



**LEGEND (WATER MAIN)**

- PROPOSED 110mm Ø HPPE POLYETHYLENE SDR11 WATER MAIN ---
- 25mm Ø HPPE CONNECTION TO EACH HOUSE —○—
- PROPOSED IRISH WATER EASEMENT OUTLINE WATER MAIN ---
- EXISTING WATER MAIN ---
- BOUNDARY BOX —○—
- HYDRANT [H]
- SLUICE VALVE [S]
- AIR VALVE [A]
- SCOUR VALVE [ScV]

**WATERMAIN NOTES:**

1. ALL WATERMAIN WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WATER INFRASTRUCTURE DOCUMENT CDS-5020-03
2. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.9 OF IRISH WATER CODE OF PRACTICE DOCUMENT CDS-5020-03.
3. INDIVIDUAL WATER SERVICE CONNECTION TO EACH DWELLING SHALL BE IN COMPLIANCE WITH IRISH WATER STANDARD DETAILS STD-W-02 & 03 RESPECTIVELY
4. WATER BOUNDARY BOXES SHOULD BE IN COMPLIANCE WITH THE IW CODE OF PRACTICE AND STANDARD DETAILS AS PER STANDARD DETAIL STD-W-03
5. SEPARATING DISTANCES FROM OTHER SERVICES, BOUNDARY WALLS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-11
6. SEPARATING DISTANCES FROM TREES, SHRUBS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-12 & 12A
7. ON LINE AND OFF LINE AIR VALVE DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-22 & STD-W-23 RESPECTIVELY
8. SLUICE VALVE DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-15
9. ON LINE AND OFF LINE HYDRANT DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-18 & STD-W-19 RESPECTIVELY
10. SCOUR VALVE AND CHAMBER DETAILS SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-30
11. WAYLEAVES/EASEMENTS IN ESTATE ROADS AND PUBLIC FOOTPATH TO BE PROVIDED IN FAVOUR OF IRISH WATER AS PART OF THE SELF-LAY CONNECTION AGREEMENT

**SITE OUTLINED IN RED**  
(Indicates only not for Land Registry Purposes)

2 No Existing trees to be retained & protected during course of construction

SCOUR CHAMBER 01 REFER DRG STD-W-30B

Existing footpath and kerbing to be removed - make good to roads and paths to remain  
New concrete footpath and kerbing to connect to existing concrete path - make good at junction

**1 WATERMAIN LAYOUT** Scale: 1:200

STATUS:	A1	
REV:	DESCRIPTION:	BY: DATE:

**TAGROUP** Killimogh, Co Mayo, F12 YA41  
Tel: 094 9041049  
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www.tagroup.ie

**CLIENT:**  
**Comhairle Chontae Uíbh Fhailí**  
Offaly County Council  
Áras an Chontae, Charleville Road,  
Tullamore, Co. Offaly

**SITE:** Sycamore Drive, Ballycumber, Co Offaly.

**PROJECT:** Development of 10 No. Dwelling Houses

<b>TITLE:</b> WATERMAIN LAYOUT			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
As Shown	04.03.2024	G.G.	T.C.
DRAWING NO:	20.058-05_PL00-02		REVISION:



**LEGEND (FOUL SEWER)**

- PROPOSED 225mm Ø uPVC FOUL WATER PIPE & CONCRETE MANHOLE —●—
- PROPOSED 150mm Ø uPVC FOUL WATER PIPE & CONCRETE MANHOLE —●—
- PROPOSED 100mm Ø uPVC FOUL WATER PIPE CONNECTION TO EACH HOUSE AND IRISH WATER INSPECTION CHAMBER —○—
- PROPOSED IRISH WATER EASEMENT OUTLINE —●—
- PROPOSED FOUL WATER WITH CONCRETE SURROUND —■—
- EXISTING FOUL WATER PIPE & MANHOLE —●—
- PROPOSED GULLY —●—

- FOUL SEWER NOTES:**
1. ALL FOUL SEWER WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  2. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  3. FOUL SEWER SERVICE CONNECTIONS & INSPECTION CHAMBER TO EACH DWELLING SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-02.
  4. ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10.
  5. TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07.
  6. CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE 'C' / TYPE 'D').
  7. SEPARATING DISTANCES FROM OTHER SERVICES, BOUNDARY WALLS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-05.
  8. SEPARATING DISTANCES FROM TREES, SHRUBS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-06 & 06A.
  9. WAYLEAVES/EASEMENTS IN ESTATE ROADS AND PUBLIC FOOTPATH TO BE PROVIDED IN FAVOUR OF IRISH WATER AS PART OF THE SELF-LAY CONNECTION AGREEMENT REFER TO SECTION 3.8 OF THE WASTEWATER COP. FOR 20 PROPERTIES OR LESS, A 150MM INTERNAL DIAMETER GRAVITY SEWER PIPE SHOULD BE INSTALLED. 100MM DIA PIPE CAN BE USED FOR INDIVIDUAL SERVICE CONNECTION SEWER PIPES.
  11. GRADIENTS OF GRAVITY SEWERS INCLUDING SERVICE CONNECTION SEWERS SHALL BE IN ACCORDANCE WITH SECTION 3.8 OF THE WASTEWATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  12. WHERE WASTEWATER AND STORM WATER MANHOLES ARE ADJACENT, THEIR POSITIONS SHOULD BE STAGGERED TO ALLOW FOR CROSSING OVER OF SEWERS. SEE SECTION 3.5.13 OF THE CODE OF PRACTICE.

MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
FOUL MH 5	50.61	48.86
FOUL MH 17	50.186	49.211
FOUL MH 18	50.525	49.550
FOUL MH 19	50.300	49.056
FOUL MH 20	50.377	49.477
FOUL MH 21	50.370	49.720

STATUS:	A1
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**TAGROUP** Killimogh, Co Mayo, F12 YA41  
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 tcampbell@tagroup.ie  
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**CLIENT:**  
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 Offaly County Council  
 Áras an Chontae, Charleville Road,  
 Tullamore, Co. Offaly

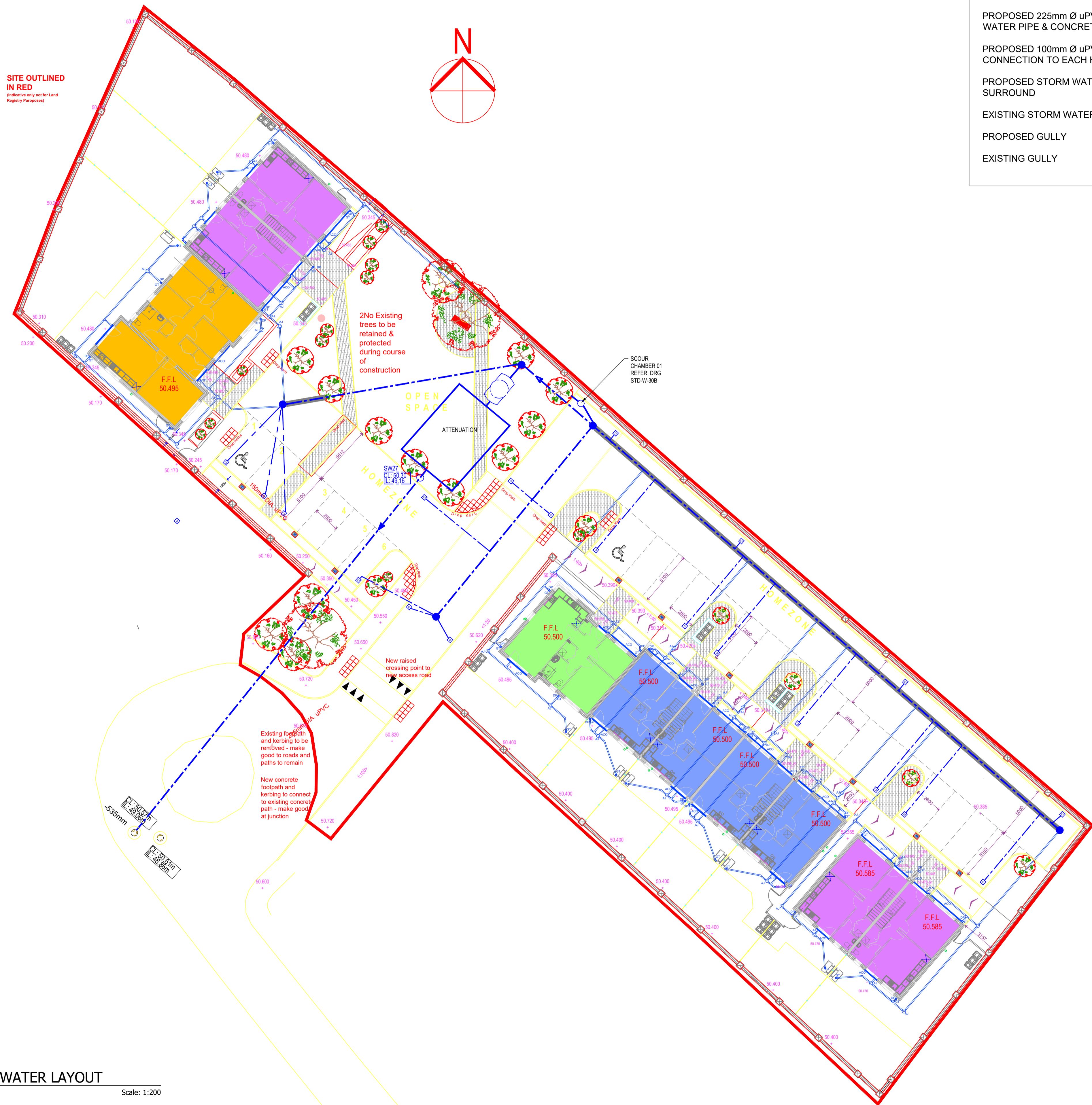
**SITE:** Sycamore Drive,  
 Ballycumber,  
 Co Offaly.

**PROJECT:**  
 Development of 10 No. Dwelling  
 Houses

**TITLE:**  
 FOUL SEWER LAYOUT

SCALE: AT A1: As Shown	DATE: 04.03.2024	DRAWN: G.G.	CHECKED: T.C.
DRAWING NO: 20.058-05_PL00-03	REVISION:		

**1 FOUL SEWER LAYOUT**  
 Scale: 1:200



**LEGEND (STORM WATER)**

PROPOSED 225mm Ø uPVC STORM WATER PIPE & CONCRETE MANHOLE

PROPOSED 100mm Ø uPVC STORM WATER PIPE CONNECTION TO EACH HOUSE

PROPOSED STORM WATER WITH CONCRETE SURROUND

EXISTING STORM WATER PIPE & MANHOLE

PROPOSED GULLY

EXISTING GULLY

- STORM SEWER NOTES:**
1. ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  2. ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10.
  3. TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07.
  4. CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE 'C' / TYPE 'D').
  5. INTERCEPTOR PROVIDED IN PHASE 01 OF DEVELOPEMENT

MANHOLE REF.	COVER LEVEL		MH INVERT LEVEL	
	mOD	mOD	mOD	mOD
SW 4	50.57		49.06	
SW 22	50.300		49.260	
SW 23	50.186		49.304	
SW 24	50.525		49.550	
SW 25	50.300		49.325	
SW 26	50.377		49.149	
SW 27	50.300		49.325	

**1** STORMWATER LAYOUT  
Scale: 1:200

STATUS:	A1
REV: DESCRIPTION:	BY: DATE:

**TAGROUP** Killimogh,  
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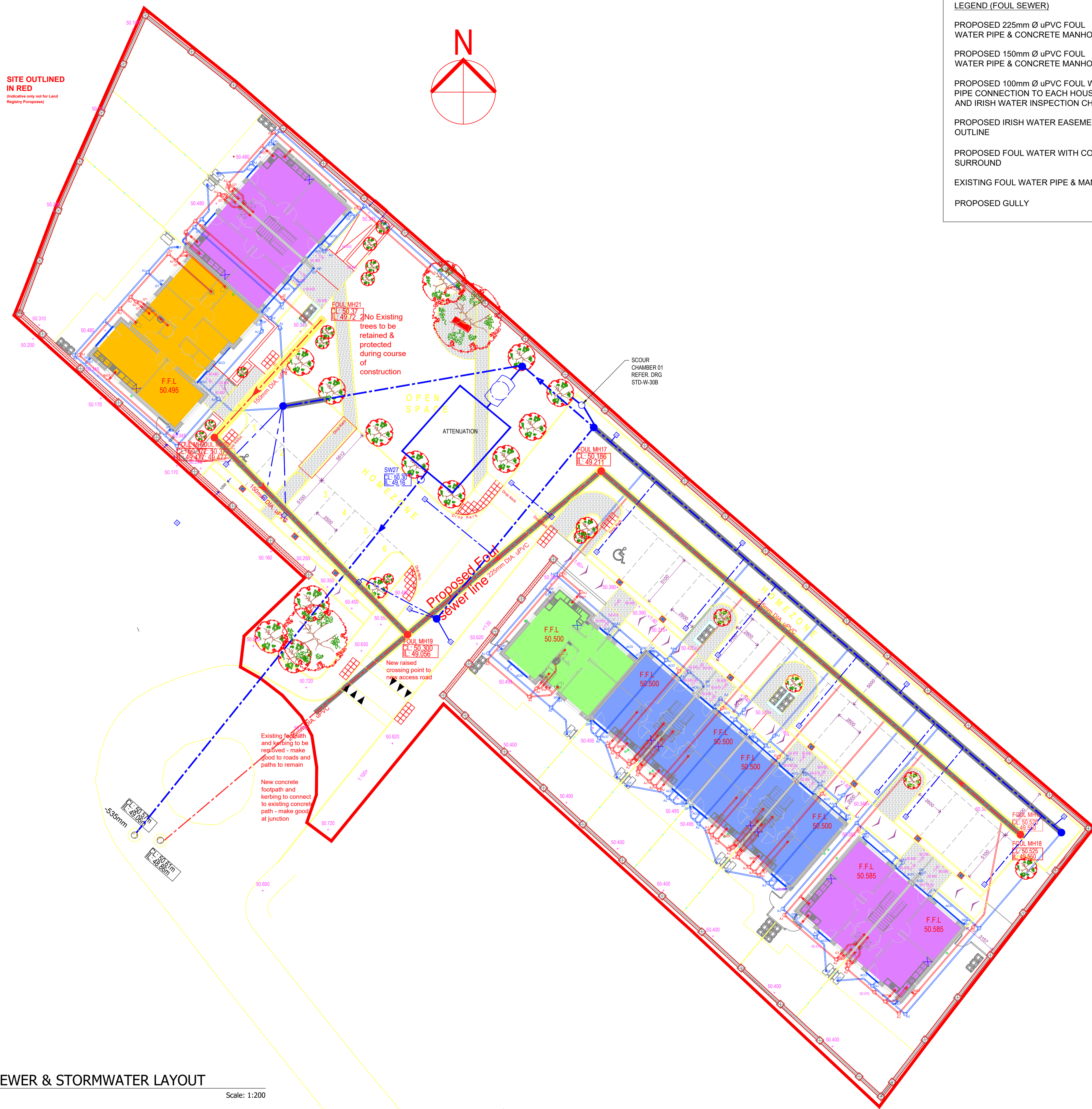
CLIENT:  
**Comhairle Chontae Uíbh Fhailí**  
Offaly County Council  
Áras an Chontae, Charleville Road,  
Tullamore, Co. Offaly

SITE: Sycamore Drive,  
Ballycumber,  
Co Offaly.

PROJECT:  
Development of 10 No. Dwelling  
Houses

TITLE:  
STORMWATER LAYOUT

SCALE: AT A1: As Shown	DATE: 04.03.2024	DRAWN: G.G.	CHECKED: T.C.
DRAWING NO: 20.058-05_PL00-04			REVISION: 



**LEGEND (FOUL SEWER)**

PROPOSED 225mm Ø uPVC FOUL WATER PIPE & CONCRETE MANHOLE	
PROPOSED 150mm Ø uPVC FOUL WATER PIPE & CONCRETE MANHOLE	
PROPOSED 100mm Ø uPVC FOUL WATER PIPE CONNECTION TO EACH HOUSE AND IRISH WATER INSPECTION CHAMBER	
PROPOSED IRISH WATER EASEMENT OUTLINE	
PROPOSED FOUL WATER WITH CONCRETE SURROUND	
EXISTING FOUL WATER PIPE & MANHOLE	
PROPOSED GULLY	

**LEGEND (STORM WATER)**

PROPOSED 225mm Ø uPVC STORM WATER PIPE & CONCRETE MANHOLE	
PROPOSED 100mm Ø uPVC STORM WATER PIPE CONNECTION TO EACH HOUSE	
PROPOSED FOUL WATER WITH CONCRETE SURROUND	
EXISTING STORM WATER PIPE & MANHOLE	
PROPOSED GULLY	
EXISTING GULLY	

- FOUL SEWER NOTES:**
- ALL FOUL SEWER WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  - ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  - FOUL SEWER SERVICE CONNECTIONS & INSPECTION CHAMBER TO EACH DWELLING SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-02.
  - ALL MANHOLE CHAMBERS SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-10.
  - TRENCH BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-07.
  - CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE 'C' / TYPE 'D').
  - SEPARATING DISTANCES FROM OTHER SERVICES, BOUNDARY WALLS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-05.
  - SEPARATING DISTANCES FROM TREES, SHRUBS ETC. SHALL BE IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-WW-06 & 06A.
  - WAYLEAVES/EASEMENTS IN ESTATE ROADS AND PUBLIC FOOTPATH TO BE PROVIDED IN FAVOUR OF IRISH WATER AS PART OF THE SELF-LAY CONNECTION AGREEMENT.
  - REFER TO SECTION 3.8 OF THE WASTEWATER COP. FOR 20 PROPERTIES OR LESS, A 150MM INTERNAL DIAMETER GRAVITY SEWER PIPE SHOULD BE INSTALLED. 100MM DIA PIPE CAN BE USED FOR INDIVIDUAL SERVICE CONNECTION SEWER PIPES.
  - GRADIENTS OF GRAVITY SEWERS INCLUDING SERVICE CONNECTION SEWERS SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE WASTEWATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
  - WHERE WASTEWATER AND STORM WATER MANHOLES ARE ADJACENT, THEIR POSITIONS SHOULD BE STAGGERED TO ALLOW FOR CROSSING OVER OF SEWERS. SEE SECTION 3.5.13 OF THE CODE OF PRACTICE.

- STORM SEWER NOTES:**
- ALL PIPES MATERIALS SHALL BE IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER STANDARDS DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE DOCUMENT CDS-5030-03.
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  - CONCRETE BED, HAUNCH AND SURROUND SHALL BE IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AS PER STANDARD DETAIL STD-WW-08 (TYPE 'C' / TYPE 'D').
  - INTERCEPTOR PROVIDED IN PHASE 01 OF DEVELOPEMENT

STATUS:	A1		
REV:	DESCRIPTION:	BY:	DATE:

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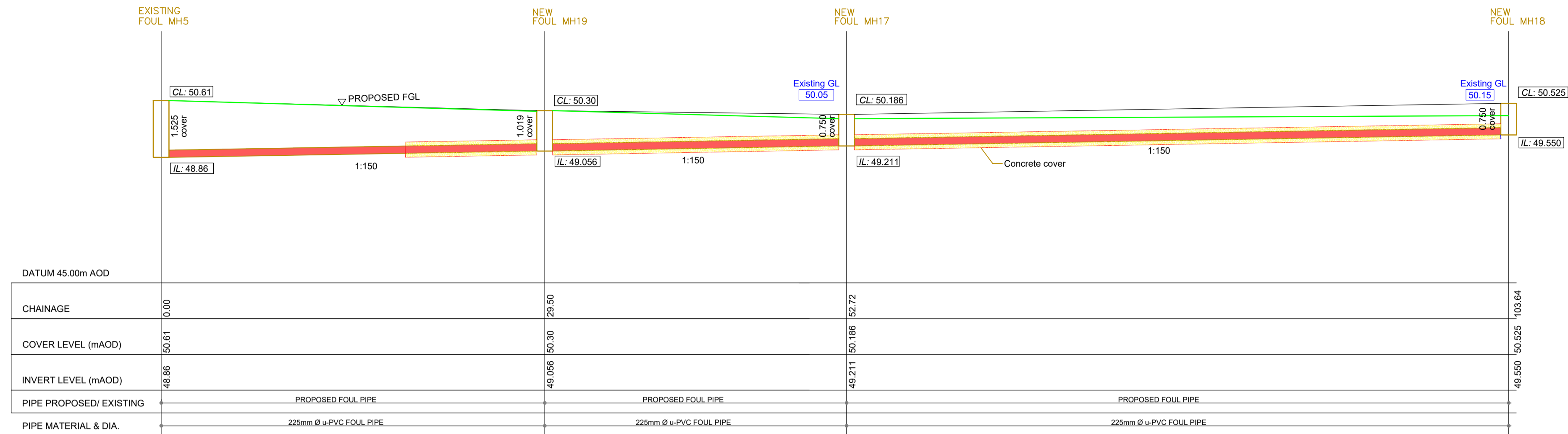
**SITE:** Sycamore Drive, Ballycumber, Co Offaly.

**PROJECT:** Development of 10 No. Dwelling Houses

**TITLE:**  
 FOUL SEWER & STORMWATER LAYOUT

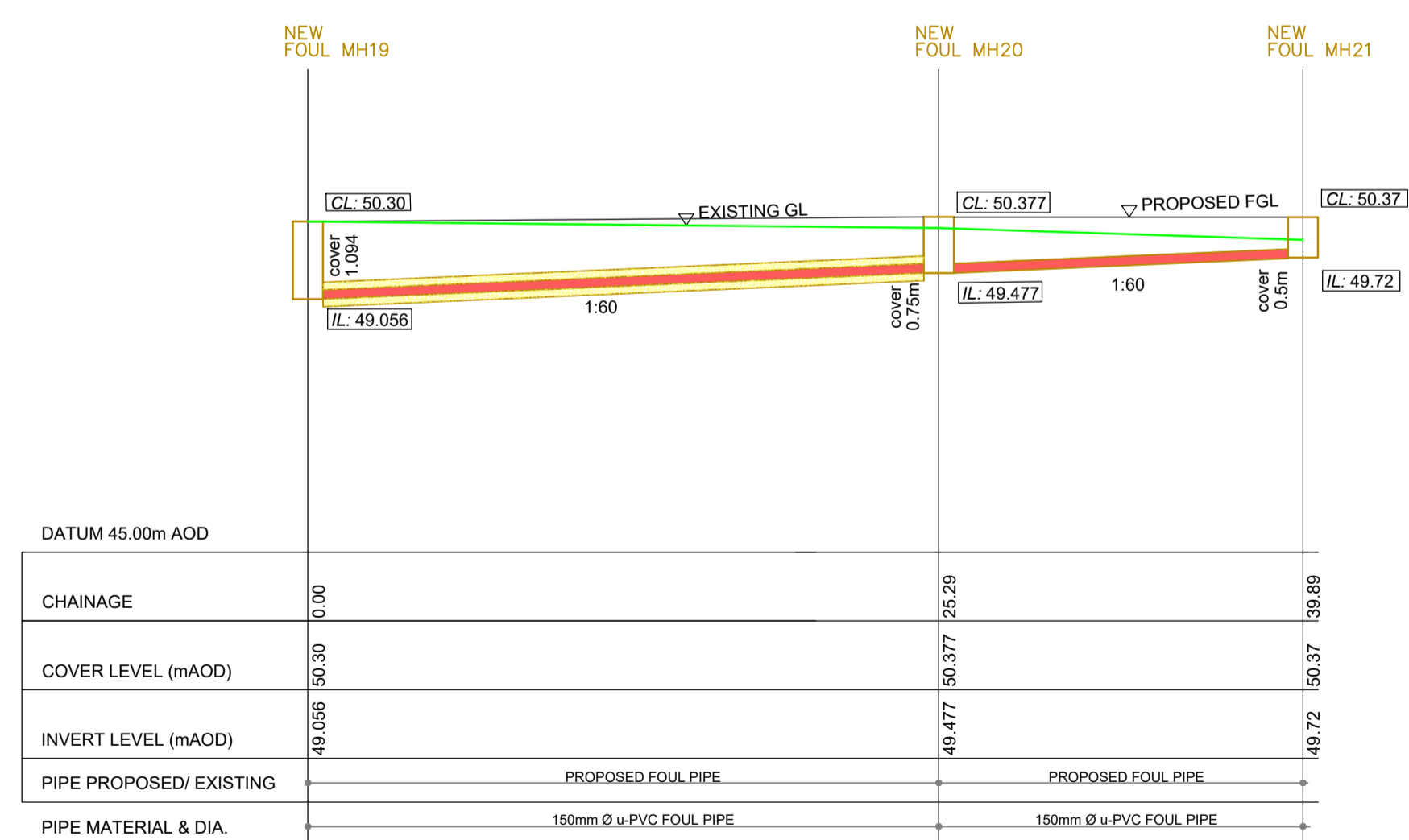
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
As Shown	04.03.2024	G.G.	T.C.
DRAWING NO:	REVISION:		
20,058-05_PL00-05			

**1 FOUL SEWER & STORMWATER LAYOUT**  
 Scale: 1:200



MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
	mOD	mOD
FOUL MH 5	50.61	48.86
FOUL MH 17	50.186	49.211
FOUL MH 18	50.525	49.550
FOUL MH 19	50.300	49.056

1 FOUL WATER LONGITUDINAL SECTIONS  
Scale: HORZ. 1:250 & VERT. 1:100



MANHOLE REF.	COVER LEVEL	MH INVERT LEVEL
	mOD	mOD
FOUL MH 19	50.300	49.056
FOUL MH 20	50.377	49.477
FOUL MH 21	50.370	49.720

2 FOUL WATER LONGITUDINAL SECTIONS  
Scale: HORZ. 1:250 & VERT. 1:100

STATUS:	A1
REV:	DESCRIPTION:
BY:	DATE:

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Áras an Chontae, Charleville Road,  
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SITE:  
Sycamore Drive,  
Ballycumber,  
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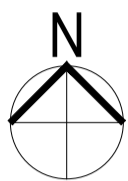
PROJECT:  
Development of 10 No. Dwelling  
Houses

TITLE:  
FOUL LONGITUDINAL SECTIONS

SCALE AT A1: As Shown	DATE: 04.03.2024	DRAWN: G.G.	CHECKED: T.C.
DRAWING NO: 20,058-05_PL00-06			REVISION:

Proposed precast reinforced concrete box culvert in accordance with EN 14844 1000mm(W) x 800mm(H) internally in 2.0m long sections

Boundary wall to be aligned with centre line of existing drain



215mm wide concrete block wall built on top of precast concrete box culvert. Movement joints at 4.0m Max.

Proposed precast reinforced concrete box culvert in accordance with EN 14844 1000mm(W) x 800mm(H) internally in 2.0m long sections

Precast concrete headwall

Existing open drain

Proposed retaining wall

STATUS:	A1
REV:	DESCRIPTION:
BY:	DATE:

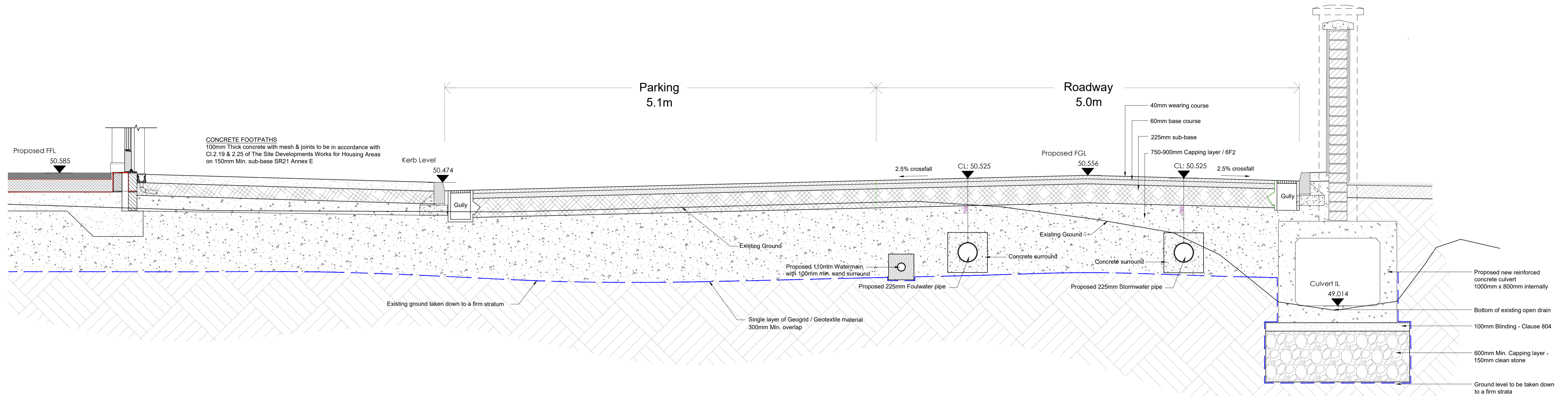
**TAGROUP** Killimagh, Co Mayo, F12 YA41  
 Tel: 094 9041049  
 tcampbell@tagroup.ie  
 www.tagroup.ie

CLIENT: **Comhairle Chontae Uíbh Fhailí**  
 Offaly County Council  
 Aras an Chontae, Charleville Road, Tullamore, Co. Offaly

SITE: Sycamore Drive, Ballycumber, Co Offaly.  
 PROJECT: Development of 10 No. Dwelling Houses

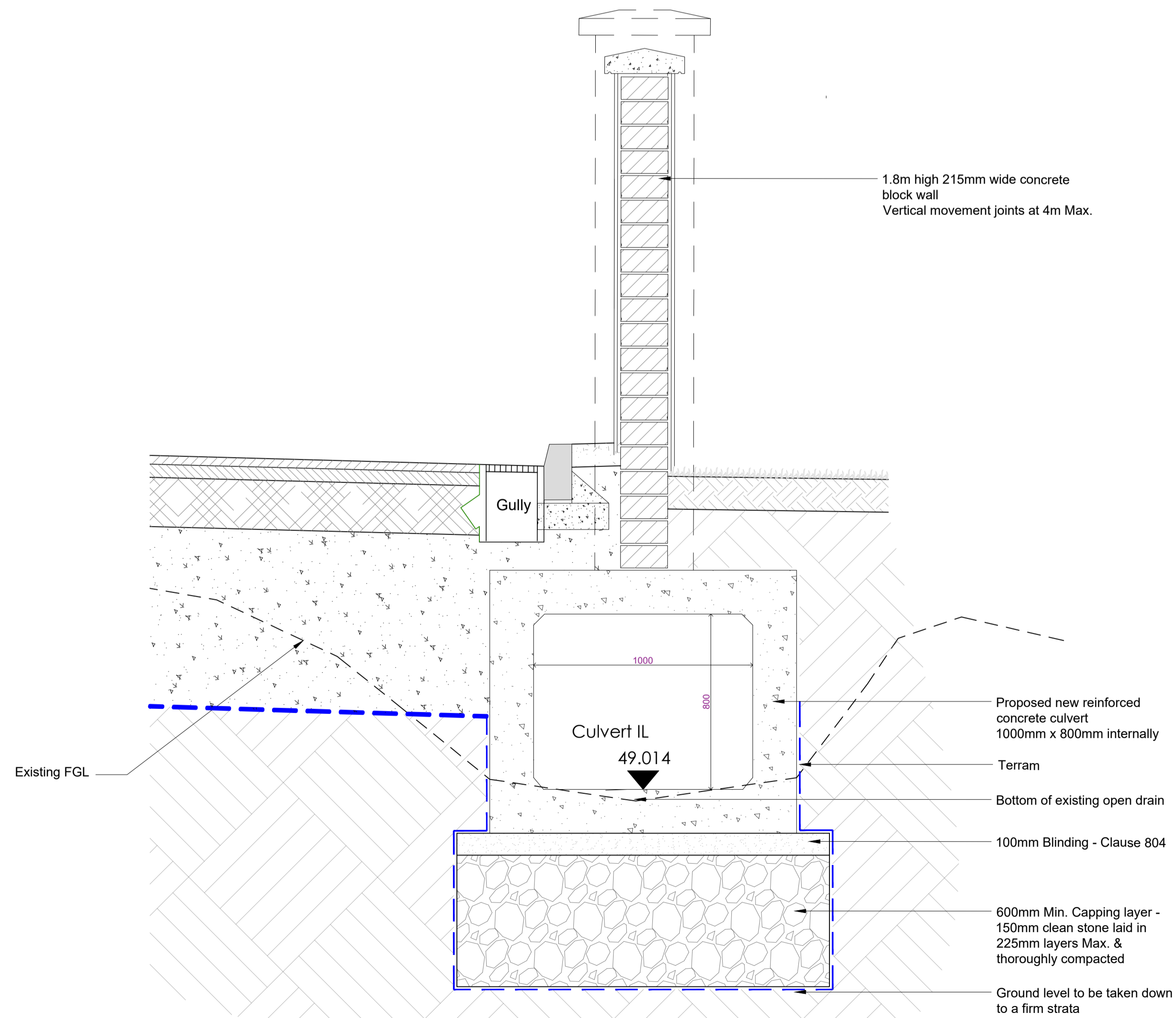
TITLE: SITE LAYOUT SHOWING PROPOSED CONCRETE BOX CULVERT

SCALE: AT A1:	DATE:	DRAWN:	CHECKED:
As Shown	04.03.2024	G.G.	T.C.
DRAWING NO:	20,058-05_PL00-08		REVISION:



1 Road Section Showing Proposed Culvert

Scale: 1:25



2 Section A-A [Through Culvert & Concrete Block Wall]

Scale: 1:16

STATUS:	A1		
REV:	DESCRIPTION:	BY:	DATE:

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CLIENT:  
**Comhairle Chontae Uíbh Fhailí**  
Offaly County Council

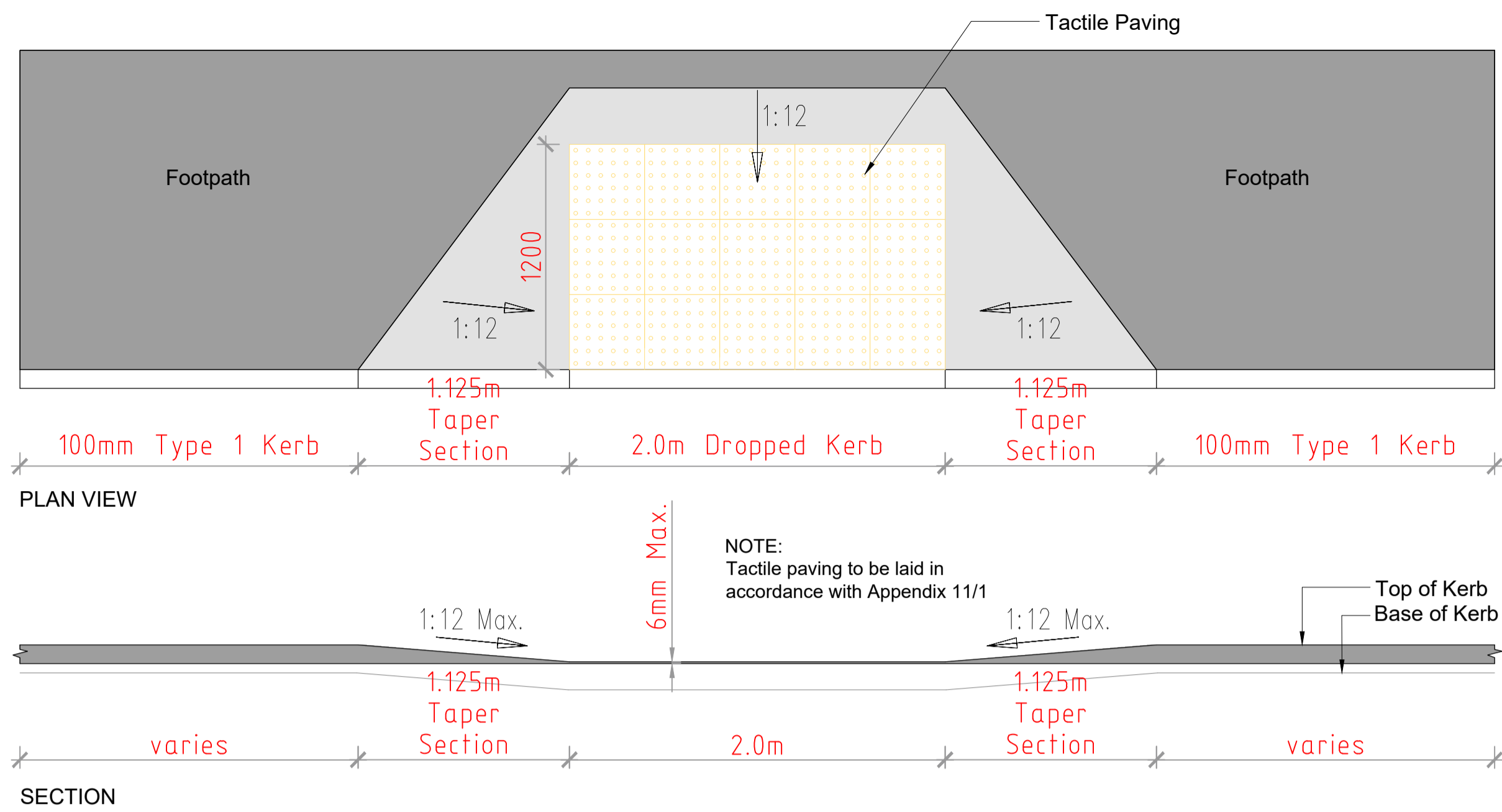
Áras an Chontae, Charleville Road,  
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SITE: Sycamore Drive,  
Ballycumber,  
Co Offaly.

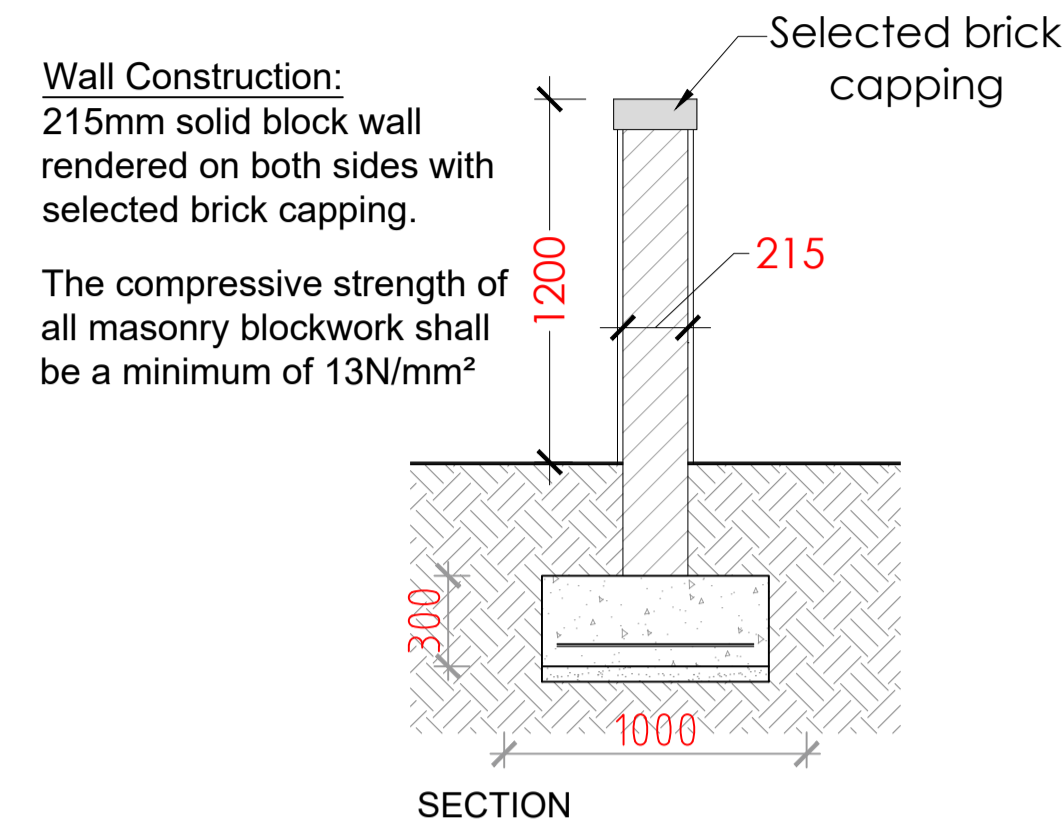
PROJECT:  
Development of 10 No. Dwelling  
Houses

TITLE:  
ROAD SECTION SHOWING PROPOSED CULVERT  
SECTION A-A -> THROUGH PROPOSED PRECAST  
CULVERT & CONCRETE BLOCK WALL

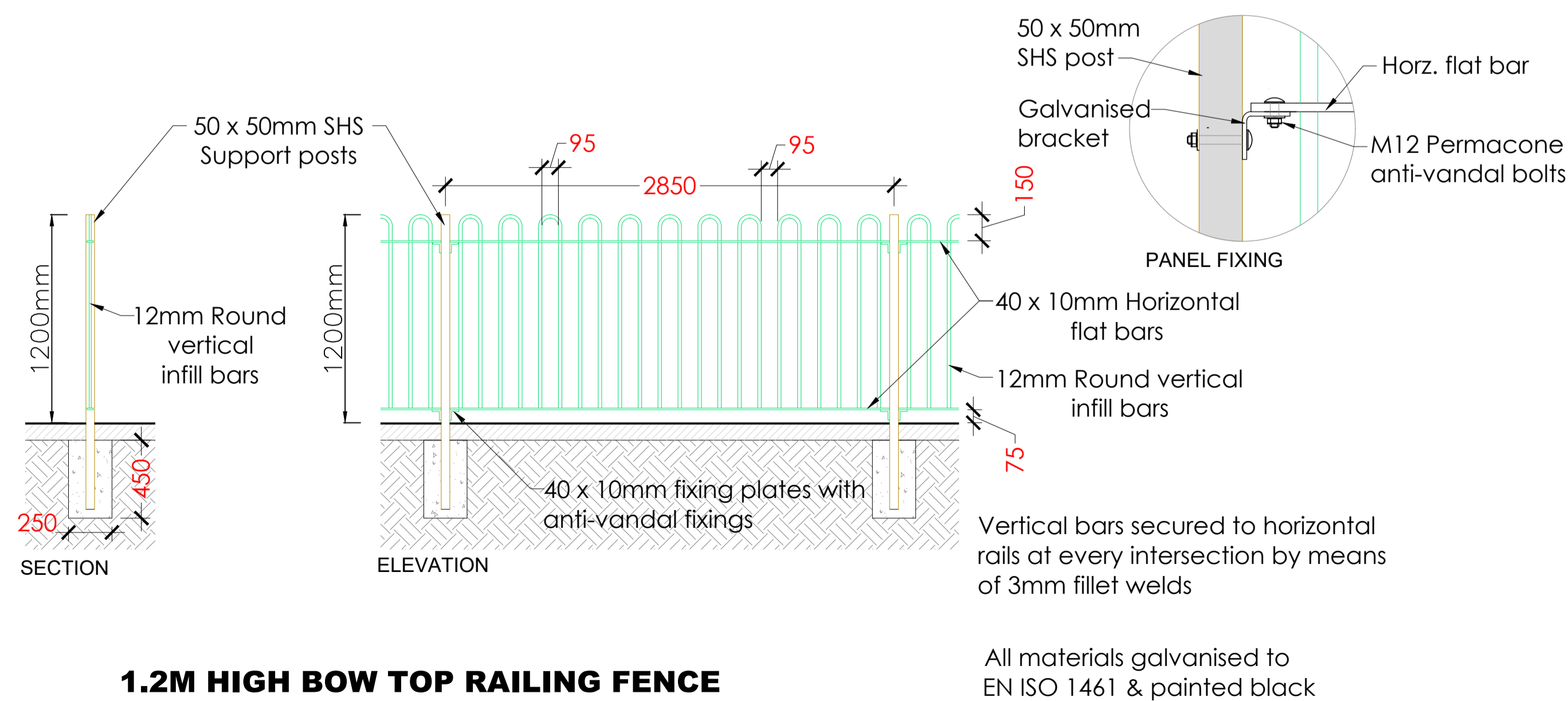
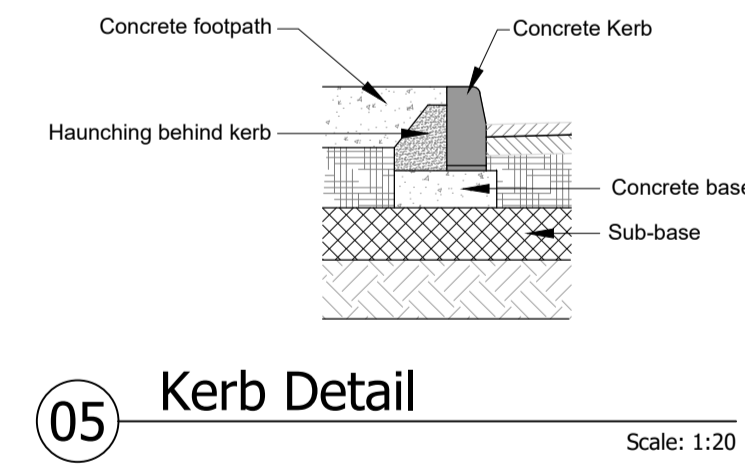
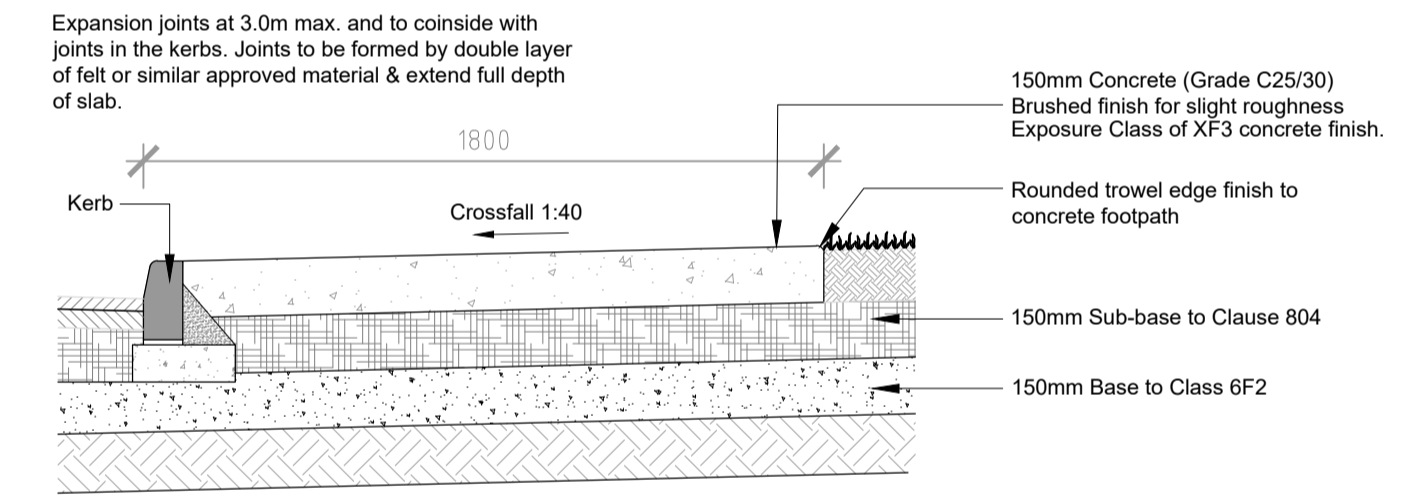
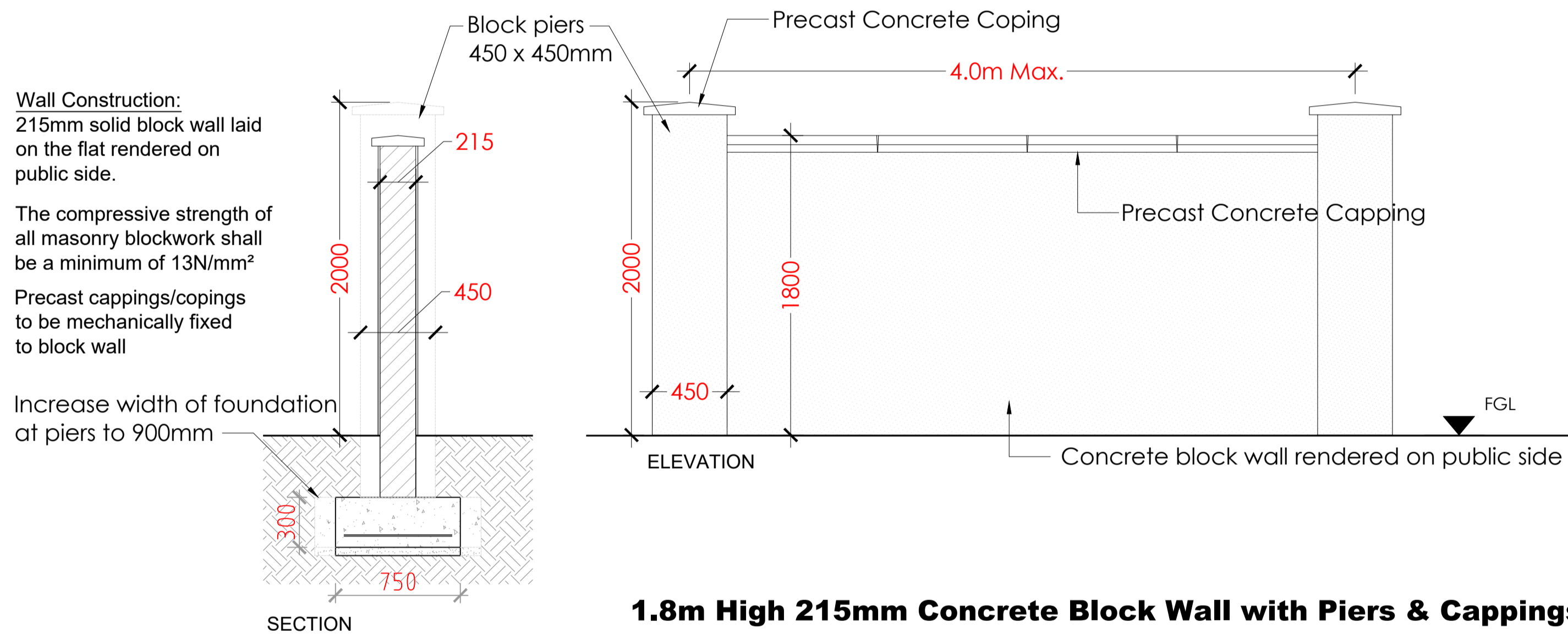
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As Shown	04.03.2024	G.G.	T.C.
DRAWING NO:	20.058-05_PL00-09		REVISION:



01 Pedestrian Crossing Detail Scale: 1:25



02 Bin Storage Walls Scale: 1:25



03 Boundary Details Scale: 1:25

STATUS:		A1	
TENDER ISSUE		BY:	DATE:
REV:	DESCRIPTION:		

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**CLIENT:**  
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 Offaly County Council

Áras an Chontae, Charleville Road,  
 Tullamore, Co. Offaly

**SITE:** Sycamore Drive, Ballycumber, Co Offaly.

**PROJECT:** Development of 10 No. Dwelling Houses

TITLE: HARD LANDSCAPING			
SCALE: AT A1: As Shown	DATE: 05.03.2024	DRAWN: G.G.	CHECKED: T.C.
DRAWING NO: 20-058-05_PL40-10	REVISION:		