



SOFT LANDSCAPE

- Site Boundary**
- Trees**
- Existing woodland/ vegetation/ hedgerow**
 - M1: Native woodland**
Refer to drawing: Woodland Planting Detail - 200710-OEL-23-XX-DR-L-0627 for detail and schedule.
 - M2: Thicket Mix**
Refer to drawing: Woodland Planting Detail - 200710-OEL-23-XX-DR-L-0627 for detail and schedule.
 - Proposed trees**
Refer to drawing: Tree Detail - 200710-OEL-23-XX-DR-L-0620 for tree schedule.
- Note:**
- All trees to be rootballed unless otherwise specified
 - Mulch: All specimen trees in soft landscape to have 75mm mulch depth of mulch in 500mm radius around tree base.
 - Topsoil: To be spread in layers no greater than 150mm depth. Gently firm each layer before spreading the next. Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.
 - Subsoil: Grade to smooth and flowing contours to achieve specified finished levels of topsoil. Spread subsoil in layers of no more than 200mm thick and consolidate each layer with earthmoving plant to exclude large voids but prevent over-compaction. The resulting area must form free draining ground, free from hollows or depressions. If area becomes over-worked or compacted, loosen thoroughly with a 3 line ripper.
 - Root barrier: All trees within 6m of hard surfacing, services or structure to have appropriate depth (1200mm adjacent to services and 600mm adjacent to hard surfaces) of proprietary vertically ribbed root barrier located to protect relevant surface / service or structure.
 - Aeration/ Irrigation: All specimen trees to have appropriate proprietary aeration/ irrigation provision.
 - Fencing to woodland planting blocks: Post and wire fence to all woodland blocks. 1000mm to top wire, with vermin mesh
 - All trees to have underground guying support - fixings to be suitable to ground conditions.

- Grasses**
- Note:**
- Allowance for minimum 150mm depth BS topsoil, include cultivation, grading, removing stones larger than 50mm and weeds
 - Allowance for minimum 400mm depth quality subsoil
- L1: Amenity grass**
Refer to drawing: Grass Details - 200710-OEL-23-XX-DR-L-0622 for detail and schedules. Low maintenance Amenity grass - A22 Low Maintenance mix by Geminal Seeds or equal approved.
Sown at 50g/m²
Bulbs - 20% of total area
Crocus tommasinianus 30 per m²
Crocus 'Jeanne d'Arc' 30 per m²
Galanthus nivalis 30 per m²
(Paths not to include bulb planting)
- L2: Amenity grass**
Refer to drawing: Grass Details - 200710-OEL-23-XX-DR-L-0622 for detail and schedules. Turf, Turfmaster System by Rolawn Limited or equal approved Allowance for bulb planting for 20% of lawn area
Crocus tommasinianus 30 per m²
Crocus 'Jeanne d'Arc' 30 per m²
Galanthus nivalis 30 per m²
- L3: species rich grassland**
Refer to drawing: Grass Details - 200710-OEL-23-XX-DR-L-0622 for detail and schedules. EM4: Meadow mixture for clay soils by Emorsgate.

- Shrub and herbaceous mixes**
- S1: Entrance Mix**
Refer to drawing: Shrub Details - 200710-OEL-23-XX-DR-L-0623 for detail
Refer to drawing: Shrub Planting Mixes Schedules -200710-OEL-23-XX-DR-L-0624 for schedule.
- S2: Park Mix**
Refer to drawing: Shrub Details - 200710-OEL-23-XX-DR-L-0623 for detail.
Refer to drawing: Shrub Planting Mixes Schedules -200710-OEL-23-XX-DR-L-0624 for schedule.
- S3: Sensory Wildlife Mix**
Refer to drawing: Shrub Details - 200710-OEL-23-XX-DR-L-0623 for detail.
Refer to drawing: Shrub Planting Mixes Schedules -200710-OEL-23-XX-DR-L-0624 for schedule.

- Hedges**
- H1: Native Hedgerow to Allotment**
Refer to drawing: Hedge Details - 200710-OEL-23-XX-DR-L-0625 for detail and schedule.
Planting density: Tripple staggered row, 9 plants per linear meter.
Weldmesh fence to rear of planting.
75mm of mulch to be provided around plant base.
- H2: Native Hedgerow to Pump Station**
Refer to drawing: Hedge Details - 200710-OEL-23-XX-DR-L-0625 for detail and schedule.
Planting density: Double staggered row, 6 plants per linear meter.
Post and wire fence to the center of hedge planting. 75mm of mulch to be provided around plant base.

- Allotments**
- Allotment Topsoil**
Refer to drawing: Allotment Details - 200710-OEL-23-XX-DR-L-0626 for detail and schedule.
Topsoil to be to BS3882:2015 quality. Soil testing to be carried out by qualified person, to include testing for metals and PAHs. Additional tests to be carried out if required. Area to be free of Invasive Species listed within Schedule 9 Wildlife and Countryside Act.

- NOTES**
- This drawing is to be read in conjunction with all other drawings and specifications.
 - Do not scale off this drawing. Written dimensions to be taken only.
 - Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
 - This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

DRAWING INFORMATION BASED UPON

Emapsite: © Crown copyright and database rights 2019 Ordnance Survey 0100031673.

OS OpenData: Contains OS data © Crown copyright and database right (2019).

Topographical Survey: Base survey carried out by SLR Consulting Ltd may 2017, drawing number 03120.00021.1.09.3_copthorne_topo_survey_3d_0517.

For Site Constraints refer to Stantec Constraints Plan 24205/401/101.

For drainage and levels refer to Stantec Drawing: 20205/5523/500.

For Proposed Earthworks refer to Stantec Drawing: 24205/5523/500.

For Civil Engineering information refer to Stantec Drawings.



T05	Play equipment addendum.	rt	21/11/2024
T04	L1 spec amended.	rt	30/10/2024
T03	Drawing references added for planting and detail schedules.	jh	01/10/2024
T02	Tender issue	jh	28/04/2024
T01	Draft Tender issue	my	03/11/2023
Issue	Revision	Initial	Date

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Client
St. Modwen

Project
Heathy Wood Copthorne

Copthorne

Drawing Title
**Community Park GA
Soft Landscape Plan
Sheet 4 of 5**

Scale Bar North
2.5m 5.0m 7.5m 10m 12.5m

Scale: **1:250 @A1** Date: **Oct 2023**

By: **my** Status: **For Tender**

Checked: **jd** Approved: **pm**

Drawing Number
200710-OEL-23-XX-DR-L-0518

Rev
T05

Computer File: