

OS Note:

Surveyed Buildings

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

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

Buildings	Overhead Cable	Cover (generic)	Drainage duct
Wall	Concrete edge	Inspection chamber	Ballard
Mark line	Tarmac edge	Gully	Illuminated bollard
Line marking	Grass verge	Back spill	Ribbon bin
Drop kerb	Canopy/Overhang	Down pipe	Vent pipe
Carve line	Verge	Pipe above ground	Ground light
Top of bank	Bottom of bank	Letter box	Tree stump
Station and Name	Front light	Water level	Site
100,000	Station Level	Internal floor level	Sign post
Tree / Bush / Sapling	Area of Undergrowth	Electricity post	Trafalgar
Woodland	Tufflight	Bus stop	Bollards
Ridge Level	Elves Level	Step valve	Electric
Floor Level	Water meter	Earth rod	British Telecom
Gate	Gas valve	Concrete paving slabs	Control box
Fence types:	Iron railing	Unsurfaced inspection	Rotating seat
Wire mesh	Flint wall	Wash out	Top of Wall Level
Post & Rail	Rooftop sign	Tree canopy level	Rat guard
Chain Link	Wooden Panels	Gas meter post	Cover level
Close Boarded	Steel Palisade	Sifts	Invert level
Fire hydrant	Fire hydrant	Fire hydrant	Unable to raise

Rev	Date	Description	Drawn	Ref

greenhatch group

Topographical Surveys Measured Building Surveys
 Site Engineering 3D Laser Scanning
 Utility / CCTV Surveys Revit & BIM Models

Rowan House
 Duffield Road
 Little Eaton
 Derby
 DE21 5DR
 Tel (01332) 830044
 admin@greenhatch-group.co.uk
 www.greenhatch-group.co.uk

St Albans Unit 5, The Courtyard, Alban Park, Hertfordshire AL4 0LA t. (01727) 854481
 Newcastle 24 Riverside Studios, Amethyst Road, Newcastle Bus Park, Newcastle-Tyne NE4 7YL t. (01912) 736391
 London 27, Cornwell Terrace Mews, Regents Park, London W91 5LL t. (02072) 241806

CLIENT

Opus Land Ltd

PROJECT

Plot C1, Llantarnam Park, Cwmbran, NP44 3DE

TITLE

Topographical Survey

SCALE	DATE SURVEYED
A2@ 1: 500	13.12.23
DRAWN	QUALITY REF
ALS	GH19359

Level datum See note
 Grid orientation See note

Job number 49461

Drawing No. 49461_T Rev. 0

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
GH1	329889.022	192965.260	42.905
GH2	329856.998	193016.634	41.728
GH3	329919.528	192916.165	44.154
GH4	329921.022	192986.256	41.565
GH5	329947.363	192870.138	45.087

Comments

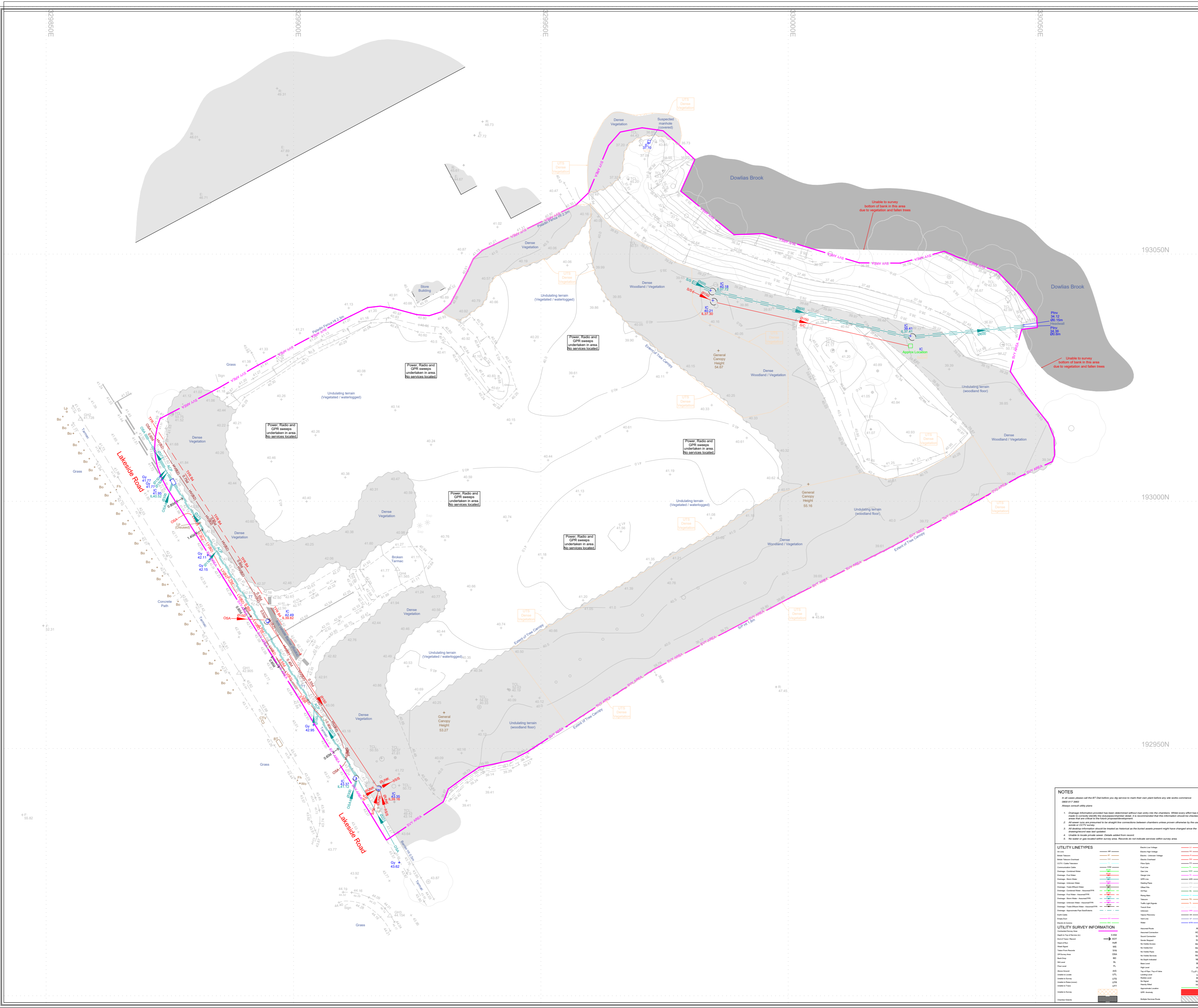
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

© Copyright Greenhatch Group, 2023



LEGEND

Building	Overhead Cable	IC	Inspection chamber	IS	Island
Wall	Concrete edge	Plw	Pipe in situ	IS	Island
Line marking	Grass verge	Gy	Gully	IS	Island
...					

PAS 128 : 2022 LEVEL 2 SURVEY

QUALITY LEVEL	CHECKS USED IN THE DETERMINATION OF QUALITY	LOCATION ACCURACY
High	A 100% check which is undertaken by a suitably qualified person using a total station or a total station with a distance measurement system.	Horizontal
Medium	Horizontal location only or the utility is located by a total station or a total station with a distance measurement system.	Horizontal and Vertical
Low	Horizontal location only or the utility is located by a total station or a total station with a distance measurement system.	Horizontal and Vertical

DISCLAIMER

Whilst every effort has been taken in the preparation of this drawing, the original land marks/apparatus configuration may have been altered since the survey/drawing was produced. The user shall make further enquiries and investigations to satisfy himself as to the accuracy of this drawing and position of the apparatus. The exact positions of the apparatus should be verified by the use of suitable detection devices and safe digging practices in accordance with H5247, further advice on the location of apparatus should be recommended by the owner. No representation is made by Greenhatch Group, its agents or servants as to the accuracy, completeness, and sufficiency or otherwise of this drawing and the position of the apparatus.

All apparatus shall be treated as live unless proved otherwise by the owner. It is the users responsibility to ensure that the information on the location of apparatus is provided to all persons (either direct labour or contractors) working in proximity to the apparatus.

Rev	Date	Description	Drawn	Q Ref

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR
Tel: (01332) 830044
admin@greenhatch-group.co.uk
www.greenhatch-group.co.uk

St Albans Unit 5, The Courtyard Alban Park St Albans Hertfordshire AL4 6LA t. (01727) 854481	Newcastle 24 Riverside Studios Abercrombie Road Newcastle Bus Park Newcastle-U-Tyne NE4 7YL t. (01912) 736391	London 27, Cornwall Terrace Mews Regents Park London NW1 5LL t. (02072) 241806
--	---	---

CLIENT
Opus Land Ltd

PROJECT
Plot C1, Llantarnam Park, Cwmbran, NP44 3DE

TITLE
Utility Survey

SCALE
A2@ 1: 500

DATE SURVEYED
08.01.2024

DRAWN
JB

QUALITY REF
GH19553

Level datum
See note

Grid orientation
See note

Job number
49461

Drawing No.
49461_UG

Rev.
0

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

Copyright Greenhatch Group, 2023/24

NOTES

- Change information provided has been determined without need entry into the plan. Whilst every effort has been made to ensure that the information is correct, it is recommended that this information should be checked in the field.
- All survey data are presumed to be correct unless otherwise stated. Corrections should be made by the user of a suitable detection device.
- All survey information should be treated as historical as the buried assets present might have changed since the date of the survey.
- Quantity of service present cannot be ascertained from this plan.
- No water or gas located within survey area. Records do not indicate services within survey area.

UTILITY LINETYPES

Water	Gas	Electricity	...
-------	-----	-------------	-----

UTILITY SURVEY INFORMATION

Survey Date	08.01.2024
Survey Time	09:30 - 16:00
Survey Location	Plot C1, Llantarnam Park, Cwmbran, NP44 3DE
Surveyed By	JB
Checked By	JB
Scale	1:500
Projection	OSGB36 / EPSG:27700
Datum	OSGB36
Units	Meters
Accuracy	±10mm
Version	1.0

UTILITY LINETYPES

Air Line	
British Telecom	
British Telecom Overhead	
CCTV / Cable Television	
Communication Cable	
Drainage - Combined Water	
Drainage - Foul Water	
Drainage - Storm Water	
Drainage - Unknown Water	
Drainage - Trade Effluent Water	
Drainage - Combined Water - Assumed/TFR	
Drainage - Foul Water - Assumed/TFR	
Drainage - Storm Water - Assumed/TFR	
Drainage - Unknown Water - Assumed/TFR	
Drainage - Trade Effluent Water - Assumed/TFR	
Drainage - Approximate Pipe Size/Extents	
Earth Cable	
Empty Duct	
Electric & Comms	

Electric Low Voltage	
Electric High Voltage	
Electric - Unknown Voltage	
Electric Overhead	
Fibre Optic	
Fuel Line	
Gas Line	
Gauge Line	
GPR Line	
Heating Pipes	
Offset Fills	
Oil Pipe	
Rising Main	
Telecom	
Traffic Light Signals	
Trench Scar	
Unknown	
Vapour Recovery	
Vent Line	
Water	

UTILITY SURVEY INFORMATION

Contracted Survey Area	
Depth to Top of Service (m)	0.40d
End of Trace / Record	EOT
Head of Run	HoR
Weak Signal	WS
Taken From Records	TFR
Off Survey Area	OSA
Back Drop	BD
Silt Level	SL
Flow Level	FL
Above Ground	A/G
Unable to Locate	UTL
Unable to Survey	UTS
Unable to Raise (cover)	UTR
Unable to Trace	UTT

Unable to Survey	
Chamber Extents	

Assumed Route	AR
Assumed Connection	ACP
Sound Connection	S/C
Sonde Stopped	S/S
No Visible Access	NVA
No Visible Exit	NVE
No Visible Pipes	NVP
No Visible Services	NVS
No Depth Indicated	NDI
Base Level	BL
High Level	HL
Top of Pipe / Top of Valve	T.o.P / T.o.V
Landing Level	LL
Rubble Level	RL
No Signal	N/S
Heavily Silted	H/S

Approximate Location	
GPR Anomaly	
Multiple Services Route	