NOTES

1. The accuracy of this drawing is dependant on the original specification and MWSC should be consulted before use of other scales or use in CAD form.
2. Where underground services are shown, all reasonable care has been taken within the spirit of the original specification and requirement. Before use of this information the user should consult MWSC and satisfy themselves of the completeness and accuracy of such detail before undertaking any works.
3. All reasonable care has been taken in the survey detail represented on this drawing but any discrepancies must be reported to MWSC immediately. Our aim is to produce the best possible results within the specification and cost constraints of our clients. Any comments are most welcome.
4. This drawing is the property of MIKE WORBY SURVEY CONSULTANCY It may not be copied, altered or incorporated into any other data without prior consent
5. Layers prefixed by "HIDE" contain level data that may be of interest to the user but have been "turned off" to assist in the overall clarity of the drawing
6. Elevations are orthorectified images referenced to a single plane . Some distortion may occur where features do not lie on this plane.
7. Critical dimensions should be verified by the user on site.
8. Tree types shown on this drawing cannot be guaranteed and if critical should be verified by an arboriculturist.
9. Tree spreads and diameters are averages unless otherwise indicated.
10. This plan has been produced for the client detailed below or their appointed agent to an agreed specification and defines the limit of MWSC liability
11. The Survey Reference System has been derived from Dual Frequency GPS Observations taken on 14th June 2016 using Trimble VRS GNSS technology. Easting,Northing, Level values have been calculated from Ordnance Survey OSnet (GPS Satellite Transmissions) for the above date , the resultant grid coordinates derived from the OSGB36 reference framework and a "plane" Grid created with scale factor = 1.0000 All levels are related to Ordnance Survey Orthometric Height.

ABBREVIATIONS

ab	Air Brick	dh	Duct Height	p/r/f	Post & Rail Fence
bol	Bollard or Bottom Height	dp	Down Pipe	p/w/f	Post & Wire Fence
bb	Belisha Beacon	ecb	Electricity Control Box	r	Render
bd	Brick Drop	elec	Electricity	rad	Radiator
bh	Borehole or Beam Height	pp	Electricity Pole	re	Rodding Eye
bl	Bed Level	fb	Flower Bed	rg	Rough Ground
bp	Brick Pavlors	hyd	Fire Hydrant	rs	Road Sign
ret w	Brick Retaining Wall	ffl	Floor Level	rsj	Rolled Steel Joist
bs	Bus Stop	gul	Gully	rwp	Rain Water Pipe
bt	British Telecom	gsv	Gas Valve	s	Spread or Stone
btcb	Bf Control Box	h	Height in Metres	sv	Stop Valve
bw	Brick Wall	h	Window Head Height	sl	Soffit Level or Skylight
b/w/f	Barbed Wire Fence	ht	Height	sp	Arch Springer Height
c	Window Cill Height	ic	Inspection Cover	sps	Stone Paving Slabs
cb	Control Box	il	Invert Level	sw	Stone Wall
c/b/f	Close Boarded Fence	i/r/f	Iron Railing Fence	tcsu	Traffic Control
cbw	Concrete Block Wall	iw/	Interwoven Fence	t	Top Heights
ccb	Cable TV Control Box	ko	Kerb Outlet	tl	Traffic Light
c/r/f	Corrugated Iron Fence	l	Light	tp	Telephone Pole
cl	Cover Level	lp	Lamp Post	tps	Tactile Paving Slabs
c/l/f	Chain Link Fence	mh	Manhole	utl	Unable To Lift
cl/s/f	Chain Link Security Fence	mkr	Marker	v	Vent
c/p/f	Concrete Panel Fence	ov	Over Flow Pipe	vp	Vent Pipe
cps	Concrete Paving Slabs	o/h	Overhead	w	Window
cr	Arch Crown Height	p	Post	wl	Water Level
crw	Concrete Retaining Wall	pal/f	Palisade Fence	wm	Water Meter
csu	Ceiling Slopes Up	p/f	Picket Fence	w/m/f	Wire Mesh Fence
catv	Cable Television	trp	Trial Pit	w/p/f	Wooden Panel Fence
cw	Concrete Wall	pl	Pavement Light	wsv	Water Valve
d	Diameter or Doors	pm	Parking Meter	ø	Diameter

SYMBOLS

Shrub
Tree (multibole)
Tree (single bole)
Top / Banks / Bottom
Floor to Ceiling Height
False Ceiling Height
Overhead Detail
Roof Detail
Fences
Overhead Cables
Change in Surface
Edge of Vegetation
Gate
Survey Station
Foul Water Sewer
Surface Water Sewer
Combined Sewer
Water Main
Gas Lp Main

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0 5 10
scale bar (metres)

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SURVEYORS TO THE

RICS CHARTERED LAND SURVEYORS

Scale:	1 : 200 (A1)
Drawing no:	0921-02-01
Date:	survey updated Sept 2021
Drawn:	MDW
File no.	AS PER DWG REF

	Date	Amendments	Name
J			
I			
G			
F			
E			
D			
C			
B			
A			

TOPOGRAPHIC SURVEY — 1 –2 LONGROFT GREEN, WELWYN GARDEN CITY