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.

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

S7 Hydrobrake
CTL-SHE-0199-2200-1600-2200
1800Ø
CL 127.151
Head: 1.6m | Flow 22l/s
Inlet IL 125.325
Outlet IL 125.255
CP 124.805

S13: Hydrobrake
CTL-SHE-0086-3500-1200-3500
1500Ø mm
CL 125.399
Head: 1.2m | Flow: 3.9l/s
Inlet IL 123.345
Outlet IL 123.295
CP: 122.995

S12
CL 125.325
IL 123.440
CP 123.140

S10
CL 125.619
IL 123.470
CP 123.170

New inspection chamber proposed over existing sewer/drain. Invert levels of existing drain/sewer to be confirmed and proposed design adjusted (if required) to suit. S106 consent required.

Approx location of existing sewer/drain serving 27 to 41 Moor Lane. Positive connection and combined water status confirmed through dye testing.

CL: 124.23
IL: 121.47

CL: 124.977
*IL: 122.424

CL: 130.54
IL: 127.78

Rev	Details	Author & Date	Checked & Date	Approved & Date
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. P03

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

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