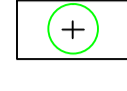
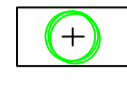
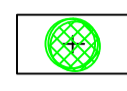
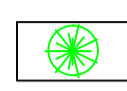
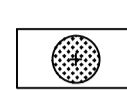
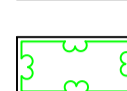

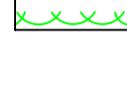
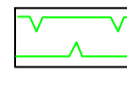




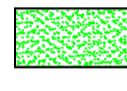
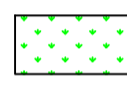


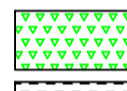
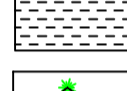
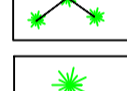

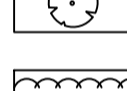

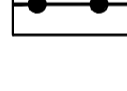
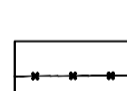
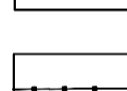
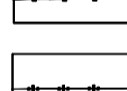


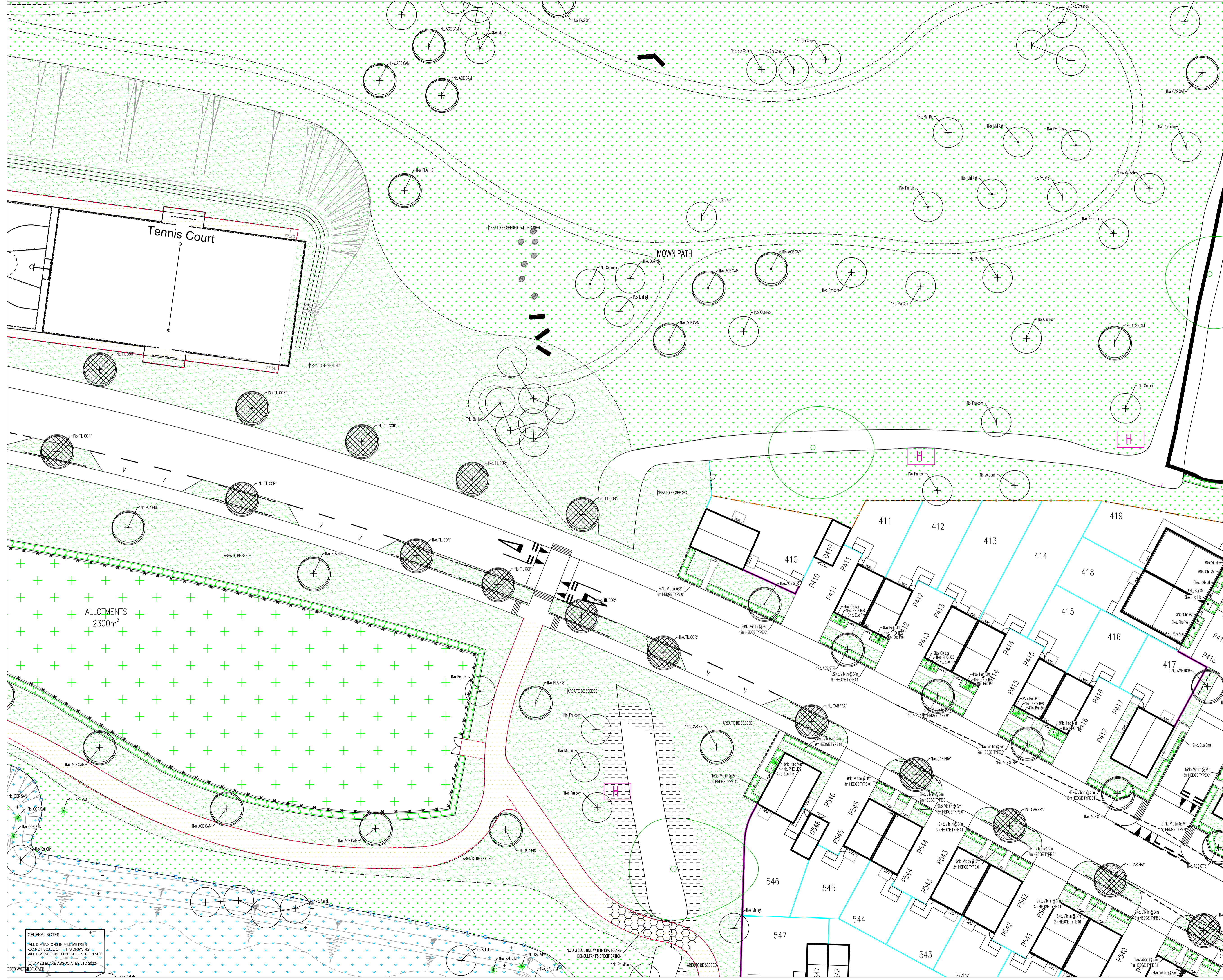




KEY

-  PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
-  PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
-  PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
-  PROPOSED CONIFEROUS OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
-  PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
-  SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
-  NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
-  HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
-  HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING TIMBER BOARD EDGING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
-  WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAD OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.
-  SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
-  CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
-  WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
-  WET WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
-  MARGINAL PLUG PLANTED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
-  BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES. REFER TO SCHEDULE FOR FURTHER INFORMATION.
-  EXISTING GROUND FLORA AND GRASSLAND TO BE RETAINED AND MANAGED.
-  SEASONAL HIGHLIGHT HERBACEOUS PLANTS WITHIN SHRUB BED MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
-  SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
-  EXISTING TREES TO BE RETAINED. SEE GENERAL NOTE A1 AND E1, IF APPLICABLE.
-  EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1.
-  KNEE RAIL - COMPRISING 125 x 125mm TWICE WEATHERED POST 600mm ABOVE GROUND AND 100 BELOW (230mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 48MM DIAMETER. POLES TO BE JOINED WITH MALE AND FEMALE SCREW FIT PARTS JOINS TO OCCUR WITHIN POSTS, HOLES TO BE INCREASED.
-  CHAIN LINK FENCE TO ALLOTMENTS.
-  POST AND RAIL FENCE TO SUBS AREAS. ALSO REFER TO A SEPARATE PLAN BY ENGINEERS.
-  BALL STOP FENCE TO SPORTS PITCH. REFER TO MIRACLE PLAY SPECIFICATION OR SIMILAR AND APPROVED.
-  BITUMEN MACADAM FOOTPATHS AND HARDSTANDINGS WITHIN OPEN SPACE AREAS. WITH FLAT TOPPED PCC EDGING. ALL LAD FINISH ALL TO FALLS / CROSSFALLS OR SIMILAR AND APPROVED.
-  DOUBLE MAINTENANCE GATE, 3.0m WIDE TO MATCH FENCING.
-  HIBERNACULUM AS PART OF ECOLOGICAL ENHANCEMENTS
-  ALLOTMENTS TO BE DETAILED AT A LATER STAGE



GENERAL NOTES

ALL DIMENSIONS IN MILLIMETRES
 DIMENSION SCALE OFF THIS DRAWING
 ALL DIMENSIONS TO BE CHECKED ON SITE
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 DRAWN BY: JBA

LANDSCAPE PROGRAMMING

DUE TO NATIONAL PLANT SHORTAGE, PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

REV	DATE	DETAILS	DATE
1	11/02/22	ADD	11/02/22
2	11/02/22	ADD	11/02/22

CLIENT	VISTRY SOUTH WEST	DWG. TITLE	DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS AND PDS
SITE	GLOVELLY ROAD REDFORD, PHASE 2	DATE	OCTOBER 2021
PURPOSE OF ISSUE	PLANNING - RESERVED MATTERS	DWG. NO.	JBA 2104145
DRG BY	JBA	AUTH'D	JBA
CHECKED	JBA	SCALE	1:200@A1
DATE	OCTOBER 2021	REV.	1

JAMES BLAKE ASSOCIATES

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Andrew Milne - 24/03/2022 - K:\JBA\Client Projects\Vistry South West\21 247 Land South of Clovelly Road, Redford, Devon\Drawings\JBA\21 247 Rev C - Detailed Soft Landscape Proposals For Plots phase 2.dwg