





Disclaimer

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.

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

Location accuracy detected by EMI methods are determined by referring to manufacturer's guidelines for the equipment used. In ideal conditions the accuracies for the underground utilities located and mapped are $\pm 10\%$ of the depth. Whilst this technique has proven to be successful, it is not 100% reliable and is affected by ground conditions. The depths obtained are for the centre of the conductor and do not necessarily the depth to a duct or pipe.

Although all reasonable effort is made during site detection, the completeness of the underground services information cannot be guaranteed. No electric current will flow along the path of least resistance. This means that when a current is induced into a feature it will 'jump' to adjacent features if they offer a better conducting pathway. It is possible, therefore, that features that are detected by connecting to one type of apparatus may not in fact be that type of utility. The identification of apparatus cannot be assumed to be totally accurate. It should be noted that the technique is limited to detecting features that either generate an electromagnetic field, such as power cables, or around which an electromagnetic field can be induced, such as some water pipes and some communications cables, and it cannot therefore be guaranteed to reveal the exact routes of all buried services or to detect their presence.

GPR is only useful on flat relatively smooth surfaces free from obstructions. Areas of vegetation, waterlogged areas or uneven ground will often not be scanned using GPR as the data is too unreliable.

GPR is affected by below ground conditions. Saturated ground or concrete re-enforcement bars are examples of below ground conditions that can have effects on the results of scans.

Service information can also be shown on the drawings taken from statutory undertakers record plans. This information is shown for the sake of completeness and Statutory UOS Ltd can take no responsibility for the positional accuracy of such information as this may be digitised directly from service plans provided. Information shown as still plan information may duplicate traced routes but may be offset due to the inaccuracy of the service records from which the information has been digitised.

Warning

Water & gas cables, including gas pipelines are generally of a size that cannot be detected by Radio detection or GPR. The route of these is shown from surface evidence such as gas deep valves. This data should be treated as a guide only and safe digging techniques should be used at all times.

Respectful reminder: A boundary shown on this plan is approximate and indicates. Safe digging depths marked with an 'X' have been detected using an indirect method and therefore should be regarded as less reliable than a directly traced utility.

Unless confirmed with CCTV reports and probe test references.

Quality Levels (PAS128)	Quality Level	Horizontal Accuracy	Vertical Accuracy	Detection Clarification
Desktop Records Search	D	N/A	N/A	Service shown on records only not found on site.
Site Reconnaissance	C	N/A	N/A	A segment of utility whose location is demonstrated by visual reference to street furniture, topographical features or evidence of previous street works (reinstatement scuff).
Detection	B4	Undefined	Undefined	A utility segment which is suspected to exist but has not been detected and is therefore shown as an assumed route.
Detection	B3	$\pm 500mm$	Undefined No reliable depth	Horizontal location only of the utility detected by one of the geophysical techniques used.
Detection	B2	$\pm 250mm$	Detected Depth $\pm 40\%$	Horizontal and vertical location of the utility detected by one of the geophysical techniques used.
Detection	B1	$\pm 150mm$	$\pm 10\%$ Detected Depth	Horizontal and vertical location of the utility detected by multiple geophysical techniques used.
Verification	A	$\pm 50mm$	$\pm 25mm$	Horizontal and vertical location of the top and/or bottom of the utility.

Sub Surface Key

- CATV Cable
- CCTV Cable
- Comms Cable
- Duct
- Earthing Rod
- Electric Cable
- Electric HV Cable
- Electric LV Cable
- Fibre Optic
- Gas Pipe
- Gas Pipe
- GPR Anomaly
- GPR Linear
- Heating Pipe
- Rising Main
- Surface Sewer
- Foul Sewer
- Combined Sewer
- Trade Effluent
- Traffic Signal Cable
- Unidentified
- Water Main
- Vent Pipe
- Fuel Pipe
- Oil Pipe Line
- Survey Extents
- Assume Route
- Taken From Records

Copyright

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Topographic & Utility Key	Cover	Threshold
AV Air Valve	TL Level	TL Traffic Light
BH Boxhole	TP Pole	TP Telegraph
BN Bus Stop		
CRSM Benchmark		
BO Bollard		
MAIL Postbox		
BUS Bus Stop	V Vent	
CCTV Camera	WL Water Level	
Co Column	WM Water Meter	
G Gully	WO Waste Out	
EL Electric	WV Water Valve	
Floor	1,000 Depth (in)	
EP Electric Pole	UTT Unable to trace	
ER Earth Road	UTTF Unable to trace	
FF Flag Pole	ECOT End of Trace	
FV Flap Valve	(S) Bonded	
GP Gate Post	SIA Survey	
GV Gas Valve	AB Abandoned	
(I) Induced	AR Route	
IL Invert Level	TFR Taken from Records	
CL Floor Light	UTR Unable to Raise	
LP Lamp Post	UTS Unable to Survey	
MH Manhole	MAR Main Access	
MK Marker	Required	
RE Road	IL Invert Level	
Eye	UIS Underside/Surf	
RWP Rain Water	DOC Depth of Cover	
SC Stop Tap	PT Pour Trace	
SP Sign	NOP No Visible Pipe	
SV Stop Valve	ED Leaky Duct	
SVP Sol Vent	BL Blocked with debris	
Pipe	CR CC Cable/Channel	
TOP Top of	DC and Damage	
Top of Wall		
TEL Telecom		

General

This survey has been carried out in accordance with RICS accuracy band E, as described in RICS guidance note buildings and utilities (3rd Ed.)

Drawing units are millimetres, quoted units are metres.

Grid ticks should be used to check for plotting distortions.

Details or services hidden or obscured by vegetation, debris or vehicles at survey dates may be omitted. Hedge & Vegetation details are outline.

Any assumed details are shown in DASHDOT line type.

All crosses point up unless otherwise stated.

Control & Datum Information

All levels shown on this drawing are related to Ordnance Survey datum by means of single station 1955 observations taken at Station 51.

The grid shown on this survey is based on Ordnance Survey Grid 5000 using 107000. These coordinates are accurate to within 100mm.

All other values are related to this to plane projection and Grid North coordinate is from 50 (i.e. one point less than the true North).

Layout

Sheet 1

Sheet 2

Direction of North

REV	DATE	BY	DESCRIPTION	REASON
1	2024-01-15	AS	ISSUED FOR TENDERS	

www.subscan.co.uk Tel: 01844 4669 5580

Client: Rogers Geotechnical Services

Site: Goldthorpe Market Goldthorpe Market, Victoria Goldthorpe SK3 9HX

Drawing Title: Topographic, Drainage & Underground Utilities Survey

DRAWING REF	SCALE
GR06132-307-010 DR millimeters	1/100

PROJECT NO	SHEET	REV
GR06132	2 of 2	0

SURVEYED	BY	AT	DATE	AT	DATE
CHANGED	AS	GIS	DATE	10/03/2024	