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Wates Developments Ltd

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Report

Date

April 2025

LAND AT FOXHOLE FARM, BOLNEY UTILITIES ASSESSMENT

LAND AT FOXHOLE FARM, BOLNEY

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EXECUTIVE SUMMARY

Ramboll UK Limited ('Ramboll') has been commissioned by Wates Developments Ltd ('client') to carry out a review of the utility services provision for the site at Land at Foxhole Farm, Bolney and to initiate discussions with the local utility providers to service the Proposed Development at the site.

The report summarises a desktop exercise comprising load assessments for the new development, record information of existing utility network assets, formal quotations from the relevant utility supply companies, and an outline strategy for how the future development may be served.

Details of the load assessments are contained within Section 2. Based on the information received, some utility services might require an easement zone to facilitate the development of the new buildings.

Enquiries have been made for 200 residential units and community facilities.

The following provides a summary of new services required to serve the new development:

- Clean water – New water mains connections required for 200 residential units and 1 community building.
- Power – The high voltage point of connection (POC) to UKPN high voltage network is along Bolney Chapel Road to the South of the site, approx. 500m.
- No gas will be supplied to this site.

Utility provision and quotations are summarised as follows:

Table 1: New Connections

Utility Service	Site Status	Utility Supplier	Quotation/Comment
Clean water	Available	South East Water	At the time of the report writing, the Mains application quote was received. Capacity has been confirmed subject to developer reinforcement works. Please refer to Appendix E for detailed information.
Foul water	N/A	N/A	Please refer to the Drainage Strategy report.
Electricity	Available	UK Power Network	Capacity has been confirmed subject to developer reinforcement works.
Electricity North Cable diversion	Available	UK Power Network	Diversion has been assessed by UKPN as feasible.
Data/comms	Available	Openreach	Unable to provide a quotation for this stage.

The quotes will not include for isolation, disconnection and removal of any utility supplies to existing buildings to be demolished. Separate allowances should be made for this under demolition costs. However, as this is a greenfield site it is anticipated that these will not be required.

Existing HV overhead lines have been identified on the UKPN record plan and are detailed in Section 4.3.

1. INTRODUCTION

1.1.1 The following is a utility report for the Proposed Development on a site located at 'Land at Foxhole Farm, Bolney', RH17 5QT for a potential 200 residential units and 1 community building.

2. THE PROPOSED DEVELOPMENT

2.1.1 The existing site is a greenfield site with an existing farmhouse and farm buildings located in the middle of the site. The site area is 16.89ha.

2.1.2 The Proposed Development is for an outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

2.1.3 The construction of the new development is proposed within the boundary shown in black in Figure 1.



Figure 1: Site Location

2.1.4 The masterplan is shown in Figure 2.



Figure 2: Indicative Masterplan

2.1.5 Based on the information received for the site, the following load assessments were made for the new buildings. The loads are based on the accommodation schedule for housing and the community building as provided by the client.

Table 2: Indicative Accommodation Schedule

Total No	House Type	Number of each
200	1 Bed Unit	26
	2 Bed Unit	58
	3 Bed Unit	78
	4 Bed Unit	38
	Total	200

Table 3: Load Assessments for new buildings

No	Water (l/s)	Power per Unit
200 units & 1 community building	<p>200 units domestic use -No. of fixtures & loading unit assumptions have been submitted to South East Water for each phase. There will be fire supply needed for the proposed 2 fire hydrants for each phase.</p> <p>Water demand in case of fire will need to be reassessed as per fire strategy in later stage of the design development.</p>	<p>All Electric</p> <p>1 Bed Units – 26No. @ 2kVA = 52kVA</p> <p>2 Bed Units – 58No. @ 2kVA = 116kVA</p> <p>3 Bed house – 78No. @ 2.5kVA = 195kVA</p> <p>4 Bed house – 38No. @ 3kVA = 114kVA</p> <p>Community building = 36kVA</p> <p>Pump station = 48kVA</p> <p>Street lighting = 40kVA</p> <p>EV charger load – 108No. @7.4 kVA with 0.25 DF for phase 1 = 199.8 kVA</p> <p>EV charger load – 92No. @7.4 kVA with 0.28 DF for phase 2 = 190.62 kVA</p> <p>Spare capacity = 20%</p> <p>Total: 1190 kVA</p>

3. EXISTING UTILITY SEARCHES

3.1.1 An existing utility search was carried out in June 2023 for the land at Bolney.

3.1.2 The table below, Table 4: Existing Utility Search, lists all the companies who have been contacted and their search results.

Table 4: Existing Utility Search

Asset Owner	Apparatus Status
Openreach	Present – Refer to drawings – Appendix A
UK Power Networks (UKPN)	Present – Refer to drawings - Appendix B
SGN	Not Present – Refer to drawings – Appendix C

3.1.3 In addition, an enquiry was made to 'Line Search' and the results are indicated in Table 5: Line Search. Below are the results from further companies we contacted for existing utility information in the development area.

Table 5: Line Search

Company	Response
South East Water	No services in the area (based on the map)
SGN	No services in the area (based on the map)
CityFibre	Not in the area of interest
Colt	Not in the area of interest
Equans	Not in the area of interest
GTC - Gas	Not in the area of interest
Lumen Technologies	Not in the area of interest
Mobile Broadband Network Limited	Not in the area of interest
Sky UK Limited	No response has been received as of writing this report.
Sota	Not in the area of interest
Southern Water (potable fresh water)	Not in the area of interest
Utility Assets Ltd	No response has been received as of writing this report.
Verizon Business	Not in the area of interest
Virgin Media	No response has been received as of writing this report.
Vodafone	No response has been received as of writing this report.
EE	Not in the area of interest

3.1.4 The information listed above is based on existing record information from the utility suppliers and should be confirmed by a buried services scan prior to any works commencing.

3.1.5 Line search results are indicated in the following table – Table 6: Line Search. No apparatus is located in the search area.

Table 6: Line Search

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)		
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cadent Gas
Cambridgeshire County Council Climate Change and Energy Services	Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)
E.ON UK CHP Limited	EDF Energy Renewables Ltd	EirGrid
Eleclink Limited	Electricity North West Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Lantage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Jurassic Fibre Ltd	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Moray East Offshore Windfarm	MUA Group Limited
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
Shell	Shell NOP	SP Energy Networks
Squire Energy Networks	SSE Generation Ltd	SSE Transmission
SSE Utility Solutions Limited	Storengy	Tata Communications (c/o JSM Construction Ltd)

3.2 **Existing UKPN Network**

- 3.2.1 UKPN has an existing overhead LV line along Foxhole Lane on the northwest side supplying the existing buildings on the site boundary.
- 3.2.2 UKPN has an existing overhead 11kV line on the north side of the proposed site boundary containing network sections inside our proposed site.
- 3.2.3 UKPN has an existing substation on the east side of the proposed site (Eight Bells area), supplying the nearby residential units.
- 3.2.4 UKPN has an existing LV line on the south side of the site boundary supplying existing buildings.

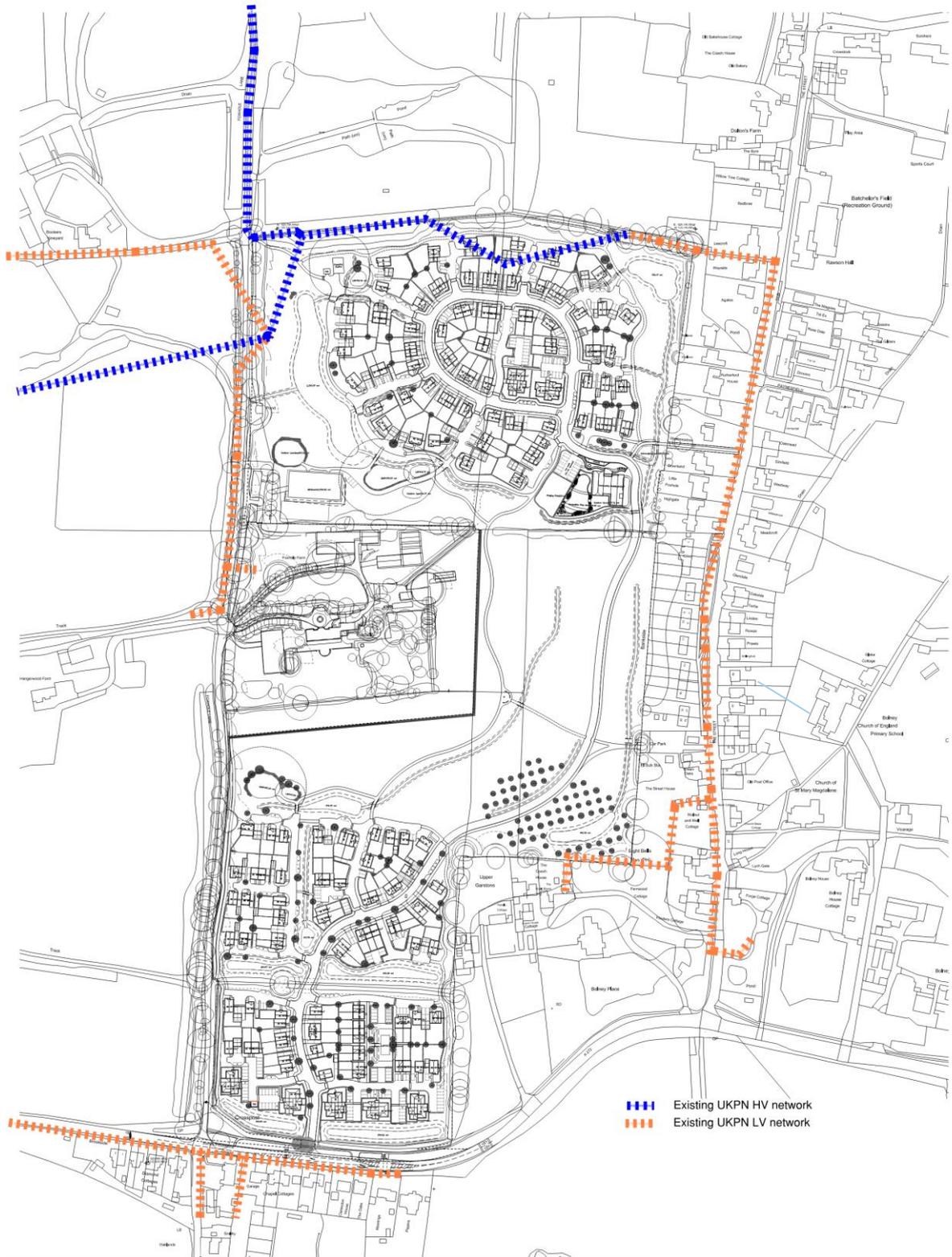


Figure 3: Existing UKPN services overlay on site plan

3.3 Existing Openreach Network

3.3.1 Openreach has existing overhead/underground lines as per Figure 4. Detail is provided in Appendix A.

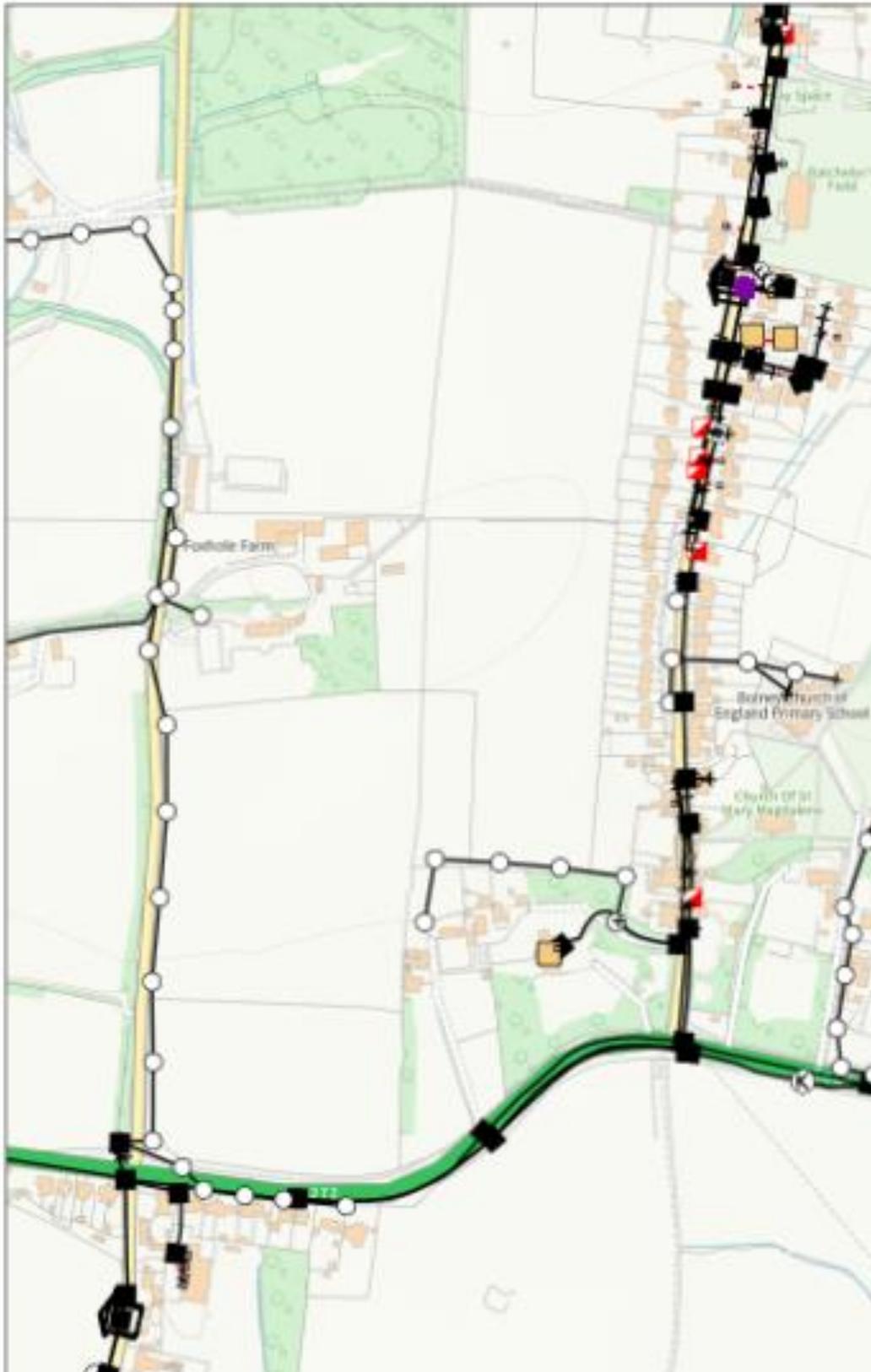


Figure 4: Existing Openreach services layout

3.4 Existing Mobile Network

3.4.1 The existing mobile network search is a desktop study based on information from Ofcom.org. The result provides the mobile availability in the area, divided into different categories: outdoor, indoor, voice, data, and 5G data. The following table summarizes the search results of mobile availability. The coverage layouts can be found in Appendix D.

Table 7: Mobile network availability

<i>Mobile network operator</i>	<i>Vodafone</i>	<i>O2</i>	<i>EE</i>	<i>Three</i>	
<i>Outdoor</i>	Voice	Likely	Likely	Likely	Likely
	Data	Likely	Likely	Likely	Likely
	5G Data	No Coverage	Very high confidence of coverage	Mixed	High to very high confidence of coverage
<i>Indoor</i>	Voice	Limited	Limited to likely	Limited	Limited
	Data	None to Limited	None to Limited	Limited	Limited
	5G Data	N/A	N/A	N/A	N/A

3.5 Existing Gas Network

3.5.1 There is no SGN gas pipework shown within the proposed site boundary. At the time of report writing, GTC Gas had not confirmed any asset allocation.

3.6 Existing Water Network

3.6.1 There is no water pipework shown within the proposed site boundary.

4. PROPOSED UTILITIES STRATEGY

4.1.1 This section describes the proposed utility strategy to service the development. The initial findings and strategy have been updated following feedback from the utility providers and as the scheme has developed from the initial design proposals. The tentative utility layout for the site is presented in Appendix H.

4.2 Proposed HV Power Network

4.2.1 The proposed UKPN Point of Connection (POC) will be via the 11kV network to the south of the site, approx. 500m away (From POC to Phase 1 substation), as shown below. This will supply two proposed substations located inside the site boundary in the upper and lower section (please note that UKPN requires an access road and 24/7 access to this substation).



Figure 5: UKPN POC to phase 1 substation (Approx. location)



Figure 6: Phase 1 Substation

4.3 Low Voltage Site Supplies

- 4.3.1 Low voltage (230 V) supplies to each dwelling will be provided by a network of underground cables supplied from one of the low voltage distribution rooms. The cables will be installed within an underground trench excavated to a minimum of 0.6m by the developer.
- 4.3.2 Service cables will stop at the cut-out meter box of each dwelling from the new underground network, using a suitable fused cut-out and backboard, in compliance with the UKPN requirements. Associated metering equipment will be installed within the cut-out meter box by the BNO (Building Network Operator).
- 4.3.3 For each of the block of flats, UKPN will look to install a BNO (Building Network Operator) service. This will involve a three-phase 100A service being installed into a communal location (i.e., communal hallway or external meter box). The developer will then be responsible for installing the "BNO Network" beyond the cutout.
- 4.3.4 See Figure 6 and 7 for the LV distribution.

4.4 Client and UK Power Networks Responsibilities

- 4.4.1 The responsibilities for the new substation project are divided between the customer and UK Power Networks (UKPN). The customer is tasked with preparing the site and ensuring compliance with building requirements, while UK Power Networks will handle the installation and commissioning of key substation components and infrastructure. Additionally, there are three options for executing the work, each differing in how the contestable and non-contestable tasks are allocated. For full responsibilities please refer to Appendix F.

4.4.2 Major Customer Responsibilities:

- To carry out all excavation and reinstatement of groundworks within the site boundary.
- Install a suitable concrete plinth for the new package substation.
- Supply and install the substation earthing system.

4.4.3 UK Power Networks Responsibilities:

- Conduct a HV shutdown of the local network.
- Install and commission 1 x 800kVA package substation, including:
 - 800kVA Transformer
 - 5-Way Take Off Chamber (TOC)
 - Ring Main Unit (RMU)
 - Remote Terminal Unit (RTU)
- Terminate 2 x 300ax 11kV HV cables into RMU end boxes.
- Terminate 5 x 300H LV mains into spare ways of TOC:
 - 3 x 300H as distributed LV mains for the site,
 - 1 x 300H pot ended outside of substation enclosure,
 - 1 x 300H as an "Opportunistic Backfeed".
- Commission RTU.
- Inspect substation civil works.
- Obtain the necessary legal consents for the new substation.
- Install substation GRP enclosure.

4.4.4 Differences between Options A, B, and C in the quote:

4.4.4.1 Option A: UK Power Networks completes all contestable and non-contestable work. Direct coordination between UKPN and the customer ensures the completion of all tasks.

4.4.4.2 Option B: The customer appoints an Independent Connection Provider (ICP) to complete contestable work. The ICP installs the new network, while UK Power Networks completes the final connection to the LV or HV network.

4.4.4.3 Option C: The appointed ICP is responsible for all contestable work, including the installation of the new network and the final connection, while UK Power Networks handles only the non-contestable work.

4.5 Diverting the existing overhead line cables

4.5.1 The overhead line along Foxhole Lane on the northern side of the site is proposed to be diverted to an underground route along the site boundary between poles 616774 and 502780, as shown in Figure 8.

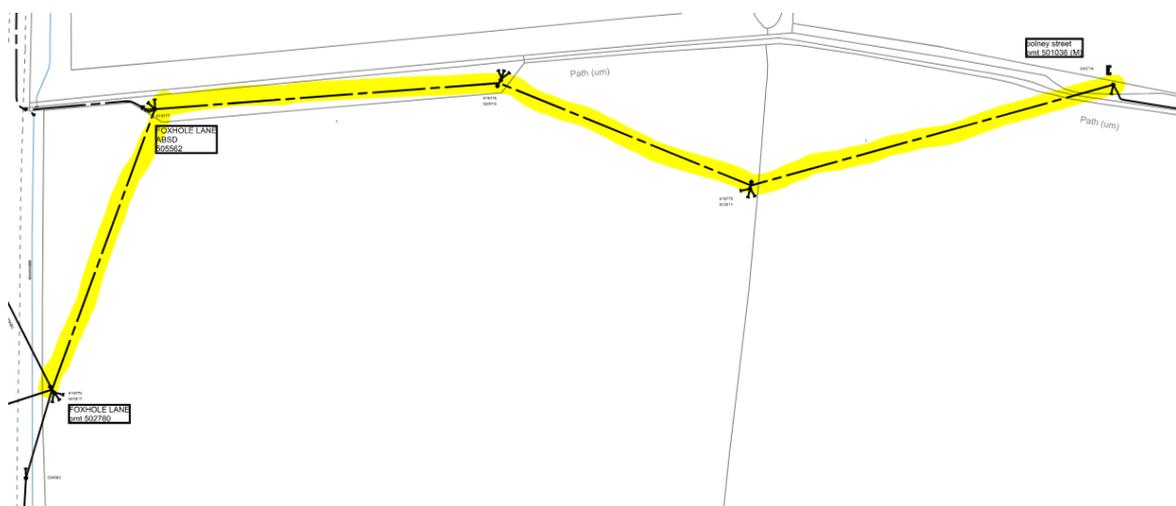


Figure 8: Existing Overhead line cable diversion

4.5.2 UKPN has provided a quotation for the proposed cable route, marked in orange (refer to Figure 9). This quotation assumes that all works will be executed by UKPN.

- 4.6.3 Data/telecom ducts can be installed within multi-service trenches, however, the separation distances according to current regulations shall be ensured.
- 4.6.4 Openreach confirmed that they are unable to progress this registration at the moment as the documents/information provided do not have enough details to plan the network to the site. However, we have discussed with Openreach, and they mentioned that the network looks good and there is a lot of infrastructure around the site. There is no concern regarding the telecom network.
- 4.6.5 Full fibre broadband with speeds of up to 1600 Mbps download and 115 Mbps upload is available near the site. Hence, there is no concern regarding the broadband network for the new development.

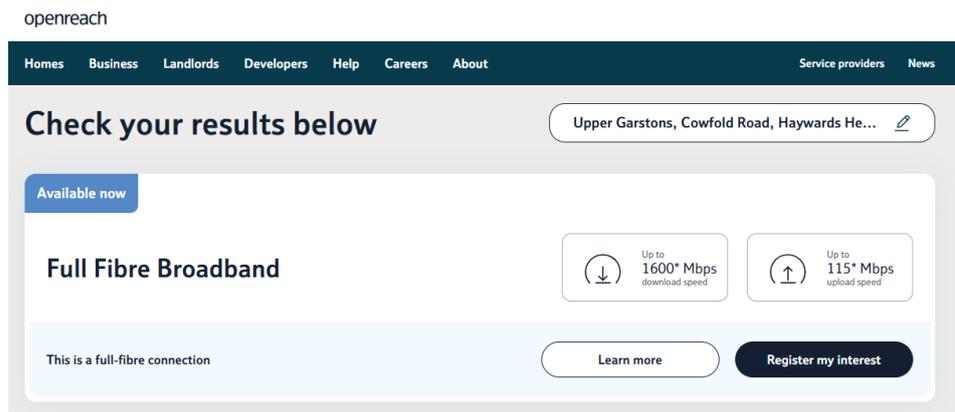


Figure 11: Openreach broadband speed check

4.7 Mobile Network

- 4.7.1 Referring to Table 7 in Section 3.4.1 (Existing mobile network), you can see that all voice and data mobile network operators already cover the outdoor site, with some even including 5G data. However, the voice and data signal indoors is mostly limited. This issue can be resolved by installing signal boosters in areas where required by the customers.

4.8 Water

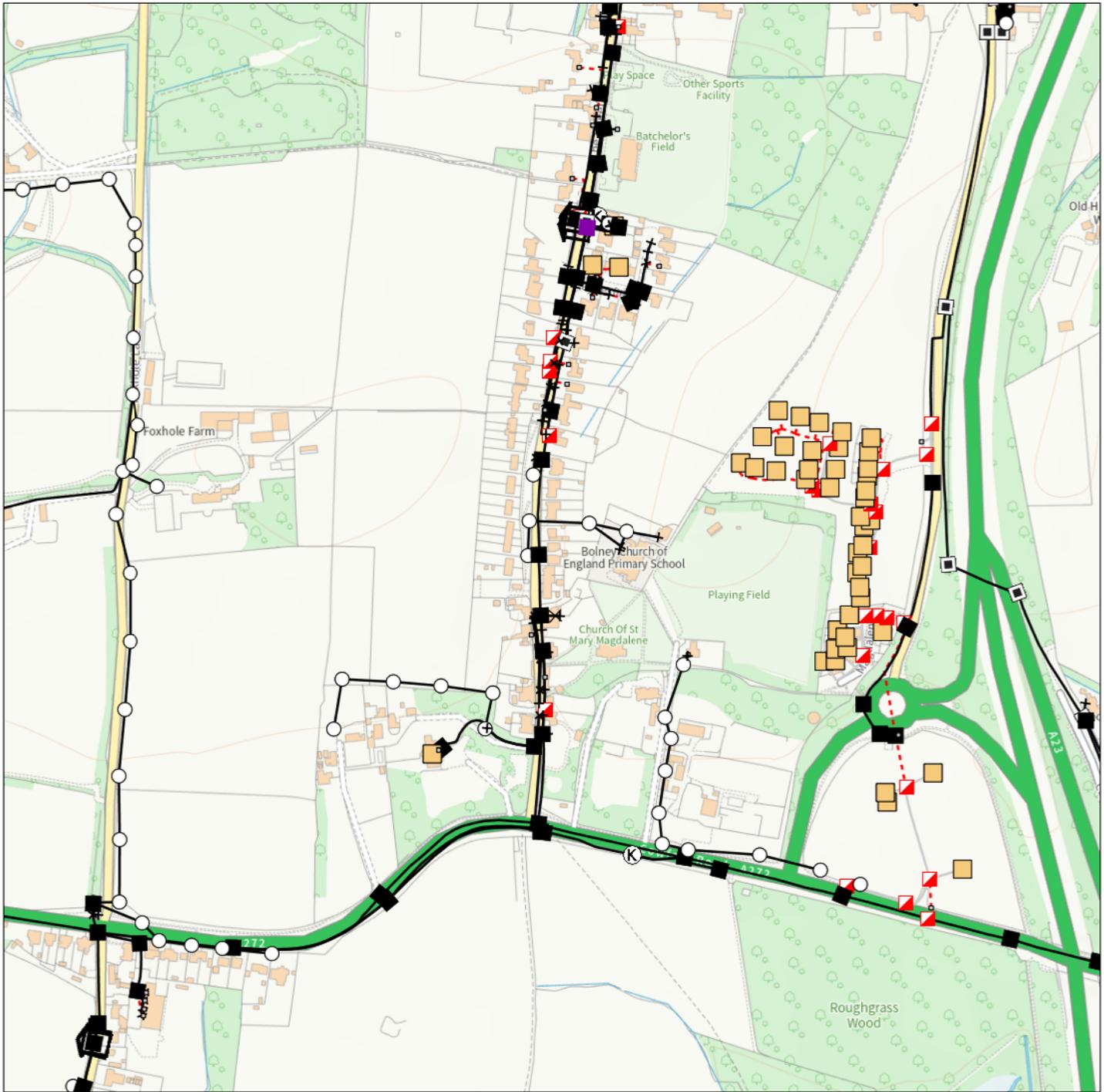
- 4.8.1 As of this report's writing, Ramboll has received the results of the potable water pre-development application. The findings indicate that potable water can be supplied to the southern Phase. However, offsite reinforcement is necessary to ensure adequate water supplies to the northern Phase. Ramboll highlighted to South East Water (SEW) that a nearby residential area is situated at the end of the water supply line. As a result, during the summer months, water pressure can drop. Ramboll requested that SEW include in the report their plans to address the issues of low pressure, as well as how they will ensure a reliable water supply. SEW asked Ramboll to submit a mains application for further analysis. This application has been submitted, and results have been received. The findings indicate that reinforcement will be required to cover both requirements, i.e., potable and fire water supply. The reinforcement will assist with the additional demand requirements. Reinforcement works are the responsibility of SEW.
- 4.8.2 The location of the existing fire hydrants does not cover the entire phase, so it is tentatively proposed that two additional hydrants will be required for each phase. Therefore, fire supply connections will be necessary for each phase. At the time of this report, SEW indicated that reinforcement is required for the fire supply. Once the quote is accepted, SEW will liaise with fire authority to coordinate hydrant locations and flows.



Figure 12: Proposed Water distribution route from South East Water

APPENDIX A – OPENREACH EXISTING INFORMATION

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	<i>Planned</i>	Split Coupling	×	Built	
PCP		Duct Tee	▲	Planned	
Pole		Building		Inferred	
Box		Kiosk	Ⓚ	Duct	
Manhole		Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

BT Ref : YQT11062F

Map Reference : (centre) TQ2613022782

Easting/Northing : (centre) 526130,122782

Issued : 31/05/2023 11:07:05

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
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WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

APPENDIX B – UKPN EXISTING INFORMATION

Our Ref: 29847893 Your Ref: Land at Bolney

Friday, 16 June 2023

Catalin Cretu
Twenty3, Brunswick Pl, Southampton
Southampton
Dorset
SO15 2AQ

Dear Catalin Cretu

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision
0800 056 5866



This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



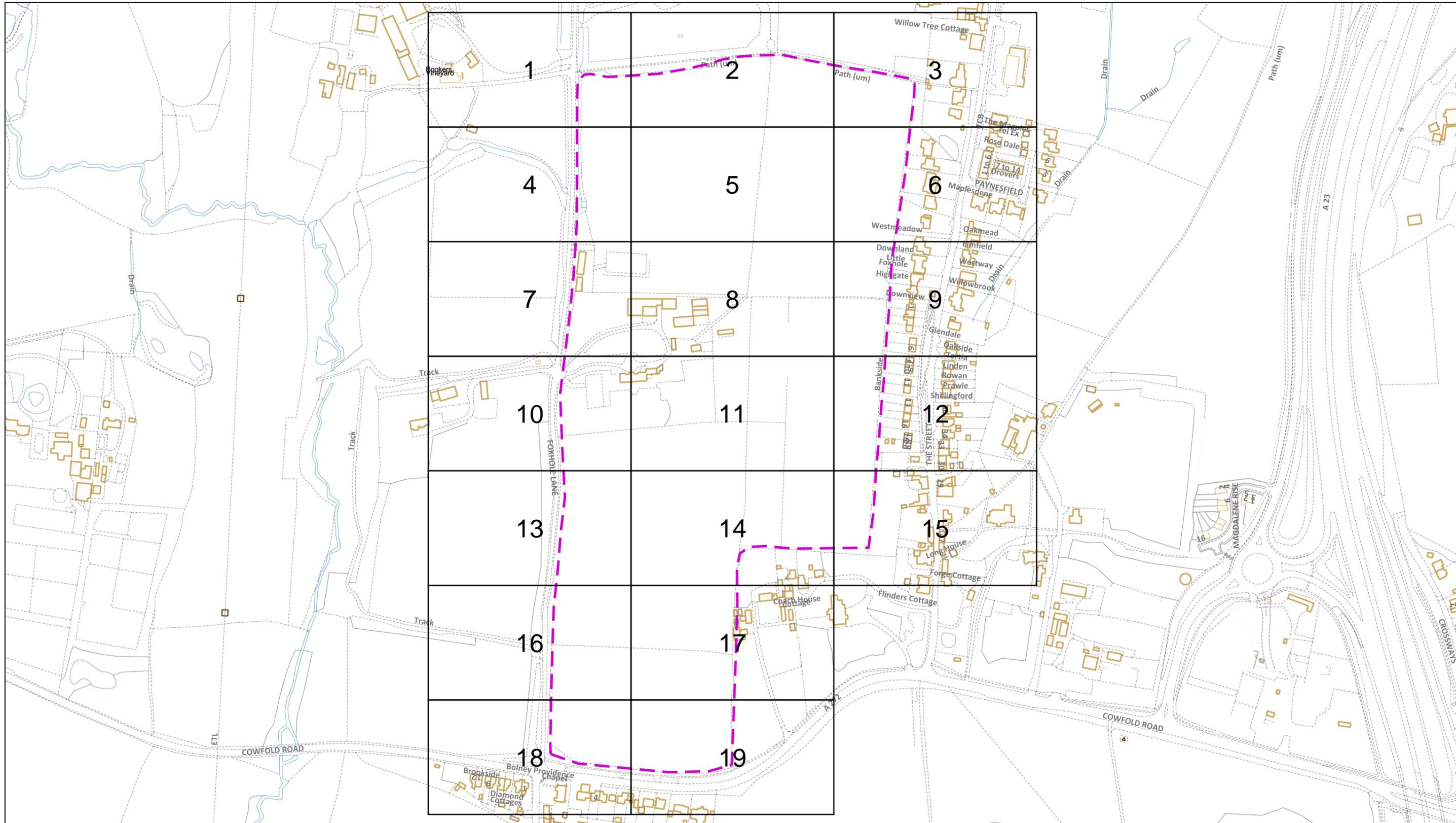
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
 - the date, time and place at which such damage was caused;
 - a description of the electric line and/or electrical plant to which damage was caused;
 - the name of the person whom it appears to you is responsible for that damage;
 - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.





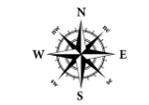
Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.
 Date Requested: 16/06/2023
 Job Reference: 29847893
 Site Location: 525732 122432
 Requested by: Mr Catalin Cretu
 Your Scheme/Reference: Land at Bolney
 Scale: 1:3587 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
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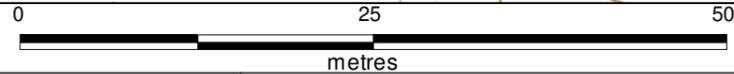
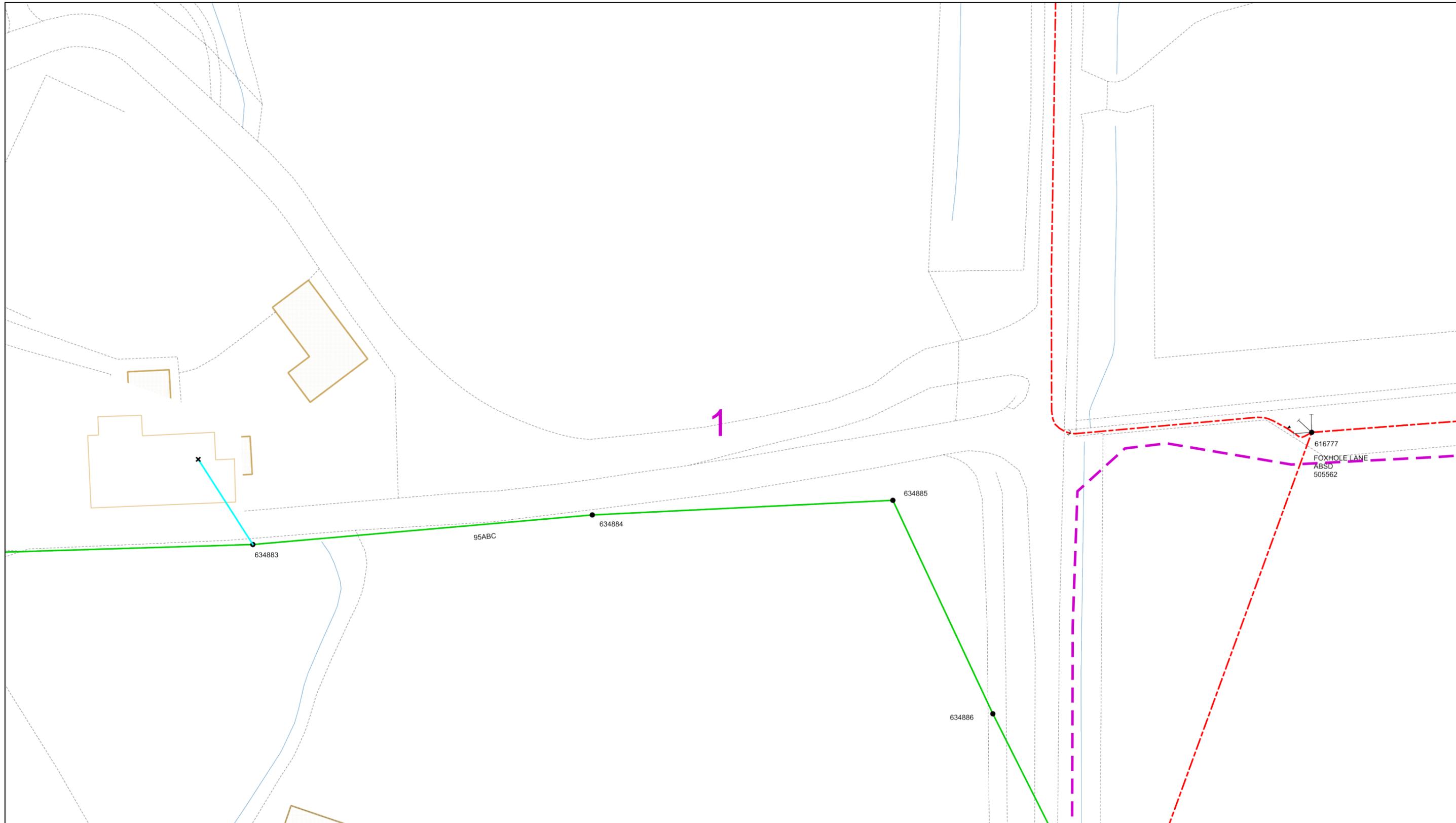


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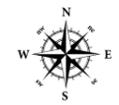
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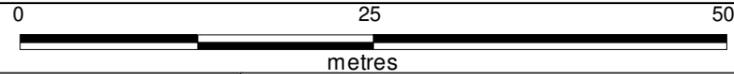
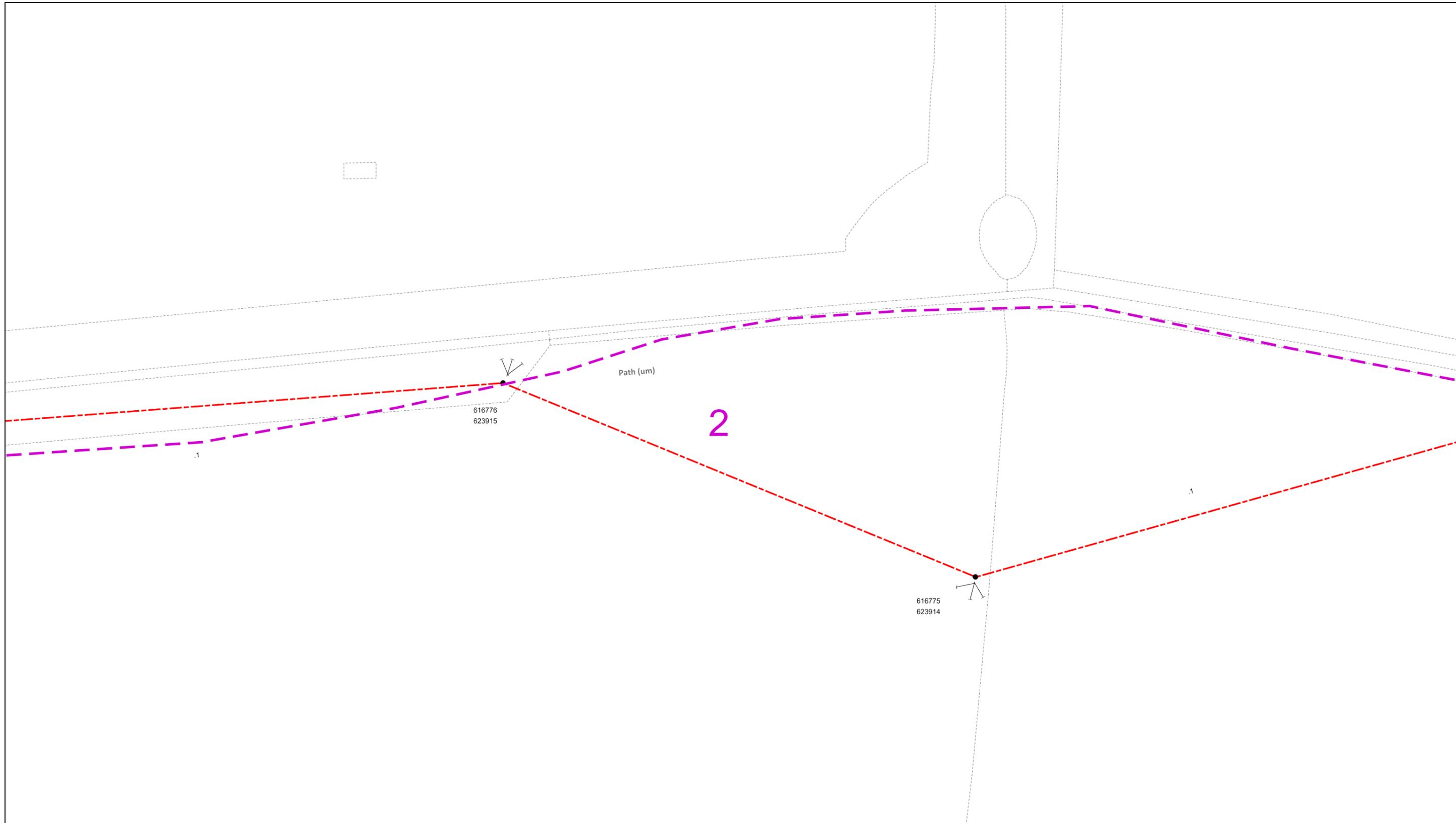
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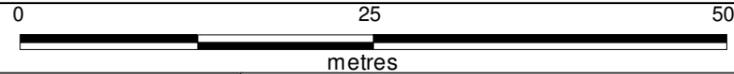
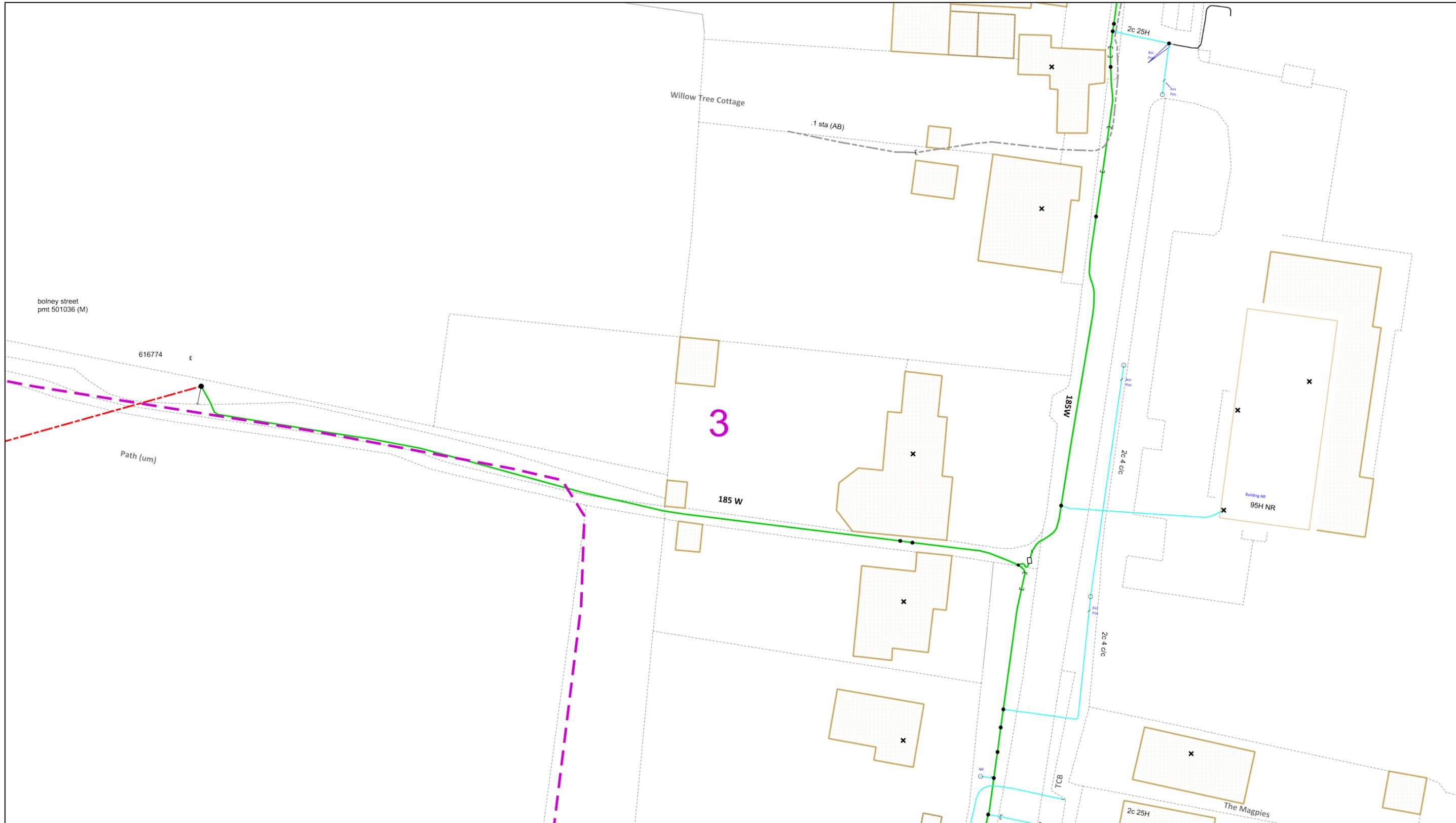
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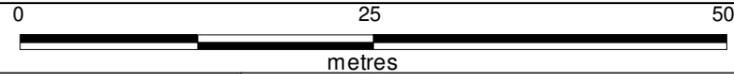
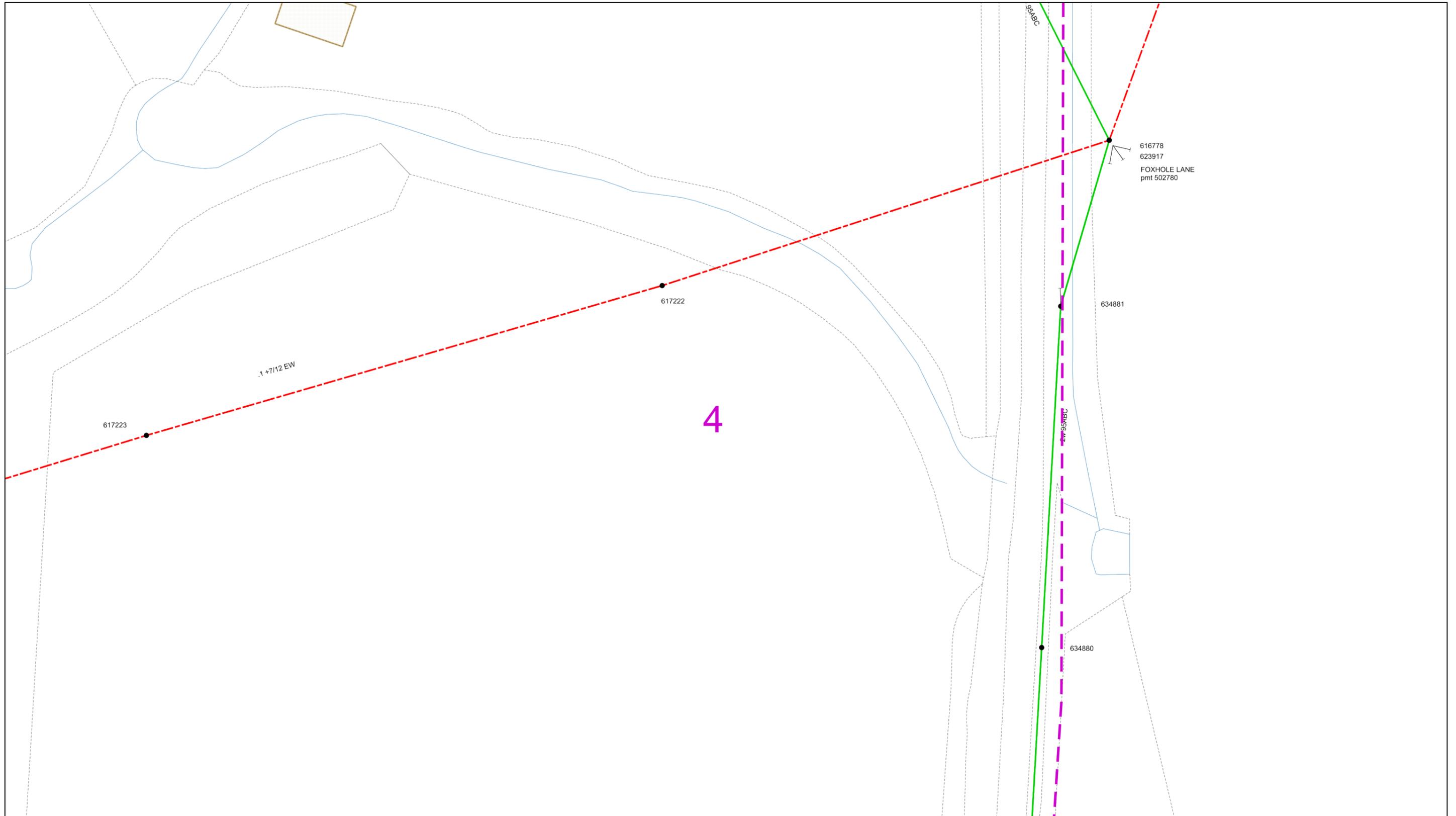
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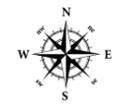
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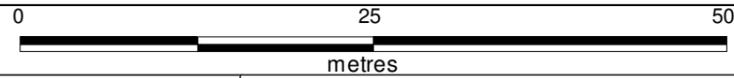
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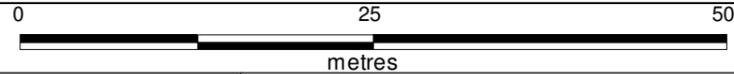
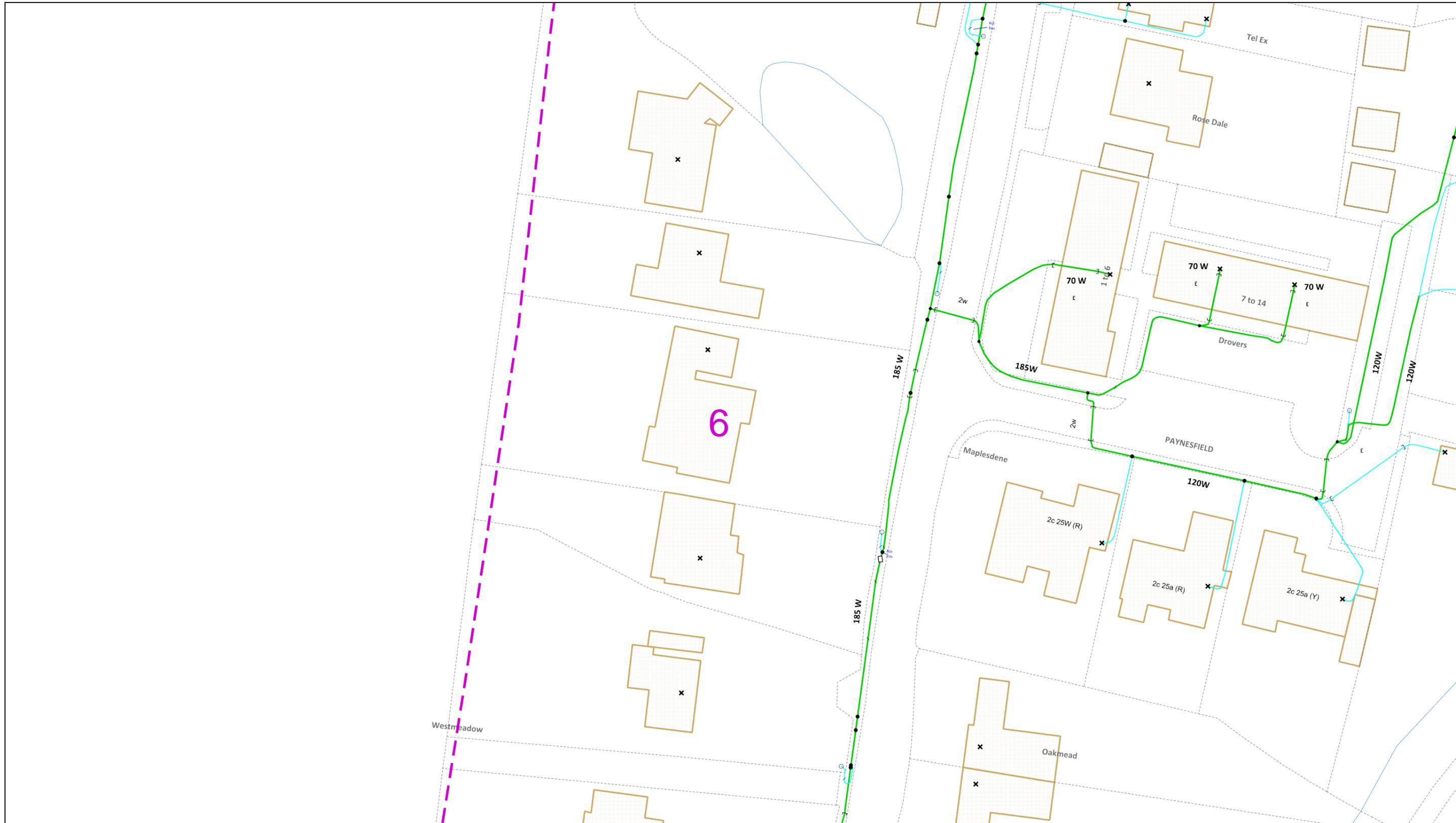
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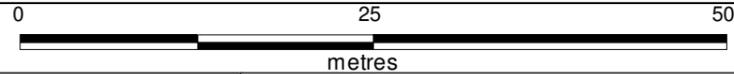
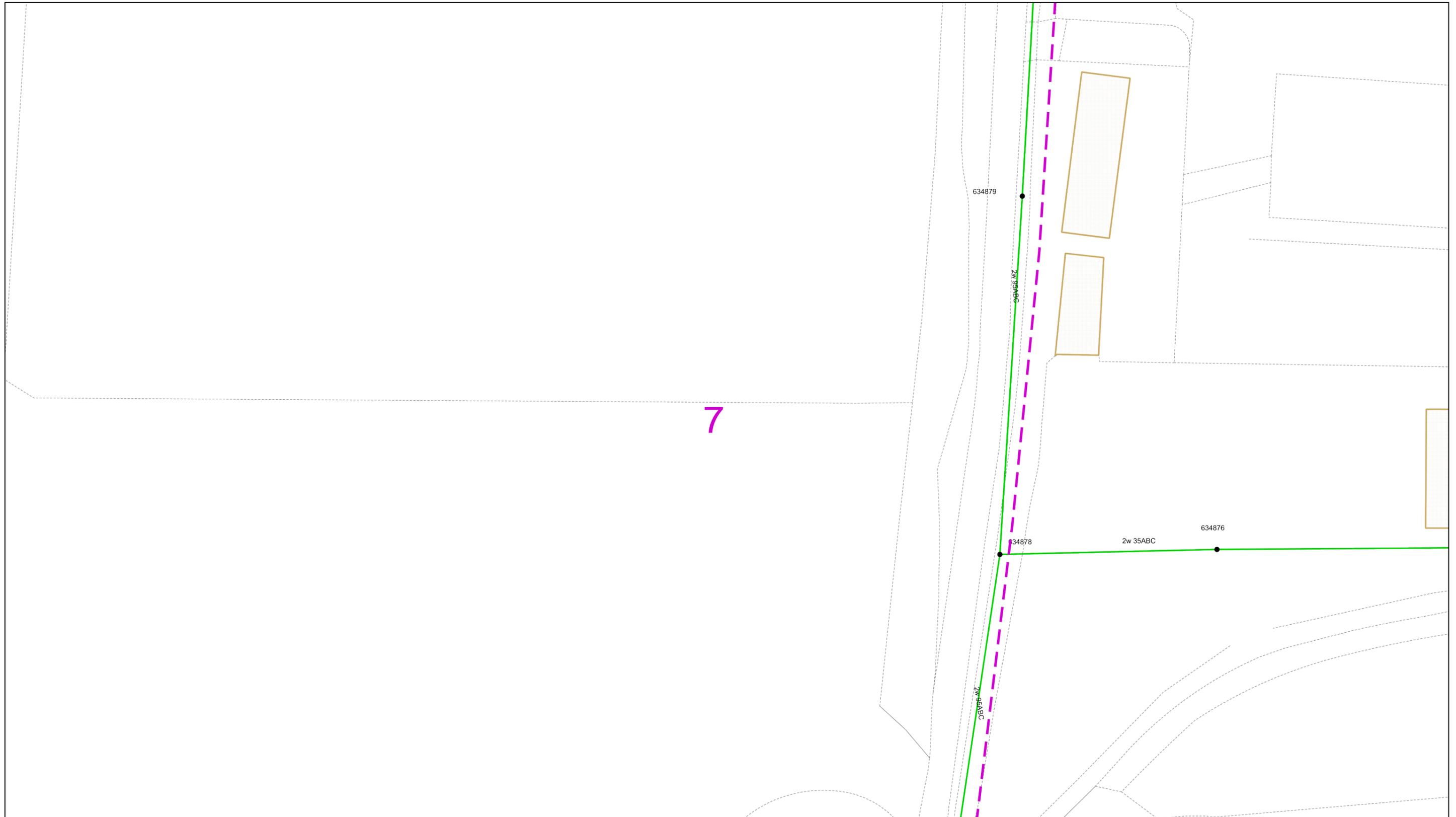
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