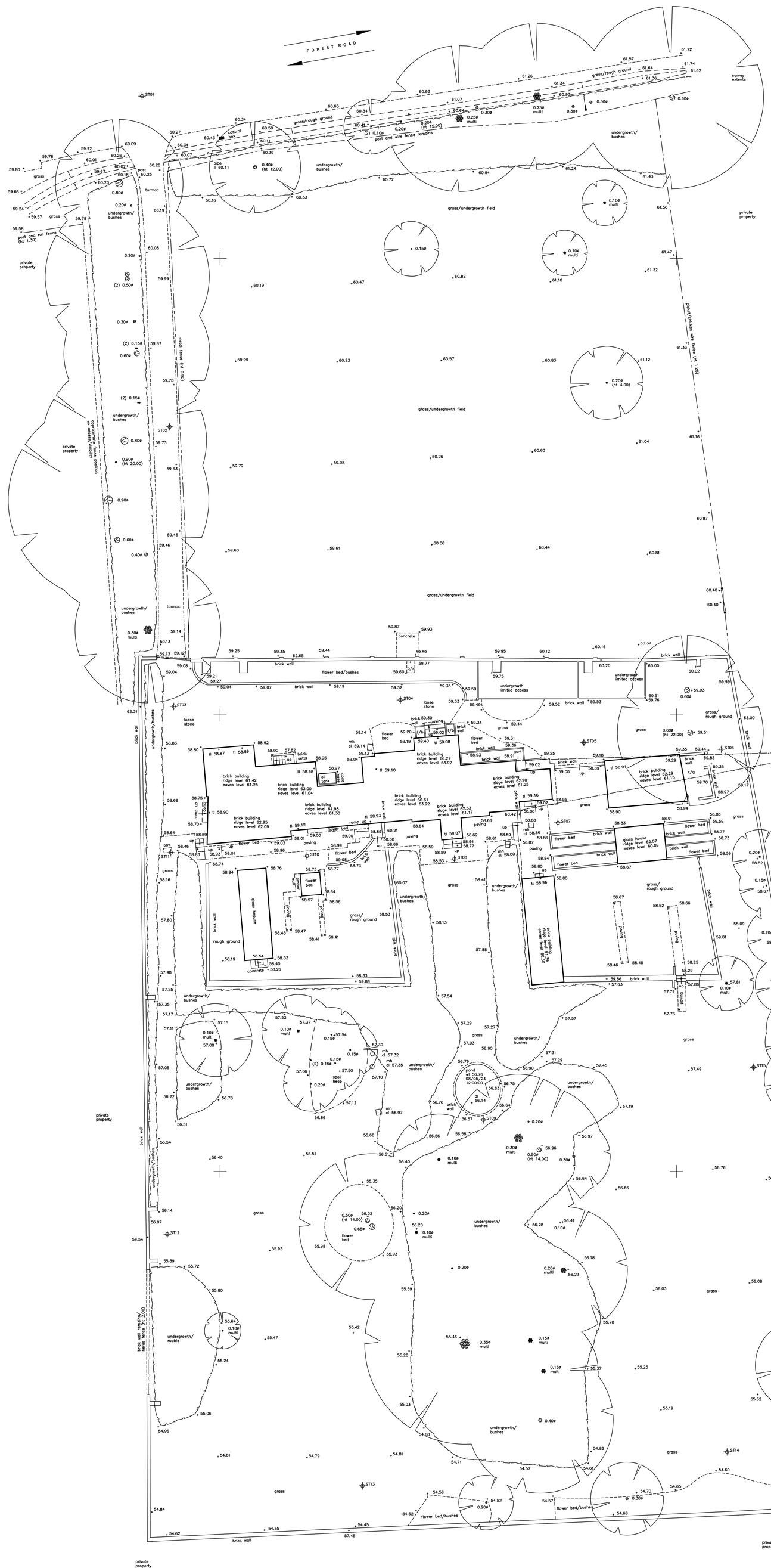


NOTES

GENERAL NOTES :-

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.

GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION. GPS COORDINATES AND LEVELS SET AT ST01 (NO SCALE FACTOR APPLIED)

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
● – peo trap
a/g – above ground
a/r – assumed route
av – air valve
bb – bellsha beacon
bd – back drop
bl – bed level
boll – bollard
bos – bottom of shaft
bt – telecom
c/b fence – closeboard fence
c/box – control box
catv – cable television
cl – cover level
con – conifer
cr – cable riser
cws – combined water sewer
d/chan – drainage channel
ejb – electric junction box
elec – electric
eol – end of trace
ep – electric pole
er – earth rod
f/bed – flower bed
fh – fire hydrant
fl – floor level
fs – fire switch
fws – foul water sewer
g – gully
g/run – gully run
gr – gas riser
h/chestnut – horse chestnut
h/thorn – hawthorn
ic – inspection cover
il – invert level
ill – illuminated
int – interceptor
lp – lamp post
mh – manhole cover
mkr – marker
o/h – over 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

SURVEY CONTROL :-

STATION	EASTINGS	NORTHINGS	LEVEL
ST01	480591.453	171017.803	60.229
ST02	480594.454	170981.572	59.824
ST03	480594.921	170950.940	58.924
ST04	480619.753	170951.646	59.285
ST05	480639.850	170946.973	59.315
ST06	480654.918	170946.244	59.298
ST07	480637.016	170938.199	58.878
ST08	480625.666	170934.239	58.586
ST09	480628.853	170905.654	56.635
ST10	480609.512	170934.558	58.920
ST11	480594.589	170934.941	58.426
ST12	480594.214	170893.124	55.969
ST13	480615.607	170865.578	54.575
ST14	480655.543	170869.296	54.852
ST15	480658.447	170911.420	57.257

SHEET LAYOUT :-

NORTH

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
OFFSET FILL
VENT
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 carried out to confirm service identification, positions and particularly depths, where these are critical. 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 public 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.

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

Additional 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 ref: HSG47 document avoiding dangers 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 Standards – "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 regulations".

UTILITY NOTES

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Client	KIRSTY VIJN, BOWEN EVANS CONSULTANCY
Project	23-104, TIRYNS, FOREST ROAD, WOKINGHAM, RG40 5DR
Title	TOPOGRAPHICAL SURVEY
Date	MAY 2024
Scale	1:200@A0
Dwg No	112856 -1
Surveyor	M.G
Checked	L.G

Revisions

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

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