

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.

SERVICE COVERS LOCATED UNDER PARKED VEHICLES/MOBILE STRUCTURES MAYBE OMITTED. BURIED SERVICE COVERS WILL NOT BE INDICATED.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

(ht) - height

⊙ - peg trap

a/g - above ground

a/r - assumed route

av - air valve

bb - belisha beacon

bd - back drop

bl - bed level

boll - bollard

bos - bottom of shaft

bt - telecom

c/b fence - closeboard fence

c/box - control box

cctv - cable television

cl - cover level

con - conifer

cr - cable riser

csw - combined water sewer

d/chan - drainage channel

ejb - electric junction box

elec - electric

end - end of trace

ep - electric pole

er - earth rod

f/bed - flower bed

fr - fire hydrant

fl - floor level

fa - fire switch

fws - foul water sewer

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

c/h - over head

cl - off let

oss - off survey area

OSBM - ordnance survey bench mark

p & r fence - post & rail fence

pd - pit depth

pr - pipe riser

ptg - pipe to ground

ptb - 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 - sagging

sec fence - security fence

sfc - soil filled chamber

sl - spot light

sp - soil pipe

st - stop top

sv - stop valve

sw - storm water pipe

TBM - temporary bench mark

tfr - taken from records

tl - threshold level

top - top of cap

top - top of pipe

tot - top of tank

tp - telecom pole

ts - traffic signal

t/s - trench scar

u/s - underside

ult - unable to lift

utr - unable to road

uta - unable to survey

utt - unable to trace

vp - vent pipe

w/c - water filled chamber

wl - water level

wm - water meter

wp - waste pipe

wr - water riser

SURVEY CONTROL :-				SURVEY CONTROL :-			
STATION	EASTINGS	NORTHINGS	LEVEL	STATION	EASTINGS	NORTHINGS	LEVEL
ST01	471249.576	172294.682	39.357	ST15	471330.819	172393.697	38.790
ST02	471303.485	172304.702	38.819	ST16	471311.761	172376.795	38.774
ST03	471271.750	172294.123	38.885	ST17	471296.160	172364.377	38.737
ST04	471256.071	172325.915	40.022	ST18	471281.024	172351.009	38.760
ST05	471307.364	172250.860	38.930	ST19	471325.028	172397.832	39.562
ST06	471333.925	172304.202	38.988	ST20	471317.198	172409.736	39.229
ST07	471354.557	172379.432	39.410	ST21	471321.137	172390.681	38.893
ST08	471357.867	172466.666	39.465	ST22	471304.115	172375.161	38.970
ST09	471347.962	172395.204	38.754	ST23	471284.416	172361.706	39.047
ST10	471278.321	172338.949	38.811	ST24	471275.265	172356.644	38.855
ST11	471335.811	172347.591	38.606	ST25	471269.061	172374.460	40.527
ST12	471348.782	172372.317	38.719				
ST13	471349.378	172378.599	38.744				
ST14	471339.669	172391.219	38.737				

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

CCTV

TL

TRAFFIC LIGHT

O

OFFSET FILL

V

VENT

F

FUEL PIPE

GL

GAUGE LINES

P

PIPE

AR

ASSUMED ROUTE

TFR

TFR

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 their 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"

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Client DELTA-SIMONS LTD		
Project ROSE KILN COURT, READING, RG2 0BX		
Title TOPOGRAPHICAL SURVEY		
Date FEBRUARY 2023	Revisions	
Scale 1:200@A1		
Dwg No U09090 - 1		
Surveyor L.L.G		
Checked m.g		

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

HSA
Accredited Contractor

constructionline

QUALITY
STANDARD
ASSURANCE

THE SURVEY
ASSOCIATION

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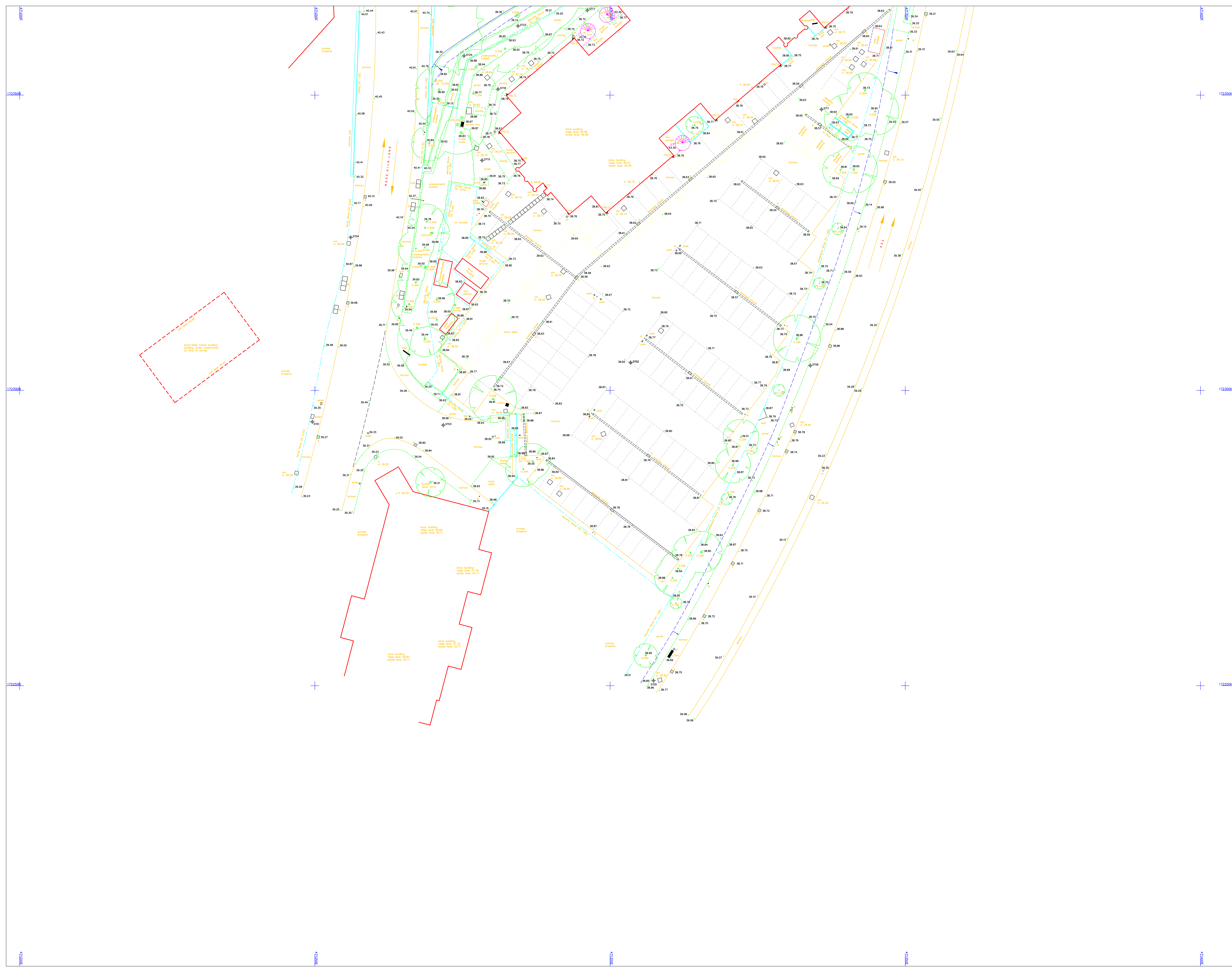
NORTH

172450N

172450N

172400N

172400N



NOTES

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GRID COORDINATES ARE OSMOND SURVEY NATIONAL GRID DERIVED FROM SURFACE
VERTICALS AND LEVELS SET BY STATION (NO SCALE ADJUST APPLIED)
THIS DRAWING HAS BEEN PRODUCED WITH A PLAT SCALE ACCURACY OF 1:200
SERVICE COVERS INDICATED WHERE VISIBLE PIPE INVERTS / DETAILS SURVEYED FROM SURFACE
VERTICALS AND SHOULD BE TREATED AS APPROXIMATE
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 OCCURRING DURING SITE SURVEY
RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

SURVEY CONTROL			SHEET LAYOUT	
STATION	EASTINGS	NORTHINGS	LEVEL	
ST01	471249.576	172284.662	38.357	A1-SHEET 000000/1
ST02	471255.485	172284.702	38.819	
ST03	471271.720	172284.123	38.880	A2-SHEET 000000/2
ST04	471286.071	172285.615	40.022	
ST05	471307.364	172285.860	38.830	
ST06	471333.923	172304.202	38.988	
ST07	471364.621	172378.632	39.415	
ST08	471387.887	172406.666	39.465	
ST09	471347.862	172395.304	38.754	
ST10	471276.321	172338.849	38.811	
ST11	471358.811	172341.591	38.666	
ST12	471348.782	172372.317	38.718	
ST13	471349.378	172378.599	38.744	
ST14	471338.693	172391.219	38.727	
ST15	471350.819	172393.687	38.790	
ST16	471331.761	172376.795	38.774	
ST17	471286.180	172384.377	38.737	
ST18	471281.024	172391.009	38.760	
ST19	471358.028	172393.832	39.462	
ST20	471337.198	172408.738	39.229	
ST21	471321.137	172390.681	38.883	
ST22	471344.115	172375.161	38.870	
ST23	471384.418	172361.706	39.047	
ST24	471275.265	172356.644	38.855	
ST25	471289.061	172374.460	40.037	

UTILITY SURVEY KEY		
	HATCHED AREA	
	BOREHOLE	
	CPT	
	TRIAL PIT	
	HAND PIT	
	WINDOW SAMPLE	
	 N	ELECTRIC CABLE
	 N	WATER PIPE
	 N	POUL SENSER
	 N	STORM SEWER
	 D	COMBINED SEWER
	 D	DUCTS
	 D	CABLE TELEVISION
	 COM	DATA CABLE
	 COM	TELECOM CABLE
	 G	GAS PIPE
	 U	UNIDENTIFIED SERVICE
	 U	OTHER
	 OCTV	TRAFFIC LIGHT
	 TL	OFFSET FILL
	 GWT	VENT
	 F	FUEL PIPE
	 UL	GAS LINES
	 RFE	PIPE
	 AR	ASSUMED ROUTE
	 TTR	TRADED FROM RECORDS