

DATUM NOTES
 GRID ORIGIN IS BASED UPON SURVEY STATION 3 FIXED TO THE ORDNANCE SURVEY NATIONAL GRID BY LEICA SMARTNET GPS NETWORK. A SCALE FACTOR OF 1 APPLIES TO THIS DRAWING.
 ALL MEASURED DISTANCES ON THE GROUND WITHOUT GPS WILL BE THE SAME AS THOSE MEASURED ON THIS DRAWING.
 LEVELS ARE RELATED TO :-
 ORDNANCE SURVEY GPS ACTIVE NETWORK AND TRANSFORMED USING THE COGNITS & OSTNITS MODEL
 SITE BENCH MARK ESTABLISHED IS LOCATED AT :-
 STATION 3
 VALUE GIVEN AS 87.162m (GPS DATUM)

SURVEY CONTROL STATIONS SHOWN 

ABBREVIATIONS (where applicable)

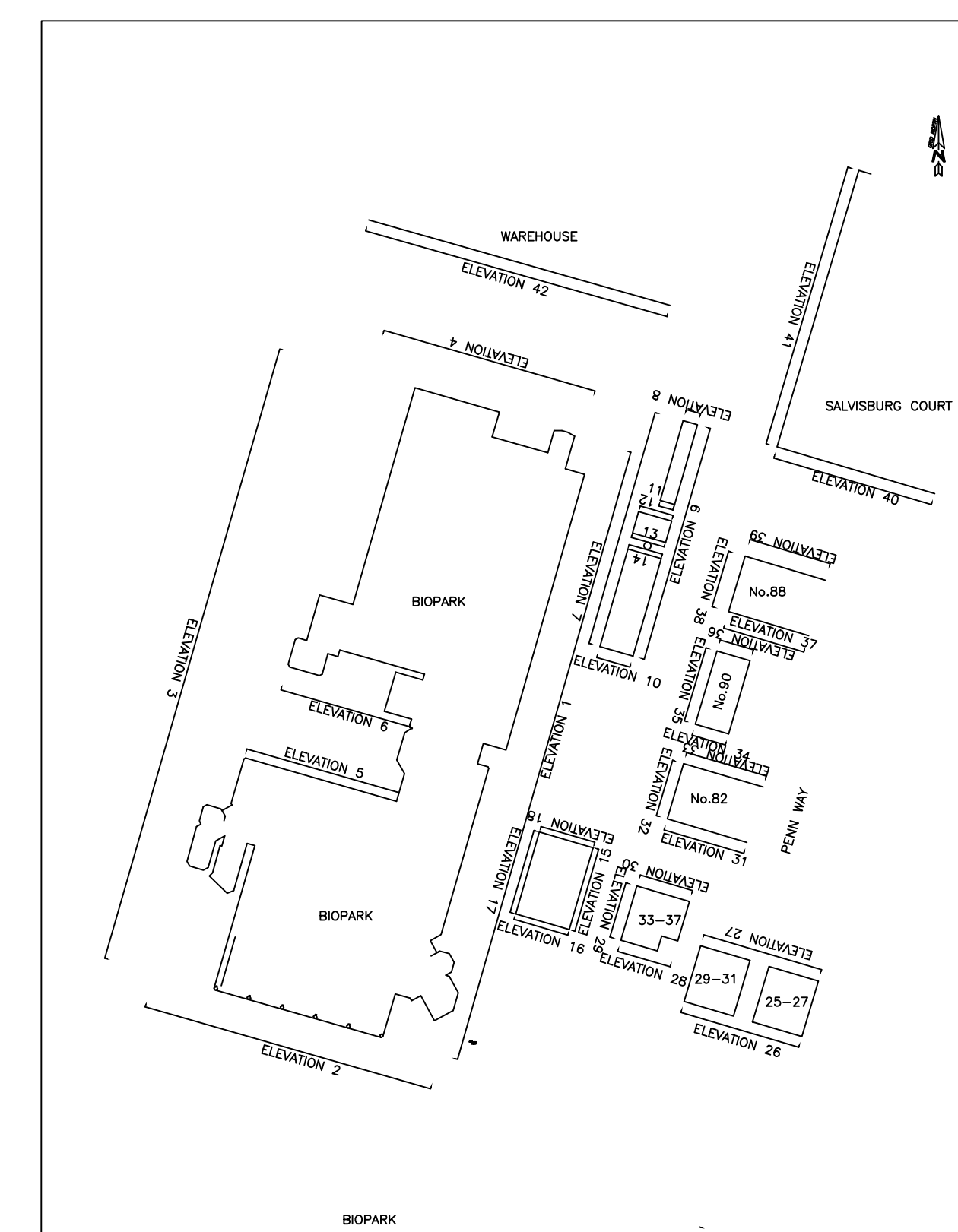
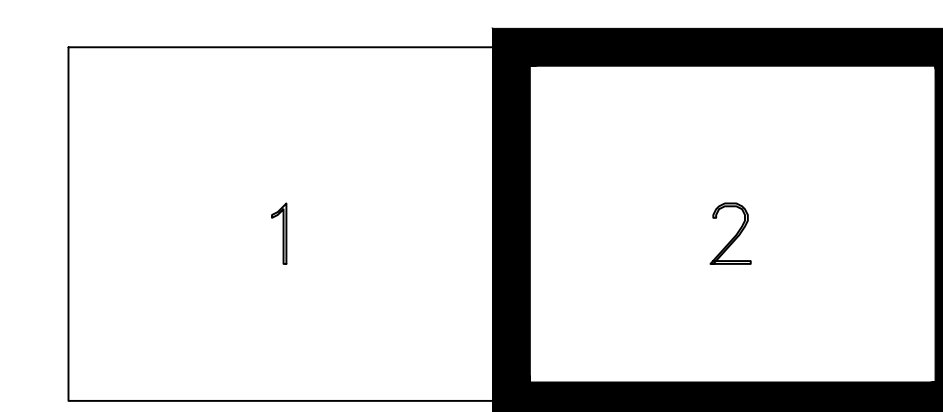
AV Air Valve	MH Manhole Cover
BK Brick	MK Marker
BL Ballard	MS Milestone
BS Bus Stop	MT Meter
BT British Telecom	MR Mercury
CB Control Box	OH Overhead
C/B Close Boarded	P/W Paving
CL Cover Level	PS Post Box
CLK Chainlink	PE Pipe
CO Colours	PM Parking Meter
Conc Concrete	P/R Post and Rail
CP Catch Pit	PT Post
CPS Concrete Paving Slabs	P/W Post and Wire
CATV Cable Television	RE Roding Eye
DC Drainage Channel	RET Retaining
DP Drain Pipe	RS Road Sign
EC Electricity Cover	RSJ Rolled Steel Joist
ER Earthing Rod	SC Stop Cock
FB Flower Bed	SK Sookway
FE Fence	SP Signpost
FH Fire Hydrant	ST Silt Trap
FL Floor Level	SV Stop Valve
FP Flag Pole	SVC Security Video Camera
GP Gate Post	T/CB Telephone Call Box
GV Gas Valve	TK Tank
GT Gully	TL Traffic Light
HT Height	TP Telegraph Pole
IC Inspection Cover	UG Underground
IL Invert Level	UIT Unable To Trace Further
IN Interceptor	UTL Unable To Lift
I/R Iron Railings	VP Vent Pipe
KD Kerb Outlet	WL Water Level
LB Litter Bin	WM Water Meter
LP Lamp Post	WD Wash Out

B Floor to Beam Height in cms
 C Floor to Ceiling Height in cms
 Crn Floor to Crown Height in cms
 D Floor to Door Head Height in cms
 FC Floor to False Ceiling Height in cms
 FF False Floor Level
 H Floor to Head Height in cms
 S Floor to Sill Height in cms
 Spr. Floor to Springer Height in cms

NOTES

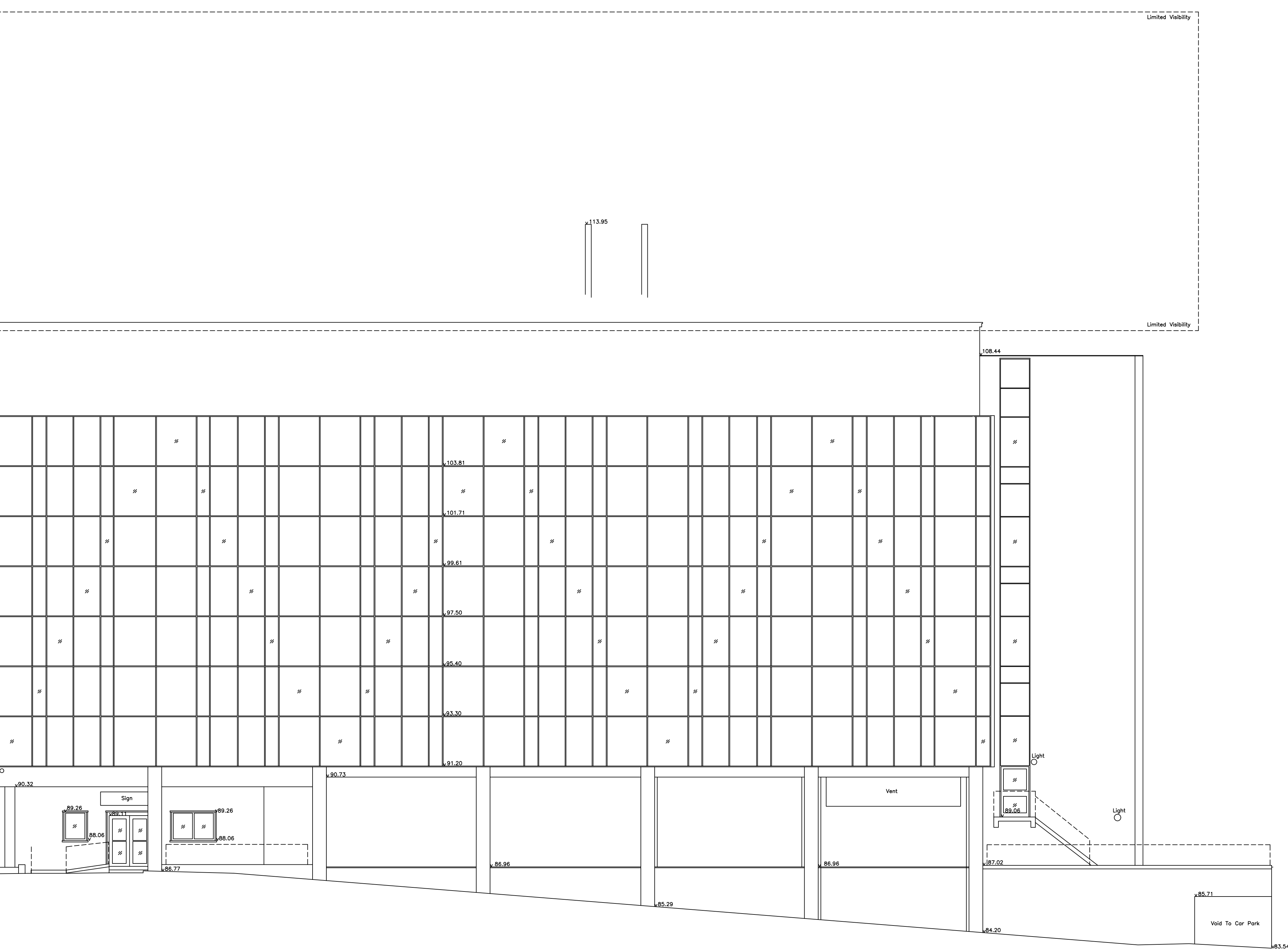
- Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.
- Tree species (where shown) should be treated with caution and expert identification is advised.
- Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.
- Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.
- Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL clearance dimensions, levels and invert levels should be checked prior to design and construction.
- Kerb levels have been taken in the bottom of the channel.
- Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

SHEET LAYOUT NOT TO SCALE



**BIOPARK
 BROADWATER ROAD
 WELWYN GARDEN CITY
 AL7 3TT
 EXISTING ELEVATIONS**

SURVEYED FOR	WELWYN PARK HOMES LIMITED 4 HUNTING GATE HITCHIN SG4 0TJ	SURVEYOR	E.F., J.S. DATE OCTOBER 2020
NO	DATE	REVISION	
DRAWING NO	L 9989/1-2	REV	0
SCALE	1 : 100 @AO		
SEE ALSO DWG NOS	L		
SHEET	2 of 10		
REF NO	L 9989		



ELEVATION 1
 0 1 2 3 4 5 METRES
 Datum Line Value: 80.00m