N

LEGEND

	ORIGINAL SURVEY
CS — > — CS — > / CS — < — CS — <	COMBINED WATER SEWER
SW — > — SW — > / SW — < — SW — <	SURFACE WATER SEWER
FW — > — FW — > / FW — < — FW — <	FOUL WATER SEWER
CS — >> — CS — >> / CS — << — CS — <<	COMBINED SEWER RISING MAIN
SW — >> — SW — >> / SW — << — SW — <<	SURFACE WATER RISING MAIN
FW — >> — FW — >> / FW — << — FW — <<	FOUL SEWER RISING MAIN
EL — EL	ELECTRIC (LV)
GAS — GAS	GAS MAIN (HP,IP,MP,LP)
WTR — WTR	WATER MAIN
BT — BT	TELECOM
COM — COM	DATA/COMMS CABLES
CATV — CATV	CATV CABLES (VIRGIN)
11kV — 11kV	11kV ELECTRIC
33kV — 33kV	33kV ELECTRIC
L — L	LIGHTING
UN — UN	UNKNOWN SERVICE
DUCT — DUCT	EMPTY DUCT
CEC — CEC	COMBINED ELECTRIC (LV) & COMS CABLE (DUCTED)
OIL — OIL	HEATING OIL
HWP — HWP	HOT WATER /HEATING PIPE
TS — TS	TRAFFIC SIGNALS
ER — ER	EARTH ROD

Services prefixed with (A) have not been traced and are assumed routes only.
Services prefixed with (R) have not been traced and routes shown are taken from the records of service provider.

CSMH	COMBINED SEWER MANHOLE	UTL	UNABLE TO LIFT
SWMH	SURFACE WATER MANHOLE	UTR	UNABLE TO ROD
FWMH	FOUL WATER MANHOLE	G	GULLY
CL	COVER LEVEL	SV	SLUICE VALVE
IL	INVERT LEVEL	WC	WATER COVER
000 vc	000mm Dia. CLAY	WM	WATER METRE
000 pipe	000mm Dia. PLASTIC	WO	WASH OUT
000 pco	000mm Dia. PRECAST CONC	SC	STOP COCK
000 ci	000mm Dia. CAST IRON	FH	HYDRANT
000 di	000mm Dia. DUCTILE IRON	GC	GAS COVER
000 st	000mm ST. STEEL	IC	INSPECTION COVER
000 pf	000mm Dia. PITCH FIBRE	CVR	COVER
000 bk	000mm Dia. BRICK BUILT	RE	RODDING EYE
0.0m dp	DEPTH TO SERVICE/SONDE (m)	DP	DOWN PIPE
OSA	OUTSIDE SURVEY AREA	VP	VENT PIPE
UTT	UNABLE TO TRACE	BD	BACKDROP
EOT	END OF TRACE	LP	LAMP POST
BKD	BLOCKED	EP	ELECTRICITY POST
CPD	CAPPED	TP	TELEGRAPH POST
GAS-HP	HIGH PRESSURE	GAS-MP	MEDIUM PRESSURE
GAS-IP	INTERMEDIATE PRESSURE	GAS-LP	LOW PRESSURE

IMPORTANT! Please read notes carefully

Notes

Grid & Level are related to original topographic survey undertaken by KEMP Engineering & Surveying.

Unless otherwise stated, all services shown on this plan have been surveyed using approved detectors.

Should the background, or topographical, information for the survey area be based on an Ordnance Survey tile we are not liable for any loss that may arise due to a lack of accuracy in that digital data.

Location accuracy is determined by referring to manufacturer's guidelines for the detectors used.
In ideal conditions these spatial accuracies for the underground utilities located and mapped are +/- 5% of depth for the RD8000 and +/- 10% of depth for the Leica DS2000 Ground Penetrating Radar. Drainage routes have been traced by threading a sonde through pipes and locating above ground using an RD8000.
Depths of drainage are to sonde not to top of pipe (these depths are likely to be close to invert level of pipe).

Although all reasonable steps have been taken to locate all features, there is no guarantee that all have been shown on the drawing as some above ground features may have been obscured at the time of survey.
It is always our intention to use the utility suppliers details, if supplied prior to the survey commencement, as a guide for location purposes.
However, should we not be able to locate those guided services we shall not be held responsible for the accuracy, or otherwise, of the location of that service, as issued by the utility provider and therefore shown as "Taken from Records" on the drawing and we are not liable for any loss that may arise due to a lack of accuracy in that guided information.
Due to BT's policy we are not permitted to lift their inspection chamber covers. Where their 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 lack of accuracy in that guided information.
No guarantee can be given that all services have been shown.

Excavations in the vicinity of services shown are to be carried out with due diligence (Ref: HS(G)47.)

The following text is an extract from Surveys of Land, Buildings and Utility Surveys at scales of 1:500 and Larger issued by the Royal Institute of Chartered Surveyors Feb 1996.
"Electronic tracing is a reliable method of locating buried services. On heavy, built up sites 85% completeness is probably all that can be expected. Plan accuracies of +/- 150mm may be achieved but this figure will depend on the depth of the service below ground level. Where similar services run in close proximity, separation may be impossible. Successful tracing of non-metallic 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"

SEEKA UTILITY SURVEYS
Underground Utility Detection & Mapping
Tel 01209 214687
office@seekautilitysurveys.co.uk
Datum House, 8 Barncoose Industrial Estate, Redruth, Cornwall, TR15 3RQ.

Full Utility Survey
On Site Detection & Mark out
Electronic Trial Pits
Topographic Surveys

RICS SEEKA Utility Surveys ICES

Client: Sanctuary

Project Title: Moorfield Open Space Pool

Drawing Detail: Underground Utility Survey

Rev.	Date	Description
A	09/05/23	Original

Surveyed by	APM/SD/SG/RK	Date	24/04/2023
Checked by	APM	Date	09/05/2023
Drawing Scale	1:200 @ A0		
Drawing No.	23-1847-UT01	Revision	A

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