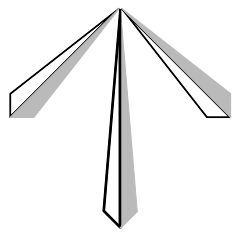


INDICATIVE
NORTH



NOTES

GENERAL NOTES :-

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	ol - off let
Ø - diameter	osa - off survey area
OT - peg trap	OSBM - ordnance survey bench mark
a/r - above ground	p & r fence - post & rail fence
av - air valve	pd - pit depth
bb - bellish beacon	pr - pipe riser
bd - back drop	ptg - pipe to ground
bl - bed level	pts - pipe to surface
boll - bollard	re - rodding eye
bos - bottom of shaft	ret wall - retaining wall
bt - telecom	rs - road sign
c/b fence - closeboard fence	rwp - rain water pipe
c/bx - control box	s/birch - silver birch
catv - cable television	s/p - safety paving
cl - cover level	sap - sapling
con - conifer	sec fence - security fence
cr - cable riser	sfc - soil filled chamber
cws - combined water sewer	sl - spot light
d/chan - drainage channel	sp - soil pipe
ejb - electric junction box	st - stop top
elec - electric	sv - stop valve
eot - end of trace	svp - soil vent pipe
ep - electric pole	sws - storm water sewer
er - earth rod	TBM - temporary bench mark
f/bed - flower bed	tfr - taken from records
fh - fire hydrant	tl - threshold level
fl - floor level	toc - top of cap
fs - fire switch	top - top of pipe
fws - foul water sewer	tot - top of tank
g - gully	tp - telecom pole
g/run - gully run	ts - traffic signal
gr - gas riser	t/s - trench scar
h/chestnut - horse chestnut	u/s - underside
h/thorn - hawthorn	utl - unable to lift
ic - inspection cover	utr - unable to rod
il - invert level	uts - unable to survey
ill - illuminated	utt - unable to trace
int - interceptor	vp - vent pipe
lp - lamp post	w/c - water filled chamber
mh - manhole cover	wl - water level
mkr - marker	wn - water meter
o/h - over head	wp - waste pipe
	wr - water riser

UTILITY SURVEY KEY :-

	HATCHED AREA		ELECTRIC CABLE
	BOREHOLE		WATER PIPE
	CPT		FOUL SEWER
	TRIAL PIT		STORM SEWER
	HAND PIT		COMBINED SEWER DUCTS
	WINDOW SAMPLE		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 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 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.



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Title FW main location survey

Client Mr & Mrs Weigman

Project Greywell, Station Hill, Bursledon

Date August 025

Scale 1:200@A2

Dwg No U10952 1

Surveyor JHG

Checked JHG

Revisions