

UNDERGROUND SERVICES

1) Although every effort has been made to trace underground services using radiodetection no guarantee can be given that all have been found. Due to their non-conductivity certain types of gas and water pipes have not been possible to trace. Service trial holes must be dug prior to excavation.

2) This survey has been carried out in accordance with the RICS specification for tracing underground utilities at scales of 1:500 and larger

In the absence of evidence to the contrary the routes of confirmed manhole connections are assumed to be direct and straight.

4) Small gully's and downpipes that go straight into the ground could not be traced due to restrictive access

The material surrounding and particularly above buried services can effect whether the services can be resolved using GPR. Reinforced concrete, buried metallic objects, the presence of moisture or clay and changes in the material construction can lead to poor data resolution.

As we have no information with respect to the material overlaying any services the GPR method can only give a guaranteed accuracy of 50%.

Depth results using GPR are typically accurate to within 10% with a horizontal accuracy of \pm 150mm. These figures will vary as the velocity of the ground is assumed at 80m/s.

The results of the GPR survey should be treated with caution as there is no guarantee that any service shown actually exists, only a possibilty that something can seen on the records.

The GPR Survey used the 500Mhz Antenna on this job and was seeing services down to 1.8m

Underground Foul Drainage
Underground Storm Drainage
Underground Electric
Underground Telecoms
Underground Water
GPR Pipe
GPR Possible Pipe or Cable

LASER SURVEYS

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DATUM NOTES

GRID IS BASED ON ARBITRARY COORDINATES BUT IS ORIENTATED APPROXIMATELY NORTH.

LEVELS ARE RELATED TO :- CONTROL STATION EX1

VALUE GIVEN AS 50.000m (ARBITRARY DATUM)

SURVEY CONTROL STATIONS SHOWN

	ABBREVIATIONS	_(where	applicable)
AV	Air Valve	MK	Marker
BK	Brick	MS	Milestone
BL	Bollard	MT	Meter
BS	Bus Stop	MY	Mercury
BT	British Telecom	OH	Overhead
C/B	Close Boarded	PAV	Paving
CL	Cover Level	PB	Post Box
CLK	Chainlink	PE	Pipe
CO	Column	PM	Parking Mete
Conc	Concrete	P/R	
CP	Catch Pit	PΤ	Post
CPS	Concrete Paving Slabs	P/W	Post and Wi
CTV	Cable Television	RE	Rodding Eye
DC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EP	Electricity Pole	RSJ	Rolled Steel
ER	Earthing Rod	SC	Stop Cock
FB	Flower Bed	SK	Soakaway
FE	Fence	SPT	Septic Tank
FH	Fire Hydrant	ST	Silt Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Vide
GP	Gate Post	TCB	Telephone C
GV	Gas Valve	THL	Threshold Le
GY,G	Gully	TL	Traffic Light
HT	Height	TK	Tank
IC	Inspection Cover	TP	Telegraph Po
IL.	Invert Level	UG	Underground
IN	Interceptor	UTF	Unable to Ti
I/R	Iron Railings	UTL	Unable to L
ĴВ	Junction Box	UTR	Unable to R
K0	Kerb Outlet	UTT	Unable to Ti
LB	Litter Bin	VP	Vent Pipe
LP	Lamp Post	WL	Water Level
MH	Manhole Cover	WM	Water Meter
		WO	Wash Out
FW	Foul Water		

MK Marker
MS Milestone
MT Meter
MY Mercury
OH Overhead
PAV Paving
PB Post Box
PE Pipe
PM Porking Meter
P/R Post and Rail
PT Post
RE Rodding Eye
RET Retaining
RS Road Sign
RSJ Rolled Steel Joist
SC Stop Cock
SK Soakaway
SPT Septic Tank
ST Silt Trap
SV Stop Valve
SVC Security Video Camera
TCB Telephone Call Box
THL Threshold Level
TL Traffic Light
TK Tank
TP Telegraph Pole
UG Underground
UTF Unable to Trace Further
UTI Unable to Roise
UTT Unable to Roise
UTT Unable to Roise
UTT Unable to Roise
UTT Unable to Trace
VP Vent Pipe
WL Water Level
WM Water Meter
WW Wash Out

NOTES

FW Foul Water
SW Storm Water
CW Combined Water
PL Pit Level
SL Silt Level
D Depth
S/C Surcharged
NPV No Pipes Visible

Prainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.

 Tree species (where shown) should be treated with caution and expert identification is advised.

 Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.

Visible features in the vicinity of the boundaries as shown above, may not represent the extent of legally conveyed ownership.

* Whilst every effort has been made to achieve accuracy on this plan, CRUCIAL clearance dimensions, levels and invert levels should be checked prior to design and construction.

* Kerb levels have been taken in the bottom of the channel.

SHEET LAYOUT NOT TO SCALE

26 GORDON STREET LONDON SE26 4AU

UNDERGROUND SERVICES SURVEY

SURV	EYED FOR	J COFFEY CONSTRUCTION 93-95 GREENFORD ROAD HARROW LONDON HA1 3QF	LTD	SURVEYOR DATE		JLLOCK 2016	
NO	DATE	REVISION					
		DRAWING NO	T	G 8410/	1	REV	0
DRAWING TITLE				UNDERGROUND			
SCALE				1 : 200(A2)			
SEE ALSO DWG NOS							
SHEET REF NO				1 of	1		
				G 8410			