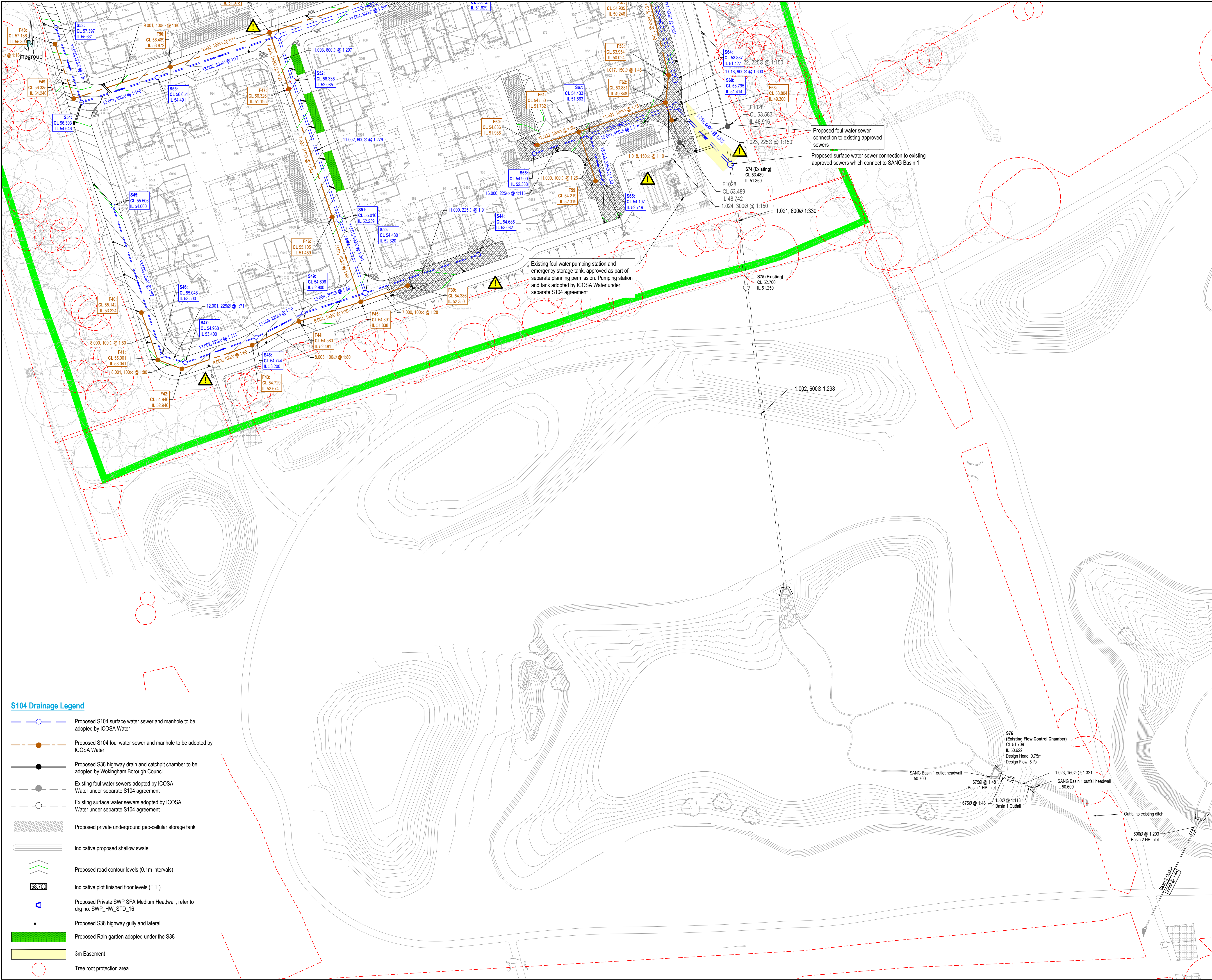




S104 Drainage Legend

- 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 drg 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).
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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 (Construction/Maintenance/ Cleaning/Excavation/Adaptation)	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 (Swale/ditch 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.

Sheet 1

Sheet 2

Sheet 3

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	Dwg / CHK / Appd
Subality			
A4 - Approved/Stage Complete			

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Client: CALA Homes Ltd

Job: Finchwood Park - Phase 5

Title: S104 Drainage Layout (Sheet 3 of 3)

Classification: FL 60_20
Scale @ A1: 1:500

Reason: C04

00382-1132-C-DRA

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