A range of detection methods are used to obtain the underground information produced in this drawing. Variations in the ground conditions can affect the quality of the data and therefore an absolute affirmation cannot be guaranteed.

The identification of any located service should not be treated as infallible. The originating source may not have been traced.

The location and/or identification of a service will not necessarily indicate whether it is live or dead.

All depths of metallic features are to centre of the service, depths on drainage runs are to the pipe invert at the manhole and should be treated as an approximate indication.

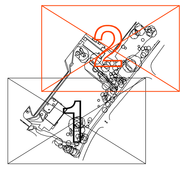
Underground drainage has been proven for position using traceable sonde methods, unless otherwise stated.
No allowance has been made for sub surface entry into manholes or other chambers or voids below ground level, therefore any details relating to depths, sizes etc, are taken from above ground and as such will be approximate only.

Features not traceable by electromagnetic or sonde techniques, have been located using GPR. Scan boxes indicate locations of recorded progressive GPR scans. Features identified in other areas by 'Immediate Mark Out' methods only.

These results are not infallible and trial excavations should be carried out to confirm service identification, position and particularly depths, where these are critical.

- Power Carrying Feature
- Water Main
- Gas Main
- Sewer Foul Water
- Sewer Surface Water
- Sewer Rising Main
- Telecom
- Telecom (Fibre Optic Cable)
- Cable Television
- Closed Circuit Television
- Traffic Signalling
- Duct
- Duct (Empty)
- Pipe (use unknown)
- Unknown Metallic Feature
- Chamber
- GPR Detected Feature
- Taken From Records (Any Service)
- Depth to service (applicable to all types)
- End of Trace
- Extent of survey (service continues)
- GPR Scan Box Area (with reference letter)

Sheet Layout



Feature Abbreviations

ACU	Air Conditioning Unit	FH	Fire Hydrant	NP	Name Plate	SVP	Soil Vent Pipe
BB	Ballbox Beacon	FP	Fence Post	PB	Post Box	TAP	Stand Pipe
BH	Bore Hole	G	Gully (with Grid)	PBR	Post Box Pillar	TBL	Telecom Box
BOL(L)	Bollard (Lit)	G	Gully (with Level)	RBB	Rodent Bait Box	TEL	Telecom's Cover
BP	Boundary Post	GP	Gate Post	RE	Rodding Eye	TL	Traffic Light
BS	Bus Stop	GV	Gas Valve	RG	Road Gully	TP	Telegraph Pole
CATV	Cable TV Cover	KO	Kerb Offset	RSL(L)	Road Sign (Lit)	VP	Vent Pipe
CCTV	Close Circuit TV	LB	Lightling Beacon	RWP	Rain Water Pipe	WM	Water Meter
CH	Chainage	LC	Level Crossing	SA	Sample Area	WO	Water Outlet
CP	Concrete Post	LP	Lamp Post	SP	Sign Post	WV	Water Value
DWB	Dog Waste Bin	ME	Meter	SP(L)	Sign Post (Lit)	UCT	Unknown Cover
EL	Electric Cover	MP	Mile Post	STMD	Speed Camera	U/SL	Ursville to Lift
EP	Electricity Pole	NP	Name Post	SVA	Cattle Stop	Ø	Diameter
E/F	Earth Post	MEP	Metal Post	SV	Stop Valve		

Description Abbreviations

Asphalt	Asphalted Route	Pbl	Pole Bollard	NP	Name Plate	OH	Overhead
BkDrp	Back Drop	FW	Foul Water	PR	Post Box	OSGRF	Ordnance Survey
Bld	Building	FP	Fence Post	PBR	Post Box Pillar		Grid Reference
Bus(Sch)	Bus Stop (with Kerb	G	Gully (with Level)	RBB	Rodent Bait Box	Rw/Wall	Retaining Wall
Bldg	Building	Hg	Hedge	RE	Rodding Eye	Rd Edg	Road Edge
CDrp(Int)	Connected Drainage	HW	Hose Water	RG	Road Gully	Sd Int	Soakaway Interceptor
	& Kerb System	Left	Left	RSL	Road Sign	Stone	Stone
Conc	Concrete	m	Metres			STN	Station
Cnr	Corner	mm	Millimetres	SA	Sample Area	TW	Trunking Water
Drp(Int)	Drop Inlet	MSL	Mean Sea Level	Sig	Sign	Tw/Ftg	Trunking Footing
Drn Ch/ld	Drainage Channel	No.	Number	Sv	Stop Valve	Tree	Tree

Legend

- Top / Bottom of Bank
- Building / Overhead Canopy
- Wall
- Solid Surface Feature / Road Edge
- Hard / Soft Surface Change
- Kerb / Dropped Kerb
- Combined Kerb & Drainage System
- Drainage Channel
- Fence Line -
  - BW Barbed Wire
  - HR Hard Rail
  - PR Post & Rail
  - CB Close Boarded
  - WI Iron Railings
  - SB Safety Barrier
  - WM Wire Mesh
  - PW Post & Wire
  - RM Post & Rail Mesh
  - CL Chain Link
  - OB Open Boarded
  - TF Temporary Fence
  - CP Concrete Panel
  - PFn Palling Fence
  - WM Wire Mesh
  - (D) Dilapidated
  - P/C Post & Chain
- Hedge Line
- Tree / Scrub Canopy Line
- O/H Telephone / Electric Cable(s)
- Rock Face
- Pipe Line (Above Ground)
- Survey Station
- Gate
- Electric Pylon
- Bush
- Tree
- Conifer
- Bollard
- Spot Level
- Woodland Area (Deciduous)
- Level Datum
- Woodland Area (Coniferous)
- Marsh Land

General

- Every effort is made to identify all visible above ground features. However, it should be borne in mind that at the time of survey, some surface features may have been obscured.
- Visible features in the vicinity of the site extents, as detailed on this survey, may not represent the legally conveyed ownership boundaries.

Level Prefix

- TL Top Level
- BL Base Level
- DPC Damp Proof Course
- FL Floor Level
- SL Sewer Level
- PL Parapet Level
- RL Roof / Ridge Level
- SL Soffit Level
- Sph Spillingly Level
- Ref Refusal Level
- TcL Top of Concrete Level
- TsP Top of Pipe Level
- ToS Top of Short Level
- ToW Top of Wall Level
- SB LB Level
- Wm Water Level (Bo.Lion & Tiles)
- FFL 1stFFL Finished Floor Level / 1st Finished Floor Level

Notes

1. Surveyed August 2009.
2. Survey related to assumed local metric grid .
3. Levels related to GPS Orthometric height, converted to MSL (Nevilyn) by OSGM02.

Control

STN	East	North	Level	Type
SP01	968.599	1955.396	95.825	Nail
SP02	1031.113	2039.192	95.812	Nail
SP03	1000.000	2000.000	95.636	Nail
SP04	1049.400	2001.581	95.441	Peg
SP05	1063.316	2066.592	95.762	Peg
SP06	1004.801	1937.071	95.052	Peg
SP07	1128.681	2070.428	96.175	Peg
SP08	1105.234	2024.260	94.893	Peg
SP09	1163.376	2049.235	93.939	Nail
SP10	1110.555	2007.063	94.056	Nail
SP11	1042.889	1903.468	94.120	Nail

No.	Description	Date	Signed
B	Trees have been added to the South East side of Site.	31.03.10	WJC
A	GPR depth results for Scan boxes F, G, H, I and K identifying MDPE Gas line.	27.11.09	SC

Revisions

Drawing Status: FINAL

Digital File 2846_2D_001B.dwg | Original Size A0

Surveyed SRP	Date 23.09.09	Scale 1:200	
Drawn SRP	Sheet 2 of 2	Approved	

Client: **Whitbread Property Ltd**

Title: Topographic & Utilities Survey

Project: **Southam Road Banbury Oxfordshire**

Drawing No. 2846/002 | Rev. B

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