LASER SURVEYS

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Established 1975. Member of The Survey Association.
OPEN SPACE, UPPER INTERFIELDS, LEIGH SINTON ROAD, MALVERN, WORCESTERSHIRE, WR14 1UT
TEL 01886 833173 email: worcester@lasersurveys.com
THE OLD DAIRY, STUBBERS FARM, WOUNTNESSING ROAD, BLACKMORE, ESSEX, CM4 0NX
TEL 01277 821555 email: london@laserurveys.com

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HATCHPEN FARM ROYSTON HERTFORDSHIRE SG8 8AZ

TOPOGRAPHICAL SURVEY

DATUM NOTES

GRID IS BASED UPON SURVEY CONTROL STATION 12, FIXED TO THE ORDNANCE SURVEY NATIONAL GRID BY GPS SATELLITE ACTIVE NETWORK.

LEVELS ARE RELATED TO :- THE ORDNANCE SURVEY GPS ACTIVE NETWORK AND TRANSFORMED USING THE OSGM15 & OSTN15 MODEL.

BENCH MARK USED IS LOCATED AT :-
SURVEY CONTROL STATION 12, AS SHOWN ON DRAWING.

VALUE GIVEN AS 105.421m (GPS DATUM)
E = 536653.761 N = 237539.383

SURVEY CONTROL STATIONS SHOWN ⚠

SURVEYED FOR	RAND BROTHERS HATCHPEN FARM ROYSTON HERTFORDSHIRE SG8 8AZ
SURVEYOR	SS/AC/LP/MC
DATE	MARCH 2023

NO	DATE	REVISION

DRAWING NO	L 11505/1	REV 0
SCALE	1 : 200 @ A0	
SEE ALSO DWG NOS		
SHEET	4 of 9	
REF NO	L 11505	

ABBREVIATIONS (where applicable)

AV	Air Valve	MH	Manhole Cover
BK	Brick	MK	Marker
BL	Bollard	MS	Milestone
BS	Bus Stop	MT	Meter
BT	British Telecom	MY	Mercury
CB	Control Box	OH	Overhead
C/B	Close Boarded	PAV	Paving
CL	Cover Level	PB	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
DC	Drainage Channel	RET	Retaining
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RSJ	Rolled Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Flower Bed	SK	Soakaway
FE	Fence	SP	Signpost
FH	Fire Hydrant	ST	Silt Trap
FL	Floor Level	SV	Stop Valve
FP	Flag Pole	SVC	Security Video Camera
GP	Gate Post	TCB	Telephone Call Box
GV	Gas Valve	TK	Tank
GY,G	Gully	TL	Traffic Light
HT	Height	TP	Telegraph Pole
IC	Inspection Cover	UG	Underground
IL	Invert Level	UTF	Unable To Trace Further
IN	Interceptor	UTL	Unable To Lift
I/R	Iron Railings	VP	Vent Pipe
KD	Kerb Outlet	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WO	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.

UNDERGROUND SERVICES

1) Although every effort has been made to trace underground services using radiodetection equipment, it must be noted that not all services can be found due to their non-conductivity it may not 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. Broken or damaged manholes were not lifted by Laser Surveys Limited. It is not possible to trace plastic pipes by radiodetection e.g. Gas/Water or fibre optic cables or pipes of less than 150mm in diameter. The electronic detection of pipework will apply to live metallic pipes/cables that we can induce a signal to. As an alternative GPR techniques can be employed at additional cost in attempt to locate services not detectable by radiodetection. All tracing is subject to retrieval of clear signals.

6) The different services are denoted as follows:-

d100 ——— Underground Storm Drainage (diameter in millimetres)
d100 ——— Underground Combined Drainage (diameter in millimetres)

7) Abbreviations: –

CL	Cover Level	NDP	No Depth Possible	UPS	Unknown Pipe Size
CW	Combined Water	NPV	No Pipes Visible	PNV	Pipe Not Visible
d	Diameter (mm)	NPW	No Water Pipes Visible		
D	Depth (m)	NPSP	No Sewer Pipes Visible		
FW	Foul Water	OFP	Overflow Pipe		
HL	High Level Pipe	SW	Storm Water		
IC	Inspection Cover	UTF	Unable to Trace Further		
IL	Invert Level	UTL	Unable to Lift		
MH	Manhole	UTT	Unable to Trace		

237560mN
237540mN
237520mN
237500mN
237480mN
237460mN
237440mN
237420mN
536320mE
536340mE
536360mE
536380mE
536400mE
536420mE
536440mE
536460mE
536480mE
536500mE
536520mE
536540mE