GRASS TERRACES, REFER TO ENGINEER'S PLANS FOR DETAILS OF RETAINING STRUCTURE

AREA TO BE SEEDED

35m x 18m MUGA

Tennis Court

35m x 18m MUGA

BUS STOP

BUS STOP

YOUTH U15-U16 FOOTBALL PITCH
98.76m x 62.18m

2%

1.25%

2%

AREA TO BE SEEDED - SPORTS

AREA TO BE SEEDED - WILDFLOWER

AREA TO BE SEEDED - WETWILDFLOWER

1No. TIL COR*

1No. PLA HIS

1No. ACE CAM*

1No. CAR BET

1No. Pru dom

1No. Pru avi

1No. Car bet

1No. Fag syl

1No. Ace cam

1No. Sal Cin

1No. COR SAN

1No. SAL VIM

1No. Que rob

3No. Ait*ja

1No. Cor mas

1No. Aln glu

1No. Do nob

1No. Pru spi

1No. Pru lus

1No. Ilex aqu

1No. Sor ari

1No. Vib tin

1No. Pyr Ama

1No. Car lit

1No. Euo Eme

1No. Euo Bra

1No. Euo Bra

1No. SOR STR

12No. Vib tin @ 3m
4m HEDGE TYPE 01

12No. Vib tin @ 3m
4m HEDGE TYPE 01

1No. Pyr Ama

73.37

72.14

72.13

70.90

77.50

77.50

+79.50
+78.50
+77.50
+76.50

P384

P385

G384

G385

0.3m3 GRAVEL OVER GEOTEXTILE

0.47m3 GRAVEL OVER GEOTEXTILE

1488No. PLANTS @ 6m
248m NATIVE HEDGE MIX 01

166m2 NATIVE BUFFER MIX A

388m2 NATIVE BUFFER MIX A

104.64m2 MARGINAL PLANTING

GENERAL NOTES

-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

(C)JAMES BLAKE ASSOCIATES LTD 2022

# 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, LAID 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 TREE TO BE RETAINED, SEE GENERAL NOTE A1 AND E1. IF PREPARED.
- 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 600 BELOW (1200mm 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 SUDS 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 LAID FINISH ALL TO FALLS / CROSSFALLS OR SIMILAR AND APPROVED
- DOUBLE MAINTENANCE GATE, 3.0m WIDE TO MATCH FENCING.
- H — HIBERNACULUM AS PART OF ECOLOGICAL ENHANCEMENTS
- ALLOTMENTS TO BE DETAILED AT A LATER STAGE

## 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 | DETAILS |
|---|---|---|---|
| D | 03.03.22 | AJW | AMENDED TO SUIT LPA ENGINEER COMMENTS 23.03.22 |
| C | 03.03.22 | AJW | AMENDED TO BUFFER LAYOUT RECEIVED 03.03.22 |
| B | 03.03.22 | AJW | AMENDED TO SUIT LAYOUT RECEIVED 03.03.22 |
| A | 17.01.22 | AJW | AMENDED TO BUFFER LAYOUT RECEIVED 13.01.22 |

| | |
|---|---|
| CLIENT<br>VISTRY SOUTH WEST | DWG. TITLE<br>DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS AND POS |
| SITE<br>CLOVELLY ROAD, BIDEFORD, PHASE 2 | |
| PURPOSE OF ISSUE<br>PLANNING - RESERVED MATTERS | |

| DRG BY | CHECKED | AUTH'D | SCALE | DATE | DWG NO. | REV. |
|---|---|---|---|---|---|---|
| PB/AN/GEZ | JBA | JBA | 1:250@A1 | OCTOBER 2021 | JBA 21\247-14 | D |

JAMES BLAKE ASSOCIATES
Head Office:
34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA Tel: (01284) 335797
jamesblake@jbaandmarc.com www.jbaandmarc.com
LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Andrew Villerton 24/02/2022 X:\JBA\Client Projects\Vistry James\Vistry South West\21 247 Land South of Clovelly Road Bideford Devon\Drawings\JBA\Master\JBA 21-247 Rev C - Detailed Soft Landscape Proposals for Plots Phase 2.dwg