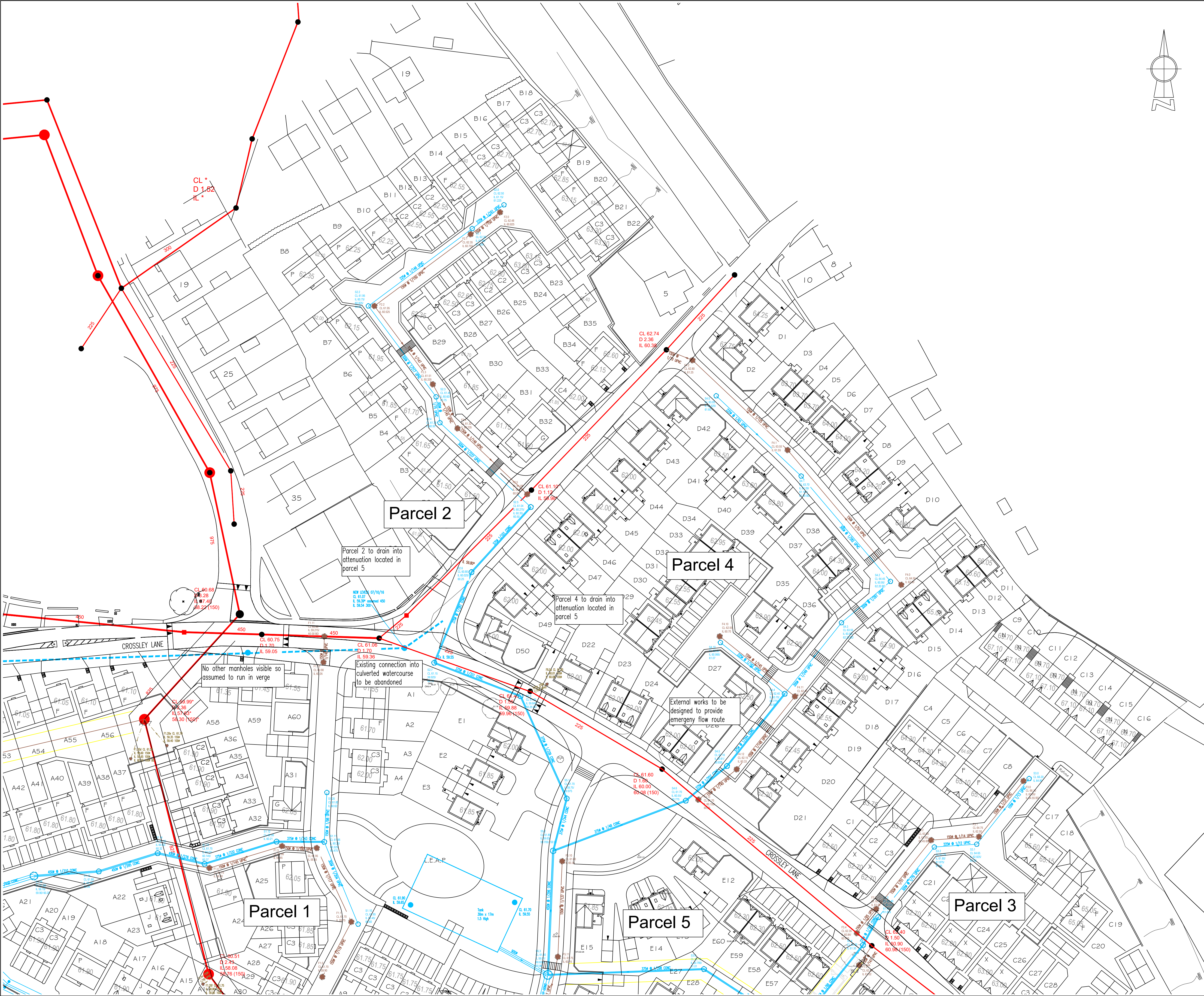


N O T E S

KEY

- Storm water manhole
- Foul water manhole
- Storm water sewer
- Foul water sewer
- Combined sewer

- APPRAISAL NOTES**
- SURFACE WATER DRAINAGE**
- This appraisal assumes that infiltration drainage has been discounted as a viable option.
 - Allowable discharge rates have been calculated based on a mixture of greenfield and existing run-off which has been proven to drain to either Lees Beck or the public combined sewer or culverted watercourse as shown on Drawing No. 906/03/SK 3. These rates are subject to the approval of all regulatory bodies, including Kirklees Drainage Department, Yorkshire Water and the Environment Agency.
 - Surface water attenuation is up to and including all storms for 1 in 100 year return period + 30% allowance for climate change. An urban creep factor has not been added.
 - Storage requirements are met by a mixture of underground pipes, box culverts and tank structures on parcels 1, 2, 4, and 5. Exact sizes are subject to detailed design.
 - Level of outfall to Lees Beck has been taken as the surveyed water level + 300mm
 - An element of private surface water storage will be required on parcel 4.
 - Space will be required on parcel 2 for a surface water storage tank due to the volume required to be attenuated and the depth of the receiving combined sewer. A plot will need to be omitted to accommodate this.

- FOUL DRAINAGE**
- The depth of the existing sewers have been taken from records provided by Yorkshire Water.

DESIGN FOR APPRAISAL PURPOSES ONLY

THIS DESIGN IS SUBJECT TO FURTHER DISCUSSION AND AGREEMENT WITH REGULATORY BODIES.

FURTHER CHANGES TO THE PLANNING LAYOUT MAY BE REQUIRED AT DETAILED DESIGN STAGE TO ENABLE SATISFACTORY DRAINAGE OF EACH PARCEL OF LAND

THIS DESIGN IS BASED ON ACHIEVING A GRAVITY OUTFALL FOR THE SURFACE WATER SEWER WHICH KIRKLEES MDC WILL INSIST UPON

THE LOCATION OF EXISTING SERVICES IS UNKNOWN AND THEREFORE IT MAY BE NECESSARY TO DIVERT OR RELOCATE PROPOSED DRAINAGE OR SERVICES TO SUIT

D	RF	07.2.18	Parcel 2 attenuation relocated to Parcel 5	WW
C	MI	02.11.18	Parcel 4 attenuation relocated to Parcel 5	WW
B	MI	11.10.18	Minor amendments to floor levels	WW
A	MI	06.10.18	Parcel 4 storage relocated, general updates	WW
/	MI	08/03/19	Issued for approval	WW
Rev	By	Date	Revision	Chk



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TITLE PARCELS 2 & 4
PROPOSED DRAINAGE

PROJECT
CROSSLEY LANE
HUDDERSFIELD

CLIENT
MINERVA WORKS
DEVELOPMENTS LTD

Scale	Date	Drawn
1:500 @ A1	MAR 16	MI
Drg. No.	906/03/SK4	Rev D