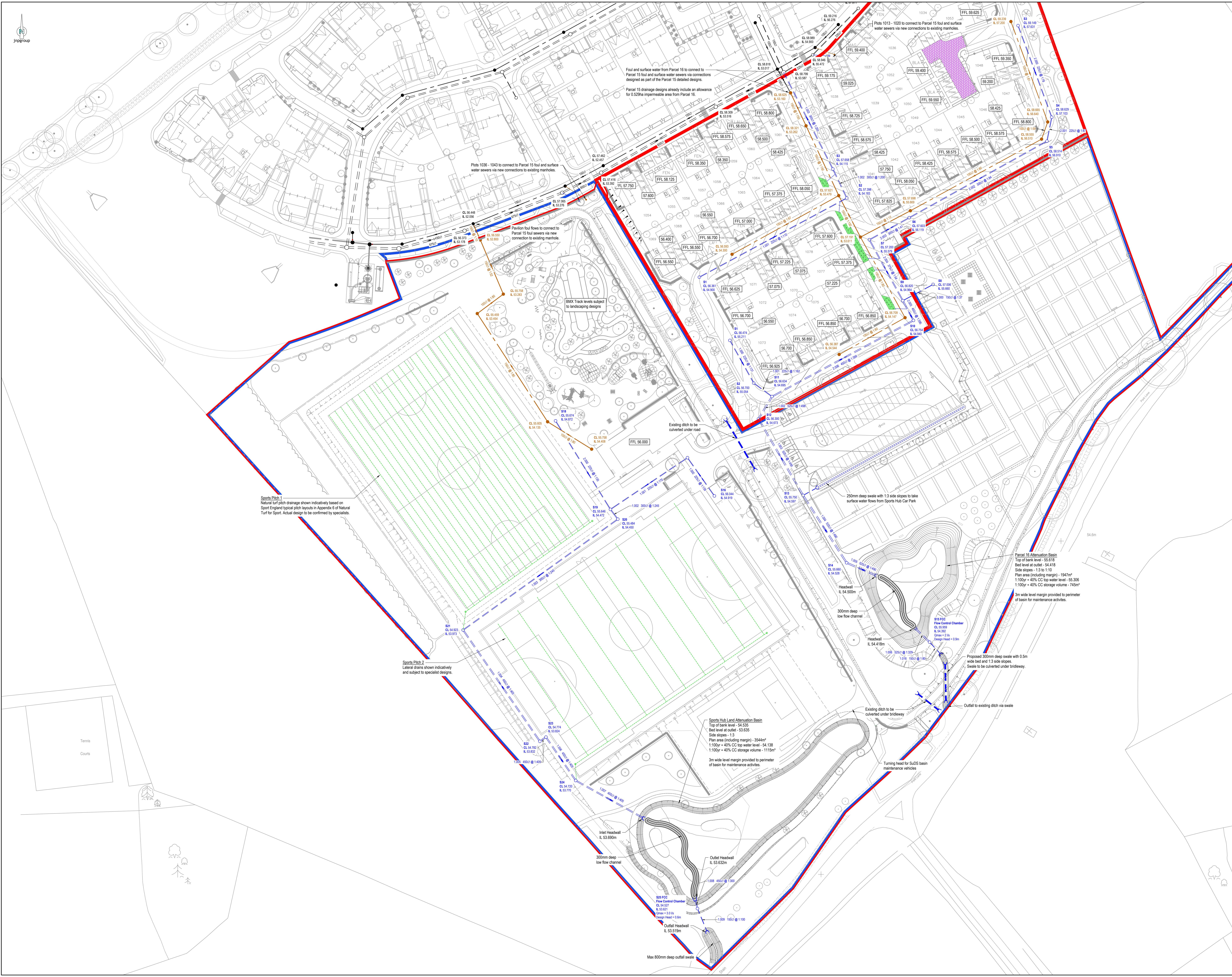




General Notes

- 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 'overlaying', 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.

General Notes

- The proposals shown on this drawing are indicative only and subject to detailed design.
- This drawing is based on the following information provided by others:
 - Parcel 16 Site Layout by Omega Architects ref: 3243-A-1005-PL-B
 - Topographical Survey by Brunel Surveys ref: 26274-500-01-RenA, dated Feb 2024
 - RPS Tree Survey ref: JSL2891, 7136, dated February 2024
 - The drainage strategy is based on principles set out within the JNP Group Outline Drainage Strategy Ref: C85572-R003A.

Drainage Notes

- Due to the presence of predominantly cohesive soils and corresponding poor infiltration capability, the drainage strategy shown is based on connecting surface water flows to the existing ditches to the south of the sports area.
- Level raising will be required to deliver the drainage proposals shown on this drawing. Refer to levels strategy by JNP Group for more details.
- An allowance for 0.53 ha of surface water runoff from the Sports Hub Car Park and Pavilion has already been provided within the Parcels 14 & 15 surface water sewers.
- Foul water drainage from the additional dwellings, sports pavilion area and allotment toilet will connect to the Parcels 14 & 15 S104 sewer network.
- Sports pitch areas taken to be 100% impermeable in accordance with Sport England guidelines. Sports pitch drainage is shown indicatively only based on typical examples and best practice from Sport England. Actual designs will be subject to designs by specialists.

Legend

- Land south of Parcel 15 planning boundary
- Sports hub land planning boundary
- Proposed surface water sewer
- Proposed foul water sewer
- Proposed surface water rising main
- Indicative sports pitch lateral formation drains
- Existing foul water sewers
- Existing surface water sewers
- Proposed permeable paving (Type C - no infiltration). Exact extents of permeable paving subject to services requirement for impermeable margins, etc.
- Indicative location of rain garden feature, to be connected to mains drainage network
- Proposed shallow swale
- Proposed headwall
- Indicative plot finished floor levels (FFL)
- Existing tree Root Protection Area (RPA)

P05	15.05.2025	Low flow channels added to basins	KM
P04	10.03.2025	Drainage updated to suit street layout and levels	KM
P03	08.10.2024	Drainage plan updated to suit layout and levels changes	CYPROMKIM
P02	03.07.2024	Drainage proposals updated to suit street realignments by CEA ref: 688-S005-D	KM
P01	03.05.2024	First Issue	KM
Rev		Description	Rev
Issued by: S2 - Suitable for Information			



Client: CALA Homes Thames Ltd

Job: Finchwood Park - Sports Hub Land

File: Sports Hub & P16 Indicative Drainage Strategy

Scale: 1:500

Project: M44541-JNP-92-XX-SK-D-7020

Revision: P05