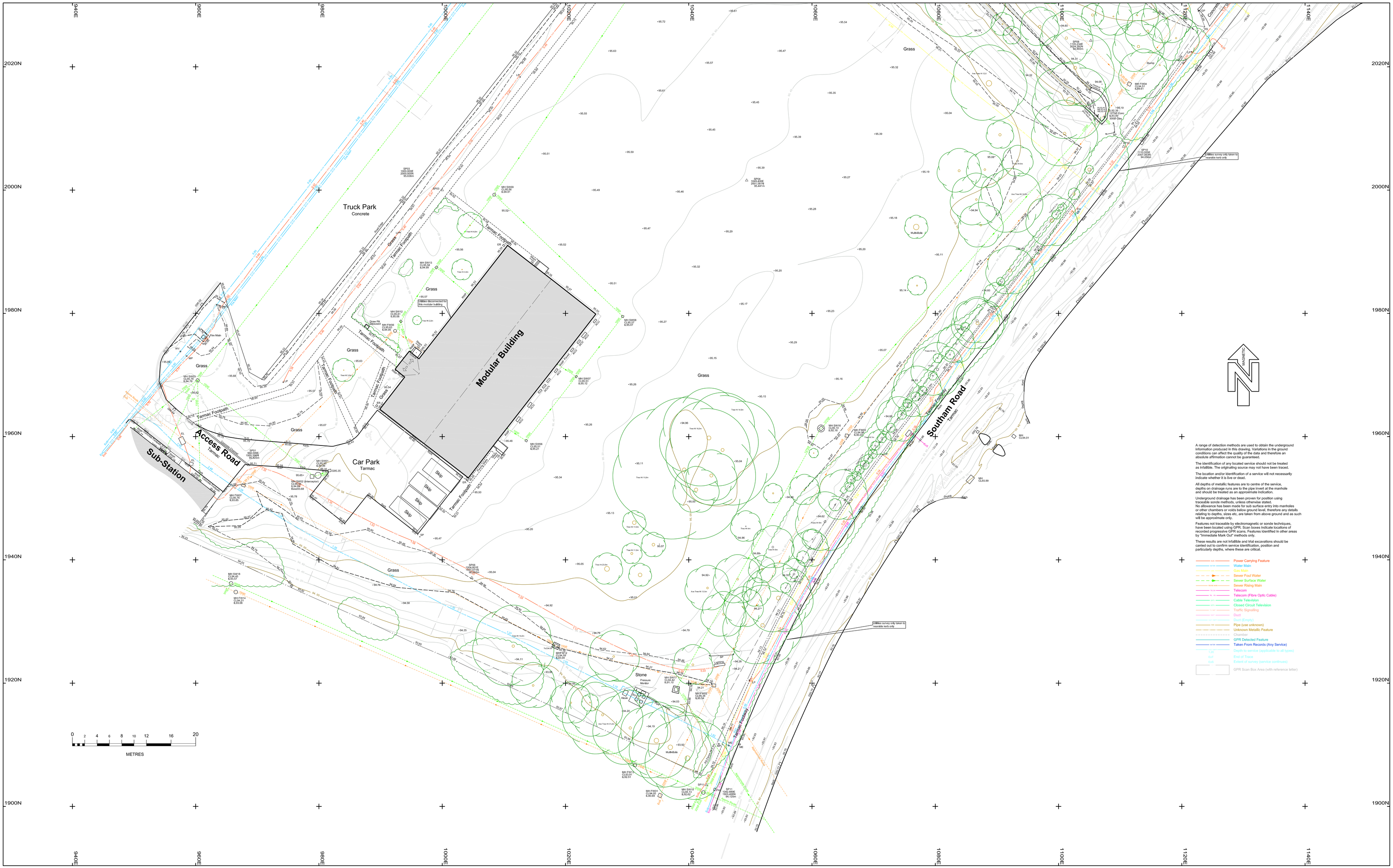


A range of detection methods are used to obtain the underground information produced in this drawing. Variations in the ground conditions can affect the quality of the data and therefore an absolute affirmation cannot be guaranteed.

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.

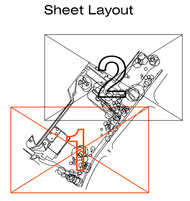
All depths of metallic features are to centre of the service, depths on drainage runs are to the pipe invert at the manhole and should be treated as an approximate indication.

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.

Sheet Layout



Feature Abbreviations

ACU	Air Conditioning Unit	FH	Fire Hydrant	NP	Name Plate	SVP	Soil Vent Pipe
BB	Bellino Beacon	FP	Fence Post	PB	Post Box	TAP	Stand Pipe
BO	Bollard	FL	Flood Light	PM	Parking Meter	TCB	Telephone Box
BOL	Bollard (LE)	GP	Gate Post	PP	Power / Light Poles	TEL	Telephone Manhole
BP	Boundary Post	GV	Gate Post - Level	RE	Rodding Eye	TL	Traffic Light
BS	Bus Stop	GAS	Gas Cover	RS	Road Sign	TP	Telephone Pole
CCTV	CCTV Camera	GT	Grease Trap	RWP	Rain Water Pipe (LE)	VC	Vent Column
CCTV-CBC	Close Circuit TV	LE	Lighting Beacon	RWP	Rain Water Pipe	WM	Water Meter
COL	Column	LSPE	Lime Stn	SNR	Sensor	WO	Wash Out
DH	Down Pipe	MB	Marker Post	SP	Soil Pipe	WP	Weep Pipe
DHB	Dog House Bin	MK	Meter	SPG	Spot Post (LE)	UCO	Unknown Cover
EL	Electric Cover	MH	Manhole	SPGC	Speed Camera	UTL	Unable to Lift
EM	Electric Meter	MW	Marker Post	STV	Cycle Stop	D	Diameter
LM	Earth Mat	MWP	Metal Pole	SV	Stop Valve		

Description Abbreviations

Asmd Rt	Assumed Route	Ple Bd	Flower Bed	Grn	Grain	Overhead	Overhead Survey
BkDp	Back Drop	FW	Foul Water	OSBM	Ordnance Survey Bench Mark		
Bk	Bank	GTrp	Grease Trap				
BS&WG	Bus Stop Kerb	Hdg	Hedge	RefWall	Retaining Wall		
Bldg	Building	Hg	Hedge	Rd Edg	Road Edge		
CD+HGS	Combined Drainage System	Intercptor	Interceptor	Spd Rt	Speed Restraint		
Conc	Concrete	Inv	Invert	Stn	Station		
CPS	Catch Pit	mm	Millimetres	SW	Surface Water		
DroSD	Drop Kerb	MSL	Mean Sea Level	Tac	Tactile Paving		
SH-Chnl	Drainage Channel	No.	Number	Trm	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 +
- Hedge Line
- Tree / Scrub Canopy Line
- O/H Telephone / Electric Cable(s)
- Rock Face
- Pipe Line (Above Ground)

BH Buried Hdle, HR Hard Rail, PR Post & Rail, SW Safety Barrier, CS Close Boarded, WF Iron Railings, SD Security Fence, Chain Chainlink, MWPR Metal Post & Rail, SF Stock Fence, HF Hedge Fence, CP Concrete Panel, PA Palling Fence, WW Wire Mesh, (D) Dilapidated, PC Post & Chain

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 Boat / Mast Level, CL Ceiling Level, DPC Damp Proof Course, EL Eaves Level, FL Floor Level, PL Parapet Level, SL Sill Level, TCL Top of Cill Level, TDL Threshold Level, TEL Top of Eaves Level, TOP Top of Pipe Level, TOR Top of Roof Level, TUL Top of Steel Level, TWL Top of Wall Level, BUL Bottom of Level, WL Water Level (Bubbler & Tape), FFL 1st FFL, Finished Floor Level, 1st Finished Floor Level

UHT Tidal Ht (with levels), Survey Station, Gate, Electric Pylon, BH Borehole (with levels), SL1 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	95.762	Peg
SP06	1004.801	1937.071	95.052	Peg
SP07	1128.681	2070.428	96.175	Peg
SP08	1105.234	2024.260	94.893	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

Revisions

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

Drawing Status: FINAL

Digital File: 2846_2D_001B.dwg Original Size: A0

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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