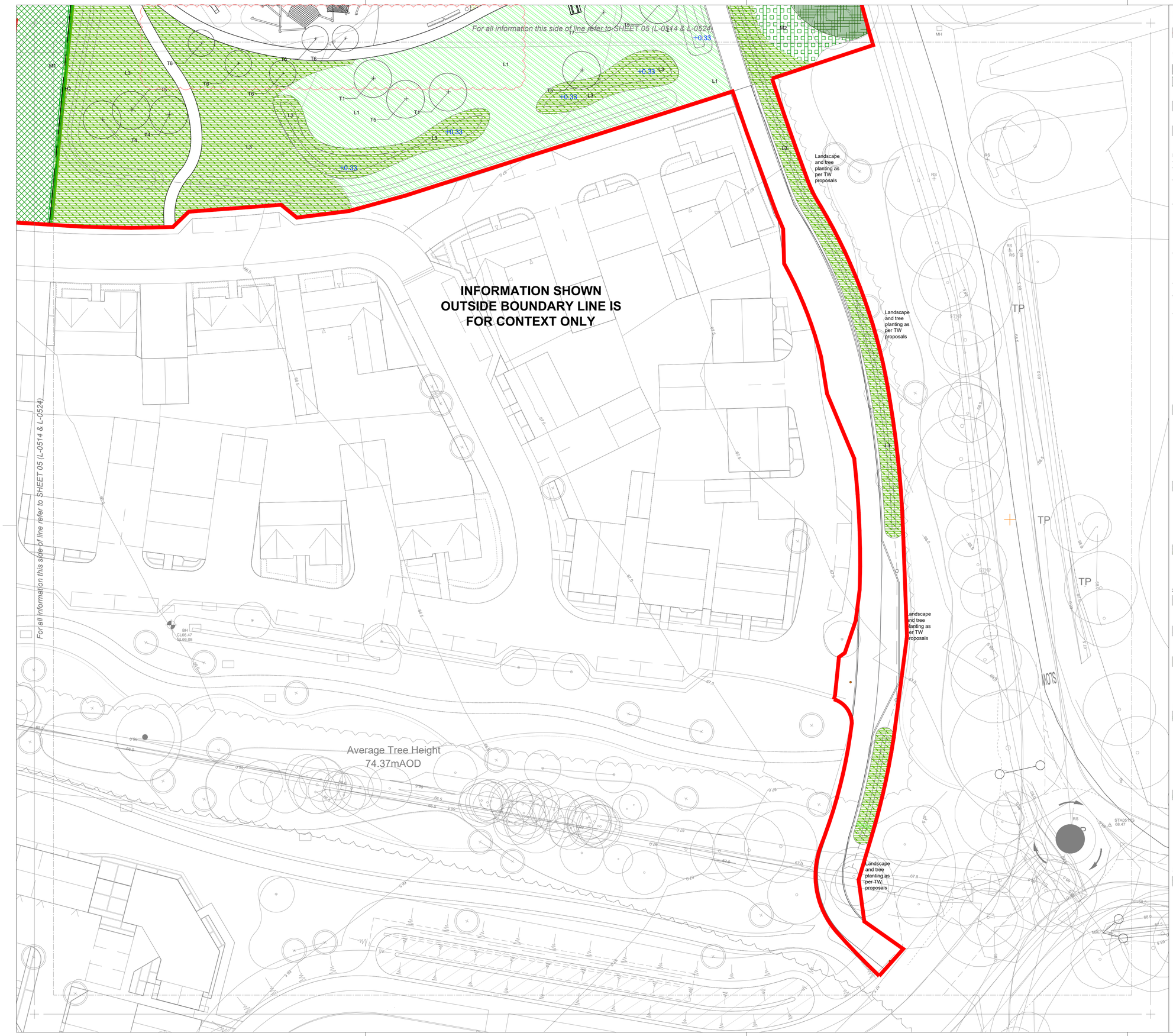


SOFT LANDSCAPE

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 tine 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 Germinal 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 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

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. 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.
4. 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 Consraints 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.

KEY PLAN



Issue	Revision	Initial	Date
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	28/08/2024
T01	Draft Tender Issue	my	03/11/2023

open
optimised environments
PART OF SLR
optimised environments ltd

EDINBURGH 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL
t: 0131 221 5920 e: optimisedenvironments.com

LONDON The Curstor | 38 Chancery Lane | London | WC2A 1EN
t: 0203 984 4022 e: optimisedenvironments.com

MANCHESTER 86 Princess Street | Manchester | M1 6NG
t: 0161 696 7550 e: optimisedenvironments.com

Optimised Environments Ltd. Registered in Scotland SC169923
Registered address: 2nd Floor | Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL

Client
St. Modwen

Project
Heathy Wood Copthorne

Copthorne

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

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

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

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

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

Drawing Number
200710-OEL-23-XX-DR-L-0519

Rev
T05

Computer File: