



KEY

- APPLICATION BOUNDARY
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE REMOVED
- PROPOSED TREE
See planting schedule on drg. 14790/5001
- PROPOSED FRUIT TREE
See fruit tree notes.
- PROPOSED PLANTING AREA
See planting schedule on drg. 14790/5001
- PROPOSED AMENITY GRASS
DLF Trifolium 'Pro Master' 27 Ecoward Plus' sown @ 25g/m².
- PROPOSED LONG GRASS
'WFG20 Eco Species Rich Lawn' @ 10g/m².
- STEPPING LOGS
Protulic, Origin Timber stepping logs (J4904)
- BALANCE BEAM
Protulic, Origin Timber balance beam (J4903)
- CLIMBING/BALANCE BEAM
Protulic, Origin Timber balance beam (J4901)
- CLIMBING/BALANCE BEAM
Protulic, Origin Timber balance beam (J4908)
- EXISTING LEVELS
91.57
- PROPOSED LEVELS
+90.32
- PROPOSED LEVELS FEATHERED DOWN/UP TO TIE INTO EXISTING LEVELS AT 1:3 OR SHALLOWER

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2017. LICENSE 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.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all services/utility locations should be considered indicative unless 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.

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.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walls) 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.

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

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P3	18/12/2017	Minor amendment to annotation.	GR	BS
P2	06/12/2017	Updated to Crest comments.	GR	BS
P1	04/12/2017	First issue.	GR	BS

Status **PLANNING**

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Client
ELMSBROOK (CREST A2D) LLP

Project
ELMSBROOK, BICESTER PHASES 3 & 4

Drawing Title
LANDSCAPE PROPOSALS SHEET 3 OF 12

Scale	Sheet Size	Date
1:200	A1	04/12/2017
Drawing No.	Sheet No.	Revision
14790/5003	A1	P3