NOTES

GENERAL NOTES :-

TOPOGRAPHICAL SURVEY HAS BEEN SUPPLIED BY THIRD PARTY THEREFORE MIDLAND SURVEY LTD TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING.

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 DARKENED 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.

THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSCURED DURING SITE SURVEY

RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

TOPOGRAPHICAL SURVEY/UTIIITY KEY :-

(ht) – height
ø – diameter
● – geo trap
o/g – above ground
o/r – assumed route
ba – beacon
bb – below beacon
bd – back drop
bl – bollard
bol – bollard
bos – bottom of shaft
c – telecom
c/b – fence on crossboard fence
c/box – control box
cats – cable television
cl – cover level
cm – cable marker
cr – cable riser
cws – combined water sewer
d/chan – drainage channel
ejb – electric junction box
ew – end wall
evt – end of trace
ep – electric pole
f – fence
f/bed – flower bed
fh – fire hydrant
fl – flood level
fp – fire service
fws – foul water sewer
g – gully
g/run – gully run
gm – gas meter
h/chestnut – horse chestnut
h/thorn – hawthorn
ic – inspection cover
il – invert level
ir – iron railing
int – interceptor
lp – lamp post
mc – manhole cover
mar – marker
o/h – over head
ol – off lot
oos – off survey area
OSBM – ordnance survey bench mark
p/f – post & rail fence
pd – pit depth
pr – pipe riser
ptg – pipe to ground
ptk – pipe to surface
rail – railway
ret wall – retaining wall
rs – road sign
s/pipe – sewer pipe
s/brick – silver birch
s/p – safety paving
sap – sapling
sec fence – security fence
sc – soil cover chamber
sl – spot level
sp – soil pipe
spr – sprinkler
sv – stop valve
svp – soil vent pipe
swp – surface water sewer
TBM – temporary bench mark
tfr – taken from records
tl – threshold level
tog – top of cap
tok – top of kerb
tot – top of tank
tp – telecom pole
tr – traffic signal
t/a – trench acer
u/a – underside
ul – unable to lift
ul/c – unable to rod
ul/f – unable to survey
ul/t – unable to trace
vp – vent pipe
wc – water cover chamber
wl – water level
wm – water meter
wp – waste pipe
wr – water riser

SHEET LAYOUT :-

INDICATIVE NORTH

UTILITY SURVEY KEY :-

HATCHED AREA
BOREHOLE
CPT
TRIAL PIT
HAND PIT
WINDOW SAMPLE

ELECTRIC CABLE
WATER PIPE
FOUL SEWER
STORM SEWER
COMBINED SEWER
DUCTS
CCTV / TELEVISION
DATA CABLE
TELECOM CABLE
GAS PIPE
UNIDENTIFIED SERVICE
WATER
CCTV
TRAFFIC LIGHT
OFFSET FTL
VENT
SUMP PIPE
GAUGE LINES
PIPIC
ASSUMED ROUTE
TAKEN FROM RECORDS

DISclAIMER :-

Electromagnetic techniques have been used in the location of underground services. The results are not definitive 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 no guarantee can be given that all services, whether in use or not, have been detected. 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 there presence should be anticipated.

Additional below ground structures or obstructions not shown on the 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: HSG47 document avoiding dangers from underground services

Please note that factors such as ground conditions, proximity of other utilities, material and method of construction have an influence on the quality of the data obtained from a survey.

TSA Standards – "A utility mapping survey can be considered a 100% accurate depiction of the sub-surface environment, and the use of these drawings does not remove the requirement for the use of safe digging techniques at all times, in line with requirements of HSG47 and current CDM regulations".

UTiIITY NOTES

UNABLE TO LOCATE GAS USING CAT, GENNY AND GROUND PENETRATING RADAR THEREFORE, ASSUME ROUTE HAS BEEN TAKEN AND SHOULD BE TREATED AS INDICATIVE ONLY.

UNABLE TO LOCATE WATER TO PROPERTY USING CAT AND GENNY, GROUND PENETRATING RADAR HAS BEEN USED TO IDENTIFY BURIED SERVICE AS SHOWN ON DRAWING.

GAS VALVE ON UPPER BROOK STREET HAS NO VISIBLE OUTLET, RECORDS SHOW NO GAS PRESENT THEREFORE ASSUMED AS ABURDANT.

MANHOLE COVERS AROUND SITE WAS ALL DAMAGED AND BROKEN PRIOR TO COMMENCING SURVEY.

MOST STORM WATER GULLY'S ARE HEAVILY SILTED THEREFORE ASSUME ROUTE HAS BEEN TAKEN AND NOT TO BE TAKEN ACCURATELY.

0 2 4 8 12 16 20

MIDLAND SURVEY LTD

HEAD OFFICE
Cromwell House, Westfield Road, Southam, Warwickshire, CV47 0JH.
Tel: 01926 810811 Fax 01926 810812
E-Mail: mail@midlandsurvey.co.uk
www.midlandsurvey.co.uk

client	DELTA SIMONS.
Project	UPPER BROOK STREET, W13 9SY.
Title	UTILITY SURVEY.
Date	JANUARY–2024
Scale	1:200@A0
Dwg No	612791 1
Surveyor	MB
Checked	LKB

Revisions

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

©Copyright Midland Survey Ltd Reproduction of this information is prohibited without written authorisation from Midland Survey Ltd.