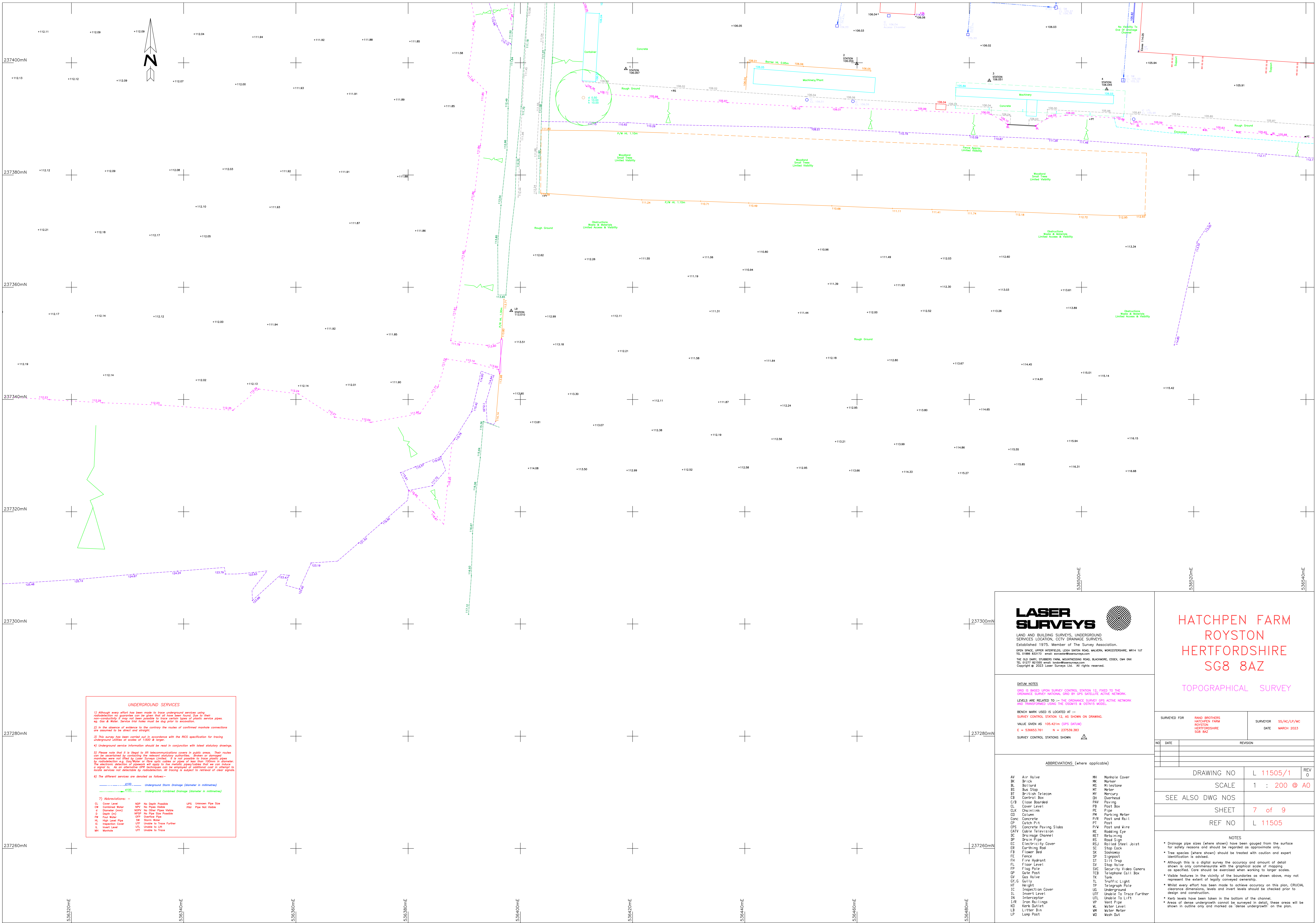




UNDERGROUND SERVICES

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 public service pipes, eg. Gas & Water. Service that 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 radio-detection e.g. Gas/Water or their plastic cables or pipes of less than 100mm in diameter. The electronic detection of pipelines will apply to the metallic pipes/cables that we can detect a signal to. As an alternative, professionals will be engaged at additional cost in attempt to trace services not detectable by radio-detection. The tracing is subject to removal of other signals.

6) The different services are denoted as follows:-

CL	Cover Level	NDP	No Depth Possible	LPS	Unknown Pipe Size
CR	Combined Water	NVP	No Pines Visible	PPV	Pipe Not Visible
C	Downfall (iron)	NOPV	No Other Pines Visible		
D	Drain (iron)	OPF	Overflow Pipe		
FW	Foul Water	OPF	Overflow Pipe		
HL	High Level Pipe	SR	Storm Water		
IC	Inspection Cover	UTF	Unable to Trace Further		
IL	Insert Level	UTL	Unable to Lift		
MH	Manhole	UTT	Unable to Trace		

7) Abbreviations:-

CL	Cover Level	NDP	No Depth Possible	LPS	Unknown Pipe Size
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LASER SURVEYS

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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 OSGB36 & OSTN02 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

HATCHPEN FARM

ROYSTON

HERTFORDSHIRE

SG8 8AZ

TOPOGRAPHICAL SURVEY

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

NO	DATE	REVISION

DRAWING NO	L 11505/1	REV	0
SCALE	1 : 200 @ A0		
SEE ALSO DWG NOS			
SHEET	7 of 9		
REF NO	L 11505		

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 or 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.
- Kent 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.