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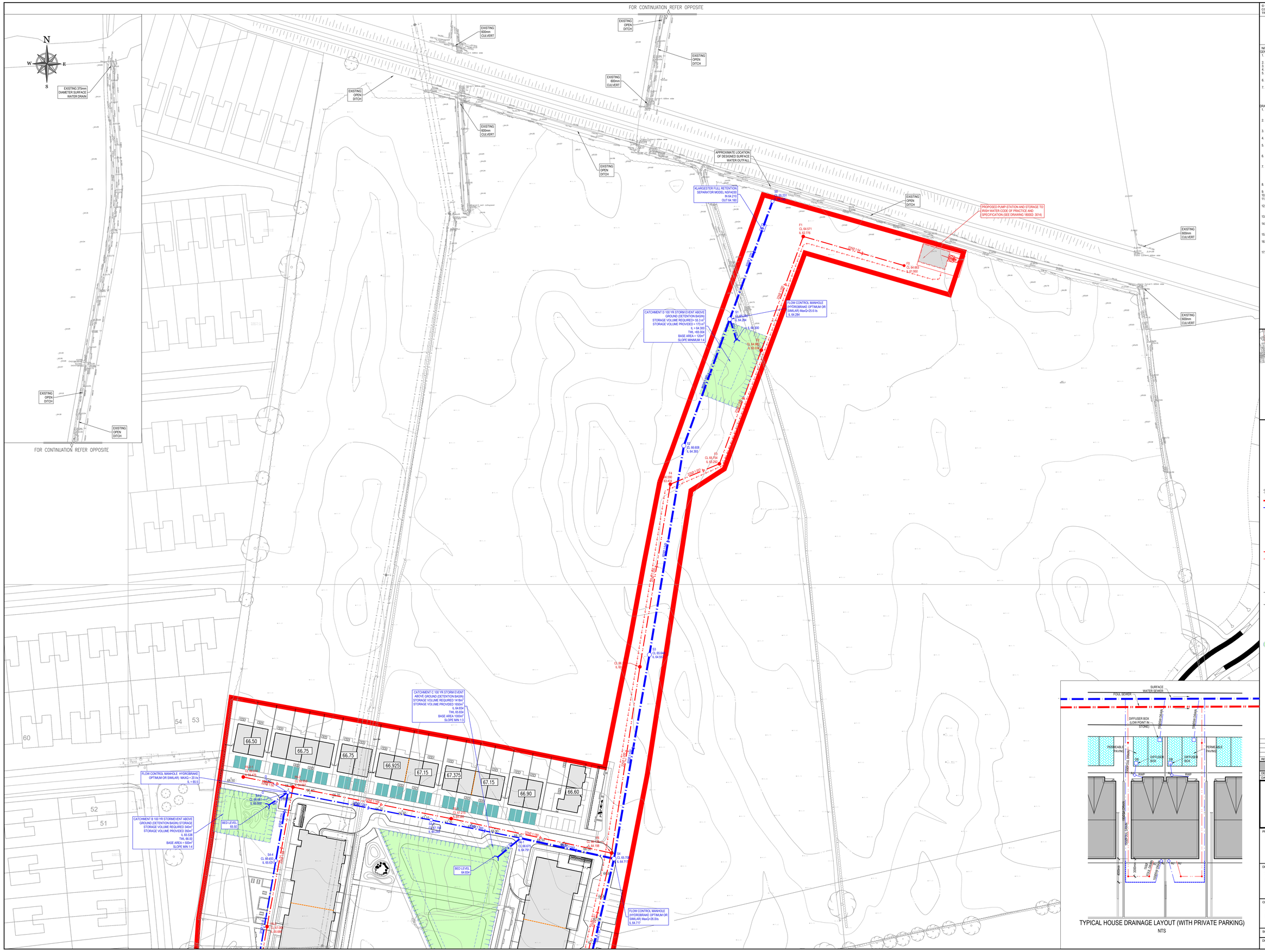
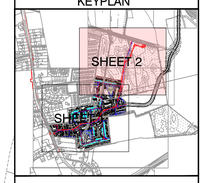
ON ORIGINAL

0 5 10 20 30 40 50mm



KEYPLAN



SERVICES LEGEND

	SITE BOUNDARY
S1	SURFACE WATER SEWER
IL 99.99	SURFACE WATER AJ AND 100ø uPVC HOUSE DRAIN
	SURFACE WATER DIFFUSER BOX
G	ROAD GULLY AND 150ø COLLECTOR PIPE
	PREAMBLE PAVING
F1	FOUL WATER SEWER
	FOUL WATER SEWER RAISING MAIN
IL 99.99	INSPECTION CHAMBER AS PER IW STD-WW-13
IL 99.99	FOUL AJ AND 150mm ø uPVC HOUSE DRAIN
EX MH CL 99.99 IL 99.99	EX SW SEWER
EX MH CL 99.99 IL 99.99	EX FOUL SEWER
99.99	PROPOSED LEVELS
99.99	EXISTING LEVELS
	ENTRANCE DOOR
FFL 99.99	FINISHED FLOOR LEVEL
	PROPOSED SURFACE WATER DETENTION BASIN WITH GRATED OUTLET

NOTES:

GENERAL NOTES:

1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WORKS REQUIREMENTS.
2. ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE.
3. ALL CO-ORDINATES ARE TO IRISH TRANSVERSE MERCATOR.
4. ALL LEVELS ARE TO ORDNANCE DATUM (MALIN HEAD).
5. ALL TEMPORARY TRAFFIC & OPERATIONS MANAGEMENT SHALL COMPLY FULLY WITH THE WORKS REQUIREMENTS.
6. THE CONTRACTOR MUST LIAISE DIRECTLY WITH LOCAL AUTHORITY OFFICIALS AS NECESSARY. THE WORKS MUST NOT OBSTRUCT ACCESS ROUTES WITHIN AND SURROUNDING THE WORKS EXTENTS MUST BE MAINTAINED THROUGHOUT THE WORKS IN ACCORDANCE WITH THE CONTRACTORS APPROVED TEMPORARY TRAFFIC & OPERATIONS MANAGEMENT PLAN.

DRAWING SPECIFIC NOTES:

1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
2. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF EXISTING DRAINAGE LEVELS & THE LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
3. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NRA SPECIFICATION FOR ROAD WORKS UNLESS NOTED OTHERWISE.
4. MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS
5. ALL SURFACE WATER DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY'S CODE OF PRACTICE FOR DRAINAGE AND THE GDSDS.
6. ALL FOUL DRAINAGE WORKS TO BE IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE AND SPECIFICATION FOR WATER AND WASTEWATER INFRASTRUCTURE STANDARD DETAILS.
7. FOUL SEWERS TO BE CONCRETE PIPES (SPIGOT AND SOCKET JOINTS AND RUBBER RING FITTINGS COMPLYING WITH IS EN 1916) OR THERMOPLASTIC STRUCTURED WALL PIPES (COMPLYING WITH THE PROVISION OF IS EN 13476 AND WIS 4-35-01 2000) AND COMPLY WITH THE REQUIREMENTS OF THE IRISH WATER CODE OF PRACTICE
8. ALL SURFACE WATER SEWERS TO BE CLASS H CONCRETE TO EN1916 & IS 6 2004.
9. SURFACE WATER COLLECTOR DRAINS 150mm DIA.
10. FOUL HOUSE CONNECTIONS TO BE 100mm DIA.
11. THIS DRAWING IS BASED ON TOPO SURVEY BY J&L SURVEY Ltd. DATED 25/06/2020.
12. CONTRACTOR SHALL INSPECT THE ROUTE & CONFIRM LOCATIONS OF ALL TREES, FEATURES, ENTRANCES & ASPECTS IMPACTING ON THE WORKS PRIOR TO WORKS.
13. NOTE THAT THE CONTRACTOR AND/OR ARCHITECT ARE RESPONSIBLE FOR CONNECTIONS INTO THE BUILDING.
14. RISING MAIN TO BE POLYETHYLENE PIPE AND FITTINGS FOR WASTEWATER AND SHALL COMPLY WITH REQUIREMENTS OF IS EN 12201.
15. TYPICAL SERVICE LAYOUTS HORIZONTALLY AND VERTICALLY TO BE AS PER STANDARD DETAIL STD WW-05
16. WHERE WASTEWATER AND STORM MANHOLES ARE ADJACENT, THEIR POSITIONS SHOULD BE STAGGERED TO ALLOW FOR CROSSING OF SEWERS.
17. DEPTH OF COVER SHALL BE A MINIMUM OF 1.2M IN AREAS ACCESSIBLE TO VEHICLES WITH A GROSS VEHICLE WEIGHT OF GREATER THAN 7.5 TONNES. WHERE THE DEPTH OF COVER IS NOT ACHIEVABLE A CONCRETE SURROUND IS TO BE INSTALLED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-WW-08 AND SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE.

TYPICAL HOUSE DRAINAGE LAYOUT (WITH PRIVATE PARKING)

NTS

REV.	DATE	DESCRIPTION	BY.	CHKD.
D	14-09-21	FOR SHD APPLICATION	JVS	BK
C	16-07-21	REVISED LAYOUT	JVS	BK
B	19/02/21	FOR PLANNING	JVS	BK
A	230720	CDS ISSUE	GMC	ED

PLANNING

DESIGNED	BK	PREPARED	PJC
DATE	JULY 2019	CHECKED	DJR

DBFL

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PROJECT

LANDS AT CLONMINCH, TULLAMORE, CO OFFALY

DRG. TITLE

SURFACE WATER & FOUL SEWER LAYOUT SHEET 2

CLIENT

STEINFORT INVESTMENTS FUND

SCALE	1:500 @A0	FILE REF.	180002-3000
DRG. NO.	180002-3002		D