

NOTES

A) SURVEY GRID (HORIZONTAL):
 THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH, THE SURVEY BY TDA 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 SURVEY STATION NAMED WITH THE CO-ORDINATES 504113.91E 202243.20N AND APPLYING THE LOCAL SCALE FACTOR 0.997.
 THE LOCAL SCALE FACTOR (LSP) APPLICABLE TO THIS SITE IS 0.9971, CALCULATED USING STANDARD TABLED DATA, THE SITE CENTRE CO-ORDINATES HAVE BEEN TAKEN AS BEING 504113E 202243N.
 (FOR THIS RELATIVELY LOW LEVEL SITE, NEAR SEA LEVEL CORRECTIONS WILL BE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)
 B) VERTICAL DATUM:
 ALTITUDES FOR THE CONTROL ARE BASED UPON GPS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN-00N) USING OSDBS TRANSFORMATION PARAMETERS.
 C) GPS CONTROL:
 THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB03; THIS HAS BEEN CALCULATED FROM ETR08 USING OSDBS TRANSFORMATION PARAMETERS.
 METHOD FOR THIS PARTICULAR PROJECT, THE TRIMBLE VRS NOW NETWORK HAS BEEN USED, OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATES: 2001/2011 21/01/2011.
 MANUFACTURERS QUOTED ACCURACY IS RISE 10 - 20 mm IN PLAN AND 20 - 30 mm IN HEIGHT, HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEVIATION FROM THE FINAL SOLUTIONS, FOR SALESY CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.
 IT SHOULD BE NOTED THAT THE AFOREMENTIONED METHOD MAY NOT SATISFY SUCH ORGANISATIONS AS THE ENVIRONMENT AGENCY WHERE MORE ROBUST SOLUTIONS, SUCH AS A TRADITIONAL POST PROCESSED STATIC GPS SOLUTION, MAY BE REQUIRED.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
 3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FRUITED DIMENSIONS FROM THIS DRAWING.
 4. IF IN DOUBT ASK.

LEGEND

- 30-20 SPOT LEVEL
- STN SURVEY STATION
- HEDGEROWS OF UNDERGROWTH
- TREES (PRELIMINARY ONLY)
- BUILDINGS
- CANOPY
- FENCE

ABBREVIATIONS

- B BOLLARD
- BT BRITISH TELECOM/IC
- EB ELECTRICITY CONTROL BOX
- FP FIRE POINT
- G GULLY
- IC INSPECTION COVER
- LP LAMP POST
- MHC MANHOLE-CIRCULAR
- SPB SIGN POST/BOARD
- SS SUB STATION
- SV STOP VALVE
- TP TELEPHONE POLE
- WM WATER METER

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
STN1	504061.00	202338.70	136.29	SURVEY NAIL
STN2	504065.07	202292.00	134.20	SURVEY NAIL
STN3	504065.49	202281.46	134.29	SURVEY NAIL
STN4	504102.26	202254.82	134.07	SURVEY NAIL
STN5	504113.91	202243.20	134.45	SURVEY NAIL
STN6	504138.76	202210.97	135.07	SURVEY NAIL
STN7	504091.06	202240.78	133.98	SURVEY NAIL
STN8	504180.79	202215.16	135.30	SURVEY NAIL
STN9	504123.11	202235.85	135.06	SURVEY NAIL
STN10	504135.71	202203.63	135.00	SURVEY NAIL
STN11	504134.74	202180.55	134.82	PEG & 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.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL, THEREFORE ANY DETAILS RELATING TO CURBS, SEALS ETC ARE TAKEN FROM ARCHIVE RECORDS AND AS SUCH WILL BE APPROXIMATE ONLY. THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- SURVEY SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION, CONTRACTORS SHOULD UNDERTAKE SATISFACTION SURVEYS AND TAKE PARTICULAR CARE DURING EXCAVATION WORK, SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- IF THERE IS ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE LOCALLY APPLICABLE TO INDIVIDUAL SURVEY POINTS OR LINE SEGMENTS.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES, HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS DISCOVERED 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.

DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys
 Chartered Surveyors
 Geomatics, Land, Engineering & ASB

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RICS

CLIENT
WYLDECREST PROPERTIES LTD

PROJECT TITLE
**SCATTERDELLS PARK
 CHIPPERTON, KINGS LANGLEY**

DRAWING DETAIL
TOPOGRAPHIC SURVEY AS OF 21/01/2011

PROJECT ENGINEER	DATE
CG	JANUARY 2011
CHECKED	SCALE
EPB	1:500 (WHEN PLOTTED @ A1)
APPROVED	REVISION
ND	

DRAWING NUMBER
R-M4313_201

TREE SCHEDULE

No.	CIRC.	SPREAD	HEIGHT
TE01	2.10	14	14
TE02	0.75	2	4
TE03	0.90	2	5
TE04	0.75	2	4
TE05	0.90	8	10
TE06	2.10	12	10
TE07	1.20	10	14
TE08	1.20	10	10
TE09	1.50	10	14
TE10	1.20	8	10
TE11	0.45	2	3
TE12	0.45	2	3
TE13	0.45	4	8
TE14	1.20	10	10
TE15	1.50	14	10
TE16	0.90	8	10
TE17	1.50	10	10
TE18	0.75	3	10
TE19	1.50	12	14
TE20	1.80	10	14
TE21	2.10	20	10
TE22	1.80	20	10

NOTES:
 1) MB - MULTI BOLE.
 2) TS - TREE SOLE.
 3) CK - CIRCUMFERENCE MEASURED AT 1.5M ABOVE GROUND LEVEL.
 4) SW - DIAMETER OF CANOPY (SEE NOTES).
 5) H - APPROX HEIGHT TO TOP OF CANOPY (ESTIMATED FROM VISUAL).
 6) THIS TREE SURVEY HAS BEEN UNDERTAKEN FOR USE WITH THE STANDARDS CHARTER 4.2 AS OF APRIL 1997, HOWEVER, IT MUST BE NOTED THAT ONLY THOSE TREES WITHIN THE SITE LIMITS HAVE BEEN SURVEYED, UNLESS OTHERWISE SPECIFIED.
 7) ATTENTION SHOULD BE PAID TO THE ORIGINAL TOPOGRAPHICAL BREEF AS TO WHAT TREES HAVE ACTUALLY BEEN SCHEDULED, I.E. THOSE TREES BELOW DIAMETER X: ONLY TREES WITHIN THE HEDGE ROW WILL BE DETELED UNLESS OTHERWISE SPECIFIED.
 8) TREE SPREADS AND SOLES ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE AVERAGE SPREAD, THIS MAY NOT REPRESENT THE TRUE OUTLINE, NOTE THAT TREE SOLE MAY NOT SIT CENTRALLY TO CANOPY.

