KEY

- LAND IN CONTROL OF THE APPLICANT
- APPLICATION SITE BOUNDARY
- GREENSPACE: AMENITY
- GREENSPACE: AMENITY WITH SPECIES RICH FLOWERING GRASSLAND
- GREENSPACE: PRIVATE
- GREENSPACE: PLANTED BEDS
- GRAVELLED AREAS: *BUFF* (2000E FALL RESISTANCE GRAVEL MULCH MIN. 12mm Ø
- TREES: PROPOSED
- SPECIMEN SHRUBS
- CLIMBERS
- BULBS
- HEDGE: PROPOSED

FOR ADDITIONAL LANDSCAPE INFORMATION, REFER TO DRAWINGS: 2878-5-2-DR/...

5000 - Landscape Masterplan
5001-5006 - Softworks Proposals
5100 - Hard Surface Strategy
5101 - Boundary Treatment & Street Furniture
5500 - Tree Planting Details
5501 - LAP details
5700 - Tree Retention & Removal

KEY PLAN

1:5000 @ A1



Notes

Related Drawings: This is a composite drawing based on information from other consultants:
- PHASE 6A/6B GENERAL ARRANGEMENT: DSP Architects *'2006E - P102m -P102N (kiln plan) - 22-04-25.dwg', rx'd: Thurs 22/04/2021 @ 10:15hrs.*
- INDICATIVE MASTERPLAN: Barton Willmore (Architects). *2685Z - 862-A1P2' - Site Layout Plan - CMS', rx'd: Tues 14/03/2017 @ 14:54hrs (15.1. on behalf of Crest Nicholson.*
- SURROUNDING DEVELOPMENT: shown indicatively for the purpose of providing context only. These include, but may not be limited to: Architects Site Plans; Grafik (PH16/1), DSP (PH1-14), Saunders Partnership (PH2-24), Highways Road Alignment & Engineering Concerns: PBA (PH16/2), Campbell Reith (PH2/3), Ardent (PH2/3).

Scope: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT - ALL RIGHTS RESERVED 2022 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.

Survey: Original survey provided by the Client.

Services: refer to Engineer's drawings. For the avoidance of doubt all services/utility locations should be considered indicative until identified on site. To BS5975: Trees in relation to design, demolition and construction - Recommendations, Root Protection Areas (RPA's) have been calculated. Where trees are to be retained refer to the engineer's drawings regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that a hazard warning tape 'danger electric cables' ('danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Construction Information: all detailed design (including, but not necessarily limited to), bond patterns, kerbing, edging, tactile crossing demarkation, construction build-up, levels, drainage etc., to be provided by an appropriately qualified structural/highway/civil engineer to be appointed by the client for presentation to (and subsequent discharge from) the relevant supervising authority and/or body.

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.

Tree Root Protection Measures: supply & install permeable rootbarriers (Terram RootGuard, or equal & approved) to a min. depth of 600mm below ground. Installation: as per manufacturer's instruction. Finished level: top of barrier to be 10mm above G.L. Zone of Deployment: protection of hard surfacing / services lying within a min. 5m radius of the proposed tree. To be increased to 1000mm depth where services / utilities require this - to be determined at Construction.

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. For this purpose the developers / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

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	DRN	CKD
P13	19/07/2023	Trim trail equipment item 4 re-located in accordance with client request received 17th July 2023 12:04.	rl	AC
P12	16/03/2022	Trees co-ordinated w/s service constraints (street lighting, etc.).	MS	AC
P11	11/01/2021	Add Service Strip - shared surface hatch to plots 71-78/139-142. Reason: planning.	MS	AC
P10	23/04/2021	Update in accordance w/t Architects revised Site Plan (remove: hammerhead junction) EH1 + single entity.	MS	AC
P9	12/04/2021	LPA comments (I.W., HDC 26/03/2021) incorporated.	MS	AC
P8	04/03/2021	Update in accordance w/t Architects revised Site Plan.	MS	AC
P7	19/02/2021	Update in accordance w/t Architects revised Site Plan.	MS	AC
P6	11/01/2021	Update in accordance w/t Architects revised Site Plan.	MS	AC
P5	07/01/2021	Update in accordance w/t Architects revised Site Plan.	MS	AC
P4	17/12/2020	Update in accordance w/t Architects revised Site Plan.	AB	AC
P3	04/11/2020	Update in accordance w/t Architects revised Site Plan (rev 'D').	MS	AC
P2	02/10/2020	Final areas of planting specified. Adjustment to LAP.	AB	AC
P1	30/09/2020	First issue.	AB	AC

Status

PLANNING

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Client

CREST NICHOLSON

Project

KILNWOOD VALE, PHASE 6A/6B

Drawing Title

SOFTWORKS PROPOSALS

Scale	Sheet Size	Date
1:200	A1	JULY 2023

Client Ref.	Drawing Ref.	Drawing No.	Status
____	2878-5-2	DR-5006	S4-P13

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