

GENERAL NOTES:

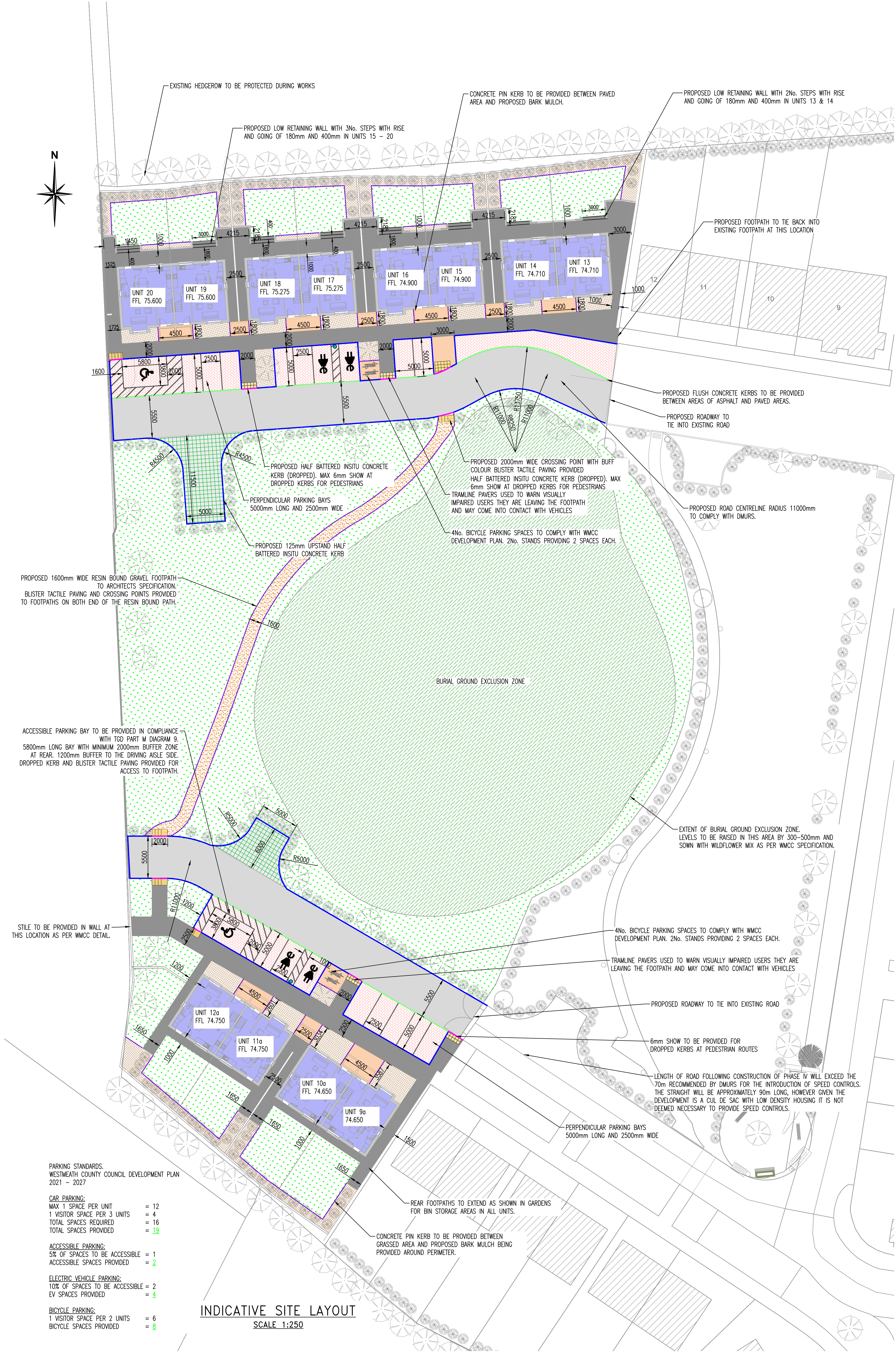
1. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECT'S AND OTHER ENGINEERING DRAWINGS.

SITE LAYOUT NOTES

1. NEW SURFACING TO TIE INTO EXISTING ROAD LEVELS.
2. ALL ROADS, PAVEMENT WORKS AND MATERIALS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE TII MANUAL OF CONTRACT DOCUMENTS FOR ROAD WORKS, VOLUME 1 & 2 SPECIFICATION FOR ROAD WORKS.
3. QUALITY CONTROL, TESTING OF SUBGRADE AND COMPACTED MATERIALS ARE TO BE TESTED IN ACCORDANCE WITH THE TII MANUAL OF CONTRACT DOCUMENTS VOL. 2 NG SERIES 100 TABLE NG 1/1.
4. ALL EARTHWORKS & PREPARATION OF SUBGRADE FORMATION LEVEL TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION FOR ROADWORKS.
5. SUBGRADE TEST RESULTS AND CBR VALUES SHOULD BE REPORTED TO THE ENGINEER PRIOR TO ANY CAPPING OR SUB-BASE CONSTRUCTION TO CONFIRM DESIGN CBR VALUE. TARGET CBR ON TOP OF CAPPING IS A MINIMUM OF 15%. TARGET CBR IS A MINIMUM OF 30% ON TOP OF SUB-BASE LAYER. RESULTS TO BE FORWARDED TO ENGINEER FOR REVIEW PRIOR TO LAYING ANY BITUMINOUS MATERIAL.
6. CONTRACTOR SHALL ALLOW FOR PROTECTION OF ALL SERVICES AND LIAISON WITH SERVICE PROVIDERS DURING THE PLANNING AND EXECUTION OF THE WORKS.
7. PRIOR TO CONSTRUCTION WORKS THE CONTRACTOR SHALL CARRY OUT A PHOTOGRAPHIC PRE-CONDITIONAL SURVEY OF THE EXISTING SITE, BOUNDARY WALLS AND THE SURROUNDING AREA AND MAKE AVAILABLE TO THE ENGINEER.
8. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN TO PROTECT THE ENVIRONMENT AND PREVENT POLLUTION AND CONFORM TO LEGISLATIVE AND INDUSTRY ENVIRONMENTAL GUIDELINES.
9. THE CONTRACTOR SHALL READ AND CARRY OUT THE WORKS IN ACCORDANCE WITH THE PROJECT "SPECIFICATION FOR SITE WORKS".
10. ALL ROAD MARKINGS AND TRAFFIC SIGNS ARE TO BE IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORTS TRAFFIC SIGNS MANUAL.
11. CONTRACTOR TO PROVIDE AN ENVIRONMENTAL CONSTRUCTION PLAN AND SUBMIT TO PLANNING AUTHORITY FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.

SITE LAYOUT LEGEND

- PROPOSED ASPHALT ROAD
- PROPOSED CONCRETE FOOTWAY
- PROPOSED PAVING SUITABLE FOR VEHICULAR LOADING (TO ARCHITECTS SPECIFICATION)
- PROPOSED PAVING PEDESTRIAN ONLY AREA (TO ARCHITECTS SPECIFICATION)
- PROPOSED BARK MULCH PLANTED AREA TO ARCHITECTS DETAIL & SPECIFICATION
- PROPOSED TURFSTONE PAVING TO ARCHITECTS DETAIL & SPECIFICATION. BY TOBERMORE OR EQUIVALENT
- PROPOSED LANDSCAPE AREA
- ANCIENT BURIAL GROUND EXCLUSION ZONE
- PROPOSED DWELLING UNIT
- PROPOSED RESIN BOUND GRAVEL PATH TO ARCHITECTS SPECIFICATION
- PROPOSED F.F.L.
- PROPOSED HALF BATTERED INSITU CONCRETE KERB (DROPPED)
- PROPOSED 125mm UPSTAND HALF BATTERED INSITU CONCRETE KERB
- PROPOSED FLUSH CONCRETE KERB
- PROPOSED CONCRETE PIN KERB
- PROPOSED BUFF TRAMLINE TACTILE PAVING
- PROPOSED BUFF BLUSTER TACTILE PAVING
- PROPOSED EV CHARGING POINT



PARKING STANDARDS.
WESTMEATH COUNTY COUNCIL DEVELOPMENT PLAN 2021 - 2027

CAR PARKING:
MAX 1 SPACE PER UNIT = 12
1 VISITOR SPACE PER 3 UNITS = 4
TOTAL SPACES REQUIRED = 16
TOTAL SPACES PROVIDED = 19

ACCESSIBLE PARKING:
5% OF SPACES TO BE ACCESSIBLE = 1
ACCESSIBLE SPACES PROVIDED = 2

ELECTRIC VEHICLE PARKING:
10% OF SPACES TO BE ACCESSIBLE = 2
EV SPACES PROVIDED = 4

BICYCLE PARKING:
1 VISITOR SPACE PER 2 UNITS = 6
BICYCLE SPACES PROVIDED = 8

INDICATIVE SITE LAYOUT
SCALE 1:250

B	08.11.23	UPDATED WITH LATEST SITE LAYOUT	FM	MK
A	06.11.23	UPDATED AS PER WMCC COMMENTS	FM	MK
REV	DATE	DESCRIPTION	BY	APPR

DRAWING STATUS:
TENDER

CLIENT:
WESTMEATH COUNTY COUNCIL

JOB DESCRIPTION:
CONSTRUCTION OF 12 HOUSES AT BUNDAIRE, KINNEGAD PHASE IV

DRAWING TITLE:
INDICATIVE SITE LAYOUT

PROJECT No.:	P-3744	DRAWING No.:	C-01
		REV. No.:	B
SCALE:	1:250	SHEET:	A1
DATE:	26.10.23		
DRAWN BY:	PHCG	CHECKED BY:	AK
		APPROVED BY:	PHCM

McMahon Associates
Consulting Civil & Structural Engineers, Traffic Engineers
PSDP/CDM Principal Designer, Project Managers

Armagh Drogheda Croydon
(028) 3752 2940 (041) 2137050 (0208) 2636051
e: info@mcMahonengineers.com