Drawing Notes

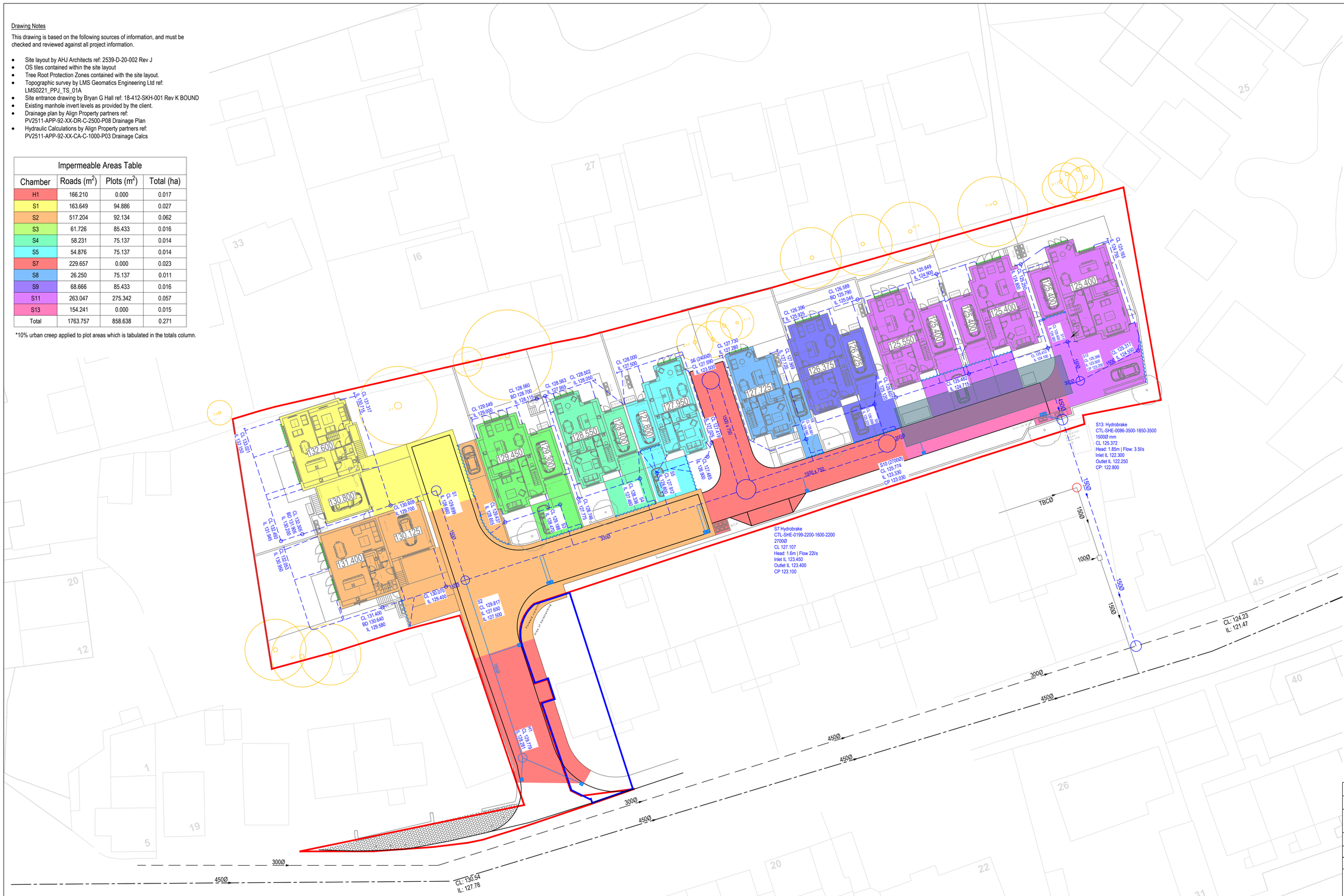
This drawing is based on the following sources of information, and must be checked and reviewed against all project information.

- Site layout by AHJ Architects ref: 2539-D-20-002 Rev J
- 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-P08 Drainage Plan
- Hydraulic Calculations by Align Property partners ref: PV2511-APP-92-XX-CA-C-1000-P03 Drainage Calcs

Impermeable Areas Table

Chamber	Roads (m^2)	Plots (m^2)	Total (ha)
H1	166.210	0.000	0.017
S1	163.649	94.886	0.027
S2	517.204	92.134	0.062
S3	61.726	85.433	0.016
S4	58.231	75.137	0.014
S5	54.876	75.137	0.014
S7	229.657	0.000	0.023
S8	26.250	75.137	0.011
S9	68.666	85.433	0.016
S11	263.047	275.342	0.057
S13	154.241	0.000	0.015
Total	1763.757	858.638	0.271

*10% urban creep applied to plot areas which is tabulated in the totals column.



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 Drain
- New Combined Water PCC Manhole. 1200 dia (unless stated otherwise) up to 6000mm deep.

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 Storm Water Drain/Sewer 100Ø unless otherwise stated.
- New Storm Water PCC Manhole 1200 dia (unless stated otherwise) up to 6000mm deep.
- New Storm Water Inspection Chamber 450mm dia. polypropylene up to 3000mm deep. 300mm cathchpit required where CP annotated.
- New Rodding Eye
- Linear ACO drain with silt bucket.
- Low threshold drain as per architectural specification.
- Attenuation Tank

Highway Drainage Legend
(Dimensions are approx. internal sizes).

- New Highway Drain 100Ø unless otherwise stated.
- New Highway PCC Manhole 1200 dia (unless stated otherwise) up to 6000mm deep.
- New Road Gully

Rev	Details	Author & Date	Checked & Date	Approved & Date
P05	Drainage updated to reflect site layout received on 11.05.26.	MA 14/05/26	-	-
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: P05

PV2511-APP-92-XX-DR-C-7100 P05 Impermeable Areas Plan.dwg

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