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N

PLAN GRID NORTH

File Name: S20154-U.dwg

LEGEND

AB	AIR VALVE	BT	BT-A / BT-B / BT-C
BT	BT INSPECTION COVER	CAT	CAT-A / CAT-B / CAT-C
CB	CONTROL BOX	CP	CP-A / CP-B / CP-C
COL	COLUMN / BOLLARD POST	CW	CW-A / CW-B / CW-C
COM	COMMUNICATIONS COVER	D	D / D-A / D-B
CTV	CABLE TV COVER	ELEC	ELECTRIC / ELECTRIC STRIP
DP	DOWN PIPE	ELECTRIC	ELEC-A / ELEC-B / ELEC-C
DP	DOWN PIPE	FUEL	FUEL LINE / FUEL-A / FUEL-B / FUEL-C
EC	ELEC. CONTROL	GAS	GAS / GAS-A / GAS-B / GAS-C
EIC	ELEC. INSPECTION COVER	GAS PROTECTION	GAS PROTECTION LINE
EM	ELEC. METER	GAS	GAS / GAS-A / GAS-B / GAS-C
ER	EARTH ROD	MAINS WATER	MAINS WATER / MW-A / MW-B / MW-C
EP	ELECTRICITY POLE	SEWER FW	SEWER FW / SEWER FW-A / SEWER FW-B / SEWER FW-C
FCL	FINISHED FLOOR LEVEL	SEWER SW	SEWER SW / SEWER SW-A / SEWER SW-B / SEWER SW-C
FH	FIRE HYDRANT	SEWER UK	SEWER UK / SEWER UK-A / SEWER UK-B / SEWER UK-C
G	GULLY	UNIDENTIFIED CABLE	UNIDENTIFIED CABLE / UC-A / UC-B / UC-C
GLT	GROUND LIGHT	UNIDENTIFIED TRACE	UNIDENTIFIED TRACE / UT-A / UT-B / UT-C
GST	GAS TAP	UNIDENTIFIED CABLE	UNIDENTIFIED CABLE / UC-A / UC-B / UC-C
GSV	GAS VALVE	UNIDENTIFIED PIPE	UNIDENTIFIED PIPE / UP-A / UP-B / UP-C
HH	HAND HOLE COVER	WATER / UNIDENTIFIED CABLE	WATER / UNIDENTIFIED CABLE / W-UC-A / W-UC-B / W-UC-C
IL	INVERT LEVEL	SURVEY BOUNDARY	
LP	LAMP POST		
MH	MANHOLE		
MKR	MARKER		
OP	OUTFALL PIPE		
PC	PEDESTAL		
PP	PETROL PUMP		
RE	RODDING EYE		
SWP	SOIL VENT PIPE		
SOF	SOFFIT LEVEL		
TV	STOP VALVE		
TCB	TELEPHONE CALL BOX		
TL	TRAFFIC LIGHT		
TLB	TRAFFIC LIGHT BOX		
TP	TELEGRAPH POLE		
WV	WATER VALVE		
WM	WATER METER		
WST	WATER STOP TAP		
WSV	WATER STOP VALVE		
EOT	END OF TRACE		
OBA	OBSTRUCTION AREA		
UTL	UNABLE TO LIFT		
UTS	UNABLE TO SONDE		
UTT	UNABLE TO TRACE		
SLL	SIGNAL LOSS		
BLK	BLOCKED		
MC	MULTIPLE GPR CONTACTS		
BG	BACKDROP WIRE		
BP	BACKDROP PIPE		
TOP	TOP OF PIPE		
SYM	SOT SYMBOL		

QUALITY LEVEL

A – Verification

B1 – Horizontal/Vertical location using multiple techniques

B2 – Horizontal/Vertical location using a single technique

B3 – Horizontal location using a single technique

B4 – Assumed route

C – Site Reconnaissance

D – Desktop utility records search

NOTES:

All levels relate to an existing site datum. Survey plotted on a plain local grid. Assumed to be matching site grid. Detail shown grey taken from an existing drawing Ref: S20154-T_SS.dwg.

This Underground Utilities survey was conducted in compliance with the BSI PAS128:2014 standard.
Each utility is given a descriptive text indicating first an abbreviation of the services' function (eg. ELE = Electric Cable) followed by the Quality Level to which that service was located (eg. B4 = Assumed route).

Quality Level descriptions shown in the above legend are for reference purposes only and do not necessarily reflect survey findings/results.
For full information on Quality Levels, please consult the BSI PAS128:2014 standards document.

Lines annotated as GPR indicate a series of consistent subsurface anomalies detected by the Ground Penetrating Radar and are therefore recorded to Quality Level B2. The nature of these anomalies could not be determine by non-invasive means. GPR lines that were identifiable as a service are shown as their respective service.

DISCLAIMER:

At SEP we use skilled and experienced staff, modern up to date techniques and top of the range electromagnetic and radar technology to locate and trace sub-surface utilities. However the performance of the equipment employed in non-invasive surveys can be adversely affected by factors outside the control of SEP. Therefore SEP cannot guarantee that all utilities present on site have been located. It is the responsibility of the Client to consult regional authority records and undertake trial digs where appropriate.

Where similar services run in close proximity it may be impossible to separately trace individual services as the trace signal can experience interference. In such cases, services will be shown as a single, annotated line. The displayed depth will refer to the shallowest detected utility.

Successful tracing of non-conductive materials may be limited. Drainage gulleys are due tested where possible to prove connectivity but it is not always possible to introduce the sonde due to narrow pipe sizes and/or accumulated silt.

Depth information of underground services/features are generally accurate to within +/- 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 service. Gravity sewer and drain depths are usually to invert (base of drainage channel) 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/or rough/uneven ground.

Existing record information that was made available to SEP by the Client or by the statutory utility provider should be regarded only as an indication and cannot be guaranteed.

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

0 2m 4m 8m 12m 16m

SCALE BAR

REV	DATE	DESCRIPTION

SURVEY & ENGINEERING PROJECTS

Client
Curtins Consulting
Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG

Project Title
Utility Survey of Land at:
Wythenshawe Hospital
Southmoor Road
Wythenshawe
Manchester
M23 9QZ

Surveyed	Drawn	Checked
M.Law	D.Shipton	M.Law

Scale	Date	Drawing Ref.	No.	Size	Rev
1:200	Jan 20	S20154-U	01	A0	--