

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

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.

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
	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		

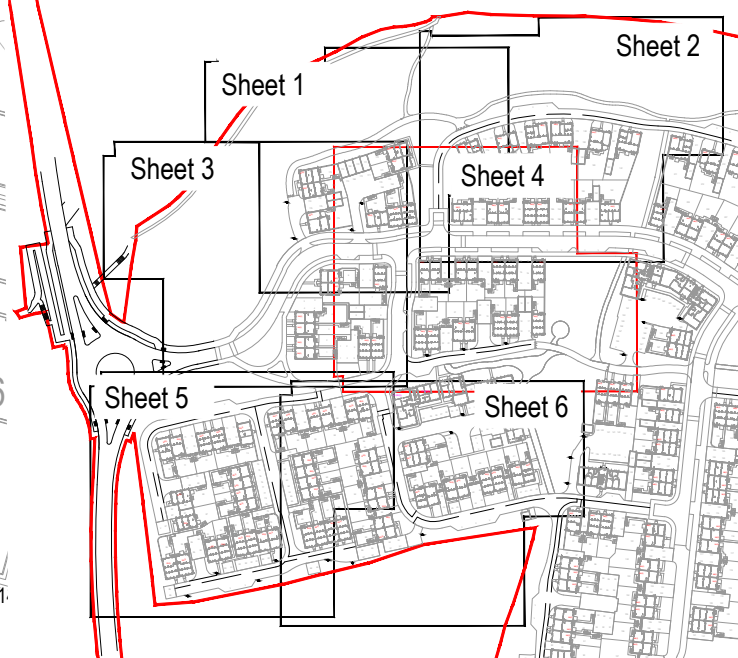
General Notes

- 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 'overlaying', 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.
- Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
- Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.
- Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of JNP Group.
- 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			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type (Construction/Measurement/Working/Obstruction)	Hazard Description	Mitigation Measures/ Residual Risk
Y01	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.
Y02	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	Description	Drawn/Checked/Approved
P04	12/02/2026	POS Levels added	JW / SH
P03	04/02/2026	Updated to suit ASPH 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 (4 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-2103
Revision	P04