

COORDINATE SYSEM:
This survey has been orientated to the Ordnance Survey (O.S)
National Grid OSGB36(15) via Global Navigational Satellite
Systems (GNSS) and the O.S. Active Network (OS Net).

SURVEY CONTROL:

Station	Easting	Northing	Height	Remarks
R1	498201.445	103566.576	9.506	Retro Target
R2	498198.020	103555.545	10.032	Retro Target
R3	498180.367	103557.985	8.489	Retro Target
R4	498160.038	103565.918	10.163	Retro Target



NOTES:

Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.

Trees and hedge species have been identified to the best of the surveyors knowledge, if critical an arborist should be consulted.

Visible features in the vicinity of the boundaries as shown, may not represent the extent of legally conveyed ownership.

Whilst every effort has been made to achieve accuracy on this plan, crucial, clearance dimensions, levels and invert levels should be checked prior to design and construction.

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

Eaves levels are taken at the bottom of the lowest roof tile. Where underside of fascia or other features are surveyed these are recorded as such.

Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

LEGEND:

ACU	Air-Conditioning Unit	LP	Lamp Post
AV	Air Vent	MH	Manhole
BB	Belisha Beacon	MHFW	Manhole - Foul Water
BOL	Bollard	MHWSW	Manhole - Surface Water
CATV	Cable TV Cover	MP	Marker Post
CCTV	CCTV Security Camera	RE	Rodding Eye
CNC	Concrete	RPA	Root Protection Area
CPS	Concrete Paving Slab	RS	Road Sign
DK	Drop Kerb	RWP	Rainwater Pipe
DPC	Damp Proof Course	SC	Stop Cock
EP	Electricity Pole	SP	Sign Post
ER	Earthing Rod	SpHt	Spring Point of Arch
FB	Flower Bed	SV	Stop Valve
FFL	Finished Floor Level	SVP	Soil & Vent Pipe
FH	Fire Hydrant	TAC	Tactile Paving
FL	Flood Light	Thr	Threshold Level
FS	Flagstaff	TL	Traffic Lights
GP	Gate Post	To...	Top of Feature (eg. Fence/Wall)
GV	Gas Valve	TP	Telegraph Pole
GY	Gully	TrHt	Tree Height (to datum)
IC	Inspection Cover	UNK	Unknown
ICBT	BT Cover	us...	Under-side of Feature (eg. Beam)
IC-E	Electricity Cover	UTL	Unable to lift
IC-G	Gas Cover	WM	Water Meter
IC-TL	Traffic Light Cover	WP	Waste Pipe
ICW	Water Cover	WW	Water Valve

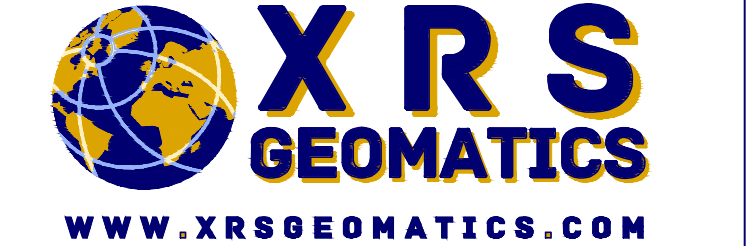
Fences:

Features:

AIF	Angle Iron Fence	Countour Major	(Every 1.00m)
BWF	Barbed Wire Fence	Countour Minor	(Every 0.25m)
CBF	Close Boarded Fence	Overhead Wire Fence	
CIF	Corrugated Iron Fence	Gate	
CLF	Chainlink Fence	Survey Control	
CWF	Chicken Wire Fence	Banking direction	
EST	Estate Fence	Drainage information	(pipe diameter & flow direction)
HRF	Heras Fence	Trees:	
IR	Iron Railings		
LLF	Larch Lap Fence		
PCK	Picket Fence		
PNL	Panel Fence		
P&R	Post & Rail Fence		
P&Ro	Post & Rod Fence		
P&W	Post & Wire Fence		
RW	Retaining Wall		
(CP)	CNC Post		
(MP)	Metal Post		
(SP)	Steel Post		
(TP)	Timber Post		

Drawing:

Full display of levels in the layer: XRS_X_LEVELS_HIDDEN
Overall tree canopy in: XRS_TREES_OVERALL_CANOPY



Client:	OO Architects Ltd		
Site:	Church Farm House, Church Lane, Yapton, BN18 0EP		
Title:	Topographic Survey		
Date:	08/02/2024	Scale:	1:250/A2
DrawingNo :	240206 © XRS Geomatics	Rev:	