



**Legend**

**NOTES:**

1. Satisfactory undertakes 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 extent have been shown. Not all services are detectable, and therefore not shown, but may be present within the survey extent.
4. A single line representing a utility trace may indicate the presence of multiple services within close proximity to each other. Services below the 300mm level may be missed.
5. Unless otherwise stated, all services shown on this plan have been surveyed using GPR (Ground Penetrating Radar) and the connection between GPR and other services is assumed to be correct unless there are indicators to the contrary.
6. Full excavation is always recommended to prove service locations. GPR only works as a guide to determine the presence of 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**

Utility mapping is a complex task involving a wide range of factors and is subject to the limitations of the technology used. Landform Surveys Ltd is not liable for any inaccuracies or omissions in the utility mapping. The utility mapping is provided as a guide only and should not be used as a basis for any construction or other work. The utility mapping is provided as a guide only and should not be used as a basis for any construction or other work. The utility mapping is provided as a guide only and should not be used as a basis for any construction or other work.

**Utility Service Depths**

A. Indicates where depth is measured from when traced by GPR.  
 B. Indicates where depth is measured from when traced by electromagnetic techniques (EM).  
 C. Indicates where depth is measured from on drainage pipes by direct tape measure or other means.

**Utility Linestyles**

- Drainage Combined
- Drainage Foot
- Drainage Surface
- Drainage Undefined

**FLOW DIRECTION DENOTED BY ARROW (L) OR (R) IF KNOWN**

- Electric Cable
- Electric LV
- Electric HV
- Earth Cable
- Gas
- Oil/Fuel Pipeline
- Telecoms
- Telecoms - BT
- Telecoms - Virgin Media
- Traffic Lights
- Water
- Undefined Utility
- Undefined Cables
- Undefined Duct
- Undefined GPR Trace

**GPR Area Anomaly**

- Q/Head Combined
- Q/Head Electric
- Q/Head Lines
- Q/Head Telecom

**General Survey Abbreviations**

AV	Air Valve	KD	Kerb Outlet
AR	Assumed Route	LP	Lampost
BR	Box (General)	LT	Light
BVE	Box (Elec)	MH	Manhole
BVG	Box (Gas)	MR	Marker
BA/T	Box (Telecom)	POST	Post (General)
BA/W	Box (Water)	PS	Post Box
BM	Benchmark	RE	Reinforcing Eye
BO	Bollard	RS	Road Sign
BS	Bus Stop	SK	Skylight
Bin	Bin	SV	Stop Valve
BT	Telecom Cover	TL	Traffic Light
CLTV	Air Valve	TFR	Taken From Records
CL	Cover Level	TP	Telecom Pole
DK	Dropper	TV	Cable TV
DP	Downpipe	UTGA	Unable to Gain Access
DWG	Downpipe/Gully	UL	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
EDT	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 Pole		
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 OS90M GEOD 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**

**Landform Surveys**  
 professional surveying solutions  
 Suite 18, V&A Delta Bank Road, Gatehead, NE11 9DU  
 Tel: 01275 279546  
 e: office@landform-surveys.co.uk www.landform-surveys.co.uk

**Faithful & Gould**  
 Astley High School, Seaton Delaval

**Utility Survey**

Scale:	1:100	1:200	1:500	1:1000
Sheet:	NE	SE	SW	EW
Project:	NE	SE	SW	EW
Client:	NE	SE	SW	EW
Drawn by:	NE	SE	SW	EW
Checked by:	NE	SE	SW	EW
Scale:	1:100	1:200	1:500	1:1000
Sheet:	NE	SE	SW	EW
Project:	NE	SE	SW	EW
Client:	NE	SE	SW	EW
Drawn by:	NE	SE	SW	EW
Checked by:	NE	SE	SW	EW