A0

NOTES

1. SURVEY CONTROL

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE GIVE SITE CENTRE POINT, WITH CO-ORDINATES E 512850.000 N 204680.000 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99976
ROTATION: NOT REQUIRED.

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99976, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM:

ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GPS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GPS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36; THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

FOR THIS PARTICULAR PROJECT, THE "TRIMBLE VRS NOW" NETWORK HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON: 23/06/2021

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.
5. BACKGROUND ORDNANCE SURVEY MAPPING IS PRESENTED IN VARIOUS PARTS OF THE DRAWING. TOWER SURVEYS ASSOCIATES ARE NOT RESPONSIBLE FOR THE ACCURACY, COMPLETENESS ETC OF THAT DATA.
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LEGEND

30.29 SPOT LEVEL
SURVEY STATION
TREE (INDICATIVE ONLY)
HEDGE/AREA OF UNDERGROWTH
BUILDING
99.90 CONTOUR
R/W RETAINING WALL
BANKING
GATE
OVERHEAD CABLE
FENCE WITH DESCRIPTION

B/W	BARBED WIRE	H/M	HIT AND MISS
C/P	CHESTNUT PALING	I/R	IRON RAILING
C/B	CLOSE BOARDED	Iwn	INTERWOVEN
C/F	CORRUGATED METAL	Pal	PALLING
C/L	CHAIN LINK	P/W	POST AND WIRE
CBr	CRASH BARRIER	P/R	POST AND RAIL
Conc/P	CONCRETE PANEL	P/C	POST AND CHAIN
Elc	ELECTRIC	P/S	POST AND STRING
Hrd	HOARDING	W/M	WIRE MESH

ABBREVIATIONS

AXR	APEX ROOF LEVEL	MH	MANHOLE
B	BOLLARD	MP	MILE POST
BB	BELISHA BEACON	OHC	OVERHEAD CABLES
BL	BED LEVEL	OSBM	ORDNANCE BENCHMARK
BOP	BACK OF PATH	PB	PILLAR BOX
BP	BOUNDARY POST	PI	PIPE
BS	BUS STOP	PM	PARKING METER
BT	BRITISH TELECOM IC	P	POST
CATV	CABLE TELEVISION IC	PYL	ELECTRIC PYLON
CC	CONTROL CABINET	RE	RODDING EYE
CCTV	CLOSED CIRCUIT TELEVISION	RF/RG	ROOF/RIDGE LEVEL
CL	COVER LEVEL	RNP	ROAD NAME PLATE
COL	COLUMN	RS	ROAD SIGN
CS	CABLE STAY	RWP	RAINWATER PIPE
CTV	CABLE TELEVISION POINT	SC	STOP COCK
DK	DROP KERB	SFL	SOFFIT LEVEL
DRN	DRAIN	SGY	STRIP GULLY
EC	ELECTRICITY CONTROL BOX	SP	SIGN POST/BOARD
EL	ELECTRICITY COVER	ST	STOP TAP
EV	EAVES LEVEL	STN	SURVEY STATION
EP	ELECTRICITY POLE	SV	STOP VALVE
ER	EARTH ROD	SW	STORM WATER
FFL	FINISHED FLOOR LEVEL	TAP	WATER TAP
FH	FIRE HYDRANT	TBM	TEMPORARY BENCHMARK
FS	FLEXIBLE SIGN/BOLLARD	TCB	TELEPHONE CALL BOX
FW	FOUL WATER	THL	THRESHOLD LEVEL
G	GULLY	Tlev	TOP OF TREE LEVEL
GV	GAS VALVE	TOF	TOP OF FENCE
GP	GATE POST	TP	TELEPHONE POLE
IC	INSPECTION COVER	TWL	TOP OF WALL
IL	INVERT LEVEL	VP	VENT PIPE
KO	KERB OUTLET GULLY	WLV	WATER LEVEL
LB	LITTER BIN	WM	WATER METER
LP	LAMP POST	WO	WASH OUT
MKR	MARKER POST	WP	WASTE/SOIL PIPE

TREE NOTES

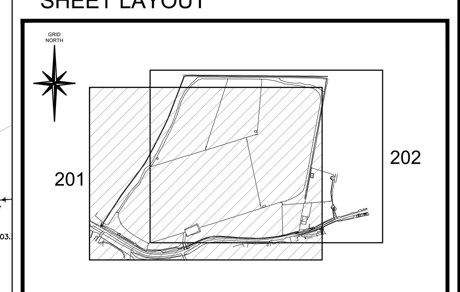
A) MB "X" NO – MULTIPLE BOLES FOLLOWED BY NUMBER OF.
B) DIA – TRUNK DIAMETER MEASURED AT APPROX 1.5M ABOVE GROUND LEVEL.
C) SPREAD – DIAMETER OF CANOPY. (TREE SPREADS ARE INDICATIVE ONLY AND ARE REPRESENTATIVE OF THE GENERALISED CANOPY SIZE, AND MAY NOT REPRESENT THE TRUE CANOPY POSITION AS OUTLINED ON SITE – TREE BOLES MAY NOT SIT CENTRALLY TO THE CANOPY).
D) HEIGHT – APPROXIMATE HEIGHT TO TOP OF CANOPY – ESTIMATED FROM GROUND LEVEL.
E) ATTENTION SHOULD BE PAID TO THE ORIGINAL TOPOGRAPHICAL BRIEF AS TO WHAT TREES HAVE ACTUALLY BEEN SCHEDULED; I.E. THOSE "TREES LARGER THAN DIAMETER "X" OR "ONLY TREES WITHIN THE IMMEDIATE SURVEY LIMITS". (THIS IS NORMALLY THE CASE UNLESS OTHERWISE SPECIFIED AS INCLUDING "OFF SITE" TREES).

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
STN10	513064.20	204644.13	103.95	SURVEY NAIL
STN11	513077.15	204683.98	104.29	SURVEY NAIL
STN12	513019.59	204596.06	103.82	PEG & NAIL
STN13	512943.21	204545.02	104.34	PEG & NAIL
STN14	512753.28	204505.02	103.41	PEG & NAIL
STN15	512712.07	204513.11	103.03	PEG & NAIL
STN16	512592.22	204517.71	102.86	PEG & NAIL
STN17	512545.69	204538.54	103.25	SURVEY NAIL
STN18	512588.65	204603.76	103.10	SURVEY NAIL
STN19	512644.39	204680.22	102.45	SURVEY NAIL
STN20	512691.62	204772.36	99.29	SURVEY NAIL
STN21	512729.83	204871.86	100.11	SURVEY NAIL
STN22	512894.60	204870.78	100.80	SURVEY NAIL
STN23	513051.97	204868.97	104.33	SURVEY NAIL
STN24	513108.38	204803.58	105.33	SURVEY NAIL
STN25	513089.08	204694.48	104.46	SURVEY NAIL
STN26	513058.52	204607.53	103.66	SURVEY NAIL
STN27	513062.38	204573.73	102.70	SURVEY NAIL
STN28	513070.39	204551.25	101.46	SURVEY NAIL
STN29	513134.06	204570.27	100.95	SURVEY NAIL
STN30	513036.52	204529.79	101.74	SURVEY NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE. DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

SHEET LAYOUT



NOT TO SCALE

GENERAL

- 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.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION. CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK; SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASS' SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.
- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS; ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Geomatics - Land, Utilities, Engineering & Building
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info@towersurveys.biz
www.towersurveys.associates
RICS
Regulated by RICS

CLIENT
MCPARTLAND PLANNING LIMITED

PROJECT TITLE
CHISWELL GREEN LANE
CHISWELL GREEN, ST ALBANS, AL2 3AJ

DRAWING DETAIL
TOPOGRAPHICAL SURVEY AS OF 23/06/2021
(SHEET 1 OF 2)

DRAWN	EPB	DATE	JUNE 2021
PROJECT ENGINEER	JWH		
CHECKED	NJR	SCALE	1:500 (WHEN PLOTTED @ A0)
APPROVED	JWH		
DRAWING NUMBER	TSA-21-1163/201	REVISION	

CAD REFERENCE
\\2021Projects\TSA-21-1163\TSA-21-1163_201-202_Issue01

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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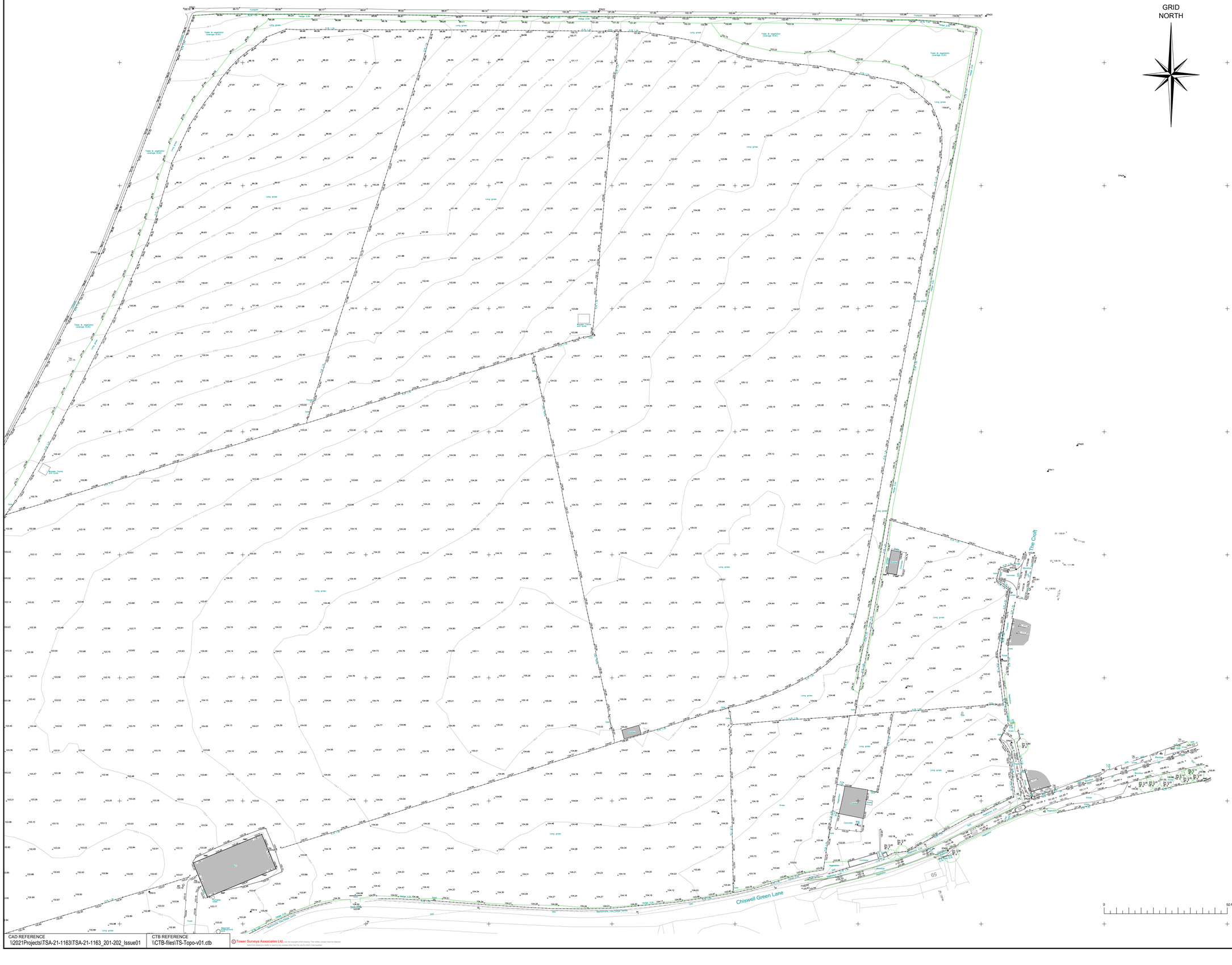

A0

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SHIFT: NOT REQUIRED
SCALE: LSF = 0.99978
ROTATION: NOT REQUIRED.

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LEGEND

70.29	SPOT LEVEL
	SURVEY STATION
	TREE (INDICATIVE ONLY)
	HEDGE/AREA OF UNDERGROWTH
	BUILDING
	CONTOUR
	RETAINING WALL
	BANKING
	GATE
	OVERHEAD CABLE
	FENCE WITH DESCRIPTION

B/W	BARBED WIRE	HM	HIT AND MISS
C/P	CHESTNUT PALING	I/R	IRON RAILING
C/R	CLOSE BOARDED	M/R	METAL RAILING
C/F	CORRUGATED METAL	Pal	PALLING
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ABBREVIATIONS

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TREE NOTES

A) MB "X" NO – MULTIPLE BOLES FOLLOWED BY NUMBER OF.
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STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
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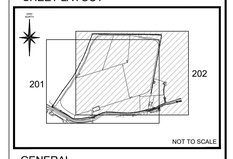
SHEET LAYOUT



GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER SUB SURFACE STRUCTURES. ALL DIMENSIONS, LEVELS, INVERTS, PIPE SIZES AND DEPTHS, KERB SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION, CONTRACTORS SHOULD UNDERTAKE SUITABLE EXCAVATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK; SAFE DIGGING PRACTICES SHOULD BE ADOPTED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASS' SHOULD BE INFORMED AT THE EARLIEST OPPORTUNITY.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- THIS SURVEY SHOWS ONLY VISIBLE AND APPARENT SURFACE FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.
- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS; ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates Ltd
Chartered Surveyors
Geomatics, Land, Utilities, Engineering & Building
RICS
Regulated by RICS

16 – 20
THE ROPEWALK
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NG1 5DT
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info@towersurveys.ltd
www.towersurveys.associates

CLIENT

MCPARTLAND PLANNING LIMITED

PROJECT TITLE

CHISWELL GREEN LANE
CHISWELL GREEN, ST ALBANS, AL2 3AJ

DRAWING DETAIL

TOPOGRAPHICAL SURVEY AS OF 23/06/2021
(SHEET 2 OF 2)

DRAWN	EPB	DATE	JUNE 2021
PROJECT ENGINEER	JWH		
CHECKED	NJR	SCALE	1:500 (WHEN PLOTTED @ A0)
APPROVED	JWH		

DRAWING NUMBER: TSA-21-1163/202
REVISION:

CAD REFERENCE
\\2021Projects\TSA-21-1163\TSA-21-1163_201-202_Issue01

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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