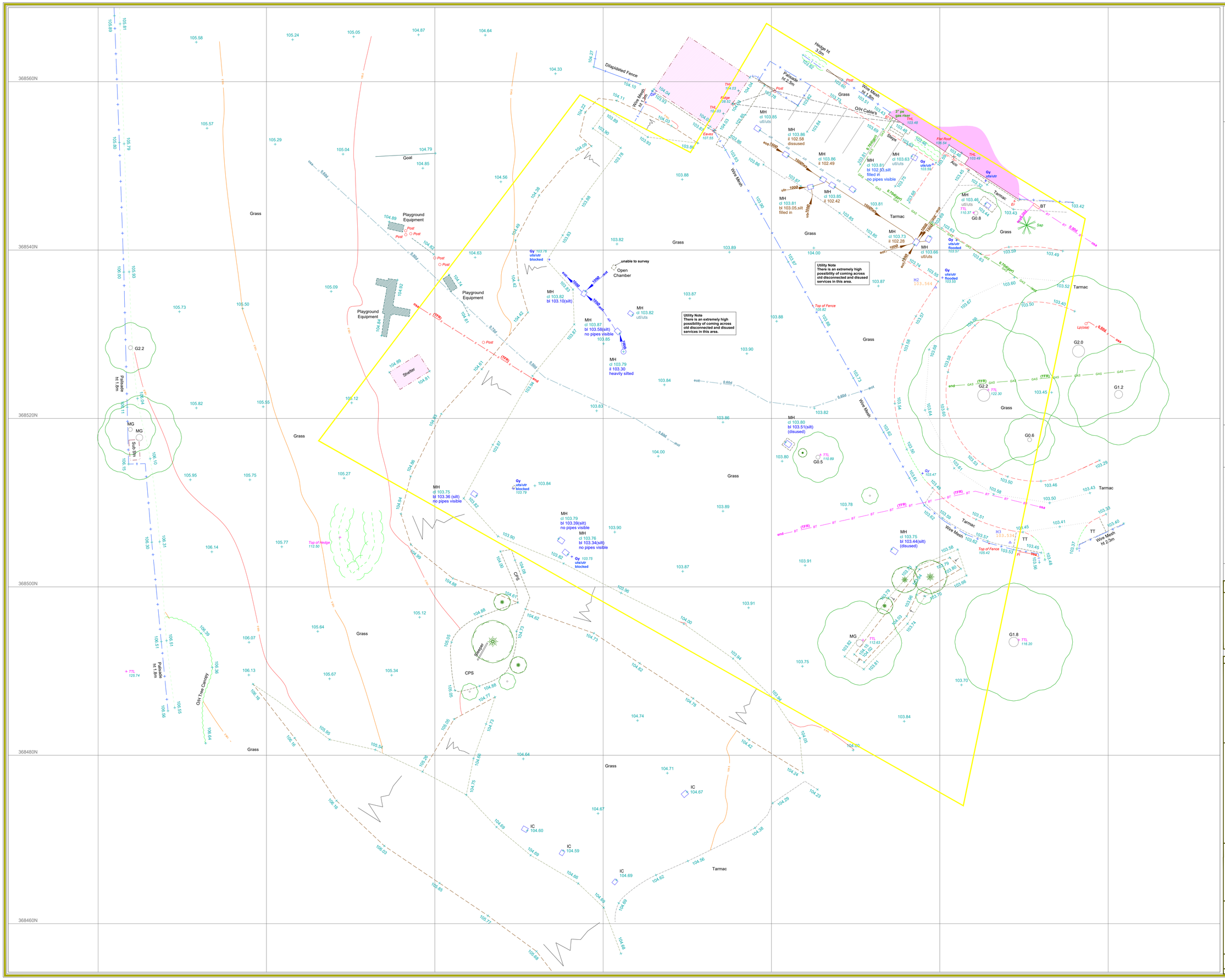

KEY FOR UNDERGROUND SERVICES

Foul water
Surface water
Other
Gas
Electric
Telephone
Cable TV
Unidentified
Water
Closed Circuit TV
Communications
Heating Pipe
Empty Duct
Fibre Optics
Vents
Pipe
Traffic Signal
Gauge Lines
Vapor Recovery
Offsets
Fuel

Where chamber extents are significantly greater than the cover size, their approximate extents are shown thus:

ABBREVIATION KEY

AR	assumed route	PTZ	pipe to ground
BC	back of curb	RE	rodding eye
BD	backdrop	RI	rodding eye
BL	bed level	RWP	rainwater pipe
CC	centre of	SP	soil vent pipe
CD	cable duct	SVP	soil vent pipe
DP	down pipe	TE	trapped exit
EOT	end of trace	TR	telephone records
EP	electricity pole	TP	telegraph pole
FL	floor level	UT	unable to find
G	gully	UTF	unable to find
GP	guide pipe	UTO	unable to survey
HOB	head of main	UTT	unable to trace
HL	high level	WC	water course
IC	inspection chamber	WV	water valve
LP	lamp post	WW	wash out valve
MH	manhole	WO	wash out valve
PE	pipe riser	S	stream

UTILITY SURVEY NOTES

ELECTROMAGNETIC AND/OR GROUND PENETRATING RADAR TECHNIQUES HAVE BEEN USED TO LOCATE AND MAP UNDERGROUND SERVICES AS SHOWN ON THIS SURVEY. THESE METHODS ARE NOT ALWAYS RELIABLE AND ACCURATE AND SOME SUCH AS DETERMINING DEPTHS WITH ESTABLISHED ACCURACY. MOREOVER, THE RESULTS FROM THESE TYPES OF SURVEYS ARE NOT AVAILABLE AND SHOULD THE LOCATION OR EXISTENCE OF ANY SERVICE BE CRITICAL TO THE DESIGN OF THE SCHEME, THEN IT IS STRONGLY ADVISED THAT TRIAL EXCAVATIONS SHOULD BE UNDERTAKEN TO CONFIRM SURVEY RESULTS.

MAPMATIC HAVE USED ALL RECORD DRAWINGS THAT WERE AVAILABLE TO US BY THE CLIENT OR BY THE STATUTORY UNDERTAKERS. HOWEVER, THE USE OF RECORD DRAWINGS IS NOT ALWAYS RELIABLE AND ACCURATE AND SOME SERVICES MAY INCORRECTLY, OR NOT AT ALL, BE SHOWN. AND ACCURATE AS TAKEN FROM RECORDS (TYP). HISTORIC RECORD INFORMATION IS OFTEN INCOMPLETE/INACCURATE AND CANNOT BE RELIED UPON.

A SINGLE LINE SHOWN INDICATING A UTILITY MAY INDICATE THE PRESENCE OF MULTIPLE SERVICES WITHIN CLOSE PROXIMITY TO EACH OTHER. WHERE A SINGLE LINE TYPE IS SHOWN WE RECOMMEND HAND DIGGING WITHIN 0.5M L TO EXPOSE SERVICES.

WHERE SURFACE DEPTH INFORMATION OF UNDERGROUND SERVICES/FEATURES IS STATED, DEPTHS ARE GENERALLY +/- 10% ACCURATE, BUT CANNOT BE GUARANTEED. ANY DEPTHS SHOWN ARE USUALLY TO THE TOP OF THE SERVICE/FEATURE (I.E. DIRECTLY BENEATH SPECIFIC PIN) DRAWN ARE USUALLY TO INVERT (BASE OF DRAINAGE CHANNEL) UNLESS OTHERWISE STATED.

AT MAPMATIC WE USE SKILLED STAFF AND MODERN CALIBRATED EQUIPMENT TO PERFORM OUR SURVEYS. HOWEVER, WE CANNOT BE HELD RESPONSIBLE FOR ANY INACCURACIES IN THE INFORMATION SUPPLIED BY OTHERS. OUR LIABILITY IS LIMITED TO THE AMOUNT OF OUR PROFESSIONAL INDEMNITY INSURANCE AND WE WILL BE HAPPY TO DISCUSS THIS WITH YOUR COMPANY.

CONTRACTORS UTILISING OUR DRAWINGS FOR INTRUSIVE WORK SHOULD TAKE ALL REASONABLE MEASURES TO WORK SAFELY IN ACCORDANCE WITH HSG47 GUIDELINES "AVOIDING DANGER FROM UNDERGROUND SERVICES".

SITE SPECIFIC NOTES:-

THE UTILITY SURVEY AREA IS INDICATED ON THE DRAWING WITHIN THE LAYER UG-SURVEY BOUNDARY.

THERE ARE MULTIPLE MANHOLES THAT ARE HEAVILY SILTED WITH NO VISIBLE PIPES. ASSUMED ROUTES HAVE BEEN SHOWN WHERE PLAUSIBLE BUT ARE NOT TO BE CONSIDERED ACCURATE.

MAPMATIC STRONGLY RECOMMEND FOR ALL SILTED MANHOLES AND LINES TO BE JETTED, CLEARED AND RE-SURVEYED THEREAFTER.

THE UTILITY SURVEY SHOWN ON THIS DRAWING IS TO DEFINE A MORE COMPLETE PICTURE OF THE SYSTEM INCLUDING THE APPROXIMATE POSITION OF A SERIAL CONNECTION.

ANY MANHOLE ANNOTATED WITH EITHER TOP LEVEL FROM RECORDS OR AN ASSUMED ROUTE) ARE NOT TO BE CONSIDERED ACCURATE AND SHOULD BE USED AS A GUIDE ONLY.

Key:

FL:	Floor level	SHL:	Sill height level
CL:	Ceiling level	HHL:	Head height level
SuCL:	Suspended ceiling level	SPR:	Spring Point
US:	Underside level	Arch:	Arch level
DP:	Down pipe	P.Arch:	Pointed Arch level
WP:	Waste pipe		

Av	Air valve	Gi	Girth circumference	Sv	Stop valve
Bg	Back gully	Gy	Gully	TCB	Telephone call box
BH	Borehole	HL	Height	TTL	Tree top level
BM	Benchmark	IC	Inspection cover	THL	Threshold level
Bstl	Bollard	IFL	Internal floor level	TCB	Telephone call box
Bs	Bus stop	IL	Invert level	TL	Traffic light
BT	British Telecom	Lb	Letter box	THL	Threshold level
Bg	Back Gully	Lp	Lamp Post	Tp	Telegraph post
CL	Cover Level	MG	Mudgrath	Ts	Traffic signal
CBX	Control box	MH	Manhole	TT	Tactile paving
CPS	Concrete paving slab	Mkr	Marker post	Twc	Top of wall level
CTV	Cable TV cover	NVP	No visible pipes	UTL	Unable to lift
Elc	Electric cover	PInv	Pipe invert	WL	Water level
Ep	Electricity post	Pb	Post box	Wm	Water meter
Er	Earth rod	Re	Rodding eye	Wo	Wash out
Fh	Fire hydrant	Sp	Sign post		
Fs	Frephoff	St	Stop tap		

Road
Drop Kerb
Verge Tarmac
Verge Concrete
Verge Grass
Verge
Tops
Bottoms

Ordnance Survey information is provided for a guide only.
OS BUILDING OUTLINE
OS DETAIL

Station	Easting (m)	Northing (m)	Level (m)
M1	452601.087	368534.784	103.322
M2	452559.491	368535.574	103.564
M3	452568.350	368505.274	103.534

REV	DATE	DESCRIPTION OF WORK	SURVEYOR	CHECKED BY

MAPMATIC
MEASURED SURVEYS
SETTING OUT · UTILITY SURVEYS · CCTV SURVEYS · CAVERA SURVEYS · FLOOD RISK ASSESSMENT
AERIAL SURVEYS · EARTHWORK CALCULATIONS · MEASURED BUILDING SURVEYS · TOPOGRAPHICAL SURVEYS
Mapmatic, Unit 14, Prime Parkway, Derby, DE1 3QB
Tel: 01332 650 560 www.mapmatic.com Email: info@mapmatic.com

CLIENT
INCO

PROJECT
Nursery at Land Off
Common Lane, Langwith Junction
Shirebrook, NG20 8QF

TITLE
Topographical & Utility Survey

Scale	1: 200@A1	Date	17.03.2025
Drawn	TB JT	Checked	AW TH
Level datum	GNSS	Grid orientation	GNSS
Job number	7556	Revision	0
Drawing no.	0001	Sheet	1 of 1

Notes:

All critical measurements should be checked on site prior to design. No liability will be taken for this plan if passed onto 3rd parties. Trees and other survey data may be omitted due to dense vegetation. Some services may have been omitted due to parked vehicles and vegetation. Please note the drainage information has been ascertained by visual inspection from the surface and therefore values are estimated.

This survey has been orientated to the Ordnance Survey (OS) national grid via a Global Navigation Satellite System (GNSS) and the OS Active Network (OS NET). A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15 & OSGM15 transformation models. The survey has been completed on this datum and a further one or more OSGB36 points established to enable the OS bearing to be calculated. No Scale Factor has been applied to the survey therefore the coordinates shown are arbitrary and not true OS coordinates.
Please refer to the survey station table to enable establishment of the on-site grid.

RICS ICES

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