



## INSTRUCTIONS

### Site Preparation and Excavation Instructions O'Reilly Oakstown BAF 6PE Wastewater Treatment System.

- When choosing the location to dig, first consult your **Site Characterisation Report** as submitted to the planning authority. This will show the proposed location of the system and the design of the percolation area in detail. It will also note the presence of rock or a high water table, in which case a rock-breaker or water-pump can be organised in advance. It is important to observe the EPA Separation Guidelines as shown below. See table 1. These show the minimum distance the system and percolation area may be from the house etc.

FEATURE	MINIMUM SEPARATION (m)	
	Oakstown BAF Sewage treatment System Recommendations	
	Oakstown BAF Sewage treatment System	Irrigation Area
Dwelling served	7 <sup>(1)</sup>	10 <sup>(3)</sup>
Adjacent dwelling	7 <sup>(1)</sup>	10 <sup>(3)</sup>
Wall	3 <sup>(1)</sup>	3
Road	4 <sup>(1)</sup>	4
Site boundary	3 <sup>(1)</sup>	3
Portable water source	10	30 - 100 <sup>(2)</sup>
Watercourse	10	10

TABLE 1

- Ensure that there is a solid unimpeded access for the Oakstown truck back to the hole. Clear any build up of clay from around the hole to allow the truck to reverse to within one metre of the hole.
- In very wet conditions, it is best to leave the last few bucketfuls to be dug when the truck arrives. If the ground is rocky, it is advisable to dig the hole ahead of time to minimise delays on-site.
- Ensure there are no power lines or other hazards above the excavation site.
- Ensure that there is solid ground for the stabilising "jacks" to stand on. Do not dig trenches where a jack will need to stand.
- We recommend an inspection chamber (AJ) be fitted just before the BAF Unit for maintenance.

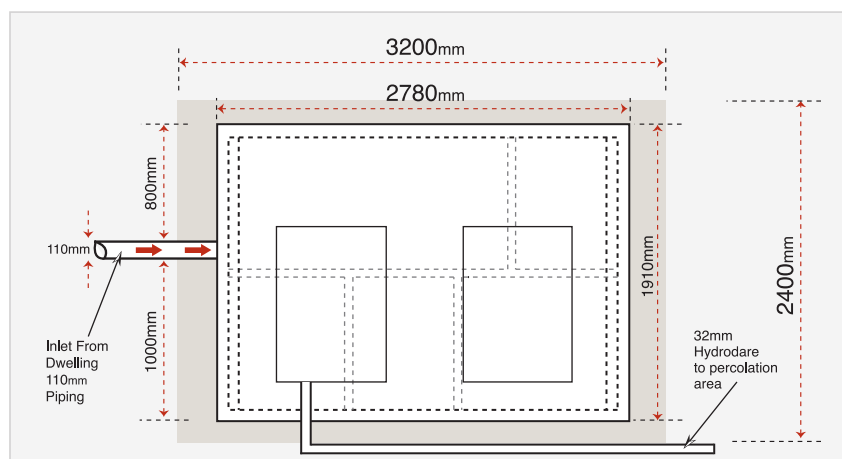
### Digging Instructions

### Oakstown BAF 6PE Wastewater Treatment System

- Dig a hole 3200mm long [10'6"] by 2400mm wide [8ft]
- Allow 1500mm from the bottom of the invert to the base of the hole
- A bed of screenings will help to ensure a level surface for the tank

DIAGRAM 1

Oakstown BAF 6PE

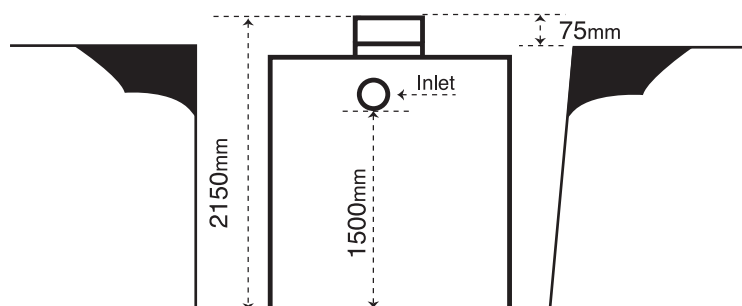


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DIAGRAM 2

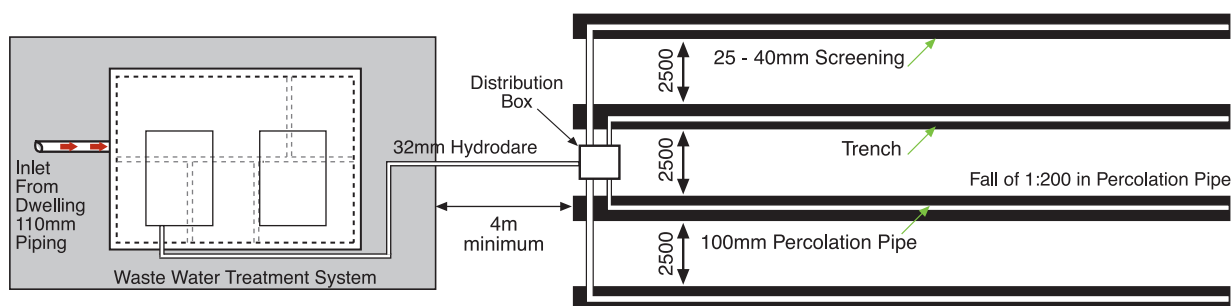
Oakstown BAF 6PE



- 7 Once the tank has been installed into the excavation it is imperative to backfill around the tank immediately.
- 8 Please make sure that the **final finished ground** level is 75mm (3inch) below the top of the risers to prevent flooding of the electronic controls in exceptionally wet weather. If in doubt, we can hold off on commissioning the system until the landscaping is finished and fit extra risers if required.
- 9 Our driver will leave sufficient 7-Core Cable to reach the house. Our technician will commission the system by installing the air blower, water pump and electronic controls and wiring them at the system. He will leave the "internal panel" for connection by your electrician to the mains with the most senior person on site. If there is nobody on site, it will be left inside the "Green Box" on the system itself.

## Percolation

- 10 It is important to refer to the relevant **Site Characterisation Report** for size and design of the percolation area. The following diagram is only a simple outline.



Length of pipe dependant on soil type. Percolation bed dependant on water table. Consult O'Reilly Oakstown if in doubt.

### Sample Percolation Area Only

DIAGRAM 3

(NOT TO SCALE)

## Maintenance

- 11 Please call O'Reilly Oakstown when moving in or when the system has been connected. Our technician will carry out a site visit to ensure the system has been wired, **switched on** and the risers are above the surrounding topsoil. A technician will visit the site to carry out a full service towards the end of the first year.