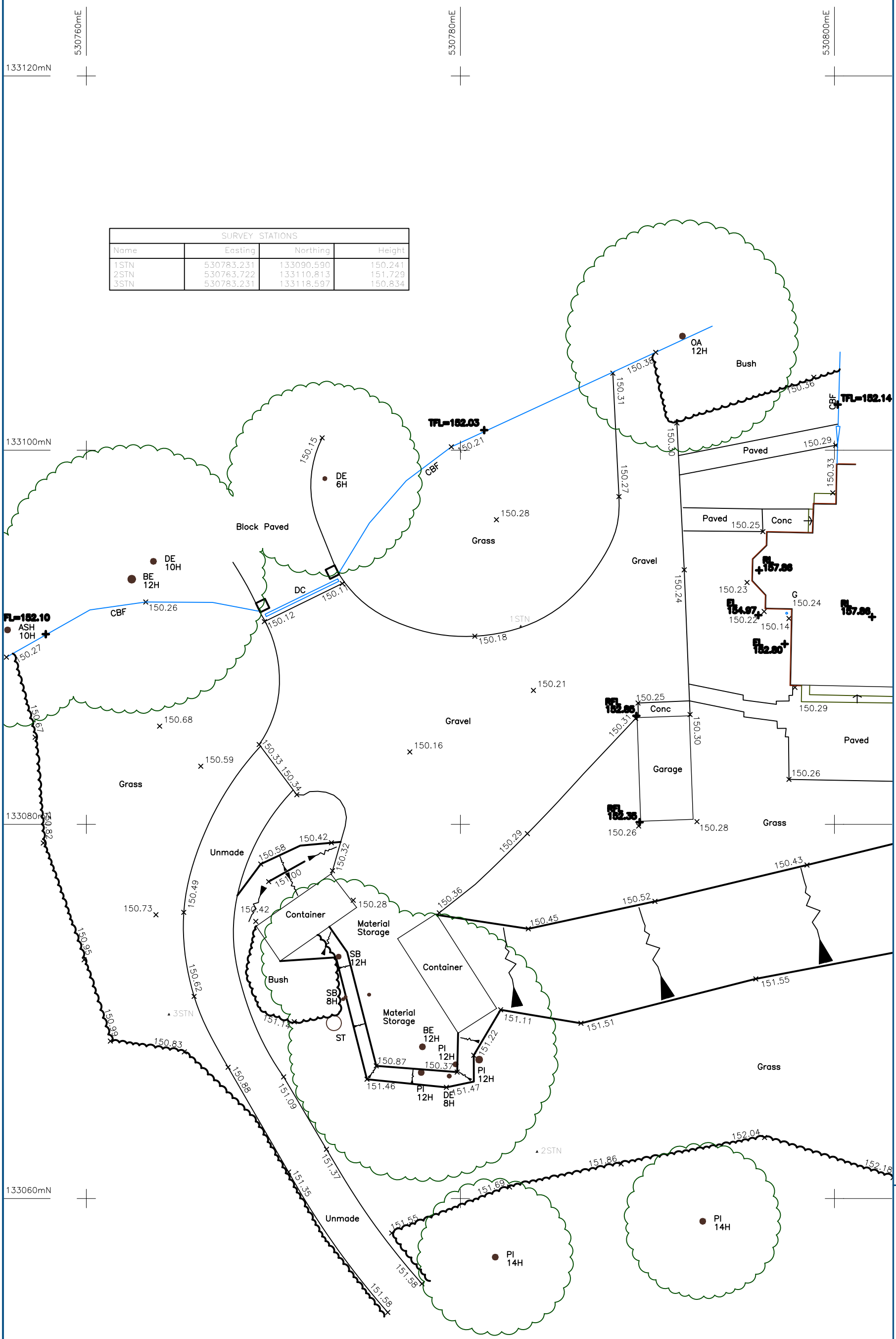


Notes

1. The survey grid is a local grid, coincident with Ordnance Survey National Grid at 1STN.
2. Surveyed boundary features are not necessarily legal boundaries.
3. Dimensions should not be scaled. All dimensions should be checked on site before any fabrication / construction.
4. Copyright of all data produced by RMS shall remain with RMS unless otherwise specifically agreed.
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8. All utilities have been identified to the best of the surveyors knowledge. The correct identification of the utility types can not be 100% guaranteed, therefore these should be independently verified prior to use in any design and building works.
 All pipe diameters and levels are assumed to be correct, however due to non entry to inspection chambers, these should be verified before any works commence.
 All drainage connections shown are sounded only. They have not been water tested. Services may be obscured by parked cars, leaf litter or building materials etc.
9. External eaves levels are surveyed to lowest tile position.
10. Contours, if applicable, are not shown over hard standing, gravel, banking or flower borders.
11. Preliminary data is generally unchecked therefore it is not guaranteed.

Level Datum

ALL LEVELS ARE ORTHOMETRIC HEIGHTS RELATED TO OSGM15 GPS DATUM, COMPUTED USING LEICA SMARTNET RTK NETWORK.

Topo Key

STREET FURNITURE

BB	Belisha Beacon
BL	Basement Light
Bin	Litter Bin
BO	Bollard
BS	Bus Stop
CPO	Concrete Post
EC	Electric Cupboard
EP	Electric Pole
FB	Flower Bed
FHM	Fire Hydrant Marker
FL	Flood Light
FP	Flag Pole
FPO	Fence Post
JB	Junction Box
GB	Grit Box
GMK	Gas Marker Post
GPO	Gate Post
IBO	Illuminating Bollard
LH	Lamp Hole
LP	Lamp Post
LPO	Lockable Post
MK	Marker
MPO	Metal Post
NP	Name Plate
PB	Post Box
PM	Parking Meter
RPO	Reflector Post
RS	Road Sign
SI	Sign
STN	Survey Station
Tap	Water Tap
TCB	Telephone Call Box
TL	Traffic Light
TLCB	Traffic Light Control Box
TP	Telegraph Post
TPO	Timber Post

PIPES & CABLES

DBC	Directly Buried Cable
DP	Down Pipe
FWP	Foul Water Pipe
GP	Gas Pipe
RWP	Rain Water Pipe
SP	Stand Pipe
SVP	Soil Vent Pipe
UTT	Unable to Trace
VP	Vent Pipe
WP	Waste Pipe

LEVELS & DEPTHS

A	Approximate
BD	Back Drop Depth
BDL	Back Drop Level
CD	Chamber Depth
DHL	Door Head Level
DSL	Door Sill Level
DPC	Damp Proof Course
EL	Eaves Level
FFL	Finished Floor Level
FRL	Flat Roof Level
ICL	Cover Level
ID	Invert Depth
IL	Invert Level
OD	Outlet Depth
OL	Outlet Level
PWL	Parapet Wall Level
RL	Ridge Level
SD	Sump Depth
SFD	Soffit Depth
SFL	Soffit Level
SilL	Silt Level
SL	Sump Level
SSL	Structural Slab Level
TFL	Top of Fence Level
THL	Threshold Level
TTL	Top of Tree Level
TWL	Top of Wall Level
USL	Underside Level
WL	Water Level
WHL	Window Head Level
WSL	Window Sill Level

FENCES & WALLS

BW	Block Wall
BRP	Brick Pier
BRTW	Brick Retaining Wall
BRW	Brick Wall
BWF	Barbed Wire Fence
CBF	Close Board Fence
CIF	Corrugated Iron Fence
CLF	Chain Link Fence
CPF	Chestnut Paling Fence
CRW	Concrete Retaining Wall
CW	Concrete Wall
CWF	Chicken Wire Fence
Dil	Dilapidated
HR	Handrail
IWF	Interwoven Fence
LF	Lattice Fence
MF	Miscellaneous Fence
MRF	Metal Railing Fence
OBF	Open Board Fence
PCF	Post & Chain Fence
PNF	Panel Fence
PRF	Post & Rail Fence
PWF	Post & Wire Fence
RTW	Retaining Wall
STW	Stone Wall
SRTW	Stone Retaining Wall
WMF	Wire Mesh Fence

INSPECTION CHAMBERS

AC	Access Cover
BH	Borehole
CDC	Concrete Drainage Channel
EIC	Electric Inspection Cover
ER	Earth Rod
FH	Fire Hydrant
FWIC	Foul Water Inspection Cover
GIC	Gas Inspection Cover
GM	Gas Meter
GV	Gas Valve
G	Gully
IC	Inspection Cover
KI	Kerb Inlet
LHP	London Hydraulic Power
MDC	Metal Drainage Channel
MW	Monitoring Well
NFI	No Further Information
RE	Rodding Eye
SDIC	Service Duct Inspection Cover
SV	Stop Valve
SWCP	Storm Water Catch Pit
SWIC	Storm Water Inspection Cover
TCIC	Traffic Control Inspection Cover
TIC	Telecom Inspection Cover
UIC	Unidentified Inspectional Cover
UTR	Unable to Raise
WIC	Water Inspection Cover
WM	Water Meter
WWO	Water Wash Out
WSV	Water Stop Valve

SURFACES

BPav	Brick Paving
Conc	Concrete
CPav	Crazy Paving
CPS	Concrete Paving Slabs
FB	Flower\Shrub Border
KPC	Kidney Flint Cobbles
SPS	Stone Paving Slabs
T	Tiles
Tmac	Tarmac
TPav	Tactile Paving
TS	Trench Scar

MEASUREMENTS

d	Depth(m)
Ø	Diameter (mm)
Ext. Ø	External Diameter (mm)
H	Object Height (m)

Symbology

Single Gate
Double Gate
Banking
Step Up
Diameter shown in mm
Survey Station

Linetypes

Telecom Overhead
Power Overhead
Foul Water
Surface Water
Combined Water
Unknown Services
Change of Surface
Drop Kerb
Fence
Wall
Kerb
Building Face
Overhead Feature
Trench Scar
Tree Canopy
Bushes/Foliage/Overgrowth
Tree Canopy Extents

Trees

SPECIES ABBREVIATION

AL	Alder	HL	Hemlock	RH	Rhododendron
BE	Beech	HO	Holly	RO	Rowan
CE	Cedar	HZ	Hazel	SAP	Sapling
CH	Cherry	LA	Larch	SB	Silver Birch
CON	Coniferous	LB	Laburnum	SCN	Sweet Chestnut
CY	Cypress	LM	Lime	SHR	Shrub
DE	Dead	LO	Locust	ST	Stump
DEC	Deciduous	LU	Laurel	SY	Sycamore
ED	Elder	MA	Maple	WB	Whitebeam
EU	Eucalyptus	MG	Magnolia	WG	Wellingtonia
FR	Fruit	NS	Norway Spruce	WI	Willow
HA	Hawthorn	PI	Pine	WN	Walnut
HB	Hornbeam	PO	Poplar		
HC	Horse Chestnut	PL	Plane		

NOTES:
1. The tree species have been identified to the best of the surveyors knowledge. They have not been verified by an arborist and are not guaranteed. If they are important they should be verified.
2. Tree heights are estimated.
3. A CAD layer exists with the full tree canopies intact which is turned off.
4. Trees with bole diameters below the specified minimum size may not have been surveyed.
5. Multibole sizes are indicative.

N

CLIENT
KLA Architects

SITE
Worth Cottage
High Street
Balcombe

DRAWING TITLE
Topographical Survey

PROJECT NUMBER	DRAWING NUMBER	DATE
RMS1249	RMS1249-01	June 2023
SURVEYED BY	DRAWN BY	CHECKED BY
RM	RM	RM
SCALE	SHEET SIZE	SHEET
1:200	A3	1 OF 1

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