539500E

539550E

539600E

187900N

187850N

N

OVERGROWN

NO ACCESS (OVERGROWN)

ADJACENT AREAS SWEPT WITH EML AND GPR NO SERVICES LOCATED

USED NEEDLES AND RADIO INTERFERENCE IN THIS AREA

REGIONAL ROAD

TYPICAL SITE TERRAIN

TYPICAL SITE TERRAIN

TYPICAL SITE TERRAIN

Survey Notes

Grid: Local Plane Metric related to National Grid at survey control SC2

Levels: OS Datum from GNSS positioning converted using the National Geoid Model OSGM15

Notes

Due to the overgrown nature and high number of used needles present on site, access to survey was limited. No services were located in accessible parts of the site.

Topographical Survey Legend

BUILDINGS AND WALLS

Building
Building Open Sided
Ruin — RUIN
Passage
Wall with Height — Wall Ht 1.5m
Retaining Wall — R/W

FENCE STYLES AND DESCRIPTIONS

Close Boarded	C/B
Corrugated Iron	C/I
Chestnut Paling	C/P
Chainlink	C/L
Handrail	H/R
Interwoven	IWN
Iron Railings	I/R
Lattice	L/F
Miscellaneous	Misc
Palisade	PAL
Post & Chain	P/C
Post & Rail	P/R
Post & Wire	P/W
Post & Barbed Wire	B/W
Wire mesh	W/M
Stile	
Gate	
Fence linestyle	

ROADS

Kerbs
Edge of Surfacing
Pedestrian Crossing — PC
Track — Track
Footpath — FP

STREET FURNITURE

Belisha Beacon	o BB
Bus Stop	o BS
Bollard	o B
Cats Eye	o CE
Coal Chute	o CC
Closed Circuit TV	o CCTV
Drain	o DR
Electricity Pole	o EP
Flood Light	o FL
Flag Staff	o FS
Lamp Post	o LP
Letter Box	○ LB
Name Plate (street)	— NP
Mooring Ring	o MR
Mile Post or Mooring Post	o MP
Service Marker	o MK
Mile Stone	o MS
Post	o P
Parking Meter	o PM
Reflector Post	o RP
Rodding Eye	o RE
Road Sign	o RS
Speed Camera	o S/CAM
Information Sign	o SGN
Stay	o SY
Traffic Light	o TL
Telegraph Pole	o TP
Traffic Light Push Button Post	o TLP
Traffic Light Control	o TLC/P
Control Box	□ C/BOX
British Telecom Box	□ BT BOX
Electricity Box	□ EL BOX
Gas Box	□ GAS BOX

INSPECTION CHAMBERS AND PIPES

Inspection Cover	□ IC
Inspection Cover (Elec)	□ IC/EL
Manhole	○ MH
British Telecom Cover	□ BT
Inspection Cover (Comms)	□ IC/COM
Cable TV	□ CATV
Inspection Cover Traffic Signals	□ IC/TL
Gully	□ G
Kerb Outlet	□ KO
Vent Pipe	o VP
Down Pipe	o DP
Rain Water Pipe	o RWP
Soil Pipe	o SVP
Gas Pipe	o G-PIPE
Unable to lift cover	UTL
Stop Tap	o ST
Stop Valve	o SV
Lamphole	o LH
Hydrant	o HYD
Earth Rod	o ER
Gas Valve	o GV
Water Meter	o WM
Washout	o WO
Rodding Eye	o RE

GENERAL INFORMATION

Petrol Pump	PP
Basement Light	BL
Footbridge	FB
Dish Type Channel	D.CH
Slot Type Channel	S.CH
Grate Type Channel	G.CH
Tactile Paving	TAC
Crash Barrier	C/BR
Column	○ COL
Stanchion	□ STAN
Car Vacuum	□ VAC
Offset Fill	o OF
Air Valve	o AV
Trough	TR
Chimney	○ CHY
Telephone Call Box	□ TCB

OVERHEAD FEATURES

Electricity Pylon — E.PYLON
Electricity — ETL
Telephone — OTL

WATER FEATURES

Canal — Canal
Stream — Stream
Ditch — Ditch
Weir — Weir
Culvert — Cul
Grip (Land Drain)
Spring — o SPR

RELIEF AND VEGETATION

Hedge
Edge of wood/Bushes
Stump — STUMP
Individual Tree
Slopes with Height Greater than 1m
Cliff Face
Marsh
Reeds

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+ 123.45
Precision Spot Height	+ 123.456
Bed Level	+ BL23.92
Water Level	+ WL24.92
Soffit Level	+ SL25.92
Threshold Level	+ TH26.98
Cover Level	+ CL26.45
Invert Level	+ IL25.15
Pipe Soffit Level	+ PSL5.00
Floor Level	+ FL6.00
Finished Floor Level	+ FFL6.00
Top of Tank Level	+ TT7.00
Eave Level	+ EL7.00
Ridge Level	+ RL9.00
Roof Hip Level	+ RHL8.50
Flat Roof Level	+ FRL7.00
Top of Canopy Level	+ TOP/C7.00
Underside of Canopy Level	+ SOF/C6.50
Window Sill Level	+ WSL8.00
Window Head Level	+ WHL9.00
Springing Level	+ SPL8.50
Arch Level	+ AL7.00
Cable Level	+ CWTB.55
Top of Wall Level	+ TWL10.00
Underside of Beam Level	+ UBL9.55
General Height	+ HT9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker
O.S. Trig Station
O.S. Bench Mark

GEOTECHNICAL INFORMATION

Borehole — BH
Trial Pit — TP
Monitor Pin — o MON
Probe Hole — o PH
Window Sample — o WS

UNDERGROUND SERVICES KEY

A	Abandoned
AD	Acid drain
BT	British telecom
TV	Cable TV
CM	Communication cables
C	Sewer combined
S	Sewer surface water
F	Sewer foul
DU	Ducting
E	Electric cables
EF	Effluent pipes
FU	Fuel line
GA	Fuel gauge line
V	Fuel vent line
G	Gas pipes
H	Heating pipes
TL	Traffic light cables
VR	Vapour recovery pipes
W	Water pipes
U	Unidentified GPR or electro location trace
\	Rising main
	Scar trace
AC	Alarm cables
CC	CCTV cables
CH	Chemical pipes
CA	Compressed air pipes
CU	Culvert
CO	Sewer combined overflow
HV	Electric HV cables
P	Electric pilot cables
EA	Earth cables
FO	Fibre optic cables
LG	LPG pipes
OP	Oil pipes
SM	Sludge main
T	Telemetry cables
VD	Vehicle detection pad
W W	Wash water pipes
	End of trace
E E E	Group of services representation
E E E	
E TFR	Taken from records (Not proven on site)
E AR	Assumed route
	Services survey boundary

AR	Assumed Route	GPR	Ground Penetrating Radar
BD	Backdrop	TFR	Taken From Records
CR	Cable Riser	PE	Polyethylene Pipe
d	Depth	UTS	Unable To Survey
PR	Pipe Riser	UR	Unable To Rod
OF	Offset Fill	UT	Unable To Trace
T	Tank	NVP	No Visible Pipes
VR	Vapour Recovery Point		
UTL	Unable To Lift		

DISCLAIMER

Electromagnetic and ground penetrating radar techniques have been used in the location of underground services shown on this survey plan. These are interpretive procedures and we recommend that trial excavations should be undertaken to to confirm identification, location and depth of services where these are critical.

Please note that not all buried pipes, cable and ducts can be detected and mapped in consideration of their depth, location, material type, geology and proximity to other utilities.

All reasonable effort and care has been made in searching available record drawings. The completeness of the underground service information supplied to and by us cannot be guaranteed.

NOTES

Where services are non-metallic or not proven on site, positions are taken from records, trench scars & surface detail.

Where stated, depth estimations are typically to the centre or top of the service. Depths to gravity sewers and drains are typically to invert levels, unless otherwise stated.

Where Ground Penetrating Radar (GPR) is quoted the depth is recorded to the assumed external crown of the feature.

The diagram below describes the depth information in more detail.

Where the precise position or depths of these features are critical to the design or siteworks they must be verified by the use of trial excavations.

Pipe sizes which cannot be obtained by visual survey are taken from utilities record drawings or marker plates where available.

Services shown as TFR (Taken From Records) have not been proven on site.

The CAD layering may contain further information.

TYPICAL FEATURE DEPTH ANNOTATION

ELECTRO-MAGNETIC DETECTION

APPROX. DEPTH TO CENTRE

CABLE/FIBRE OPTIC

GRAVITY DRAIN (VISUAL OBSERVATION)

APPROX DEPTH TO INVERT

GROUND PENETRATING RADAR

APPROX DEPTH TO EXTERNAL CROWN

Rev.	Date	Description

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Project

LEYTON ROAD
LONDON

Drawing Title

UNDERGROUND SERVICES SURVEY

Drawn By	SH	06/03/19	Survey Date: February 2019
Checked by	MJP	06/03/19	Scale: 1 : 200

Drawing No: 53239/UG

Revision: