

Drawing Notes

This drawing is based on the following sources of information, and must be checked and reviewed against all project information.

- Site layout by AHJ Architects ref: 2539-D-20-002 Rev C
- OS files contained within the site layout
- Tree Root Protection Zones contained with the site layout.
- Topographic survey by LMS Geomatics Engineering Ltd ref: LMS021_PPJ_TS_01A
- Site entrance drawing by Bryan G Hall ref: 18-412-SKH-001 Rev K BOUND
- Existing manhole invert levels as provided by the client.

Key

- Indicative Site Boundary
- Indicative Ownership Boundary

XXXXX Finished floor level/DPC Level. Refer to architects details.

Existing Tree RPA as per Arboricultural report. All existing trees to be removed except those indicated as retained. All planting to be min 5m away from drainage assets, unless specialist protection provided.

Combined Water Drainage Legend
(Dimensions are approx. internal sizes)

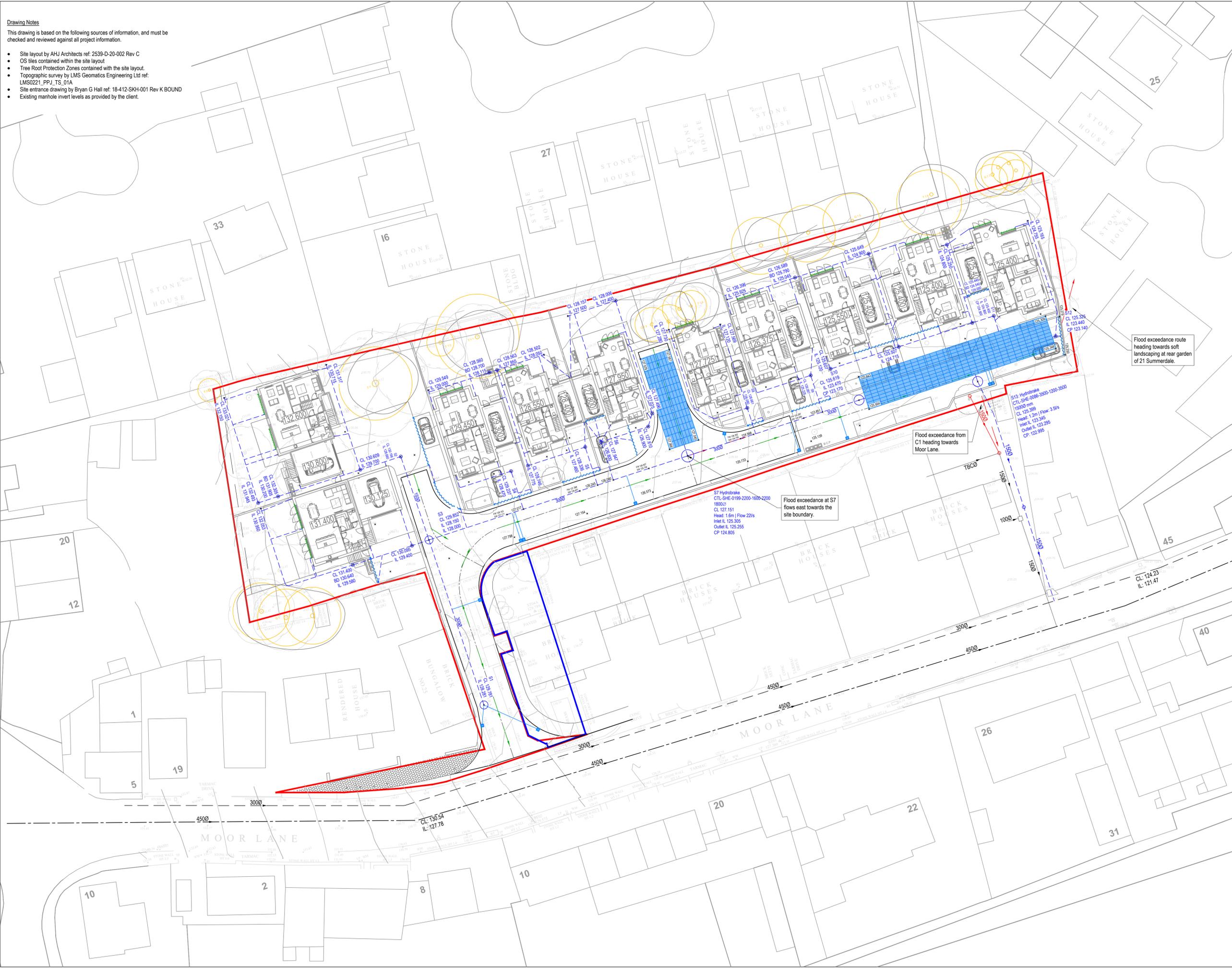
- Existing Combined Water Sewer
- New Combined Water Demarcation Chamber 450mm dia. polypropylene up to 3000mm deep.
- New Combined Water Lateral 1500 unless otherwise stated.

Foul Water Drainage Legend
(Dimensions are approx. internal sizes)

- Existing Foul Water Sewer

Storm Water Drainage Legend
(Dimensions are approx. internal sizes)

- Existing Storm Water Sewer
- New Private Storm Water Drain 1000 unless otherwise stated.
- New Storm Water PCC Manhole 1200 dia (unless stated otherwise up to 3000mm deep.
- New Private Storm Water Inspection Chamber 450mm dia. polypropylene up to 3000mm deep. 300mm catchpit required where CP annotated.
- New Rodding Eye
- New Road Gully
- Linear ACO drain with silt bucket.
- Low threshold drain as per architectural specification.
- Polystyrene R or similar approved cellular crates with inspect module through middle
- Overland flow path
- Flood excedance path



Flood excedance route heading towards soft landscaping at rear garden of 21 Summerdale.

Flood excedance from C1 heading towards Moor Lane.

Flood excedance at S7 flows east towards the site boundary.

P04	UPDATED TO REFLECT DRAINAGE OUTFALL CHANGES.	MA	19/02/25	-	-
P03	OUTFALL REVISED FOLLOWING DYE TESTING. TANK GEOMETRY AND ASSOCIATED DRAINAGE ADJUSTED TO SUIT.	MA	12/11/25	-	-
P02	FLOOD EXCEDANCE PATH ADJUSTED AT EASTERN BOUNDARY TO SUIT TOPOGRAPHIC SURVEY.	MA	12/11/25	-	-
P01	FIRST ISSUE	MA	26/09/25	ZS	ZS
Rev	Details	Author & Date	Checked & Date	Approved & Date	Approved & Date



Client PPJ Developments					
Project Name Land rear of 23-43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF					
Drawing Title Flood Excedance Plan					
Purpose S3 - For Comment					
Scale	Drawn	Checked	Approved		
1:250	MA	ZS	ZS		
Original Size	Date	Date	Date	Date	
A1	26/09/2025	26/09/2025	26/09/2025		
Drawing Number	Rev.				Rev.
PV2511-APP-92-XX-DR-C-2501					P04