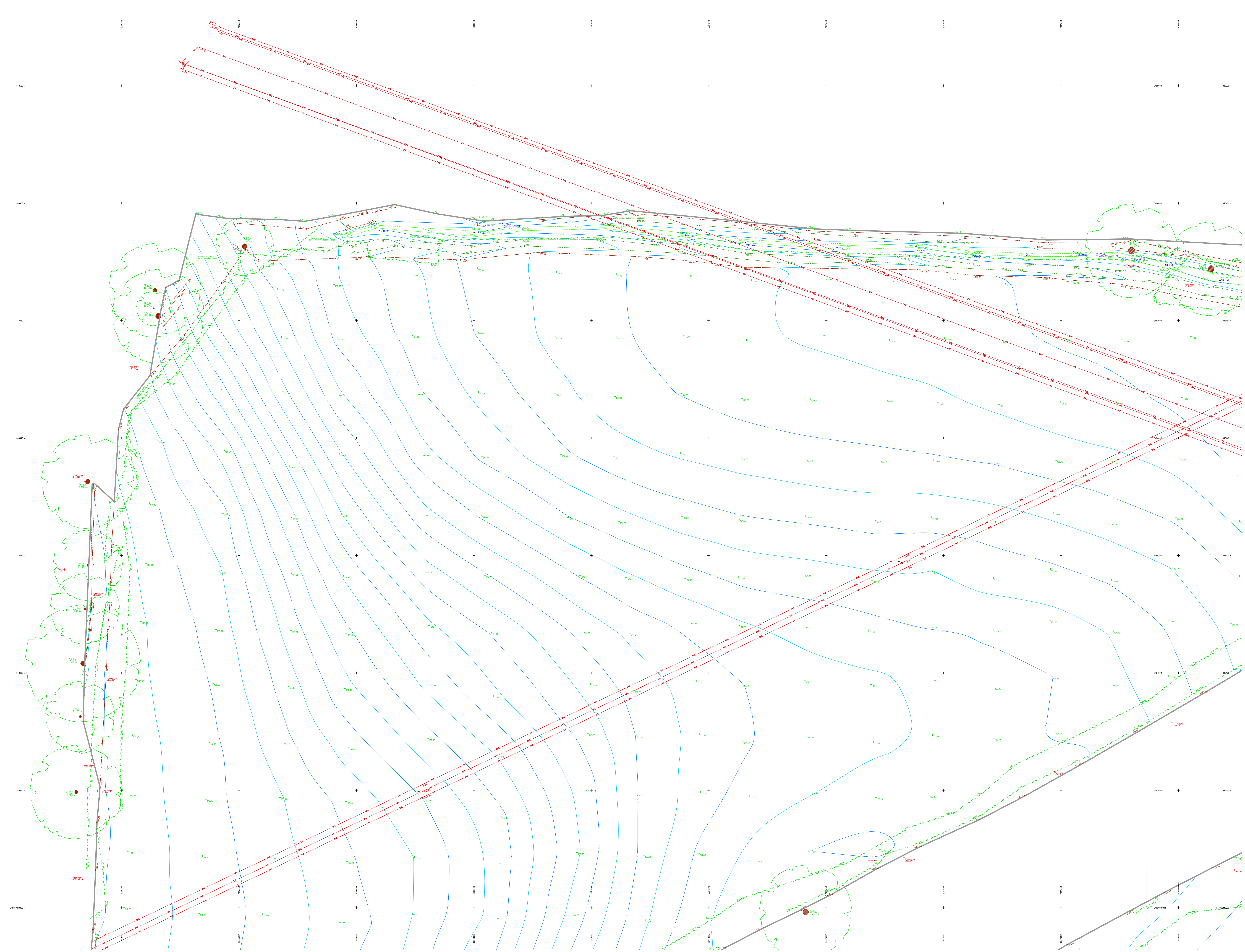
B Topographic Survey



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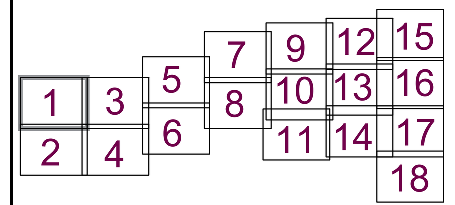
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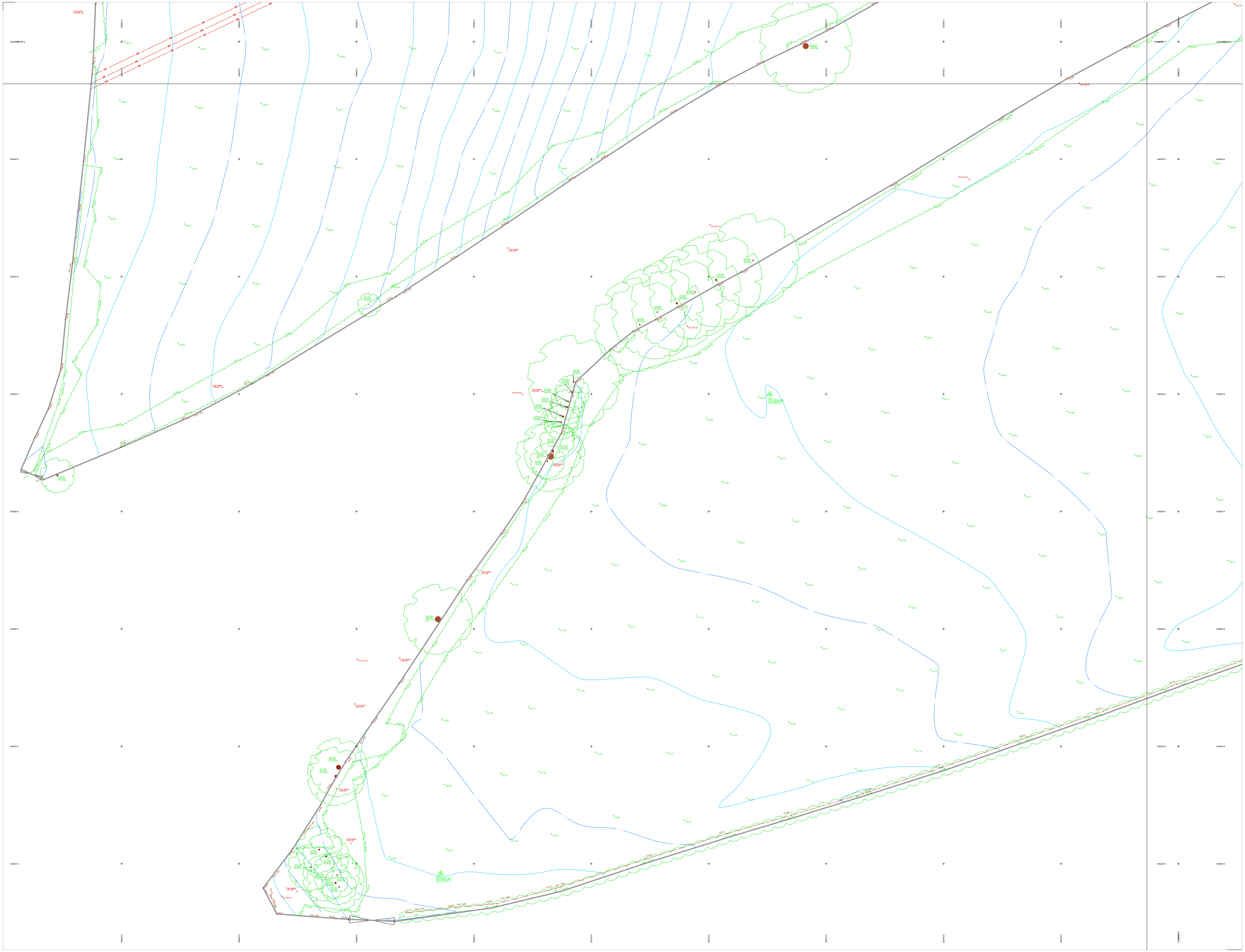
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Novus

PROJECT:
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TITLE:
Topographical Survey

Drawn:	SB	Checked:	CA
Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	1 of 18

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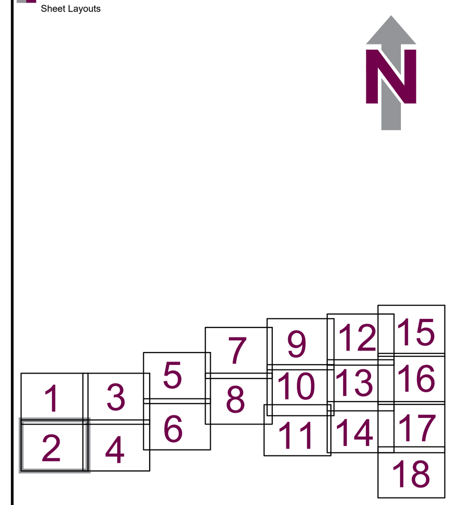
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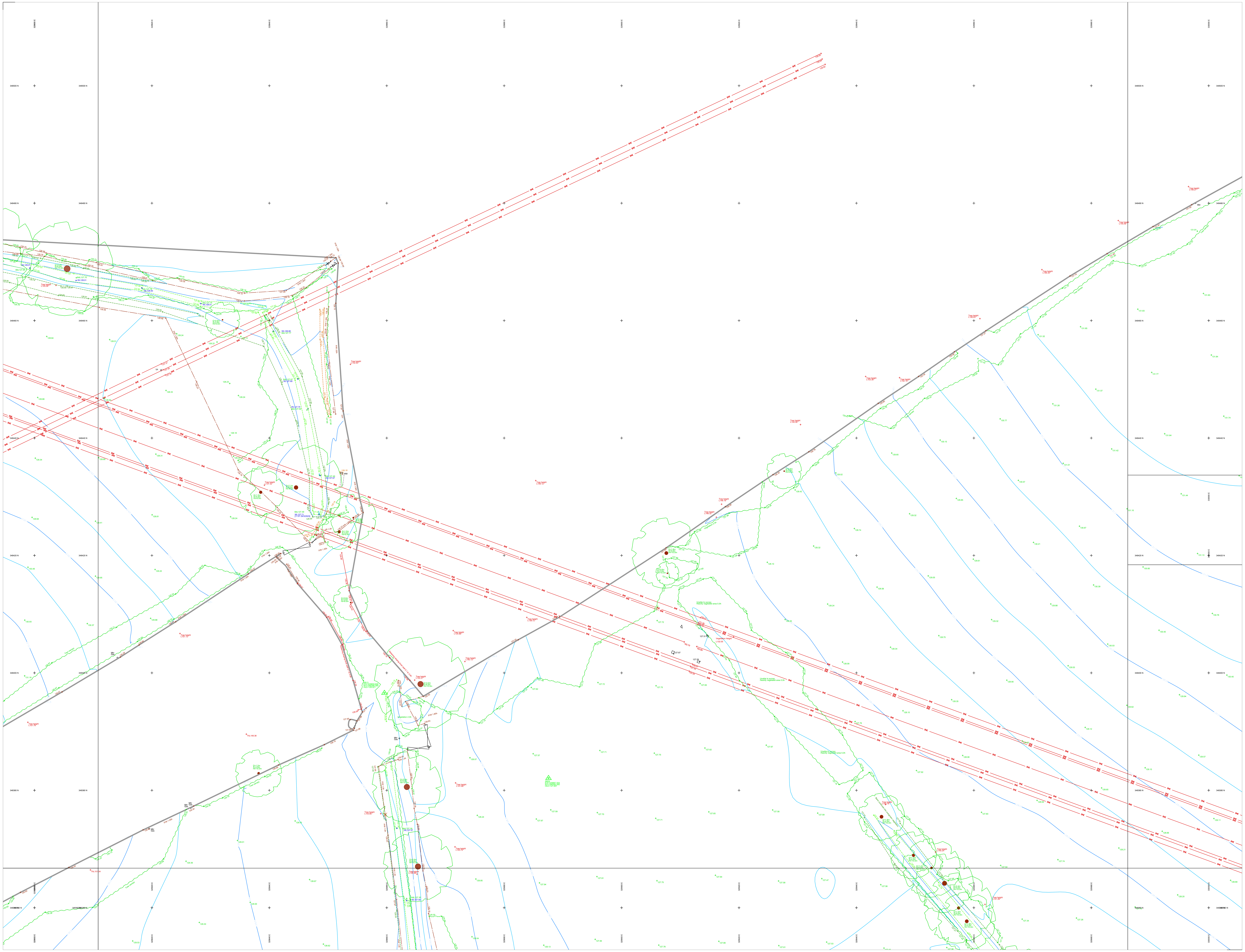
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TITLE:

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Drawn: SB	Checked: CA
Date: March 2023	Scale: 1:200 @ A0
Drg No: UAT3172_A	Sheet: 2 of 18

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FFL	FINISHED FLOOR LEVEL	RMP	RESRVOIR MONITORING Pnt		
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N

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

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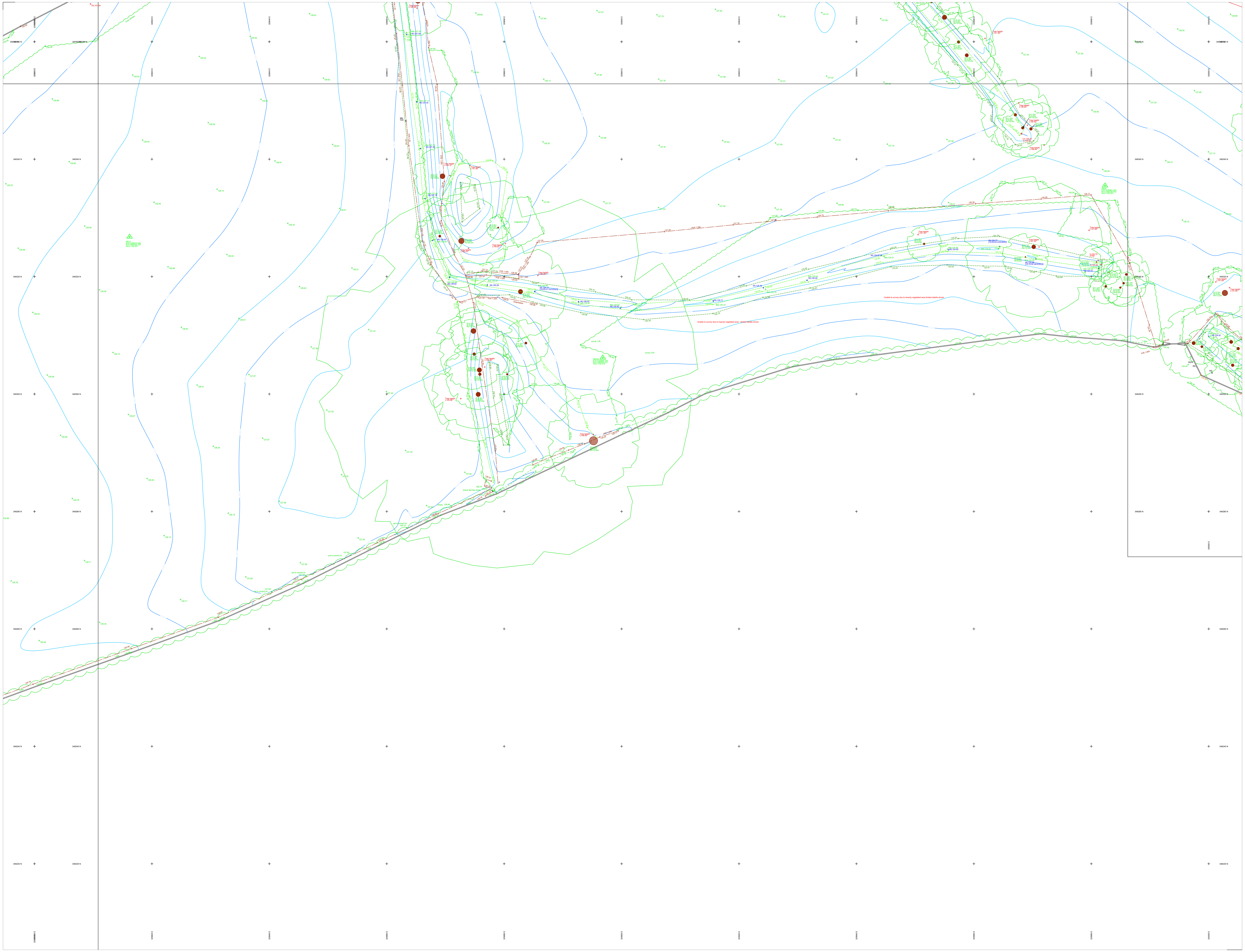
CLIENT: Novus

PROJECT: Legacy

TITLE: Topographical Survey

Drawn:	SB	Checked:	CA
Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	3 of 18

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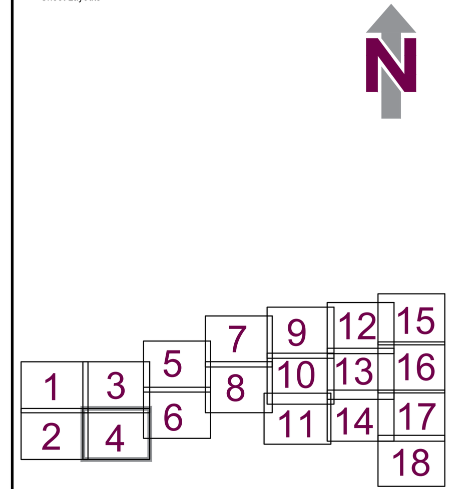
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Dav	Davit	OHT	OVERHEAD TELECOMS	Tr	TROUGH
DC	DUCT COVER	OHU	OVERHEAD UNKNOWN	UTA	UNABLE TO ACCESS
Di	DUCTILE IRON	P	POST	UTL	UNABLE TO LOCATE
(dilap)	DILAPIDATED	PB	POST BOX	UTR	UNABLE TO RAISE
(dis)	DISUSED	PC	SECURITY CAMERA	UTS	UNABLE TO SURVEY
DPC	DAMP PROOF COURSE	Pcg	PEDESTRIAN CROSSING	UTT	UNABLE TO TRACE (utilities)
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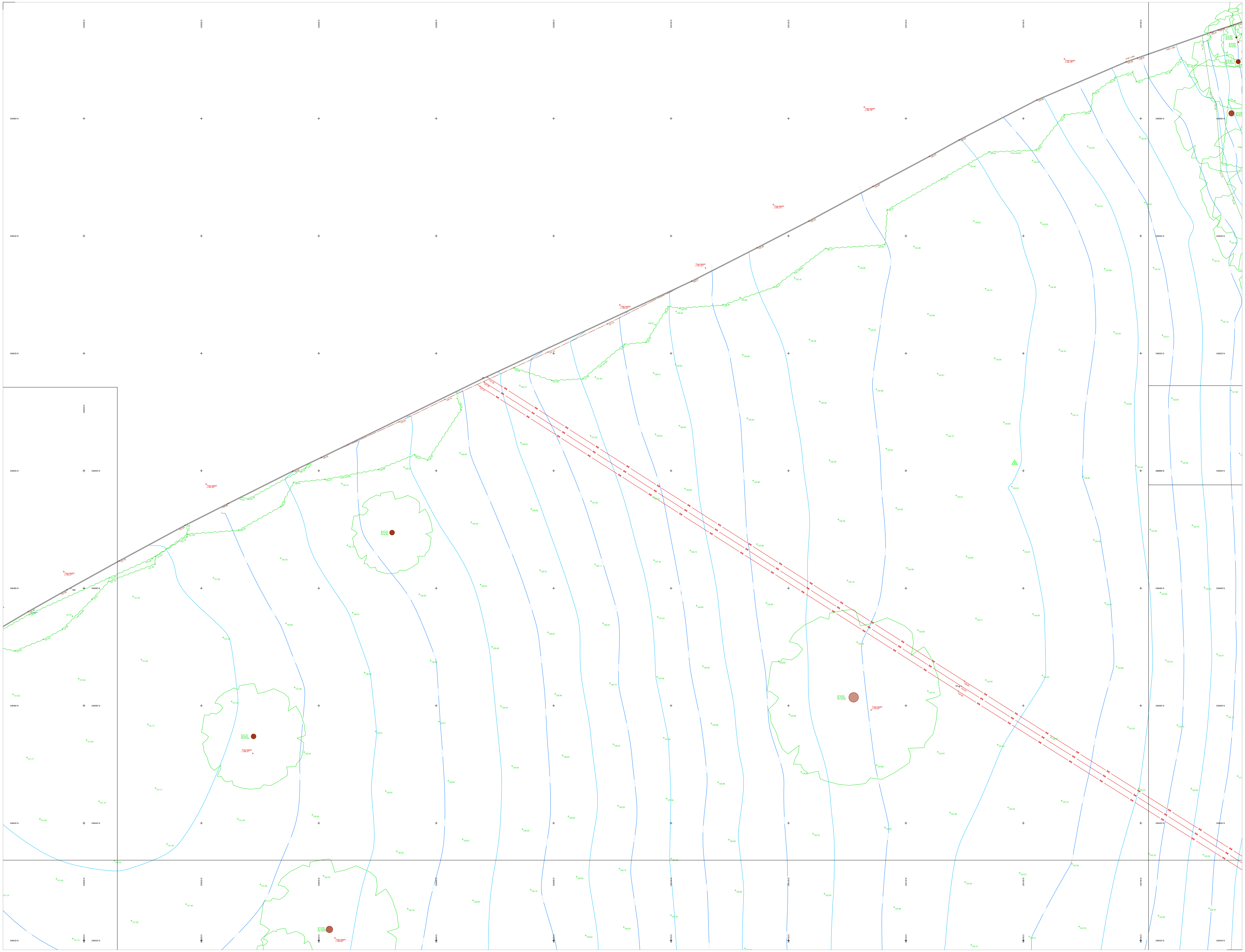
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Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	4 of 18

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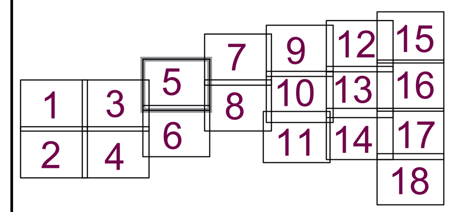
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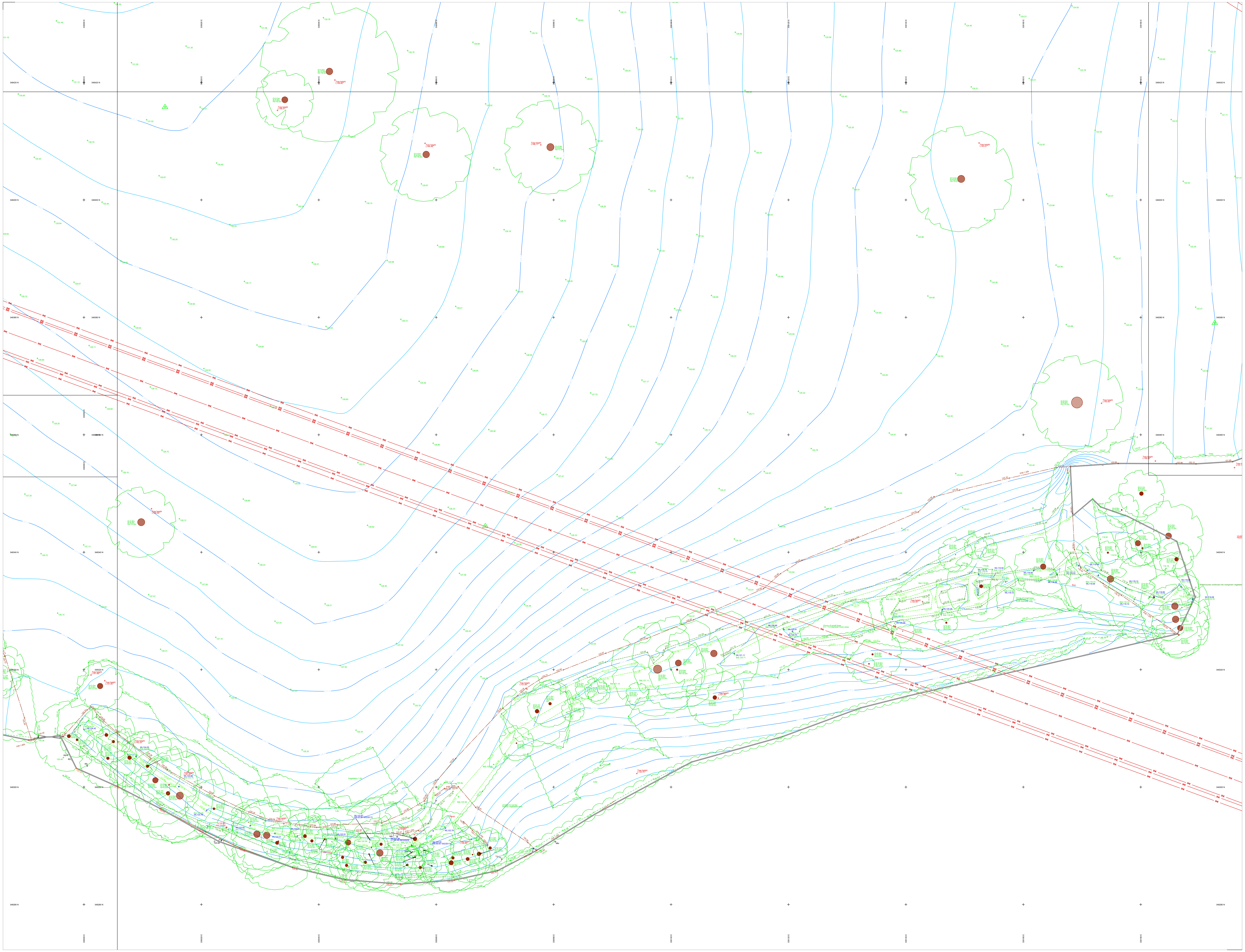
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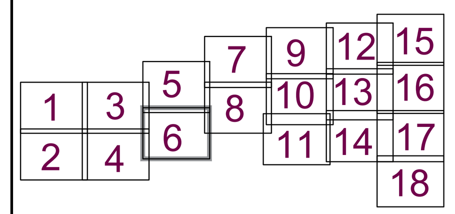
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CW	CONCRETE WALL	OHStruct	OVERHEAD STRUCTURE	Tpt	TRIAL PIT
Dav	Davit	OHT	OVERHEAD TELECOMS	Tr	TROUGH
DC	DUCT COVER	OHU	OVERHEAD UNKNOWN	UTA	UNABLE TO ACCESS
Di	DUCTILE IRON	P	POST	UTL	UNABLE TO LOCATE
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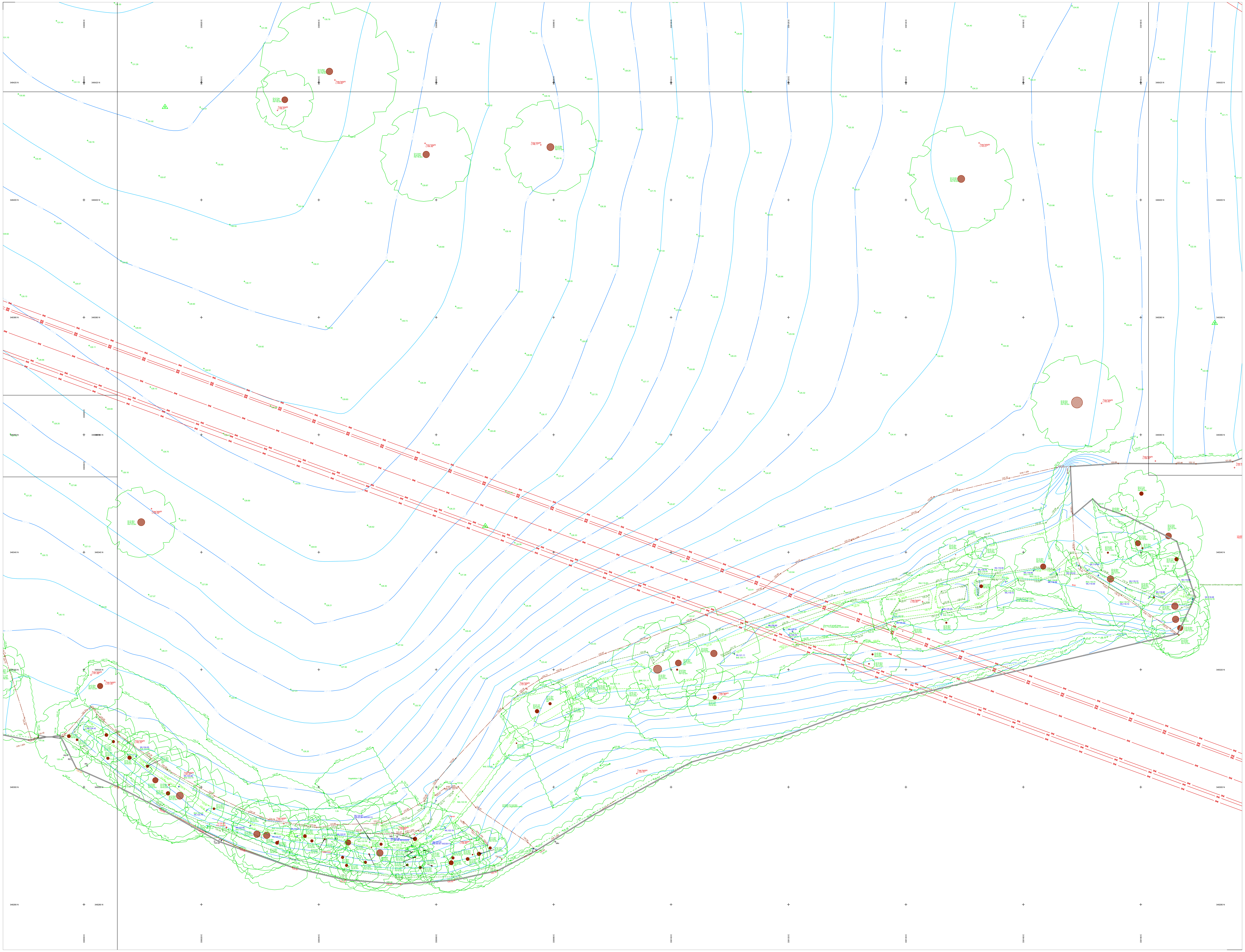
CLIENT: Novus

PROJECT: Legacy

TITLE: Topographical Survey

Drawn:	SB	Checked:	CA
Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	6 of 18

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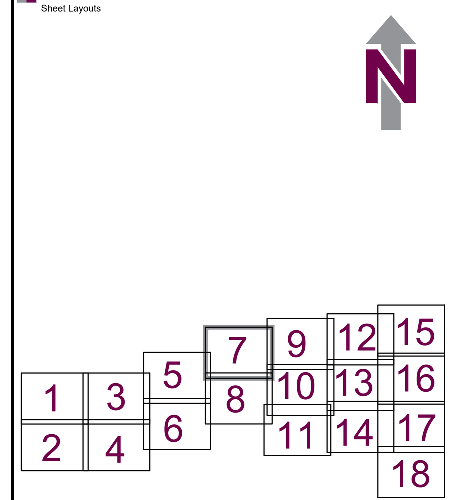
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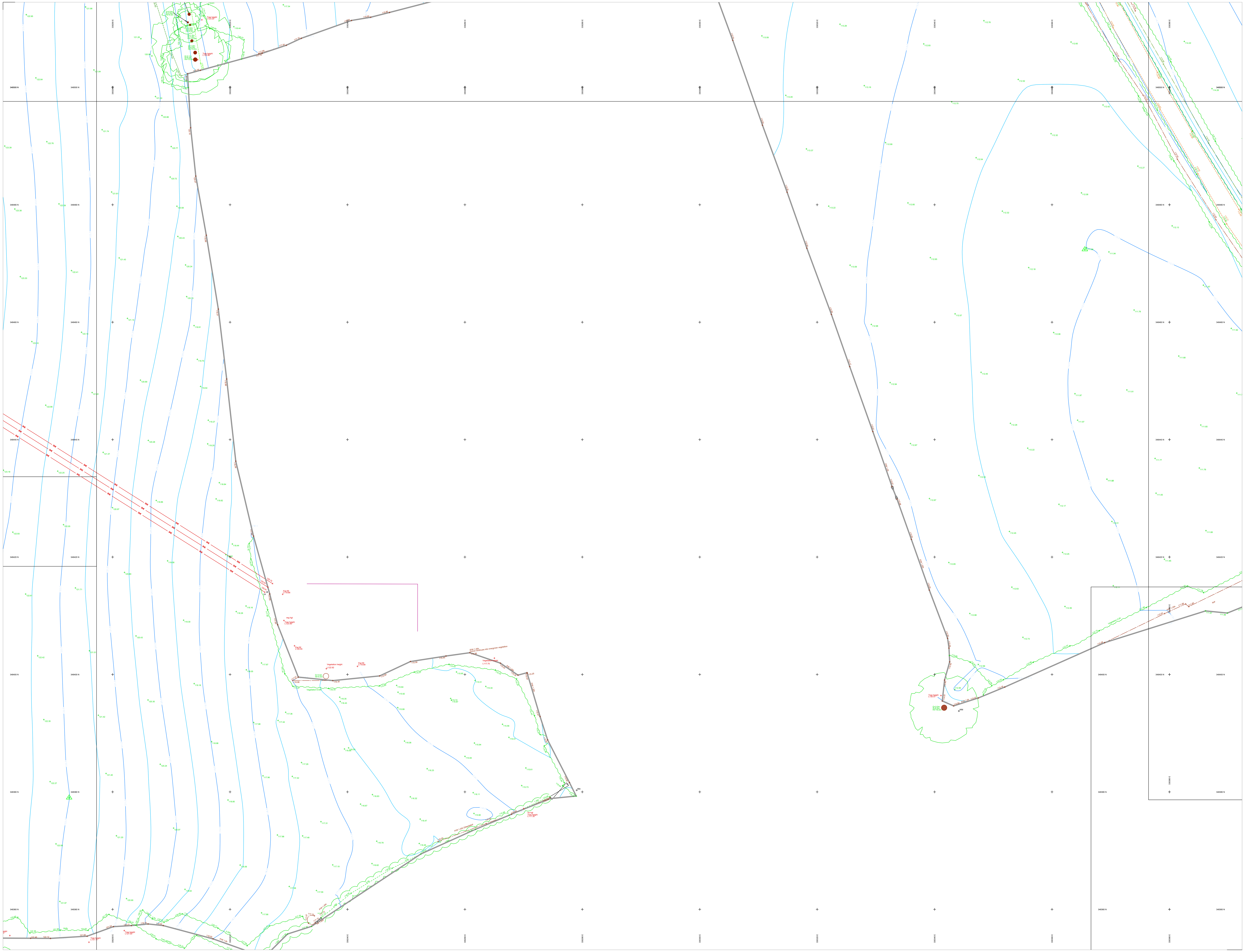
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Drg No:	UAT3172_A	Sheet:	7 of 18

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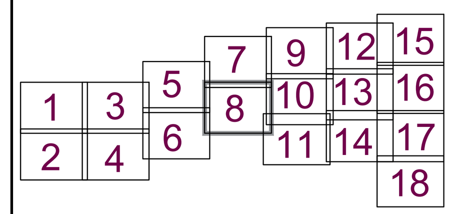
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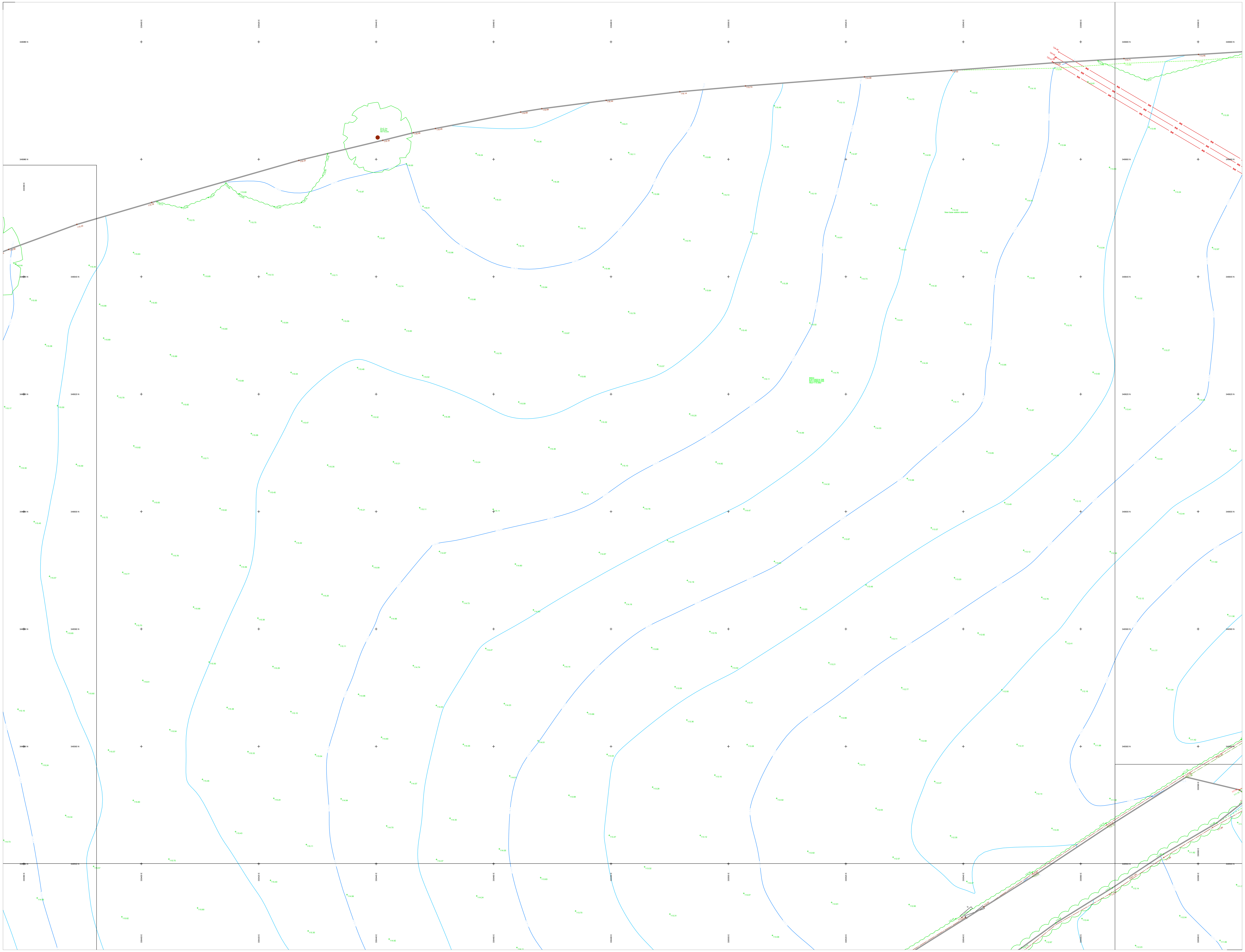
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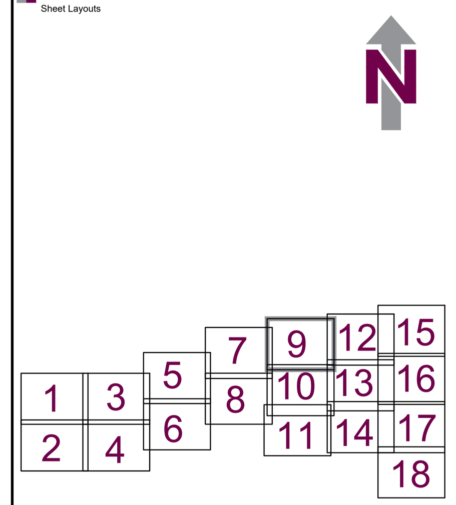
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BRck	BICYCLE RACK	Hrl	HAND RAIL	Slt	SILT LEVEL
BS	BUS STOP	IC	INSPECTION COVER	SMP	SETTLEMENT MONITORING Pnt
BT	BRITISH TELECOM COVER	IL	INVERT LEVEL	SP	SIGN POST
BW	BRICK WALL	I/R	IRON RAILING FENCE	Spd Hump	SPEED HUMP
BWF	BARBED WIRE FENCE	KO	KERB OUTLET	SPt	SAMPLING POINT
CAP	CABLE WINDING MACHINE	Lby	LIFEBUOY	SS	STRUCTURE POINT
Cat	CATENARY LEVEL	Lck	LOCK GATE	ST	STAND PIPE / SUPPLY TAP
CATV	CABLE TV COVER	Ldr	LADDER	Sti	STILE
CB	CONTROL BOX	LOR	LOSS OF REFLECTION (gpr)	Stone Pvg	STONE PAVING SLABS
C/B	CLOSE BOARDED FENCE	LOS	LOSS OF SIGNAL (eml)	STP	STAND PIPE
CD	CHAMBER DEPTH	LP	LAMP POST	StPO	STAY POST
Cgd	CATTLE GRID	Mcy	MACHINERY	Stu	STUMP
CI	CAST IRON	MH	MANHOLE	StW	STAYWIRE
CIP	CABLE INLET POINT	MgP	MOORING POST	SV	STOP VALVE
CL	COVER LEVEL	Mkr	MARKER POST	SW	STONE WALL
C/L	CHAIN LINK FENCE	MP	MILE POST	Tac	TACTILE PAVING
Col	COLUMN	MS	MILESTONE	TBM	TEMPORARY BENCH MARK
Conc	CONCRETE	MU	ELECTRIC MOTOR	TBol	BOLLARD (Dept' Transport)
Conc Pvg	CONCRETE PAVING	NVP	NO VISIBLE PIPE	TCB	TELEPHONE CALL BOX
CP	CATCHPIT	NP	NAME PLATE	TCP	TELEPHONE CALL POST
Cpe	CHILDRENS PLAY EQUIPMENT	OSA	OUTSIDE SURVEY AREA	TEL	TELECOM COVER
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Di	DUCTILE IRON	P	POST	UTL	UNABLE TO LOCATE
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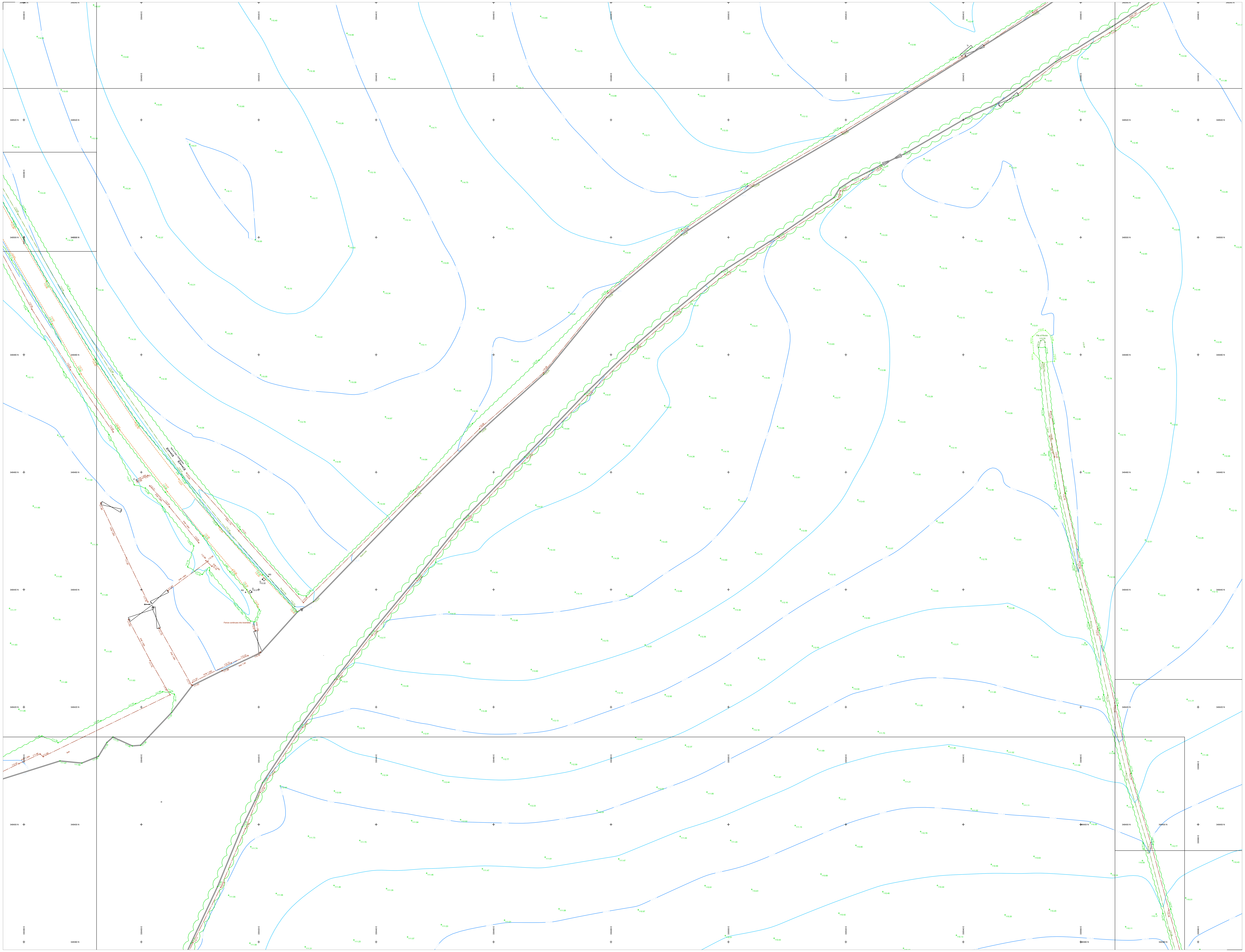
CLIENT: Novus

PROJECT: Legacy

TITLE: Topographical Survey

Drawn:	SB	Checked:	CA
Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	9 of 18

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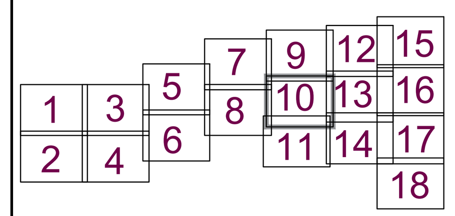
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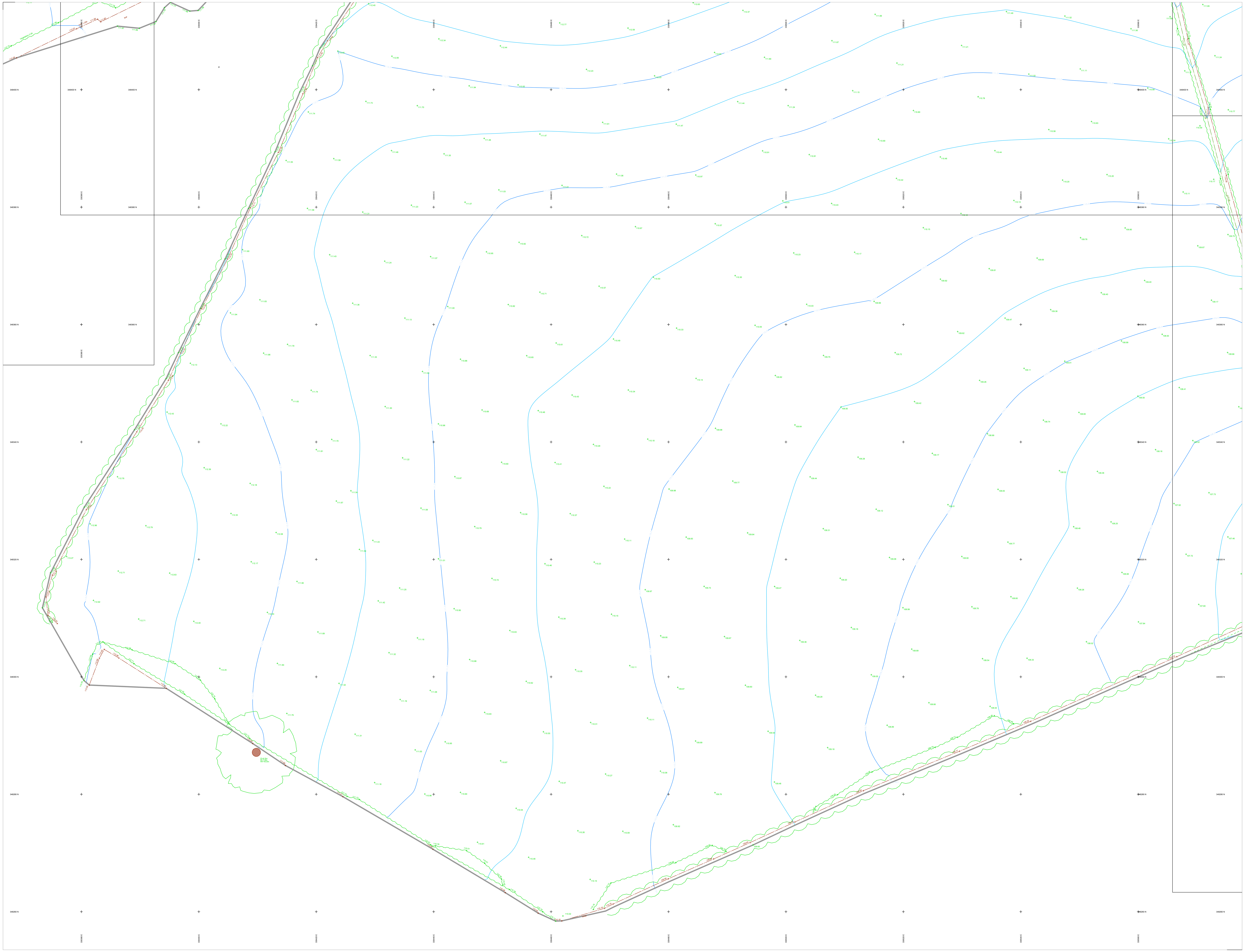
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Drg No:	UAT3172_A	Sheet:	10 of 18

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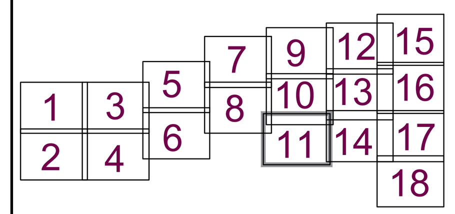
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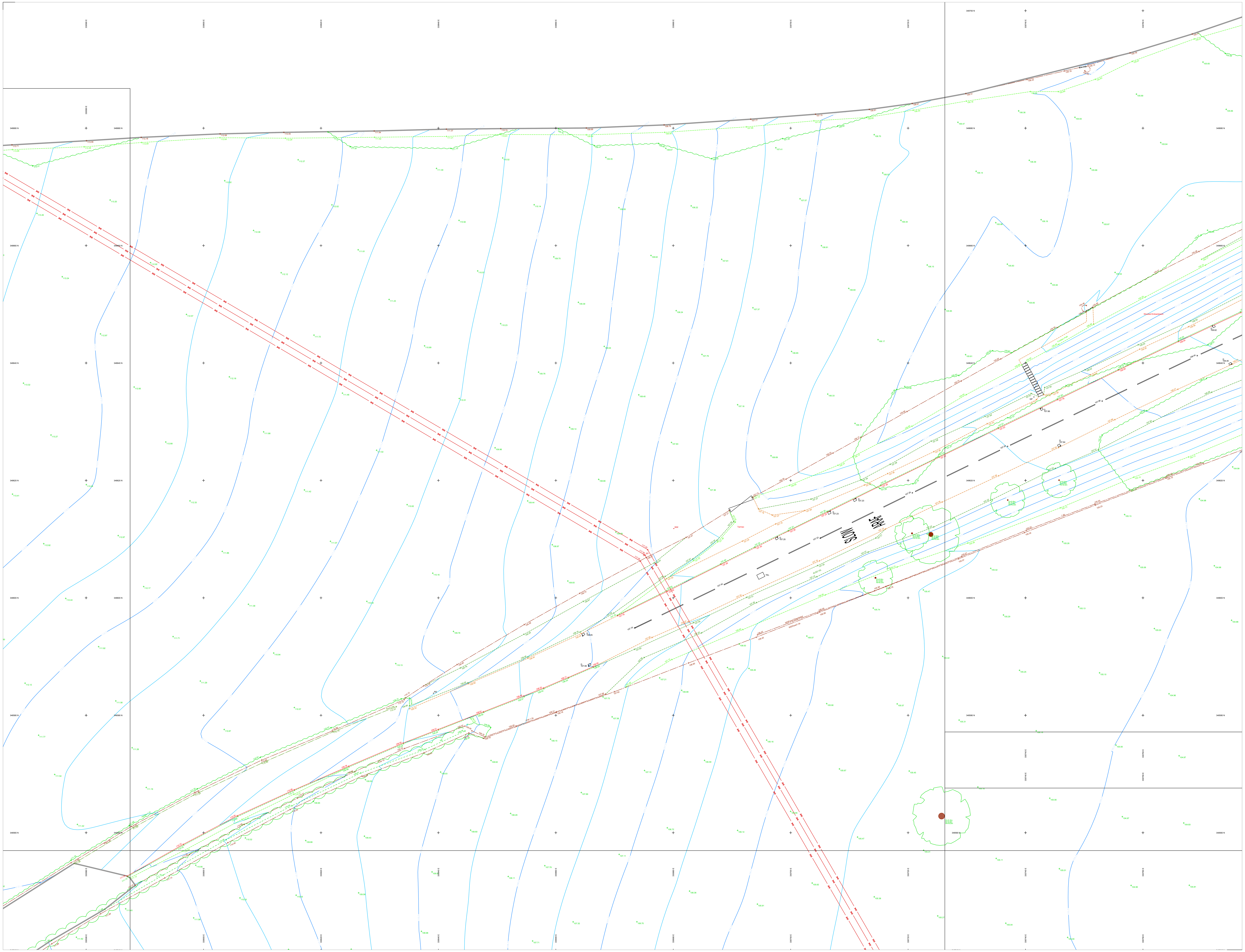
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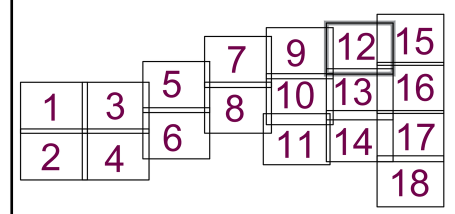
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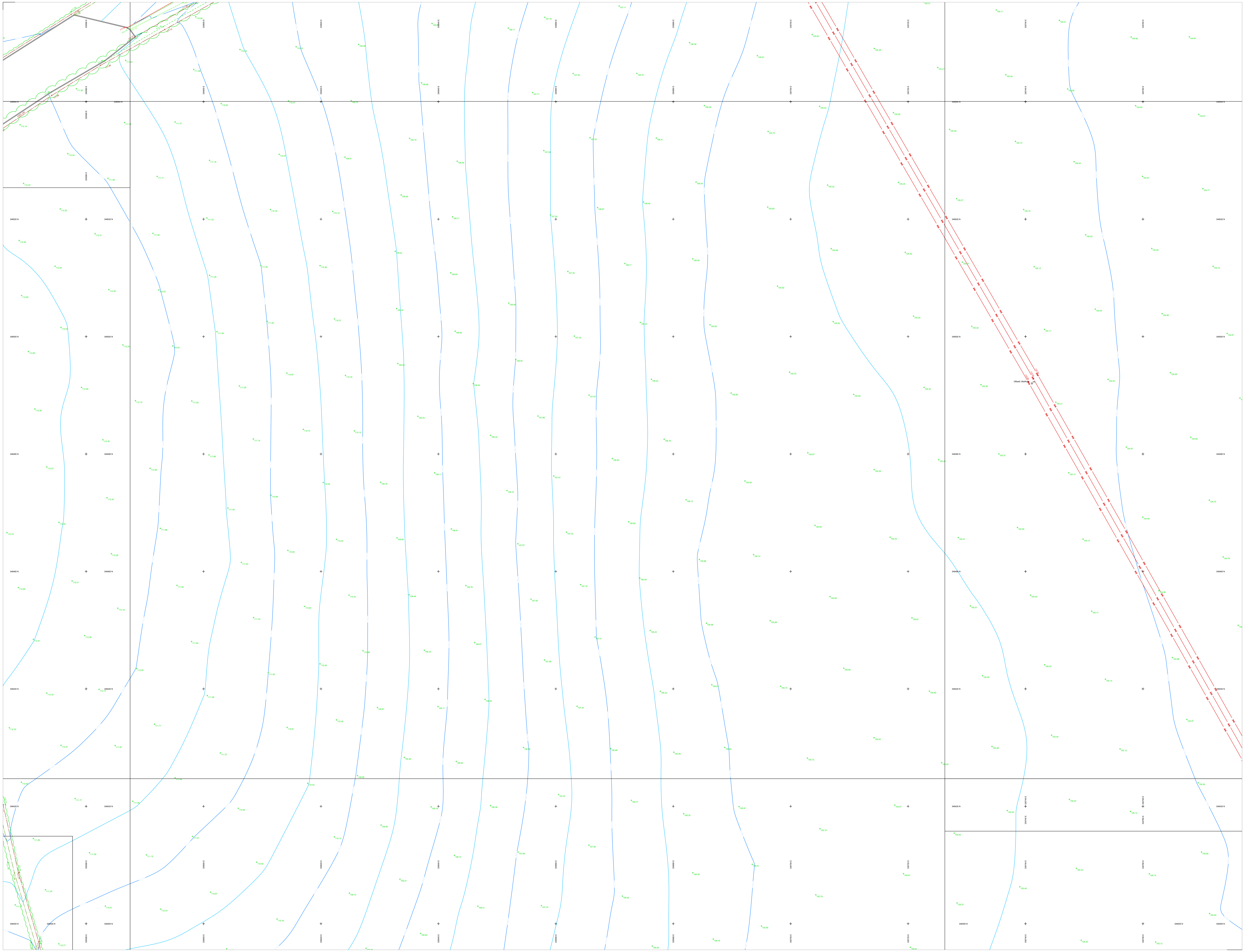
CLIENT: Novus

PROJECT: Legacy

TITLE: Topographical Survey

Drawn:	SB	Checked:	CA
Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	12 of 18

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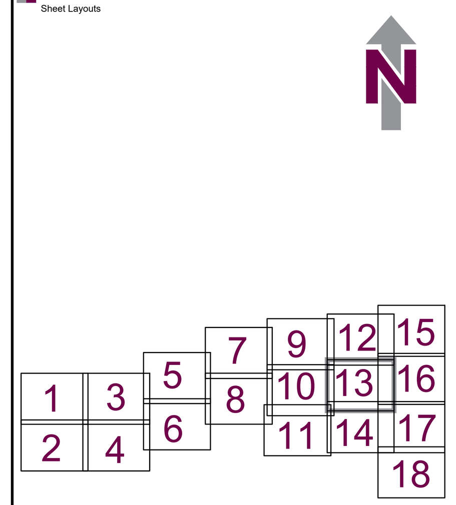
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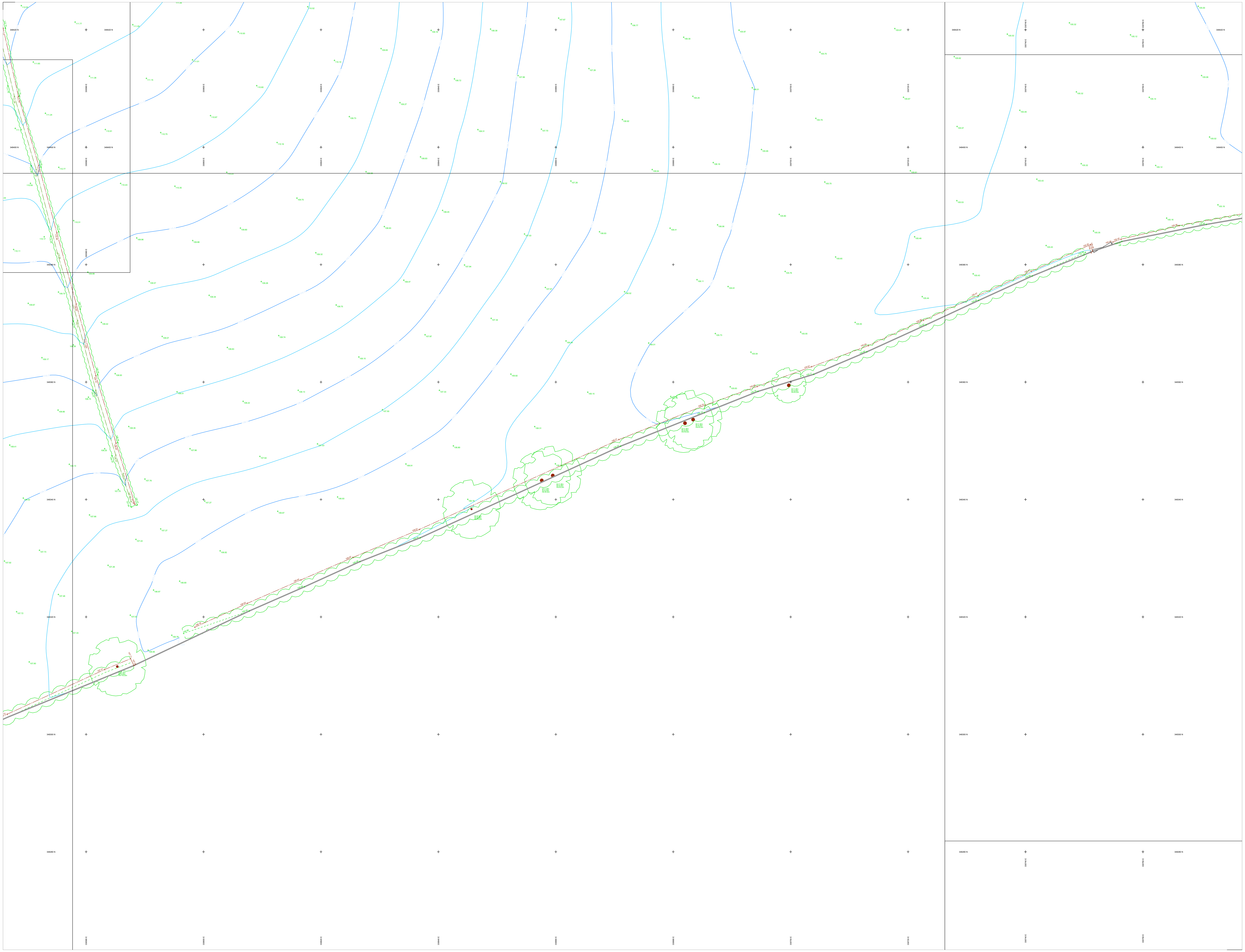
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TITLE:

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Drawn: SB	Checked: CA
Date: March 2023	Scale: 1:200 @ A0
Drg No: UAT3172_A	Sheet: 13 of 18

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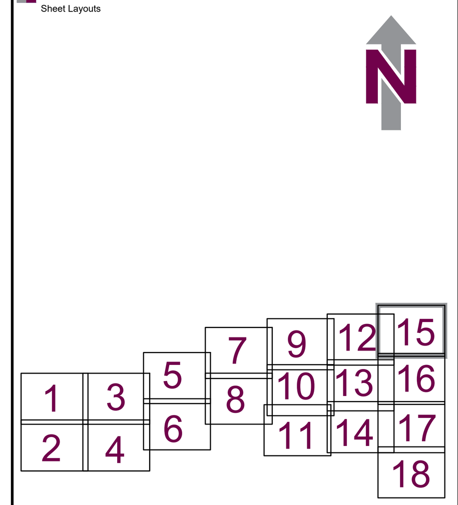
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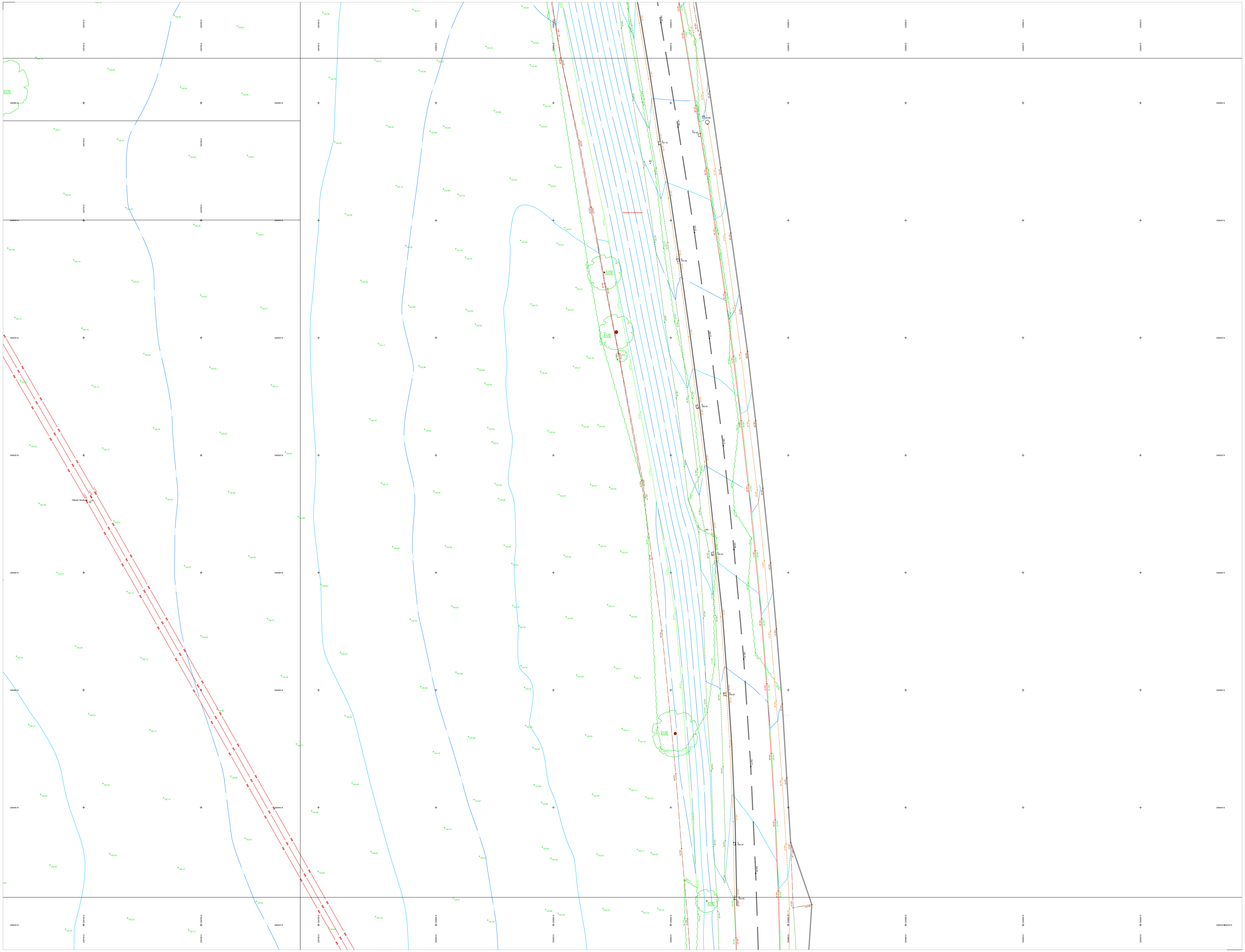
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TITLE:

Topographical Survey

Drawn:	SB	Checked:	CA
Date:	March 2023	Scale:	1:200 @ A0
Drg No:	UAT3172_A	Sheet:	15 of 18

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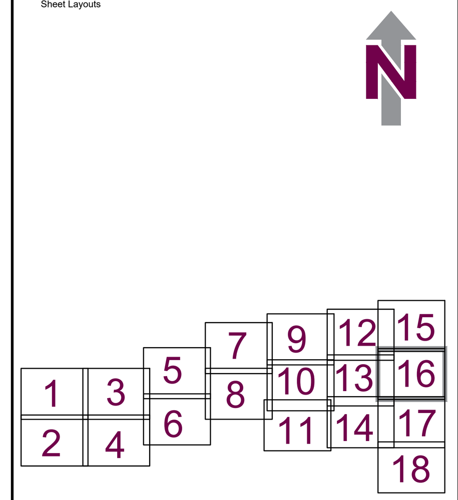
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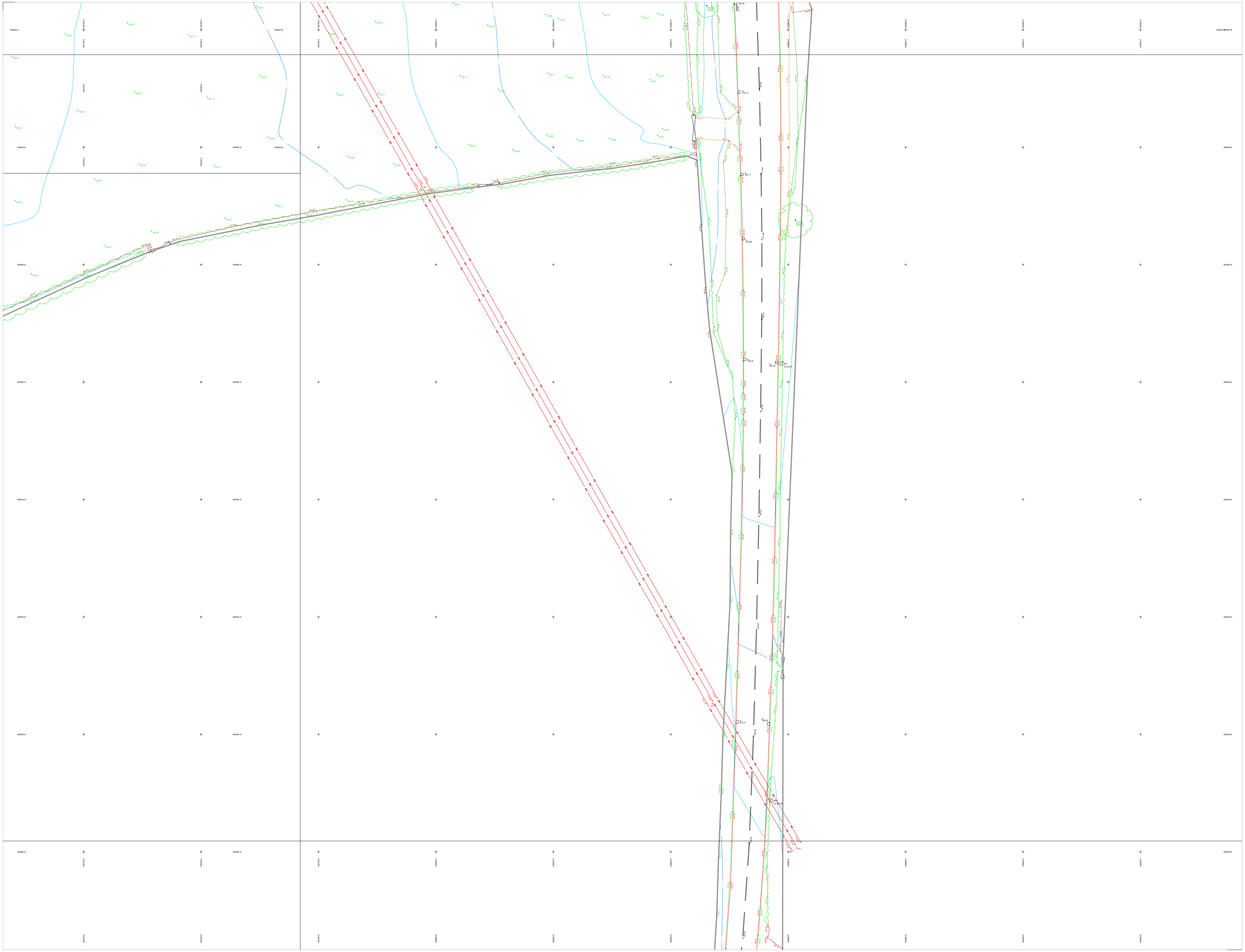
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TITLE:

Topographical Survey

Drawn: SB	Checked: CA
Date: March 2023	Scale: 1:200 @ A0
Drg No: UAT3172_A	Sheet: 16 of 18

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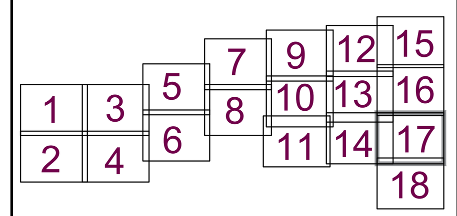
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EVC	ELECTRIC VEHICLE CHARGING	RE	RODDING EYE	WO	WASHOUT COVER
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Sheet Layouts



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CLIENT:

Novus

PROJECT:

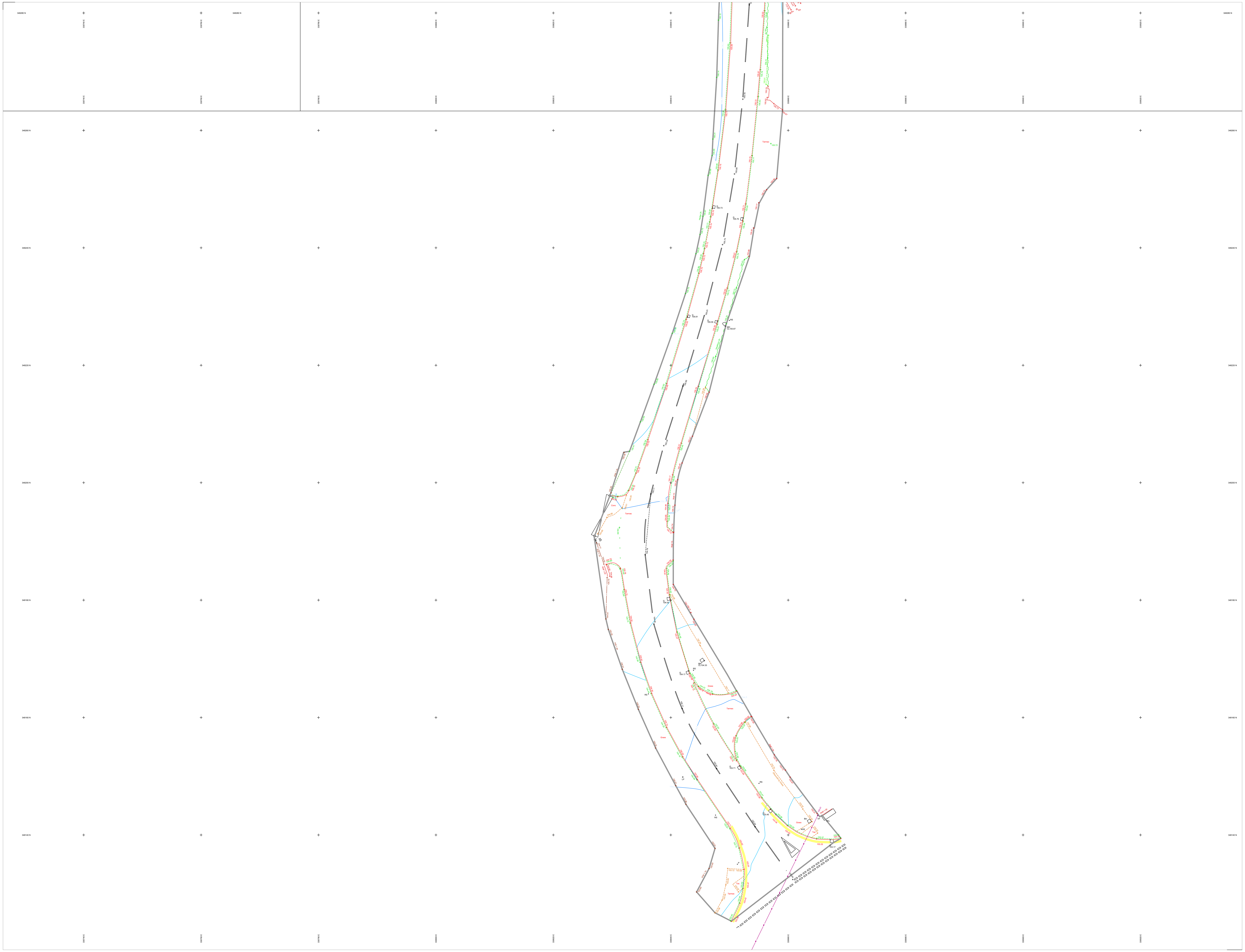
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TITLE:

Topographical Survey

Drawn: SB	Checked: CA
Date: March 2023	Scale: 1:200 @ A0
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Notes:

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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.

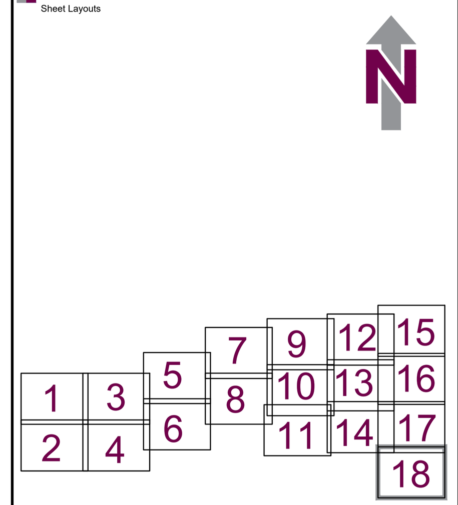
The following text is an extract from Surveys of Land, Buildings and Utility Surveys at scales of 1:500 and Larger, 3rd Edition

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