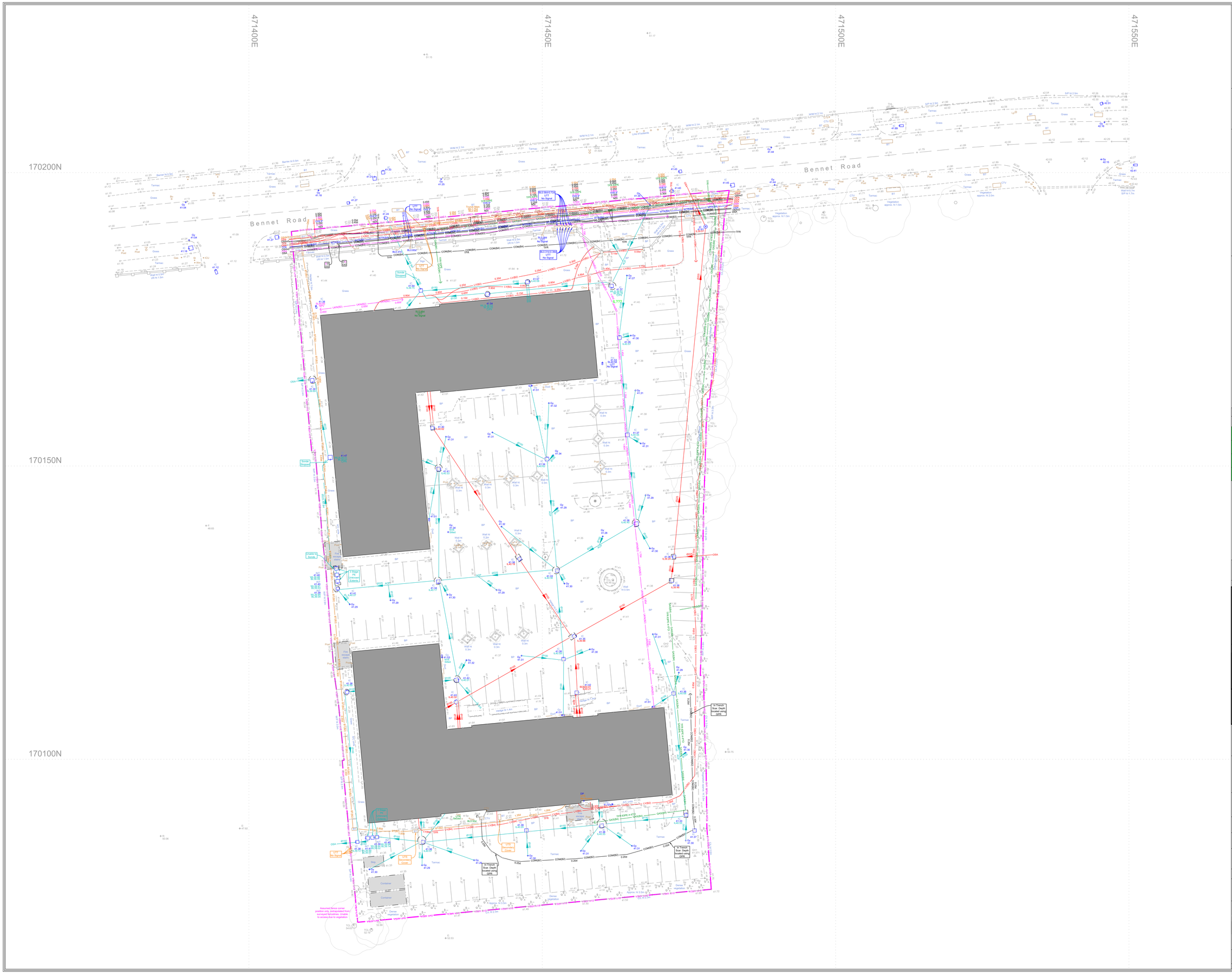

N

NOTES:

In all cases please call the BT Dial before you dig service to mark their own plant before any site works commence 0800 917 0660

Always consult utility plans

1. *Drainage information provided has been determined without man entry into the chambers. Whilst every effort has been made to correctly identify the size/pipes/manhole detail, it is recommended that this information should be checked in advance of any excavation to the future proposals/installations.*
2. *Invert levels are based on a laser survey and measurements between chambers unless proven otherwise by the use of a smoke or CCTV survey.*
3. *Unable to trace water or gas in survey area. No Signal.*
4. *Poor GPR data at time of survey due to poor ground conditions.*

UTILITY LINETYPES

BT Line		Electric - Unknown Voltage	
British Telecom		Electric Overhead	
British Telecom Overhead		Fibre Optic	
CCTV / Cable Television		Fuel Line	
Communication Cable		Gas Line	
Drainage - Combined Water		Gauge Line	
Drainage - Foul Water		GPO Line	
Drainage - Storm Water		Heating Pipes	
Drainage - Foul Water - Assumed/TFR		Oil Line	
Drainage - Foul Water - Assumed/TFR		Oil Pipe	
Drainage - Storm Water - Assumed/TFR		Rising Main	
Drainage - Approximate Pipe Size/Events		Telecom	
Earth Cable		Traffic Light Signals	
Empty Duct		Trench Box	
Electric & Comms		Unknown	
Electric Low Voltage		Vapour Recovery	
Electric High Voltage		Vent Line	
		Water	

UTILITY SURVEY INFORMATION

Unlocated Survey Area		Unable to Raise (cover)	UTR
Depth to Top of Service (m)	0.604	Unable to Trace	UTT
End of Trace		Abandoned Route	AR
Point of Run		Assumed Connection	ACP
Weak Signal	WS	Bend Connection	BC
Taken From Records	TFR	Service Stopped	SS
Off Survey Area	OSA	No Valve Exist	NVE
Area Stop	AS	No Pipes Visible	NPV
Mid Length	ML	No Depth Indicated	ND
Unable to Access	UTA	Base Level	BL
Unable to Locate	UTL	Top of Kerb	TK
Unable to Survey	UTS	Top of Pipe / Top of Valve APPROXIMATE LOCATION	T of P / T of V
Charter Extents		GPR Anomaly	
		Multiple Services Route	

LEGEND

Buildings, Wall, Kerb line, Low trailing edge, Drop kerb, Centre line, Top of bank, Station and Name, 100.000 Station Level, Tree / Bush / Sapling, Area of Undergrowth, Woodland, Ridge Level, Kevels Level, Flat Roof Level, Gate

Fence types: DW, CHL, WWF, PVC, PRF, WOF, CRB, BRF

Overhead Cable, Concrete edge, Tarmac edge, Grass verge, Canopy/Overhang, Verge, Bottom of bank

IC	Inspection chamber	Bo	Bollard		
Pipe	Pipe invert	IB	Illuminated bollard		
Gy	Gully	Bin	Rubbish bin		
Bg	Back gully	Vp	Vent pipe		
Dp	Down pipe	GR	Ground light		
Pipe	Pipe above ground	Llce	Letter box		
MH	Manhole	Bmp	Tree Stump		
WL	Water level	Sty	Stile		
Fl	Flood light	IFL	Internal floor level		
Lp	Lamp post	THL	Threshold level		
Tp	Telegraph post	Sp	Sign post		
Ep	Electricity post	TH	Traphole		
Tl	Traffic light	BH	Borehole		
Bus	Bus stop	ELC	Electric		
Sv	Stop valve	BT	British Telecom		
Sl	Stop tap	Cbox	Control box		
Er	Earth rod	TT	Tactile		
Wm	Water meter	BP	Brick paved		
Gas	Gas valve	CPS	Concrete paving sqpp		
Av	Air valve	CVR	Cover		
IC(u	Unidentified inspection	Rwall	Retaining wall		
Wo	Wash out	THL	Top of Wall Level		
Re	Rodding eye	TCL	Tree canopy level		
BB	Beltelna beacon	G	Girth		
CTV	Cable tv	MG	Multi girth		
Mkr	Marker post	IC	Inspection chamber		
Gmkr	Gas marker post	CL	Cover level		
So	Soffit	IL	Invert level		
Fh	Fire hydrant	UTL	Unable to locate		

PAS 128 : 2014 LEVEL B SURVEY

QUALITY LEVEL	CRITERIA USED IN THE DETERMINATION OF QUALITY LEVEL	ACCURACY
QL-B1	A UTILITY SEGMENT WHICH IS SURVEYED TO ASSESS ANY CONFLICT WITH ALTERATION AND THEREFORE SHOWS AS AN ASSUMED ROUTE. **(SEE DETECTION ABOVE)**	**UNDEFINED**
QL-B2(V)	POSITION OF THE UTILITY DETECTED BY ONE OF **(PIR, CP, DP OR ST)** TO ALLOW A **VERTICAL CONFIRMATION IN DEPTH.**	**+/- 500mm VERTICAL UNCERTAINT VERTICAL**
QL-B2(H)*	POSITION DEPENDENT ON THE UTILITY DETECTED BY ONE OF **(PIR, CP, DP OR ST)** TO ALLOW A **HORIZONTAL CONFIRMATION IN DEPTH.**	**+/- 500mm ON + 10% OF DETECTED DEPTH. WHICHEVER IS GREATER HORIZONTAL UNCERTAINT 10% OF DETECTED DEPTH (VERTICAL)**
QL-B2(HV)	POSITION DEPENDENT ON THE UTILITY DETECTED BY ONE OF **(PIR, CP, DP OR ST)** TO ALLOW A **HORIZONTAL AND VERTICAL CONFIRMATION IN DEPTH. (SIMILAR DETECTION)**	**+/- 500mm ON + 10% OF DETECTED DEPTH. WHICHEVER IS GREATER HORIZONTAL UNCERTAINT 10% OF DETECTED DEPTH (VERTICAL)**

DISCLAIMER

Whilst every effort has been taken in the preparation of this drawing, the original land marks/apparatus configuration may have been altered since the survey/drawing was produced. The user shall make further enquiries and investigations to satisfy himself as to the accuracy of this drawing and position of the apparatus. All buried services shall be treated as live and be verified by the use of suitable detection devices and safe digging practices in accordance with HSG47, further advice on the location of apparatus should be recommended by the owner. No representation is made by Greenhatch Group, its agents or servants as to the accuracy, completeness, and sufficiency or otherwise of this drawing and the position of the apparatus.

All apparatus shall be treated as live unless proved otherwise by the owner. It is the users responsibility to ensure that the information on the location of apparatus is provided to all persons (either direct labour or contractors) working in proximity to the apparatus.

Rev	Date	Description	Drawn	Q. Ref
2	10.01.2023	Site trees updated	NJ	

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

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CLIENT

DV5 Coltham (Reading) Ltd

PROJECT

Bennet Court Bennet Road Reading RG2 0QX

TITLE

Utility Survey

SCALE	DATE
A0@ 1: 200	06.08.2022
DRAWN: JB, PG	QUALITY REF

Level datum	See note
Grid orientation	See note
Job number	44661

Drawing No.	Rev.
44661_UG	2

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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