SEE CENTRAL POS PROPOSALS DRG. 14790/5015

SEE COMMUNITY GARDEN

0 4m 8m 12m 16m 20m

N

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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 HEDGE — See planting schedule on drg. 14790/5017
- PROPOSED PLANTING AREA — See planting schedule on drg. 14790/5001
- PROPOSED AMENITY GRASS — DLF Trifolium 'Pro Master 27 Ecosward Plus' sown @ 25g/m².
- PROPOSED LONG GRASS — 'WFG20 Eco Species Rich Lawn' @ 10g/m².
- (1) STEPPING LOGS — Proludic, Origin Timber stepping logs (J4904)
- (2) BALANCE BEAM — Proludic, Origin Timber balance beam (J4903)
- (3) CLIMBING/BALANCE BEAM — Proludic, Origin Timber balance beam (J4901)
- (4) CLIMBING/BALANCE BEAM — Proludic, Origin Timber balance beam (J4908)
- 91.53 EXISTING LEVELS
- +90.32 PROPOSED LEVELS
- 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 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, 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 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.

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

Drawing Revision

Rev.	Date	Description	Drawn	Checked
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

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Project

ELMSBROOK, BICESTER PHASES 3 & 4

Drawing Title

LANDSCAPE PROPOSALS SHEET 11 OF 12

Scale	Sheet Size	Date
1:200	A1	04/12/2017

Drawing No.	Revision
14790/5011	P3