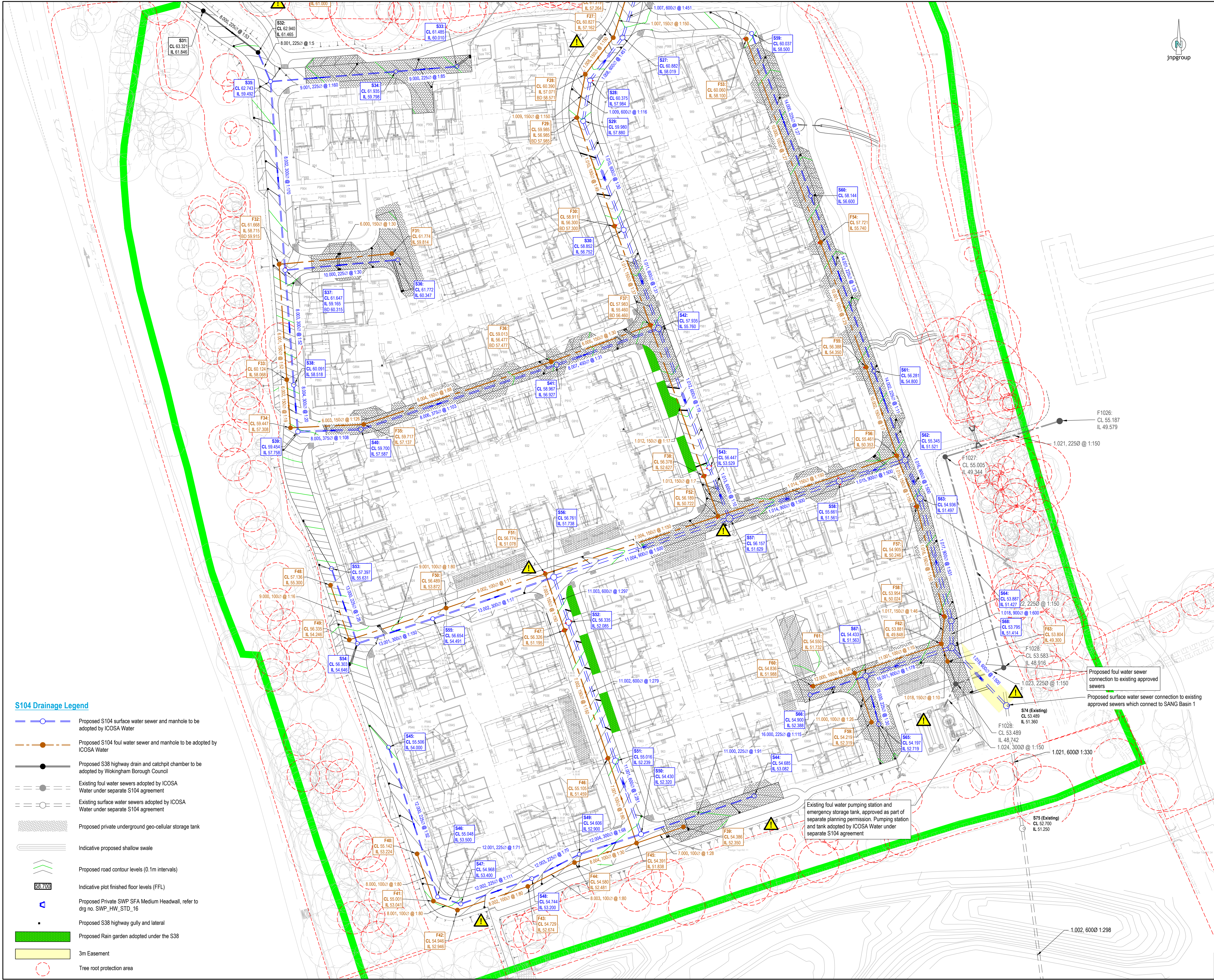




S104 Drainage Legend

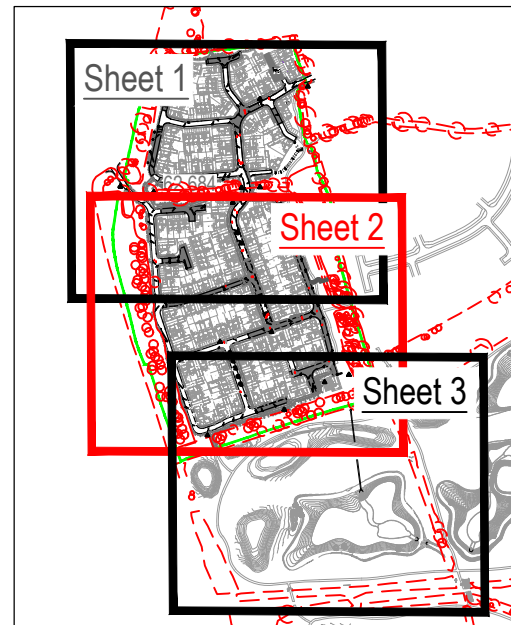
- Proposed S104 surface water sewer and manhole to be adopted by ICOSA Water
- Proposed S104 foul water sewer and manhole to be adopted by ICOSA Water
- Proposed S38 highway drain and catchpit chamber to be adopted by Wokingham Borough Council
- Existing foul water sewers adopted by ICOSA Water under separate S104 agreement
- Existing surface water sewers adopted by ICOSA Water under separate S104 agreement
- Proposed private underground geo-cellular storage tank
- Indicative proposed shallow swale
- Proposed road contour levels (0.1m intervals)
- Indicative plot finished floor levels (FFL)
- Proposed Private SWP SFA Medium Headwall, refer to drp no. SWP_HW_STD_16
- Proposed S38 highway gully and lateral
- Proposed Rain garden adopted under the S38
- 3m Easement
- Tree root protection area

- General Notes**
- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
 - All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
 - Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
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 - This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/ Residual Risk
1	Construction	Working on or adjacent to live carriageways	Principal Contractor to manage as part of site works with suitable traffic management.
2	Construction	Works adjacent to excavations and/or deep water (Swaleditch etc.)	Principal Contractor to manage as part of site works.
3	Construction	Connection to existing foul sewer.	Principal Contractor to manage as part of site works.
4	Construction	Deep excavations.	Principal Contractor to manage as part of site works.



C04	06/08/2025	Eastern POS layout shown	CP / KM / KM
C03	30/05/2025	Drawing revised with complete S104 drainage. Areas in abeyance removed.	AK / KM / KM
C02	03/04/2025	Updated to include drainage route serving plots 886-902	AK / KM / KM
C01	23/03/2025	Parcel 5 critical infrastructure sewers issued for construction.	AK/KMKM
P01	07/01/2025	First Issue	A/C/PRKM
Rev.	Date	Description	Drawn / Check / App'd
Submittal			
A4 - Approved/Stage Complete			

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Client	CALA Homes Ltd		
Job	Finchwood Park - Phase 5		
Title	S104 Drainage Layout (Sheet 2 of 3)		
Classification	FL_60_20	Scale @ A1:	1:500
00382-1131-C-DRA	C04		00382