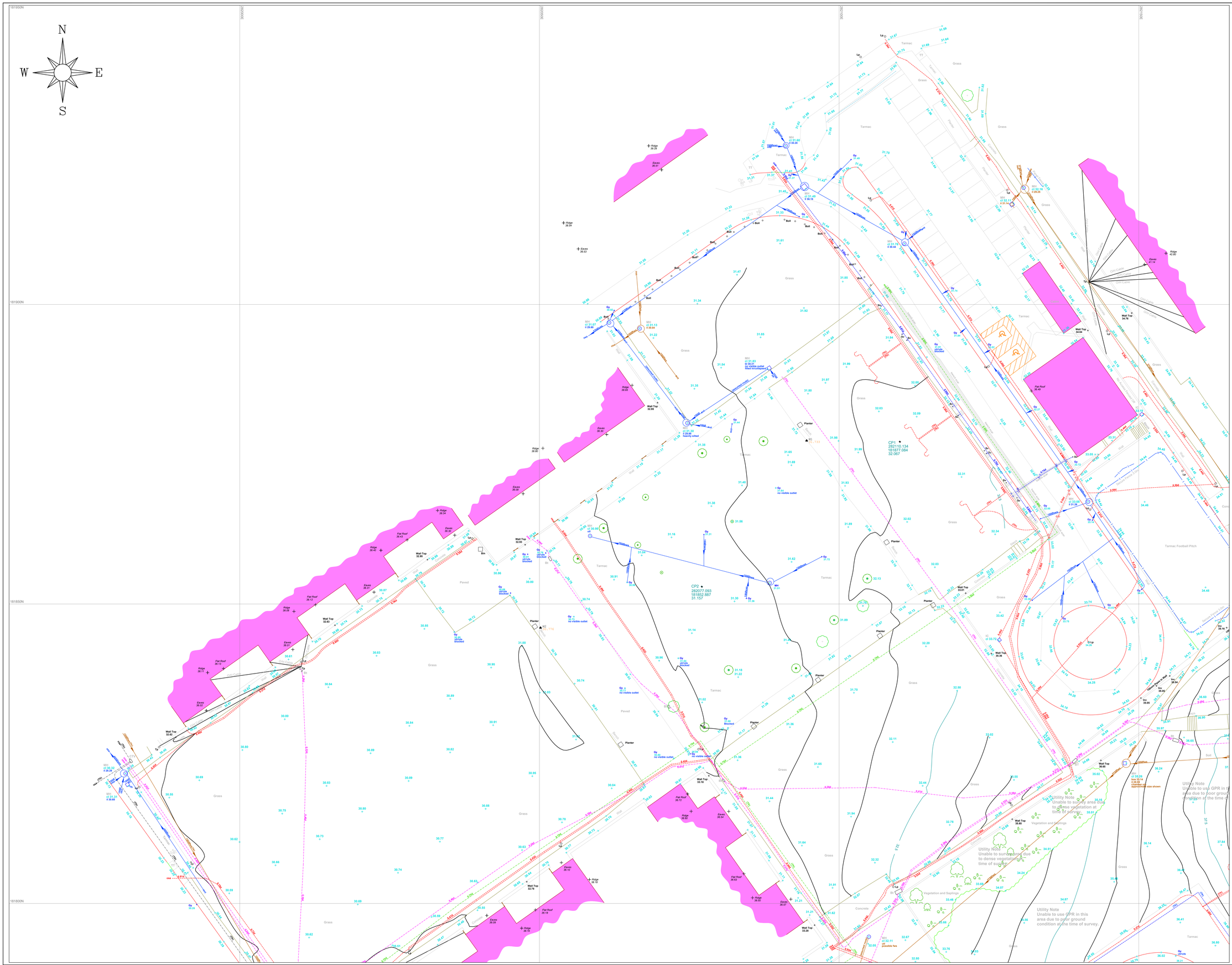

KEY FOR UNDERGROUND SERVICES

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

AC	Inspection chamber	FTG	Fitting to ground
Ag	Angle bend	GRP	Glass reinforced plastic
Bg	Backdrop	HDPE	Polythene pipe
Bh	Borehole	Inv	Invert level
BM	Benchmark	Lamp	Lamp column
Bollard	Bollard	Lb	Letter box
Bs	Bus stop	Lp	Lamp Post
BT	British Telecom	MH	Manhole
Bu	Bush	Mkr	Marker post
CL	Cover Level	MP	Meter point
CP	Control point	NVP	No visible pipes
CPS	Concrete paving slab	Pbw	Pipe bridge work
CTV	Cable TV cover	Pinv	Pipe invert
Elec	Electric cover	Pp	Power pole
Ep	Electricity post	Rb	Rodding eye
Er	Earth rail	Rw	Retaining wall
Fh	Fire hydrant	Sp	Sign post
Fp	Flagstaff	Sv	Stop valve
Gt	Grit chamber	TCB	Telephone cell box
Gy	Gully	TL	Tree top level
Hg	Hedge	THL	Threshold level
IC	Inspection cover	TCB	Telephone call box
IFL	Internal floor level	TL	Traffic light
IL	Invert level	THL	Threshold level
Lb	Letter box	Tp	Telegraph post
Lp	Lamp Post	Tr	Traffic signal
MG	Multigrith	TT	Tactile paving
MH	Manhole	TWL	Top of wall level
Mkr	Marker post	UTL	Unable to lift
NVP	No visible pipes	WL	Water level
Pbw	Pipe invert	Wm	Water meter
Pinv	Post box	Wo	Wash out
Pp	Rodding eye		
Rb	Retaining wall		
Rw	Sign post		
Sp	Stop tap		
Sv			

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

UTILITY SURVEY NOTES

UNDERGROUND UTILITY SERVICE INFORMATION SHOWN THEREUPON HAS BEEN USED TO LOCATE AS FAR AS REASONABLY PRACTICABLE THE POSITION OF UNDERGROUND APPARATUS BUT NO GUARANTEE IS GIVEN THAT ALL SUCH APPARATUS IS SHOWN OR THAT THE INFORMATION SHOWN IS ACCURATE OR NOT INCORRECT AND ANY PERSON EXECUTING WORKS MUST TAKE ALL NECESSARY PRECAUTIONS TO ASCERTAIN THE EXACT POSITION OF ALL APPARATUS BEFORE COMMENCING EXCAVATION. THE SURVEYOR CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY LOSS OR DAMAGE WHICH MAY ARISE AS A RESULT OF THE USE MADE OF THE INFORMATION SHOWN.

SERVICES HAVE BEEN ALL TRACED MANUALLY WHERE POSSIBLE TO USE OF THE PLANT OR BY THE EXISTENCE OF VISIBLE EVIDENCE. WHERE SERVICES HAVE BEEN TRACED BY USE OF A CABLE LOCATOR, THIS METHOD IS NOT ALWAYS RELIABLE, ACCURATE RESULTS CANNOT BE GUARANTEED AS THE ACCURACY OF THE EQUIPMENT IS AFFECTED BY MANY VARIABLES INCLUDING DEPTH, MATERIAL AND DIAMETER OF SERVICE, SOIL CONDITIONS, INTERFERENCE FROM OTHER SERVICES AND THE SKILL OF THE OPERATOR. SERVICES SHOWN AS TRACED MAY NOT BE ACCURATELY LOCATED.

WE HAVE MADE REASONABLE ENQUIRIES OF STATUTORY UNDERTAKERS TO ESTABLISH THE EXISTENCE AND LOCATION OF THEIR APPARATUS. HOWEVER, WE CANNOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION SUPPLIED BY THEM. THE ABSENCE OF ANY APPARATUS FROM THIS PLAN SHOULD NOT BE INTERPRETED AS A WARRANTY THAT THERE IS NO APPARATUS IN THE AREA.

WHERE EXISTING SERVICE INFORMATION IS OBTAINED FROM STATUTORY UNDERTAKERS IN PLANNED, DEPTHS ARE GENERALLY NOMINAL ONLY. THE SURVEYORS MAY CANNOT BE RESPONSIBLE FOR DEPTHS SHOWN AND USERS OF THE PLAN SHOULD NOT RELY ON THE ACCURACY OF ANY DEPTHS SHOWN. THE ACCURACY OF LEVELS ON SERVICES IS WHERE SHOWN IS DEPENDENT ON THE ACCURACY OF THE LEVELS TAKEN AT THE TIME OF SURVEY AND THE ACCURACY OF ANY SUBSEQUENT LEVELS TAKEN FROM THOSE SURFACE LEVELS.

IF ATTENDED BY ONE OR MORE UTILITY COMPANY REPRESENTATIVES TO PINPOINT THE POSITION OF SERVICES, THEIR COMMENTS WERE NOTED AT THE TIME OF SURVEY AND ARE SHOWN ON THIS PLAN. WE CANNOT BE RESPONSIBLE FOR ANY MISUNDERSTANDING WHERE THESE WERE DIFFICULT TO INTERPRET OR IF UNNOTICED DURING THE SURVEY.

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 SURVEY WAS CARRIED OUT USING A TOTAL STATION AND A RADIO EXTENSION. WHERE VISIBLE TO LOCATE THE CHAMBER LID, THE CENTRE OF THE CHAMBER HAS BEEN SURVEYED. WHERE THE LID IS NOT VISIBLE, THE EXTENT OF THE CHAMBER IS SHOWN.

THERE ARE A NUMBER OF EXISTING STORAGE BOXES TO THE SOUTH OF THE SITE WHICH UNABLE TO TRACE USING BOTH THE CABLE LOCATOR AND BY VISUAL EVIDENCE. THESE ARE SHOWN FROM RECORDS WHICH ARE NOT TO BE RELIED UPON.

SURVEYOR TRIED TRACE/FIND THE TWO MH AND CHAMBER BUT IS UNS TO CONFIRM THE LOCATION OF ANY SERVICES WERE FOUND. RECORDS ARE NOT AVAILABLE PLEASE.

DUE TO THE HISTORY OF THE SITE WITH PREVIOUS DEMOLITIONS AND REMEDIATION, PROGRESSIVE THERE IS AN ACCUMULATION OF MADE GROUND/HARDCORE ACROSS THE SITE WHICH MAY CONTAIN BURIED OBSTRUCTIONS.

BY SERVICE PROVED ON THE GROUND DURING THE SURVEY, THERE MAY BE OTHER SERVICES PRESENT ON THE SITE WHICH ARE NOT SHOWN ON THIS PLAN. THESE RESOURCES OF OF DISCHARGE REQUIRE TO BE CONFIRMED BY THE RELEVANT UTILITY COMPANIES.

THE UTILITY SURVEY AREA IS INDICATED ON THE DRAWING WITHIN THE LIMITS OF SURVEY BOUNDARY.

IT WAS NOT POSSIBLE TO USE THE GROUND PENETRATING RADAR IN ALL AREAS OF THE SITE DUE TO POOR GROUND CONDITIONS, AS A RESULT SOME SERVICES MAY NOT BE SHOWN.

THERE ARE SEVERAL VALVES WITHIN THE AREA, BUT THE DIRECTION OF FLOW/DISCHARGE IS UNABLE TO BE DETERMINED. THESE ARE SHOWN AS SURVEYED.

Key:

FL:	Floor level		Building line
CL:	Ceiling level		Beam
SusCL:	Suspended ceiling level		Window
US:	Underside level		Dimension
SHL:	Sill height level		
HHL:	Head height level		
SPR:	Spring Point		Ground light
	Sanitary ware		Door / sliding door
	Heater / radiator		Inspection cover

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

Station	Easting (m)	Northing (m)	Level (m)
M1	282094.581	181877.264	31.733
M2	282050.179	181846.029	30.776

Sheet 1
Sheet 2

Sheet Location Plan (N.T.S.)

REV	BY	DATE	DETAILS	CKD

STATUS: FINAL

CLIENT
Gleeds Management Services

PROJECT
Gibbons Way, Corneli, Bridgend CF33 4LW

TITLE
Topographical and Utility Survey Sheet 1

hsp consulting
Lawrence House, 6 Meadowbank Way, Eastwood, Nottingham, NG16 3SB
Tel: 01773 535555
www.hspconsulting.com

SCALE	SHEET SIZE	
1:200	A0	
DATE	DRAWN	CHECKED
August 2020	MB	LAB
PROJECT NO.	DRAWING NO.	REV
C3341	501	-

N

W E

S

CP1
282110.134
181877.084
32.067

CP2
282077.093
181852.887
31.157

Utility Note
Unable to use GPR in this area due to poor ground condition at the time of survey.

Utility Note
Unable to survey area due to dense vegetation at time of survey.

Utility Note
Unable to survey area due to dense vegetation at time of survey.

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Gauge Lines
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Offsets
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Where chamber extents are significantly greater than the cover size, their approximate extents are shown thus;

ABBREVIATION KEY

AC	Inspection chamber	FTG	Fitting
AP	Access point	GAS	Gas valve
BH	Borehole	GPO	Post office
BO	Bollard	GUY	Guy wire
CB	Catch pit	HYD	Hydrant
CH	Chamber	INV	Invert level
CP	Concrete post	LP	Lamp post
DP	Down pipe	LT	Light
EL	Electric	MH	Manhole
FB	Flower bed	OHL	Overhead line
FCP	Foul chamber	PC	Pedestal
FW	Foul water	PO	Pole
GC	Gas chamber	SP	Soil pipe
GR	Grid	TK	Tank
IC	Inspection chamber	TP	Telephone post
IL	Invert level	WM	Water meter
IN	Stop valve	WT	Water trough

UTILITY SURVEY NOTES

EXCEPTIONALLY, WHERE BURIED SERVICES HAVE DISAPPEARED AND WERE UNABLE TO LOCATE OR NOT ACCESSIBLE DUE TO DENSE VEGETATION, THEIR POSITIONS HAVE BEEN ESTIMATED FROM THE BEST INFORMATION AVAILABLE. THE ACCURACY OF THESE CANNOT BE GUARANTEED AND THEREFORE THE EXACT POSITIONS SHOULD BE PROVED BY TRIAL EXCAVATIONS. THE ABSENCE OF ANY SERVICES FROM THIS PLAN DOES NOT IMPLY THAT NONE EXIST.

ALTHOUGH EVERY CARE HAS BEEN TAKEN TO ENSURE THAT THE INFORMATION AVAILABLE TO US AT THE TIME OF GOING TO PRESS IS ACCURATE, WE CANNOT ACCEPT RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE RESULTS OF A TOPOGRAPHICAL SURVEY AND ON INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND OTHERS. WE CANNOT BE RESPONSIBLE FOR ANY INACCURACIES IN THIS INFORMATION.

ALL THE INFORMATION SHOWN IS PLOTTED FROM SURVEY AND WHERE POSSIBLE, BEING VISIBLE AT THE SURFACE OR ON THE RECORDS OF THE RELEVANT AUTHORITIES. THE ACCURACY OF THE PLOTTED DETAIL IS TO BE TAKEN AS 0.1m.

THERE ARE A NUMBER OF EXISTING DRAINS WHICH WE COULD NOT LOCATE AND WHICH ARE NOT SHOWN ON THIS PLAN. THESE MAY BE ENCOUNTERED DURING CONSTRUCTION AND WE RECOMMEND THAT YOU ALLOW FOR THIS IN YOUR PROGRAMME AND BUDGET.

CONTRACTORS UTILISING OUR DRAWINGS FOR SETTING OUT WORKS SHOULD TAKE ALL REASONABLE MEASURES TO WORK TO/FROM ESTABLISHED BUILDINGS AND OTHER PERMANENT FEATURES WHERE POSSIBLE.

ANY SERVICES SHOWN:-

- ARE APPROXIMATE LOCATIONS & PLANTS USERS HAVE A DUTY UNDER STATUTORY NOTICE UNDER S.81(3) OF THE N.R.S.W.A. 1991 TO PLOT THEIR APPARATUS AS ACCURATELY AS POSSIBLE.
- WERE NOT A SURVEY OF EXISTING SERVICES WERE TO BE CARRIED OUT AND THESE WERE UNABLE TO TRACE ANYTHING BUT WE MAKE NO GUARANTEE THAT THERE ARE NO SERVICES OTHER THAN THOSE SHOWN ON THE PLAN.
- ARE NOT TO BE RELIED UPON AS BEING ACCURATE OR COMPLETE.

CONTRACTORS SHOULD THEREFORE TAKE THIS INTO ACCOUNT AND DO ALL IN THEIR POWER TO CONFIRM THE LOCATION OF ANY SERVICES BEFORE PLACING ANY ORDERS FOR PLANT.

DUE TO THE CONTENT OF THE SITE BEING PRIVATELY REFERENCED AND CONFIDENTIAL PROPERTIES THERE IS NO CONTROLLED SURVEY CONNECTION TO ANY OTHER SURVEY OR OS MAPPING.

ANY SERVICES SHOWN ON THE DRAWING WITH DETAILS FROM THIRD PARTIES WERE NOT SURVEYED BY HSP CONSULTING.

THE ONLY SURVEY AREA AS INDICATED ON THE DRAWING WITHIN THE LIMITS OF THE SURVEY BOUNDARY.

IT WAS NOT POSSIBLE TO USE THE GROUND PENETRATING RADAR IN ALL AREAS OF THE SITE DUE TO POOR GROUND CONDITIONS, PLANTING, VEGETATION AND OTHER OBSTRUCTIONS.

THERE ARE SEVERAL VALVES WITHIN THE AREA THAT THE DIRECTION OF FLOW/DISCHARGE IS UNABLE TO BE DETERMINED FROM THE SURFACE.

Key:

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Av	Air valve	Gr	Girth circumference	Sv	Stop valve
Bg	Back gully	Gy	Gully	TCB	Telephone cell box
Brk	Brickface	Ht.	Height	TTL:	Tree top level
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Road
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Sheet 1
Sheet 2

Sheet Location Plan (N.T.S.)

REV	BY	DATE	DETAILS	CKD

STATUS: FINAL

CLIENT
Gleeds Management Services

PROJECT
Gibbons Way, Corneli, Bridgend CF33 4LW

TITLE
Topographical and Utility Survey Sheet 2

hsp consulting
Lawrence House, 6 Meadowbank Way, Eastwood, Nottingham, NG16 3SB
Tel: 01773 535555
www.hspconsulting.com

SCALE	SHEET SIZE	
1:200	A0	
DATE	DRAWN	CHECKED
August 2020	MB	LAB
PROJECT NO.	DRAWING NO.	REV
C3341	502	-