



NOTES

METRES DERIVED FROM GPS TRANSFORMATION.

ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.
AND LEVELS SET AT ST02 (NO SCALE FACTOR APPLIED)

BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:100

ICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE
ENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED
ULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.

RE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL
ULD BE TREATED AS APPROXIMATE.

NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSCURED DURING SITE SURVEY
STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

EEN PRODUCED USING 3D TECHNIQUES THEREFORE PRESENTATION
MISSED.

AL SURVEY/UTILITY KEY :-

ut

er

op

e ground

med route

ive

a beacon

drop

el

el

rm of shaft

n

closeboard fence

ntrol box

e television

level

er

riser

ined water sewer

rainage channel

c junction box

ric

of trace

c pole

rod

wer bed

drant

el

itch

water sewer

ly run

ser

horse chestnut

awthorn

ion cover

el

ated

ceptor

ost

ole cover

er

head

ol - off let

osa - off survey area

OSBM - ordnance survey bench mark

p & r fence - post & rail fence

pd - pit depth

pr - pipe riser

ptg - pipe to ground

pts - pipe to surface

re - rodding eye

ret wall - retaining wall

rs - road sign

rwp - rain water pipe

s/birch - silver birch

s/p - safety paving

sap - sapling

sec fence - security fence

sfc - soil filled chamber

sl - spot light

sp - soil pipe

st - stop tap

sv - stop valve

svp - soil vent pipe

sws - storm water sewer

TBM - temporary bench mark

tfr - taken from records

tl - threshold level

toc - top of cap

top - top of pipe

tot - top of tank

tp - telecom pole

ts - traffic signal

t/s - trench scar

u/s - underside

utl - unable to lift

utr - unable to rod

uts - unable to survey

utt - unable to trace

vp - vent pipe

wfc - water filled chamber

wl - water level

wm - water meter

wp - waste pipe

wr - water riser

:-	N	N	ELECTRIC CABLE
	W	W	WATER PIPE
		►	FOUL SEWER
		►	STORM SEWER
HATCHED AREA		►	COMBINED SEWER
BOREHOLE	D	D	DUCTS
	TV	TV	CABLE TELEVISION
	COM	COM	DATA CABLE
CPT	:	:	TELECOM CABLE
	G	G	GAS PIPE
	U	U	UNIDENTIFIED SERVICE
TRIAL PIT	—	—	OTHER
	CCTV	CCTV	CCTV
	TL	TL	TRAFFIC LIGHT
HAND PIT	O	O	OFFSET FILL
	V	V	VENT
	F	F	FUEL PIPE
WINDOW SAMPLE	GL	GL	GAUGE LINES
	P	P	PIPE
	AR	AR	ASSUMED ROUTE
	TFR	TFR	TAKEN FROM RECORDS

magnetic 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, these are critical. The completeness of the underground services location cannot be guaranteed.

A ground survey does not differentiate between live and dead services, and as such services should be treated as live. This drawing may not include the location of 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.

Service pipes and cables in highways are not shown, but their presence is anticipated.

Any 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 and a site document avoiding dangers from underground services.

It should be noted that factors such as ground conditions, proximity of other utilities, material used in the construction and the method of construction have an influence on the quality of the data obtained on site.

It is important to remember that "Even an appropriate and professionally executed survey may not be guaranteed to achieve a 100% detection rate."

UTILITY NOTES

<div[](https://www.land-survey.ltd/land-survey-ltd-1000x1000px.png)

<div[](https://www.land-survey.co.uk/images/land-surveyor-institute-triangular-landmark-100px.png)

ARCHITECTS	RECEIVED
123 MAIN ROAD, NORTHWOOD HA6 3BE	RECORDED
GRAPHICAL SURVEY	
1 AUGUST 2023	REVISIONS
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TECHNICAL (LAND) SURVEYORS / UTILITY SURVEYORS MEASUREMENT SURVEYORS / 3D LASER SCANNING