

NOTES

GENERAL NOTES :-

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED

TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.

OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

SERVICE COVERS LOCATED UNDER PARKED VEHICLES/MOBILE STRUCTURES MAYBE OMITTED.
BURIED SERVICE COVERS WILL NOT BE INDICATED.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

(ht) = height	mh = manhole cover
Ø = diameter	mkr = marker
a/r = assumed route	o/h = over head
av = air valve	ol = off let
bb = bellsho beacon	osa = off survey area
bd = back drop	OSBM = ordnance survey bench mark
boll = bollard	p & r fence = post & rail fence
bos = bottom of shaft	re = ridding eye
bt = telecom	ret wall = retaining wall
c/b fence = closeboard fence	rs = road sign
c/box = control box	rwp = rain water pipe
catv = cable television	s/birch = silver birch
cl = cover level	s/p = safety paving
con = conifer	sop = soaping
cr = cable riser	sec fence = security fence
cwc = combined water sewer	sfc = soil filled chamber
d/chan = drainage channel	sl = spot light
dp = depth	sp = soil pipe
ejb = electric junction box	st = stop tap
elec = electric	sv = stop valve
eol = end of trace	svp = soil vent pipe
ep = electric pole	sws = storm water sewer
er = earth rod	TBM = temporary bench mark
f/bed = flower bed	tfr = taken from records
fh = fire hydrant	tl = threshold level
fl = floor level	toc = top of cap
fs = fire switch	top = top of pipe
fwo = foul water chamber	tot = top of tank
fws = foul water sewer	tp = telecom pole
g = gully	ts = traffic signal
g/run = gully run	u/s = underside
gr = gas riser	uti = unable to lift
h/chestnut = horse chestnut	ulr = unable to rod
h/thorn = hawthorn	uts = unable to survey
ic = inspection cover	utl = unable to trace
il = invert level	vp = vent pipe
ill = illuminated	w/c = water filled chamber
int = interceptor	wl = water level
lp = lamp post	wm = water meter
	wp = waste pipe
	wr = water riser

NORTH

UTILITY SURVEY KEY :-

	HATCHED AREA		ELECTRIC CABLE
	BOREHOLE		WATER PIPE
	CPT		FOUL SEWER
	TRIAL PIT		STORM SEWER
	HAND PIT		COMBINED SEWER
	WINDOW SAMPLE		DUCTS
			CABLE TELEVISION
			DATA CABLE
			TELECOM CABLE
			GAS PIPE
			UNIDENTIFIED SERVICE
			CCTV
			TRAFFIC LIGHT
			HAND OFFSET FILL
			VENT
			FUEL PIPE
			GAUGE LINES
			ASSUMED ROUTE
			TAKEN FROM RECORDS

DISCLAIMER :-

Electromagnetic techniques have been used in the location of underground services. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. The completeness of the underground services information cannot be guaranteed.

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. This drawing may not include the location of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing.

Private service pipes and cables in highways are not shown, but their presence should be anticipated.
Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HS047 document avoiding dangers from underground services

UTILITY NOTES

NO STAT PLANS PROVIDED AT TIME OF SURVEY.
POWER, RADIO & GPS SWEEPS CARRIED OUT DUE TO NO STREET FURNITURE.
ROADED DRAINS WHERE POSSIBLE, ASSUMED TO BE LAND DRAINS INTO MANHOLES. OUTFALL END OF TRACE.
GULLIES LOCATED NORTH WEST OF GRASS AREA UNABLE TO SURVEY DUE TO HEAVILY SILTED.
x2 GULLIES LOCATED ALONG EAST BOUNDARY OF SITE, UNDERNEATH METAL RAILING. BOTH EXITS HEAD EAST, NOT AFFECTING REQUESTED SITE AREA.



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Checked JH / KN

TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS
BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING



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