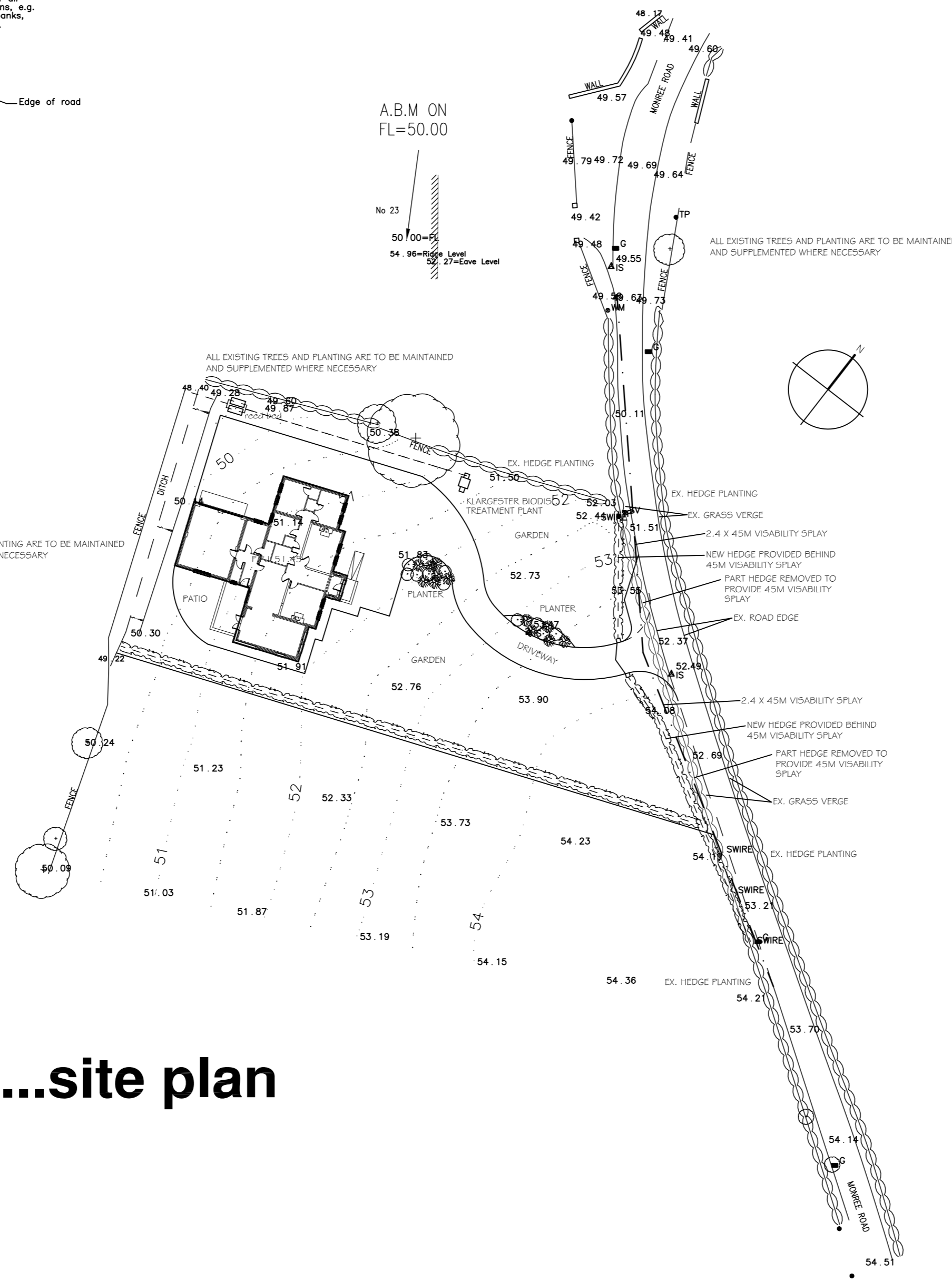


....access detail

....site plan

SEPTIC TANK DRAINAGE:
 Treatment plant (min. cap. 2.73m³) with sub-soil irrigation for secondary treatment and sampling chamber immediately after the septic tank to Public Health design.

Effluent from septic tank via sub-surface irrigation drain of at least 200m and max. fall of 1:200. Parallel drains to be at 2.6m c/s. min. to ensure 2m undisturbed ground between them.
 No sub-soil irrigation to be within 7.5m of dwelling.
 Septic tank to be min. 15m from dwelling.



ROAD SERVICE REQUIREMENTS.

1. VISIBILITY SPLAYS TO BE 2.4M X 45M.
2. AREAS BETWEEN SIGHT LINES AND ROAD EDGE TO BE LEVELLED TO GRASS VERGE LEVEL.
3. WALLS, HEDGES, POLES ETC TO BE KEPT BEHIND SIGHT LINES.
4. MINIMUM TURN IN RADIUS 5M.
5. MINIMUM EXIT RADIUS 5M.
6. MINIMUM WIDTH OF ACCESS 3M.
7. THE GRADIENT OF THE ENTRANCE FOR A DISTANCE OF 5M FROM THE BACK OF THE VERGE SHOULD NOT EXCEED 1 IN 12.5.
8. ENTRANCE GATES SHALL BE SITED AT LEAST 5M FROM THE EDGE OF THE CARRIAGEWAY AND SHALL BE HUNG SO THAT THEY DO NOT OPEN TOWARDS THE CARRIAGEWAY.
9. DRAINAGE TO BE PROVIDED TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE CARRIAGEWAY AND NO CONSTRUCTIONAL WORK TO BE UNDERTAKEN UNTIL THE VISIBILITY SPLAYS AND PARKING SPACE OFF THE CARRIAGEWAY HAS BEEN PROVIDED.

PLANTING

PROVIDE NEW HEDGEROWS TO BOUNDARIES AS SHOWN:
 SUGGESTED SPECIES TO INCLUDE:
 CRATAEGUS MONOGYNA
 FAGUS HETEROPHYLLA
 LIGUSTRUM OVALIFOLIUM

SUGGESTED TREE SPECIES TO HEDGEROW TO INCLUDE:
 FAGUS SYLVATICA
 FRAXINUS EXCELSIOR
 BETULA EXCELSIOR
 BETULA PENDULA
 SORBUS AUCUPARIA

....david haire
 architectural design

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title
 proposed new dwelling and integral garage adj to south
 23 monree rd, donaconey for maldaq developments

project
 site plan

1:500 **scale**
 jun 06 **date**
 05-163-01 **dwg**