

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 ST03 (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/UTILITY KEY :-

(h) = height
d = diameter
o/h = over head
a = off set
osm = ordnance survey bench mark
p & r fence = post & rail fence
pd = pit depth
pr = pipe riser
p/s = pipe to ground
ps = pipe to surface
re = retainer eye
ret wall = retaining wall
rs = road sign
rwp = rain water pipe
s/b fence = silver birch
s/c = safety paving
sag = sagging
sec fence = security fence
sfc = soil filled chamber
st = stop top
sv = stop valve
swp = storm water pipe
TBM = temporary bench mark
tfr = taken from records
tl = threshold level
top = top of cap
top = top of pipe
top = top of tank
tp = telecom pole
ts = traffic signal
t/s = trench scar
u/s = underside
un = unable to lift
unr = unable to rod
unr = unable to survey
unr = unable to trace
vp = vent pipe
w/c = water filled chamber
wl = water level
wm = water meter
wp = waste pipe
wr = water riser

o/h = over head
a = off set
osm = ordnance survey bench mark
p & r fence = post & rail fence
pd = pit depth
pr = pipe riser
p/s = pipe to ground
ps = pipe to surface
re = retainer eye
ret wall = retaining wall
rs = road sign
rwp = rain water pipe
s/b fence = silver birch
s/c = safety paving
sag = sagging
sec fence = security fence
sfc = soil filled chamber
st = stop top
sv = stop valve
swp = storm water pipe
TBM = temporary bench mark
tfr = taken from records
tl = threshold level
top = top of cap
top = top of pipe
top = top of tank
tp = telecom pole
ts = traffic signal
t/s = trench scar
u/s = underside
un = unable to lift
unr = unable to rod
unr = unable to survey
unr = 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 :-

STATION	EASTINGS	NORTHINGS	LEVEL
ST01	443299.633	120368.030	35.239
ST02	443281.931	120326.824	35.016
ST03	443242.196	120340.911	33.953
ST04	443228.747	120367.820	30.830
ST05	443257.885	120389.941	33.990
ST06	443286.110	120411.284	32.261
ST07	443311.268	120397.084	33.181
ST08	443295.912	120334.564	34.856

UTILITY SURVEY KEY :-

HATCHED AREA

BOREHOLE

CPT

TRIAL PIT

HAND PIT

WINDOW SAMPLE

N

ELECTRIC CABLE

W

WATER PIPE

F

FUEL PIPE

S

STORM SEWER

D

COMBINED SEWER

TV

CABLE TELEVISION

COM

TELECOM CABLE

G

GAS PIPE

U

UNIDENTIFIED SERVICE

CTV

OTHER

T

TRAFFIC LIGHT

O

OFFSET FILL

V

VENT

F

FUEL PIPE

G

GAUGE LINES

P

PIPE

AR

ASSUMED ROUTE

TFR

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 these 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.
BSA 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

GAS HAS BEEN TRACED IN PARTS, SMALL AMOUNT HAS BEEN TAKEN FROM RECORD.
UNABLE TO LOCATE WATER TO BUILDING.
UNABLE TO LOCATE GAS TO BUILDING.
CATV DOWN SCHOOL LANE HAS BEEN TAKEN FROM RECORD, NO EVIDENCE OF THIS ON SITE.

0 2 4 8 12 16 20

Lucion Survey Ltd

Protecting People and Planet

Contact Details

Tel: 01926 810811 Email: mail@luciongroup.com Website: www.luciongroup.com

Client DAVE CAGE.

Project WORKORY, SCHOOL LANE, CHANDLERS FORD, EASTLEIGH, SO53 4DG.

Title TOPOGRAPHICAL & UTILITY SURVEY.

Date JULY 2025.

Scale 1:200@A1

Dwg No 132612

Surveyor S.P./T.J.

Checked J.S.

Revisions

TOPOGRAPHICAL / BUILDING / 3D LASER SCANNING & REVIT MODELLING
UTILITY / CCTV DRAINAGE SURVEYS & REMEDIAL DRAINAGE REPAIRS

CHAS

Constructionline

THE SURVEY