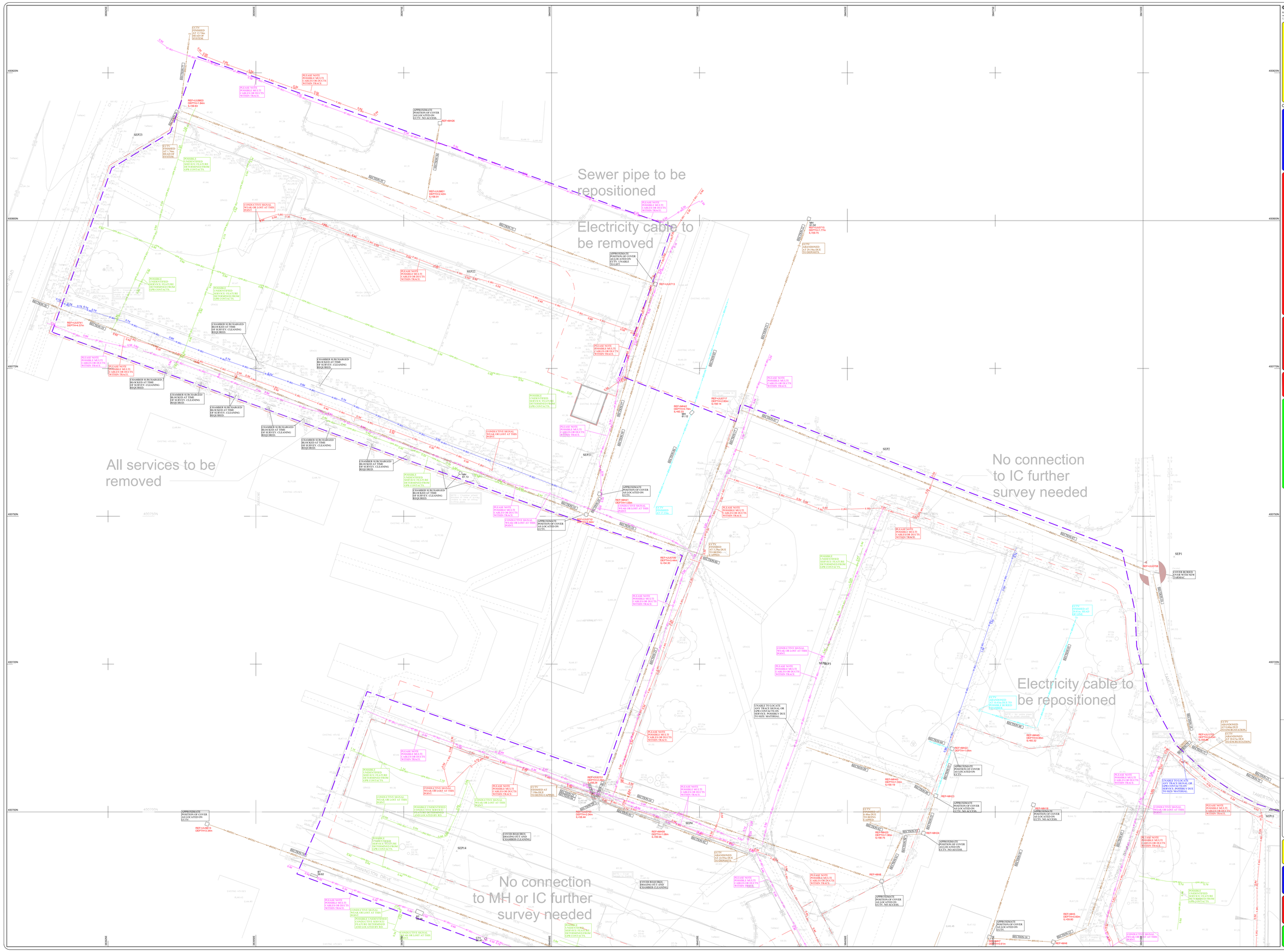
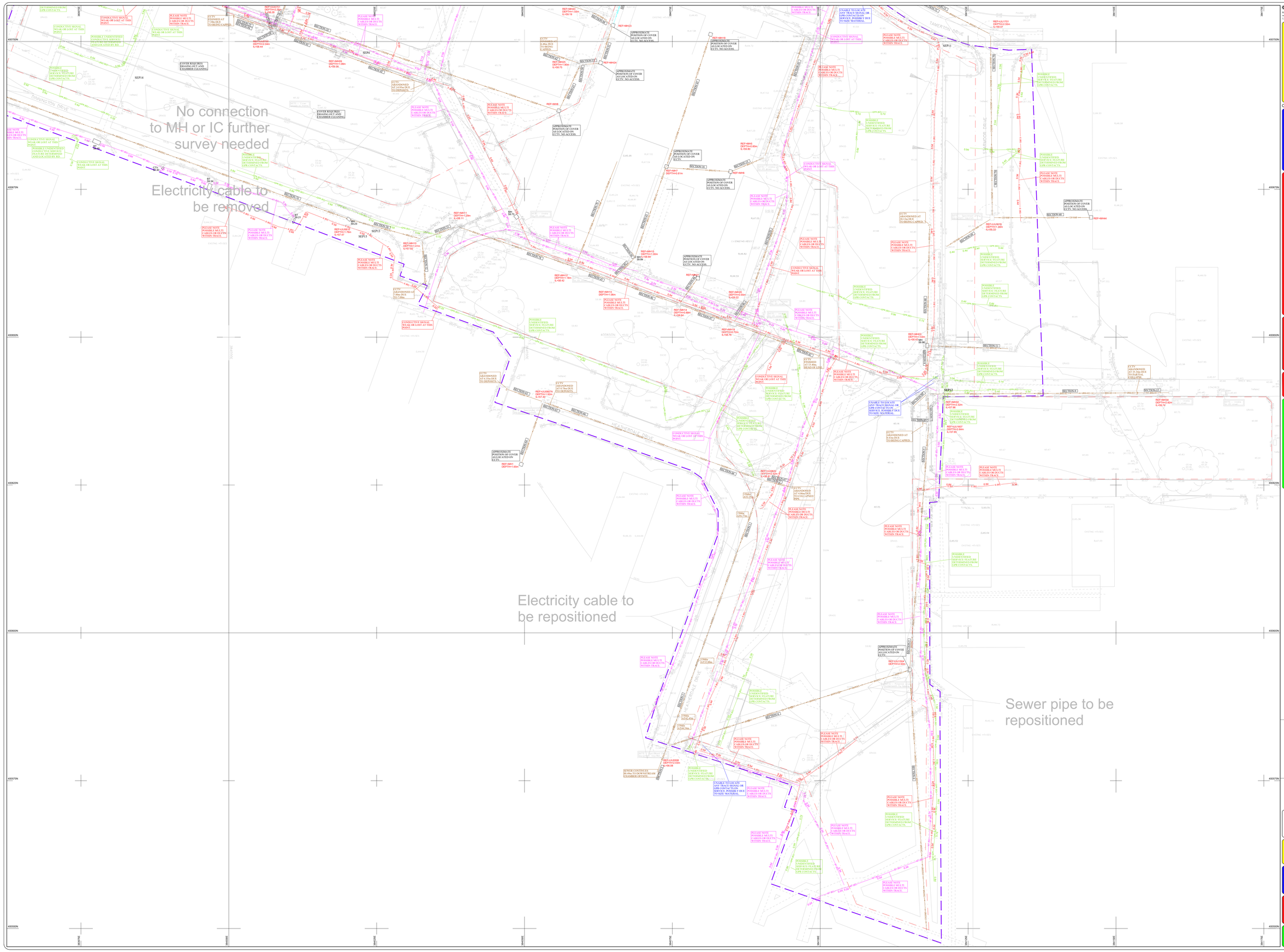

Sewer pipe to be repositioned
Electricity cable to be removed
All services to be removed
No connection to IC further survey needed
Electricity cable to be repositioned
No connection to MH or IC further survey needed
SEP23
SEP27
SEP21
SEP2
SEP1
SEP3
SEP4
SEP14
SEP11
DINNINGTON DRIVE
TAMETON DRIVE
EXISTING HOUSE
EXISTING HOUSES
BLOCK 35
BLOCK 36
BLOCK 37
BLOCK 38
BLOCK 39
BLOCK 40
BLOCK 41
BLOCK 42
BLOCK 43
BLOCK 44
BLOCK 45
BLOCK 46
BLOCK 47
BLOCK 48
BLOCK 49
BLOCK 50
BLOCK 51
BLOCK 52
BLOCK 53
BLOCK 54
BLOCK



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T: 01772 611634 W: www.layersurveys.co.uk E: info@layersurveys.co.uk

N
W E
S
PLAN GRID NORTH

Ordnance Datum (OD)Is zero

NOTES:

All levels relate to OS (Newlyn) Datum. Established using Network RTK GNSS Observations. Vertical Accuracy Standard Deviation 0.04m (2σ).

Services shown as 'From Site Info Authority Plans' line styles are taken from Statutory Records plans supplied by the relevant regional authority. Such services were not located and are shown for indicative purposes only.

Please note survey control established for mapping only. Control should NT be used by third parties without confirmation from Layer Surveys.

Utility and CCTV survey added to supplied topographical survey provided by client.

Only manholes and services visible at time of survey shown.

Drainage information must be checked and verified with local authority records prior to work commencing.

Please note all drainage information and chamber position have be taken from CCTV Condition survey.

LEGEND:

CAT	AIR VALVE	FPG	FPG
CB	CABLE BOX	GAS	GAS
BOL	BOLLARD	HYD	HYDRAULIC RAM
BOX	BOX	SERV	SERVICE BOX
BT	BT INSPECTION COVER	SIGN	SIGNAGE
CCTV	CCTV CAMERA	SP	SPRINKLER
COL	COLUMN	TB	TELEGRAPH BOX
CP	CABLE PILLAR	TC	TELEPHONE CABLE
CT	CABLE TELEVISION	TP	TELEPHONE POLE
CW	CONTROL BOX	TR	TRAFFIC LIGHT
DM	DRAIN	VC	VIDEO CABLE
EB	ELECTRIC BOX	W	WATER
EC	ELECTRIC CHECK COVER	WCP	WATER CONTROL PIT
EP	ELECTRIC POLE	WF	WATER FEATURE
FB	FIBRE BOX	WH	WATER HYDRANT
GAT	GAS STOP TAP	WSC	WATER STOP CHECK
GC	GAS CHECK COVER	WSP	WATER STOP PIT
GM	GAS METER	WT	WATER TANK
GV	GAS VALVE	WV	WATER VALVE
LP	LAMP POST		
PHONE PLATE	PHONE PLATE		

INDEXPIPE CABLE	
CTV CABLE	CTV (2")
FIBRE OPTIC	FO (2")
FIBRE BUNDLE	FB (2")
TRIPLE OPTIC	TO (2")
TELEPHONE	TP (2")
OBSERVATION PIPE/	
OBSERVATION WELL	OP (2")
WATER SERVICE	W (2")
DRAIN/ SEWER PIPE	DP (2")
DRAIN/ PIPE PRINTING FAIGHT FUTURE	
FORMATIONS OF DUCT	DF (2")
DRAIN/ SEWER PIPE	DP (2")
DRAIN/ SEWER PIPE PRINTING FAIGHT FUTURE	
FORMATIONS OF DUCT	DF (2")
GAS PIPE	GP (2")
GAS PIPE PRINTING FAIGHT FUTURE FORMATIONS OF DUCT	GF (2")
SURFACE WATER SEWER 1ID DIRECTION	SW (2")
SURFACE WATER SEWER 2ID DIRECTION	SW (2")
COMMON DRAIN/ SEWER PIPE	CD (2")
COMMON DRAIN/ SEWER PIPE PRINTING FAIGHT FUTURE FORMATIONS OF DUCT	CD (2")

QUALITY LEVEL

- A - SEWER OF TRIAL PIT LOCATION OR CHAMBER.
- B - PHYSICAL ASSET DETECTED BY ONE OF GPR (GROUND PENETRATING RADAR), AIR OR ELECTRO MAGNETIC LOCATOR.
- C - PHYSICAL ASSET DETECTED BY ONE OF GPR (GROUND PENETRATING RADAR), AIR OR ELECTRO MAGNETIC LOCATOR.
- D - LOCATED BY GPR (GROUND PENETRATING RADAR) OR EM, (ELECTRO MAGNETIC LOCATOR) BUT NOT VISIBLE OR LOCATED ON TOP OF SURFACE.
- E - PHYSICAL ASSETS ALLEGED.
- F - ESTIMATED SKIN LOCATED AND POSITIONED TO STREET FURNITURE (NOT DETECTED).
- G - ESTIMATED SKIN ASSEST (NOT DETECTED).
- H - POST PROCESSED

LEGEND:

CAT	AIR VALVE	FPG	FPG
CB	CABLE BOX	GAS	GAS
BOL	BOLLARD	HYD	HYDRAULIC RAM
BOX	BOX	SERV	SERVICE BOX
BT	BT INSPECTION COVER	SIGN	SIGNAGE
CCTV	CCTV CAMERA	SP	SPRINKLER
COL	COLUMN	TB	TELEGRAPH BOX
CP	CABLE PILLAR	TC	TELEPHONE CABLE
CT	CABLE TELEVISION	TP	TELEPHONE POLE
CW	CONTROL BOX	TR	TRAFFIC LIGHT
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GC	GAS CHECK COVER	WSP	WATER STOP PIT
GM	GAS METER	WT	WATER TANK
GV	GAS VALVE	WV	WATER VALVE
LP	LAMP POST		
PHONE PLATE	PHONE PLATE		

TOTAL STATION	GPS	CCTV
ELECTROMAGNETIC DETECTION METHOD		
ELECTROMAGNETIC LOCATION METHOD		
GROUND PENETRATING RADAR		
CONFIRMED	ESTIMATED	UNCONFIRMED

DISCLAIMER:

At Layer Surveys we use skilled and experienced staff, modern up to date equipment and follow best practice methodology and current technology to locate and trace subsurface utilities. However the performance of the equipment employed in non-invasive survey can be affected by factors outside our and equipment manufacturers control. Therefore Layer Surveys cannot guarantee that all utilities present on site have been located. It is the responsibility of the Client to consult appropriate authorities and other sources of information before intrusive work commences.

Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference from adjacent services, or may be induced onto a neighbouring line. The displaced depth will refer to the shallowest detected utility.

Successful tracing of non-conductive materials may be limited. Drainage and other pipes may be traceable if they are conductive or if there is a device possible to introduce the sonde due to narrow pipe size and/or accumulated silt.

Depth information of underground services/features are generally accurate to +/-10% (i.e. a pipe at 2m deep may be accurate to +/-200mm) but this cannot be guaranteed. Depths shown usually refer to the top of the pipe, but in some cases may refer to the pipe invert. Invert levels of drainage channels unless otherwise stated.

Some above ground features may have been obscured at time of survey. It is not always possible to operate the Ground Penetrating Radar in areas including, but not limited to, dense vegetation, rubble, debris and areas of hard standing.

Existing record information that was made available to Layer Surveys by the Client or by the statutory utility provider should be regarded only as a guide to the location of underground services.

Excavation in the vicinity of assets shown should be carried out with due diligence (BM HSG47).

SHEET LAYOUT

0 1 2 3 4 5 6 7 8 9 10
Scale Bar (m)

LAYER SURVEYS LTD
SEE THE COMPLETE PICTURE

REV	DATE	DESCRIPTION

CLIENT
Yorcliffe
18-20 Harrington Street
Liverpool
L2 9QA

PROJECT TITLE
Utility Survey of Land at:
Heatherdale Drive
Cheetham Hill
Manchester
M8 0TR

Drawing Ref.	Surveyed	Drawn	Checked
33226	A.J/C.L	LT	L.S.L

Scale	Date	No.	Size	Rev
1:200	March 2024	02	A0	