SURVEYED AND PROCESSED BY: AS | DRAWN BY: WJ

NOTES

Written consent must be obtained before this drawing is copied, forwarded to any third parties, or used for any purpose other than the one for which it was supplied.

This survey has been carried out to an accuracy consistent with a presentation scale of 1:200; therefore interrogated dimensions will be within the tolerance associated with this scale. The same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD. The scale of this drawing should not be changed without permission.

Boundaries shown are not necessarily legal boundaries.

Building footprints edged with a solid line have been surveyed. Where the outline is merely hatched the footprint is indicative only.

All levels, heights, measurements and dimensions are in metres unless otherwise stated.

Eaves levels are generally surveyed as the end of the roof slate/tile/thatch. In cases where this is not possible the top of gutter is surveyed instead. Where underside of fascia or other features are surveyed these are recorded as such.

All below-ground features (including drainage, voids and services) have been identified from above ground and therefore all details relating to these (such as sizes, depth, pipe positions and alignments, description etc.) will be approximate only.

Underground services have not been traced, but any visible surface features have been located. No allowance has been made for any sub-surface manholes or other chambers or voids below ground level. While every effort is made to identify all visible above-ground features, it should be noted that there may be features obscured at the time of survey.

Spot heights at edges of roads are road/gutter levels, not top of kerb unless otherwise stated.

Trees have been drawn diagrammatically (i.e. Circular) showing average canopy spread, however their true shape in plan will be different.

All heights within the drawing relate to OS datum (AOD) unless specified otherwise.

Measurements to internal walls have been taken to the wall finishes at approximately 1m above floor level and assumed to be vertical.

LEGEND

ACU	AIR-CONDITIONING UNIT
AHT	ARCH HEAD HEIGHT
AV	AIR VENT
BB	BELISHA BEACON
BOL	BOLLARD
CATV	CABLE TV COVER
CCTV	CCTV SECURITY CAMERA
CH	CILL TO HEAD LEVEL
CL	COVER LEVEL
CLG	CEILING HEIGHT
CNC	CONCRETE
DK	DROP KERB
DPC	DAMP PROOF COURSE
EP	ELECTRICITY POLE
ER	EARTHING ROD
FB	FLOWER BED
FC	FLOOR TO CILL LEVEL
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FL	FLOOD LIGHT
FS	FLAGSTAFF
GL	GROUND LEVEL
GP	GATE POST
GV	GAS VALVE
GY	GULLY
IC	INSPECTION COVER
ICBT	BT COVER
IC-E	ELECTRICITY COVER
IC-G	GAS COVER
IC-TL	TRAFFIC LIGHT COVER
ICW	WATER COVER
IL	INVERT LEVEL
LP	LAMP POST
MH	MANHOLE
MHFW	MANHOLE - FOUL WATER
MHSW	MANHOLE - SURFACE WATER
MP	MARKER POST
OSBM	OS BENCMARK
RE	RODDING EYE
RS	ROAD SIGN
RWP	RAINWATER PIPE
SC	STOP COCK
SP	SIGN POST
SPHT	SPRING POINT OF ARCH
SV	STOP VALVE
SVP	SOIL & VENT PIPE
THR	THRESHOLD LEVEL
TL	TRAFFIC LIGHTS
TOF	TOP OF FENCE
TOFJ	TOP OF FLOOR JOISTS
TOH	TOP OF HEDGE
TOW	TOP OF WALL
TOWP	TOP OF WALL PLATE
TP	TELEGRAPH POLE
TRHT	TREE HEIGHT
TS	TREE STUMP
UNK	UNKNOWN SPECIES
USB	UNDER-SIDE OF BEAM
USC	UNDER-SIDE OF CILL
USCOL	UNDER-SIDE OF COLLAR
USDH	UNDER-SIDE OF DOORHEAD
USF	UNDER-SIDE OF FASCIA
USFB	UNDER-SIDE OF FLOORBOARDS
USJ	UNDER-SIDE OF JOISTS
USP	UNDER-SIDE OF PURLIN
USR	UNDER-SIDE OF RIDGE
USRB	UNDER-SIDE OF RIDGEBOARD
USRSJ	UNDER-SIDE OF ROLLED-STEEL JOIST
UST	UNDER-SIDE OF TRUSS
USWH	UNDER-SIDE OF WINDOWHEAD
USWP	UNDER-SIDE OF WALLPLATE
UTL	UNABLE TO LIFT
WM	WATER METRE
WP	WASTE PIPE
WV	WATER VALVE

FENCES

AIF	ANGLE IRON FENCE
BWF	BARBED WIRE FENCE
CBF	CLOSE BOARDED FENCE
CIF	CORRUGATED IRON FENCE
CLF	CHAINLINK FENCE
IR	IRON RAILINGS
LLF	LARCH LAP FENCE
OBF	OPEN BOARDED FENCE
P+R	POST & RAIL FENCE
P+RO	POST & ROD FENCE
P+W	POST & WIRE FENCE
RW (CP/SP/TP)	RETAINING WALL (CONCRETE POST/STEEL POST/TIMBER POST)

FEATURES

OVERHEAD WIRE

DRAINAGE INFORMATION (PIPE DIAMETER & FLOW DIRECTION) ø0.1

TREES

0 5 10 15 20 25
Metres

CLIENT
MR & MRS RIGGS

DRAWING TITLE
TOPOGRAPHIC SURVEY

PROJECT
KEEPERS COTTAGE
ANSTY

The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN02 & OSGM02 transformation as supplied by OS.
We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from ADS survey control.

Scale:	REV.	Drawing No:
1:250 Plotted on A1		AR/1047-TP1