

Topographical Survey Legend

B	Bollard	h	Height	RWP	Rain Water Pipe
BS	Bus Stop	Hyd	Hydrant	SP	Soil Pipe
BT	Telecommunications IC	IC	Inspection Cover	SPS	Stone Paving Slabs
CPS	Concrete Paving Slabs	JB	Junction Box	ST	Stop Tap
CTV	Cable Television Cover	KO	Kerb Outlet	Stay	Cable Stay
DP	Downpipe	LB	Letter Box	SV	Stop Valve
DR	Drain	LP	Lamp Post	TCB	Telephone Call Box
Elec	Electrical IC	Mkr	Utility Marker	TL	Traffic Light
EP	Elec. Pole	MP	Mile Post	TP	Telegraph Pole
ER	Earth Rod	NP	Name Plate	TPS	Tactile Paving Slabs
FP	Flagpole	P	Post	VP	Vent Pipe
FT	Floodlight	PM	Parking Meter	WM	Water Meter
G	Gully	RE	Rodding Eye	WO	Water Outlet
GP	Gate Post	RS	Road Sign	UTL	Unable To Lift
GV	Gas Valve	RTW	Retaining Wall		

Fence Annotation

B/W	Barbed Wire
C/B	Closed Boarded
C/I	Corrugated Iron
C/L	Chain Link
C/P	Concrete Panel
H/R	Hand Rail
I/R	Iron Railings
O/B	Open Boarded
P/C	Post & Chain
P/R	Post & Rail
P/W	Post & Wire
W/M	Wire Mesh

Level Prefix Descriptions

AL	Arch Level	RL	Roof/ridge Level
BL	Bed Level	SL	Soffit Level
CL	Cover Level	Spr	Arch Springing Level
EL	Eaves Level	TF	Top Of Fence Level
FL	Floor Level	TW	Top Of Wall Level
IL	Invert Level	Thr	Threshold Level
OL	Overhead Cable Level	WL	Water Level
PL	Parapet Level		

50.00 Spot Level
SSL1 50.00 Survey Control Station (coordinated point)
Tree Multi Trunk
C/L Fence
Z Safety Barrier
Gate
Stile
Hedge
Limit of Foliage & Tree Canopy

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

DRAWING NOTES

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including; sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Surveyed physical features may not necessarily represent the legal boundary line.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.

Drainage/Services Legend

Foul		CATV	CCTV
Surface		E	Electric
Combined		SL	Street lighting
Drainage (unspecified)		TM	Traffic management
BT	British telecom	GAS	Gas
T	Telecom	W	Water
FO	Fibre optics	F	Fuel
CATV	CATV	UK	Unknown / misc
	Utility Survey Boundary		Ducting

d Service depth (m)
ø Pipe diameter (mm)
EOT End of trace
UTT Unable to trace

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

PAS128 Quality Levels

Please refer to PAS128:2014 Table 1 - "Quality level of survey outputs (normative)" 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-B1	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).

Drawing caveats, please note:

LSS 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 +/- 10% of depth with GPR and +/- 5% of the depth with electromagnetic technologies.

It is LSS 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 LSS survey methodologies, are assumed to be direct lines between manholes.

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

SURVEY CONTROL CO-ORDINATES

STATIONS	EASTINGS	NORTHINGS	LEVEL	DESCRIPTION
0001	381786.17	411028.47	98.40	
0002	381784.46	411062.99	98.68	
0003	381800.97	411081.81	98.58	
0004	381845.75	411074.70	97.56	
001A	381798.97	411057.81	98.74	
001B	381818.66	411054.30	98.28	
001C	381831.92	411055.07	97.10	
001D	381821.33	411039.35	96.66	
001G	381813.28	411006.99	96.21	
001J	381798.83	411009.48	96.82	
0005	381833.13	411004.89	95.81	
001E	381806.09	411051.04	96.94	
001F	381806.68	411039.02	96.65	
001K	381801.60	411019.30	96.58	

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

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

Please note:

Any discrepancy found between an Ordnance Survey benchmark and an OSGB15 computed orthometric height is likely to be due to bench mark subsidence or uplift and, assuming precise GPS survey has been carefully carried out, the orthometric height given by OSGB15 should be considered correct in preference to archive benchmark heights. OSGB15 converts GPS ellipsoid heights to orthometric heights above mean sea level.

REV	DESCRIPTION	DRAWN	APPR	DATE

SURVEY SOLUTIONS

LAND SURVEYING
BUILDING SURVEYING
UNDERGROUND SURVEYING
SITE ENGINEERING
MONITORING

0845 040 5969
survey-solutions.co.uk

IPSWICH BEDFORD COVENTRY GLASGOW LONDON MANCHESTER NORWICH NOTTINGHAM YEOVIL

PROJECT TITLE Willow Street Bury BL9 7PS				
DRAWING DETAIL Topographical Survey Sheet 1 of 1				
CLIENT Jennings Design Associates Limited (JDA)				SCALE 1:200
SURVEYOR JB MEG	SURVEY DATE 19/08/2022	CHECKED BY JB dlp	APPROVED BY	DWG STATUS FINAL
DRAWING NUMBER 41598MCLS-01			REVISION	ISSUE DATE 31/08/2022

RICS chartered ices THE SURVEY ASSOCIATION ISO 9001 REGISTERED FIRM QMS ISO 14001 : 2015 REGISTERED

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