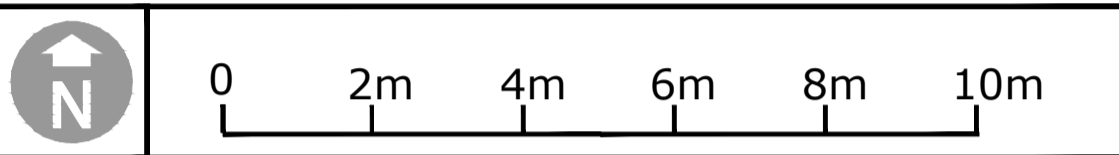
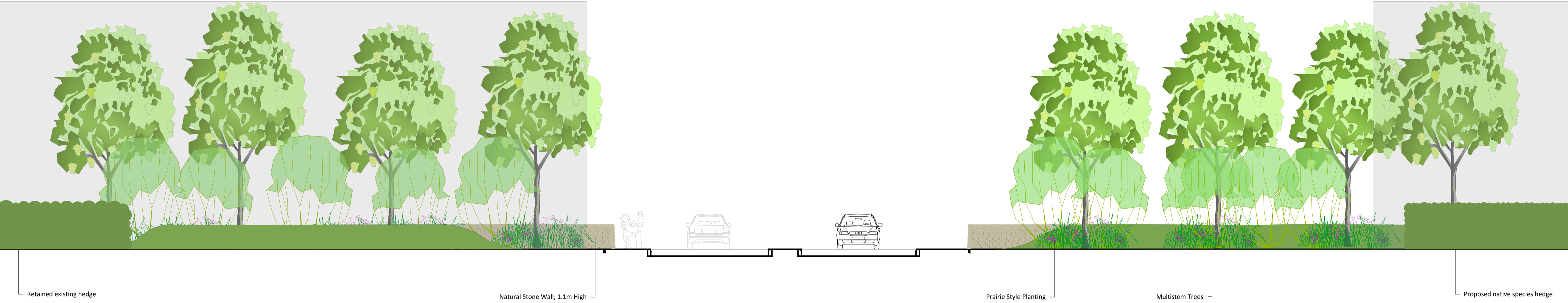


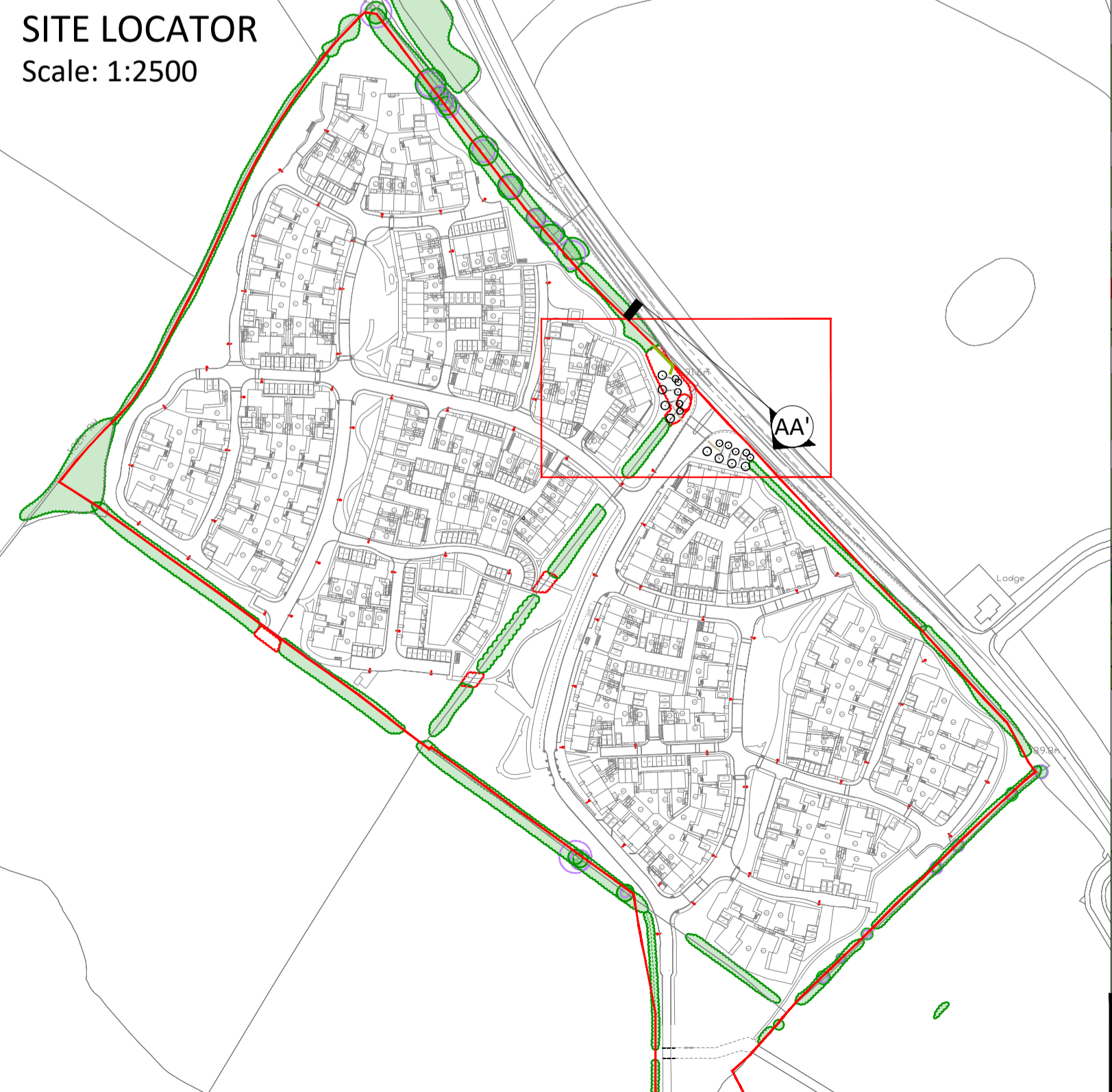
ELEVATION AA'
Scale: 1:100



KEY

- APPLICATION BOUNDARY
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE REMOVED
- PROPOSED TREE
See planting schedule.
- PROPOSED PLANTING AREA
See planting schedule.
- PROPOSED HEDGE
See planting schedule.
- PROPOSED AMENITY GRASS
(DLF Trifolium 'Pro Master 27 Ecosward Plus', sown at 25g / m²)
- PROPOSED LONG GRASS
(DLF Trifolium 'Pro Master 27 Ecosward Plus', sown at 25g/m². Over sow with: WFG20 Eco Species Rich Lawn sown @ 5g/m².)
- FOOTPATH GRAVEL
CEDEC Gold Footpath Gravel with metal edging.

LANDSCAPE PROPOSALS PLAN
Scale: 1:250



PLANTING SCHEDULE

TREES

Species	Height	Girth	Specification	Quantity
Amelanchier lamarckii	350-400cm		Umbrella Shape: Multi-Stemmed: 200-300cm wide: 6x: RB: Clear Stems 150-200cm: Clipped	10 No.
Carpinus betulus 'Fastigiata'	600-650cm	30-35cm	Semi-Mature: 4x: RB: Clear Stem min. 200cm	8 No.

HEDGES

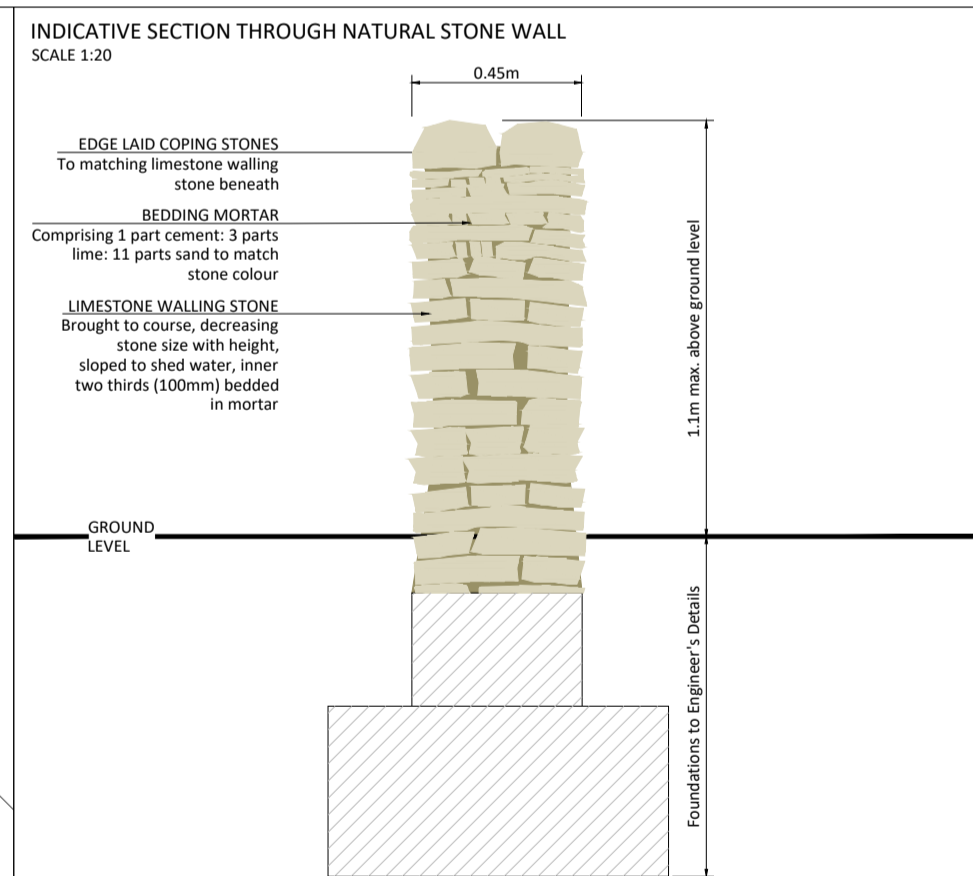
Species	Height	Pot Size	Specification	Density	Quantity
Acer campestre	175-200cm		Feathered: 5 brks: 2x: B	0.5Ctr Triple Staggered at 0.1m offset	18 No.
Corylus avellana	100-125cm		Branched: 5 brks: RB	0.5Ctr Triple Staggered at 0.1m offset	18 No.
Crataegus monogyna	175-200cm		Feathered: 5 brks: 2x: B	0.5Ctr Triple Staggered at 0.1m offset	48 No.
Prunus spinosa	100-125cm		1+2: Transplant - seed raised: Branched: 4 brks: B	0.5Ctr Triple Staggered at 0.1m offset	18 No.
Viburnum opulus	100-125cm		1+2: Transplant - seed raised: Branched: 3 brks: B	0.5Ctr Triple Staggered at 0.1m offset	18 No.

PLANTING AREAS

Species	Diameter	Height	Pot Size	Specification	Density	Quantity
Anemone hupehensis 'September Charm'			3L	Full Pot: C	8/m ²	110 No.
Deschampsia cespitosa 'Goldtau'			3L	Full Pot: C	8/m ²	326 No.
Echinacea purpurea			3L	Full Pot: C	8/m ²	110 No.
Eupatorium purpureum			3L	Full Pot: C	8/m ²	110 No.
Molinia caerulea arundinacea 'Skyracer'			5L	Full Pot: C	8/m ²	326 No.
Verbena bonariensis			3L	Full Pot: C	8/m ²	110 No.

PLANTING NOTES

- Base of all planting to be covered with 75mm of well composted bark mulch.
- Species to be planted at densities shown in groups of 6-9 individuals.
- Species to be planted in ascending size from front to rear of borders.
- Terram RootGuard, or equal & approved root barriers to be installed where services or hard surfacing fall within 5m of a proposed tree.



Notes
Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2015 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.

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;

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P4	16/04/2018	Updated following CDC comments.	GR	BS
P3	18/12/2017	Updated to Crest 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 Tenbyon 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:
NORTHERN GATEWAY

Scale	Sheet Size	Date
AS SHOWN	A1	04/12/2017

Drawing No.	Revision
14790/5016	P4