

**Notes**

**Explanations:**  
 Unless otherwise stated:  
 • All dimensions are in millimeters  
 • Dimensions are shown from structure, NOT finishes

**Instructions:**  
 Responsibility is not accepted for values obtained in scaling from this drawing.  
 Construction information should be taken from written dimensions only.  
 Inconsistencies should be reported to the Author immediately.

**References:**  
 To be read in conjunction with:

**NOTE:** All proposed levels shown on this plan are indicative and show an approximate finished level once works are complete.  
 Existing levels shown in grey.  
 Proposed levels shown in red.

Existing hedgerow to remain as it provides clear privacy to plot 01 and drastically minimises the overall schemes impact to the existing street scene.

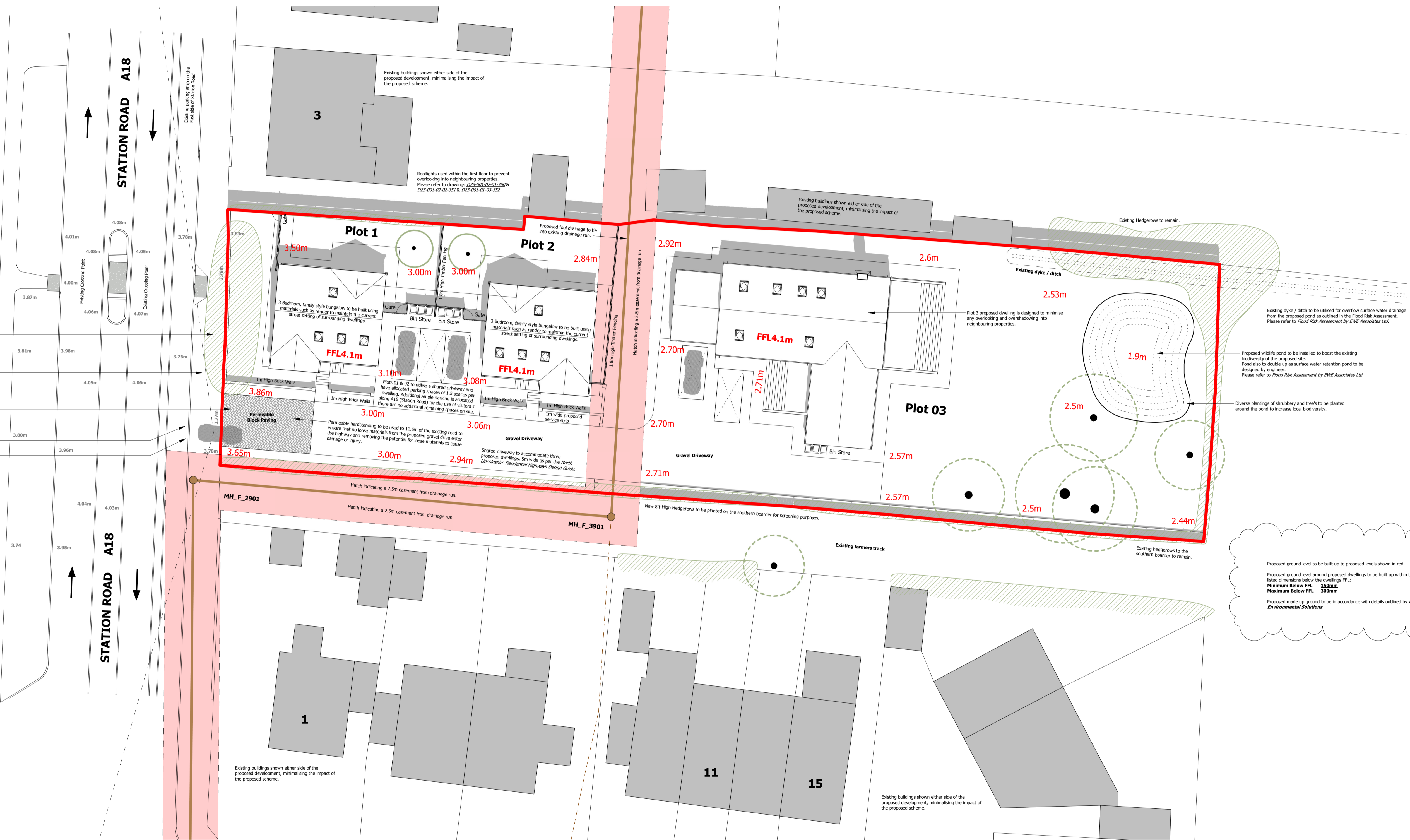
Visibility lines shown to demonstrate a large and safe line of sight for drivers entering and exiting the site.  
 Existing driveway is to be removed and the proposed site entrance is to be located on the southern boundary of the site. This improves visibility and pedestrian safety by moving all vehicular traffic away from the existing crossing point which is largely used within school run timeframe by small children.

Existing kerb drainage/gully to be removed and install 100mm ACD Road/Drain (or similar approved).  
 Drain to be tied back into existing drainage run and all works (set/road/pipes) to be made good upon completion.

Drop kerb to be installed and existing road and path to be made good.

**NOTE:** Bins to be taken to the site entrance for refuse collection on allocated collection days.

**NOTE:** 1m Grass strip to be installed to the front of Plots 01 & 02 off the shared driveway to accommodate any services. Strip to be planted with minor shrubs and wildflowers.



Proposed ground level to be built up to proposed levels shown in red.  
 Proposed ground level around proposed dwellings to be built up within the listed dimensions below the dwellings FFL:  
**Minimum Below FFL: 150mm**  
**Maximum Below FFL: 300mm**  
 Proposed made up ground to be in accordance with details outlined by Peak Environmental Solutions

**Proposed Site Plan**  
 1 : 200

Level	Description	Date	By
D	Proposed Site Amended for Updated Proposed Ground Levels	18/03/25	Planning
C	Proposed Levels Updated	02/01/25	Planning
B	Driveway amended and indicative levels added	21/08/24	Planning
A	Drawings Amended	27/06/24	Client
Rev	Details	Date	Signed

**Residential Development**

Client: Mr J. Chapman

Project Address: 1 Station Road, Gunness, DN15 8SU

Drawing Title: Proposed Site Plan

Drawing Stage: 03. Planning Purpose: Issued

Date	Scale	Drawn By	Checked By	Approved By	Size
07/05/2024	1 : 200	Dan Mc	XC		A1