Obsurvus – Agreement, Survey Specification and Terms

Instruction and Site Access

An Obsurvus survey will extend in the field to the areas outlined on plans and documents provided by the client. If a plan/document doesn't exist an agreement should be reached onsite between the survey team and the client. Obsurvus survey teams will survey any detail which experience has shown to be relevant/necessary, regardless of documentations provided.

The purpose and scope of the works need to be made apparent to the survey team a soon as possible, this allows our survey teams to plan, interpret and make decisions on level of detail and accuracy required.

If the works required extend into neighbouring properties or land not in the clients possession, arrangements must be made with the neighbouring land/property owners with confirmation in writing before commencement of ant site work.

In the case of neighbour disputes, survey teams will not tolerate any abuse or threatening behaviour on site. Where any dispute/disagreement might exist between neighbours, the client is required to inform Obsurvus of any relevant details of such dispute prior to commencement of work. Obsurvus prefer neighbours to be aware of the instruction of the survey to take place prior to any site visits. As professional Chartered Surveyors we are more than willing to discuss and issues/matters within our expertise on site with the client, public or neighbours, subject of course to any reasonable requirement for confidentiality.

Vehicular access or pedestrian access should be clarified at the time of requesting a quote for the survey work. Reasonable periods of access will be required with start and finish times which facilitate efficient and uninterrupted site works.

A written instruction is required before site works can commence.

Data Formats

Obsurvus provide plans in AutoCAD 2014 in 2D via email. If an alternative format is required or a hard copy is preferred, please advise at the earliest opportunity. We can provide survey data in 3D or in a point cloud format. Monitoring projects require tabulated analysis of observations and are provided in Microsoft Excel as standard as soon as survey processing is complete. Any special requirements on any projects need to be brought to our attention.

Obsurvus do not routinely provide photographs of sites or particular areas of interest, but can do so if required. Please inform your Obsurvus contact of any photographic requirements.

Standard Survey Specification

All site work is referenced geospatially by GPS, giving the surveyor and client true position on the earth, referenced to the Ordnance Survey National Grid and Ordnance Datum. If a local grid or datum is required or GPS referencing is not necessary, please advise.

Obsurvus endeavour to complete all standard topographical surveys by GPS alone. This is not always possible as sky clearance, multipath (signal interference from buildings, power lines etc.) and restricted access can prevent this and can be problematic adding time to site work. Typically, absolute GPS accuracy ranges between 5-50mm in position and 10-50mm in height. Relative accuracy is typically 10-20mm. Each site is unique and the problems above can impact drastically on accuracy (absolute and relative). The surveyor in the field is responsible for interpreting and implementing appropriate survey techniques and accuracies.

Where GPS is not suitable, Obsurvus employ the Leica MS50 1'' Multistation capable of 3D scanning in addition to traditional angular and distance observations. A reference line is observed where possible, with the GPS, and all survey data will be collected in relation to this bearing. Again, the surveyor in the field is responsible for implementing suitable techniques and methods. The MS50 vastly improves absolute and relative accuracy for the survey team/client.

The type of map projection for the final drawings will be decided by Obsurvus or discussed with the client if deemed necessary. In general terms, most projects undertaken by Obsurvus will be presented using a Plane Projection which shows no distortion from the actual measurements on site. Larger projects, or long linear projects may need to be presented on the Transverse Mercator projection which will preserve the relativity between the survey and the OS map projection.

Survey station coordinates can be provided in tabular format at presentation of results.

Spot heights are routinely observed at a nominal 10m interval where sites are suitable. The experienced survey team is responsible for interpreting the required frequency. Top and bottom of bank lines will be surveyed to adequately represent changes in slope.

Boundaries are varied and the survey team is responsible for deciding observational techniques. Where necessary and where scale of survey is suitable, dimensions of hedges, fences, walls and any other features will be observed. Where physically possible, all points (not just boundaries) are observed at ground level. In some survey circumstances, centre lines of boundary features will suffice and this will be implemented/interpreted by the surveyor through knowledge and experience in the field. In the event of a boundary survey in relation to a dispute, more detailed emphasis will be placed on the survey of the actual boundary features.

Water levels will be observed where any substantial standing water areas are present and considered necessary. Water levels and bed silt levels (as required) will be observed linearly down watercourses at an agreed interval with the client. Cross section positions and intervals for drainage channels, rivers, streams, banks and roads will be agreed with the client before commencement of any work.

Trees are only normally observed where trunk diameter is 0.15m (150mm) or greater at 1m above ground level. Ground level is observed but not presented in the final presentation. Trunk dimensions and spread dimensions is observed in one direction. The centre of the trunk at ground level is observed. Obsurvus will differentiate between coniferous and deciduous trees only. Remaining trunks/stumps from felled trees at ground level will be surveyed at the surveyors discretion. Groups of trees outside of the specification will not be surveyed. Dead trees are not surveyed. Heights of trees are not routinely surveyed.

Buildings and structures – footprints only will be observed unless agreed otherwise with the client. Obsurvus surveyors are responsible for interpreting whether further data is necessary on structures or buildings based upon the purpose and request for the survey (ridge heights/materials etc.). Temporary buildings are not surveyed. Derelict or remains of buildings will only be observed on instruction, unless remaining foundations/floor slabs are significant and present.

Paths, roads and tracks will be routinely observed at change of direction and height, and every 10-20 meters. This is open to the interpretation of the surveyor and the scale of the plans to be presented.

Obsurvus only survey detail at ground level and above.

Manholes, service covers, gullies etc. will be surveyed for position and cover level will be measured. Obsurvus do not routinely lift manhole/service covers and specific instructions need to be issued if this is required.

Obsurvus survey kerb positions where adjacent to highways at channel level, with top of kerb levels as necessary or as requested by the client.

Service poles (electricity, telephone and lamp posts) will be observed for centre of pole at ground level only. Dimensions will be noted and observed and scaled to fit the plan at presentation of results. Where overhead cables are present, the routes of the cables will be observed. If the heights of cables are required, the client needs to instruct with an indication of where the heights are most relevant.

This specification is designed to facilitate an efficient, economical, thorough and professional survey. Our survey specifications are designed to assist the client in obtaining and appropriate result which meets their requirements. We will discuss client requirements and survey specifications and advise, in the interests of achieving the best results for the client, Obsurvus survey teams have many years of experience in typical topographic surveys, we respectfully request that clients acknowledge our expertise and are prepared to be advised upon the survey specification. This specification is intended as general guidance, and may be varied to suit the specific project requirements. This survey specification supersedes any other specification provided unless otherwise agreed.

Payment Terms

Invoice will be issued at presentation of survey results/plans/documents. Payment term is 30 days. Obsurvus reserve the right to request part or full payment of invoice before or during site/office work in certain circumstances. Obsurvus will raise the issue of this with the client at the earliest possible opportunity. Payment terms of 30 days not adhered to will be subject to charges.

Invoices are due for payment, in full, within 30 days of the invoice date, unless other payment arrangements have been agreed in writing. Late payment may result in legal action for the recovery of the invoice amount plus interest and costs, and any outstanding drawings, data or other information will be with-held until payment is made in full.

We reserve the right to charge an administration fee of £40.00, or interest at a rate of 15% per annum, whichever is greater, on overdue accounts.

Invoices are raised on the basis of time spent on the work carried out, plus reasonable expenses unless the work is carried out for a fixed price quotation. Brief details of the work carried out, the time involved, and expenses incurred, are shown on the invoice, however additional information can be provided (where available) on request.

Any questions on, or disagreement with, the services provided or the amount of the invoice, should be notified to us in writing within 21 days of the invoice date.

In the event of a stage payment or interim invoice arrangement, any delayed payments may result in survey drawings, data or other information being with-held, and the suspension of further work until overdue amounts have been received.

Director

Obsurvus

OBSURVUS

monitoring and surveying in a geospatial world