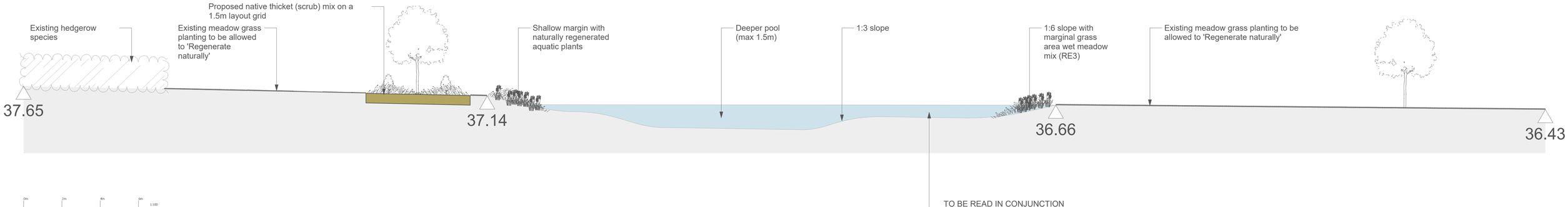
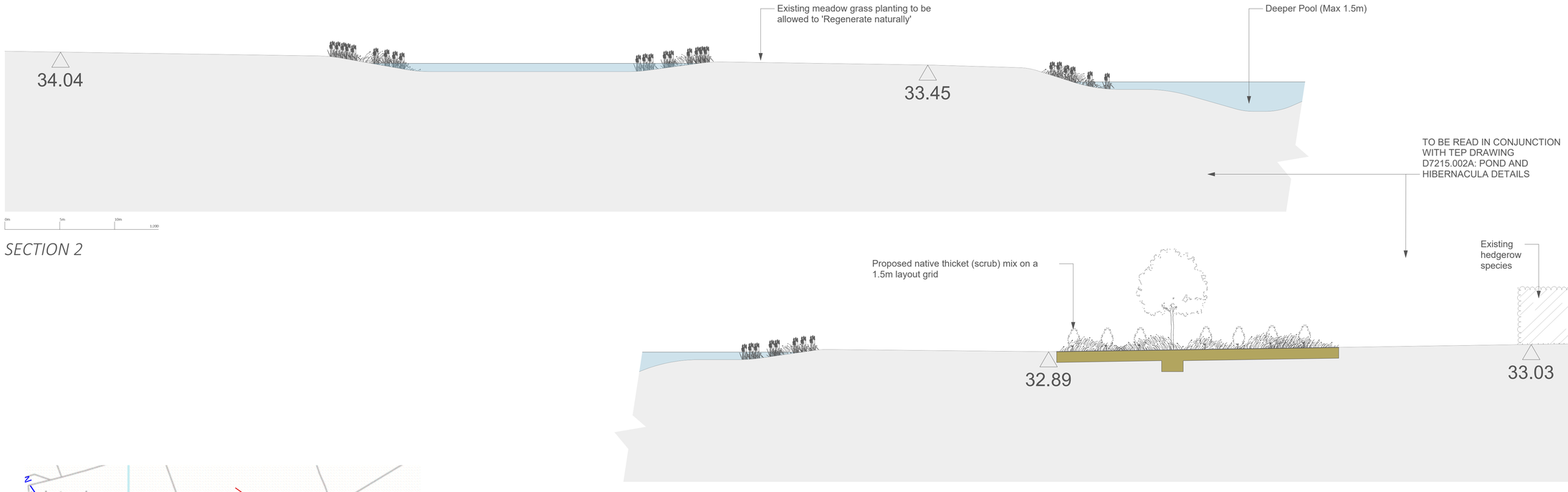
General Notes

1. Do not scale from drawing unless it is a specified setting out plan and you have confirmed it is printed to scale.
2. All dimensions and levels shown must be confirmed by contractors prior to the commencement of construction works.
3. All measurements must be checked on site.
4. Drawings are to be read in conjunction with all other relevant plans, specifications and schedules.
5. All work must comply with the current building regulations.
6. No materials used or methods of workmanship to be employed that do not conform to the current relevant British Standard and Code Of Practice.
7. All plants and materials are subject to avaiability at time of ordering.
8. Topsoils to be placed to 450mm overall depth in shrub and herbaceous areas and 600mm in tree pits and hedge trenches. Soils should be placed in 150mm layers, firming as you go, over compaction free, well draining subsoil.

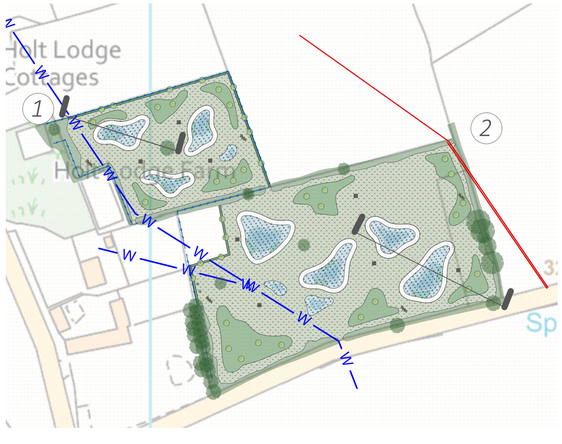


SECTION 1

TO BE READ IN CONJUNCTION WITH TEP DRAWING D7215.002A: POND AND HIBERNACULA DETAILS



SECTION 2



N

Site Plan (NTS)

Recommended topsoil placement operations

It is noted that the topsoil on site is clayey and loamy with high fertility rates. If the following sequence of operations is not carried out, there is the potential to create a stagnant layer of organic matter between existing bund topsoil and the new blinding/profile layer which needs to be avoided.

-Strim whole bund area existing vegetation layer to about 6" (150mm) height and remove arisings. Apply a suitable glyphosate (systemic herbicide) to the remaining vegetation layer and allow 2-3 weeks, based on weather conditions, to allow vegetation to be killed off. Removed arisings from the sprayed area.

-Eastern thicket slopes Import soil material to profiles in line with approved gradients (1:3 maximum); tip and lightly consolidate new or re-graded topsoil with a flat excavator bucket to avoid compaction; in March/April, seed the slopes with a fescue and bent mix grass mix to act as a weed control cover. Plant thicket transplants (whips) and tree species according to relevant British Standards outlined in the Specification page. Mulch trees and transplants to prevent competition from grass mix and prevent weeds.

-Western wildflower grass slopes Import reduced fertility subsoil that is available on site, to ensure that the soils blend' to avoid a smooth surface on clay soils that may result in new subsoil slippage. Tip and lightly consolidate site-won subsoil using a flat excavator bucket rather to avoid compaction rather than a bulldozer with tool attachment. Specified wildflower seed to be spread on the surface which has been raked to a fine tilth to provide a suitable seed bed; timing, in Spring in line with suppliers recommended instructions and rates/m2.

TOPSOIL AND PROFILING NOTES

– Slope gradients to be determined by geotechnical properties of the soils; information available from the geotechnical engineer on soils composition and suitability to be checked and verified.
– At this stage, the suggested maximum gradient is 1:3 (recommended maximum natural angle of repose for soils).
– Soil Management, handling and placement to be in accordance with BS3882 and Defra guidance document 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'.
– No excavation works to be undertaken within root protection areas all relevant Arboricultural information produced for the site to be followed (TCP; AIA; Arboricultural Method Statement) as appropriate.
– Eastern slopes of bund re-profiling of topsoil to follow approved engineering proposals to achieve a consistent and stable profile with a topsoil depth of 0.5m for native thicket planting areas and 1.0m depth topsoil for tree pits. Soil on the western slopes to be capped with a 0.15-0.25m depth layer of low nutrient' subsoil available on site. Depths based on existing topsoil conditions, with the aim to reduce fertility to provide suitable conditions for wildflower grass mix establishment.

19/05/2025	4	CB	Layout changes to parcels 2 & 4
02/05/2025	3	CB	Additional Plot added to Site Location and Phasing Plans
20/03/2025	2	CB	Minor Revisions

Date	Original size	Scale	Drawn by	Checked by	Rev
19/05/2025	A1	1:200	CB	JK	V4

Drawing no: 4826-Strategic Ecology Corridor-4.4
Status: PLANNING
Drawing Title: Parcel 3, Francis' Lane, Sections
Location: Utopia City Strategic Ecology Corridor, Wrexham
Client name: Net World Sport

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