



Welcomb Street

LLFA Response

For Network Space

Date 23 August 2024

Doc ref 22975-HYD-XX-XX-TN-002

Document control sheet

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Client	Network Space	
Project name	Welcomb Street	
Title	LLFA Response	
Doc ref	22975-HYD-XX-XX-TN-002	
Project number	22975	
Status	For Planning	
Date	23/08/2024	

Document production record		
Issue number	P01	Name
Prepared by	Sophie Jones	
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Approved by	Victoria Checkley	

Document revision record			
Issue number	Status	Date	Revision details
P01	For Planning	22/8/24	First Issue

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1. LLFA Objection

The following objection was received from the LLFA. A copy of the full document is included in Appendix A.

The information uploaded to the Planning Portal 13 May 2024 to 04 June 2024 has been considered.

We OBJECT to the planning proposal because it does not demonstrate consideration of the risk of an indicative culverted ordinary watercourse onsite ("Corn Brook Tributary").

The following information needs to be provided as a minimum to lift our objection:

Results of sufficient site investigation to prove or disprove the presence of the culvert onsite.

Where proven present, survey results to show mapped route and condition.

Where proven present, the applicant is expected to submit a masterplan, which takes account of the culvert location, including any proposed diversion/realignment plans, and illustrate appropriate easements.

The indicative asset identified in our asset register can be released as part of the LLFA's data screening service. If required, please enquire to arrange this service.

Where culverted ordinary watercourses are located on sites, proposed buildings should not be positioned above culverts or within the appropriate easements. Masterplan designs should demonstrate that suitable access is provided, to ensure maintenance works can be carried out on the culvert (for the lifetime of the development). Routing of the culvert should consider a sequential approach; consideration should first be given for routing the asset beneath the highway and/or open land.

Where an ordinary watercourse culvert is found within the Site boundary, riparian ownership responsibilities would apply. Any proposed modifications or proposed new connections to the asset would require consent from the LLFA under the Land Drainage Act 1991.

This report sets out the investigation and desk study work carried out, from which it is concluded that the buried culvert is not within the site.

2. "Lost Watercourse"

The only known reference to a 'lost watercourse' is on the critical drainage plan in the 2011 MCC SFRA, and extract of which is shown below in Figure 1. This is understood to be the possible culvert in question.

The route shown in purple appears to have been traced from the original watercourse route shown on the OS map from the early 1800s.



Figure 1 - extract from 2011 MCC SFRA

The SFRA states that the map is based on "The Lost Rivers of Manchester" by Geoffry Ashworth. This is considered in Section 2 of this report.

Prior to development was an existing watercourse shown running along the southern boundary of the site flowing in a westerly direction, as indicated in Figure 2.



Figure 2 - 1830-1880s OS map / present day aerial photo, existing watercourse highlighted

No other sources of information we found which indicated the possible presence of a buried culvert in this location.

3. Desk Study

The site was originally developed for heavy industrial use (engineering works and railway sidings) in the late 1800's. The historic maps show no sign of the watercourse, suggesting it must have been either diverted, culverted or abandoned.

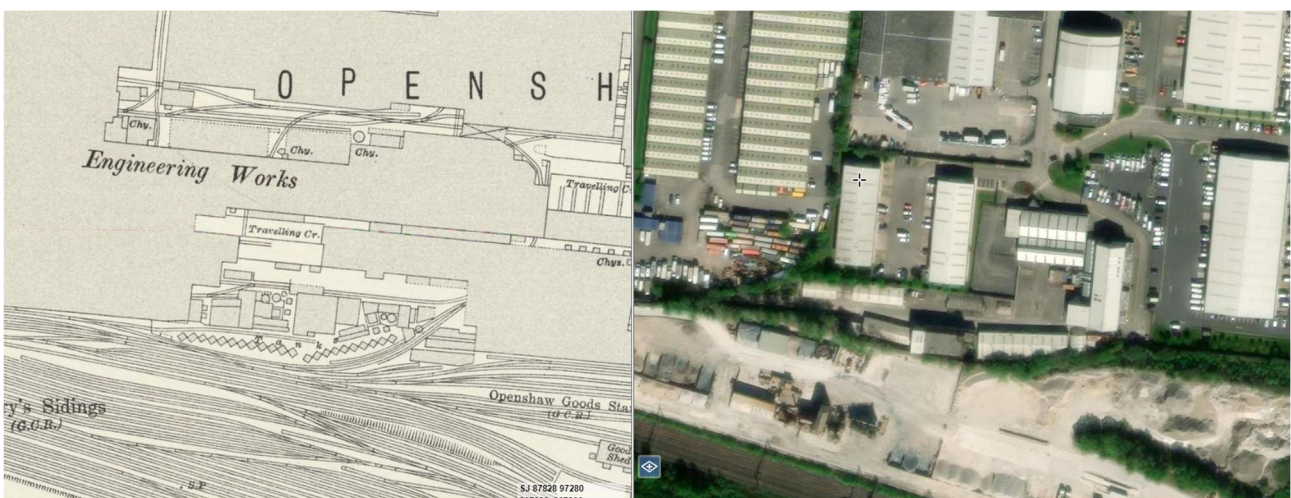


Figure 3 - 1892-1914 OS map / present day aerial photo

United Utilities record maps indicate some private drainage, for example mapping the Cornbrook Culvert further downstream, and it would not be uncommon to see a buried private culvert shown on UU maps.



Figure 4 - extract from UU mapping

United Utilities (UU) mapping shown in Figure 4 and included in Appendix B does not show any private drainage features in the vicinity of the site or adopted surface water drainage in this location. It does however show other private (dashed) surface water drainage to the east which discharges to a large combined sewer.

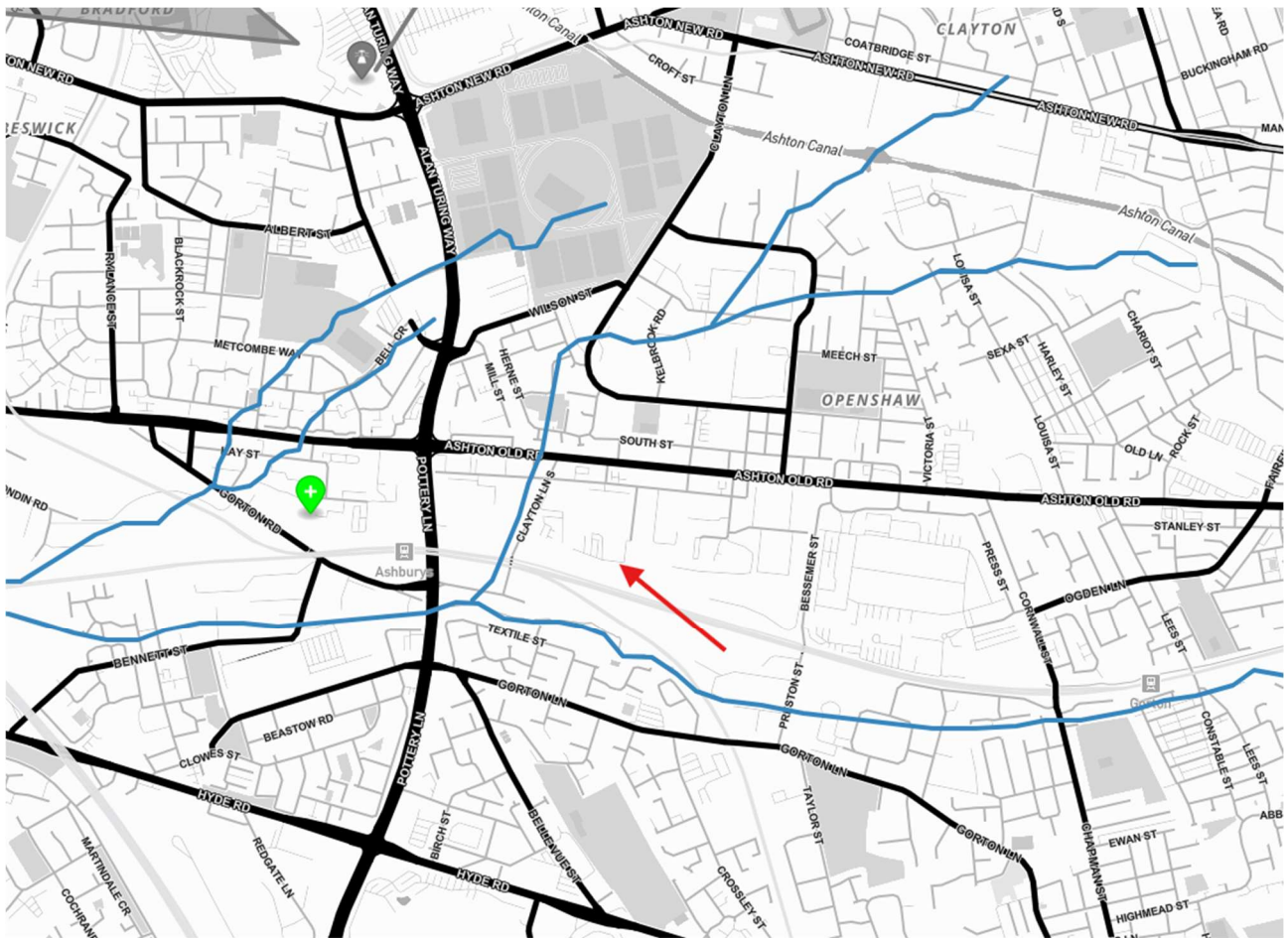


Figure 5 - Extract from <https://hidden-manchester.org.uk/> -

As stated earlier in this report the SFRA map showing the possible hidden watercourse is primarily based on "The Lost Rivers of Manchester" by Geoffry Ashworth. The Hidden Manchester website shows buried culverts and is based on this publication (amongst other sources). Figure 5 demonstrates that this does not indicate a hidden watercourse in the vicinity of the site.

4. Site Investigations and adjacent construction works

Topographical, ground penetrating radar and drainage CCTV surveys were undertaken across the site to identify any underground services. The GPR and topographical survey is included in Appendix C. None of these surveys showed any indication of a culverted watercourse crossing the site,

Construction works were undertaken on Phase 2 of the development (immediately east of the plot currently being considered). The existing engineering buildings were demolished in 2004 to facilitate the first phase of the development. These works included grubbing out and removal of all substructures which comprised of substantial foundations, bases, basements and below ground features up to 5 metres below ground. The remediation strategy included earthworks activities to restore to existing ground level suitable for development of phase 1 and phase 2 with VSC ground improvement. To support planning applications, design development and construction drainage surveys were undertaken to establish how the site drained in order that strategies could be developed and implemented.

As part of the site investigation, demolition works and drainage surveys, no evidence of any live or redundant watercourses were located.



Figure 6 - Development phasing - areas marked Phase 1 and Phase 2 were re-worked to a depth of approximately 5 metres.

5. Conclusion

As all attempts to locate a buried watercourse, both desk based and physical, have failed to locate a culvert it is assumed that it was diverted or abandoned during the construction of the engineering works in the late nineteenth century.

Therefore it is considered that this is sufficient site investigation to disprove the presence of the culvert onsite.

Appendix A - LLFA Correspondence

Application details:	Application number: 139997/FO/2024 Proposal: Erection of 4no. two storey industrial buildings (Classes E(g)(ii)(iii), B2 and B8) following the demolition of existing buildings together with associated service yards, car parking, electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure Location: Land At Welcomb Street, Manchester
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LLFA Comments 08/07/2024

The following Information has been considered:

Planning Portal uploads:	13/05/2024 - 04/06/2024
Further submission emails:	N/A
Pre-Application Advice:	N/A

Any LLFA Comments to LPA

The LLFA **OBJECT** due to indicative culverted ordinary watercourse on-site. Please see comments below.

The information uploaded to the Planning Portal 13 May 2024 to 04 June 2024 has been considered.

We **OBJECT** to the planning proposal because it does not demonstrate consideration of the risk of an indicative culverted ordinary watercourse onsite ("Corn Brook Tributary").

The following information needs to be provided as a minimum to lift our objection:

- Results of sufficient site investigation to prove or disprove the presence of the culvert onsite.
- Where proven present, survey results to show mapped route and condition.
- Where proven present, the applicant is expected to submit a masterplan, which takes account of the culvert location, including any proposed diversion/realignment plans, and illustrate appropriate easements.

The indicative asset identified in our asset register can be released as part of the LLFA's data screening service. If required, please enquire to arrange this service.

Manchester City Council LLFA

Where culverted ordinary watercourses are located on sites, proposed buildings should not be positioned above culverts or within the appropriate easements. Masterplan designs should demonstrate that suitable access is provided, to ensure maintenance works can be carried out on the culvert (for the lifetime of the development). Routing of the culvert should consider a sequential approach; consideration should first be given for routing the asset beneath the highway and/or open land.

Where an ordinary watercourse culvert is found within the Site boundary, riparian ownership responsibilities would apply. Any proposed modifications or proposed new connections to the asset would require consent from the LLFA under the Land Drainage Act 1991.

Appendix B - United Utilities plans



Refo	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
1202	65.43	SW	61.82	1100			CO	27.00795	1 in 265
9403	63.4	CO	49.97	1900			CO	188.9577	1 in 212
2100	66.37	SW	62.14	1000			CO	31.14482	1 in 346
9511		CO		100			VC	12.69593	
9500	63.41	CO	59.74	375			VC	72.44308	1 in 60
9500	63.41	CO	59.74	300			VC	62.23983	1 in 603
9600	62.44	CO	58.54	375			VC	49.36598	1 in 69
0512				150			VC	9.004173	
2203	65.44	SW	61.68	1100			CO	47.04253	1 in 784
1104	65.45	SW	62.04	1000			CO	49.95998	1 in 380
2101	66.65	SW	62.39	1000			CO	24.05319	1 in 127
1107	65.49	SW	61.95	1100			CO	37.21559	1 in 372
0513				150			VC	9.943265	
2206	65.55	SW	61.59	1100			CO	19	1 in 6
9605	60.9	CO	57.02	375			BR	70.25698	1 in 64
1304		CO	0	1400			CO	99.04544	
9605	64.19	CO	60.33	300			VC	53.33554	1 in 356
2500	67.51	CO	63.79	300			VC	91.35098	1 in 69
1502	65.43	CO	62.43	300			VC	85.37564	1 in 65
0505	64.19	CO	57.48	300			VC	53.15073	1 in 332
1102	62.83	CO	60.66	300			CO	45.54119	1 in 0.77901454
9603	61.35	CO	57.69	375			VC	42.01919	1 in 61
9400	63.48	CO	59.06	700			BR	17.11724	1 in 74
1402	65.73	CO	62.2	600			BR	128.6353	
1501	65.73	CO	0	300			VC	44.18144	
8500	61.45	CO	58.42	300			VC	51.15662	1 in 54
9302	62.37	CO	58.17	375			VC	111.5078	1 in 153
1100	60.7	CO		225			VC	85.7666	
7403	59.75	CO	55.86	450			CO	55.44366	1 in 43
1205	65.41	CO	55.39	1350			BR	110.3676	1 in 69
9501	61.65	CO	57.48	600			CO	52.61719	1 in 0.9600608
2104	66.85	FO	60.47	375			VC	28.4005	1 in 0.59942079
2207	64.31	CO	55.87	300			VC	49.16299	1 in 62
0508	64.61	CO	61.12	300			VC	52.34501	1 in 145
9501	63.33	CO	59.66	375			BR	181.0414	
1903	59.03	SW	56.13	750			CO	278.2175	1 in 1.67180967
9402	62.02	CO	49.08	1900			VC	91.5478	1 in 86
1203	63.75	CO	61.29	375			VC	18.11077	1 in 82
7400	60.15	CO	56.31	300			VC	34.36568	1 in 0.68910528
9300	62.83	CO	58.66	450			VC	16.18034	
2204	66.38	FO	57.85	300			VC	41.80796	1 in 39
0503	63.59	CO	61.59	230			VC	21.2132	
9406		CO		225			VC	41.43687	1 in 48
8400	61.57	CO	58.59	300			VC	31.06445	1 in 25
9401	61.39	CO	0	300			VC	25.22783	
9301	60.96	CO	57.16	450			VC	48.50773	1 in 154
2301	66.57	CO	62.91	375			VC	53.23532	1 in 1.82648401
9402	63.25	CO	60.73	300			VC	78.40918	
0508	64.61	CO	61.22	375			CI	38.20995	1 in 736
9301	62.16	CO	57.06	300			VC	73.5527	
0402	64.29	CO	61.78	300			VC	19.43437	
9303	62.6	CO	57.17	300			VC	38.06688	
9307		CO		225			BR	260.8395	1 in 77
0516		CO		150			VC	8.250587	
6200	59	CO	52.62	600			BR	45.39824	
9408		CO		150			CO	18.27882	1 in 0.33093760
9401	62.67	CO	60.12	300			VC	171.7451	1 in 53
2205	63.87	CO	55.46	450			VC	6.324555	1 in 57
1302	63.14	CO	59.63	450			BR	440.8044	1 in 143
9604	61.45	CO	57.82	375			BR	33.24154	1 in 83
1108	59.41	CO	55.72	900			VC	13	1 in 108
7500	60.03	CO	55.73	600			CO	19.23538	1 in 0.36440015
8300	60.99	CO	57.41	375			BR	15.7502	
1106	65.36	CO	57.72	450			VC	176.8191	1 in 208
2401		CO	0	600			VC	53.15073	
1404	65.55	CO	60.82	1900			VC	7.361735	1 in 77
2300	63.87	CO	0	375			VC	44.29116	1 in 19
0515		CO		150			VC	4.123106	
1500	65.81	CO	62.48	300			BR	4.46521	1 in 0.39662309
0506	64.03	CO	60.91	300			CO	23.34524	1 in 92
1108	59.4	CO	55.7	900			VC	63.28507	1 in 105
1103	65.5	SW	62.27	450			VC	2.842929	1 in 110
1400	65.16	CO	62.71	300			VC	70.41175	1 in 110
7300	59.33	SW	57.63	225			VC	7.071068	1 in 22
0518		CO		150			VC	45.39824	1 in 60
7301	59.03	SW	57.03	225			VC	44.18144	1 in 61
1401	65.15	CO	62.06	300			VC	49.25444	1 in 3102
9400	64.03	CO	57.04	600			BR	48.16638	1 in 0.68906936
0500	64.06	CO	60.48	380			VC	31.01612	1 in 0.88189659
0507	64.89	CO	61.29	375			VC	43.18565	1 in 84
9401	64.43	CO	60.43	600			VC	16.03122	1 in 90
1001	60.23	CO	59.03	750			VC	94.42987	
1201	65.38	CO	57.65	375					
2202	65.37	CO	57.37	375					
9302	60.94	CO	56.54	300					
2400	65.93	CO	62.39	600					
0403	64.29	CO	61.8	300					

LEGEND

Abandoned

Foul

Surface Water

Combined

Public Sewer

Private Sewer

Section 104

Rising Main

Sludge Main

Overflow

Water Course

Highway Drain

All point assets follow the standard colour convention:

red - combined

blue - surface water

brown - foul

purple - overflow

Manhole

Head of System

Extent of Survey

Rodding Eye

Inlet

Discharge Point

Vortex

Penstock

Washout Chamber

Air Valve

Non Return Valve

Soakaway

Gully

Cascade

Flow Meter

Hatch Box

Oil Interceptor

Summit

Drop Shaft

Orifice Plate

Side Entry Manhole

Outfall

Screen Chamber

Inspection Chamber

Bifurcation Chamber

Lamp Hole

T Junction / Saddle

Catchpit

Valve Chamber

Vent Column

Vortex Chamber

Penstock Chamber

Network Storage Tank

Sewer Overflow

Ww Treatment Works

Ww Pumping Station

Septic Tank

Control Kiosk

Change of Characteristic

MANHOLE FUNCTION

FO Foul

SW Surface Water

CO Combined

OV Overflow

SEWER SHAPE

CI Circular

TR Trapezoidal

EG Egg

AR Arch

OV Oval

BA Barrel

FT Flat Top

HO HorseShoe

RE Rectangular

UN Unspecified

SQ Square

SEWER MATERIAL

AC Asbestos Cement

BR Brick

PE Polyethylene

RP Reinforced Plastic Matrix

CO Concrete

CSB Concrete Segment Bolted

CSU Concrete Segment Unbolted

CC Concrete Box Culverted

PSC Plastic / Steel Composite

GRC Glass Reinforced Plastic

DI Ductile Iron

PVC Polyvinyl Chloride

CI Cast Iron

SI Spun Iron

ST Steel

VC Vitrified Clay

PP Polypropylene

PF Pitch Fibre

MAC Masonry, Coursed

MAR Masonry, Random

U Unspecified

Address or Site Reference:

Welcomb Street Openshaw,

Scale: 1:1250 Date: 24/05/2022

Sheet: 1 of 1

Printed by: Property Searches

SEWER RECORDS



United Utilities

Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Crown copyright and database rights 2017 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

Appendix C - GPR Survey

Notes

The drawings and the building works depicted are the copyright of RPS and may not be reproduced or presented under any other name. No liability will be accepted for amendments made to these drawings.

The Contractor is to check and verify all building and site information, levels and areas and report any discrepancies to the Surveyor. It is the responsibility of the Contractor to ensure that the drawings are correct and that the building works are carried out in accordance with the drawings. Any errors or omissions are the responsibility of the Contractor. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings.

Where existing trees are to be retained they should be subject to a full Arboricultural Report for safety. All trees are to be protected in accordance with the Arboricultural Code of Practice. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings.

Existing information from historical plans is to be used as a guide only and is not to be relied upon for construction. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings.

Utility Services Location Note

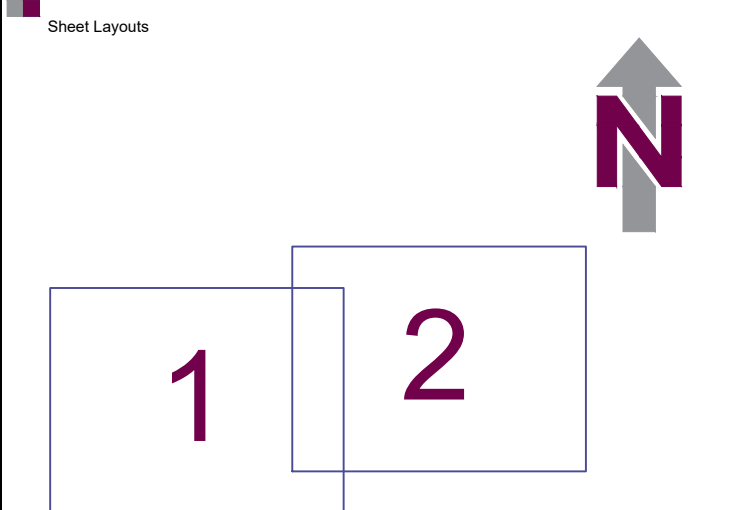
The survey has been carried out using a combination of observation and detection using geolocation and ground penetrating radar (GPR). The survey has been carried out in accordance with the British Standard BS 5900:2012. The survey has been carried out in accordance with the British Standard BS 5900:2012. The survey has been carried out in accordance with the British Standard BS 5900:2012.

The following information is for guidance only. The survey has been carried out in accordance with the British Standard BS 5900:2012. The survey has been carried out in accordance with the British Standard BS 5900:2012. The survey has been carried out in accordance with the British Standard BS 5900:2012.

Existing information from historical plans is to be used as a guide only and is not to be relied upon for construction. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings. The Surveyor will not be responsible for any errors or omissions on the drawings.

Standard Abbreviations	Abbreviations	Standard Abbreviations	Abbreviations
AD	As Drawn	AD	As Drawn
AS	As Surveyed	AS	As Surveyed
BS	British Standard	BS	British Standard
CA	Checked	CA	Checked
CD	Construction Draw	CD	Construction Draw
CP	Construction Plan	CP	Construction Plan
CS	Construction Section	CS	Construction Section
CSA	Construction Section A	CSA	Construction Section A
CSB	Construction Section B	CSB	Construction Section B
CSL	Construction Section Line	CSL	Construction Section Line
CSM	Construction Section Map	CSM	Construction Section Map
CSN	Construction Section Note	CSN	Construction Section Note
CSO	Construction Section Outline	CSO	Construction Section Outline
CSR	Construction Section Report	CSR	Construction Section Report
CSU	Construction Section Unit	CSU	Construction Section Unit
CSV	Construction Section View	CSV	Construction Section View
CSW	Construction Section Wall	CSW	Construction Section Wall
CSX	Construction Section X	CSX	Construction Section X
CSY	Construction Section Y	CSY	Construction Section Y
CSZ	Construction Section Z	CSZ	Construction Section Z
CSAA	Construction Section A-A	CSAA	Construction Section A-A
CSAB	Construction Section A-B	CSAB	Construction Section A-B
CSAC	Construction Section A-C	CSAC	Construction Section A-C
CSAD	Construction Section A-D	CSAD	Construction Section A-D
CSAE	Construction Section A-E	CSAE	Construction Section A-E
CSAF	Construction Section A-F	CSAF	Construction Section A-F
CSAG	Construction Section A-G	CSAG	Construction Section A-G
CSAH	Construction Section A-H	CSAH	Construction Section A-H
CSAI	Construction Section A-I	CSAI	Construction Section A-I
CSAJ	Construction Section A-J	CSAJ	Construction Section A-J
CSAK	Construction Section A-K	CSAK	Construction Section A-K
CSAL	Construction Section A-L	CSAL	Construction Section A-L
CSAM	Construction Section A-M	CSAM	Construction Section A-M
CSAN	Construction Section A-N	CSAN	Construction Section A-N
CSAO	Construction Section A-O	CSAO	Construction Section A-O
CSAP	Construction Section A-P	CSAP	Construction Section A-P
CSAQ	Construction Section A-Q	CSAQ	Construction Section A-Q
CSAR	Construction Section A-R	CSAR	Construction Section A-R
CSAS	Construction Section A-S	CSAS	Construction Section A-S
CSAT	Construction Section A-T	CSAT	Construction Section A-T
CSAU	Construction Section A-U	CSAU	Construction Section A-U
CSAV	Construction Section A-V	CSAV	Construction Section A-V
CSAW	Construction Section A-W	CSAW	Construction Section A-W
CSAX	Construction Section A-X	CSAX	Construction Section A-X
CSAY	Construction Section A-Y	CSAY	Construction Section A-Y
CSAZ	Construction Section A-Z	CSAZ	Construction Section A-Z

Survey Symbols	Symbol	Symbol	Symbol
AD	As Drawn	AD	As Drawn
AS	As Surveyed	AS	As Surveyed
BS	British Standard	BS	British Standard
CA	Checked	CA	Checked
CD	Construction Draw	CD	Construction Draw
CP	Construction Plan	CP	Construction Plan
CS	Construction Section	CS	Construction Section
CSA	Construction Section A	CSA	Construction Section A
CSB	Construction Section B	CSB	Construction Section B
CSL	Construction Section Line	CSL	Construction Section Line
CSM	Construction Section Map	CSM	Construction Section Map
CSN	Construction Section Note	CSN	Construction Section Note
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CSV	Construction Section View	CSV	Construction Section View
CSW	Construction Section Wall	CSW	Construction Section Wall
CSX	Construction Section X	CSX	Construction Section X
CSY	Construction Section Y	CSY	Construction Section Y
CSZ	Construction Section Z	CSZ	Construction Section Z
CSAA	Construction Section A-A	CSAA	Construction Section A-A
CSAB	Construction Section A-B	CSAB	Construction Section A-B
CSAC	Construction Section A-C	CSAC	Construction Section A-C
CSAD	Construction Section A-D	CSAD	Construction Section A-D
CSAE	Construction Section A-E	CSAE	Construction Section A-E
CSAF	Construction Section A-F	CSAF	Construction Section A-F
CSAG	Construction Section A-G	CSAG	Construction Section A-G
CSAH	Construction Section A-H	CSAH	Construction Section A-H
CSAI	Construction Section A-I	CSAI	Construction Section A-I
CSAJ	Construction Section A-J	CSAJ	Construction Section A-J
CSAK	Construction Section A-K	CSAK	Construction Section A-K
CSAL	Construction Section A-L	CSAL	Construction Section A-L
CSAM	Construction Section A-M	CSAM	Construction Section A-M
CSAN	Construction Section A-N	CSAN	Construction Section A-N
CSAO	Construction Section A-O	CSAO	Construction Section A-O
CSAP	Construction Section A-P	CSAP	Construction Section A-P
CSAQ	Construction Section A-Q	CSAQ	Construction Section A-Q
CSAR	Construction Section A-R	CSAR	Construction Section A-R
CSAS	Construction Section A-S	CSAS	Construction Section A-S
CSAT	Construction Section A-T	CSAT	Construction Section A-T
CSAU	Construction Section A-U	CSAU	Construction Section A-U
CSAV	Construction Section A-V	CSAV	Construction Section A-V
CSAW	Construction Section A-W	CSAW	Construction Section A-W
CSAX	Construction Section A-X	CSAX	Construction Section A-X
CSAY	Construction Section A-Y	CSAY	Construction Section A-Y
CSAZ	Construction Section A-Z	CSAZ	Construction Section A-Z



Local Grid by GPS Observations to the OS Active Network (OSTN15)

Ordnance Datum by GPS Observations to the OS Active Network (OSDM15)

Revision	Amendments	Date	Name
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
A	ORIGINAL ISSUE	Jun'22	JB

rps MAKING COMPLEX EASY

THE SURVEY GROUP

Stafford - Clevedon - Milton Keynes - Warrington - Edinburgh

T: 01823 217 6227 E: rps.survey@rpsgroup.com www.rpsgroup.com

Red Deer House, Dunelm Business Village, Stafford Road, Dunelm, Staffordshire, ST18 9AB

CLIENT

RPS Consulting

PROJECT

Welcomb Street

TITLE

Topographical & Underground Utility Survey

Drawn	DLJS/BDW	Checked	CA
Date	June 2022	Scale	1:250 @ A2
Day No	LAND102_A	Sheet	1 of 2

MAKING COMPLEX EASY

