



- S38 KEY**
- Area to be offered for adoption under a S38 agreement
 - Developer title boundary
 - Proposed Foul Sewer and Manhole
 - Proposed Surface Water Sewer and Manhole
 - Proposed Private Foul Drain
 - Proposed Private Surface Water Drain
 - 2m Service Margin
 - 25m Junction Visibility Splay

- GENERAL NOTES**
- Do not scale
 - The contractor is to check and verify all buildings and site dimensions and levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British standards, building regulations etc.
 - Positions of existing services/utility undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work
 - This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
 - Any anomaly or contradiction between any of the above is to be reported to Cotswold Homes engineer
 - This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 - The compaction of unbound materials shall be in accordance with MCHW Volume 1 Clause 802, table 8/5
 - The compaction of bituminous material shall be in accordance with MCHW Volume 1 Clause 903 and BS 5948:2
- ROAD AND SEWER ADOPTION NOTES**
- All works for adoption under a section 38 agreement shall be carried out in accordance with Witham requirements and to the approval of the area highway authority.
 - All works for adoption under a section 104 agreement shall be carried out to the Water UK document "Sewage Sector Guidance Appendix C" and Wessex Water's requirements.
 - Streetlighting positions to be pegged on site and agreed by the local authority prior to erection commencing.
 - Permit/drainage downstream adoptable manholes to have temporary debris screens.

Speed	Kilometres per hour	16	20	24	25	30	32	40	45	48	50	60
Miles per hour	10	12	15	16	19	20	25	28	30	31	37	
SSD (metres)	9	12	15	16	20	22	31	36	40	43	56	
SSD adjusted for busnet length, See 7.6.4	11	14	17	18	23	25	33	39	43	45	59	

Above is table 7.1 taken from "Manual for Streets" and forms the basis of the visibility used in the street design.

B 11.11.2025 Driveway visibility splay added
A 07.10.2025 Layout and Drainage changes, Junction visibility splay added

Project: **Yatton Keynell**

Client: **COTSWOLD HOMES**

Drawing: **Adoptable Highway Plan**

Scale: 1:500 @ A1 Date: March 2025 Drawn by: JP

Drawing No: **617-P-400** Rev: B

PHOENIX DESIGN
Partnership Ltd.

Unit 9, Westway Garage, Marksbury, Bath, BA2 9HN
tel. 01761 479860 email: enquiries@phoenixdp.co.uk
Suite 7, Unit Three, Melin Corneg, Business Park, Upper Boat, Pontypridd, CF37 5BE. tel. 029 2049 0771 www.phoenixdp.co.uk

This drawing is the copyright of Phoenix Design Partnership Ltd. No liability will be accepted for amendments by others to either the printed or digital format.

Drg Status: **PLANNING**