

OVERVIEW OF SITE LEVELS

- EXISTING GROUND LEVELS FALL FROM SOUTH TO NORTH
- TO ACHIEVE A FOUL CONNECTION FROM THE SITE, THE GROUND LEVELS AT THE NORTH END OF SITE NEED TO BE RAISED ABOVE EXISTING GROUND LEVELS. REFER TO DRAWINGS OF PROPOSED GROUND LEVELS AND FOUL DRAINAGE DESIGN - DRAWINGS No.s 21003-TJOC-ZZ-ZZ-DR-C-0055 AND 21003-TJOC-ZZ-ZZ-DR-C-0056 RESPECTIVELY.
- TO ACHIEVE A SURFACE WATER OUTFALL FROM THE SITE, THE GROUND LEVELS ON THE NORTH AND WEST SIDE OF THE SITE NEED TO BE RAISED ABOVE EXISTING GROUND LEVELS. REFER TO DRAWINGS OF PROPOSED GROUND LEVELS AND SURFACE WATER DRAINAGE DESIGN - DRAWINGS No.s 21003-TJOC-ZZ-ZZ-DR-C-0055 AND 21003-TJOC-ZZ-ZZ-DR-C-0056 RESPECTIVELY.



1 OVERVIEW OF EXISTING GROUND LEVELS
SCALE: 1:750

SITE CONSTRAINTS

- CONNECTION TO THE EXISTING FOUL SEWER ON THE OLD NAAS ROAD FOR THE MAJORITY OF THE BOUNDARY OF THE SITE IS BLOCKED BY THE PRESENCE OF A 500mm DIAMETER GAS TRANSMISSION MAIN.
- THERE IS NO PUBLIC SURFACE WATER SEWER ON THE OLD NAAS ROAD ALONG THE BOUNDARY OF THIS SITE.
- THE POSITION AND LEVEL OF THE ONLY POSSIBLE SURFACE WATER OUTFALL FROM THE SITE REQUIRES THE SITE LEVELS ON THE NORTH AND WEST BOUNDARIES OF THE SITE TO BE RAISED.
- EXISTING 400mm DIAMETER WATERMAIN TRAVERSES THE SITE. FOLLOWING CONSULTATION WITH IRISH WATER, A SEPARATION DISTANCE OF 5m TO ANY PROPOSED BUILDING IS REQUIRED ON EACH SIDE OF THE EXISTING WATERMAIN. SLIT TRENCHES WERE UNDERTAKEN IN THE PRESENCE OF THE WATER SERVICES DEPARTMENT OF SOUTH DUBLIN COUNTY COUNCIL (ON BEHALF OF IRISH WATER) TO DETERMINE THE AS-BUILT POSITION AND LEVELS OF THE EXISTING WATERMAIN AND THESE HAVE BEEN USED TO LOCATE THE WATERMAIN ON THE SITE PLANS.
- FOLLOWING SUBMISSION OF A PRE-CONNECTION ENQUIRY TO IRISH WATER, IRISH WATER ADVISED THAT IN ORDER TO ACCOMMODATE THE PROPOSED CONNECTION FROM THE SITE, UPGRADE WORKS ARE REQUIRED TO EXTEND THE LENGTH OF THE 150mm DIAMETER WATERMAIN NETWORK IN OLD NAAS ROAD BY APPROXIMATELY 140m. REFER TO DRAWINGS No. 21003-TJOC-ZZ-ZZ-DR-C-0062 FOR INDICATIVE LAYOUT OF UPGRADE WORKS. THE PROPOSED UPGRADE WORKS ARE SUBJECT TO ONGOING DISCUSSION AND AGREEMENT WITH IRISH WATER.



2 OVERVIEW OF SITE CONSTRAINTS
SCALE: 1:750

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REV	STATUS	DESCRIPTION	DATE
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RON	JM	JM

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PROJECT:	PROPOSED RESIDENTIAL DEVELOPMENT AT GORDON PARK
CLIENT:	GREENWALK DEVELOPMENT LTD.
DRAWING TITLE:	SITE CONSTRAINTS - OVERVIEW

SCALE:	1:750	(A1)
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