







2.4 x 95m
SIGHT LINE

PLANTING SCHEDULE	
	EXISTING TREE TO BE RETAINED
	PROPOSED ALDER TREES PLANTED IN GROUPS APPROX. 3.5M CENTRES APART 1.5M HIGH GRTH 3CM
	PROPOSED BIRCH TREES PLANTED IN GROUPS APPROX. 3.5M CENTRES APART 1.5M HIGH GRTH 3CM
	PROPOSED ROWAN TREES PLANTED IN GROUPS APPROX. 3.5M CENTRES APART 1.5M HIGH GRTH 3CM
	EXISTING HAWTHORN HEDGE
	PROPOSED HAWTHORN HEDGE AS NOTES

ACCESS
BEFORE ANY WORK COMMENCES ON STE THE ENTRANCE
SHALL BE FORMED AS INDICATEDON SITE PLAN WITH
SIGHT SPLAYS AS INDICATED TAKEN FROM A CENTRE
POINT OF ACCESS

REMOVE HEDGE/FENCE/EMBANKMENT/PLANTING WITHIN
SIGHT SPLAYS AND LEVEL VERGE TO FINISH NO MORE
THAN 200MM ABOVE ROAD LEVEL RE-PLANT HEDGE AS
INDICATED BEHIND SIGHT SPLAYS. FORM LAYBY APPROX
5.5MX2.5M TO FACILITATE THE PARKING OF AT LEAST
ONE VEHICLE CLEAR OF THE PUBLIC ROAD, PROVIDE
HEAVY DUTY ROAD GULLY (RG) PIPED TO SOAKAWAY,
LAYBY TO BE FINISHED WITH TARMAC LEVEL WITH
COUNTY ROAD ACCESS GRADIENTS SHALL NOT
EXCEED 1 IN 12.5 FOR A DISTANCE OF 5M.
DRIVE WAY TO BE A MIN 3.7M WIDE WITH APPROCH
TO PRINCIPLE TO HAVE A FIRM AND EVEN SURFACE
WITH A UNUPSTRUCTED WIDTH OF NOT LESS THAN 900
ALL EXISTING ROAD SIDE DRAINAGE TO BE ACCOM
MODATED TO THE SATISFACTION OF THE DOE ROAD
SERVICE & DEPARTMENT OF AGRICULTURE
CATTLE GRID TO BE CAPABLE OF SUPPOTING 12½ TONNE

DRAINAGE
THE PIPES SHALL BE 110mm DIA. UPVC TO BS 4660
LAID TO 1:40 FALL AS INDICATED ON PLAN MANHOLES
ON FOUL AND STORM SEWER TO BE BUILT USING
CONC. BRICKWORK PLASTERED 1 COAT INTERNALLY
AND BENCHED NORMAL SIZE 600X600 UNLESS OTHER-
WISE SPECIFIED. WHERE PIPES PASS UNDER CONC
FLOORS OR WITHIN 1m FROM FOUNDATIONS OF
DWELLING WRAP IN POLYTHENE AND ENCASE IN
150mm CONCRETE. PROVIDE EXPANSION JOINTS AT 5m
CRS MAX. AND AT CONNECTIONS BY USING 25mm
POLYSTYRENE ELSEWHERE BED AND TRENCH FILL
DRAINAGE PIPES WITH PEA GRAVEL (MIN COVER
TO PIPES 450mm). PROVIDE MANHOLE ON EACH
PRIVATE SEWER WITHIN 12m OF PUBLIC SEWER
CONNECTION. PROVIDE GALVANISED STEP IRONS
TO ALL MANHOLES AS MANHOLE DETAIL AND GAL
TUBULAR LADDER PROVIDED TO MANHOLES
EXCEEDING 2.4m DEEP FROM COVER TO TOP OF
BENCHING

SEPTIC TANK
SHALL BE KLARGESTER REINFORCED FIBREGLASS
OR EQUALLY APPROVED WITH A MIN CAPACITY OF
2750 LITRES POSITIONED A MIN OF 15M FROM ANY
BUILDING STRUCTURE SET ON 200MM CONCRETE
BASE ON 300-450 HARDCORE COMPACTED BASE, &
BACK FILLED USING CLEAN BROKEN STONE. PROVIDE
ACCESS COVER/FRAME TO NECK OF SPETIC TANK
TOGETHER WITH SAMPLING CHAMBER PRIOR TO
EFFLEUNT DRAINS. ALSO PROVIDE INLET INSPECTION
POINT, WITH COVER. EFFLEUNT TO DISCHARGE INTO
FILTER OR 200m of 75mm PVC PERF. PIPE 38mm
WASHED GRAVEL SURROUND.
ALL WORKS TO BE CARRIED OUT THE SATISFACTION
OF LOCAL BUILDING CONTROL AUTHORITY AND
PUBLIC HEALTH DEPT.

OIL STORAGE

OIL TANK CONSTRUCTION
THE OIL STORAGE TANK SHALL BE CONSTRUCTED
IN ACCORDANCE WITH THE RECOMMENDATIONS
OF BS 799-5: 1987, FOR STEEL STORAGE TANKS;
AND OFS T 100: 1995, FOR MEDIUM DENSITY
POLYETHYLENE TANKS.

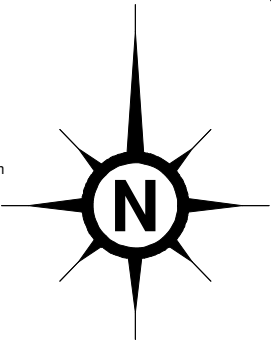
PROTECTIVE MEASURES AGAINST FIRE
THE ABOVE GROUND OIL STORAGE TANK SHALL BE
PLACED ON A HARD SURFACE CONSTRUCTED OF
CONCRETE OR PAVING SLABS NOT LESS THAN 42 MM
THICK. THE HARD SURFACE SHALL EXTEND BEYOND
THE PERIMETER OF THE TANK, OR ITS EXTERNAL
SKIN IF IT IS AN INTEGRALLY BUNDED TYPE, BY NOT
LESS THAN 300 MM.

A FIREWALL SHALL BE SO CONSTRUCTED THAT IT DOES
NOT POSE A DANGER TO PEOPLE AROUND IT.

AUTOMATIC ISOLATION
THE FUEL PIPE WORK SHALL BE RESISTANT TO THE
EFFECTS OF FIRE AND BE FITTED WITH A FIRE VALVE
SYSTEM WHERE IT ENTERS THE BUILDING, IN
ACCORDANCE WITH THE RELEVANT
RECOMMENDATIONS IN BS 5410 PART 1: 1997,
SECTIONS 8.2 AND 8.3.

TANK SHALL NOT BE LOCATED WITHIN 1.8M FROM
BUILDING OR 750mm FROM A BOUNDARY.

BINS:-
WASTER CONTAINERS TO BE POSITIONED ON A 100mm
CONCRETE BASE NOT LESS THAN 1.8mX1.2m IN SIZE



SITE PLAN 1:500

PROVIDE A HAWTHORN SPECIES HEDGE,
BEHIND SIGHT LINE PLANTED IN
A DOUBLE STAGGERED ROW 200mm APART,
AT 450mm SPACING, DURING
THE FIRST PLANTING SEASON AFTER
THE OCCUPATION OF THE DWELLING

Rg Piped
To Soakaway

TBM
+99.90

Layby RG

COUNTY ROAD

2.4 x 95m
SIGHT LINE

EFFLUENT PIPED
TO STREAM

20-30
Treatment
Plant

PROPOSED
DWELLING

DRIVEWAY WIDTH
MINIMUM WIDTH 3.2M. MAXIMUM -5.0M
SURFACE MATERIAL
ENTRANCES/LAY-BYS SHALL BE SURFACED IN
BITMAC/ASPHALT BETWEEN THE EDGE OF THE
PUBLIC ROAD AND A POINT IN LINE WITH THE
CENTRE LINE OF THE EXISTING HEDGE/FENCE/
WALL ETC.
SEPTIC TANK
POSITION OF THE SEPTIC TANK TO BE SHOWN.
DRAINAGE MUST NOT BE DISCHARGED
DIRECTLY TOWARDS THE PUBLIC ROAD OR
INTO ANY DRAIN LEADING TO THE PUBLIC ROAD.

Rev.	Description	Date
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PRELIMINARY

DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DETAILS/ DRAWINGS
& BUILDING CONTROL APPROVED DRAWINGS

Client
MR FRED McDOWELL

Project
PROPOSED DWELLING
AT CRIEVE
FIVEMILETOWN
CO. FERMANAGH

Drawing title
SITE PLAN

ACA

PLANNING - URBAN DESIGN - ARCHITECTURE

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scale	1:500	drawn	SON
date	03.12	checked	AC
project	1-00	sheet	04

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