Notes:

1. Do not scale from this drawing.
2. All dimensions in metres.
3. All levels relate to ordnance datum.
4. This drawing shall be read in conjunction with all other contract documents.
5. All foul & surface water drainage being offered for adoption by the Water Authority are to be constructed in accordance with the Water UK document, Design and Construction Guidance (DCG) 'Code for Adoption' along with the Water Authority specification and addendums.
6. Any discrepancies with the drawings shall be reported to the Engineer.
7. The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction work.

KEY:

- Development Boundary
- Highway Boundary
- Adoption Key:
- Carriageway
- Footway
- Verge
- Proposed Adoptable Sewers:
- Highway Storm Sewer – – Wokingham Council
- Highway Gully – Wokingham Council
- Highway Cycle/Pedestrian Friendly Gully – Wokingham Council
- Proposed On-Site Foul Sewer – NAV Adoption (TBC)
- Proposed Foul Backdrop
- Proposed Foul Water Flow Direction
- Existing Foul Water Sewer – Thames Water
- Proposed On-Site Diverted Foul Sewer – Thames Water
- Abandoned Foul Sewer – Thames Water
- Proposed Storm Sewer – – NAV Adoption (TBC)
- Proposed Storm Backdrop
- Proposed Storm Water Flow Control Manhole – NAV Adoption (TBC) (CONTROL M.H. IN: 49.700 OUT: 49.600 CL: 51.300)
- Proposed Storm Water Flow Direction

- Proposed Private Drainage: Foul drain
- Storm drain
- Rodding eye
- Yard gully
- Linear drain (LINEAR DRAIN)
- PCC 900x450mm Gully
- On-Plot Filter Drain (Filter Drain)
  - Filter to drain to discharge nearest storm water pipe
  - Filter surround – No direct connection from filter drain to storm water pipework

- Externals:
- Retaining Walls: Masonry (RWALL)
- Concrete Gravel Board Max. Height 450mm (FGBR)
- Part M Access

Road 4A
Road 4
Road 2A
Road 3
Road 2
Existing Foul Sewer to be diverted

SECTION 38 - NOT APPROVED
SECTION 104 - NOT APPROVED
AGREEMENTS PENDING. ALL CONSTRUCTION WORKS AT DEVELOPERS RISK.

REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
L2	26.08.26	Lighting column adjacent to plot 9 removed.	TC	TC
L1	24.08.26	First Issue.	KT	TC

Client: Crest Nicholson

Project: Parcel N, Arborfield

Title: Section 38 Layout

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Scale:	1:250 @ A0	Status:	LEGAL
Drawn: KT	Project Engineer TC	MJA Project No: 7728	Date: 06/2026

Drawing Number: 7728-MJA-SW-XX-DR-C-900 Rev: L2

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