Truck Park
Concrete

Modular Building

Car Park
Tarmac

Access Road
Tarmac

Sub-Station

Southam Road
Tarmac

Grass

Tarmac Footpath

Skip

Stone
Pressure Monitor

Multi-Bole

Fire Main

Utilities disconnected for this modular building

Utilities survey only taken to nearside kerb only

Utilities survey only taken to nearside kerb only

Drainage Channel

0 2 4 6 8 10 12 16 20
METRES

MAGNETIC NORTH

A range of detection methods are used to obtain the underground information produced in this drawing. Variations in the ground conditions can affect the quality of the data and therefore an absolute affirmation cannot be guaranteed.

The identification of any located service should not be treated as infallible. The originating source may not have been traced.

The location and/or identification of a service will not necessarily indicate whether it is live or dead.

All depths of metallic features are to centre of the service, depths on drainage runs are to the pipe invert at the manhole and should be treated as an approximate indication.

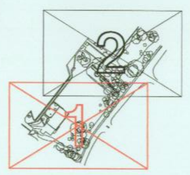
Underground drainage has been proven for position using traceable sonde methods, unless otherwise stated. No allowance has been made for sub surface entry into manholes or other chambers or voids below ground level, therefore any details relating to depths, sizes etc, are taken from above ground and as such will be approximate only.

Features not traceable by electromagnetic or sonde techniques, have been located using GPR Scan boxes indicate locations of recorded progressive GPR scans. Features identified in other areas by "Immediate Mark Out" methods only.

These results are not infallible and trial excavations should be carried out to confirm service identification, position and particularly depths, where these are critical.

- Power Carrying Feature
- Water Main
- Gas Main
- Sewer Foul Water
- Sewer Surface Water
- Sewer Rising Main
- Telecom
- Telecom (Fibre Optic Cable)
- Cable Television
- Closed Circuit Television
- Traffic Signalling
- Duct
- Duct (Empty)
- Pipe (use unknown)
- Unknown Metallic Feature
- Chamber
- GPR Detected Feature
- Taken From Records (Any Service)
- Depth to service (applicable to all types)
- End of Trace
- Extent of survey (service continues)
- GPR Scan Box Area (with reference letter)

Sheet Layout



Feature Abbreviations

ACU	Air Conditioning Unit	FH	Fire Hydrant	NP	Name Plate
BH	Bollard (Decor)	FP	Flood Point	OHP	Overhead Pipe
BO	Bollard	FL	Flood Light	PM	Parking Meter
BOL(L)	Bollard (Lit)	G	Gully (with Level)	RSB	Reuben Seal Box
BP	Boundary Post	GP	Gate Post	RE	Rodding Eye
CATV	Cable TV Box	GV	Gas Valve	RSJ	Road Sign
CATV Cable TV Cover		HO	Hose Cover	RSL(L)	Road Sign (Lit)
CCTV	Close Circuit TV	LB	Lighting Beacon	RWP	Rain Water Pipe
COL	Column	LBW	Litter Bin	SNK	Sensor
DMB	Dog Mess Bin	LP	Light Post	SP	Soil Pipe
DWB	Dog Waste Bin	ME	Meter	SP(L)	Sign Post (Lit)
EL	Electric Cover	MH	Manhole	SPDC	Speed Camera
ELP	Electric Pillar	MP	Marker Post	SV	Stop Valve
ER	Earth Rod	MSP	Metal Post	SW	Stop Valve
				SWP	Soil Vent Pipe
				TC	Tree Circle
				TCB	Telecom Box
				TEL	Telecom's Cover
				TL	Traffic Light
				TP	Telephone Pole
				VP	Vent Pipe
				WM	Water Meter
				WO	Wash Out
				WP	Weep Pipe
				UCO	Unknown Cover
				UTL	Unable to Lift
				Ø	Diameter

Description Abbreviations

Asmd R	Asphalt Road	Fld Bd	Flower Bed	O/H	Overhead
Bk/Krb	Back of Kerb	Fnd	Found	OSGM	Ordnance Survey
Brk	Brick	FW	Footway		Grid Marker
Bus/SRG	Bus Stop Kerb	Hdg	Hedge	Rail/Wall	Retaining Wall
Bldg	Building	Hg	Hedge	Rd Edg	Road Edge
CD/Krb/Ch	Concrete/Drainage Channel	Intcpr	Interceptor	Spd Rb	Speed Retarder
Conc	Concrete	Inv	Invert	Stn	Station
CPt	Catch Pit	mm	Millimetres	SW	Surface Water
Dr/Ch	Drainage Channel	MWL	Mean Water Level	Tar	Tarmac
Dm Chd	Drainage Channel	No.	Number	Tree	Tarmac

Legend

- Top / Bottom of Bank
- Building / Overhead Canopy
- Wall
- Solid Surface Feature / Road Edge
- Hard / Soft Surface Change
- Kerb / Dropped Kerb
- Combined Kerb & Drainage System
- Drainage Channel
- Fence Line -
  - BW Barbed Wire
  - CL Chain Link
  - CP Concrete Panel
  - DD Dilapidated
  - HR Hand Rail
  - MR Metal Railings
  - MR PR Metal Post & Rail
  - OB Open Boarded
  - PC Post & Chain
  - PR Post & Rail
  - PW Post & Wire
  - SF Security Fence
  - TF Temporary Fence
  - WM Wire Mesh
- Hedge Line
- Tree / Scrub Canopy Line
- O/H Telephone / Electric Cable(s)
- Rock Face
- Pipe Line (Above Ground)
- Bush
- Tree
- Conifer

General

- Every effort is made to identify all visible above ground features. However, it should be borne in mind that at the time of survey, some surface features may have been obscured.
- Visible features in the vicinity of the site extents, as detailed on this survey, may not represent the legally conveyed ownership boundaries.

Level Prefix

- AL Arch Level
- BL Bank Level
- CHV Deep Flood Channel
- EL Exists Level
- FL Floor Level
- PL Parapet Level
- RL Roof / Ridge Level
- SL Sill Level
- Spr Springing Level
- TL Threshold Level
- TOC Top of Concrete
- TOF Top of Fence
- TofL Top of Wall Level
- TOP Top of Parapet Level
- WL Water Level (the date & Time)
- FFL 1st FFL
- Finished Floor Level 1st Finished Floor Level
- TPT Trial Pit (with level)
- Survey Station
- Gate
- Electric Pylon
- BH Borehole (with level)
- Spot Level
- Woodland Area (Deciduous)
- Level Datum
- Woodland Area (Coniferous)
- Marsh Land

Notes

1. Surveyed August 2009.
2. Survey related to assumed local metric grid .
3. Levels related to GPS Orthometric height, converted to MSL (Newlyn) by OSGM02.

Control

STN	East	North	Level	Type
SP01	968.599	1955.396	95.825	Nail
SP02	1031.113	2039.192	95.812	Nail
SP03	1000.000	2000.000	95.636	Nail
SP04	1049.400	2001.581	95.441	Peg
SP05	1063.316	2066.592	95.782	Peg
SP06	1004.801	1937.071	95.052	Peg
SP07	1128.681	2070.428	96.175	Peg
SP08	1105.234	2024.260	94.883	Peg
SP09	1163.376	2049.235	93.939	Nail
SP10	1110.555	2007.063	94.056	Nail
SP11	1042.889	1903.468	94.120	Nail

No.	Description	Date	Signed
B	Trees have been added to the South East side of Site.	31.03.10	WJC
A	GPR depth results for Scan boxes F, G, H, I and K identifying MDPE Gas line.	27.11.09	SC

Revisions

Drawing Status: FINAL

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Surveyed	SRP	Date	23.09.09
Drawn	SRP	Sheet	1 of 2
Approved		Scale	1:200

Client: **Whitbread Property Ltd**

Title: Topographic & Utilities Survey

Project: **Southam Road Banbury Oxfordshire**

Drawing No. 2846/001 Rev. B

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