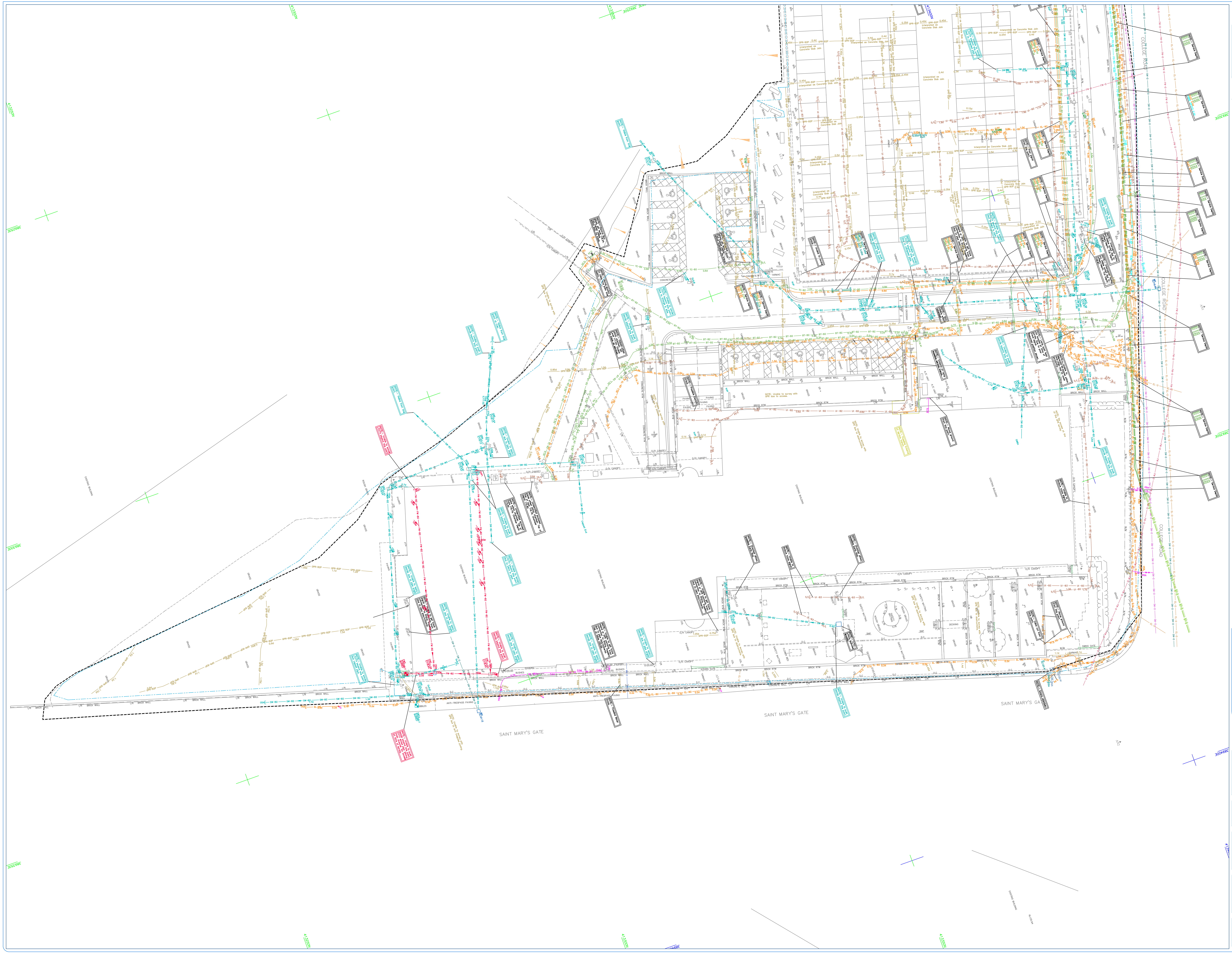

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PLAN GRID NORTH

File Name: S25552-U.dwg

LEGEND

AV	AIR VALVE
BT	BT INSPECTION COVER
CB	CONTROL BOX
CCTV	CCTV CAMERA POST
COM	COMMUNICATIONS COVER
CTV	CABLE TV COVER
DC	DRAINAGE CHANNEL
DP	DOWN PIPE
DR	DRAIN
EIC	ELEC INSPECTION COVER
ELB	ELECTRIC BOX
ER	EARTH ROD
EP	ELECTRICITY POLE
FL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
G	GULLY
GLT	GROUND LIGHT
GST	GAS TAP
GSV	GAS VALVE
IC	INSPECTION COVER
IL	INVERT LEVEL
KO	KERB OUTLET
LP	LAMP POST
MH	MANHOLE
MKR	MARKER
OP	OUTFALL PIPE
PN	PYLON
PP	PETROL PUMP
RE	RODDING EYE
RWP	RAINWATER PIPE
SOF	SOFFIT LEVEL
SV	STOP VALVE
TCB	TELEPHONE CALL BOX
TL	TRAFFIC LIGHT
TLB	TRAFFIC LIGHT BOX
TP	TELEGRAPH POLE
WM	WATER METER
WO	WATER OUTLET
WST	WATER STOP TAP
WSV	WATER STOP VALVE
EOT	END OF TRACE
OSA	OUT OF SURVEY AREA
UTL	UNABLE TO LIFT
UTS	UNABLE TO SONDE
UTT	UNABLE TO TRACE
S/L	SIGNAL LOSS
BLK	BLOCKED
BD	BACKDROP PIPE
NVP	NO VISIBLE PIPE
ToP	TOP OF PIPE
⊔	END OF TRACE SYMBOL
▚	FITTING FROM RECORDS
—GPR-B2P—GPR-B2P—	

BT	—BT-A—BT-A—BT-A—BT-A—
BT STAT RECORD	—BT-D—BT-D—BT-D—BT-D—
CABLE DUCT	—DU-A—DU-A—DU-A—DU-A—
CABLE DUCT STAT RECORD	—DU-D—DU-D—DU-D—DU-D—
CABLE TV	—CA-A—CA-A—CA-A—CA-A—
CABLE TV STAT RECORD	—CA-D—CA-D—CA-D—CA-D—
CCTV	—CC-A—CC-A—CC-A—CC-A—
CCTV STAT RECORD	—CC-D—CC-D—CC-D—CC-D—
TELECOMS	—TC-A—TC-A—TC-A—TC-A—
TELECOMS STAT RECORD	—TC-D—TC-D—TC-D—TC-D—
EARTH ROD STRIP	—ER-A—ER-A—ER-A—ER-A—
EARTH ROD STAT RECORD	—ER-D—ER-D—ER-D—ER-D—
ELECTRIC	—EL-A—EL-A—EL-A—EL-A—
ELECTRIC STAT RECORD	—EL-D—EL-D—EL-D—EL-D—
FIBRE-OPTICS	—FO-A—FO-A—FO-A—FO-A—
FIBRE-OPTICS STAT RECORD	—FO-D—FO-D—FO-D—FO-D—
FUEL LINE	—FL-A—FL-A—FL-A—FL-A—
FUEL LINE STAT RECORD	—FL-D—FL-D—FL-D—FL-D—
GPR DETECTION LINE	—GPR-B2—GPR-B2—GPR-B2—
MAINS GAS	—GM-A—GM-A—GM-A—GM-A—
MAINS GAS STAT RECORD	—GM-D—GM-D—GM-D—GM-D—
MAINS WATER	—WM-A—WM-A—WM-A—WM-A—
MAINS WATER STAT RECORD	—WM-D—WM-D—WM-D—WM-D—
SEWER CW	—CW-A—CW-A—CW-A—CW-A—
SEWER CW STAT RECORD	—CW-D—CW-D—CW-D—CW-D—
SEWER FW	—FW-A—FW-A—FW-A—FW-A—
SEWER FW STAT RECORD	—FW-D—FW-D—FW-D—FW-D—
SEWER SW	—SW-A—SW-A—SW-A—SW-A—
SEWER SW STAT RECORD	—SW-D—SW-D—SW-D—SW-D—
TRAFFIC SIGNAL CABLE	—TS-A—TS-A—TS-A—TS-A—
TSC STAT RECORD	—TS-D—TS-D—TS-D—TS-D—
UNIDENTIFIED TRACE	—UI-A—UI-A—UI-A—UI-A—
UNIDENTIFIED CABLE	—UC-A—UC-A—UC-A—UC-A—
UNIDENTIFIED PIPE	—UP-A—UP-A—UP-A—UP-A—
VEHICLE DETECTION CABLE	—VD-A—VD-A—VD-A—VD-A—
VDC STAT RECORD	—VD-D—VD-D—VD-D—VD-D—
SURVEY BOUNDARY	▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬
G.P.R Post Processed Boundary	▬ ▪ ▪ ▬ ▪ ▪ ▬

QUALITY LEVEL

A – Verification e.g MH–(A)
B1 – Horizontal/Vertical location using multiple techniques
B2 – Horizontal/Vertical location using a single technique
B3 – Horizontal location using a single technique
B4 – Assumed route
C – Site Reconnaissance
D – Desktop utility records search
P – Post Processed Ground Penetrating Radar Data

NOTES:

All levels relate to O.S (Newlyn) Datum, Established using network RTK. Survey plotted on a plane local grid, orientated to National Grid.

This Underground Utilities survey was conducted in compliance with the BSI PAS128:2022 standards.
Services linetypes display text indicating first an abbreviation of the services' function (eg. EL = Electric Cable) followed by the Quality Level to which that service was located (eg. B4 = Assumed route).
Services that have been viewed and recorded in all lifted manholes are classified as QL-A.

Quality Level descriptions shown in the above legend are for reference purposes only and are not intended as detailed descriptions.
For full information on Quality Levels, please consult the BSI PAS128:2022 standards document.

Lines annotated as GPR indicate a series of consistent subsurface anomalies located using the Ground Penetrating Radar (G.P.R) technique. These are based on interpretations made during onsite acquisition and marked on the ground. The nature of these anomalies could not be determined by non-intusive means. GPR lines that were identifiable as a service are shown as their respective service.

Lamp post feeds throughout site have not been located thus denoted as a Quality Level B4 finding and shown in a assumed location. The feeds that have been located are clearly marked as Quality Level B2 with a depth. Some lamp posts are unable to be traced due to material of the casing or potentially being redundant.

All Gullies throughout the survey boundary have been investigated and measured, with a flexi trace applied to locate the outfall pipe. Depending on the condition of the gully impacts how much investigation can happen due to silt, water levels, depth or offset. If the outfall has been located it is denoted as Quality Level B2, if the outfall is visible but a flexi trace cannot be applied this will be denoted as Quality Level B3. If the Outfall is not visible then a NVP note will be applied and where possible a Quality Level B4 line shown.

DISCLAIMER:

At SEP we use skilled and experienced staff, modern up to date techniques and top of the range electromagnetic and radar technology to locate and trace sub-surface utilities. However the performance of the equipment employed in non-intrusive surveys can be adversely affected by factors outside the control of SEP. Therefore SEP cannot guarantee that all utilities present on site have been located. It is the responsibility of the Client to consult regional authority records and undertake trial digs where appropriate.

Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference. In such cases, services will be shown as a single, annotated line. The displayed depth will refer to the shallowest detected utility.

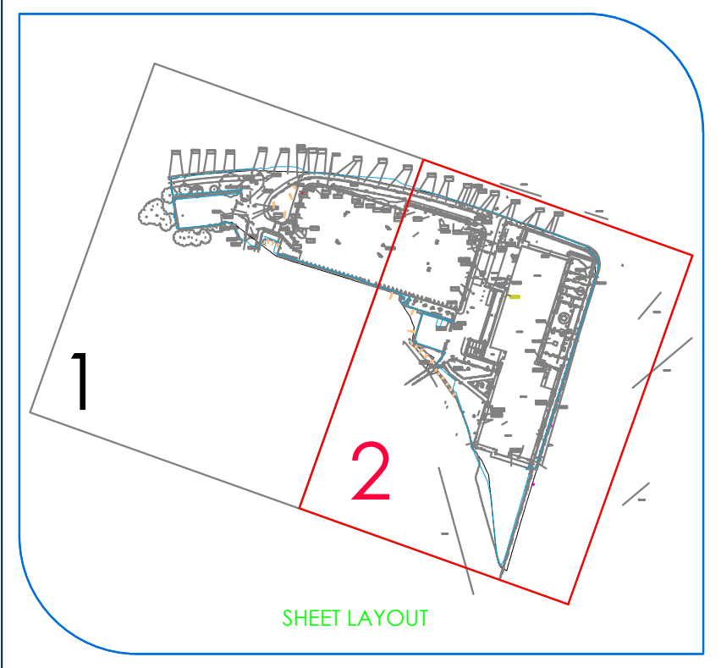
Successful tracing of non-conductive materials may be limited. Drainage gulleys are dye tested where possible to prove connectivity but it is not always possible to introduce the sonde due to narrow pipe sizes and/or accumulated silt.

Depth information of underground services/features are generally accurate to within +/- 10% (i.e. a pipe at 2m deep may be accurate to +/-200mm) but this cannot be guaranteed. Depths shown usually refer to the top of the service. Gravity sewer and drain depths are usually to invert (base of drainage channel) unless otherwise stated.

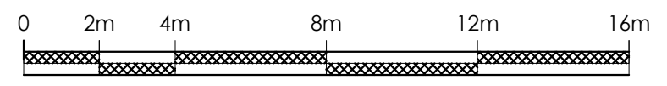
Some above ground features may have been obscured at time of survey. It is not always possible to operate the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and/or rough/uneven ground.

Existing record information that was made available to SEP by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.

Excavation in the vicinity of services shown should be carried out with due diligence (Ref. HSG47).



SHEET LAYOUT



SCALE BAR

REV	DATE	DESCRIPTION

SURVEY & ENGINEERING PROJECTS

Client
Willmott Dixon Construction Ltd
Hollinwood Business Centre
Albert Mill, Albert Street
Hollinwood
Oldham
OL8 3QL

Project Title
Utility Survey of Land at:
Town Mill Brow
College Bank Way
Seven Sisters
Spotland Bridge, Rochdale
OL12 6UF

Surveyed	Drawn	Checked
L.Biggar	C.Duthie	L.Biggar

Scale	Date	Drawing Ref.	No.	Size	Rev
1:200	Sep 24	S25552-U	02	A0	--

FE0012-SEP-XX-XX-D-Y-0003 P01