



471380mE

471400mE

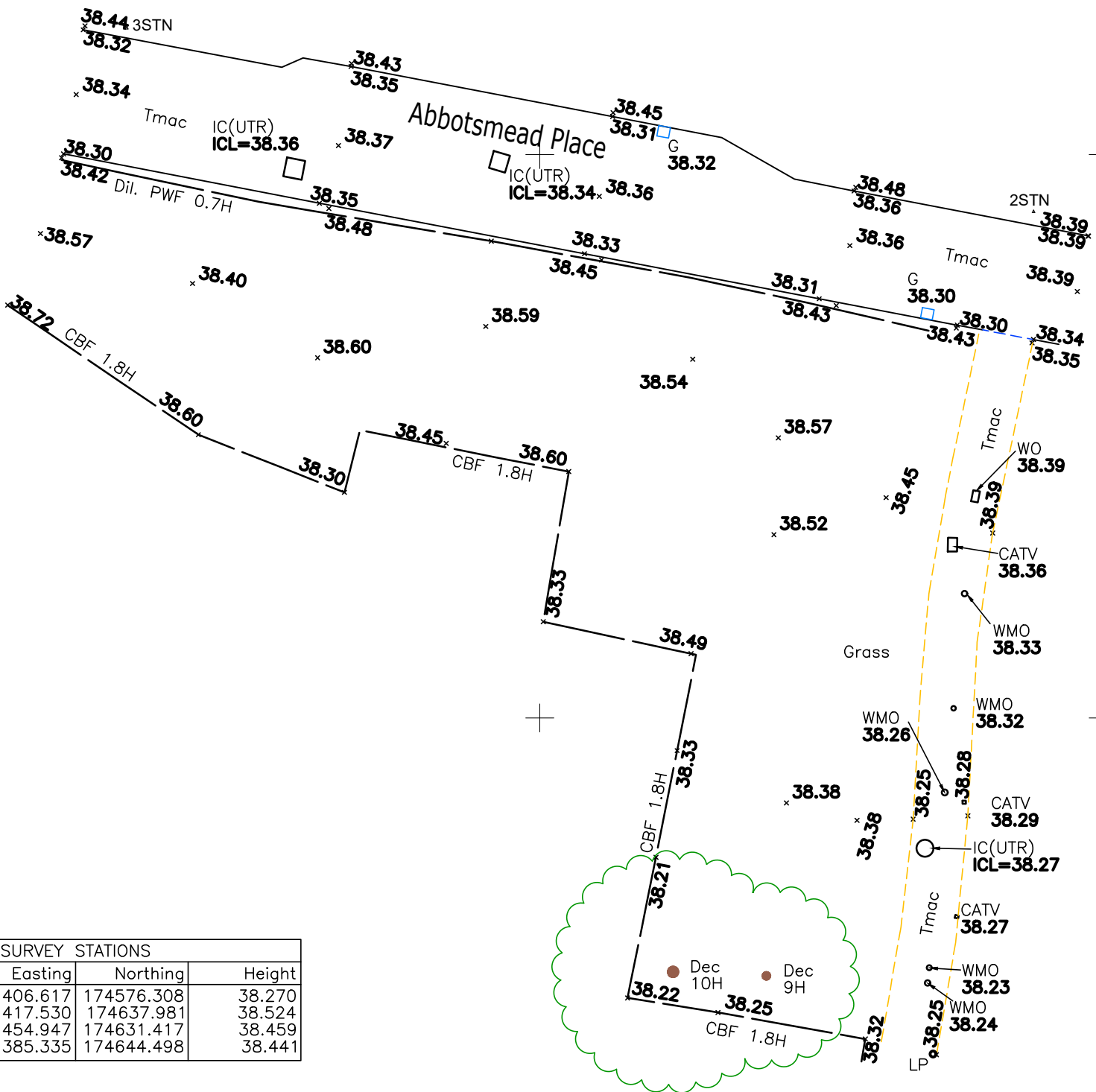
471420mE

174640mN

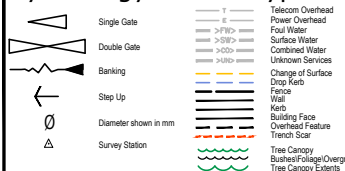
174620mN

174600mN

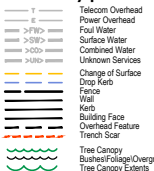
SURVEY STATIONS			
Name	Easting	Northing	Height
1STN	471406.617	174576.308	38.270
2STN	471417.530	174637.981	38.524
2ASTN	471454.947	174631.417	38.459
3STN	471385.335	174644.498	38.441



Symbology



Linetypes



Trees

SPECIES ABBREVIATION

AL	Alder	HL	Hemlock	RH	Rhododendron
BE	Beech	HO	Holly	RO	Rowan
CE	Cedar	HZ	Hazel	SAP	Sapling
CH	Cherry	LA	Larch	SB	Silver Birch
CON	Coniferous	LB	Larburnum	SCN	Sweet Chestnut
CY	Cypress	LM	Lime	SHR	Shrub
DE	Dead	LO	Locust	ST	Stump
DEC	Deciduous	LU	Laurel	SY	Sycamore
ED	Elder	MA	Maple	WB	Whitebeam
EU	Eucalyptus	MG	Magnolia	WG	Wellingtonia
FR	Fruit	NS	Norway Spruce	WI	Willow
HA	Hawthorn	PI	Pine	WN	Walnut
HB	Hornbeam	PO	Poplar		
HC	Horse Chestnut	PL	Plane		

NOTES:
1. The tree species have been identified to the best of the surveyors knowledge. They have not been verified by an arborist and are not guaranteed. If they are important they should be verified.
2. Tree heights are estimated.
3. A CAD layer exists with the full tree canopies intact which is turned off.
4. Trees with bole diameters below the specified minimum size may not have been surveyed.
5. Multibole sizes are indicative.

Notes

1. The survey grid is a local grid, coincident with Ordnance Survey National Grid at 1STN.
2. Surveyed boundary features are not necessarily legal boundaries.
3. Dimensions should not be scaled. All dimensions should be checked on site before any fabrication / construction.
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7. If the AutoCAD drawing is being read by any system other than AutoCAD it should be checked against a hard copy. Technics Group cannot accept liability for omissions.
8. All utilities have been identified to the best of the surveyors knowledge. The correct identification of the utility types can not be 100% guaranteed, therefore these should be independently verified prior to use in any design and building works. All pipe diameters and levels are assumed to be correct, however due to non entry to inspection chambers, these should be verified before any works commence. All drainage connections shown are sounded only. They have not been water tested. Services may be obscured by parked cars, leaf litter or building materials etc.
9. External eaves levels are surveyed to lowest tile position.

Level Datum

ALL LEVELS ARE ORTHOMETRIC HEIGHTS RELATED TO OSGM02 GPS DATUM, COMPUTED USING LEICA SMARTNET RTK NETWORK.

Topo Key

STREET FURNITURE	LEVELS & DEPTHS	INSPECTION CHAMBERS			
BS	Belisha Beacon	A	Approximate	AC	Access Cover
BL	Basement Light	BD	Back Drop Depth	BD	Borehole
BL	Back Drop Level	CD	Chamber Depth	CD	Concrete Drainage Channel
BO	Bollard	CHL	Door Head Level	CHL	Chamber Depth
BS	Bus Stop	CSL	Door Sill Level	ER	Earth Road
CPO	Concrete Post	DPC	Damp Proof Course	FI	Fire Hydrant
EC	Electric Cupboard	EL	Electric Level	FWIC	Foul Water Inspection Cover
EL	Electric Pole	EL	Electric Level	GC	Gas Inspection Cover
FB	Flower Bed	FFL	Finished Floor Level	GM	Gas Meter
FHM	Fire Hydrant Marker	FRL	Flat Roof Level	GV	Gas Valve
FL	Flood Light	ICL	Cover Level	G	Gully
FP	Flag Pole	ID	Invert Depth	IC	Inspection Cover
FPO	Flag Post	IL	Inlet Level	KI	Kiln Vial
JB	Junction Box	IO	Outlet Depth	LHP	London Hydraulic Power
GB	Gas Box	OL	Outlet Level	MDC	Metal Drainage Channel
GMK	Gas Meter Post	PWL	Panquet Wall Level	MM	Monitoring Well
GPO	Gate Post	RL	Ridge Level	NFI	No Further Information
ISO	Illuminating Bollard	SD	Sump Depth	RE	Roofing Eye
LH	Lamp Hole	SFD	Soil Depth	SDC	Service Duct Inspection Cover
LPI	Lamp Post	SFL	Soil Level	SV	Stop Valve
LPO	Lockable Post	SIL	Sill Level	SWCP	Storm Water Catch Pit
MK	Marker	SL	Sump Level	SWIC	Storm Water Inspection Cover
MPO	Mail Post	SSL	Structural Sill Level	TCC	Traffic Control Inspection Cover
NP	Name Plate	TFL	Top of Fence Level	TIC	Telecom Inspection Cover
PS	Post Box	TWL	Top of Wall Level	UIC	Unidentified Inspection Cover
PM	Parking Meter	UTL	Top of Tree Level	UTR	Unable to Raise
PM	Parking Meter	TWL	Top of Wall Level	WIC	Water Inspection Cover
RPO	Reflector Post	USL	Underground Level	WM	Water Meter
RS	Road Sign	WL	Water Level	WW	Water Wash Out
SI	Sign	WSL	Window Sill Level	WV	Water Stop Valve
STN	Survey Station			WSV	Water Stop Valve
Tap	Water Tap				
TGB	Telephone Call Box				
TL	Traffic Light				
TLB	Traffic Light Control Box				
TP	Telegraph Post				
TPO	Timber Post				

APPES & ACCESS	FENCES & WALLS	SURFACES	
DAB	Directly Buried Cable	BPAW	Bit Paving
DB	Direct Buried Cable	C	Concrete
GP	Ground Penetration	CP	Concrete Paving
RMP	Road Manhole	CPC	Concrete Paving Slabs
RP	Road Pipe	CS	Concrete Slabs
SP	Soil Penetration	KFC	Kilney Field Cobble
SV	Soil Vent Pipe	S	Stone Paving Slabs
UTL	Underground Level	TS	Tarmac
UTL	Underground Level	T	Tarmac
W	Waste Pipe	TS	Tarmac Slab
W	Waste Pipe	TS	Tarmac Slab

MEASUREMENTS	
D	Depth (mm)
Ø	Diameter (mm)
Ext Ø	External Diameter (mm)
H	Object Height (m)

CLIENT

The Incidental Land Company

SITE
Site off Abbotsmead Place
Caversham
RG4 8BB

DRAWING TITLE
Topographical Survey

PROJECT NUMBER	DRAWING NUMBER	DATE
SP17310	SD17310-1	Apr 2017
SURVEYED BY	DRAWN BY	CHECKED BY
BG	BG	PS
SCALE	SHEET SIZE	SHEET
1:200	A3	1 OF 1



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