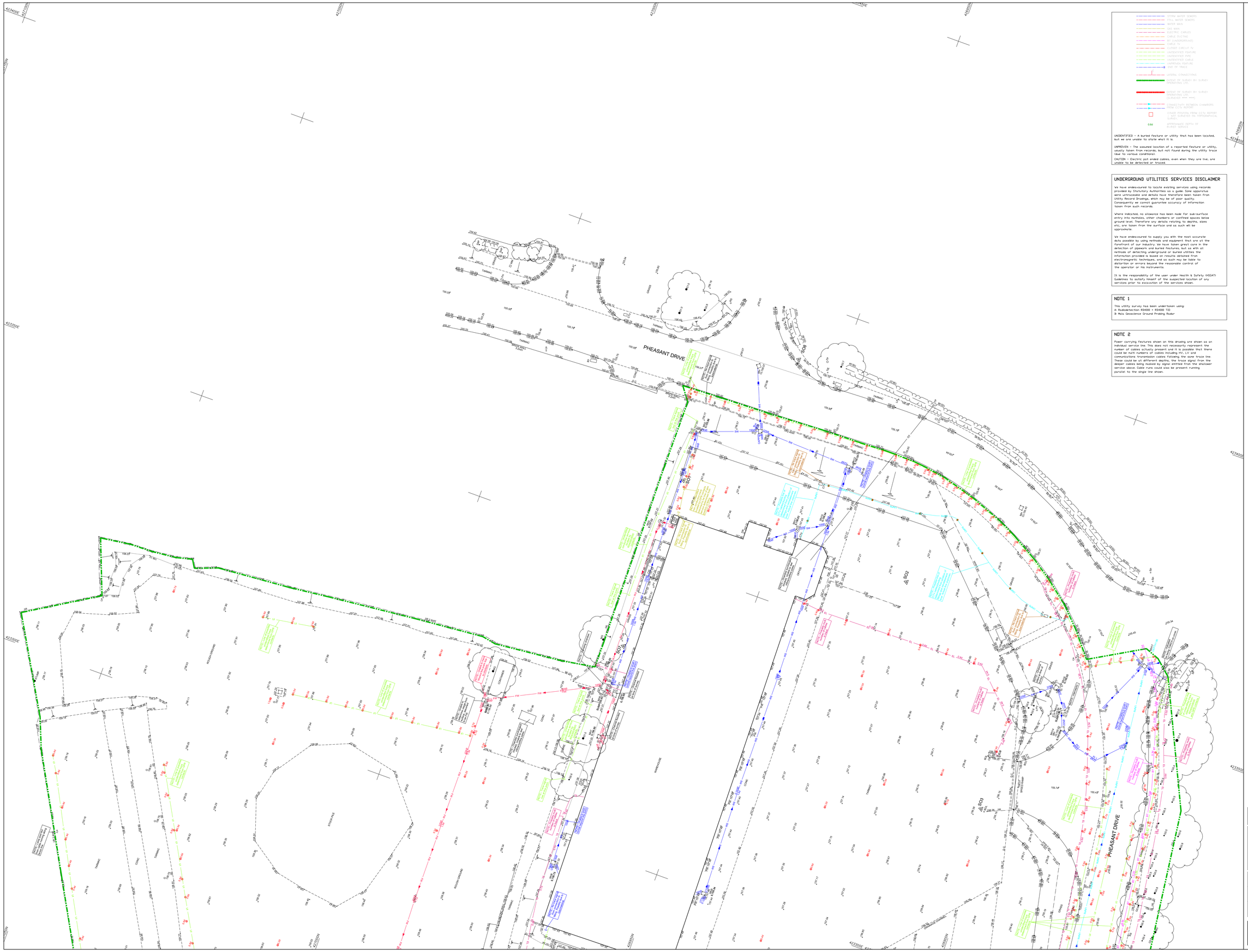

SYSTEM WATER SEWERS
FOUL WATER SEWERS
WATER MAIN
GAS MAIN
ELECTRIC CABLES
CABLE DUCTING
BT UNDERGROUND CABLE TV
OTHER CABLES TO UNIDENTIFIED FEATURE
UNIDENTIFIED PIPE
UNIDENTIFIED CABLE
SUPERMAN FEATURE
END OF TRACE
LATERAL CONNECTIONS
EXTENT OF SURVEY BY SURVEY DEPARTMENT LTD.
OTHER BY SURVEY BY SURVEY DEPARTMENT LTD. (SURVEYED ***** ****)
CONNECTION BETWEEN CHAMBERS FROM CCTV REPORT
OTHER POSITION FROM CCTV REPORT - NOT SURVEYED BY TOPOGRAPHICAL SURVEY
0.66 APPROXIMATE DEPTH OF BURIED SERVICE

UNIDENTIFIED - A buried feature or utility that has been located, but we are unable to state what it is.

UNPROVEN - The assumed location of a reported feature or utility, usually taken from records, but not found during the utility trace (due to various conditions).

CAUTION - Electric put ended cables, even when they are live, are unable to be detected or traced.

UNDERGROUND UTILITIES SERVICES DISCLAIMER

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Where indicated, no allowance has been made for sub-surface entry into manholes, other chambers or confined spaces below ground level. Therefore any details relating to depths, sizes etc, are taken from the surface and as such will be approximate.

We have endeavoured to supply you with the most accurate data possible by using methods and equipment that are at the forefront of our industry. We have taken great care in the detection of pipework and buried features, but as with all methods of detecting underground or buried utilities the information provided is based on results obtained from electromagnetic techniques, and as such may be liable to distortion or errors beyond the reasonable control of the operator or his instruments.

It is the responsibility of the user under Health & Safety (HSG47) Guidelines to satisfy himself of the suspected location of any services prior to excavation of the services shown.

NOTE 1

This utility survey has been undertaken using
A: Radiodetection RD8000 + RD4000 TX3
B: Mala Geoscience Ground Probing Radar

NOTE 2

Power carrying features shown on this drawing are shown as an individual service line. This does not necessarily represent the number of cables actually present and it is possible that there could be multi numbers of cables including HV, LV and communications transmission cables following the same trace line. These could be at different depths, the trace signal from the deeper cables being masked by signal emitted from the shallower service above. Cable runs could also be present running parallel to the single line shown.

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Note:

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Survey Control Markers established for Mapping purposes only and should not be used for Construction without the written approval of Survey Operations Ltd.

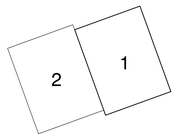
Drainage information must be verified with local authority records before use

SURVEY STATIONS			
Name	Easting	Northing	Height
S01	423364.20	426968.48	157.33
S02	423360.96	426927.13	157.10
S03	423329.15	426902.19	156.31
S04	423282.02	426888.46	156.74
S05	423274.77	426870.35	158.69
S06	423274.77	426870.35	158.69
S07	423334.46	426968.48	157.27
S08	423360.16	426937.06	155.88

STANDARD REFERENCE & ABBREVIATIONS

(AN).....Assumed Route
AB.....Air Brick
AV.....Air Valve
B/W.....Barbed Wire
BAR.....Barrier
BB.....Bellobe Beacon
BH.....Borehole
BL.....Bed Level
BOL.....Bollard
BS.....Bus Stop
BT.Box.....British Telecom Box
BT.....British Telecom IC
BRTW.....Brick Retaining Wall
BW.....Brick Wall
C/B.....Close Boarded
C/I.....Corrugated Iron
C/P.....Chestnut Paling
CB.....Control Box
CBW.....Concrete Block Wall
CCTV.....Closed Circuit TV
CD.....Cable Duct
CEL.....Ceiling Light
CHL.....Chain Link
CHY.....Chimney
CL.....Cover Level
CM.....Cable Marker
COL.....Column
CONC.....Concrete
CP.....Catch Pit
CRTW.....Concrete Retaining Wall
CTV.....Cable Television
CUL.....Culvert
CW.....Concrete Block Wall
DC.....Drainage Channel
DPC.....Damp Proof Course
DR.....Drain
DSW.....Dry Stone Wall
EICP.....Electricity Cable Pit
EIC.....Electricity Inspection Cover
EJ.....Expansion Joint
EJB.....Electricity Junction Box
EL SUB STN..Electricity Sub Station
EL.....Eaves Level
ELB.....Electricity Box
EP.....Electricity Pole
ER.....Earth Rod
ETL.....Electricity Transmission Line
FB.....Flower Bed
FH.....Fire Hydrant
FL.....Floor Level
FP.....Flagpole
F*.*.....Girth (of tree)
G.....Gulley
GAB.....Gabion
GIP.....Gas Inlet Pipe
GMKR.....Gas Marker
GOT.....Gas Stop Tap (domestic)
GSV.....Gas Stop Valve (mains)
HDG.....Housing
HL.....Height
HV.....High Voltage
I/R.....Iron Railing
IC.....Inspection Cover
IL.....Invert Level
IP.....Inlet Pipe
KO.....Kerb Outlet
LB.....Letter Box
LP.....Lamp Post
MG.....Multi-Girth
MH.....Manhole
MKR.....Marker
MP.....Mooring Point
NP.....Street Name Plate
O/H.....Overhead
O/P.....Open Paling
OH.....Overhead Telecom Wire
OP.....Outfall Pipe
OSBM.....Ordnance Survey Bench Mark
OT.....Overhead Telecom Wire
P/C.....Post & Chain
P/R.....Post & Rail
P/W.....Post & Wire
PAV.....Paving
PB.....Pillar Box
PC.....Pedestrian Crossing
PP.....Petrol Pump
PT.....Post or Pillar
RE.....Rodding Eye
RS.....Road Sign
RTW.....Retaining Wall
RWP.....Rain Water Pipe
SAP.....Sealing
SL.....Sump Level
SoL.....Soffit Level
SP.....Sign Post
SPL.....Springing Level
SRTW.....Stone Retaining Wall
SV.....Stop Valve (unspecified)
SVP.....Soil Vent Pipe
SW.....Stone Wall
TAC.....Tactile Paving
TB.....Traffic Bollard
TBM.....Temporary Bench Mark
TCB.....Telephone Call Box
TFR.....Taken From Records
TIE.....Anchor Point (Boats/Poles)
TL.....Traffic Light
TLB.....Traffic Light Control Box
TM.....Turnpike
TP.....Telecommunications Pole
TPIT.....Trial Pit
TS.....Trash Screen
U/C.....Under Construction
U/G.....Underground
UTL.....Unable to Lift (BM,IC etc)
UTS.....Unable to Survey
VDP.....Vehicle Detector Pad
VP.....Vent Pipe
W/M.....Wire Mesh
WL.....Water Level
WM.....Water Meter
WO.....Wash Out
WP.....Waste Pipe
WST.....Water Stop Tap (domestic)
WSV.....Water Stop Valve (mains)

Sheet Layout



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Smith Street, Skelmersdale, Lancs. WN8 8LN
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Email: mail@survops.co.uk – www.survops.co.uk

Client	Savills
Drawing Title	Utility Survey of Land at: Norquest Industrial Estate Birstall Sheet 1 of 2
Scale(s) 1:200	Surveyor SC
Date Feb 20	Drawn IT
Job Number 20A292	Checked SO
Sheet Size & Drg Number & Revision	A0 20A292/001

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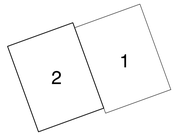

STORM WATER SEWERS
FOUL WATER SEWERS
WATER MAIN
GAS MAIN
ELECTRIC CABLES
CABLE DUCTING
BT UNDERGROUND CABLE TV
CLOSED CIRCUIT TV
UNIDENTIFIED FEATURE
UNCERTAIN POPE
UNIDENTIFIED CABLE
UNPROVEN FEATURE
BOLE OF TREE
SERVICE CONNECTIONS
EXTENT OF SURVEY BY SURVEY OPERATIONS LTD.
EXTENT OF SURVEY BY SURVEY OPERATIONS LTD. (PREVIOUSLY SURVEYED, 2nd visit)
CONNECTION BETWEEN CHAMBERS FROM CCTV REPORT
OTHER POSITION FROM CCTV REPORT - NOT SURVEYED ON TOPOGRAPHICAL SURVEY
0.6d APPROXIMATE DEPTH OF BURIED SERVICE

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Tel: 01695 725662 Fax: 01695 51816
Email: mail@survops.co.uk – www.survops.co.uk

Client
Savills

Drawing Title
Utility Survey of Land at:
Norquest Industrial Estate
Birstall
Sheet 2 of 2

Scale(s)	1:200	Surveyor	SC
Date	Feb 20	Drawn	IT
Job Number	20A292	Checked	SO

Sheet Size & Drg Number & Revision
A0 20A292/002