

GENERAL NOTES: (1) ALL LEVELS ARE IN METERS DERIVED FROM GPS TRANSFORMATIONS. (2) GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATIONS. (3) GRID COORDINATES AND LEVELS SET AT STAG (NO SCALE FACTOR APPLIED). (4) THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE FACTOR OF 1:100. (5) SERVICE CHAINS INDICATED WHERE VISIBLE. ARE INCHES / DETAILS DERIVED FROM SURFACE INSPECTION. (6) GENERALLY GRADUATED COASTS AND COASTS WITHING CHANNELS WILL NOT BE LIFTED. (7) THIS SPEEDS SHOULD BE CONFIRMED BY THIS SPECIALIST IF CRITICAL. (8) OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION AND SHOULD BE TREATED AS APPROXIMATE. (9) THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSERVED DURING SITE SURVEY. (10) RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.1.9 APPLIES TO THIS SURVEY. (11) THIS SURVEY HAS BEEN PRODUCED USING 3D TECHNIQUES THROUGH PRESENTATION HAS BEEN PRODUCED USING 3D TECHNIQUES THROUGH PRESENTATION HAS BEEN PRODUCED USING 3D TECHNIQUES THROUGH PRESENTATION






















TOPOGRAPHICAL SURVEY/UTILITY KEY :-

[illegible]

SURVEY CONTROL			
STATION	EASTINGS	NORTHINGS	LEVEL
ST01	509205.806	191683.182	76.322
ST02	509220.185	191707.445	77.000
ST03	509226.099	191718.064	77.392
ST04	509224.933	191736.433	78.785
ST05	509208.346	191709.789	76.261
ST06	509185.686	191702.345	75.552

NORTH

UTILITY SURVEY KEY

	HATCHED AREA		W	W	WATER PIPE
	BOREHOLE		TV	TV	CABLE TELEVISION
	CPT		COM	COM	DATA CABLE
	TRUE PIT		TEL	TEL	TELEVISION CABLE
	HAND PIT		G	G	GAS PIPE
	WINDOW SAMPLE		U	U	UNDERSERVED SERVICE
			OT	OT	OTHER
			TL	TL	TRAFFIC LIGHT
			O	O	OFFSET FULL
			V	V	VENT
			F	F	FUEL PIPE
			GL	GL	GAUGE LINES
			P	P	PIKE
			AR	AR	ASSIGNED ROUTE
			TR	TR	TURN FROM RECORDS

**DESOLVER :-**

Electronic data processing techniques have been used in the location of underground services. The use of such techniques should not be relied upon to be carried out to confirm service locations, pressures and potentially, depths, as these are critical to the effectiveness of the underground service information cannot be guaranteed.

The method of survey does not differentiate between live and dead services, and so it is not possible to ascertain the status of the service. The location of all public services that cross the highway is taken, therefore the relevant service pressure is ascertained from the relevant service records and compared with this with the following:


- services that are pipes and cables in highways are not shown, but their presence should be anticipated.
- Adjoining structures or obstructions not shown on the drawing may be present. Reference should be made to historical plans or in-situ drawings.
- Services may be located in the wrong position or depth due to the use of the old 1954/47 document avoiding ground from underground.

Please note that factors such as changes in conditions, proximity of other utilities, material used in the construction have an influence on the quality of the data collected on site.

**Site Standards** – Town or agricultural or professionally endorsed survey may not be used in accordance with BS 5400.



## UTILITY NOTES

**MIDLAND SURVEY LTD**

<b>M&amp;J OFFICE</b> Cromwell House, Westfield Road, Southam, Warwickshire, CV47 0JH. Tel: 01926 810811 Fax: 01926 810812 E-mail: <a href="mailto:mjod@mcjodistoney.co.uk">mjod@mcjodistoney.co.uk</a> <a href="http://www.mcjodistoney.co.uk">www.mcjodistoney.co.uk</a>		
<b>Client:</b> AH+ ARCHITECTS		
<b>Project:</b> 4 ROFANT ROAD, NORTHWOOD HAS 3DE		
<b>Title:</b> TOPOGRAPHICAL SURVEY		
<b>Date:</b> JANUARY 2023	<b>Revisions:</b>	
<b>Scale:</b> 1:1000MAD		
<b>Dwg No:</b> 43220 0		
<b>Surveyor:</b> J.D.		
<b>Checked:</b> J.S.		

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

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MEMBER OF A LISTED GROUP OF COMPANIES  
Accredited Contractor constructionLine QUALITY ASSURED THE SURVEY ASSOCIATION

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