



COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

APPENDIX 12

Fingal County Council Taking in Charge Drawing Specifications

Updated June 2023



As Built Drawing General Specifications

As built drawings shall be provided in the Health and Safety File as part of the Taking in charge process. Any changes that have been since the Planning stage shall be clearly indicated on the drawings. Retention planning permission may be required for same.

Drawings are to be submitted in both AutoCAD compatible (dwg/dxf) format and Pdf as required by the different appendices to the taking in charge Policy and Specifications. All Drawings to be geo-coordinated & scaled to ITM and all levels related to fixed Ordnance Survey Datum (Malin Head).

Mapping of Suds features shall be undertaken in compliance with the recommendations of “SuDS asset register and mapping” by HR Wallingford February 2019.

All Plan scales should be in common use, i.e. 1:500, 1:1000, or 1:2500 as appropriate and the different services (i.e. foul drainage, surface water, water and public lighting) should have their own individual layers.

The colors used for as built drainage and water shall be as in table 1 below except for the “Taking in charge drawing” where the drinking water and Foul drainage should be greyed out.

Table 1.

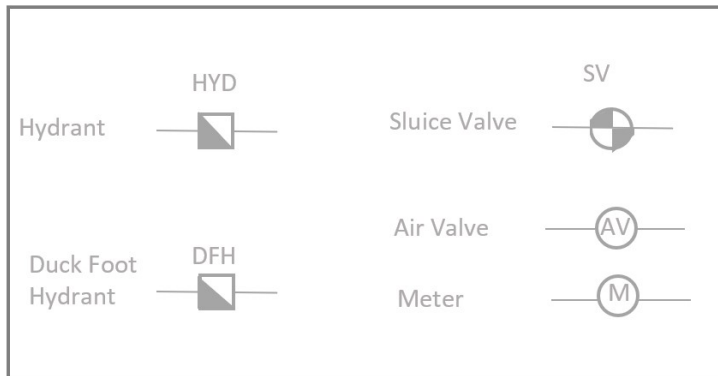
Colour	Layer
Blue	DW – Drinking Water
Red	FW – Foul Water
Green	SW – Storm Water
Purple	PL – Public Lighting

Taking in Charge Drawing Specification

The drawing(s) submitted taking in charge must be ‘As Constructed’ and must show all roads, footpaths, verges, open spaces, areas under management, parking areas, houses garden boundaries and site boundary. In particular it must comply with the following requirements:

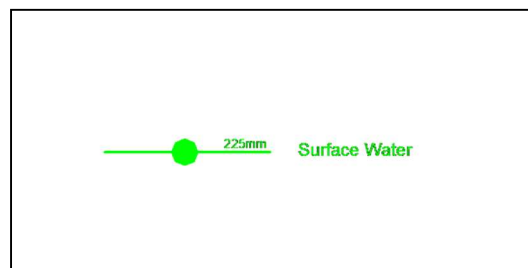
- ◆ *Drawings to be submitted in both AutoCAD (.dwg) and pdf format on the Fingal SharePoint shared folder.*
- ◆ *The drawing must be geo-referenced to tie in with the O.S.I. maps*
- ◆ *The areas to be taken in charge ie, carriageway, cycle paths, footway and parking spaces are to be indicated by a solid yellow hatch. If possible hatching should be completed in small sections to speed up editing if changes have to be made. NOTE - Parking spaces will only be taken in charge if they have not been sold or allocated to home owners – dedicated and non dedicated/public car parking spaces should be clearly indicated.*
- ◆ *Areas that will remain under the control of a management company must be clearly hatched in a different colour.*

- ◆ *The estate boundary to be depicted in red.*
- ◆ *Watermains including all sluice valves, hydrants and air vales etc to be greyed out and annotated with SV / HYD / DFH / AV & Water Meter etc, See samples below. All pipe diameters are also to be indicated. It must be clear on the drawing exactly what each SV isolates, when switched off.*



All lines and text greyed out

- ◆ *All approved changes made onsite during the construction phase must be recorded and should be reflected on the submitted drawing.*
- ◆ *All manholes should be indicated by a solid circle in they're respective colours, ie. green for storm and grey for foul. They must be individually referenced with the cover, invert and backdrop levels (relating to O.S.I Malin Ordnance Datum) noted on a separate table.*
- ◆ *Foul sewer lines to be greyed out and include pipe diameters. NOTE - Only main sewer lines needed, connections to buildings or house drains are not required*
- ◆ *Surface sewer lines to be marked in green and include pipe diameters. NOTE - Only main sewer lines needed, connections to buildings or house drains are not required*



Surface Water in green colour.

- ◆ *Indicate road gully positions & connections to main surface water sewers*
- ◆ *All road names must be clearly marked*
- ◆ *House numbers must be clearly marked*
- ◆ *The details and locations of road markings and signage including any traffic calming interventions, ramps etc should be included on the drawing.*
- ◆ *Total number of units in development required.*
- ◆ *Public lighting poles (in purple).*

- ◆ *The drawings should be scaleable to 1:1000 or 1:500 with all items, text and symbols etc remaining legible.*
- ◆ *North point should be included.*
- ◆ *Attenuation tank details shown.*

QR Code

A QR code containing a link to the coordinates of the approximate centroid of the development in google maps should also be included on the drawing. This will allow members of the public and elected members to quickly find the location of the development in Google Maps.

See Sample Taking in Charge Drawing below



MANHOLE NO.	COVER LEVEL	INVERT LEVEL	DIAM-OUT
F1	80.24	78.21	225mm
F2	81.26	78.84	225mm
F3	80.45	78.80	225mm
F4	79.68	78.09	225mm
F5	79.67	77.88	225mm
F6	79.46	77.60	225mm
F7	79.27	77.36	225mm
F8	80.15	78.99	225mm
F9	81.40	78.61	225mm
F10	81.63	78.10	225mm
F11	81.31	78.89	225mm
F12	80.61	78.26	225mm
F13	79.28	77.95	225mm
F14	79.11	78.52	225mm
F15	79.42	78.53	225mm
F16	79.22	78.80	225mm
F17	78.39	78.58	225mm
F18	77.84	78.75	225mm
F19	77.61	78.61	225mm
F20	82.00	78.66	225mm
F21	81.11	78.71	225mm

MANHOLE NO.	COVER LEVEL	INVERT LEVEL	DIAM-OUT
S1	81.22	78.96	225mm
S2	81.44	79.68	225mm
S3	81.09	78.81	225mm
S4	81.18	79.00	225mm
S5	81.00	78.68	225mm
S5A	80.71	78.32	1200mm
S6	80.30	78.23	1200mm
S7	79.69	78.17	1200mm
S8	81.00	78.80	225mm
S9	79.66	78.74	1200mm
S10	79.72	78.16	300mm
S11	79.41	78.11	1200mm
S13	79.00	78.14	1200mm
S14	78.21	78.05	1200mm
S15	80.32	78.80	225mm
S16	81.44	78.59	300mm
S17	81.61	78.49	300mm
S18	81.52	80.00	225mm
S19	81.31	78.38	225mm
S20	80.58	78.03	1200mm
S21	78.87	77.245	225mm
S23	79.62	78.00	1200mm
S24	79.10	75.93	1200mm
S25	78.33	78.80	225mm
S26	78.36	75.75	225mm
S27	77.77	75.59	225mm
S28	78.86	75.13	225mm
S29	78.84	77.64	225mm
S30	77.09	71.51	225mm
S31	71.86	70.86	225mm
S32	81.09	79.68	225mm

LEGEND

- FOUL MANHOLE
- SURFACE MANHOLE
- ROAD GULLY
- WATER MAIN PROPOSED
- WATERMAIN 1000 CLASS C
- UPVC
- STOP TAP
- SLUICE VALVE
- WATER METER
- FIRE HYDRANT
- RAMP
- GRASSED OPEN SPACE
- HARDSTANDING OPEN SPACE
- CARPARK SPACE - PUBLIC SPACE WITH LICENCE TO PARK ENTITLEMENTS TO SPECIFIC RESIDENTS

NOTE: THIS DRAWING IS A COMBINATION OF INFORMATION RECEIVED FROM HEADLAND HOMES & KERRAN CIVIL ENGINEERING.

FOUL SEWER				SURFACE WATER SEWER			
MANHOLE NO.	COVER LEVEL	INVERT LEVEL	PIPE DIAMETER	MANHOLE NO.	COVER LEVEL	INVERT LEVEL	PIPE DIAMETER

REVISIONS

THIS DRAWING DOES NOT CONSTITUTE A RECOMMENDATION TO HAVE ESTATES TAKEN IN CHARGE/INTO MAINTANCE FOR INFORMATION ON SAME SEE LETTER DATED:

THIS MAP REFERS TO TAKING INTO MAINTANCE CHARGE ONLY THOSE ROADS AND SERVICES AS INDICATED IN COLOUR EXCLUSIONS: COMMON AREAS IN THE DEVELOPMENT WHICH ARE SHOWN ON THE DEED OF CONVEYANCE DOCUMENT ARE UNDER THE CONTROL OF THE MANAGEMENT COMPANY

SENIOR ENGINEER: MAIREAD PHELAN

DATE: January 2012	SURVEYED BY: OSC	NOTE: ALL FOUL AND SURFACE WATER SEWERS ARE 225mm DIA UNLESS STATED. SCALED DIMENSIONS NOT TO BE USED. LENGTHS OF ROADS ARE AS ON THE ATTACHED ROAD SCHEDULE. WATER MAINS 100mm DIA UNLESS OTHERWISE STATED.
CHECKED BY: M. Kuba	DRAWN BY: C. Campbell	
APPROVED BY: M. McAneese	BC No: BC1577	
CAD FILE REF: Delvin Banks, Naul	SCALE: 1:500 OS Ref. No: 2648-A	

Comhairle Contae Fhine Gall
Fingal County Council

Inspectorate Division
TAKING INTO MAINTENANCE
Delvin Banks
DED - Hollywood TL - Naul

FOUL SEWER
SURFACE WATER
WATER MAINS
OTHER