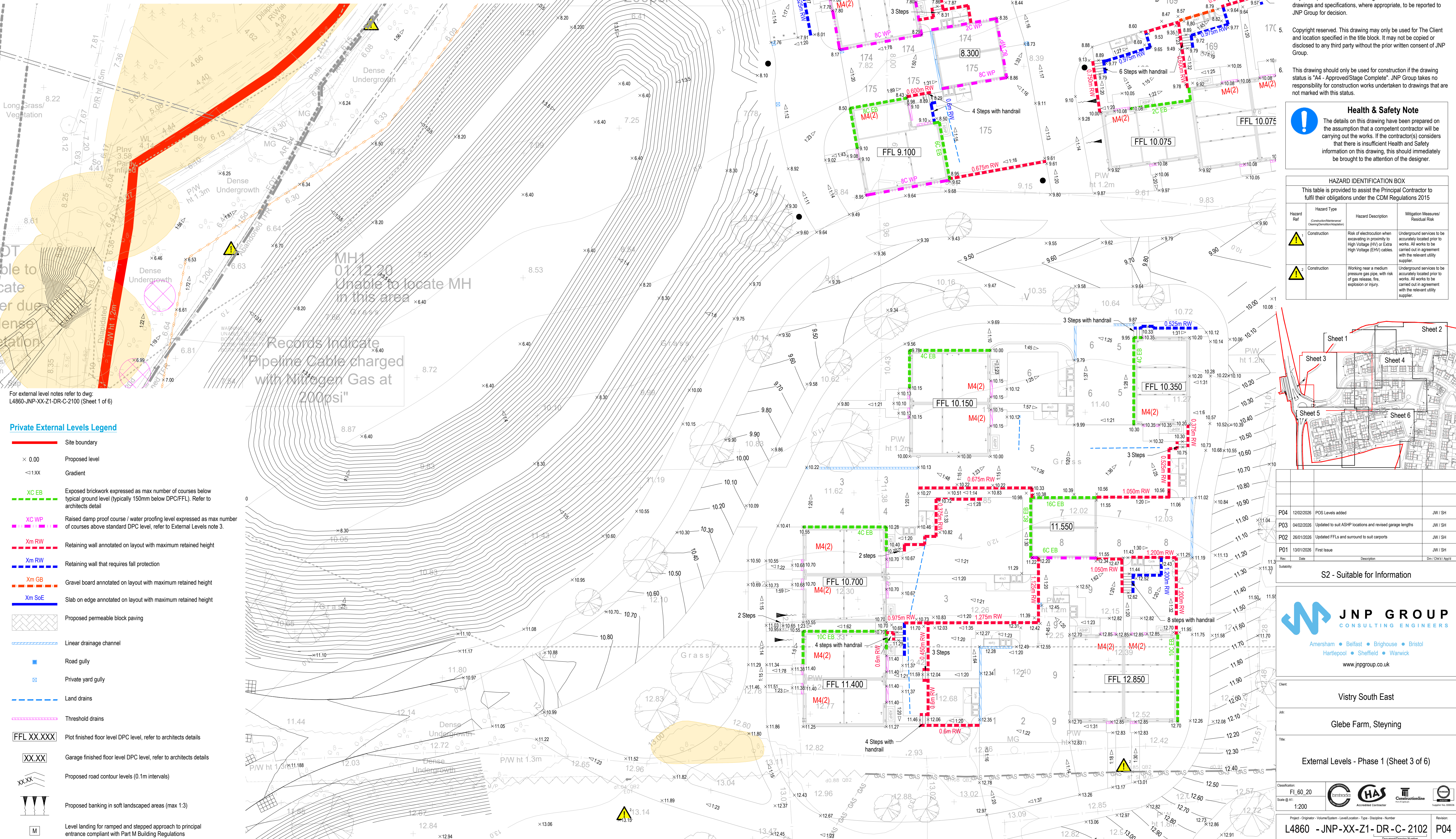


Note:
A double DPC is to be provided on all plots as per Vistry standard details. Water proofing is therefore not indicated unless surrounding ground elevation is higher than FFL.

Utilities Legend

	EHV cable (from records)		BT Cable (from records)		Foul sewer (from survey)
	EHV cable (from survey)		BT Cable (from survey)		Foul sewer to be abandoned (from records)
	HV cable (from records)		Gas main (from records)		Unknown utility (from survey)
	HV cable to be abandoned (from records)		Gas main (from survey)		15m Offset from Foul Sewerage Pumping Station
	HV cable proposed diversion		Gas main to be abandoned (from records)		Existing foul pumping station
	LV cable (from records)		Foul sewer (from records)		Water from records



For external level notes refer to dwg:
L4860-JNP-XX-Z1-DR-C-2100 (Sheet 1 of 6)

Private External Levels Legend

	Site boundary
	Proposed level
	Gradient
	Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
	Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level, refer to External Levels note 3.
	Retaining wall annotated on layout with maximum retained height
	Retaining wall that requires fall protection
	Gravel board annotated on layout with maximum retained height
	Slab on edge annotated on layout with maximum retained height
	Proposed permeable block paving
	Linear drainage channel
	Road gully
	Private yard gully
	Land drains
	Threshold drains
	Plot finished floor level DPC level, refer to architects details
	Garage finished floor level DPC level, refer to architects details
	Proposed road contour levels (0.1m intervals)
	Proposed banking in soft landscaped areas (max 1:3)
	Level landing for ramped and stepped approach to principal entrance compliant with Part M Building Regulations

Service information shown is derived from statutory undertakers' records and other available information and is provided for guidance only. All service locations should be verified on site prior to the commencement of works.

General Notes

- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
- All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
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- This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

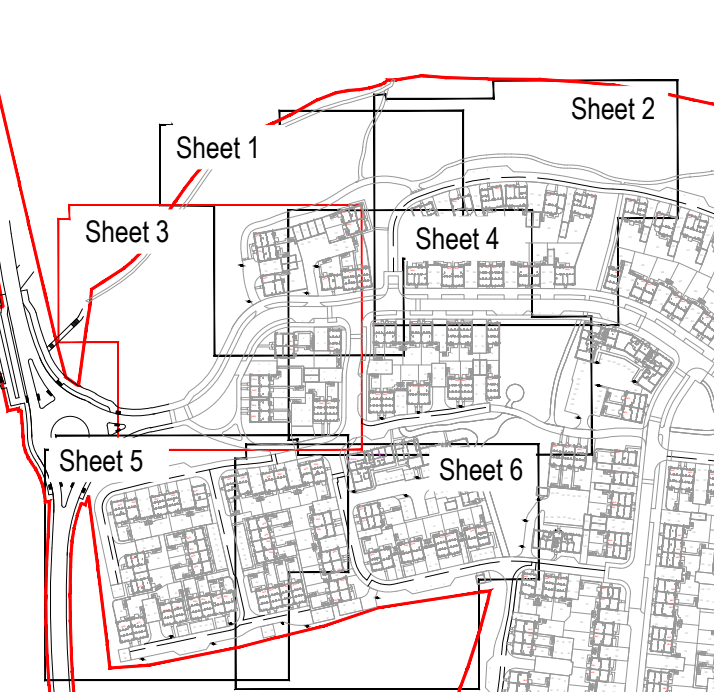


Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX

Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/ Residual Risk
	Construction	Risk of electrocution when excavating in proximity to High Voltage (HV) or Extra High Voltage (EHV) cables.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.
	Construction	Working near a medium pressure gas pipe, with risk of gas release, fire, explosion or injury.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.



Rev	Date	First Issue	Description	Dim /CHK/1/ App'd
P04	12/02/2026		POS Levels added	JW / SH
P03	04/02/2026		Updated to suit ASHP locations and revised garage lengths	JW / SH
P02	26/01/2026		Updated FFLs and surround to suit carports	JW / SH
P01	13/01/2026		First Issue	JW / SH

S2 - Suitable for Information



Client: Vistry South East
Job: Glebe Farm, Steyning
Title: External Levels - Phase 1 (Sheet 3 of 6)

Classification: FL 60_20 Scale @ A1: 1:200			
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number L4860 - JNP-XX-Z1-DR-C-2102			Revision: P04