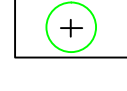
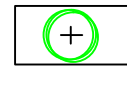
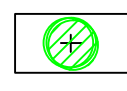
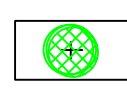

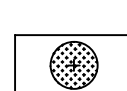

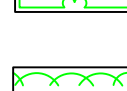
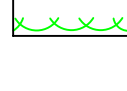
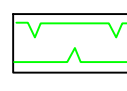



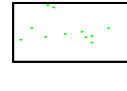
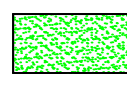
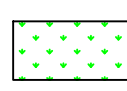


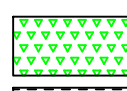
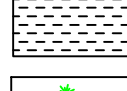
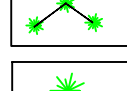

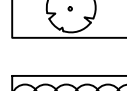
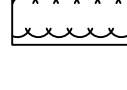
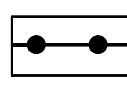

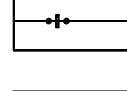
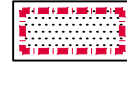


AVAILABLE SCHOOL AREA 1.7Ha



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 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 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). 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). 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.
-  SEEDING 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 SEEDING AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
-  WET WILDFLOWER SEEDING AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
-  MARGINAL PLUS 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/GRVEL 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. SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
-  EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1 IF PREPARED. SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
-  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.
-  BONTOP METAL FENCE WITH ATTACHED GATES AROUND PLAY AREAS.
-  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.
-  SELF-CLOSING GATE, 900mm WIDE, COLOUR 'YELLOW', TO CONTRAST RAILINGS. SET POSTS INTO C-20/P INSTIU CONCRETE FOUNDATIONS.
-  DOUBLE MAINTENANCE GATE, 2.0m WIDE TO MATCH RAILINGS. SET POSTS INTO C-20/P INSTIU CONCRETE FOUNDATIONS. INCLUDE FOR 'GATE LEAF TO BE FIXED CLOSED WITH DROP BOLT 10mm DIAMETER, DROP BOLT FASTENERS TO BE FIXED TO GATE STYLES ALLOWING DROP BOLT TO BE FIXED IN THE UP AND DOWN POSITIONS INCLUDE FOR A METAL CYLINDER TO RECEIVE DROP BOLT TO BE FIXED INTO A CONCRETE PAD BELOW GROUND (120MM CUBE C 20/P/MX. METAL TUBE TO BE SET FLUSH WITH FINISH LEVEL. SECOND LEAF SHALL BE FITTED WITH A GATE LATCH TO ALLOW BOTH GATE LEAFS TO BE FASTENED TO THE OTHER LEAF. GATE LEAFS TO BE HINGED TO GATE POSTS WITH ROBUST HINGES 200 PER POST.
-  HIBERNACULUM AS PART OF ECOLOGICAL ENHANCEMENTS

Sections of hedge over assessment to include only 5.1 species: *Nerium oleander*, *Cytisus scoparius* and *Ulex europaeus* as per Design and Construction Guidance for surface water sewers offered for adoption under the adoption agreements for water and sewerage of operating wholly or mainly in England ('The Code') Version 2.1.25

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
1	24.02.2022	AW
2	19.02.22	AW
3	18.02.22	AW
4	08.12.21	AW
5	08.12.21	AW
6	08.12.21	AW

CLIENT	VERITY SOUTH WEST	DRWG. TITLE	DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS AND MIXED AND SOFT FOR PUBLIC OPEN SPACE
SITE	GLACIALLY ROAD, REDFORD	PURPOSE OF ISSUE	PLANNING SUBMISSION
DRG BY	JBA	CHECKED	JBA
SCALE	1:200@A1	DATE	SEPT 2021
DWG NO.	JBA 2104142	REV.	G

JAMES BLAKE ASSOCIATES

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 Landscape Architecture • Arboriculture • Ecology

24/02/2022 - K:\JBA\Client\Projects\Verity_South West\21_247_Land_South_of_Glacielly_Road_Redford_Devon\Drawings\JBA\Master\JBA_21-247_Detailed_Soft_Landscape_Proposals_for_Plots_and_PDS_phase_1_rev_G.dwg