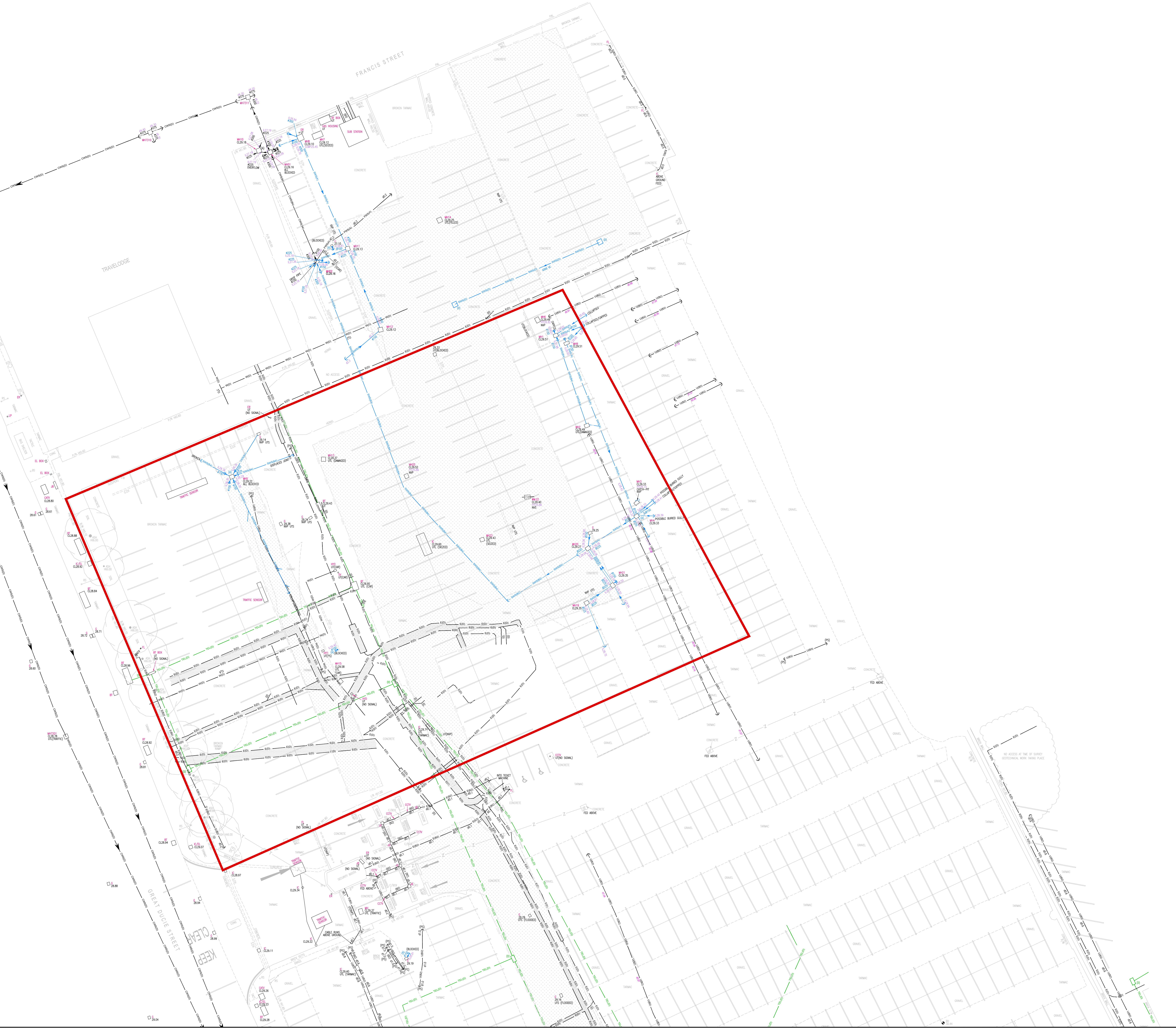


Survey Notes

Grid:	Local, plane metric related to OS grid.
Levels:	OS Datum from GNSS positioning, converted using the National Geoid Model OSGM15.

Notes

Topographical Survey Legend

BUILDINGS AND WALLS	
Building	
Building Open Sided	
Ruin	RUIN
Passage	
Wall with Height	Wall Ht1.3m
Retaining Wall	R/W

FENCE STYLES AND DESCRIPTIONS	
Close Boarded	C/B
Corrugated Iron	C/I
Chestnut Paling	C/P
Chainlink	C/L
Handrail	H/R
Interwoven	IWN
Iron Railings	I/R
Lattice	L/F
Miscellaneous	Misc
Palisade	PAL
Post & Chain	P/C
Post & Rail	P/R
Post & Wire	P/W
Rigid Mesh	R/M
Wire mesh	W/M
Stile	
Gate	
Fence linestyle	

ROADS	
Kerbs	
Edge of Surfacing	
Pedestrian Crossing	kerb PC kerb
Track	Track
Footpath	FP

STREET FURNITURE	
Belisha Beacon	○ BB
Bus Stop	○ BS
Bollard	○ B
Cats Eye	○ CE
Coal Chute	○ CC
Closed Circuit TV	○ CCTV
Drain	○ DR
Electricity Pole	○ EP
Flood Light	○ FL
Flag Staff	○ FS
Lamp Post	○ LP
Letter Box	○ LB
Name Plate (street)	— NP
Mooring Ring	○ MR
Mile Post or Mooring Post	○ MP
Service Marker	○ MK
Mile Stone	○ MS
Post	○ P
Parking Meter	○ PM
Reflector Post	○ RP
Rodding Eye	○ RE
Road Sign	○ RS
Speed Camera	○ S/CAM
Information Sign	○ SIGN
Stay	○ SY
Traffic Light	○ TL
Telegraph Pole	○ TP
Traffic Light Push Button Post	○ TLP
Traffic Light Control	○ TLC/P
Control Box	☐ C/BOX
British Telecom Box	☐ BT BOX
Electricity Box	☐ EL BOX
Gas Box	☐ GAS BOX

INSPECTION CHAMBERS AND PIPES	
Inspection Cover	☐ IC
Inspection Cover (Elec)	☐ IC/EL
Manhole	○ MH
British Telecom Cover	☐ BT
Inspection Cover (Comms)	☐ IC/COM
Cable TV	☐ CATV
Inspection Cover Traffic Signals	☐ IC/TL
Gully	☐ G
Kerb Outlet	☐ KO
Vent Pipe	○ VP
Down Pipe	○ DP
Rain Water Pipe	○ RWP
Soil Pipe	○ SVP
Gas Pipe	○ G–PIPE
Unable to lift cover	UTL
Stop Tap	○ ST
Stop Valve	○ SV
Lamphole	○ LH
Hydrant	○ HYD
Earth Rod	○ ER
Gas Valve	○ GV
Water Meter	○ WM
Washout	○ WO
Rodding Eye	○ RE

GEOTECHNICAL INFORMATION	
Borehole	BH
Trial Pit	TP
Monitor Pin	○ MON
Probe Hole	○ PH
Window Sample	○ WS

GENERAL INFORMATION	
Petrol Pump	☐ PP
Basement Light	☐ BL
Footbridge	FB
Dish Type Channel	D.CH
Slot Type Channel	S.CH
Grate Type Channel	G.CH
Tactile Paving	TAC
Crash Barrier	C/BR
Column	○ COL
Stanchion	☐ STAN
Car Vacuum	☐ VAC
Offset Fill	○ OF
Air Valve	○ AV
Trough	☐ TR
Chimney	○ CHY
Telephone Call Box	☐ TCB

OVERHEAD FEATURES	
Electricity Pylon	E.PYLON
Electricity	ETL
Telephone	TTL

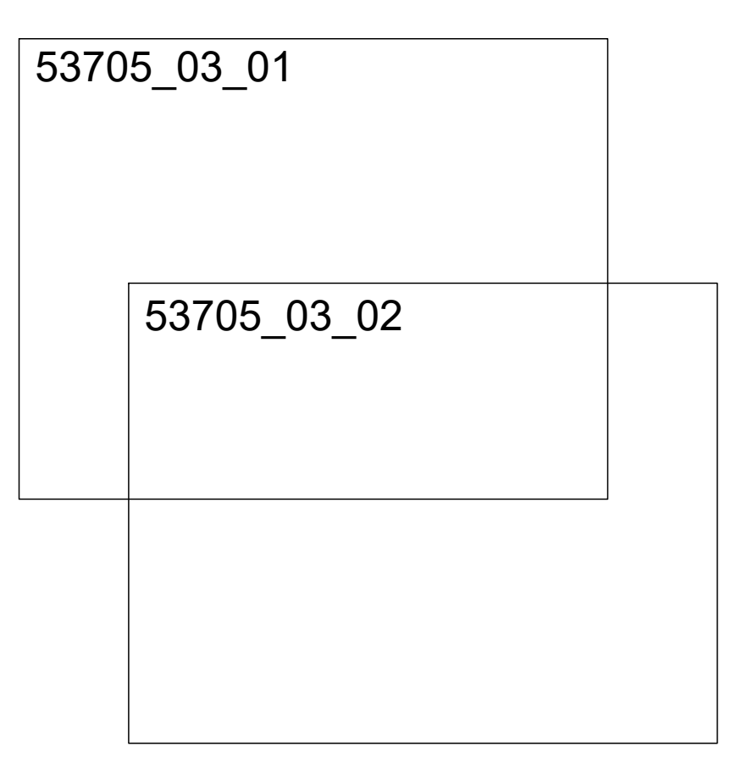
WATER FEATURES	
Canal	Canal
Stream	Stream
Ditch	Ditch
Weir	Weir
Culvert	Cul
Grip (Land Drain)	
Spring	○ SPR

RELIEF AND VEGETATION	
Hedge	
Edge of wood/Bushes	
Stump	● STUMP
Individual Tree	
Slopes with Height Greater than 1m	
Cliff Face	
Marsh	
Reeds	

LEVEL AND HEIGHT INFORMATION	
Standard Spot Height	+ 123.45
Precision Spot Height	+ 123.456
Bed Level	+ BL23.92
Water Level	+ WL24.92
Soffit Level	+ SL25.92
Threshold Level	+ TH26.98
Cover Level	+ CL26.45
Invert Level	+ IL25.15
Pipe Soffit Level	+ PSL5.00
Floor Level	+ FL6.00
Finished Floor Level	+ FFL6.00
Top of Tank Level	+ TT7.00
Springing Level	+ AL7.00
Eave Level	+ EL7.00
Ridge Level	+ RL9.00
Roof Hip Level	+ RHL8.50
Flat Roof Level	+ FRL7.00
Top of Canopy Level	+ TOP/C7.00
Underside of Canopy Level	+ SOF/C6.50
Window Sill Level	+ WSL8.00
Window Head Level	+ WHL9.00
Springing Level	+ SPL8.50
Arch Level	+ AL7.00
Cable Level	+ CHT8.55
Top of Wall Level	+ TWL10.00
Underside of Beam Level	+ UBL9.55
General Height	+ HT9.00

SURVEY INFORMATION SIGNS	
Permanent Ground Marker	
O.S. Trig Station	
O.S. Bench Mark	

Sheet Index



UNDERGROUND SERVICES KEY

TV(B1)	CCTV / CABLE TELEVISION
CWS(C) 450	COMBINED DRAINAGE
COM(B2)	COMMUNICATIONS CABLE
AIR(A)	COMPRESSED AIR
DU(B1)	DUCTING
E	EARTH CABLE
E(B2)	ELECTRIC CABLE
EOT	END OF TRACE
FWS(B2) 150	FOUL DRAINAGE
F(A)	FUEL PIPE
G(B2)	GAS PIPE
Gu(A)	GAUGE LINE
H(A)	HEATING
O(A)	OFFSET FILL PIPE
(A)	PUMPING MAIN
	RADAR AREA ANOMALY (REBAR DETECTED)
R(B2)	RADAR UTILITY TRACE
SWS(B2) 300	SURFACE DRAINAGE
🟩	SURVEY BOUNDARY
TEL(B1)	TELECOM CABLE
TL(B2)	TRAFFIC LIGHTS
U(B3)	UNIDENTIFIED
VR(A)	VAPOUR RECOVERY
V(A)	VENT PIPE
W(A)	WATER PIPE

AR	Assumed Route
BD	Backdrop
CR	Cable Riser
d	Depth
PR	Pipe Riser
OF	Offset Fill
T	Tank
VR	Vapour Recovery Point
UTL	Unable To Lift
GPR	Ground Penetrating Radar
TFR	Taken From Records
PE	Polyethylene Pipe
UTS	Unable To Survey
UR	Unable To Rod
UT	Unable To Trace
NVP	No Visible Pipes

DISCLAIMER

Electromagnetic and ground penetrating radar techniques have been used in the location of underground services shown on this survey plan. These are interpretive procedures and we recommend that trial excavations should be undertaken to to confirm identification, location and depth of services where these are critical.

Please note that not all buried pipes, cable and ducts can be detected and mapped in consideration of their depth, location, material type, geology and proximity to other utilities.

All reasonable effort and care has been made in searching available record drawings. The completeness of the underground service information supplied to and by us cannot be guaranteed.

BSI PAS128 Quality Levels (displayed in linetype)

(A) = Verified by Inspection-trial pit, vacuum Excavation Inspection Chamber/Manhole
(B1) = Detected with GPR & EML - High confidence position and depth
(B2) = Detected with either GPR or EML - Medium confidence position and depth
(B3) = Detected with GPR or EML (no depth - poor signal)
(B4) = Assumed route - Not detected - interpreted route
(C) = Record data located to Street Furniture - not detected
(D) = Record data not located- not detected
NB: QL(A) is inferred at all MHs ICs etc. unless otherwise stated.

NOTES

Where services are non-metallic or not proven on site, positions are taken from records, trench scars & surface detail.

Where stated, depth estimations are typically to the centre or top of the service. Depths to gravity sewers and drains are typically to invert levels, unless otherwise stated.

Where Ground Penetrating Radar (GPR) is quoted the depth is recorded to the assumed external crown of the feature.

The diagram below describes the depth information in more detail.

Where the precise position or depths of these features are critical to the design or siteworks they must be verified by the use of trial excavations.

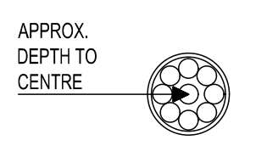
Pipe sizes which cannot be obtained by visual survey are taken from utilities record drawings or marker plates where available.

Services shown as TFR (Taken From Records) have not been proven on site.

The CAD layering may contain further information.

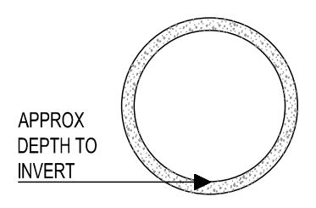
TYPICAL FEATURE DEPTH ANNOTATION

ELECTRO-MAGNETIC DETECTION

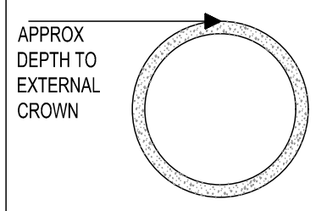


CABLE/FIBRE OPTIC

GRAVITY DRAIN (VISUAL OBSERVATION)



GROUND PENETRATING RADAR



Rev.	Date	Description
A	02/10/19	Extra detail added.

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Accreditations
RICS
THE SURVEY ASSOCIATION
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RISQS QUALIFIED
bsi. ISO 9001 Quality Management
FS 14126

Client
Pearson Fraser
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Trinity Way, Manchester, M3 7BD

Project
Manchester College

Drawing Title
Utility Survey
Sheet 1 of 2

Drawn By	LJC	20/09/19
Checked by	RB	various
Survey Date	June 2019	
Scale	1:200@A0	
Drawing No	53705_03_01	
Revision	A	