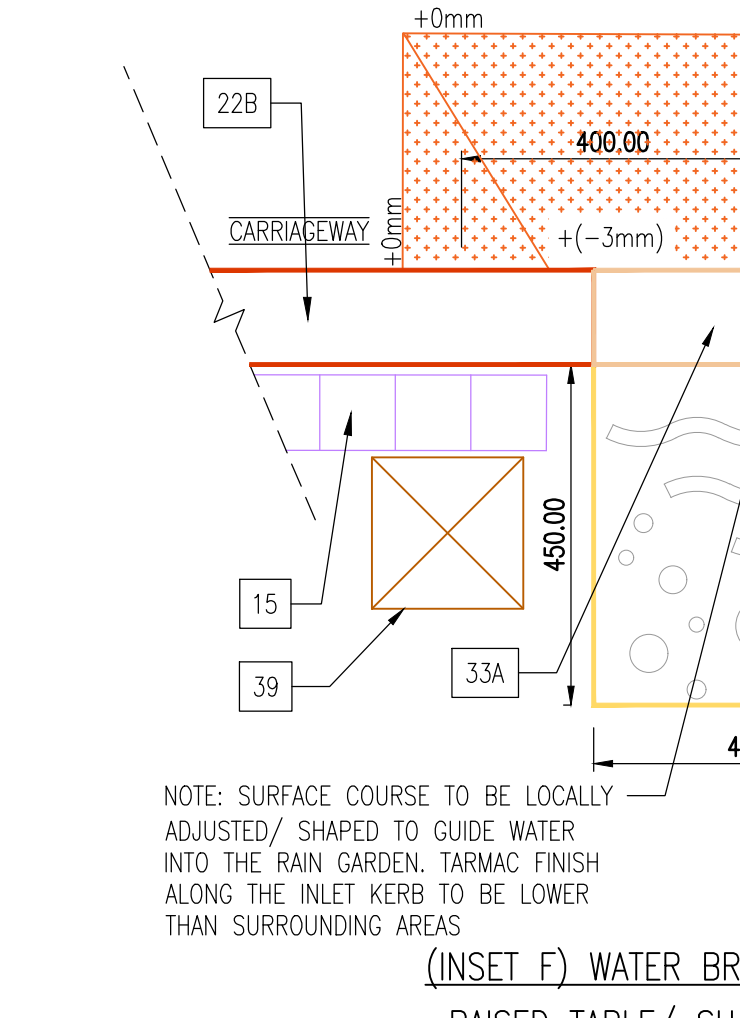
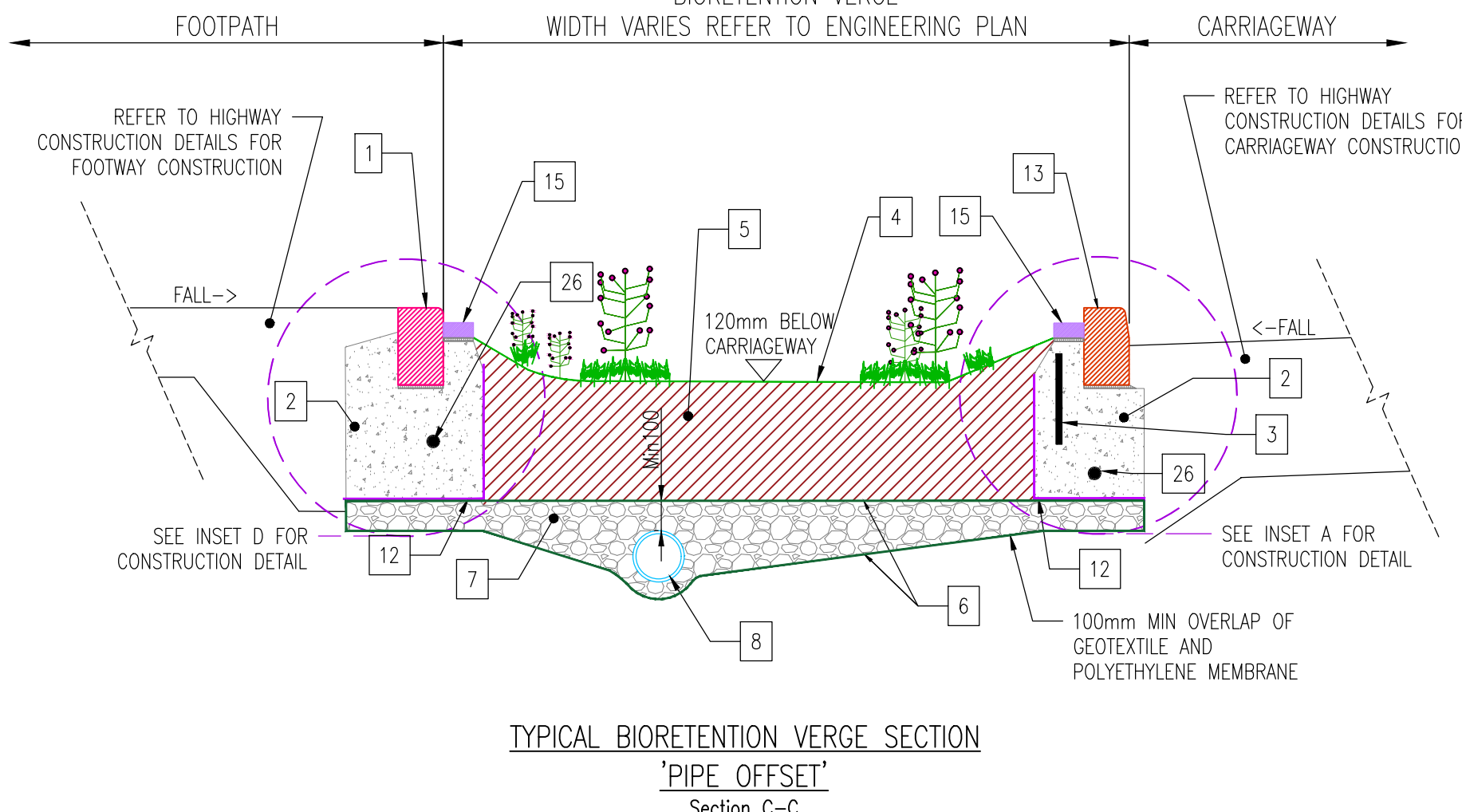
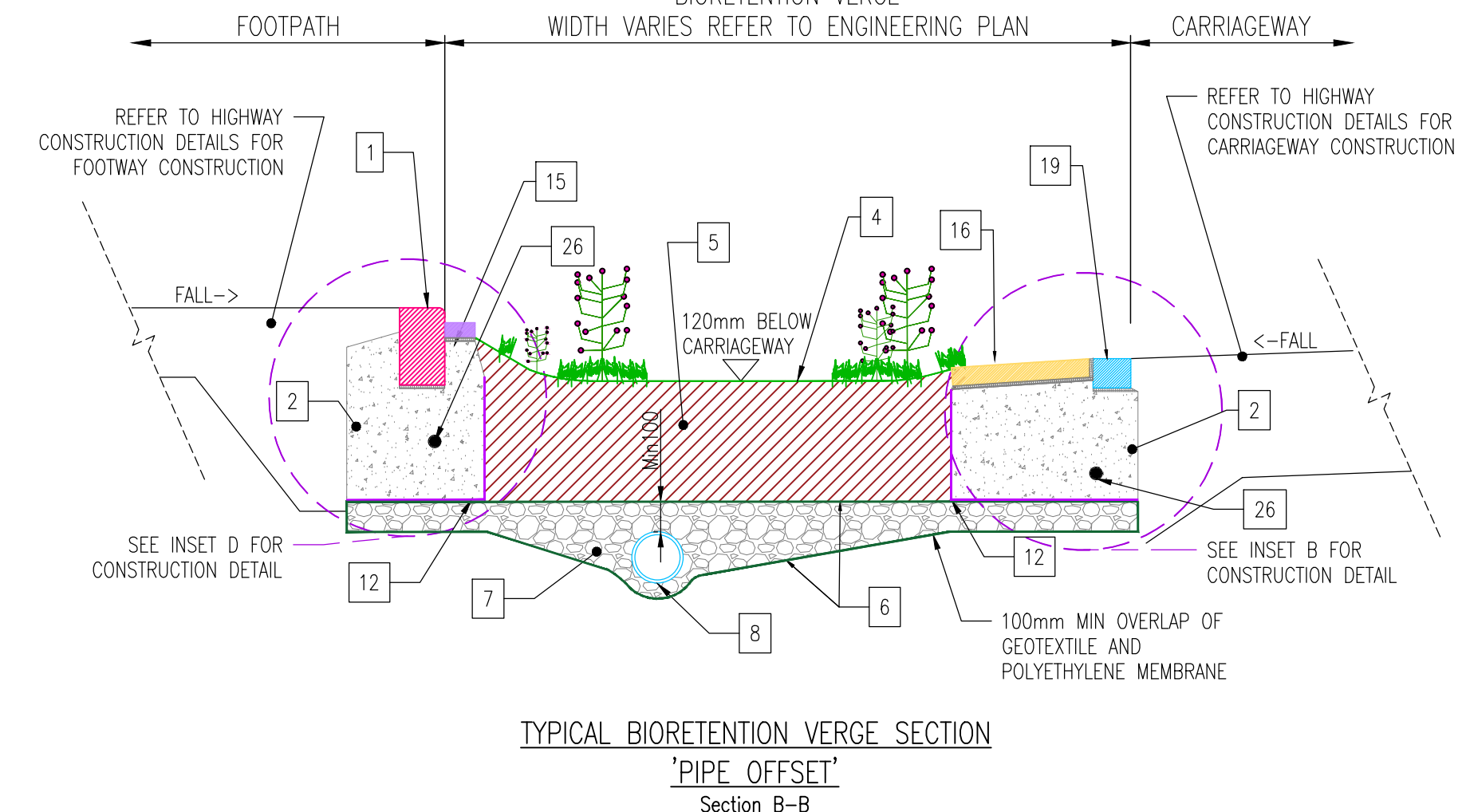
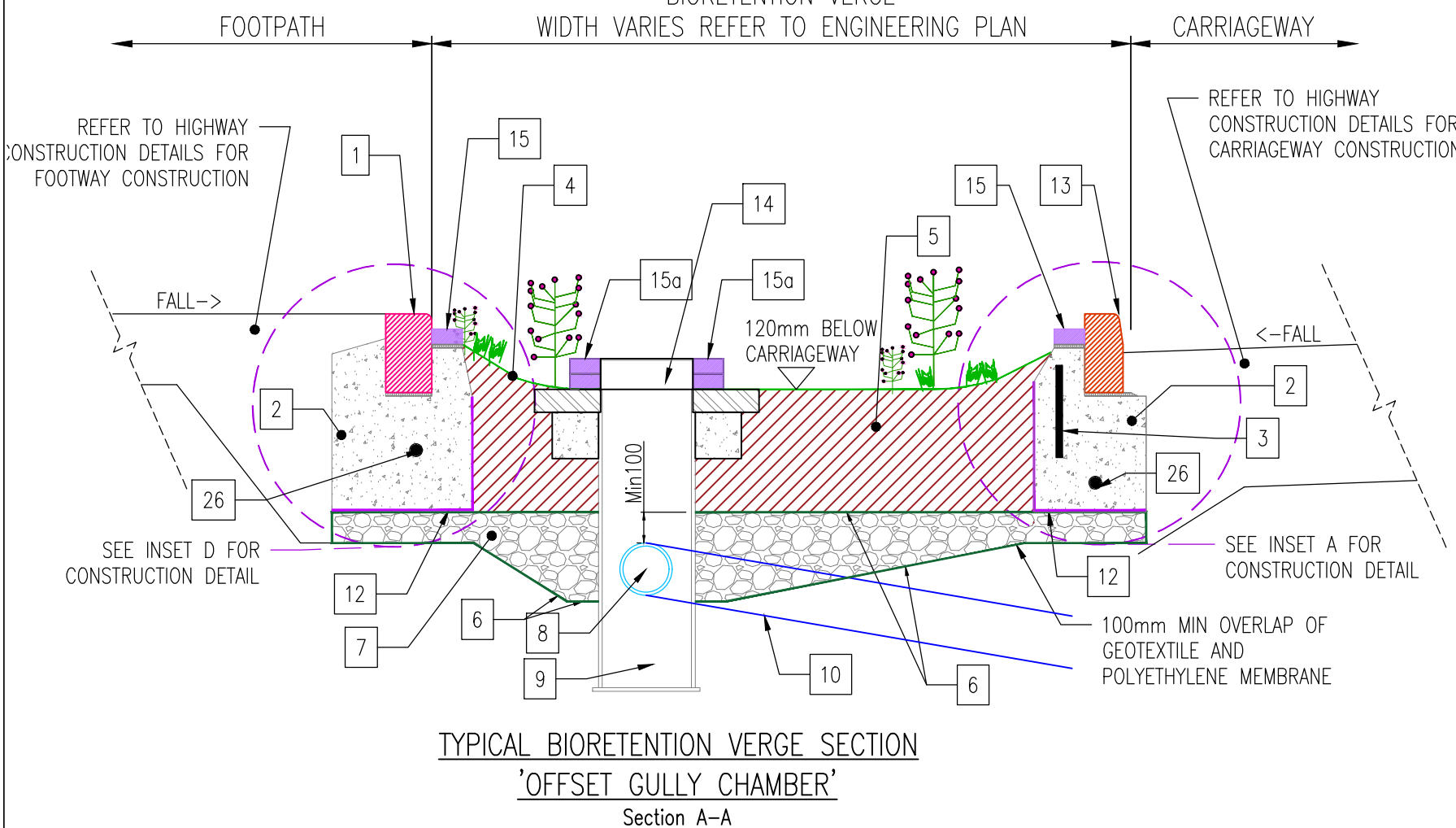
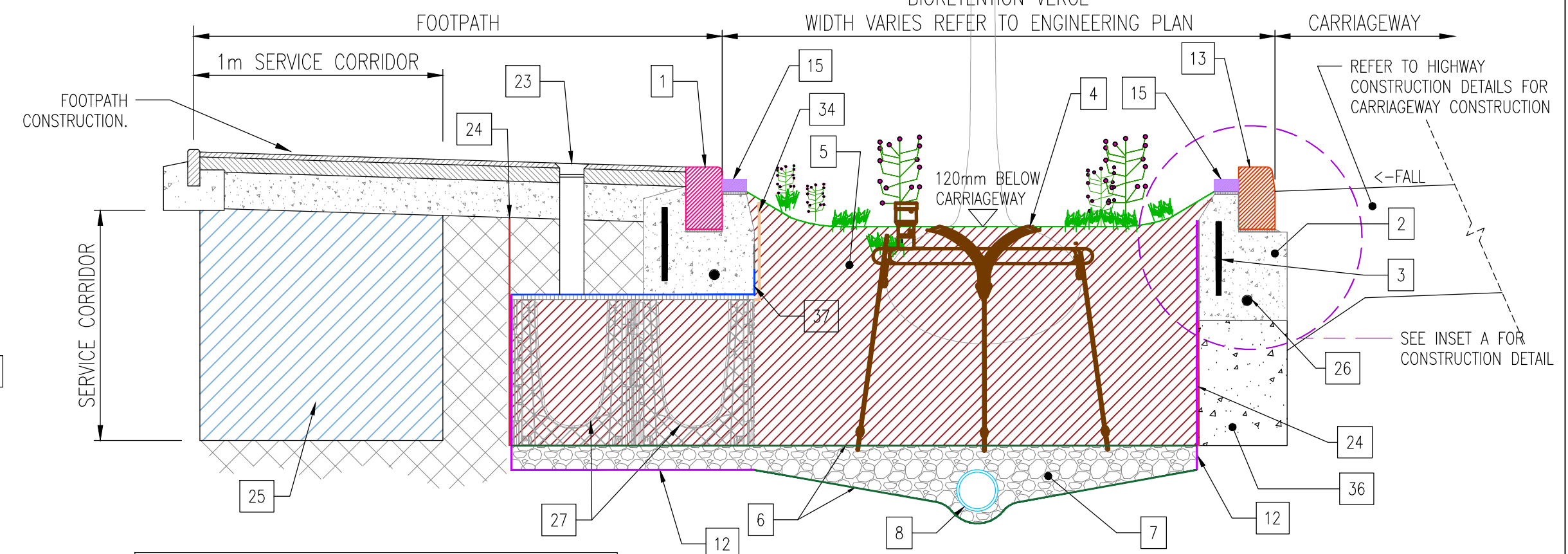
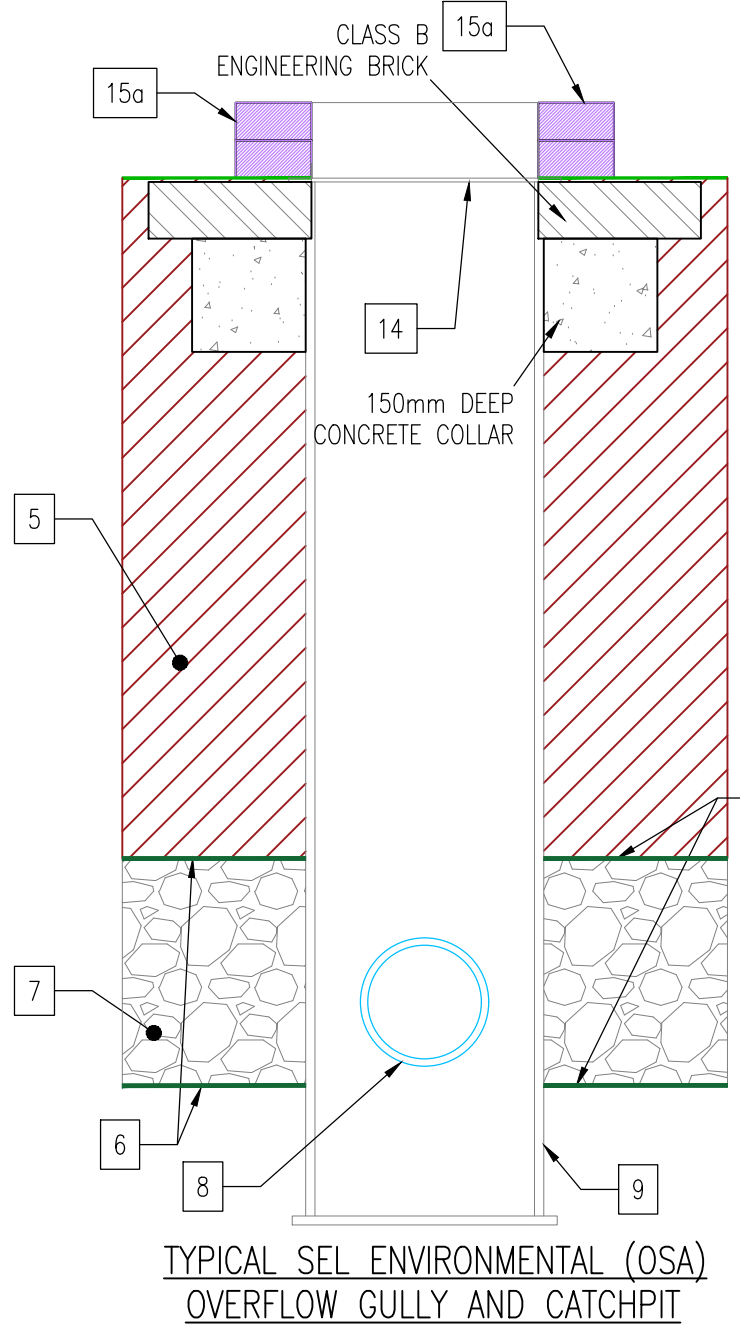
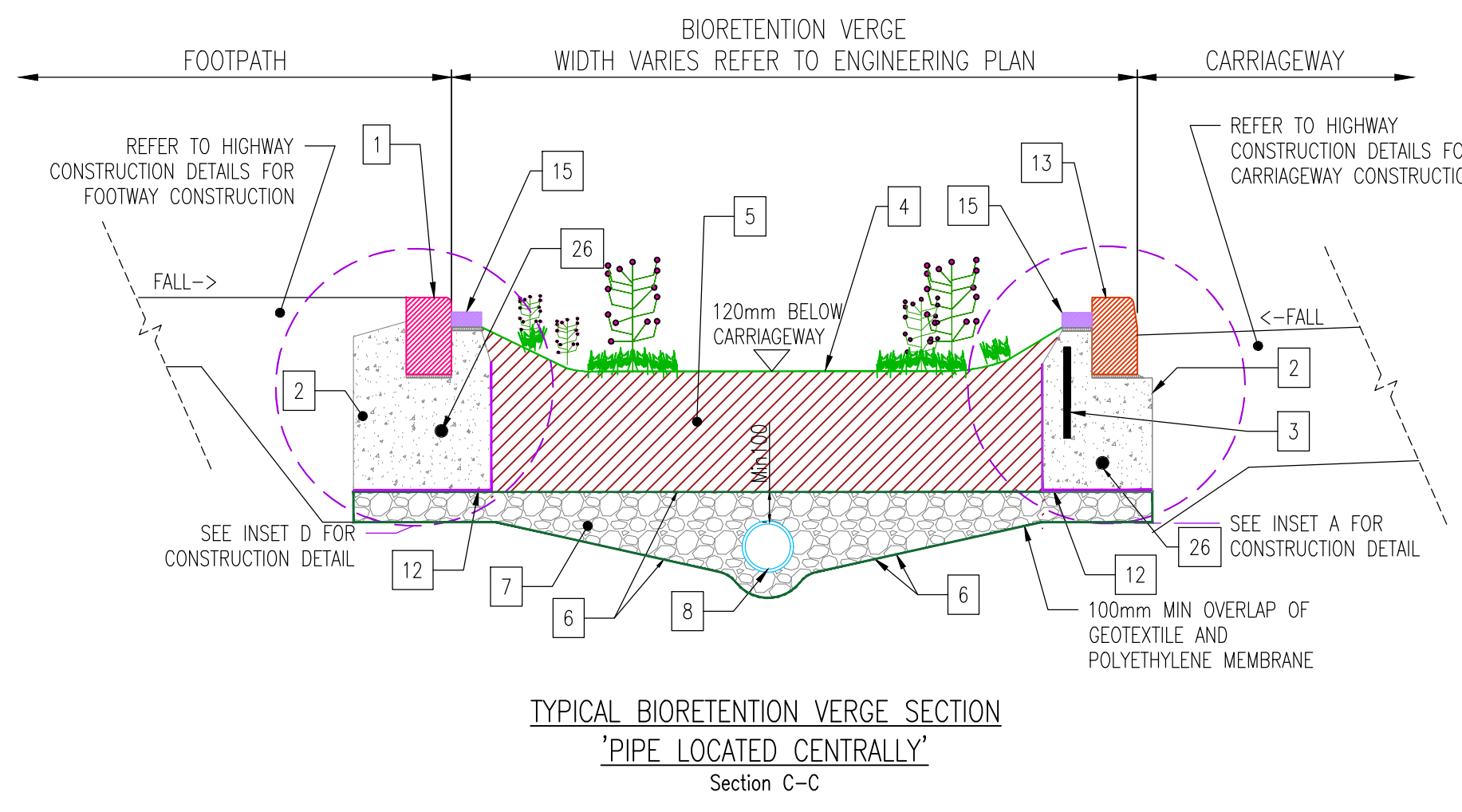
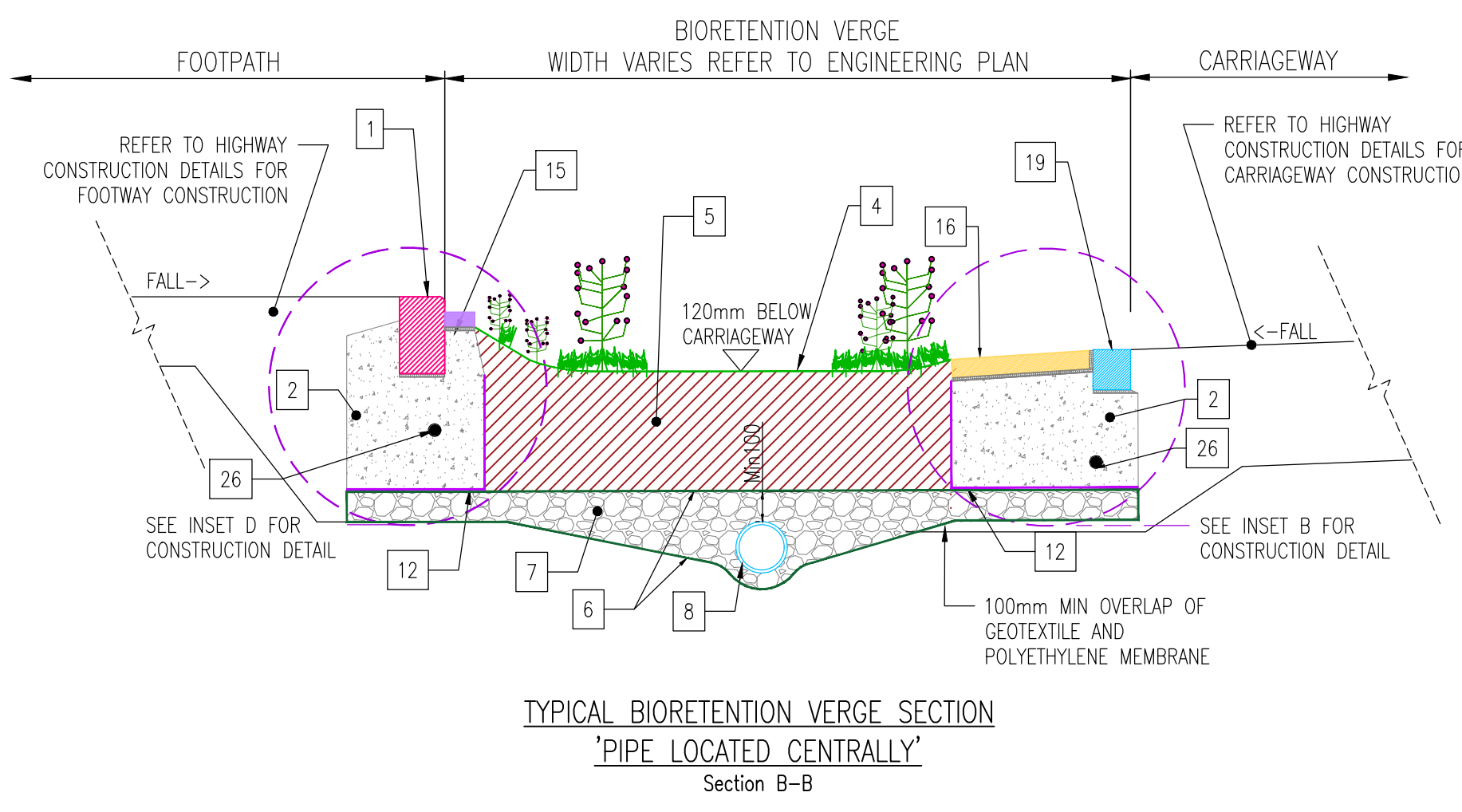
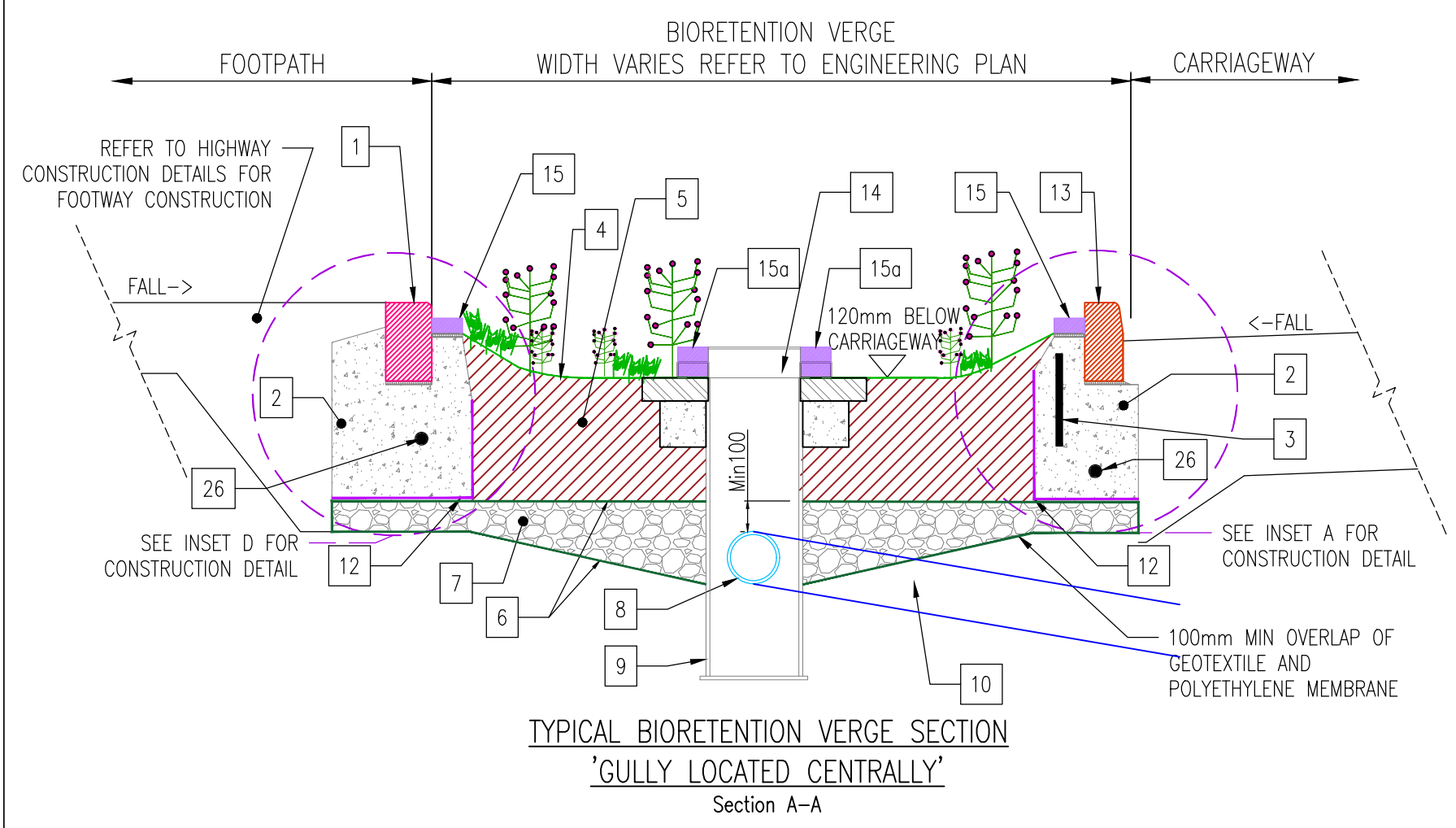
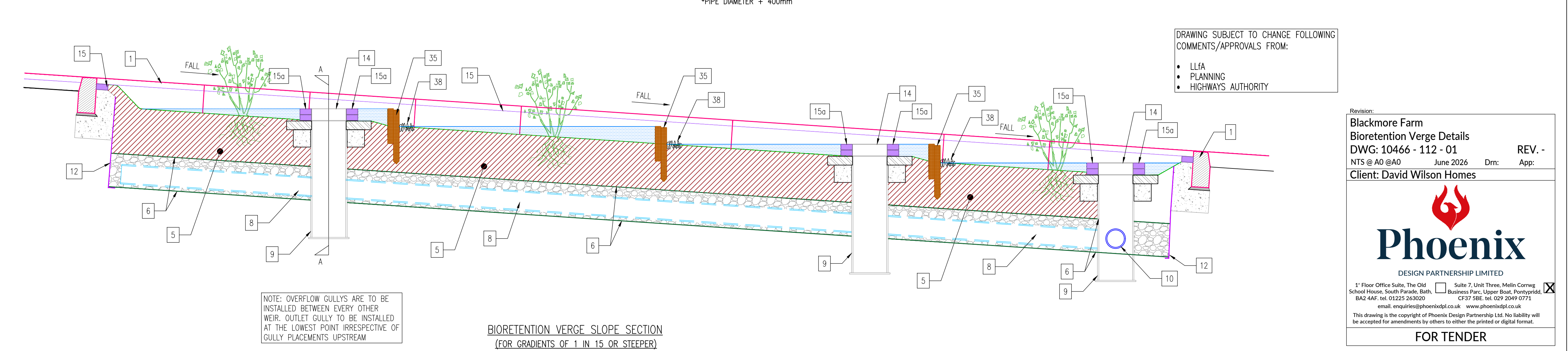
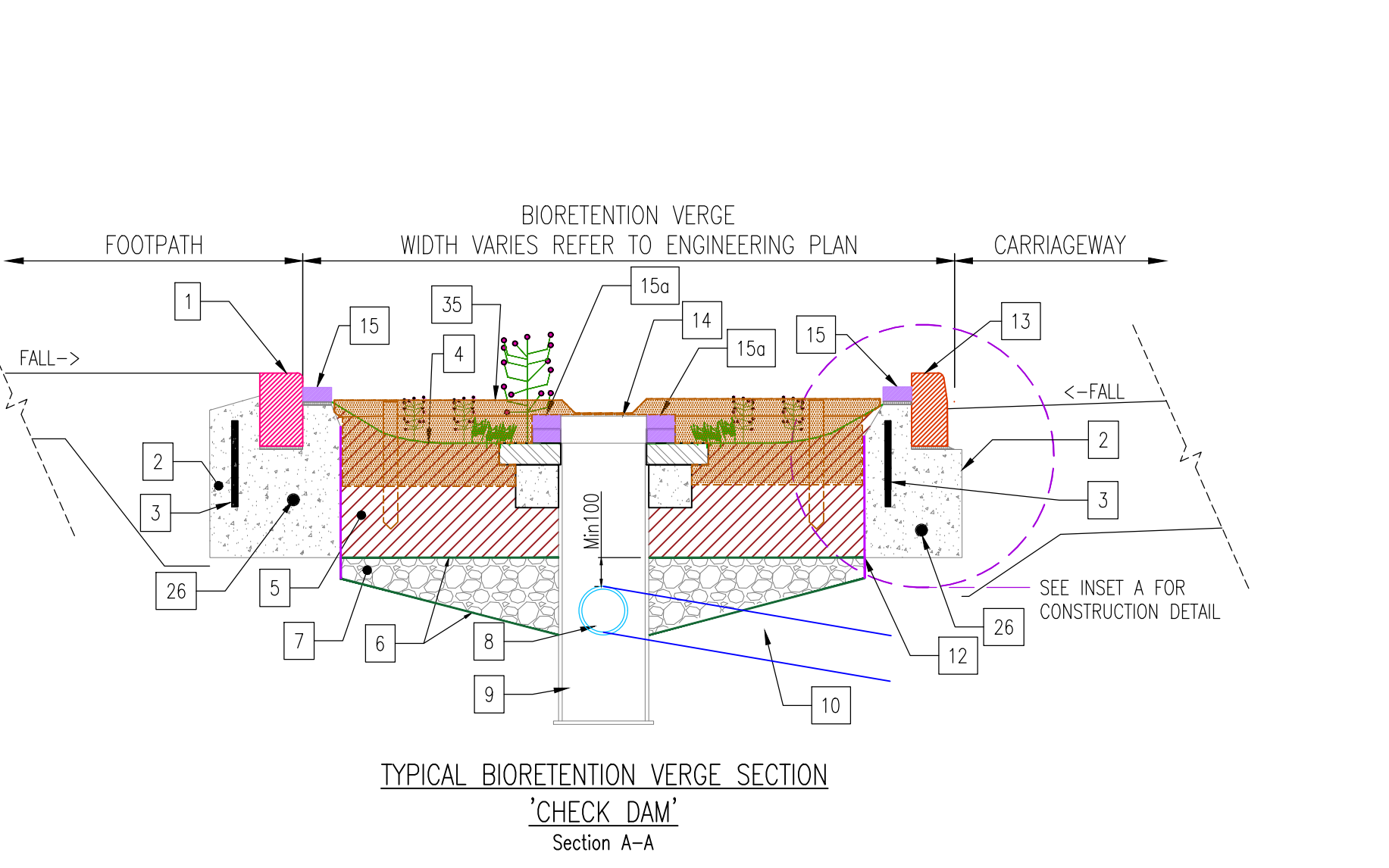
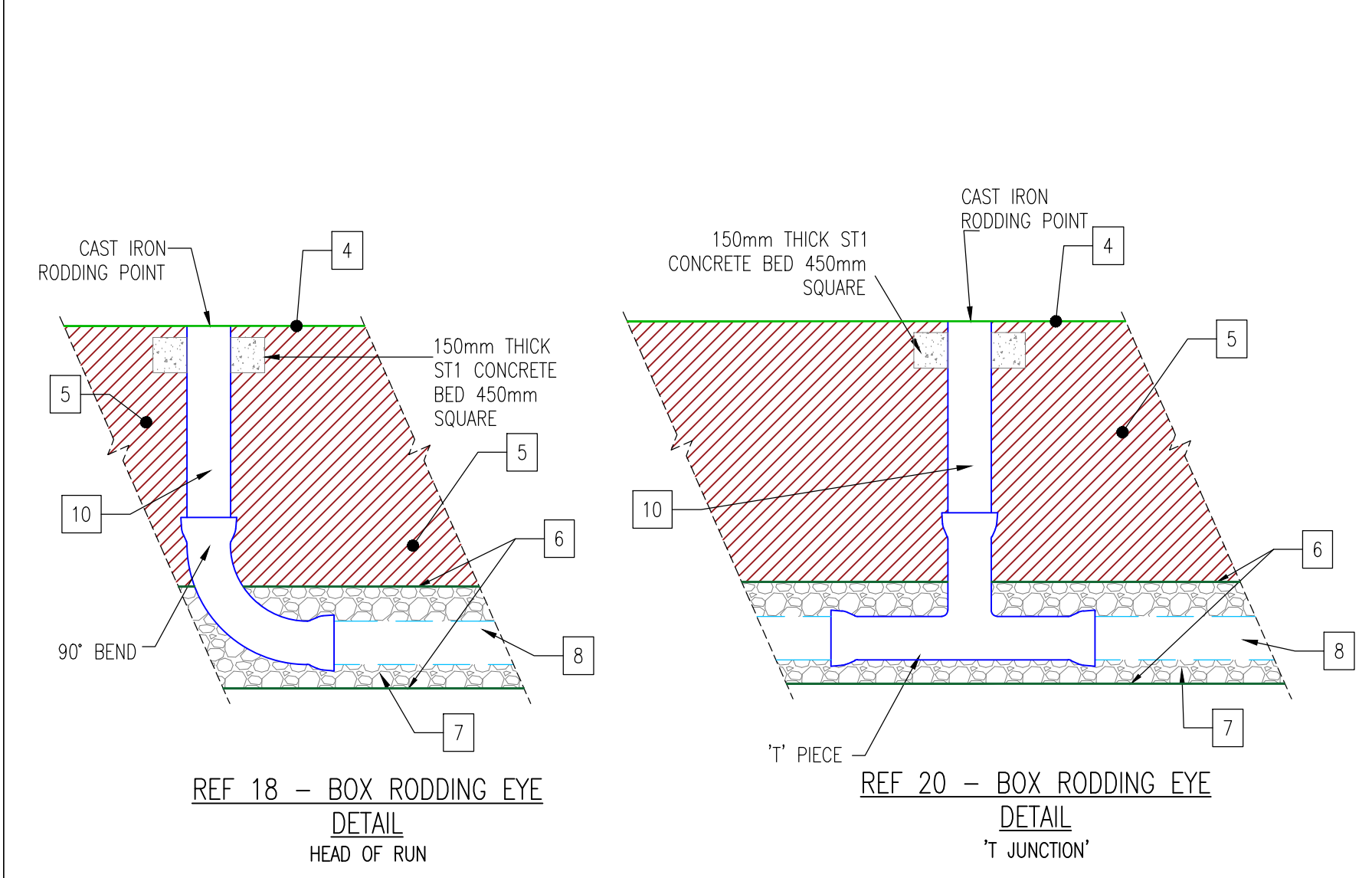
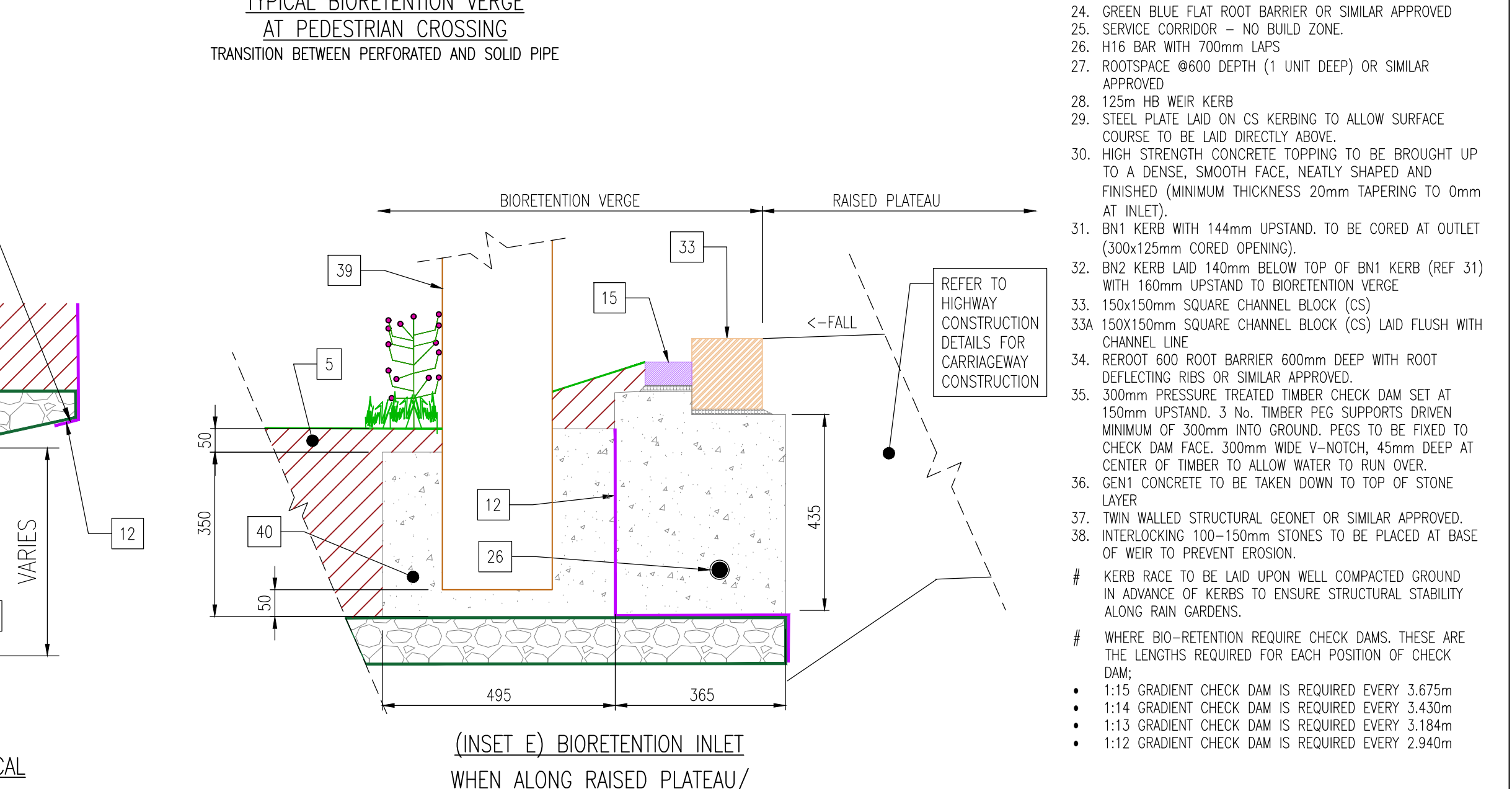
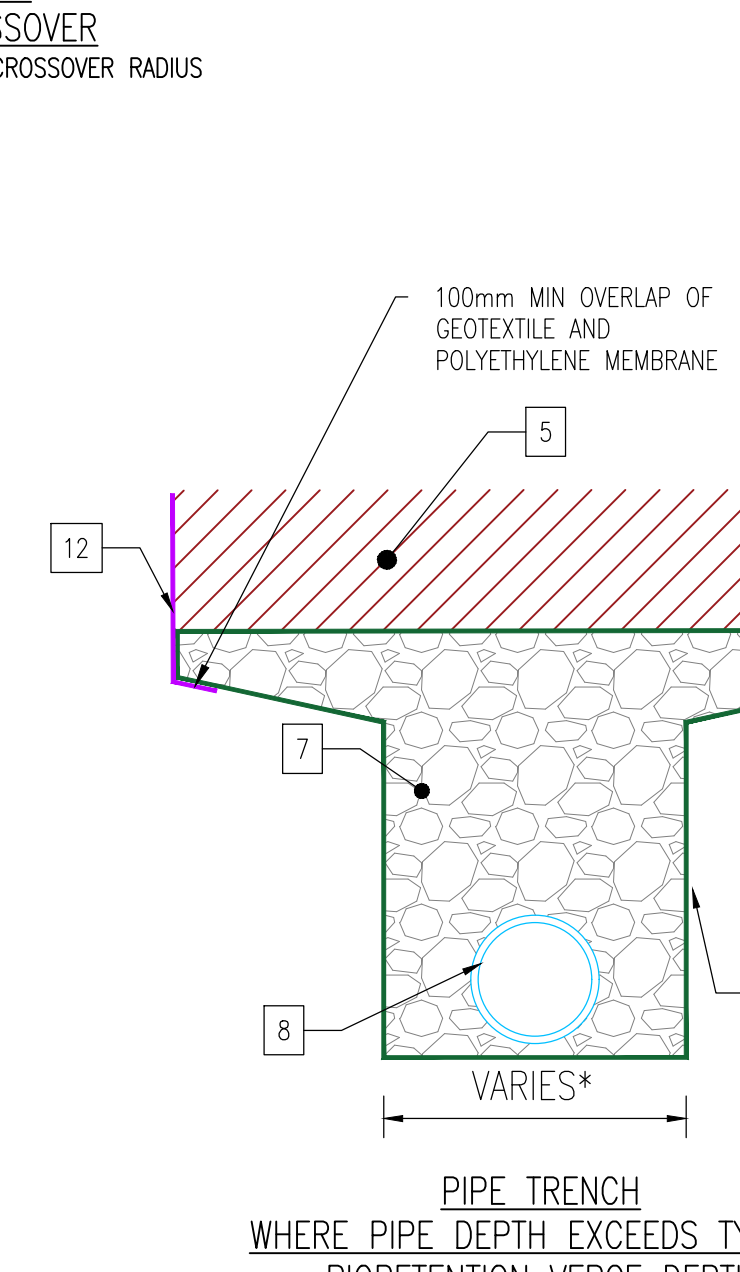
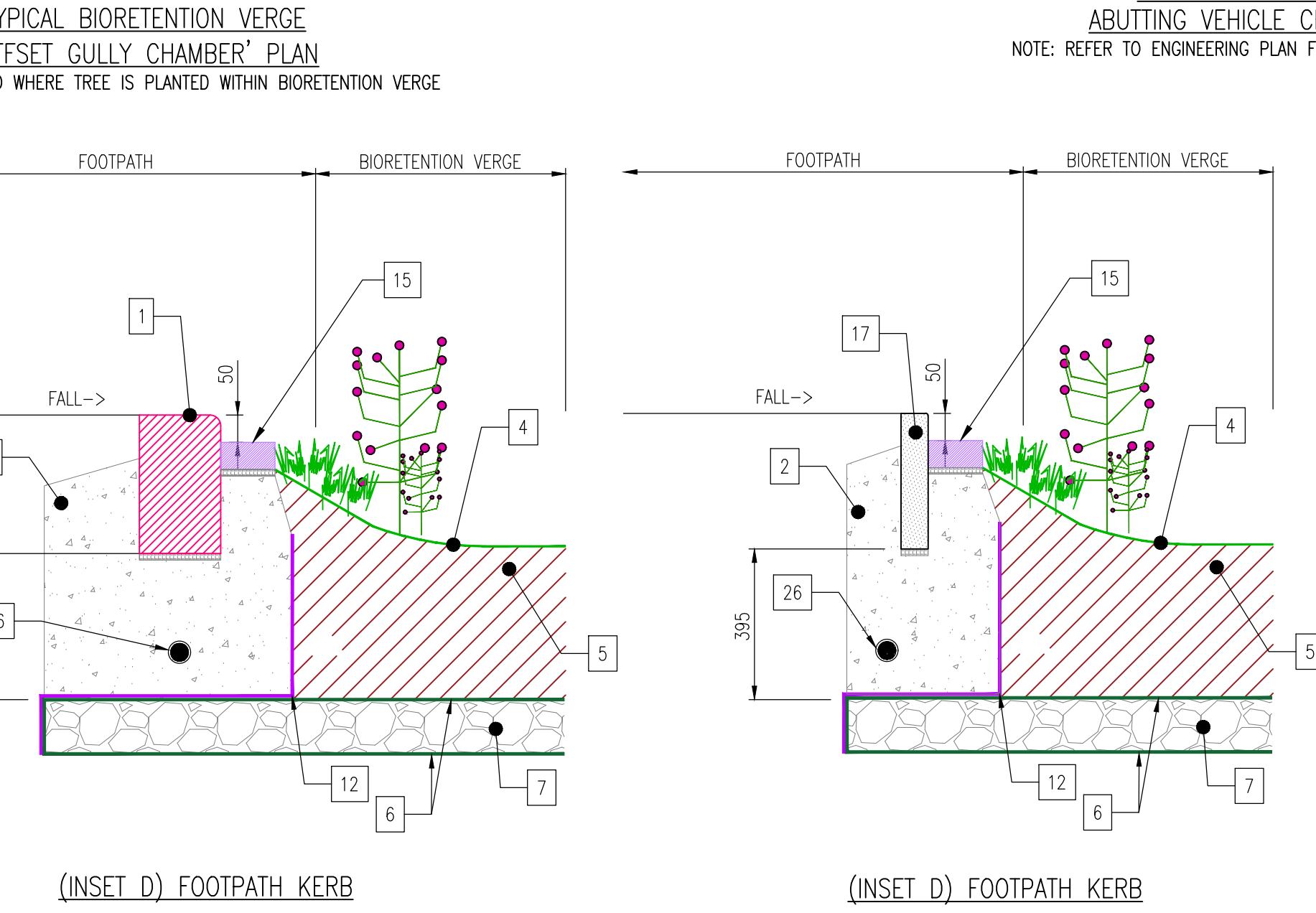
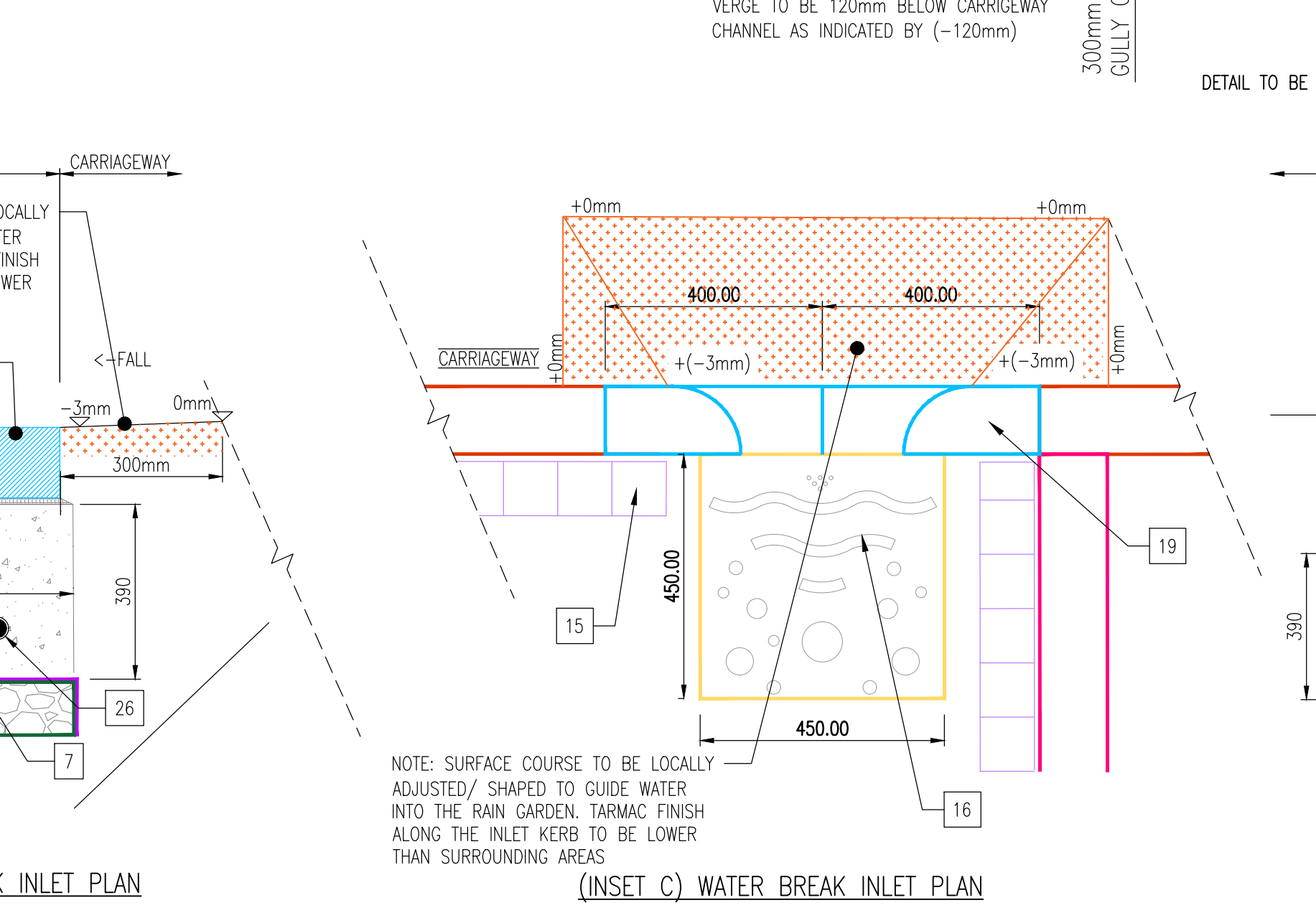
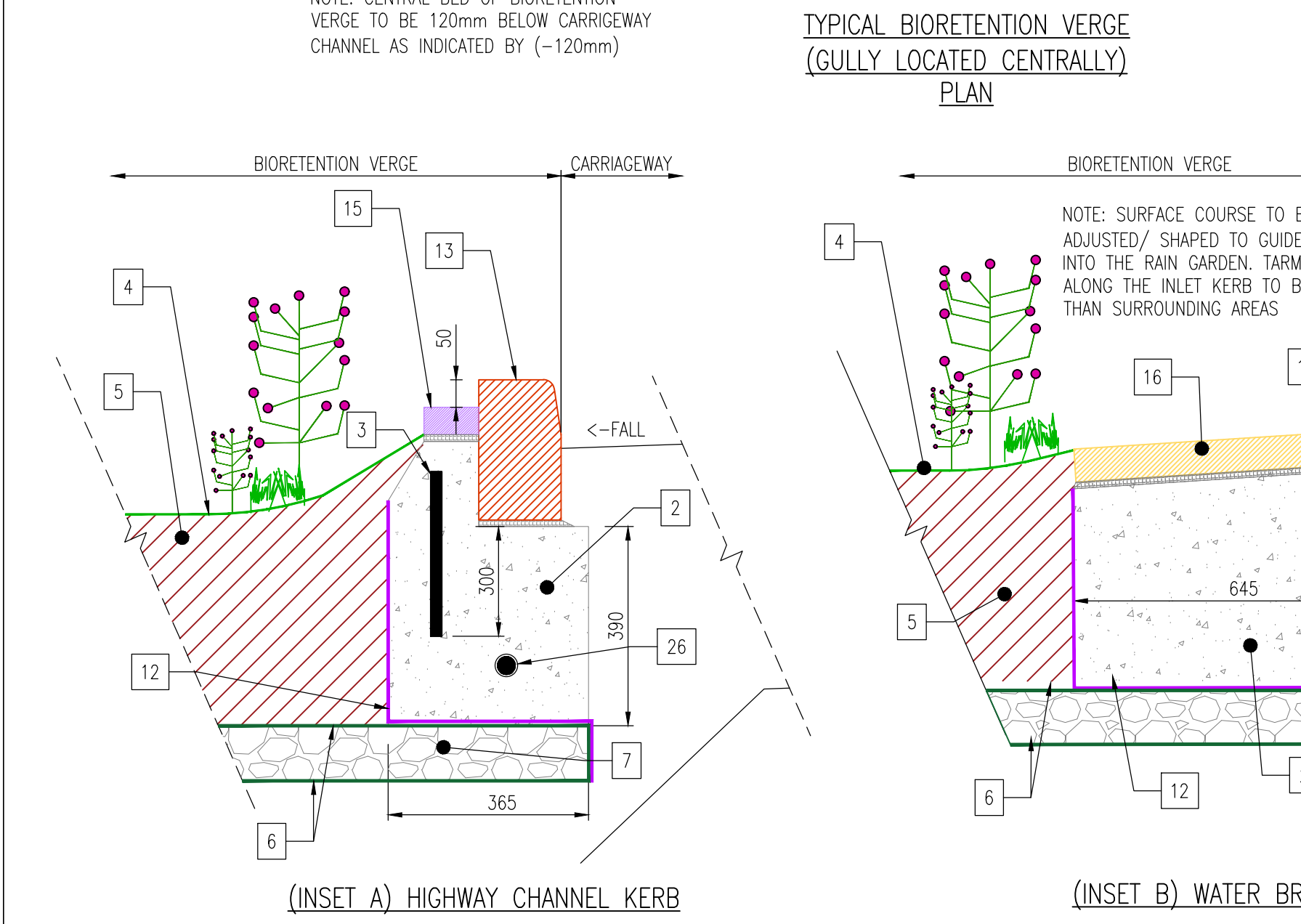
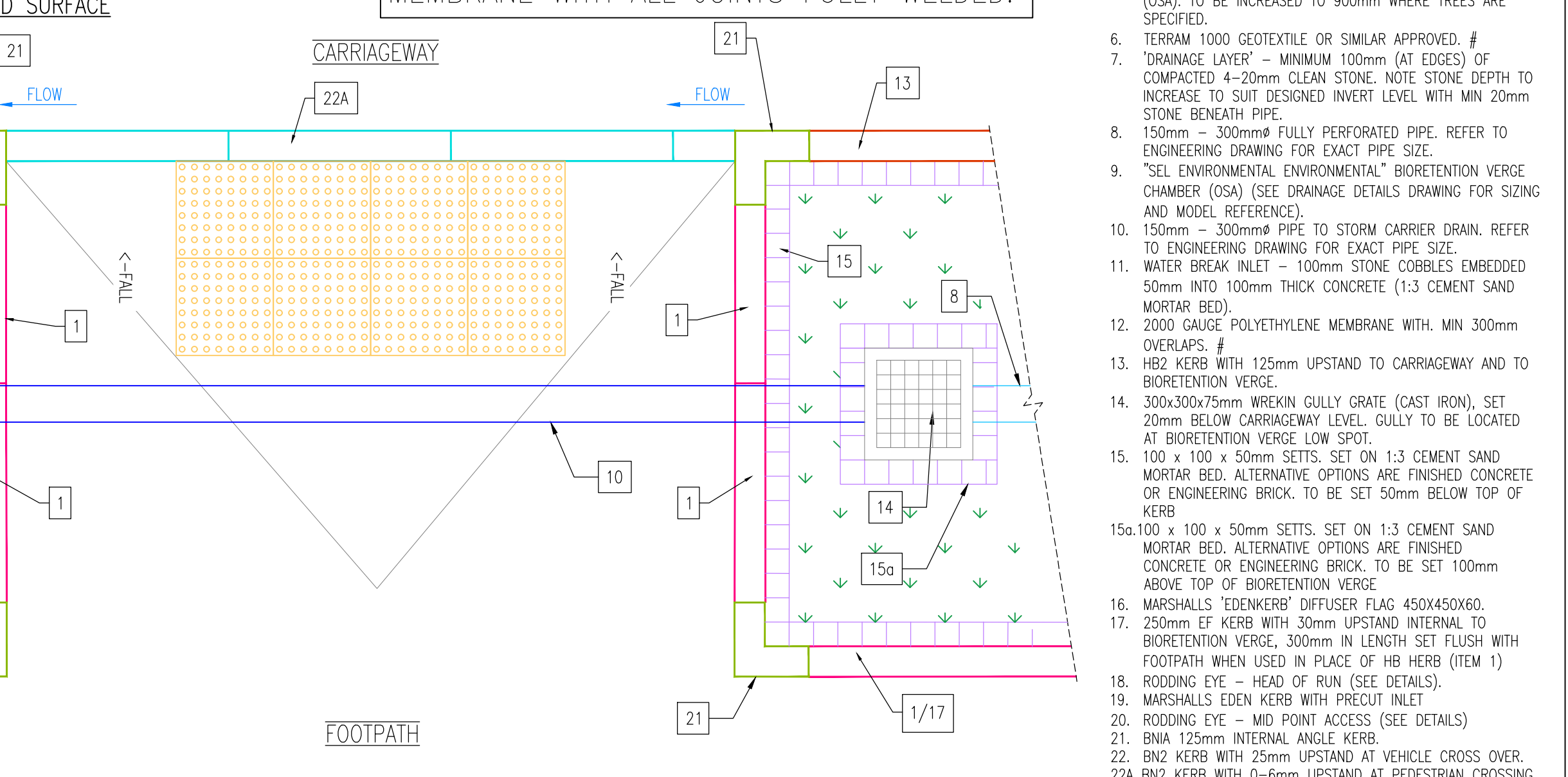
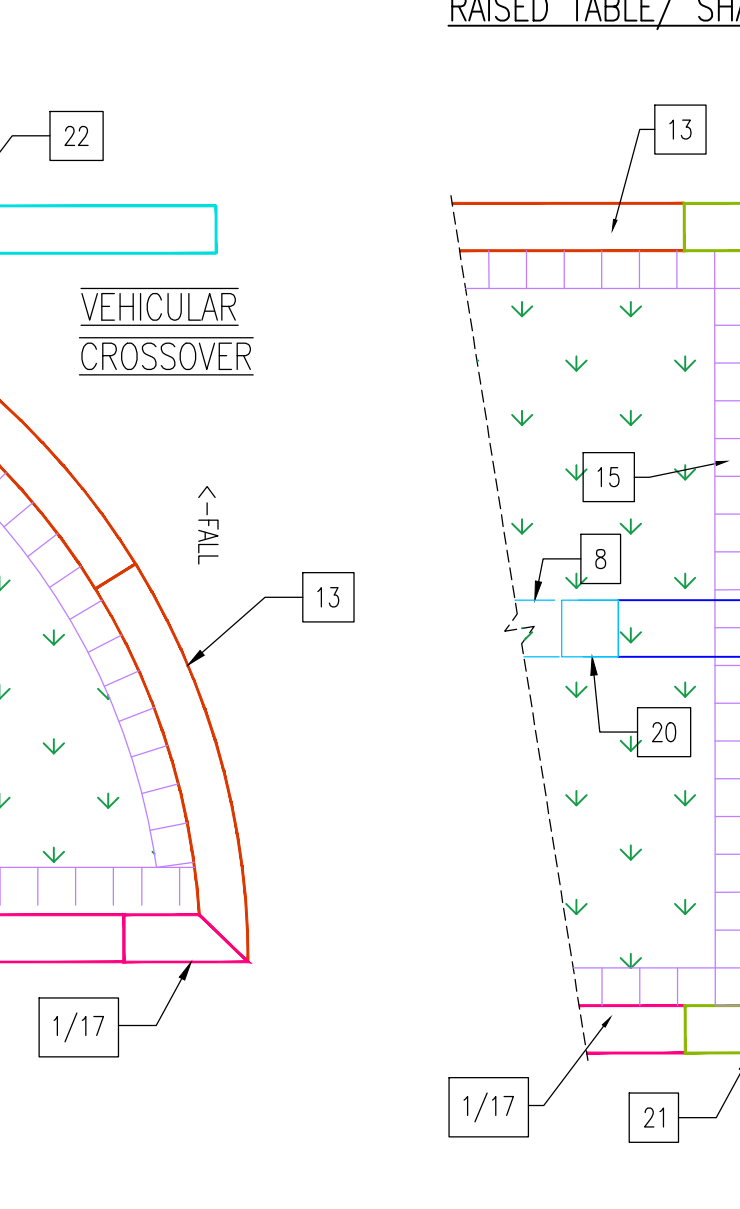
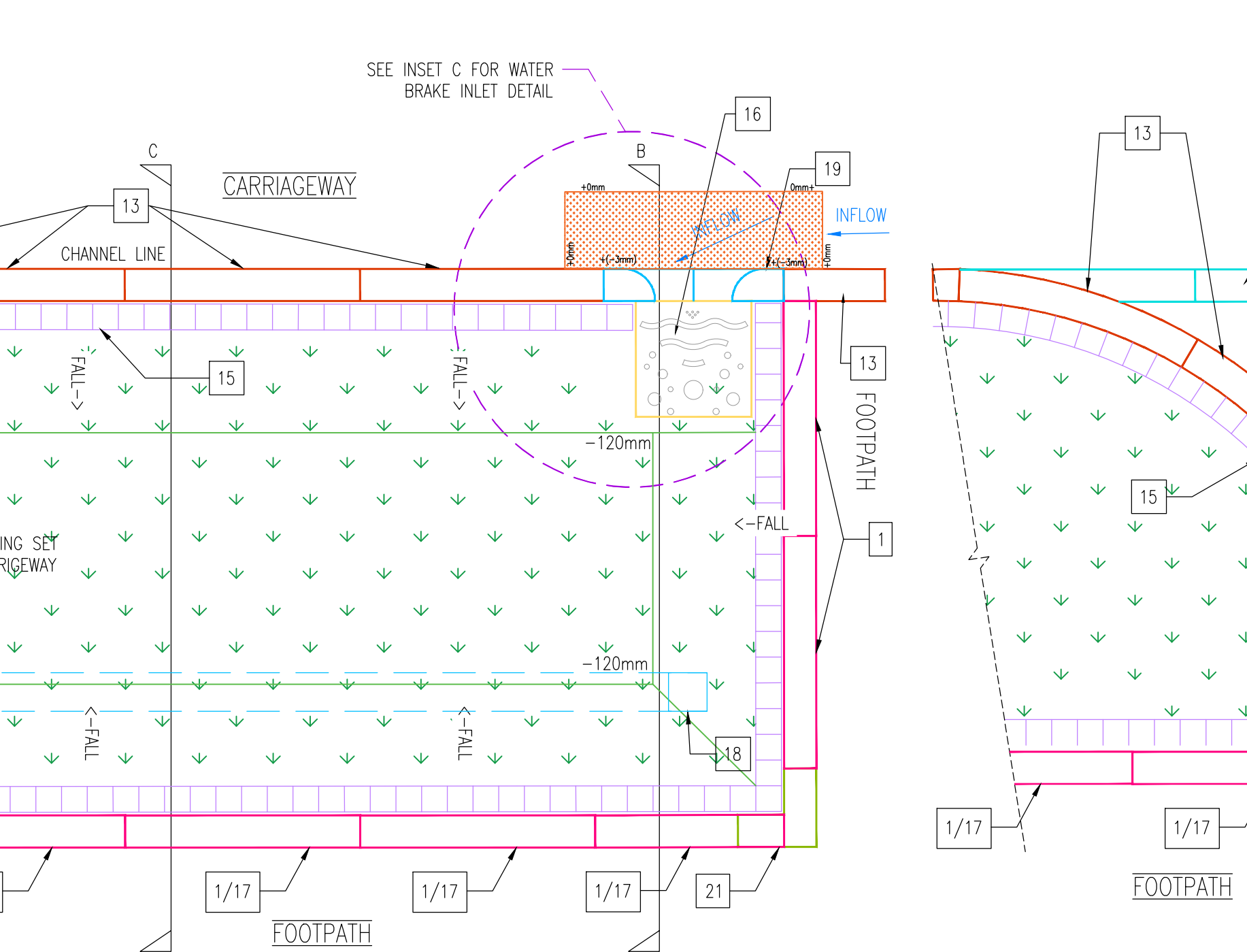
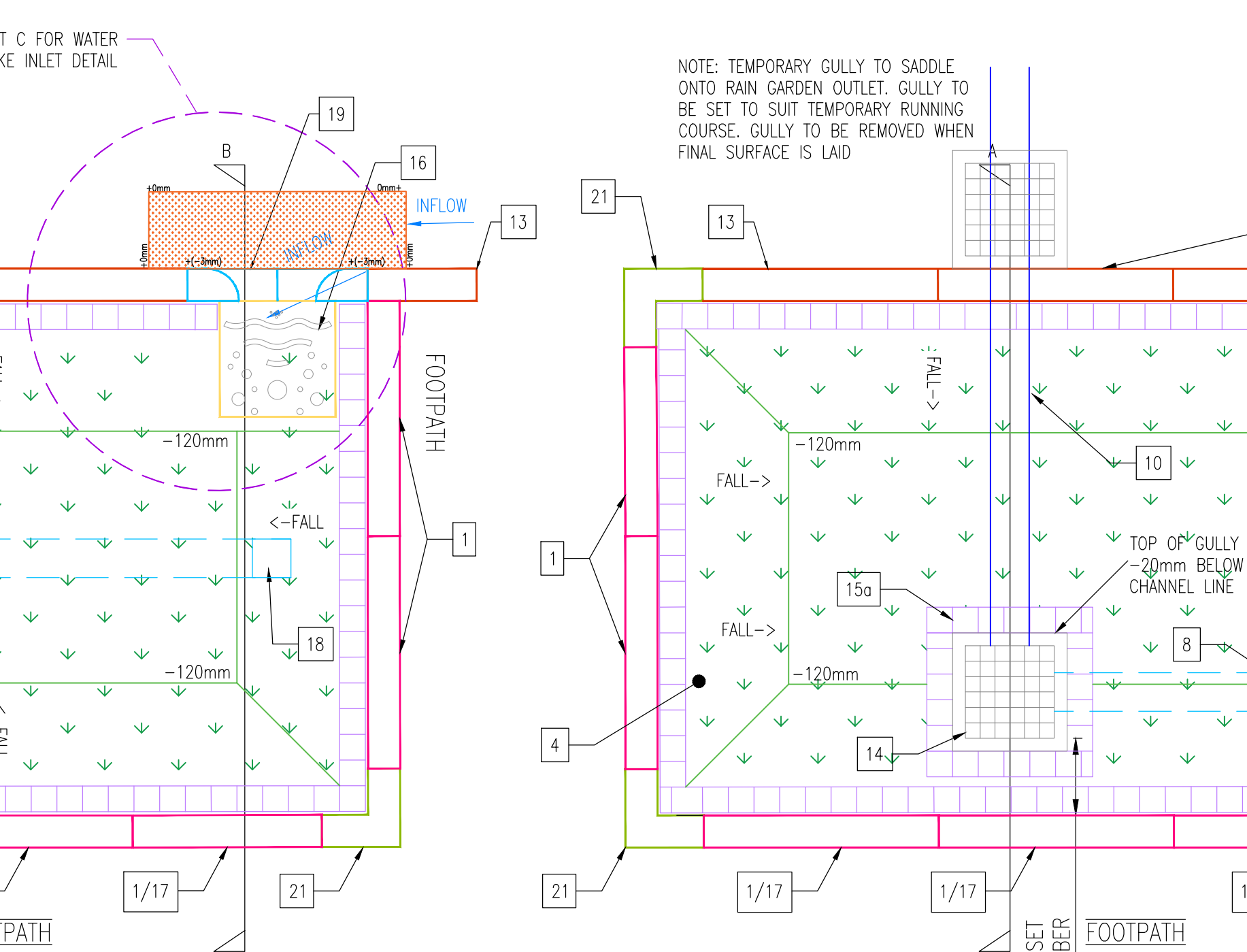
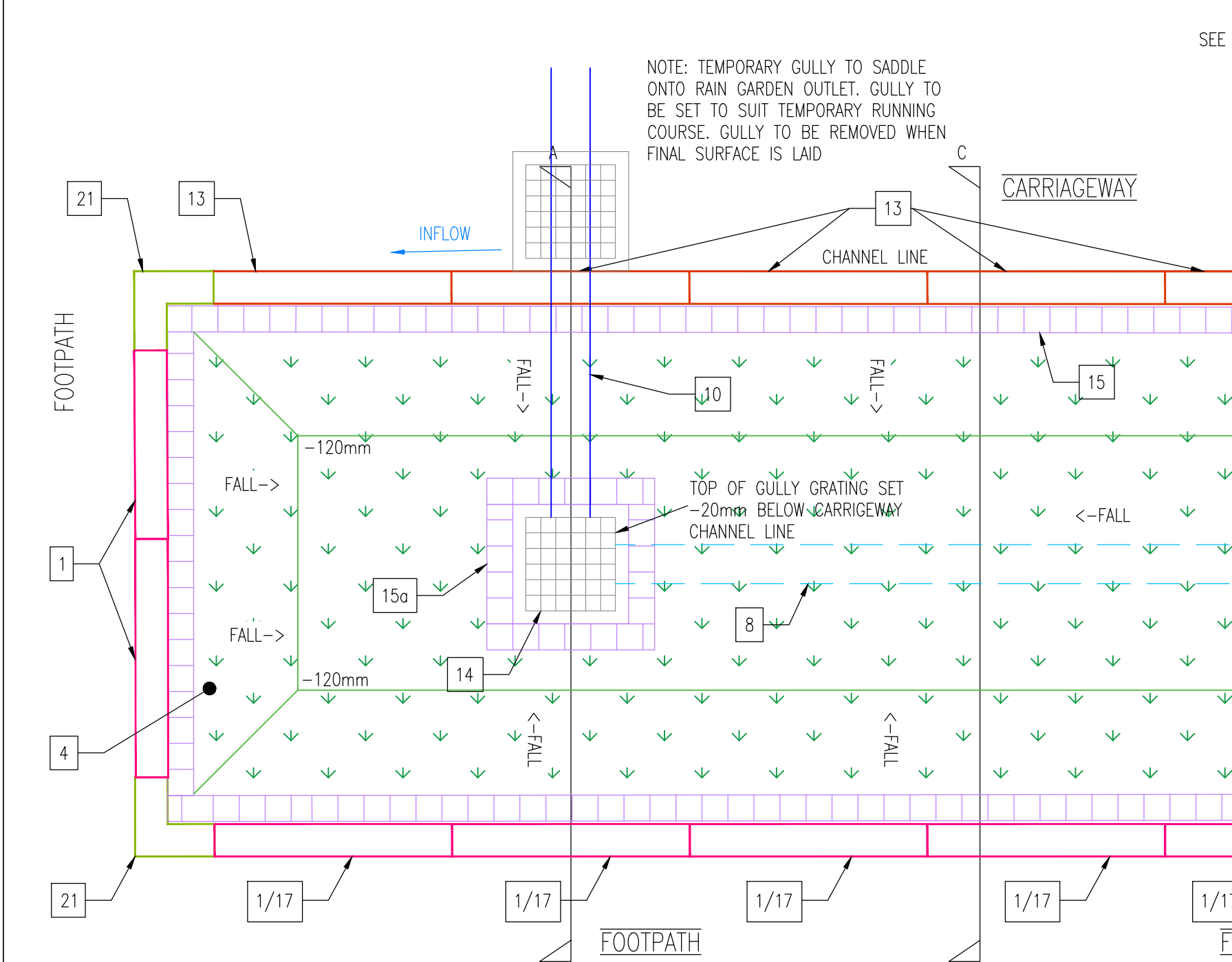




WHERE GROUND WATER IS ENCOUNTERED, NON WOVEN / POLYETHYLENE MEMBRANE IS TO BE REPLACED WITH A POLYPROPYLENE MEMBRANE WITH ALL JOINTS FULLY WELDED.



- GENERAL NOTES
- DO NOT SCALE
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS AND SITE DIMENSIONS AND LEVELS, INCLUDING SEWER INVERT LEVELS, BEFORE WORKS START ON SITE. THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING LEGISLATION, BUILDING STANDARDS, BUILDING REGULATIONS, ETC.
 - POSITIONS OF EXISTING SERVICES/STAIRWAYS/UNDERGROUNDS APPROXIMATE ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING WORK. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH AND CHECKED AGAINST ALL OTHER DRAWINGS, ENGINEERING DETAILS, SPECIFICATION AND ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED.
 - ANY ADJACENCY OR CONTRADICTION BETWEEN ANY OF THE ABOVE IS TO BE REPORTED TO THE DEVELOPER.
 - ALL TREES LOCATED WITHIN THE BIORETENTION VERGE ARE TO BE SPECIFIED BY LANDSCAPE ARCHITECT AND TO BE OF SUITABLE SPECIES FOR BIORETENTION VERGE AND TO BE OF SUITABLE SPECIES FOR LANDSCAPE ARCHITECT TO ENSURE SUFFICIENT SPACE AND ROOT PROTECTION TO BOTH PREVENT AND SERVICES.
 - NO FISH DRUMMING TO PASS BENEATH THROUGH BIORETENTION VERGE.
 - BIORETENTION SURFACE TO BE 120mm BELOW HIGHWAY CHANNEL LINE.
 - SEE ENGINEERING DRAWING FOR BIORETENTION VERGE INLET LOCATIONS.

- BIORETENTION VERGE NOTES
- 800mm KERB WITH 100mm UPSTAND INTERNAL TO BIORETENTION VERGE SET FLUSH WITH FOOTPATH
 - CONCRETE KERB RACE TAKEN TO TOP OF DRAINAGE LAYER (REF 7)
 - 300mm x 20mm MILD STEEL DOWN BAR TO BS 4449 SHALL BE SET 200mm MIN INTO KERB RACE AND SPACED AT 300mm CENTRES
 - MULCH LAYER MAY BE REQUIRED, DEPENDING ON LANDSCAPE ARCHITECT PLANTING STRATEGY
 - MINIMUM 400mm DEEP BIO-RETENTION SOIL WITH SATURATED HYDRAULIC CONDUCTIVITY TO BE BETWEEN 200-300mm/hr (CSA) TO BE INCREASED TO 800mm WHERE TREES ARE SPECIFIED
 - TERAM 1000 GEOTEXTILE OR SIMILAR APPROVED #
 - STORAGE LAYER - MINIMUM 100mm (AT EDGES) OF COMPACTED 4-20mm CLEAN STONE. NOTE STONE DEPTH TO INCREASE TO SUIT DESIGNED INVERT LEVEL WITH MIN 20mm STONE BENEATH PIPE
 - 150mm - 300mm FULLY PERFORATED PIPE REFER TO ENGINEERING DRAWING FOR EXACT PIPE SIZE
 - "SEL ENVIRONMENTAL ENVIRONMENTAL" BIORETENTION VERGE CHAMBER (OSA) (SEE DRAINAGE DETAILS DRAWING FOR SIZING AND MODEL REFERENCE)
 - 150mm - 300mm PIPE TO STORM CATCHER DRAIN, SET 20mm BELOW BIORETENTION VERGE LEVEL. GULLY TO BE LOCATED AT BIORETENTION VERGE LOW SPOT
 - WATER BREAK INLET - 100mm STONE CORBELS EMBEDDED 50mm INTO 100mm THICK CONCRETE (1:3 CEMENT SAND MORTAR BED)
 - 2000 GAUGE POLYETHYLENE MEMBRANE WITH MIN 300mm OVERLAP
 - 150mm KERB WITH 125mm UPSTAND TO CARRIAGEWAY AND TO BIORETENTION VERGE
 - 150mm DEEP WEDGED GULLY GRATE (CAST IRON), SET 20mm BELOW CARRIAGEWAY LEVEL. GULLY TO BE LOCATED AT BIORETENTION VERGE LOW SPOT
 - 100 x 100 x 50mm SETTS, SET ON 1:3 CEMENT SAND MORTAR BED. ALTERNATIVE OPTIONS ARE FINISHED CONCRETE OR ENGINEERING BRICK TO BE SET 75mm BELOW TOP OF KERB
 - 150mm x 100 x 50mm SETTS SET ON 1:3 CEMENT SAND MORTAR BED. ALTERNATIVE OPTIONS ARE FINISHED CONCRETE OR ENGINEERING BRICK TO BE SET 100mm ABOVE TOP OF BIORETENTION VERGE
 - 250mm KERB WITH 20mm UPSTAND INTERNAL TO BIORETENTION VERGE, 300mm IN LENGTH SET FLUSH WITH FOOTPATH WHEN USED IN PLACE OF HB KERB (ITEM 1)
 - RODDING EYE - HEAD OF RUN (SEE DETAILS)
 - MARSHALLS EDEN KERB WITH PRECUT INLET
 - RODDING EYE - MID POINT ACCESS (SEE DETAILS)
 21. 150mm DEEP WEDGED GULLY GRATE (SEE DETAILS)
 22. 800mm KERB WITH 25mm UPSTAND AT VEHICLE CROSS OVER
 23. 800mm KERB WITH 0-50mm UPSTAND AT PEDESTRIAN CROSSING
 24. 800mm KERB WITH 50mm UPSTAND ALONG RAISED PLATEAU
 25. SERVICE CORRIDOR - NO BUILD ZONE
 26. 150mm KERB WITH 200mm LAPS
 27. ROOTSPACE CRATES (1 UNIT DEEP) OR SIMILAR APPROVED
 28. 125mm HB KERB
 29. STEEL PLATE LAD ON CS KERBS TO ALLOW SURFACE COURSE TO BE LAD DIRECTLY AHEAD
 30. HIGH STRENGTH CONCRETE TOPPING TO BE BROUGHT UP TO A DENSE, SMOOTH FACE, NEARLY SHARP AND FINISHED (MINIMUM THICKNESS 20mm TAPERING TO 0mm AT INLET)
 31. 800mm KERB WITH 140mm UPSTAND TO BE CORED AT OUTLET (300x125mm CORED OPENING)
 32. 800mm KERB LAD 140mm BELOW TOP OF 800mm KERB (REF 31) WITH 150mm UPSTAND TO BIORETENTION VERGE
 33. 150x150mm SQUARE CHANNEL BLOCK (CS)
 34. 150x150mm SQUARE CHANNEL BLOCK (CS) LAD FLUSH WITH CHANNEL LINE
 35. 300mm PRESSURE TREATED TIMBER CHECK DAM SET AT 150mm UPSTAND, 3 No. TIMBER PEG SUPPORTS DRIVEN MINIMUM OF 300mm INTO GROUND. PEGS TO BE FIXED TO CHECK DAM FACE. 300mm WIDE V-NOTCH, 45mm DEEP AT CENTER OF TIMBER TO ALLOW WATER TO RUN OVER
 36. 800mm KERB TO BE TAKEN DOWN TO TOP OF STONE LAYER
 37. TWIN WALLED STRUCTURAL GEOMET OR SIMILAR APPROVED
 38. INTERLOCKING 100-150mm STONES TO BE PLACED AT BASE OF WEIR TO PREVENT EROSION
 39. KERB RACE TO BE LAD UPON WELL COMPACTED GROUND IN ADVANCE OF KERBS TO ENSURE STRUCTURAL STABILITY ALONG RAIN GARDENS
 40. WHERE BIO-RETENTION REQUIRE CHECK DAMS, THESE ARE THE LENGTHS REQUIRED FOR EACH POSITION OF CHECK DAM:
 - 1:15 GRADIENT CHECK DAM IS REQUIRED EVERY 3.675m
 - 1:14 GRADIENT CHECK DAM IS REQUIRED EVERY 3.430m
 - 1:13 GRADIENT CHECK DAM IS REQUIRED EVERY 3.184m
 - 1:12 GRADIENT CHECK DAM IS REQUIRED EVERY 2.940m

DRAWING SUBJECT TO CHANGE FOLLOWING COMMENTS/APPROVALS FROM:

- LLFA
- PLANNING
- HIGHWAYS AUTHORITY

Revision:
Blackmore Farm
Bioretention Verge Details
DWG: 10466 - 112 - 01
N/A - 40 640
Client: David Wilson Homes

REV -
June 2026
App: [Signature]

Phoenix
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FOR TENDER