SITE survey. APP

SITE SURVEY REPORT

Utility Survey Record (PAS 128)

Prepared for	Riverside Academy Trust
Date	6 Oct 2026
Site	Riverside Primary
Prepared by	D. Clark

FORM

Utility Survey Record (PAS 128)

1. Survey

Project	Riverside Primary: utility survey for new classroom block (completed example)
Client	Riverside Academy Trust
Site	Riverside Primary School
Site address	River Lane, Lincoln
Survey date	6 Oct 2026
Surveyor	D. Clark
Company	Subsurface Mapping Ltd
Survey types carried out	Type D: desktop utility records search, Type C: site reconnaissance, Type B: detection, Type A: verification

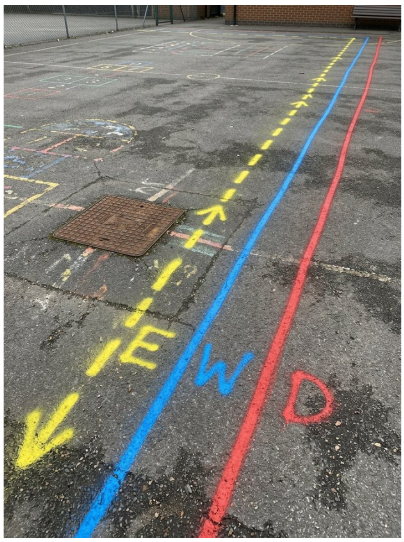
> PAS 128:2022 (underground utility detection, verification and location) survey types and quality levels: D is a desktop search of existing records; C adds a site visit to look for visible evidence such as covers and trench scars; B detects utilities, mainly with electromagnetic location (EML) and ground penetrating radar (GPR); A verifies them by seeing them in a chamber or exposing them. QL-D gives the lowest confidence and QL-A the highest.

Survey area and extent	Rear playground, 40 m x 25 m, up to the boundary fence

2. Records and reconnaissance

Utility records obtained	Electricity, Gas, Water, Telecoms, Foul or surface water drainage
Visible evidence found	Manhole or chamber covers, Valve or stop tap covers, Reinstatement scars
Detection methods	EML (cable locator and signal generator), GPR, Chamber inspection, Trial holes or vacuum excavation
Equipment and calibration	Cable locator and signal generator (calibration checked 1 Oct 2026); 2-channel GPR cart

Site photos and marked-out services



3. Utilities found

Utilities 1: Water

Utility	Water
Location or line reference	Line W1, 25 mm MDPE to the pavilion
Line positions (GPS)	53.224488, -0.548105; 53.224640, -0.547962
Length traced (m)	19
Depth to top (m)	0.75
Depth found by	Locator estimate
Quality level	QL-B2
Marked on site?	Yes

Utilities 2: Foul or surface water drainage

Utility	Foul or surface water drainage
Location or line reference	Line D1, MH1 to MH2
Line positions (GPS)	53.224530, -0.548160; 53.224655, -0.548052
Length traced (m)	16
Depth to top (m)	1.40
Depth found by	Trial hole or chamber (seen)
Quality level	QL-A

Size and material, if known	150 mm clay
Marked on site?	Yes

Photos



Utilities 3: Unknown

Utility	Unknown
Location or line reference	Line X1, near the fence
Line positions (GPS)	53.224690, -0.548010; 53.224702, -0.547880
Length traced (m)	8.5
Depth found by	Not found
Quality level	QL-B3
Marked on site?	Yes

Utilities 4: Gas

Utility	Gas
Location or line reference	Line G1, 63 mm PE service shown on the gas records along the boundary fence
Depth found by	Records only
Quality level	QL-D
Marked on site?	No

Utilities 5: Electricity

Utility	Electricity
Location or line reference	Line E1, school kitchen supply
Line positions (GPS)	53.224512, -0.548031; 53.224577, -0.547902; 53.224603, -0.547781
Length traced (m)	21.5
Depth to top (m)	0.45

Depth to top (m): measuring photo



Depth found by	Trial hole or chamber (seen)
Quality level	QL-A
Size and material, if known	Armoured cable
Marked on site?	Yes

Photos



Utilities recorded	5
Length traced (m)	65
Utilities verified (QL-A)	2
Detected (QL-B1 to B4)	2
From site evidence (QL-C)	0
From records only (QL-D)	1
Unknown utilities	1
Without a depth	1
Not marked on site	1

Unknown, unmarked or depthless utilities are recorded. Pass them on to whoever plans the dig, and treat them as live until proved otherwise.

Since PAS 128:2022, QL-B is split into B1 to B4 by how well the position and depth were found. For example, a utility located but whose depth could not be found is QL-B3; one located with a well-defined position and depth is QL-B1. A P suffix shows GPR data was post-processed.

Limitations (areas not surveyed, poor ground conditions, congested services)	No access to the locked plant room chamber. Line X1 not traced to source and depth not found: treat as live. Gas service G1 on the records was not detected by EML or GPR along the fence and is not marked: hand dig only within 2 m of the fence.
Survey drawing or deliverable reference	SML-2610-01 rev A, utility plan with QL per line

No survey method can guarantee to find every buried utility. HSE HSG47: plans alone are not enough to locate services; use locators often during the work, dig trial holes by hand or by vacuum excavation to confirm detected services, and if in doubt treat services as live.

4. Sign-off

Client name	S. Hall, estates manager
Client signature	
Completed by	D. Clark
Surveyor signature	