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 tiles contained within the site layout
- Tree Root Protection Zones contained with the site layout.
- Topographic survey by LMS Geomatics Engineering Ltd ref: LMS0221_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.
- Drainage plan by Align Property partners ref: PV2511-APP-92-XX-DR-C-2500-P01 Drainage Plan
- Hydraulic Calculations by Align Property partners ref: PV2511-APP-92-XX-CA-C-1000-P01 Drainage Calcs

Impermeable Areas Table

Chamber	Roads (m^2)	Plots (m^2)	Total (ha)
S1	164.662	0.000	0.016
S2	148.834	94.886	0.024
S3	479.949	92.134	0.057
S4	61.726	85.433	0.015
S5	57.416	75.137	0.013
S6	56.598	75.137	0.013
S7	315.141	0.000	0.032
S8	26.250	75.137	0.010
S9	68.666	85.433	0.015
S11	264.125	275.435	0.054
S13	154.241	0.000	0.015
Total	1797.608	858.732	0.266

Key

- Indicative Site Boundary
- Indicative Ownership Boundary
- XX.XXX — Finished floor level/DPC Level. Refer to architects details.
- Existing Tree RPA as per Arboricultural report. All existing trees to be removed except those in 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 150Ø 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 100Ø 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 cathchpit required where CP annotated.
- New Rodding Eye
- New Road Gully
- Linear ACO drain with silt bucket.
- Low threshold drain as per architectural specification.
- Polystorm R or similar approved ceullular crates with inspect module through middle

Rev	Details	Author & Date	Checked & Date	Approved & Date
P04	UPDATED TO REFLECT DRAINAGE OUTFALL CHANGES.	MA 10/12/25	-	-
P03	OUTFALL REVISED FOLLOWING DYE TESTING. TANK GEOMETRY AND ASSOCIATED DRAINAGE ADJUSTED TO SUIT.	MA 12/11/25	-	-
P02	REVISED TO SUIT DRAINAGE PLAN UPDATES	MA. 12/11/25	-	-
P01	FIRST ISSUE	MA 26/09/25	ZS 26/09/25	ZS 26/09/25

align PROPERTY PARTNERS

Client
PPJ Developments

Project Name
Land rear of 23-43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Drawing Title
Impermeable Areas Plan

Purpose
S3 - For Comment

Scale	Drawn	Checked	Approved
1:250	MA	ZS	ZS
Original Size	Date	Date	Date
A1	26/09/2025	26/09/2025	26/09/2025

Drawing Number
PV2511-APP-94-XX-DR-C-7100

Rev.
P04

PV2511-APP-92-XX-DR-C-7100 Impermeable Areas Plan.dwg

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