Notes

1. The adopting authority's standard details, where they exist, shall be used in preference to this standard detail.
2. All adoptable highway works shall be carried out in accordance with the specific requirements of Wokingham Borough Council's specification and the general requirements of 'Specification For Highway Works' (SHW), Volume 1 of the Highways Agency's Manual of Contract Documents for highway works and any amendments thereto current at the time of tender issue date.
3. This drawing is to be read in conjunction with all other relevant drawings/specifications.
4. Do not scale from this drawing, use figured dimensions only. All dimensions are in meters.
5. All the above requirements shall apply unless otherwise stated in the general arrangement drawings/specification. In the event of a contradiction the contract specific documents shall be deemed to prevail.
6. The contractor is to check and verify all site dimensions and levels, including existing sewer invert levels and utilities, prior to start on site.
7. Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be confirmed prior to start on site.
8. This drawing is to be read in conjunction with and checked against all, engineering details, specifications, geotechnical and other relevant documentation provided.
9. Where trees adjacent to highways or drainage are proposed, root barriers (type to be approved) are required to prevent structural damage.
10. Any anomaly or contradictions between any of the above is to be reported immediately.
11. The contractor is to comply in all aspects with the current british standards, building regulations and building legislation etc.

DO NOT SCALE this drawing. Use figured dimensions only.
The Contractor must check & verify all dimensions on site.
Any discrepancies must be reported immediately to the Engineer for clarification before proceeding.
This drawing is copyright and owned by Morgan Civil + Structural.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.
It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Key:

- Major Contour (0.50m)
- Minor Contour (0.10m)
- Plot Finished Floor Level
- Garage Finished Floor Level
- Centreline
- Junction Visibility Splay (x and y distances denoted)
- Forward Visibility Splay (y distances denoted)
- Existing Tie In Level
- Proposed Spot Level
- Tactile Crossing - Colour "Red"
- Services Corridor (Utilities)
- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Foul Water Sewer (S104 Adoptable)
- Foul Water Manhole (S104 Adoptable)
- Surface Water Sewer (S104 Adoptable)
- Surface Water Manhole (S104 Adoptable)
- Flow Control Manhole (S104 Adoptable)
- Headwall
- Relocated Headwall
- Highway Gully and Connection
- Existing Highway Gully and Connection
- Raingarden
- Grasscrete
- Permeable Paving or other Suitable Porous Surfacing Medium
- Rodding Eye
- ACO Channel Drain
- Yard Gully
- Rainwater Downpipe (RWP)
- Soil Vent Pipe (SVP)
- Easement
- Existing Sewer to be Capped, Abandoned and Left in Situ or Removed where Required
- Land Drain
- Swale & Battered Gradients
- Surface Water Attenuation Tank - Wavin Aquacell or Similar Approved Product

Rev	Date	Description	By
P03	26.02.26	Drainage updated to incorporate tanks	OT
P02	10.06.25	Drawing revised to show proposed levels	ES
P01	20.05.25	First Issue	AM

Client

Vistry Thames Valley

Project

Finchwood Park, Parcel 6
Finchampstead

Title

Engineering Layout
Sheet 2

SCALE 1 : 250

Drawing Status				
PLANNING				
Drawn	Checked	Approved	Date	Scale @ A1
AM	ES	NT	MAY 2025	1:250
Project No.		Drawing No.		Revision
128057		128057-MCS-XX-DR-C-3001		P03

Morgan Civil + Structural

www.morgancs-consult.com | enquiries@morgancs-consult.com
Company Registered in England and Wales No. 8146644

© Morgan Civil + Structural - File Name: M:_JOBS\Year 12\128xxx Volume Housing\128057 - Finchampstead - Vistry Thames\drawings\MSL\Civil\128057-MCS-XX-DR-C-3000 Engineering Layout.dwg