



Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2019 LICENCE NUMBER 0100031). This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all service/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape 'danger electric cable/danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

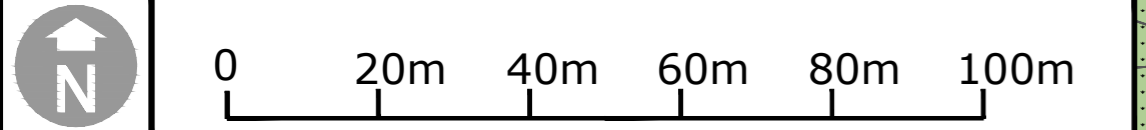
Biosecurity: All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

Rootbarriers: All services and hard surfaces within 5m of tree trunks should be protected using a rootbarrier which accords with Oxfordshire County Council highways requirements.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below;



KEY		EXISTING VEGETATION TO BE RETAINED		EXISTING VEGETATION TO BE REMOVED		FORMAL HEDGE 1.2M HIGH		PLANTING AREA		TREES		GRASS (REAR)		GRASS (FRONT)		TARMAC ROAD		TARMAC PATH		SELF BINDING GRAVEL PATH		BLOCK PAVING		BLOCK PAVING	
[Red line]	APPLICATION SITE BOUNDARY	[Green hatched]	EXISTING VEGETATION TO BE RETAINED	[Red hatched]	EXISTING VEGETATION TO BE REMOVED	[Green hatched]	FORMAL HEDGE 1.2M HIGH	[Green solid]	PLANTING AREA	[Green circle]	TREES	[Green solid]	GRASS (REAR)	[Green solid]	GRASS (FRONT)	[Grey solid]	TARMAC ROAD	[Grey solid]	TARMAC PATH	[Brown solid]	SELF BINDING GRAVEL PATH	[Brown solid]	BLOCK PAVING	[Brown solid]	BLOCK PAVING
[Green circle]	EXISTING TREES TO BE RETAINED	[Red circle]	EXISTING TREES TO BE REMOVED	[Green circle]	FORMAL HEDGE 1.2M HIGH	[Green solid]	PLANTING AREA	[Green circle]	TREES	[Green solid]	GRASS (REAR)	[Green solid]	GRASS (FRONT)	[Grey solid]	TARMAC ROAD	[Grey solid]	TARMAC PATH	[Brown solid]	SELF BINDING GRAVEL PATH	[Brown solid]	BLOCK PAVING	[Brown solid]	BLOCK PAVING	[Brown solid]	BLOCK PAVING
[Blue circle]	EXISTING TREES - ROOT PROTECTION AREA (RPA)	[Green hatched]	EXISTING VEGETATION TO BE RETAINED	[Red hatched]	EXISTING VEGETATION TO BE REMOVED	[Green hatched]	FORMAL HEDGE 1.2M HIGH	[Green solid]	PLANTING AREA	[Green circle]	TREES	[Green solid]	GRASS (REAR)	[Green solid]	GRASS (FRONT)	[Grey solid]	TARMAC ROAD	[Grey solid]	TARMAC PATH	[Brown solid]	SELF BINDING GRAVEL PATH	[Brown solid]	BLOCK PAVING	[Brown solid]	BLOCK PAVING

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P2	08/02/2022	Updated to CDC comments	BS	PG
P1	22/09/2021	First draft issued to client.	BS	AC

Client
BARRATT DAVID WILSON HOMES

Project
WHITE POST ROAD, BODICOTE (FULL)

Drawing Title
LANDSCAPE MASTERPLAN

Scale
1:500

Sheet Size
A1

Date
SEPT 2021

Client Ref.
2832-5-2-1

Drawing No.
DR-5000

Status
S4-P2

Status
PLANNING

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