Legend

NOTES:

1. Statutory undertakers record drawings were provided for this survey.
2. All depths shown are for guidance and cannot be guaranteed.
3. All detectable services within the survey extents have been shown. Not all services are detectable, and therefore not shown, but may still be present within the survey extents.
4. A single line representing a utility trace may indicate the presence of multiple services within close proximity to each other. Services below the shallowest trace may be masked.
5. Unless otherwise stated, all services shown on this plan have been surveyed using appropate detections and the connection between inspection chambers, if unable to be detected are assumed to be direct unless there are indications to the contrary.
6. Trial excavations are always recommended to prove service locations prior to any intrusive ground work to determine the presence of any undetected services.
7. If the topographic survey information or base mapping has been supplied by a Third Party, Landform Surveys Ltd are not liable for any inaccuracies contained therein.
8. No Utility mapping can be considered a 100% accurate depiction of the sub-surface environment and the use of these drawings does not remove the requirement for the use of safe digging techniques.

Important - Disclaimer: Utility Mapping

Location accuracy is determined by referring to manufacturers guidelines for the detectors used. In ideal conditions these accuracies for the underground utilities located and mapped are +/- 5% of the depth for electromagnetic techniques and +/- 10% of depth for anomalies located by GPR.
Although all reasonable steps have been taken to locate all features, there is no guarantee that all have been shown within the survey extents as obstructions from above ground features may have been incurred at the time of the survey.
If a Utility Company has provided location information, if supplied, prior to survey commencement as a guide for location purposes. However, should we not be able to locate those guided services we shall no be held responsible for the accuracy or location of that service, as issued by the Utility provider. Such information will be shown as "Taken from Records" (TFR) on the drawing and we are not liable for any loss that may arise due to a lack of accuracy or lack of information.
It is BT's policy that we are not permitted to lift their inspection covers. Where these services are not located by us by other means their information has been taken from records and therefore we are not liable for any loss that may arise due to the lack of accuracy.
No guarantee can be given that all services have been shown. Excavations should be carried out with due diligence. The following text* is an extract from Surveys of Land, Building and Utility Surveys at scales of 1:500 and larger, issued by the RICS.
"Survey results are shown on a selection of buried services. On heavy, built up sites 85% completeness is probably all that can be expected.
*Plan accuracies of the order of +/- 100mm may be achievable but this figure will depend on the depth of the services below ground level. Where similar services run in close proximity, separation may be impossible. Successful tracing of non-metalic pipes may be limited.
*Existing record information showing underground services is often incomplete and of doubtful accuracy. It should be regarded only as an indication and cannot be guaranteed.

Utility Service Depths:
Depths of services are taken at the following points:
A - Indicates where depth is measured from when traced by GPR.
B - Indicates where depth is measured from when traced by Electromagnetic techniques (EML).
C - Indicates where depth is measured from on drainage pipes by direct tape measure or disto & Electromagnetic tracing using a Pearlcace or sonde.

"x4" indicates the number of ducts entering or exiting an inspection pit or chamber.

Utility Linestyles

- Drainage Combined
- Drainage Foul
- Drainage Surface
- Drainage Unidentified

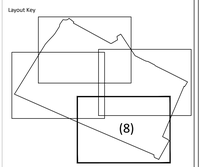
FLOW DIRECTION DENOTED BY ARROW (<) or (>) IF KNOWN
PIPE SIZE DENOTED BY ANNOTATION IF KNOWN

- Electric Cable
- Electric LV
- Electric HV
- Earth Cable
- Gas
- Oil/Fuel Pipeline
- Telecoms
- Fibre Optic
- Telecoms - BT
- Telecoms - Virgin Media
- Traffic Lights
- Water
- Unidentified Utility
- Unidentified Cables
- Unidentified Duct
- Unidentified GPR Trace
- GPR Area Anomaly
- O/Head Combined
- O/Head Electric
- O/Head Lines
- O/Head Telecom

General Survey Abbreviations

AV	Air Valve	KO	Kerb Outlet
AR	Assumed Route	LP	Lampost
BX	Box (General)	LT	Light
BX/E	Box (Elec)	MH	Manhole
BX/G	Box (Gas)	MKr	Marker
BX/T	Box (Telecom)	POST	Post (General)
BX/W	Box (Water)	PB	Post Box
BM	Benchmark	RE	Rodding Eye
BO	Bollard	RS	Road Sign
BS	Bus Stop	Stay	Cable Stay
Bin	Bin	SV	Stop Valve
BT	Telecom Cover	TL	Traffic Light
CCTV	Air Valve	TFR	Taken From Records
CL	Cover Level	TP	Telecom Pole
DK	Dropkerb	TV	Cable TV
DP	Downpipe	UTGA	Unable to Gain Access
DP/G	Downpipe/Gully	UTL	Unable to Lift
EC	Electric Cover	UTS	Unable to Survey
EOR	End of Records	UTT	Unable to Trace
EOS	End of Survey	WL	Water Level
EOT	End of Trace	WS	Window Sample
EP	Electric Pole		
ER	Earth Rod		
FH	Fire Hydrant		
FL	Floor Level		
FP	Flag Pole		
GP	Gate Post		
G	Girder		
GU	Gully		
GV	Gas Valve		
HP	Hand Pit		
IBO	Illuminated Bollard		
IC	Inspection Cover		
IL	Invert Level		

Layout Key



CO-ORDINATES AND ELEVATIONS ARE SET BY GNSS AT STATION NS11.
CO-ORDINATES ARE TO OS NATIONAL GRID USING OSTN15 TRANSFORMATION
LEVELS ARE TO ORDNANCE DATUM USING OSGM15 GEOID MODEL.
THE REMAINDER OF THE SURVEY IS TO SCALE FACTOR 1 PLANE GRID.

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Accuracies are commensurate with the stated scale of the survey.

RICS ASSOCIATE FIRM

rev	by	date	notes	check

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Faithful & Gould
Astley High School, Seaton Delaval

title
Utility Survey

drawn	EH	date	01-10-19	drawing no	scale
checked	MR	date	01-10-19	E488-008	1/200
check ref					