

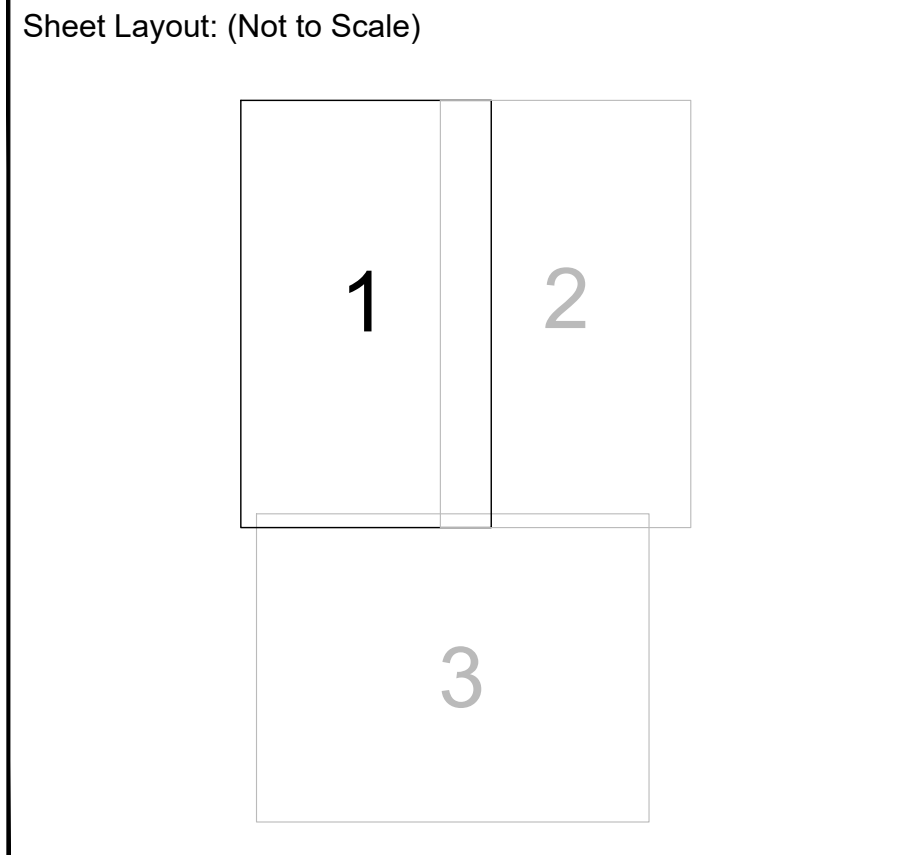
PRELIMINARY

Rev	Date	Revision Description
Revision Schedule		
Catalyst Bicester Wendlebury Road, Bicester		
Client: Albion Land Plc.		
FLOOD COMPENSATION DETAILS		
BAILEY JOHNSON HAYES Consulting Engineers		
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW		
Scale	1:500,100 @A1	
Date	30.01.20	
Drawn	DJC	
		S1358-Ext-49

Notes:
 1. GRID AND LEVELS BASED ON ORDINANCE DATUM, DERIVED FROM THE NATIONAL GRID NETWORK. LOCAL SCALE FACTOR (0.99981) APPLIED.
 2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.

Coordinate Table				
Station	Description	Eastings	Northings	Level
S1	Road Nail	457513.694	221474.669	66.995
S2	Road Nail	457532.187	221462.286	67.332
S3	Road Nail	457454.128	221321.077	67.168
S4	Road Nail	457359.027	221113.977	65.693
S5	Road Nail	457270.750	221176.614	66.852
S6	Road Nail	457310.688	221033.701	65.720
S8	Road Nail	457275.693	220909.981	65.301
S9	Road Nail	457361.577	220888.513	64.417
T1	Road Nail	457530.882	221281.548	65.833
T2	Peg	457631.512	221055.502	64.424
T4	Peg	457475.216	220881.016	64.263
J1	Road Nail	457624.764	221651.620	67.469
J2	Road Nail	457573.430	221647.149	67.210
J3	Road Nail	457521.657	221655.462	66.990
J4	Road Nail	457438.699	221428.494	67.409
J6	Road Nail	457244.200	221239.839	66.219
E1	Road Nail	457561.636	221546.953	67.001

TOPOGRAPHICAL KEY	
	GENERAL ABBREVIATIONS
	AS OPENING UNIT
	AR VALVE
	BACK STOP
	BACK LEVEL
	BASELIGNMENT
	BOLLARD
	BOLLARD LIGHT
	BRICK
	CABLE FIBRE
	CABLE FIBRE
	CABLE TV COVER
	CATCH PIT
	CONTROL BOX
	COVER LEVEL
	COVERED CONTROL BUTTON
	COVERED MANHOLE
	DRAINAGE CHANNEL
	DRAIN
	ELECTRICITY POLE
	FLUO. ROOF
	FLOOR LEVEL
	FULL WATER
	GAS VALVE
	GULLY
	HAND HOOD
	INSPECTION COVER
	KERB OUTLET
	LAMP POST
	MANHOLE
	METER
	NO PIPES VISIBLE
	POST
	POST BOX
	RIDGEWIRE
	RAIN WATER PIPE
	RETURNING WALL
	SOFT BED
	TOP DOOR
	STREET NAME PLATE
	STOP VALVE
	SURFACE WATER
	TALUTE PAVING
	TELECOM INSPECTION COVER
	TELEPHONE CABINET
	TOP OF WALL
	TRAFFIC LIGHT
	TRAFFIC LIGHT COVER
	UNABLE TO LOCATE
	UNABLE TO SURVEY
	VENT PIPE
	WATER LEVEL
	WATER METER
	WATER TAP
	WATER TAP
	WATER TAP
	WATER TAP
	WATER TAP
	WIRE MESH FENCE
	WIRE MESH FENCE
	WIRE MESH FENCE
	WIRE MESH FENCE



1:5000 Surveyed By: MKS
 Drawn By: AJ / JS
 Date: 06/01/2020

mk surveys
 MKS Surveys
 East Midlands
 www.mksurveys.com
 www.surveys4hm.co.uk

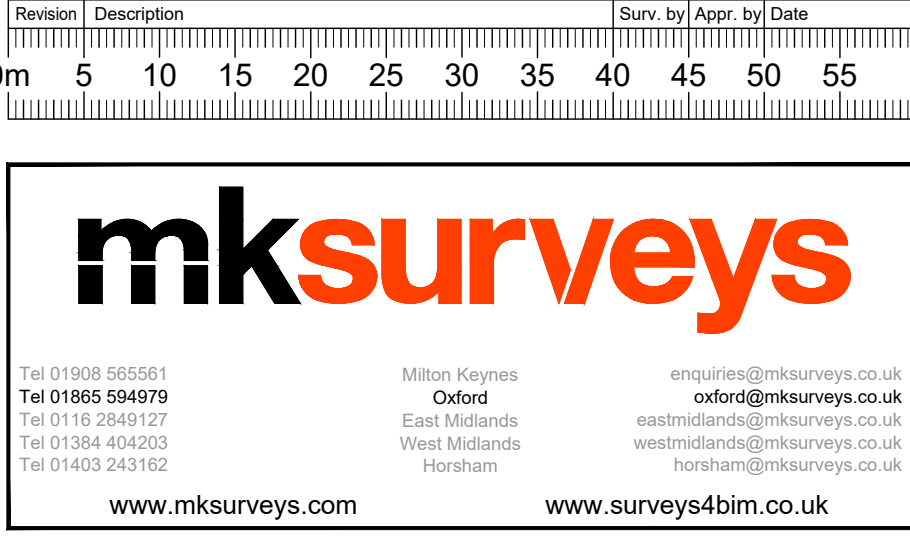
Albion Land Ltd

The Promised Land Farm
 Bicester
 Oxfordshire

Topographical Survey

Scale	Sheet Size	Sheet Number	Date
1:5000	A0	1	June 2018

Project Number	Rev	Surveyed By	Approved By
25646R1	1	MKS	AJ / JS

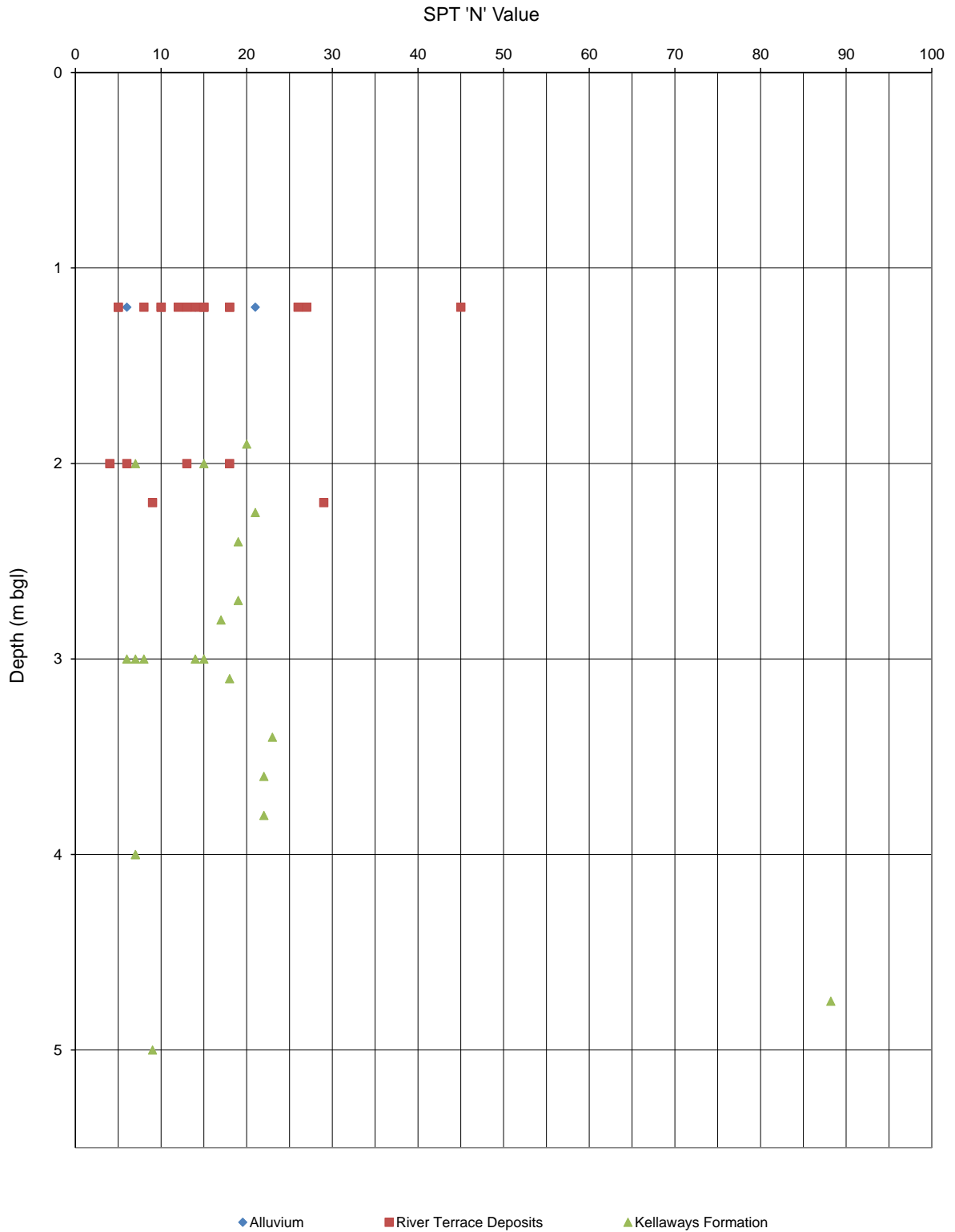


Notes:
 1. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GRID NETWORK. LOCAL SCALE FACTOR IS 0.9998411 APPLIED.
 2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.

Coordinate Table			
Station	Description	Eastings	Northings
S1	Road Nail	45715.634	221474.609
S2	Road Nail	45752.187	221462.286
S3	Road Nail	457454.128	221321.077
S4	Road Nail	457359.027	221113.977
S5	Road Nail	457270.750	221176.814
S6	Road Nail	457310.688	221033.701
S8	Road Nail	457275.693	220909.081
S9	Road Nail	457361.577	220988.513
T1	Road Nail	457530.882	221281.546
T2	Road Nail	457631.512	221055.602
T4	Peg	457475.216	220981.016
J1	Road Nail	457624.764	221651.620
J2	Road Nail	457573.430	221647.149
J3	Road Nail	457521.607	221558.462
J4	Road Nail	457438.699	221428.494
J6	Road Nail	457244.200	221239.839
E1	Road Nail	457561.636	221546.883

TOPOGRAPHICAL KEY	
	GENERAL ABBREVIATIONS
	ADJ (ADJACENT UNIT)
	AV (VALVE)
	BA (BACK)
	BL (BLANK)
	BO (BANK)
	BR (BRIDGE)
	BU (BUCKET)
	CA (CABLE)
	CB (CABLE TO COVER)
	CC (CONTROL BOX)
	CD (CATCH PIT)
	CE (CABLE CONTROL BUTTON)
	CF (CONTROL BOX)
	CG (COVER LEVEL)
	CH (CABLE CONTROL)
	CI (CABLE CONTROL)
	CK (CABLE CONTROL)
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	CM (CABLE CONTROL)
	CO (CABLE CONTROL)
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Uncorrected SPT 'N' Value versus depth



Notes: 1. Uncorrected N values plotted, values >100 omitted for clarity etc

Client:	Albion Land Ltd	APPLIED GEOLOGY
Project:	Catalyst Bicester, Wendlebury Road	
Project No.:	AG2875A-20	