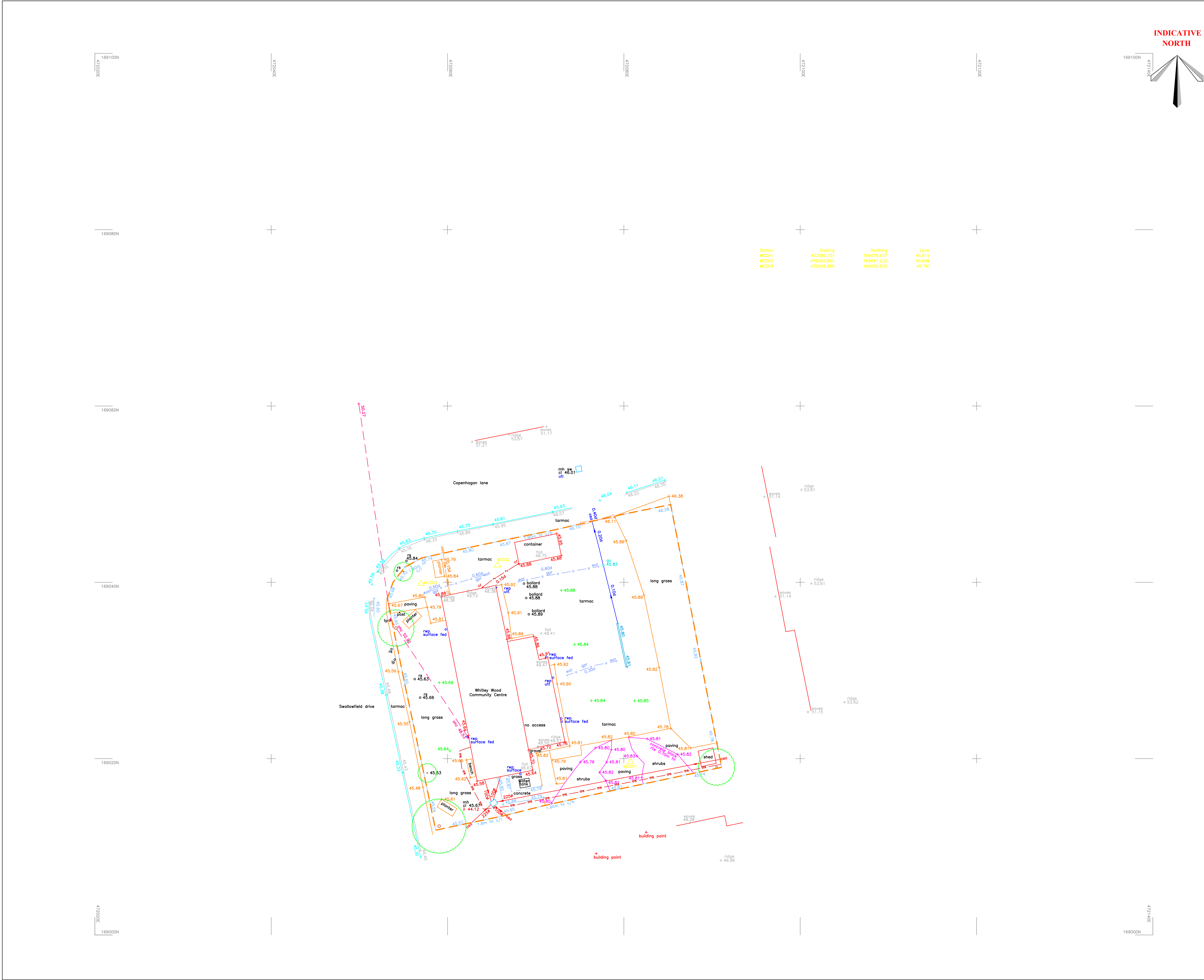




NOTES

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 MCD01 (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 OBSERVED DURING SITE SURVEY

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

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

(ht) - height	ol - off let
d - diameter	osa - off survey area
pe - pea trap	osbm - ordnance survey bench mark
o/g - above ground	p & n fence - post & rail fence
a/r - assumed route	pd - pit depth
ov - air valve	pr - pipe riser
bb - bellish beacon	ptg - pipe to ground
bd - back drop	pts - pipe to surface
bl - bed level	re - roading eye
boll - bollard	ret wall - retaining wall
bas - bottom of shaft	rs - road sign
bt - telecon	rwp - rain water pipe
c/b fence - closeboard fence	s/bch - silver birch
c/box - control box	s/o - safety pouring
cstv - cable television	sap - sapling
cl - cover level	sec fence - security fence
con - conifer	sfc - soil filled chamber
cr - cable riser	sl - spot light
cws - combined water sewer	sp - soil pipe
d/chan - drainage channel	st - stop tap
elb - electric junction box	sv - stop valve
elc - electric	swp - storm water pipe
eot - end of trace	tbr - temporary bench mark
ep - electric pole	tfr - taken from records
er - earth rod	tl - threshold level
f/bed - flower bed	too - top of cop
fh - fire hydrant	top - top of pipe
fl - floor level	tot - top of tank
fs - fire switch	tp - telecon pole
fes - foul water sewer	ts - traffic signal
g - gully	ts/s - trench scan
g/run - gully run	ur/s - underside
gr - gas riser	utl - unable to lift
h/chestnut - horse chestnut	utr - unable to rod
h/thorn - hawthorn	uts - unable to survey
ic - inspection cover	utt - unable to trace
il - invert level	vp - vent pipe
il - illuminated	w/s - water level
int - interception	w/c - water filled chamber
ip - lamp post	wh - water meter
mh - manhole cover	wp - waste pipe
mr - marker	wr - water riser
o/h - over head	

UTILITY SURVEY KEY :-

		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
		VENT
		OFFSET FILL
		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 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 on-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 not 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".

This drawing does not provide an absolute representation of the sub-surface. Utilities have been detected using non-intrusive technologies only and the performance can be adversely affected by ground, weather and site conditions outside of MCD's control. Therefore, some utilities may be undetectable. While MCD uses reasonable endeavours to detect all utilities, it does not warrant that 100% detection will be achieved and that approximate depth penetration of the technologies MCD uses will not be greater than two metres.

UTILITY NOTES

TELECOMS FEED OVERHEAD.

UNABLE TO TRACE POWER SUPPLY TO THE COMMUNITY CENTRE - POSSIBLY TURNED OFF, NO ACCESS INSIDE THE BUILDING TO INDUCE A SIGNAL INTO MAIN POWER SUPPLY.

NO INDICATION OF GAS/WATER WITHIN SITE SURVEY AREA, NO EVIDENCE ON UTILITY RECORD SEARCHES.

ELECTRO-MAGNETIC SWEEPS WITHIN SITE SURVEY REVEALED NO INDICATION OF ANY MORE TRACEABLE SERVICES.

UNABLE TO GPR SWEEP CERTAIN AREAS OF SITE DUE TO LONG GRASS.

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MCD Ground solutions
Unit 18 Ordnance court
Ackworth road
Portsmouth
PO3 5BZ
TEL: 01489 358341
Email: info@mcd-gs.co.uk
www.mcd-gs.co.uk

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Project Whitley Wood Community Centre	
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Dwg No U10906 1	
Surveyor JHG	
Checked JHG	