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 DO NOT SCALE OFF THIS DRAWING

DESIGNER'S RISK ASSESSMENT
 Under section 11, 18 - Construction (Design and Management) Regulations 2015

SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
 There are no significant, unusual or location specific risks which are not obvious to a competent contractor or likely to be difficult to manage

NOTES

1. THE INFORMATION CONTAINED ON THIS EXISTING UTILITY SERVICES LAYOUT HAS BEEN OBTAINED VIA A PAS 128 CATEGORY D EXISTING UTILITY SURVEY TO OBTAIN EXISTING RECORD DRAWINGS OF THE STATUTORY ASSET OWNERS IN THE VICINITY OF THE DEVELOPMENT AS REQUIRED UNDER PAS 128:2014. SPECIFICATION FOR UNDERGROUND UTILITY DETECTION, VERIFICATION AND LOCATION. IT IS IMPORTANT TO NOTE THAT RECORD DRAWINGS ARE NECESSARY NOT TO SCALE AND ARE A REPRESENTATION OF INSTALLATIONS ONLY OF WHICH THEREFORE THE ACCURACY CANNOT BE GUARANTEED I.E. PAS 128 SURVEY CATEGORY TYPE D.
2. PLEASE REFER TO THE UTILITY SERVICES EXISTING REPORT FOR DETAILS OF THE ORIGINAL SEARCH INFORMATION AND INSTRUCTION FROM THE RESPECTIVE UTILITY COMPANY WHEN WORKING WITHIN THEIR APPARATUS.
3. PRECISE LOCATIONS FOR PLANT AND EQUIPMENT SHALL BE VERIFIED VISUALLY ON SITE BY THE CONTRACTOR I.E. PAS 128 SURVEY CATEGORY TYPE C UNDERGROUND UTILITIES PLOTTED FROM UTILITY RECORD DATA ONLY, BUT WITH SITE RECONNAISSANCE TO MATCH UTILITY RECORD WITH PHYSICAL UTILITY STREET FURNITURE AS A BEST FIT.
4. SITE UTILITY MAPPING VIA MULTIPLE GEOPHYSICAL INSTRUMENTS SUCH AS GROUND PENETRATING RADAR AND 'CAT' SCANNER SURVEY FOR HORIZONTAL AND VERTICAL ACCURACY SHALL BE CARRIED OUT BY THE CONTRACTOR I.E. PAS 128 SURVEY CATEGORY TYPE B. AN ON-SITE UTILITY MAPPING SURVEY USING MULTIPLE GEOPHYSICAL INSTRUMENTS. THE OUTPUT FROM THIS SURVEY SHALL BE EACH LINEAR 5 METRE SECTION OF UTILITY REPORTED AS A QUALITY LEVEL (QL) 1-4 FOR HORIZONTAL AND VERTICAL DETECTION ACCURACY.
5. UTILITY VERIFIED AND POSITIONED BY PHYSICAL IDENTIFICATION BY STRATEGICALLY POSITIONED VACUUM FLOWING, HAND DIRT TRAP, PITTING OR BY VISUAL INSPECTION WITHIN A UTILITY CHAMBER I.E. PAS 128 SURVEY CATEGORY TYPE A SHALL BE CARRIED BY THE CONTRACTOR AT THESE EXISTING SERVICES ROUTES THROUGH THE DEVELOPMENT AND AT THE NEW MAIN SITE ACCESS AND EGRESS ROAD LOCATIONS.
6. ALL PERSONS INVOLVED IN EXCAVATIONS SHOULD CONSULT HSE A7 AVOIDING DANGER FROM UNDERGROUND SERVICES.

EXTERNAL SERVICES	
SYMBOL	REFERENCE
	EXISTING LOW PRESSURE GAS
	EXISTING WATER MAIN
	EXISTING COMBINED SEWER
	EXISTING BT SUPPLY
	EXISTING BT SUPPLY OVERHEAD
	EXISTING LV CABLE
	EXISTING LV CABLE OVERHEAD
	EXISTING HV CABLE
	EXISTING HV CABLE OVERHEAD
	SEARCH BOUNDARY

1. DO NOT SCALE FROM THIS DRAWING.
2. UTILITY CONNECTIONS TO INDIVIDUAL PROPERTIES / BUILDINGS ARE OFTEN NOT SHOWN ON THE UTILITY PLANS BUT IT SHOULD BE ASSUMED THAT SUCH LIKE UTILITY CONNECTIONS EXIST. CONNECTIONS TO STREET LIGHTING AND OTHER ROAD FURNITURE / SIGNAGE MAY ALSO NOT BE SHOWN BUT SHOULD BE CONSIDERED TO EXIST UNLESS OTHERWISE NOTED.
3. ANY UTILITY APPARATUS SHOWN OUTSIDE THE SEARCH BOUNDARY MAY BE INCOMPLETE.
4. THE LOCATION OF ALL UNDERGROUND UTILITY PLANT AND APPARATUS SHOWN ON THIS AUTOCAD DRAWING (AND ANY PDF PRINTS OF THE SAME) IS BASED ON THE ORIGINAL UTILITY PLANS CONTAINED WITHIN THE UTILITY SEARCH REPORT (USER) WHICH MUST BE REFERRED TO PRIOR TO ANY WORK. THIS DRAWING IS INTENDED TO BE INDICATIVE ONLY AND MUST NOT BE RELIED ON TO PROVIDE CORROBORATION OF THE TYPE, LOCATION, STATUS, PRESENCE OR ABSENCE OF ANY UTILITY APPARATUS. THIS CAD DRAWING SHOULD NOT BE USED IN ISOLATION BUT IN CONJUNCTION WITH THE USER. FURTHER GUIDANCE NOTES AND INDIVIDUAL UTILITY INFORMATION NOT SHOWN ON THIS DRAWING WILL ALSO BE CONTAINED WITHIN THE USER.
5. THE ACTUAL TYPE, LOCATION, STATUS, PRESENCE OR ABSENCE OF ALL UTILITY APPARATUS MUST BE DETERMINED AND CONFIRMED ON SITE USING THE PROCEDURE SET OUT IN HSE H501 A7 AND BS PAS 128:2014. FOR EXAMPLE, ON-SITE SURVEYS SUCH AS GPS AND LIDAR SURVEYS, TRAIL HOLES AND HAND DIGGING SHOULD BE USED AS APPROPRIATE.
6. THE SIZE AND TYPE OF EACH UTILITY IS NOT DENOTED ON THIS DRAWING AND THE LINE COLOURS MAY NOT REFLECT THE COLOURS USED ON THE ORIGINAL UTILITY PLANS. PLEASE REFER TO THE USER FOR THESE DETAILS.
7. THE UTILITY PLANS THIS DRAWING IS BASED ON ARE ONLY VALID FOR THREE MONTHS FROM THE DATE OF ISSUE OF THE USER UNLESS OTHERWISE NOTED IN THE USER.
8. IF CORNERSTONE PROJECTS PURCHASED THE (ORDNANCE SURVEY OS) MAPPING THEN IT IS LICENSED FOR ONE YEAR FROM THE DATE OF THIS DRAWING AND SHOULD BE DESTROYED AFTER THIS DATE. WE ARE NOT LIABLE FOR ANY ERRORS OR LACK OF ACCURACY IN THE OS MAPPING.
9. CORNERSTONE PROJECTS LTD WILL NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSION OR INACCURACIES IN THE INFORMATION SHOWN ON THIS DRAWING.
10. PLEASE REFER TO THE TERMS & CONDITIONS ON OUR WEBSITE FOR FURTHER INFORMATION REGARDING THIS DRAWING AND THE USER.

STA	REV	DESCRIPTION	DES	CHKD	DATE

PURPOSE OF ISSUE
PRELIMINARY ISSUE

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CLIENT
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PROJECT
GRANGE MOOR WAKFIELD

TITLE
MECHANICAL & ELECTRICAL SERVICES EXISTING SITE PLAN

SCALE	ORIGINAL SIZE	DATE
1:500	A0	JAN 23
DRAWN	DESIGNED	CHECKED
GP	GP	GP
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASS NUMBER	REVISION	
P1948-NOV-XX-XX-DR-E-9601	P01	

EXISTING SITE PLAN