Key to levels:-

Existing:- 135.63

Proposed: - 130.00

DRUMAGELVIN Td.

Important Note:

Provision to be made within the site for surface water drainage and no surface water to be allowed onto the private laneway.

Laneway surface drainage and road subsoil to remain unimpeded.

Provision to be made at entrance to the private laneway by means of an ACO drain/gullies (or similiar approved) to collect surface water run off from the driveway and paved areas. Sump of ACO drain to discharge to existing concrete road drainage pipe. However, the choice of system preferred by Monaghan Co. Council Roads Authority to be specified on Grant of Permission document.

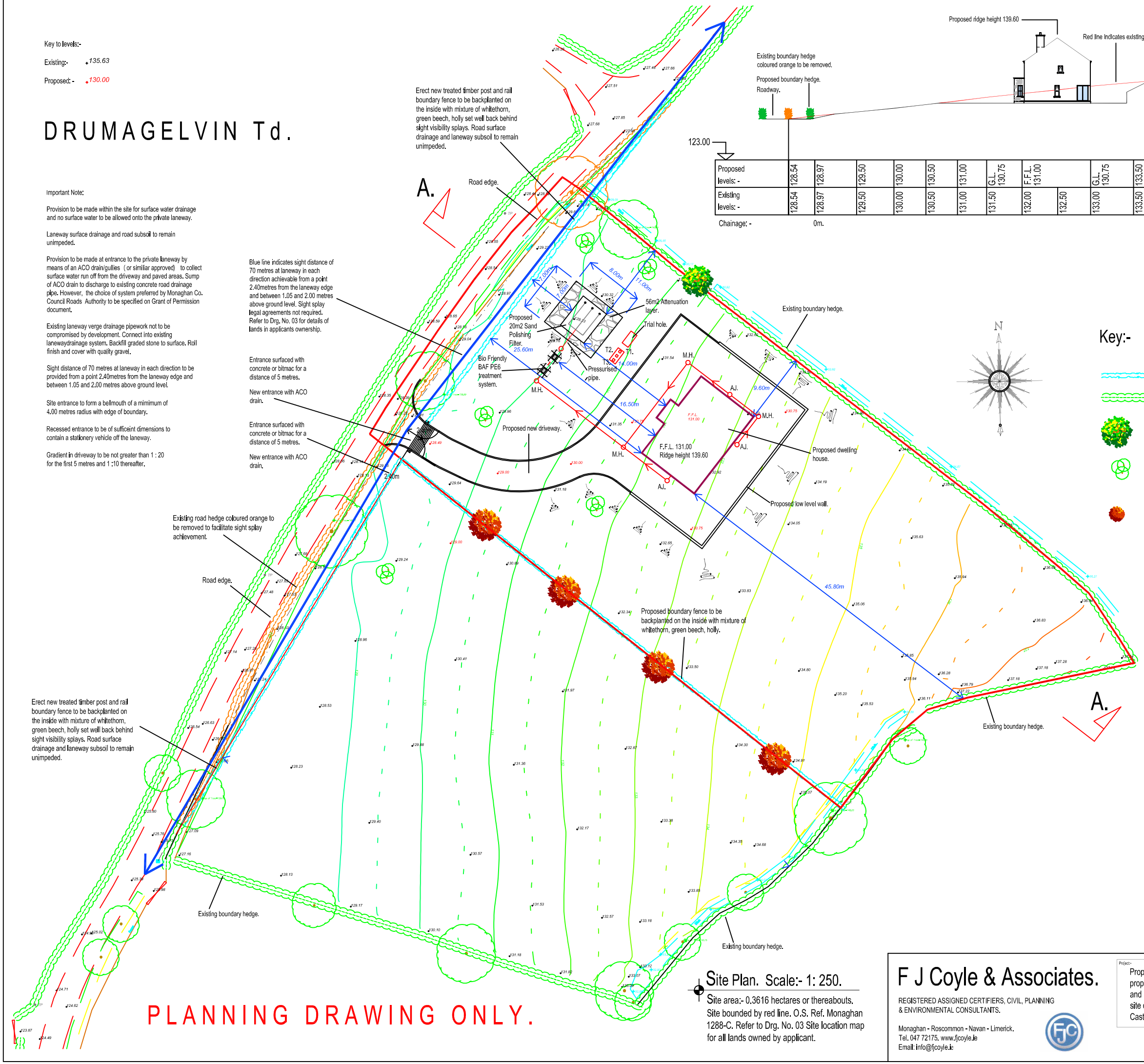
Existing laneway verge drainage pipework not to be compromised by development. Connect into existing lanewaydrainage system. Backfill graded stone to surface. Roll finish and cover with quality gravel.

Sight distance of 70 metres at laneway in each direction to be provided from a point 2.40metres from the laneway edge and between 1.05 and 2.00 metres above ground level.

Site entrance to form a bellmouth of a mimimum of 4.00 metres radius with edge of boundary.

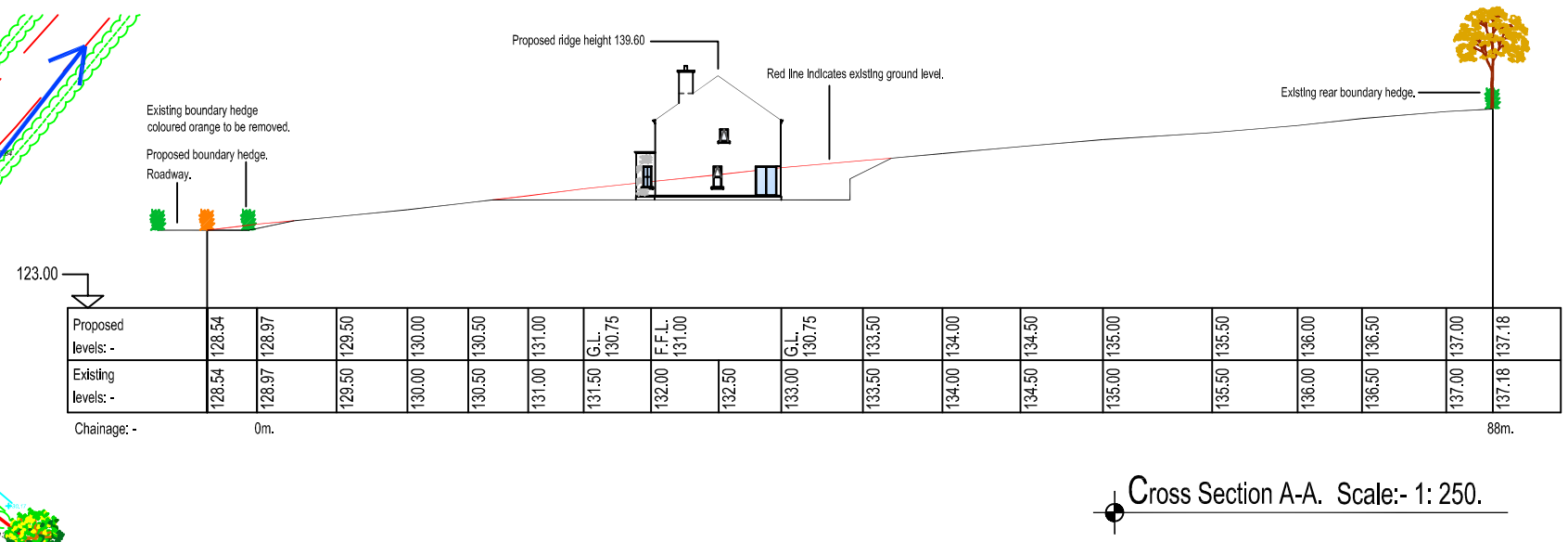
Recessed entrance to be of sufficeint dimensions to contain a stationery vehicle off the laneway.

Gradient in driveway to be not greater than 1 : 20 for the first 5 metres and 1 :10 thereafter.



Site Plan. Scale:- 1: 250.

Site area:- 0.3616 hectares or thereabouts. Site bounded by red line. O.S. Ref. Monaghan 1288-C. Refer to Drg. No. 03 Site location map for all lands owned by applicant.



Proposed levels: -	128.54	128.97	129.50	130.00	130.50	131.00	G.L. 130.75	F.F.L. 131.00		G.L. 130.75	133.50	134.00	134.50	135.00	135.50	136.00	136.50	137.00	137.18
Existing levels: -	128.54	128.97	129.50	130.00	130.50	131.00	131.50	132.00	132.50	133.00	133.50	134.00	134.50	135.00	135.50	136.00	136.50	137.00	137.18
Chainage: -	0m.																		88m.

Cross Section A-A. Scale:- 1: 250.

Key:-

- Proposed new whitethorn/green beech/holly boundary hedge.
- Existing boundary hedge.
- Ash tree. (Fraxinus Excelsior) 4 No.
- Selected shrubbery.
- Oak tree. (Quercus) 1 No.

Final Grading
When topsoil is reasonably dry and workable it will be graded to smooth flowing contours into existing contours with falls for adequate drainage and removal all minor hollows and ridges. The embankment slopes to roadside site boundary will be rounded off at the top and bottom in order to facilitate ease of mowing. Surface shall be hand finished with soil rake and any rocks, roots or debris on the surface shall be removed. Topsoil shall not be raised above the natural level at the base of proposed trees.

Erosion and Drainage
Finished surface contours are to be such that surface runoff is directed toward and allowed to disperse over planting and grassed areas. Appropriate erosion protection measures shall be implemented where loose topsoil can be removed by surface run off.

Finished Levels of Topsoil
After settlement finished levels are to be:
30mm above adjoining concrete kerb or manholes
Not less than 150mm below dpc of adjoining buildings
30mm higher for shrub areas than for adjoining grass areas
Graded to properly match adjoining soil levels

Topsoil Depths
Topsoil should be spread over prepared subsoil in layers not exceeding 150mm. Each layer is firmed lightly before spreading the next

Trees in Grass
Maintain a circular grass and weed free area of 1.5m diameters around all trees in grass.

Staking
All trees over 1.5m t high shall be staked at the time of planting and stakes shall be larch straight, free of projections and pointed at one end. Minimum length and thickness to be as follows:

Length of stake Above ground	Length of stake below ground	Thickness	Tree Ties
½ ht of stem	900mm or =	75mm	Rainbow

Support all trees from wind. Position stake close to tree on windward side and drive vertically into bottom of pit through root system until top of stake is at the specified height. Consolidate material around stake during backfilling. Secure tree firmly but not rigidly to stake with one tie positioned within 50mm from the top of the stake at one third total height of the tree above ground level. Ensure that the position and depth of the stakes are such that no abrasion can occur during natural movement of the tree.

PLANNING DRAWING ONLY.

F J Coyle & Associates.

REGISTERED ASSIGNED CERTIFIERS, CIVIL, PLANNING & ENVIRONMENTAL CONSULTANTS.

Monaghan - Roscommon - Navan - Limerick.
Tel. 047 72175. www.fjcoyle.ie
Email: info@fjcoyle.ie

Project:- Proposed new two storey dwelling house, proprietary waste water treatment unit, polishing filter and construct new entrance and all other associated site development works at Drumagelvin Td, Castleblayney, Co. Monaghan.

Client:- Mr. Francis Brennan.

Sheet Title:- Site plan, site cross section and site location map.

Date:- 01-04-19. Scale:- As shown.

Project No:- 19-026. Drawn by:- M.K.

Drg. No:- 06. Rev:-