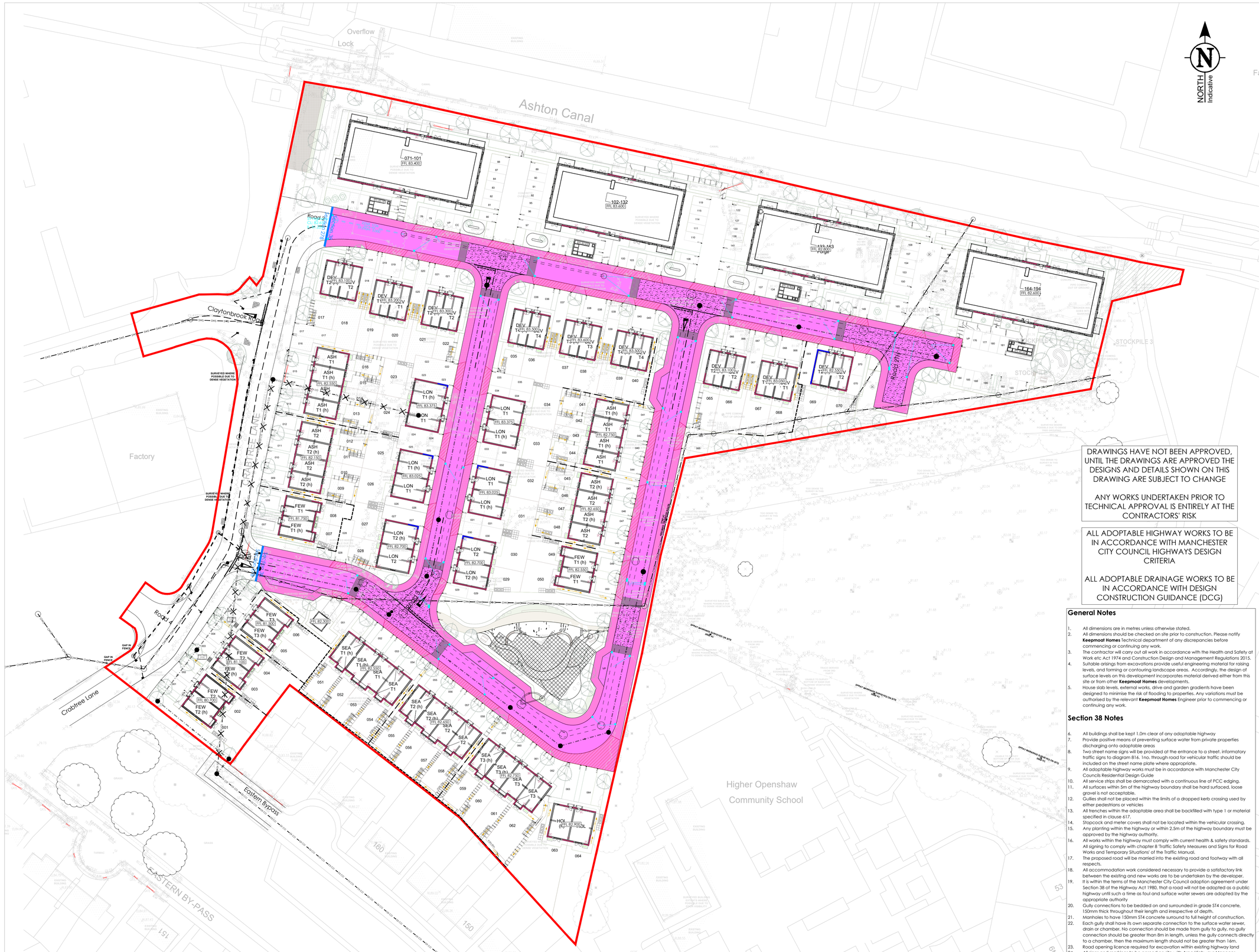


NORTH
Indicative

Key:

- Site boundary
- S38 Extents
- S38 Adoptable Footway & Carriageway
- S38 Adoptable Vehicle Overrun Areas
- Adoptable surface water sewer with pipe diameter, gradient, reference, material, length, invert level, manhole name and cover level.
- Adoptable foul water Section 104 sewer with pipe diameter, gradient, reference, material, length, invert level, manhole name and cover level.
- COMB — COMB — Existing Combined Sewer
- SWS — Existing Surface Water Sewer
- OWC — Existing Ordinary water course culvert
- Adoptable Section 38 trapped road gully and 150Ø connection

DRAWINGS HAVE NOT BEEN APPROVED, UNTIL THE DRAWINGS ARE APPROVED THE DESIGNS AND DETAILS SHOWN ON THIS DRAWING ARE SUBJECT TO CHANGE

ANY WORKS UNDERTAKEN PRIOR TO TECHNICAL APPROVAL IS ENTIRELY AT THE CONTRACTORS' RISK

ALL ADOPTABLE HIGHWAY WORKS TO BE IN ACCORDANCE WITH MANCHESTER CITY COUNCIL HIGHWAYS DESIGN CRITERIA

ALL ADOPTABLE DRAINAGE WORKS TO BE IN ACCORDANCE WITH DESIGN CONSTRUCTION GUIDANCE (DCG)

General Notes

1. All dimensions are in metres unless otherwise stated.
2. All dimensions should be checked on site prior to construction. Please notify **Keepmoat Homes** Technical department of any discrepancies before commencing or continuing any work.
3. The contractor will carry out all work in accordance with the Health and Safety at Work etc Act 1974 and Construction Design and Management Regulations 2015.
4. Suitable arisings from excavations provide useful engineering material for raising levels, and forming or contouring landscape areas. Accordingly, the design of surface levels on this development incorporates material derived either from this site or from other **Keepmoat Homes** developments.
5. House slab levels, external works, drive and garden gradients have been designed to minimise the risk of flooding to properties. Any variations must be authorised by the relevant **Keepmoat Homes** Engineer prior to commencing or continuing any work.

Section 38 Notes

6. All buildings shall be kept 1.0m clear of any adoptable highway
7. Provide positive means of preventing surface water from private properties discharging onto adoptable areas
8. Two street name signs will be provided at the entrance to a street. Informatory traffic signs to diagram 816. 1no. through road for vehicular traffic should be included on the street name plate where appropriate.
9. All adoptable highway works must be in accordance with Manchester City Councils Residential Design Guide
10. All service strips shall be demarcated with a continuous line of PCC edging.
11. All surfaces within 5m of the highway boundary shall be hard surfaced, loose gravel is not acceptable.
12. Gullies shall not be placed within the limits of a dropped kerb crossing used by either pedestrians or vehicles
13. All trenches within the adoptable area shall be backfilled with type 1 or material specified in clause 617.
14. Stopcock and meter covers shall not be located within the vehicular crossing.
15. Any planting within the highway or within 2.5m of the highway boundary must be approved by the highway authority.
16. All works within the highway must comply with current health & safety standards. All signing to comply with chapter 8 'Traffic Safety Measures and Signs for Road Works and Temporary Situations' of the Traffic Manual.
17. The proposed road will be married into the existing road and footway with all respects.
18. All accommodation work considered necessary to provide a satisfactory link between the existing and new works are to be undertaken by the developer.
19. It is within the terms of the Manchester City Council adoption agreement under Section 38 of the Highway Act 1980, that a road will not be adopted as a public highway until such a time as foul and surface water sewers are adopted by the appropriate authority
20. Gully connections to be bedded on and surrounded in grade ST4 concrete, 150mm thick throughout their length and irrespective of depth.
21. Manholes to have 150mm ST4 concrete surround to full height of construction.
22. Each gully shall have its own separate connection to the surface water sewer, drain or chamber. No connection should be made from gully to gully, no gully connection should be greater than 8m in length, unless the gully connects directly to a chamber, then the maximum length should not be greater than 16m.
23. Road opening licence required for excavation within existing highway land
24. All signs and markings to be agreed on site with Area Highways Manager
25. CBR Tests to be carried out on site and consulted with Highway Authority Clerk of Works.
26. Sub-base thickness to be revised to reflect CBR site results.
27. Before traffic signs are to be put into operation, Contractor to ensure visibility splays shown can be met on site. Other existing vegetation and street furniture that are not outlined may be present on site. Measures (agreed with Highway Authority) are to be taken on site to ensure adequate visibility is provided

Mark	Date	Details	By	Chk
F	24.03.26	Road gully positions reviewed & amended Cover levels @ F4 & S4 changed	CP	
E	24.02.26	Updated with Revised Site Layout Rev F	CP	
D	31.10.25	Updated with Revised Site Layout	CP	
C	07.10.25	Updated with Revised Site Layout	CP	
B	02.10.25	Section 278 / 38 boundary updated	CP	
A	26.09.25	Preliminary issue for review	CP	

Revision history

Drawing originator:

BETTS HYDRO CONSULTING ENGINEERS
BETTS ASSOCIATES CONSULTING ENGINEERS
BETTS GEO CONSULTING ENGINEERS

Client:

Keepmoat Homes

Project title:

Crabtree Lane,
Manchester

Drawing title:

Section 38 Adoption Plan

Scale: 1:500 for the original size of A1

Drawn by: CP | Checked by: NR | Passed by: RA | Date: Sep 2025

Drawing status:

For Approval

Job No:	Drawing No:							Revision:
	Project	Origin.	Volume	Level	Type	Discip.	Number	
KMH28	xx	BET	xx	xx	xx	C	201	F

Do not scale this drawing

6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Chester 01244 288178