NOTES

GENERAL NOTES :-

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED

TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL

OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSCURED DURING SITE SURVEY

RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

(ht) – height
ø – diameter
● – gas trap
a/g – above ground
u/v – consumed route
bm – benchmark
bb – ballpha beacon
bd – back drop
bed – bedding
bed – bedard
bee – bottom of shaft
bf – beacon
c/b fence – chainboard fence
cb – control box
catv – cable television
cl – cover level
cp – control point
cr – cable riser
cwa – combined water sewer
d/chan – discharge channel
ejb – electric junction box
ent – entrance
ent – end of trace
ep – electric pole
f/bed – flower bed
f/bed – flower bed
fh – fire hydrant
fl – flow arrow
fs – fire switch
fwa – foul water sewer
g – gully
g/run – gully run
h/bed – hedge
h/chestnut – horse chestnut
h/barn – heathorn
i/c – inspection cover
l – invert level
lil – illuminated
int – interceptor
lp – lamp post
m/c – manhole cover
mar – marker
o/h – over head
ol – off lat.
rwa – off survey area
OSBM – ordnance survey bench mark
p/post – fence post & rail fence
pd – pit depth
pr – pipe riser
pfg – pipe to ground
pfb – pipe to surface
pl – pipe length
ref sst – reducing set
rs – road sign
s/pipe – water pipe
s/birch – silver birch
s/p – safety paving
sap – sapling
sec fence – security fence
sf – soil filled chamber
sl – spot light
sp – spot pipe
sv – stop valve
sv – stop valve
svp – soil vent pipe
tbw – temporary sewer
tbm – temporary bench mark
trr – taken from records
tl – threshold level
top – top of step
tos – top of slope
toe – top of bank
tc – top of kerb
tp – telecom pole
tr – trial pit
t/a – trench scar
u/a – underside
u/b – unable to lift
u/c – unable to cut
u/b – unable to survey
u/l – unable to trace
vp – vent pipe
w/c – water filled chamber
wl – water level
wm – water meter
wp – waste pipe
wr – water riser

SHEET LAYOUT :-

AS-BUILT 00778271
AS-BUILT 00778272
AS-BUILT 00778273
AS-BUILT 00778274

UTILITY SURVEY KEY :-

HATCHED AREA
BOREHOLE
CPT
TRIAL PIT
HAND PIT
WINDOW SAMPLE

ELECTRIC CABLE
WATER PIPE
FOUL SEWER
STORM SEWER
COMBINED SEWER
DUCTS
CABLE TELEVISION
DATA CABLE
TELECOM CABLE
GAS PIPE
UNIDENTIFIED SERVICE
OTHER
CCTV
TRAFFIC LIGHT
STREET FILL
VEGETATION
FUEL PIPE
GAUGE LINES
PIPE
ASSUMED ROUTE
TAKEN FROM RECORDS

DISCLAIMER :-

Electromagnetic techniques have been used in the location of underground services. The results are not infallible and trial excavations should be made to check the accuracy of the information shown on the drawing. Even where these are carried out, the completeness of the underground services information cannot be guaranteed.

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. This drawing may not include the location of all services in the area. Further information on the location of underground services should be obtained from the appropriate utility company and used in conjunction with this drawing.

Private service pipes and cables in highways are not shown, but their presence should be anticipated.

Manhole covers, inspection 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 ref HSG47 document avoiding damages from underground services

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

TSA Surveying – "A utility mapping survey can be considered a 100% accurate depiction of the sub-surface environment, and the use of these drawings does not remove the requirement for the use of safe digging techniques at all times, in line with requirements of HSG47 and current CDM legislation".

UTILITY NOTES

SERVICE TRENCH WITH MULTIPLE CABLES RUNNING OFF SURVEY AREA, UPON INFORMATION FROM RECORDS SERVICE ENTER AREA WEST WHICH HAVE BEEN CUT OFF.

WATER ON SITE PLASTIC THEREFORE UNABLE TO TRACE, ASSUMED ROUTE HAS BEEN SHOWN.

GAS ON SITE PLASTIC THEREFORE UNABLE TO TRACE.

MULTIPLE SERVICE CUT OFF THEREFORE UNABLE TO TRACE. POSSIBLE BURRIED SERVICE WHICH HAVE NOT BEEN PICKED UP ON UTILITY SURVEY.

ALL INTERNAL AND BURIED MANHOLES HAVE BEEN PLOTTED ON USING CCTV CHANNEL, THEREFORE POSITIONS SHOULD BE TREATED AS GUIDE ONLY.

WHERE CCTV WORKS HAVE NOT BEEN POSSIBLE ASSUMED ROUTES HAVE BEEN SHOWN, THESE ROUTES SHOULD BE TREATED AS GUIDE ONLY.
THE MAIN LINES AND OUTFALLS FROM SITE WERE FOUND TO BE IN GOOD WORKING CONDITION. LARGE AMOUNTS OF INTERNAL DRAINAGE HAS BEEN CAPPED OFF.

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Client	KELTBRAY
Project	ICKENHAM
Title	UTILITIES & CCTV DRAINAGE SURVEY
Date	MAY 2022
Scale	1:200@A0
Dwg. No	U077782 1
Surveyor	AH/MB/AC/AB
Checked	KN/RP

Revisions

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

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