

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 = 535665.761 N = 237539.583

SURVEY CONTROL STATIONS SHOWN

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	PAW	Paving
CL	Cover 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
ED	Electricity Cover	RSJ	Rollled Steel Joist
ER	Earthing Rod	SC	Stop Cock
FB	Fence	SK	Skewway
FE	Floor Level	SP	Signpost
FH	Fire Hydrant	ST	Silt Trap
FL	Flag Pole	SV	Stop Valve
GP	Gate Post	SVC	Security Video Camera
GV	Gas Valve	TB	Telephone Call Box
GT/G	Gully	TK	Tank
HT	Height	TL	Traffic Light
IC	Inspection Cover	TP	Telegraph Pole
IL	Invert Level	UG	Underground
IN	Interceptor	UT	Unable To Trace Further
I/R	Iron Railings	UTL	Unable To Lift
KD	Kerb Ductlet	VP	Vent Pipe
LB	Litter Bin	WL	Water Level
LP	Lamp Post	WM	Water Meter
		WD	Wash Duct

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/JP/MC DATE MARCH 2023
--------------	---	----------	-----------------------------------

NO	DATE	REVISION

DRAWING NO	L 11505/1	REV	0
SCALE	1 : 200	@	A0
SEE ALSO DWG NOS			
SHEET	8 of 9		
REF NO	L 11505		

UNDERGROUND SERVICES

1) Although every effort has been made to trace underground services using radiodetection no guarantee can be given that all have been found. Due to their non-conductivity it may not be 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 rules of confirmed manhole connections are assumed to be correct 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 determined by contacting the relevant statutory authorities. Broken or damaged manholes must not be left by Laser Surveys Limited. It is not possible to trace plastic pipes by radiodetection. No guarantee can be given that all have been found. The electronic detection of pipework will apply to live metallic pipes/cables that we can induce a signal to. As an alternative GPS 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:-

.....Ø100..... Underground Storm Drainage (diameter in millimetres)
.....Ø150..... Underground Combined Drainage (diameter in millimetres)

7) Abbreviations:-

CL	Cover Level	N/P	No Depth Possible	U/S	Unknown Pipe Size
CK	Contained Water	N/V	No Poles Visible	PNV	Pipe Not Visible
d	Diameter (mm)	N/O	No Other Poles Visible		
D	Depth (m)	N/S	No Pipe Size Possible		
F/W	Foul Water	OP	Overhead Pipe		
HL	High Level Pipe	SW	Storm Water		
IC	Inspection Cover	UT	Unable To Trace Further		
IL	Invert Level	UTL	Unable To Lift		
M	Manhole	UTT	Unable To Trace		