1.5.4 SITE INVESTIGATIONS

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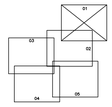
Sheet Layouts



Utility Key

HV	HIGH VOLTAGE CABLE(S)	MER	MERCURY (COMMUNICATIONS)
E	ELECTRIC CABLE(S)	COL	COLT COMMUNICATIONS
SL	LIGHTING CIRCUIT (WHERE IDENTIFIED)	ED	EMPTY DUCT(S)
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VOD	VODAFONE	CWS	COMBINED SEWER
ZAYO	ZAYO	RM	RISING MAIN
GLP	GAS MAIN (LOW PRESSURE)		
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HW	HOT WATER / HEATING PIPE		
WM	WATER MAIN		
W	WATER SERVICE		
TS	TRAFFIC SIGNAL CABLE(S)		
UE	UNIDENTIFIED ELECTRO LOCATION TRACE		
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SKY	SKY TELECOMMUNICATIONS		
BIX	INSTALCOM		
VER	VERIZON (COMMUNICATIONS)		

ADDITIONAL SERVICE INFORMATION

E-B4	ASSUMED ROUTES (QL-B4)
E-QLD	SERVICES TAKEN FROM RECORDS (QL-D)
E-QLC	SERVICES TAKEN FROM RECORDS (QL-C)
	SERVICES SURVEY AREA
U/S	UNABLE TO LIFT
U/S	UNABLE TO SURVEY
LoS	LOSS OF SIGNAL
0.50d	DEPTH BELOW SURFACE IN METERS
500mm	DIAMETER OF PIPE
Pit 0.50	DEPTH TO BOTTOM OF PIT (m)

Survey Key

Street Furniture Symbols & Abbreviations

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BL	Bollard	WO	Wash Out
BS	Bus Stop	WM	Water Meter
Dr	Drain	TV	Cable Television
EP	Electric Pole	Mkr	Marker Post
FL	Floodlight	PB	Post Box
FS	Flag staff	PB	Pillar Box
GP	Gate Post	Pi	Pipe
GU	Gully	PM	Parking Meter
GV	Gas Valve	PO	Post
IC	Inspection Cover	RE	Rodding Eye
LB	Litter Bin	RP	Reflector Post
LP	Lamp Post	RS	Road Sign
TL	Traffic Light	ST	Stop Tap
Mark	Manhole	SI	Sign
Su	Stump		
SV	Stop Valve		
TP	Telegraph Pole		
VP	Vent Pipe		
TC	Telecommunication		
WT	Water Tap		
AC	Air Conditioner		
AV	Air Valve		
TCB	Tel Call Box		
TrP	Trial Pit		
STN	Survey Control Station		

Fence Types & Abbreviations

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CB	Coach Barrier		
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Hrd	Hoarding		
Int	Interwoven		
I/R	Iron Railings		
O/L	Overlap		
Pal	Paling		
P/K	Picket (Wooden)		
P/Bw	Post & Barbed Wire		
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Feature Lines

Hedge
Fence
Gate
Stile
Footpath
Kerbline
Verge/Edge of Track or Change Of Surface
Overhead Power Line
Building — Structure
Wall — Wall
R/Wall — Retaining Wall
FW / SW — Sewer Lines
Ditch / Embankment etc
Individual Tree-Sized

REV	DATE	DESCRIPTION	BY	APP.

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Dimensional Control • Monitoring Surveys • Ground Modelling • Volumetric Calculations

AVAILABILITY OF RECORD DRAWINGS

(MUST BE VALID AT TIME OF SURVEY)

TYPE	AVAILABLE	TYPE	AVAILABLE
SEWER	YES	CATV	YES
WATER	YES	ELECTRICITY	YES
GAS	YES	OIL PIPELINES	N/A
BT	YES	OTHER	YES

PAS 128:2014 Quality & Confidence Levels

	Survey Type	Quality Level	Supporting Data
D	Desktop Study	QL-D	Location abstracted from records.
C	Site Reconnaissance	QL-C	A utility segment whose location is inferred from records and reference to on-site physical features but has not been detected (trench scans).
B	Detection	QL-B4	A utility suspected to exist but not detected shown as assumed route.
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A	Verification	QL-A	Horizontal and vertical location of the utility established at inspection chambers or trial excavations.

Client

winvic

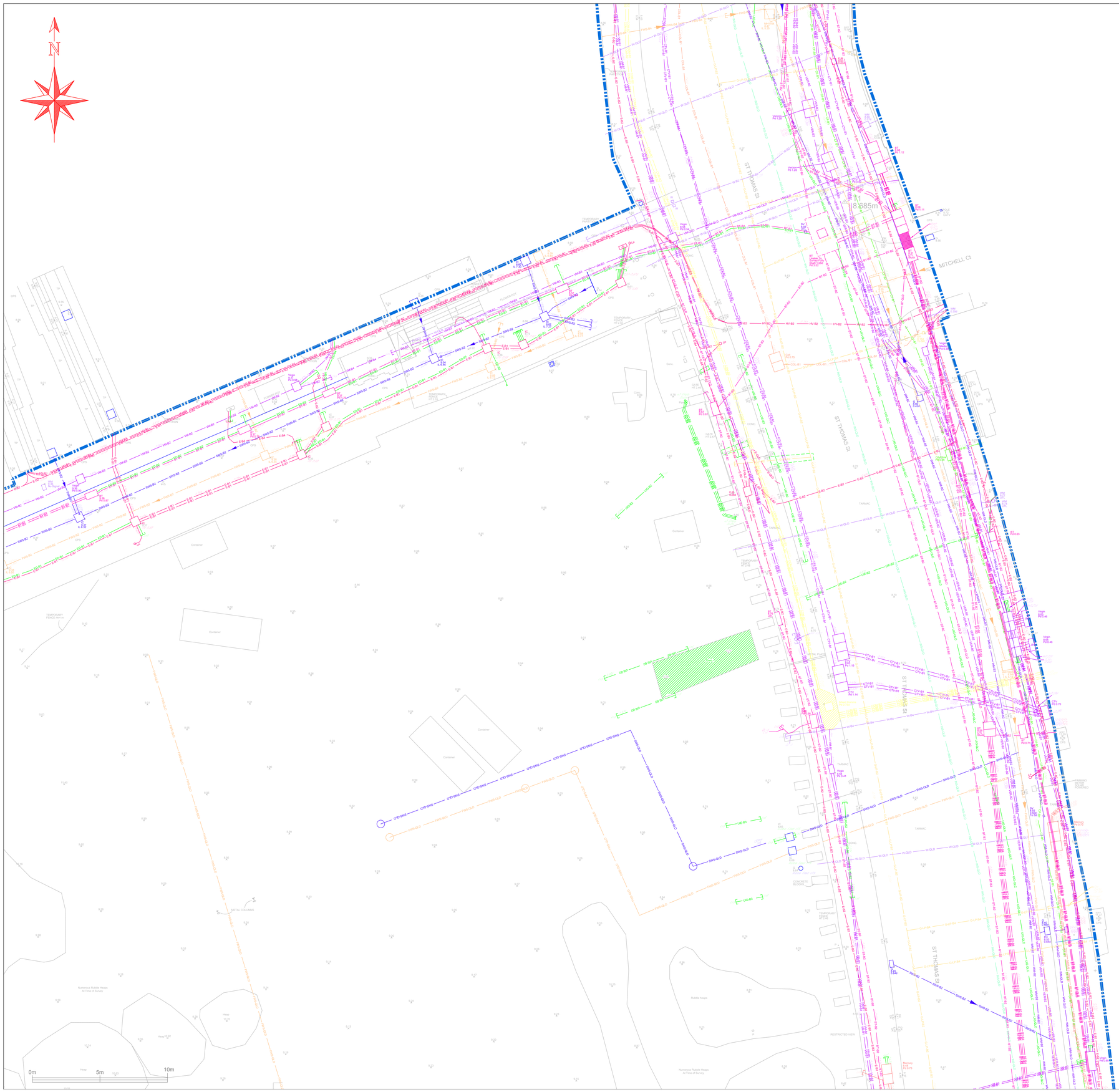
Drawing Title

Redcliff Quarter
Redcliff Street
Bristol

Drawing Type

PAS:128 Utility Survey

Surveyed	JP	Drawn	JP	Authorised	NJC
Date	08/12/2021	Scale	1/100	Sheet size	A0
Drg. No.	U3380/02			Revision	



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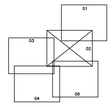

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LOS	LOSS OF SIGNAL
0.56v	DEPTH BELOW SURFACE IN METERS
500mm	DIAMETER OF PIPE
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PAS:128 Utility Survey

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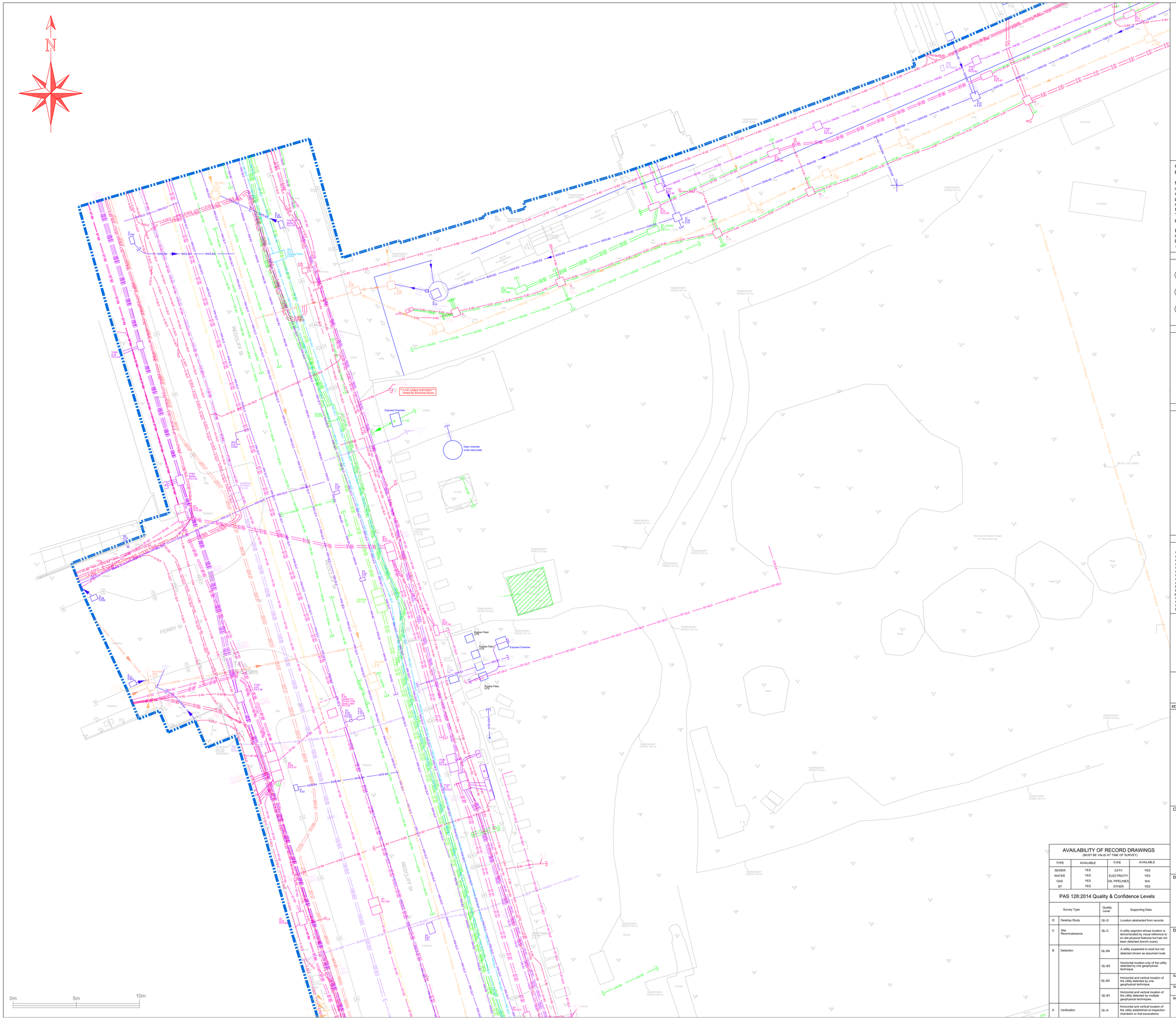
Drg. No.	U3380/03			Revision	



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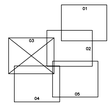

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PAS:128 Utility Survey

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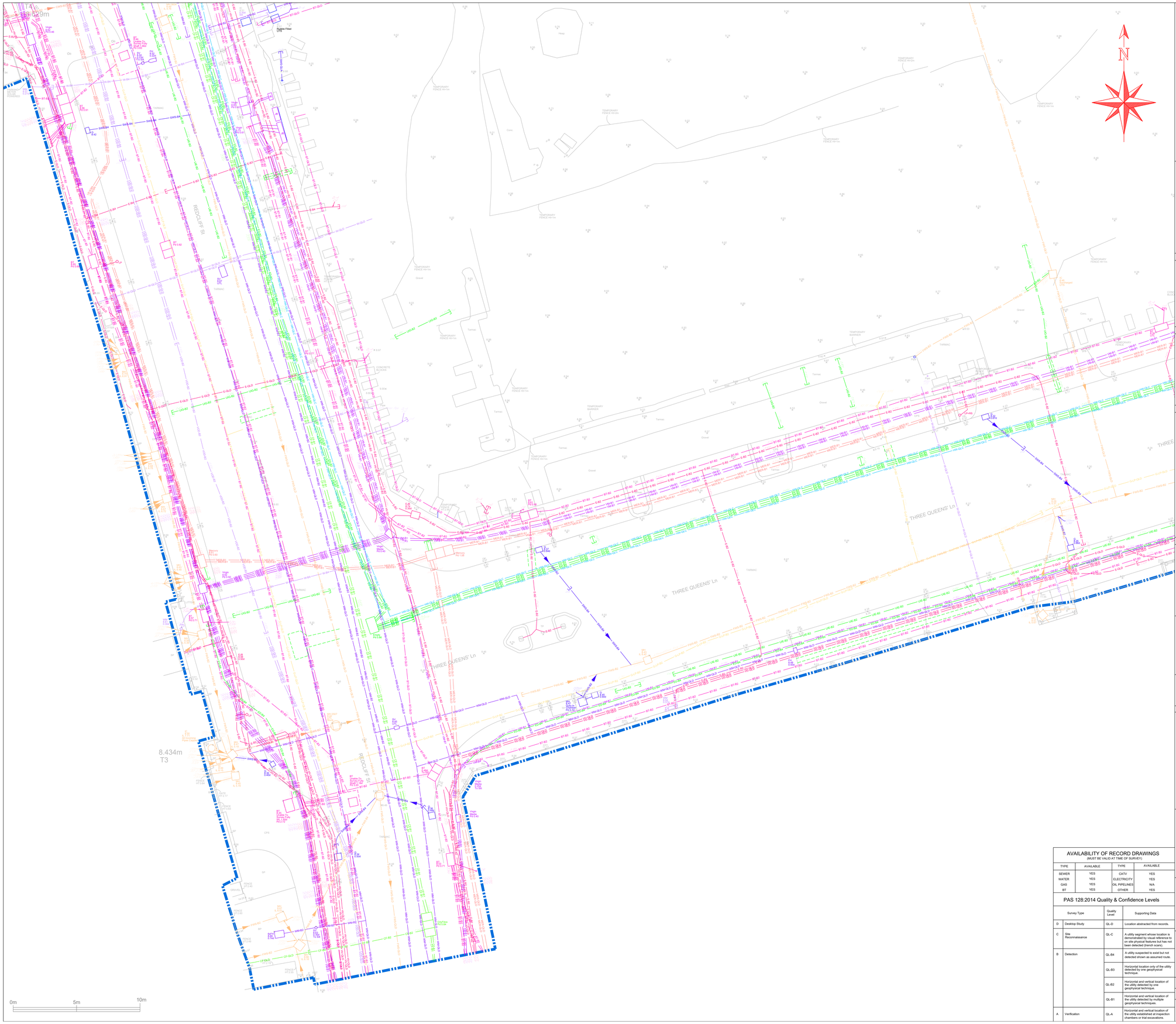

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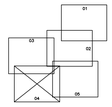
Sheet Layouts



Utility Key

HV	HIGH VOLTAGE CABLE(S)
E	ELECTRIC CABLE(S)
SL	LIGHTING CIRCUIT (WHERE IDENTIFIED)
CTV	CABLE TV CABLE(S)
VM	VIRGIN MEDIA
BT	BT CABLE(S)
FO	COMMUNICATION CABLE(S)
FO	FIBRE OPTIC CABLE(S)
CF	CITYFIBRE
VOD	VODAFONE
ZAYO	ZAYO
G-LP	GAS MAIN (LOW PRESSURE)
G-MP	GAS MAIN (MEDIUM PRESSURE)
G-HP	GAS MAIN (HIGH PRESSURE)
HW	HOT WATER / HEATING PIPE
WM	WATER MAIN
W	WATER SERVICE
TS	TRAFFIC SIGNAL CABLE(S)
UIE	UNIDENTIFIED ELECTRO LOCATION TRACE
UIG	UNIDENTIFIED GPR TRACE
SKY	SKY TELECOMMUNICATIONS
SS	INSTEALCOM
VER	VERIZON (COMMUNICATIONS)
MER	MERCURY (COMMUNICATIONS)
COL	COLT COMMUNICATIONS
ED	EMPTY DUCT(S)
F	FUEL LINE
V	VENT LINE
OF	OFFSET FILL
FWS	FOUL SEWER
SWS	SURFACE WATER SEWER
CWS	COMBINED SEWER
RM	RISING MAIN

ADDITIONAL SERVICE INFORMATION

E-B4	ASSUMED ROUTES (QL-B4)
E-QLD	SERVICES TAKEN FROM RECORDS (QL-D)
E-QLC	SERVICES TAKEN FROM RECORDS (QL-C)
	SERVICES SURVEY AREA
U/L	UNABLE TO LIFT
U/S	UNABLE TO SURVEY
LoS	LOSS OF SIGNAL
0.55r	DEPTH BELOW SURFACE IN METERS
500mm	DIAMETER OF PIPE
Pit 0.50	DEPTH TO BOTTOM OF PIT (m)

Survey Key

Street Furniture Symbols & Abbreviations

BB	Belisha Beacon	NP	Name Plate
BH	Borehole	FH	Fire Hydrant
BL	Bollard	WO	Wash Out
BS	Bus Stop	WM	Water Meter
Dr	Drain	TV	Cable Television
EP	Electric Pole	MP	Marker Post
FL	Floor Level	MB	Mile Post
FS	Flag staff	PB	Post Box
GP	Gate Post	Pi	Pipe
GU	Gully	PM	Parking Meter
GV	Gas Valve	PO	Post
IC	Inspection Cover	RE	Rodding Eye
LB	Litter Bin	RP	Reflector Post
LP	Lamp Post	RS	Road Sign
TL	Traffic Light	ST	Stop Tap
MH	Manhole	SI	Sign
Su	Stump		
SV	Stop Valve		
TP	Telegraph Pole		
VP	Vent Pipe		
TC	Telecommunication		
WT	Water Tap		
WO	Access Cover		
AV	Air Valve		
TCB	Tel Call Box		
SP	Trial Pit		
ETN	Survey Control Station		

Fence Types & Abbreviations

C/P	Chestnut Paling	P/R	Post & Rail
C/B	Close Boarded	P/W	Post & Wire
C/L	Chain Link	P/M	Post & Wire Mesh
Con/P	Concrete Panel	T/R	Trip Rail
C/R	Corrugated Iron		
Cr	Crash Barrier		
Elc	Electric		
H/M	Hit and Miss		
H/d	Hoarding		
Iwn	Interwoven		
I/R	Iron Railings		
O/L	Overlap		
Pal	Paling		
P/K	Picket (Wooden)		
P/Bw	Post & Barbed Wire		
P/C	Post & Chain		

Feature Lines

	Hedge		Overhead Power Line	FW / Sew	Sewer Lines
P/W	Fence	Building	Structure		Ditch / Embankment etc
	Gate	Wall	Wall		Individual Tree-Sized
	Stile	R/Wall	Retaining Wall		
	Footpath				
	Kerbline				
	Verge/Edge of Track or Change Of Surface				

REV	DATE	DESCRIPTION	BY	APP.

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AVAILABILITY OF RECORD DRAWINGS

(MUST BE VALID AT TIME OF SURVEY)

TYPE	AVAILABLE	TYPE	AVAILABLE
SEWER	YES	CATV	YES
WATER	YES	ELECTRICITY	YES
GAS	YES	OIL PIPELINES	N/A
BT	YES	OTHER	YES

PAS 128:2014 Quality & Confidence Levels

	Survey Type	Quality Level	Supporting Data
D	Desktop Study	QL-D	Location abstracted from records.
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A	Verification	QL-A	Horizontal and vertical location of the utility established at inspection chambers or trial excavations.

Client

winvic

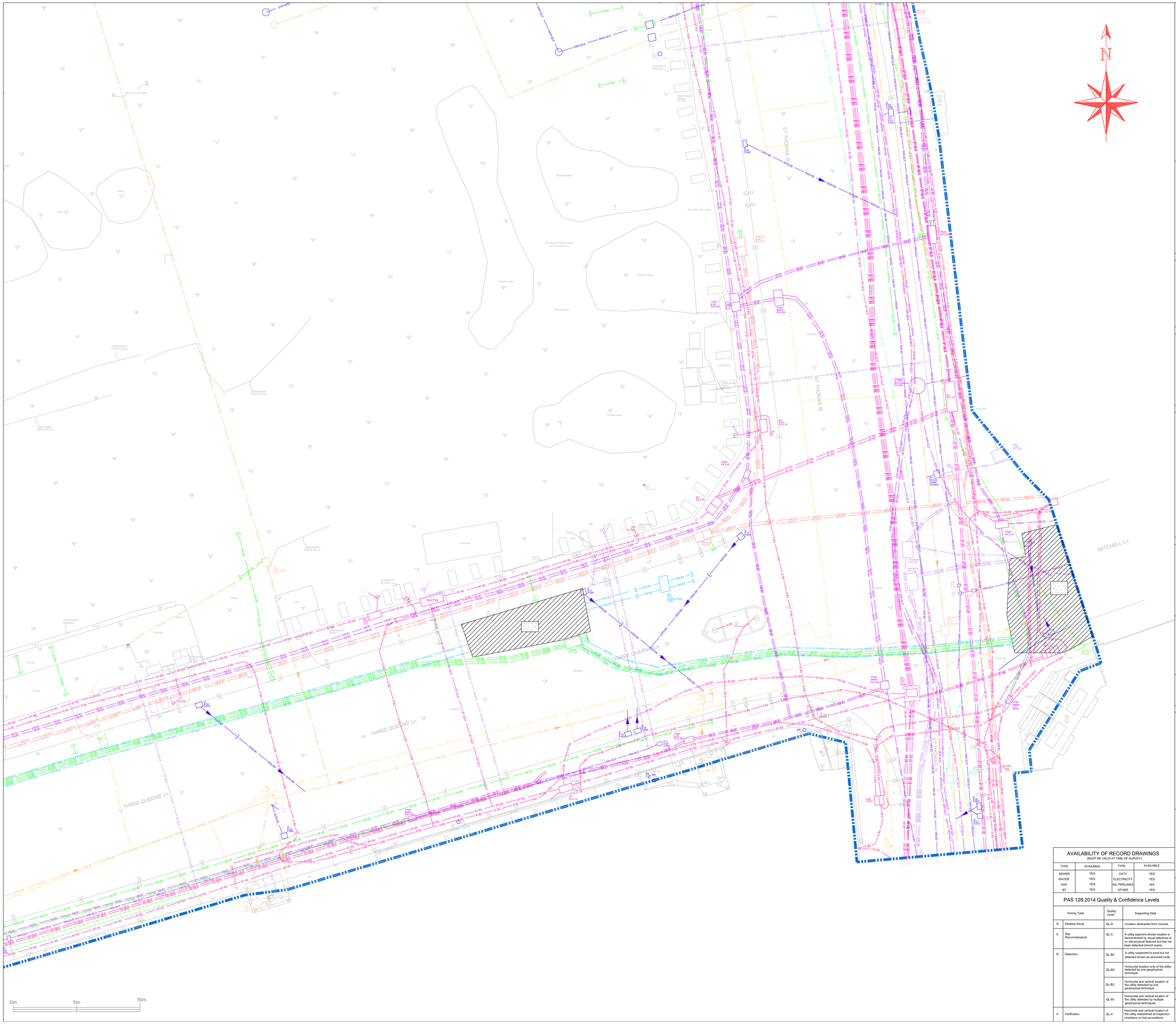
Drawing Title

Redcliff Quarter
Redcliff Street
Bristol

Drawing Type

PAS:128 Utility Survey

Surveyed	JP	Drawn	JP	Authorised	NJC
Date	08/12/2021	Scale	1/100	Sheet size	A0
Drg. No.	U3380/05			Revision	



Survey Notes

1: This Survey is related to the Original Site Grid.

2: All Levels are related to the Original Site Datum.

3: The information Shown on this drawing is surveyed to the accuracy of the base scale shown.

4: Man entry to sewers has not been undertaken. Depths and pipe sizes are measured / estimated from the ground. This should be checked with Local Authority records or on site prior to the commencement of any works.

5: Boundaries shown are physical features and may not represent legally conveyed ownership.

6: Some services or features on the ground may be missing due to parked vehicles and other obstructions.

7: Where adjacent buildings have been surveyed remotely all walls may not be shown due to obstructions along lines of sight.

8: This plan should only be used for its original purpose. NJC Surveys LTD accepts no responsibility for this plan if it is supplied to any party other than the original client.

9: Only strategic services have been located on site and shown on this drawing. Small Service connections have not been located and may not be shown on this drawing.

CAUTION LIVE SERVICES PRESENT - EXTREME CARE SHOULD BE TAKEN WHEN EXCAVATING

NJC Surveys Ltd, and their agents or partners, are not responsible for any situation, incident or loss resulting from actions or planning resulting from total reliance upon this drawing or accompanying information.The completeness of the underground network information cannot be wholly guaranteed and as such no guarantees or warranties are provided or implied.The location and/or identification of a service will not positively indicate whether it is live or dead. A service indicated from records that has not been located or identified on site does not necessarily imply that it does not exist or is dead, however, its presence should be anticipated.
The results of Electro Magnetic and GPR detection techniques are not infallible and ground proofing for the actual position and depth of services should be established.

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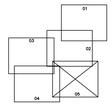

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