

Specification Summary for Topographic Surveys

(based on RICS Specification Guidelines for Land, Buildings & Utility Surveys at Scales of 1:500 & Larger)

Survey Control

The survey shall be related to:

- Ordnance Survey national grid and level (using GPS/GNSS)...
- Local grid...
- Existing site grid...

Detail to be surveyed for final plans

Buildings including:

- Building footprints (including immediately adjacent properties where visible)...
- Outbuildings...
- Building outline at upper levels...
- Overhangs, plinths and canopies...

Boundary Features including:

- Fences (showing height and type)...
- Gates/stiles...
- Hedges (showing rootline, width and height)...
- Walls (showing type, height and width)...

Roads including:

- Kerb lines (channel levels shown) or edge of surfacing to carriageways...
- Drop kerbs...
- Top of kerb levels...
- Drains, gullies, kerb outlets...
- Footpaths / cycle paths...
- Pedestrian crossings...
- Traffic islands...
- Speed restrictors...
- Change of surface materials...
- Road/car park markings...

General Topographic features:

- Street Furniture and Visible Service Features...
- Surface scars...
- Water features...
- Banks, slopes and retaining walls...

Vegetation, Woods, Trees (spread and trunk plotted to scale, height and species will be annotated where possible):

- Isolated individual trees (over 150mm trunk diameter measured 1m above the ground)...
- Staked saplings...
- Areas of vegetation...
- Tree tagging & identification...

Woods either

- a) Defined by the overhang of the trees around the perimeter, or...
- b) Individual trees in woods (as isolated trees above)...

Manhole / Inspection Cover lifting:

- Invert levels...
- Pipe sizes...
- Chamber size and construction...
- Connection to other chambers by sounding...
- Connection to other chambers by die trace...
- Connection to other chambers by sonde trace...

Levels / Spot heights:

- 5m grid...
- 10m grid...
- 15m grid...
- 20m grid...

Additional items: