

DATUM NOTES

GRID IS BASED UPON SURVEY CONTROL STATION 12, FIXED TO THE ORDNANCE SURVEY NATIONAL GRID BY GPS TO THE SURVEY ASSOCIATION.
LEVELS ARE RELATED TO THE ORDNANCE SURVEY GPS ACTIVE NETWORK AND TRANSFORMED USING THE OSGM15 & OSGN15 MODEL.

BENCH MARK USED IS LOCATED AT :-

VALUE GIVEN AS: 105.421m (GPS DATUM)

E = 535663.761 N = 237539.583

SURVEY CONTROL STATIONS SHOWN



ABBREVIATIONS (where applicable)

AV	Air Valve	MH	Manhole Cover
BK	Brick	MS	Marker
BL	Bollard	MS	Manhole
BS	Bus Stop	MT	Meter
BT	British Telecom	MT	Mercury
CB	Control Box	OH	Overhead
C/B	Cable Bore	PAW	Paving
CL	Cable Level	PS	Post Box
CLK	Chainlink	PE	Pipe
CO	Column	PM	Parking Meter
Conc	Concrete	P/R	Post and Rail
CP	Catch Pit	PT	Post
CPS	Concrete Paving Slabs	P/W	Post and Wire
CATV	Cable Television	RE	Rodding Eye
SC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RSJ	Rollled Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Floor Beam	SK	Skewway
FE	Fence	SP	Signpost
FI	Fire Hydrant	ST	Silt Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Video Camera
GP	Gate Post	TGB	Telephone Call Box
GV	Gas Valve	TK	Tank
GT/G	Gully	TL	Traffic Light
HT	Height	TP	Telegraph Pole
IC	Inspection Cover	UG	Underground
IL	Invert Level	UT	Unable To Trace Further
IN	Interceptor	UTL	Unable To Lift
I/R	Iron Railings	VP	Vent Pipe
KD	Kerb Duct	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WD	Wash Out

NOTES

- Drainage 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.
- Areas of dense undergrowth cannot be surveyed in detail, these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

**HATCHPEN FARM
ROYSTON
HERTFORDSHIRE
SG8 8AZ**

TOPOGRAPHICAL SURVEY

SURVEYED FOR **RAND BROTHERS
HATCHPEN FARM
ROYSTON
HERTFORDSHIRE
SG8 8AZ**

SURVEYOR **SS/AC/UP/MC**
DATE **MARCH 2023**

NO	DATE	REVISION

DRAWING NO	L 11505/1	REV 0
SCALE	1 : 200 @ A0	
SEE ALSO DWG NOS		
SHEET	2 of 9	
REF NO	L 11505	

UNDERGROUND SERVICES

1) Although every effort has been made to trace underground services using radio detection no guarantee can be given that all have been found. Due to their non-conductivity it may not have been possible to trace certain types of plastic service pipes, eg Gas & Water. Service trial holes must be dug prior to excavation.

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

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

4) Underground service information should be read in conjunction with latest statutory drawings.

5) Please note that it is illegal to lift telecommunications covers in public areas. Their routes can be ascertained by contacting the relevant statutory authorities. Gullies or damaged manholes were not lifted by Laser Surveys Limited. If it is not possible to trace plastic pipes by radio detection, e.g. Gas/Water or fibre optic cables or pipes of less than 100mm in diameter. The electronic detection of plastic pipes with up to 100mm diameter pipes/cables that we can induce a signal into. As an alternative GPR technique can be employed at additional cost in attempt to locate services not detectable by radio detection. All tracing is subject to retrieval of clear signals.

6) The different services are denoted as follows:-

- 100 Underground Storm Drainage (diameter in millimetres)
- 100 Underground Combined Drainage (diameter in millimetres)

7) Abbreviations:-

CL	Cover Level	N/P	No Depth Possible	UPS	Unknown Pipe Size
CK	Combined Water	N/V	No Pipe Visible		
D	Diameter (mm)	N/V	No Other Pipes Visible	PAW	Pipe Not Visible
DP	Depth (m)				
FL	Floor Level	Q/P	Overlaid Pipe		
HL	High Level Pipe	SP	Storm Water		
IC	Inspection Cover	UT	Unable To Trace Further		
IL	Invert Level	UTL	Unable To Lift		
MH	Manhole	UT	Unable To Trace		