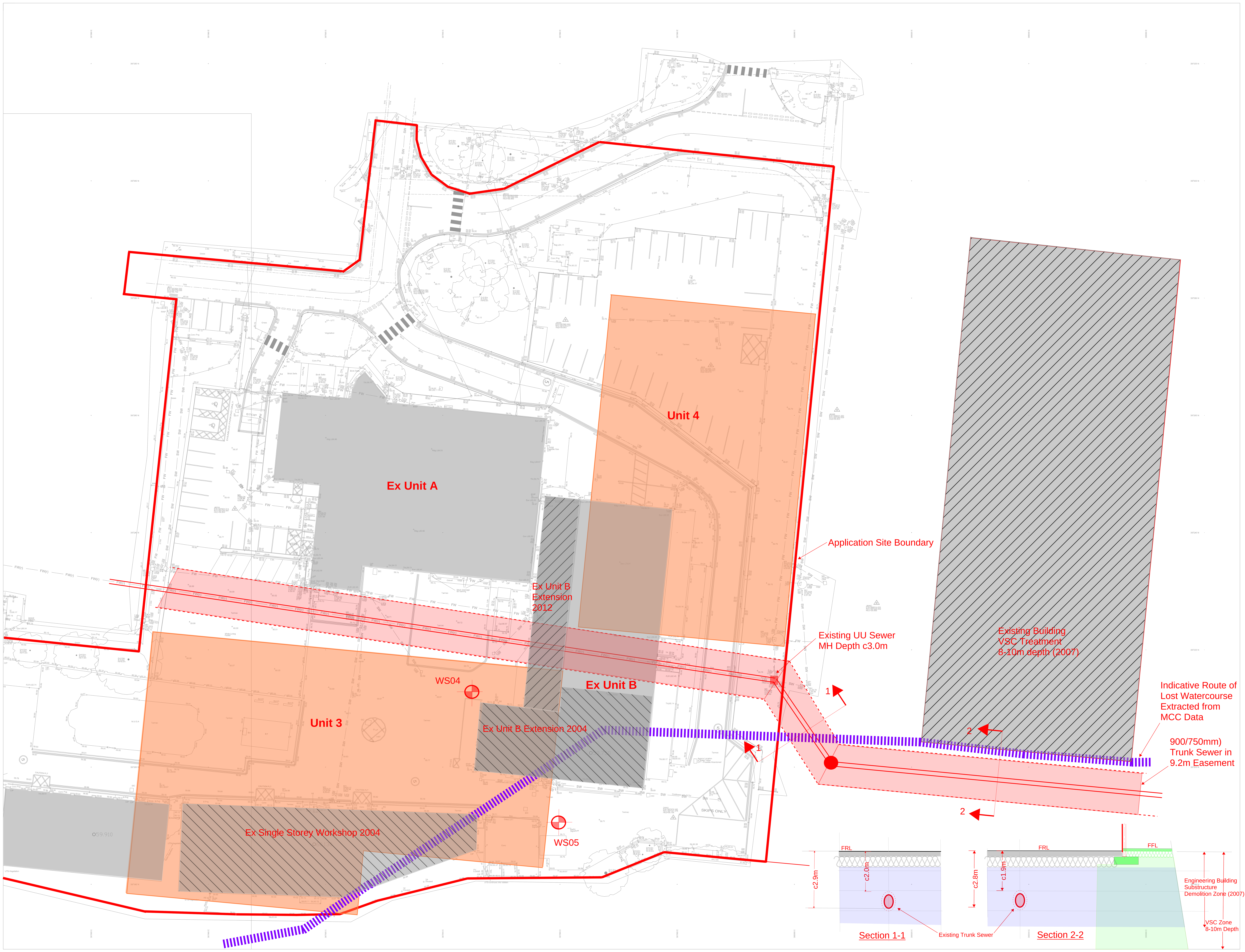

Notes:

This drawing and the building works depicted are the copyright of RPS and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. All tree types are provided as a guide only and a full Arboricultural survey to be conducted to determine the exact tree types should be completed.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Survey carried out to client specification and in accordance with RICS publication: SURVEYS OF LAND, BUILDING & UTILITY SERVICES AT SCALES 1:500 & LARGER, 3rd EDITION.

Utility Services Location Note:

This survey has been carried out using a combination of observation and detection using electrolocation and ground probing radar equipment. Connections between reference points such as manholes are assumed to be straight unless bends are indicated. The accuracy is limited to the tolerances normally expected from the equipment used.

The following indications of completeness and accuracy are for guidance only:

In areas where there is a large concentration of services, the completeness will be between 80% and 90%. This will be reduced where there are obstructions at ground level.

Positional accuracy will vary with depth and pipe / duct material; an accuracy of +/- 150 mm is achievable in normal circumstances but this will be reduced for plastic pipes.

Existing information from historical plans is likely to be unreliable and is shown for guidance only.

Excavations in the area should be carried out with care and in accordance with HSG 47. No absolute guarantee of accuracy should be inferred from these plans.

The following text is an extract from Surveys of Land, Buildings and Utility Surveys at scales of 1:500 and Larger, 3rd Edition

*"Electronic tracing is a reliable, method of locating buried services. **On Heavy, built up sites 85% completeness is probably all that can be expected.** Plan accuracies of +/- 150mm may be achieved but this figure will depend on the depth of the service below ground level. **Where similar services run in close proximity, separation may be impossible. Successful tracing of non-metallic pipes may be limited.** Existing record information showing underground services is often incomplete and of doubtful accuracy. It should be regarded only as an indication and cannot be guaranteed"*

Standard Abbreviations

ACO	LINEAR DRAINAGE CHANNEL	FH	FIRE HYDRANT	RSP	RAILWAY SIGNAL POST
AV	AIR VALVE	FS	FLAG STAFF	RW	RETAINING WALL
A/R	ASSUMED ROUTE	G	GULLY	RWP	RAN WATER PIPE
BB	BELISH BEACON	GIS	GAS INLET POINT	Sap	SAPLING
BdL	BED LEVEL	GP	GUIDE POST	SB	SIGN BOARD
BH	BOREHOLE	GPR	GROUND PROBING RADAR	Shlt	SHELTER
Bol	BOLLARD	Grl	GRILLE COVER	Si	SPUN IRON
BP	BOUNDARY POST	GV	GAS VALVE COVER	SL	SOFFIT LEVEL
B Pvg	BLOCK PAVING	Hrl	HAND RAIL	Slt	SILT LEVEL
BRck	BICYCLE RACK	IC	INSPECTION COVER	SMP	SETTLEMENT MONITORING Pnt
BS	BUS STOP	IL	INVERT LEVEL	SP	SIGN POST
BT	BRITISH TELECOM COVER	I/R	IRON RAILING FENCE	Spd Hump	SPEED HUMP
BW	BRICK WALL	KO	KERB OUTLET	SPt	SAMPLING POINT
BWF	BARBED WIRE FENCE	Lby	LIFEBUOY	SS	STRUCTURE POINT
CAP	CABLE WINDING MACHINE	Lck	LOCK GATE	ST	STAND PIPE / SUPPLY TAP
Cat	CATENARY LEVEL	Ldr	LADDER	Stl	STILE
CATV	CABLE TV COVER	LOR	LOSS OF REFLECTION (gpr)	STL	STRUCTURE TOP LEVEL
CB	CONTROL BOX	LOS	LOSS OF SIGNAL (eml)	Stone Pvg	STONE PAVING SLABS
C/B	CLOSE BOARDED FENCE	LP	LAMP POST	STP	STAND PIPE
CD	CHAMBER DEPTH	Mcy	MACHINERY	StPO	STAY POST
Cgd	CATTLE GRID	MH	MANHOLE	Stu	STUMP
Ci	CAST IRON	MgP	MOORING POST	StW	STAYWIRE
CIP	CABLE INLET POINT	Mkr	MARKER POST	SV	STOP VALVE
CL	COVER LEVEL	MP	MILE POST	SW	STONE WALL
C/L	CHAIN LINK FENCE	MS	MILESTONE	Tac	TACTILE PAVING
Col	COLUMN	MU	ELECTRIC MOTOR	TBM	TEMPORARY BENCH MARK
Conc	CONCRETE	NVP	NO VISIBLE PIPE	TBol	BOLLARD (Dept' Transport)
Conc Pvg	CONCRETE PAVING	NP	NAME PLATE	TCB	TELEPHONE CALL BOX
CP	CATCHPIT	OSA	OUTSIDE SURVEY AREA	TCP	TELEPHONE CALL POST
Cpe	CHILDRENS PLAY EQUIPMENT	OSBM	OS BENCH MARK	TEL	TELECOM COVER
CpL	COPING LEVEL	OGC	OVERGROUND CONDUIT	ThL	THRESHOLD LEVEL
Cpsn	CAPSTAN	OHC	OVERHEAD CONDUIT	TL	TRAFFIC SIGNAL POST
CR	CRANE / HOIST	OHE	OVERHEAD ELECTRIC	TM	TICKET MACHINE
Cul	CULVERT	OHG	OVERHEAD GANTRY	ToV	TOP OF VALVE LEVEL
Ct	CABLE TRAY/ TROUGH	OHStruct	OVERHEAD STRUCTURE	TP	TELEGRAPH POLE
CW	CONCRETE WALL	OHT	OVERHEAD TELECOMS	Tpt	TRIAL PIT
Dav	Davit	OHU	OVERHEAD UNKNOWN	Tr	TROUGH
DC	DUCT COVER	P	POST	UTA	UNABLE TO ACCESS
Di	DUCTILE IRON	PB	POST BOX	UTL	UNABLE TO LOCATE
(dilap)	DILAPIDATED	PC	SECURITY CAMERA	UTR	UNABLE TO RAISE
(dis)	DISUSED	Pcg	PEDESTRIAN CROSSING	UTS	UNABLE TO SURVEY
DPC	DAMP PROOF COURSE	PD	PIT DEPTH	UTT	UNABLE TO TRACE (utilities)
DS	DIRECTION SIGN	P/F	PANEL FENCE	VC	VITRIFIED CLAY
DSW	DRYSTONE WALL	PP	PETROL PUMP	VDP	VEHICLE DETECTION PAD
Eav	EAVES LEVEL	P/R	POST & RAIL FENCE	VP	VENT PIPE
EIC	ELECTRICITY COVER	Pnk	PENSTOCK	VW	VALVE WHEEL
EOT	END OF TRACE (utility)	PV	VERTICAL PIPE	WB	WEIGH BRIDGE
EP	ELECTRICITY POLE	Pyl	PYLON	WG	WATER GAUGE
ER	EARTH ROD	PZ	PIEZOMETER	WL	WATER LEVEL
ESP	ELECTRICITY SUPPLY POINT	Rdg	RIDGE LEVEL	WM	WATER METER
ESW	ELECTRICITY SWITCH BOX	RE	RODDING EYE	W/M	WIRE MESH FENCE
FB	FOOTBRIDGE	RG	RAIN GAUGE	WO	WASHOUT COVER
FL	FLOOR LEVEL	RL	RIDGE LEVEL	WS	WIND SOCK POLE
FFL	FINISHED FLOOR LEVEL	RMP	RESRVOIR MONITORING Pnt	WSR	WATER LEVEL SENSOR
Flgt	FLOOR LIGHT	RP	REFLECTOR POST		
FLR	FLAT ROOF LEVEL	RS	ROAD SIGN		

SURVEY EXTENTS — D=1.00m 1.00d — DEPTH INFORMATION

BRITISH TELECOM / TAKEN FROM RECORDS; CATV CABLE / TAKEN FROM RECORDS; CCTV CABLE / TAKEN FROM RECORDS; COMBINED WATER / TAKEN FROM RECORDS; EMPTY DUCT / TAKEN FROM RECORDS; EARTHING FEATURE / TAKEN FROM RECORDS; ELECTRIC CABLE / TAKEN FROM RECORDS; FUEL LINE / TAKEN FROM RECORDS; FOUL WATER / TAKEN FROM RECORDS; GAS / TAKEN FROM RECORDS; GPR FEATURE / TAKEN FROM RECORDS; HELIUM FEATURE / TAKEN FROM RECORDS

HOT WATER / TAKEN FROM RECORDS; OPTIC FIBRE / TAKEN FROM RECORDS; OIL PIPELINE / TAKEN FROM RECORDS; POWER FEATURE; SURFACE WATER / TAKEN FROM RECORDS; TELECOMMUNICATION CABLE / TAKEN FROM RECORDS; TELEMETRY CABLE; TRAFFIC SIGNALS / TAKEN FROM RECORDS; UNKNOWN SERVICE / TAKEN FROM RECORDS; VENT / TAKEN FROM RECORDS; WATER / TAKEN FROM RECORDS; HV ELECTRIC / TAKEN FROM RECORDS; REF:GPR02 — REFERENCE TO GPR DATA IN REPORT

Sheet Layouts

N

1 2

Grid: Local Grid by GPS Observations to the OS Active Network (OSTN15)

Datum: Ordnance Datum by GPS Observations to the OS Active Network (OSGM15)

Revision:	Amendments:	Date:	Name:
-	-	-	-
-	-	-	-
-	-	-	-
A	ORIGINAL ISSUE	Jun'22	JB

rps MAKING COMPLEX EASY — THE SURVEY ASSOCIATION

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CLIENT: RPS Consulting

PROJECT: Welcomb Street

TITLE: Topographical & Underground Utility Survey

Drawn:	DL/JS/JB/DW	Checked:	CA
Date:	June 2022	Scale:	1:200 @ A0
Drg No:	UAR3182_A	Sheet:	2 of 2

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