



KEY

- APPLICATION BOUNDARY
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE REMOVED
- PROPOSED TREE
- PROPOSED FRUIT TREE
- PROPOSED HEDGE
- PROPOSED PLANTING AREA
- PROPOSED AMENITY GRASS
- PROPOSED LONG GRASS
- STEPPING LOGS
- BALANCE BEAM
- CLIMBING/BALANCE BEAM
- CLIMBING/BALANCE BEAM
- EXISTING LEVELS
- PROPOSED LEVELS
- PROPOSED LEVELS FEATHERED DOWN/UP TO TIE INTO EXISTING LEVELS AT 1:3 OR SHALLOWER

SEE CENTRAL WOS PROPOSALS DRG. 14790/5015

SEE COMMUNITY GARDEN PROPOSALS DRG. 14790/5017-5018

SEE COMMUNITY GARDEN PROPOSALS DRG. 14790/5017-5018

ALLOTMENT SHED see drg 14790-5612

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2018 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.

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.

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NIMC 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 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 5 years.

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

Rev	Date	Description	DRN	CKD
P6	30/11/2018	Updated to CDC comments dated 16/11/18	GR	BS
PS	31/10/2018	rec'd 28/11/18 Updated to CDC comments dated 24/07/18 rev 19/10/18	GR	BS
P4	26/06/2018	Updated to incorporate swales shown on R&S layout rev'd 28/06/18	GR	BS
P3	16/04/2018	Updated following CDC comments.	GR	BS
P2	06/12/2017	Updated to Crest comments.	GR	BS
P1	04/12/2017	First Issue.	GR	BS

Status **PLANNING**

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
 1 Tenynson Street Swindon Wiltshire SN1 5DT
 t: 01793 612173
 e: mail@davidjarvis.biz
 w: www.davidjarvis.biz

Client **ELMSBROOK (CREST A2D) LLP**

Project **ELMSBROOK, BICESTER PHASES 3 & 4**

Drawing Title **LANDSCAPE PROPOSALS SHEET 12 OF 12**

Scale 1:200	Sheet Size A1	Date 04/12/2017
Drawing No. 14790/5012	Revision P6	