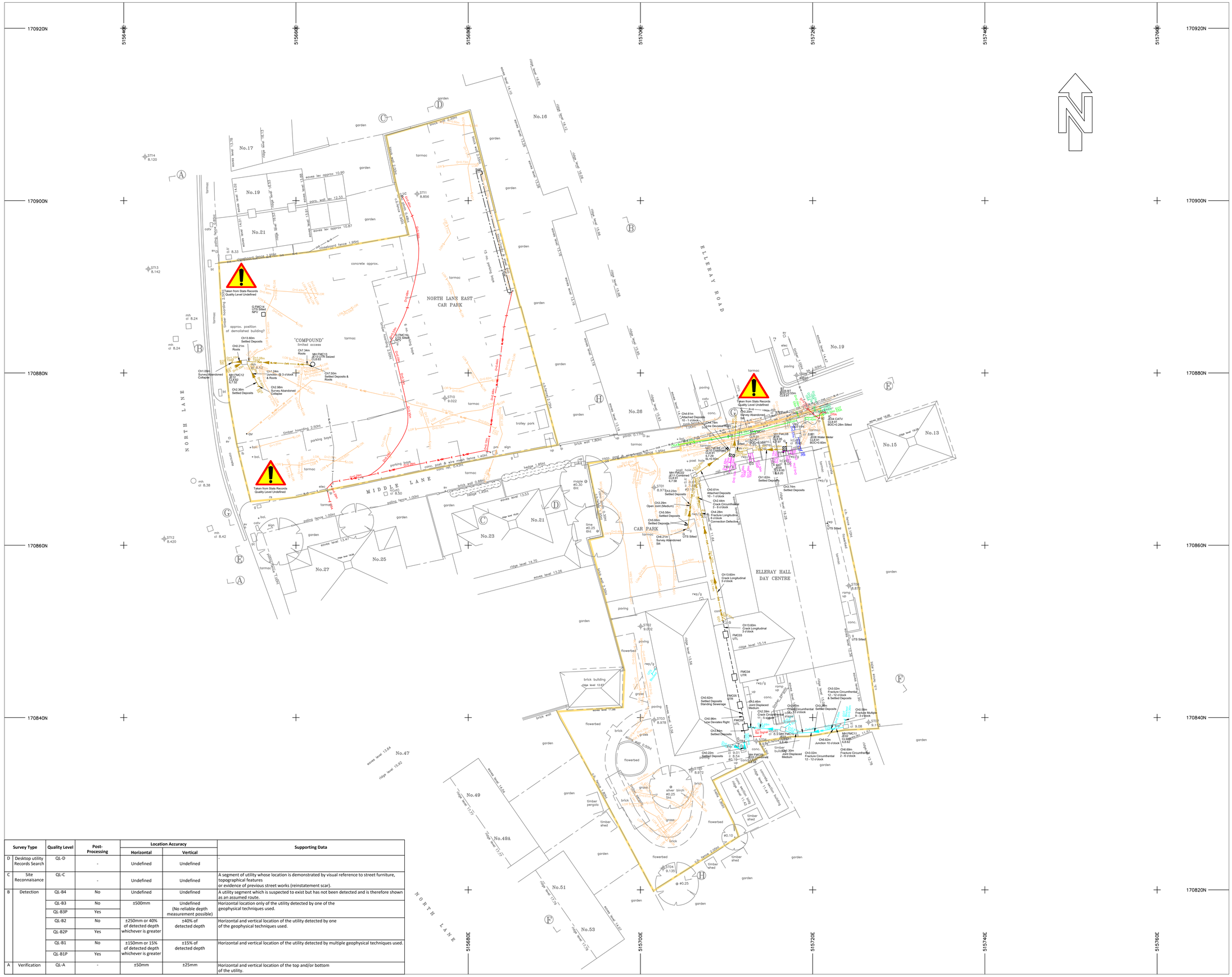

SHEET LAYOUT

UTILITY LEGEND

- FWS — Foul Drainage
- SWS — Surface Drainage
- CWS — Combined Drainage
- ELEC — Electricity
- OHE — Overhead Electricity
- TL — Traffic Light System
- GAS — Gas
- WATER — Water
- TELECOM — Telecommunications
- CATV — Cable Television
- CCTV — Close Circuit Television
- BT — British Telecom
- OHT — Overhead Telecom
- FO — Fibre Optics
- UK — Unknown
- UK-GPR — Unknown Route Located By GPR
- DUCT — Ducting
- TFL — Transport for London
- HEAT — Heating
- FL — Fuel Oil
- HW — Hot Water
- A — Compressed Air
- GPR Image Position
- GPR Ground Anomaly
- GPR Geological Movement
- GPR Reinforcement
- GPR Underground Structure
- GPR Underground Void
- Survey Extents
- Photo Position

*** Please Note:**
Private Telecom Provider's Utility routes are shown with company name in line style
Utility routes shown in dark grey & with line type (QL=D) are from existing records.
Example:

ABBREVIATIONS

AC	Asbestos Cement	FH	Fire Hydrant	R/W	Retaining Wall
ACU	Air Conditioning Unit	FO	Fibre Optic Cover	S	Stump
AD	Assumed Direction	FS	Flag Staff	SA	Survey Abandoned
AR	Assumed Route	G	Gully	S/A	Soakaway
AV	Air Valve	GPR(I)	Ground Penetrating Radar (Inconclusive)	S/B	Safety Barrier
BB	Belisha Beacon	GrL	Ground Light	SC	Speed Camera
BD	Back Drop	GV	Gas Valve	S/F	Safety Fence
BdL	Bed Level	H/R	Hand Rail	St	Spun Iron
BH	Borehole	HV	High Voltage (Electric)	SL	Soffit Level
Blk	Brick	IC	Inspection Cover	S/L	Street Lighting (Electric)
BL	Basement Light	IL	Invert Level	SP	Sign Post
BO	Bollard	I/R	Iron Rail Fence	Spr	Spring
BOI	Bollard Illuminated	KO	Kerb Outlet	S/R	Steel Railings
BOC	Bottom of Chamber	LB	Letter Box	SS	Sonde Stops
BR	Brick	LC	Lighting Column	ST	Stop Tap
BS	Bus Stop	LH	Lamp Hole	STS	Structural Support
BT	British Telecom Cover	LOR	Loss Of Reflection	Stn	Survey Station
BTB	British Telecom Box	LOS	Loss Of Signal	SV	Sluice Valve
BW	Brick Wall	LV	Low Voltage (Electric)	SVP	Soil Vent Pipe
B/W	Barbed Wire Fence	MB	Mooring Bollard	SW	Stone Wall
Cam	Camera	M/C	Multiple Cables	Tac	Tactile Paving
CAT	Catenary Level	MH	Manhole Cover	TBM	Temporary Bench Mark
C/B	Close Boarded Fence	Mkr	Marker Post	TC	Telecom Cover
CC	Control Cabinet	MP	Mile Post/Stone	TCB	Telephone Call Box
CCTV	Close Circuit TV Cover	N/I	No Further Information	TCP	Telephone Call Post
CH	Chainage	NM	Node Marker	T/F	Temporary Fence
CNL	Channel Level	NP	Name Plate	TFR	Taken From Records
CI	Cast Iron	NPV	No Pipes Visible	TH	Trial Hole / Pit
C/I	Corrugated Iron Fence	OSA	Off Survey Area	TNL	Threshold Level
CL	Cover Level	P	Post	Tk	Tank
C/L	Chain Link Fence	PBM	Permanent Bench Mark	TOW	Top Of Wall
CO	Concrete	PE	Polyethylene	TP	Telegraph Pole
CP	Catch Pit	PGM	Permanent Ground Marker	TS	Traffic Signals
CpL	Coping Level	PL	Plastic	TSC	Traffic Signals Cover
CTV	Cable TV Cover	P/L	Palisade Fence	U/S	Upstream
CUL	Culvert	P/M	Parking Meter	UTGA	Unable to Gain Access
CW	Concrete Wall	P/R	Post and Rail Fence	UTL	Unable to Locate
DI	Ductile Iron	PS	Poor Signal	UTR	Unable to Raise
dil	Dilapidated	PU	Pump	UTS	Unable to Survey
dis	Disused	PVC	Polyvinylchloride	UTT	Unable to Trace
D/S	Downstream	P/W	Post and Wire Fence	VC	Vitrified Clay
DSW	Dry Stone Wall	PWR	Power	VDP	Vehicle Detector Pad
EB	Electricity Box	PZ	Piezometer	VP	Vent Pipe
EC	Electricity Cover	R	Radio	VR	Vapour Recovery
ED	Empty Duct	RE	Rodding Eye	VTP	Vertical Pipe
E/F	Electric Fence	RL	Roof Level	W	Water Cover
EFP	Electricity Feeder Pillar	RP	Relefting Post	WL	Water Level
End	End of Trace	RS	Road Sign	WM	Water Meter
EP	Electricity Pole	RWP	Rain Water Pipe	W/M	Wire Mesh Fence
ER	Earth Rod	S	Stump	WO	Wash Out
FC	Fuel Cover	SA	Survey Abandoned	WS	Window Sample
FFL	Finished Floor Level	SP	Signal Post	WV	Wheel Valve

DISCLAIMER

Unless otherwise stated, all services shown on this plan have been surveyed using approved detectors and the connections between manholes, if not traced, are assumed to be direct.
No guarantee can be given that all services have been shown.
In ideal conditions the depth accuracies for the underground utilities located is +/- 10% of depth.
Where services are shown as 'Taken From Records' on the drawing we are not liable for any loss that may arise due to a lack of accuracy in that guided information.
Reference should be made to the methodology used on site as detailed within the latest version of 40SEVEN's Site Procedures for Utility Location Surveys.
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 February 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 the order of + or - 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.

NOTES

Base plan provided by client. Read in conjunction with existing records.
Utility routes and text shown in dark grey are from existing records.
Drainage routes with a pipe diameter of 300mm or greater are shown as the pipe width along with continuous line style.
For copies contact 40SEVEN.
Services plotted outside survey extents should not be considered to be exhaustive.

REV.	DETAILS	BY	DATE

GRID: ORDNANCE SURVEY RELATED TO THE OS ACTIVE STATIONS BY GPS OBSERVATIONS

DATUM: ORDNANCE SURVEY RELATED TO THE OS ACTIVE STATIONS BY GPS OBSERVATIONS

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CLIENT:
RICHMOND & WANDSWORTH COUNCIL
PROJECT MANAGEMENT OFFICE
HOUSING & REGENERATION

PROJECT TITLE:
ELLERAY COMMUNITY ASSOCIATION
PAS128 M3P UNDERGROUND UTILITY & CCTV SURVEY

DRAWING TITLE:
ELLERAY COMMUNITY ASSOCIATION

SURVEYED BY:	DRAWN BY:	APPROVED BY:
JE / SD	NC	BC

SCALE:	SURVEY DATE:
1:200 @ A1	11/2020

DRAWING NUMBER: 2111_P

SHEET NUMBER: 1 of 1 A1

REV:

	Survey Type	Quality Level	Post-Processing	Location Accuracy		Supporting Data
				Horizontal	Vertical	
D	Desktop utility Records Search	QL-D	-	Undefined	Undefined	-
C	Site Reconnaisance	QL-C	-	Undefined	Undefined	A segment of utility whose location is demonstrated by visual reference to street furniture, topographical features or evidence of previous street works (reinstatement scar).
B	Detection	QL-B4	No	Undefined	Undefined	A utility segment which is suspected to exist but has not been detected and is therefore shown as an assumed route.
		QL-B3	No	±500mm	Undefined (No reliable depth measurement possible)	Horizontal location only of the utility detected by one of the geophysical techniques used.
		QL-B3P	Yes			
		QL-B2	No	±250mm or 40% of detected depth whichever is greater	±40% of detected depth	Horizontal and vertical location of the utility detected by one of the geophysical techniques used.
		QL-B2P	Yes			
		QL-B1	No	±150mm or 15% of detected depth whichever is greater	±15% of detected depth	Horizontal and vertical location of the utility detected by multiple geophysical techniques used.
		QL-B1P	Yes			
A	Verification	QL-A	-	±50mm	±25mm	Horizontal and vertical location of the top and/or bottom of the utility.