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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

Notes:

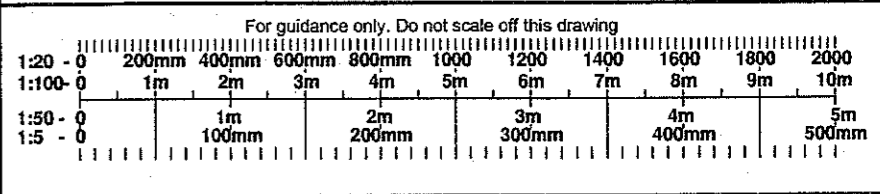
STANDARD ABBREVIATIONS

AV	AIR VALVE	PGM	PERMANENT GROUND MARKER
B	BOLLARD	PL	POST & RAIL FENCE
BL	BED LEVEL	PS	PAVING SLABS
BT	BRITISH TELECOM IC	PRF	POST & WIRE FENCE
CB	BLACK PAVING	RE	RODDING EYE
CBF	BARBED WIRE FENCE	RL	RIDGE LEVEL
CBV	CABLE TV IC	RP	REFLECTOR POST
CCF	CLOSE BOARDED FENCE	RS	ROAD SIGN
CL	COVER LEVEL	RSU	ROLLER STEEL JOIST
CLF	CHAIN LINK FENCE	RW	RETAINING WALL
CM	CABLE MARKER	RWP	RAIN WATER PIPE
CMC	CONCRETE	SAP	SAPLING
CP	COUCH PIT	SFL	SOUTH LEVEL
CPF	CHESTNUT PALING FENCE	SL	SOIL LEVEL
CS	COVER SLAB LEVEL	SMH	SURFACE MANHOLE
CSL	CONCRETE	SNP	STREET NAME PLATE
CSF	DISUSED	SP	SIGN POST
CSU	STAMPED	ST	STAKE
CSV	CONCRETE	STCH	STANCHION
CSW	CONCRETE	STW	STOP VALVE
CSX	CONCRETE	SWP	STOP & WENT PIPE
CSY	CONCRETE	SW	STONE WALL
CSZ	CONCRETE	SWL	TELEPHONE CALL BOX
CSAA	CONCRETE	TLL	TRAFFIC LIGHTS
CSAB	CONCRETE	TU	TARMAK
CSAC	CONCRETE	TUP	TELEGRAPH POLE
CSAD	CONCRETE	TR	TRANSFORMER
CSAE	CONCRETE	TRF	UNDERGROUND
CSAF	CONCRETE	U/L	UNABLE TO LIFT
CSAG	CONCRETE	VP	VENT PIPE
CSAH	CONCRETE	WM	WATER METER
CSAI	CONCRETE	WO	WATER OUP
CSAJ	CONCRETE	WV	WATER VALVE
CSAK	CONCRETE	WV/P	FLOOR TO CROWN HEIGHT
CSAL	CONCRETE	WV/H	FLOOR TO HEAD HEIGHT
CSAM	CONCRETE	WV/S	FLOOR TO SPRINGING
CSAN	CONCRETE	S/H	SILL TO CROWN HEIGHT
CSAO	CONCRETE	S/H	SILL TO HEAD HEIGHT
CSAP	CONCRETE	S/S	SILL TO SPRINGING
CSAQ	CONCRETE	S/S	PANEL FENCE
CSAR	CONCRETE	STN 2	SURVEY STATION
CSAS	CONCRETE	-11.50	CONTOUR VALUE
CSAT	CONCRETE		TREES SURVEYED BY RPS
CSAU	CONCRETE		TREES SURVEYED BY NORTH POINT SURVEYS DEC 2002. DIMENSIONS SCALED OFF PLOTTED DRAWING

NOTE:

- SURVEY FITTED TO NATIONAL GRID BY BEST FIT TO COINCIDENT GROUND DETAIL.
- ALL LEVELS RELATE TO ORDNANCE SURVEY BENCH MARK LOCATED ON ST NICHOLS PARISH CHURCH, WITH A VALUE OF 110.45 ABOVE ORDNANCE DATUM.
- GARDEN AREA TO THE SOUTH OF IVY COTTAGE IS EXTREMELY OVERGROWN AND AS SUCH ONLY INDICATIVE LEVELS AND SURVEY DATA HAS BEEN OBTAINED, FOR CONCISE SURVEY INFORMATION PROFESSIONAL SITE CLEARING WOULD BE REQUIRED.

Revisions: A 16.04.06 Contours at Southern Extremity altered to show correct value. JGC RN



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Client: **Walton Homes**

Project: **Ivy House, Abbots Bromley**

Title: **Topographical Survey**

Status: **Ref:797** Checked: **RHW**

Drawn: **JGC** Date: **August 2007** Scale: **1:500**

Drawing Ref:

Job No: **AAV4912** Drg No: **G1** Rev: **A**

Architects Engineers Surveyors
 Landscape Architects Services Consultants

STATION CO-ORDINATE SCHEDULE

NAME	TYPE	EASTING (m)	NORTHING (m)	HEIGHT (m)
NPS4	PIN	408220.577	324428.942	116.711
STN1	PIN	408258.641	324473.572	113.239
STN2	PIN	408218.451	324483.828	112.791
STN3	PIN	408214.510	324463.965	113.320
STN4	PIN	408212.944	324436.223	115.681
STN5	PIN	408222.482	324409.365	118.522
STN6	PIN	408230.271	324380.066	119.426
STN7	PEG	408192.951	324389.511	119.731
STN11	PEG	408236.409	324445.461	114.987
STN21	PIN	408172.133	324494.857	112.143
STN31	PIN	408227.108	324460.144	113.316