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.

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.

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

- 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
- Overland flow path
- Flood exceedance path

Flood exceedance route heading towards soft landscaping at rear garden of 19 Moor Lane.

Flood exceedance from C1 heading towards Moor Lane.

Type 3 rigid chamber under shared drive.

Flood exceedance at S7 flows east towards the site boundary.

S7 Hydrobrake 180l/s
CL: 127.151
Head: 1.6m | Flow 22l/s
Inlet IL 125.305
Outlet IL 125.255
CP 124.805

S1(i) Hydrobrake 15l/s@1m
CL 125.410
Head: 2.00m | Flow 3.5l/s
Inlet IL 122.720
Outlet IL 122.670
CP 122.220

Junction connection to existing combined sewer. No other sewers present in the road (contrary to YW mapping). S106 consent required. Invert level to be confirmed. Levels shown are inferred between manholes along Moor Lane only.

CL: 124.977
*IL: 122.424

CL: 124.23
IL: 121.47

CL: 130.54
IL: 127.78

4500Ø

1500

3000

P01	FIRST ISSUE	MA 26/09/25	ZS 26/09/25	ZS 26/09/25
Rev	Details	Author & Date	Checked & Date	Approved & Date

align PROPERTY PARTNERS

Client: PPJ Developments

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

Drawing Title: Flood Exceedance 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-92-XX-DR-C-2501 Rev. P01

PV2511-APP-92-XX-DR-C-2501 Flood Exceedance Plan.dwg

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