



GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN MILLIMETRES (mm). ALL LEVELS IN METRES (m) UNLESS NOTED OTHERWISE.
- CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS PRIOR TO CONSTRUCTION & FABRICATION INCLUDING GROUND LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- DISCREPANCIES OR OMISSIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO WORK COMMENCING.
- MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT BRITISH STANDARD SPECIFICATIONS, CODES OF PRACTICE, AND BUILDING REGULATIONS APPROVED DOCUMENTS.
- THIS DRAWING MUST NOT BE RE-PRODUCED WITHOUT FULL WRITTEN CONSENT OF ONE CREATIVE ENVIRONMENTS LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER SPECIALISTS.
- THE OFFSITE HIGHWAYS DESIGN IS IN LINE WITH THE DRAWINGS SUBMITTED AS PART OF THE SECTION 96A AGREEMENT, DRAWING REFERENCES REZ-ONE-ZZ-XX-DR-C-0100 TO 0103.
- THE CONTRACTOR SHALL UNDERTAKE APPROPRIATE ON-SITE INVESTIGATIONS TO CONFIRM THE PRESENCE OF UNDERGROUND UTILITIES PRIOR TO COMMENCING SITE CLEARANCE WORKS.
- TOPOGRAPHICAL SURVEY DATA PROVIDED BY SURVEYBASE LTD, DRAWING REFERENCE SB9571 DATED 24TH NOV 2023. DUE TO DESIGN CHANGES, THE SURVEY DOES NOT COVER THE HIGHWAY EXTENTS. A COMPOSITE MODEL HAS BEEN PRODUCED UTILIZING LIDAR DATA DATED 2022.
- SUBSURFACE AND DRAINAGE SURVEY DATA PROVIDED BY LASER SURVEYS LTD, DRAWING AND REPORT REFERENCE N2449, DATED 12TH DEC 2024.
- ON-PLOT DESIGN AND LAYOUT IS INDICATIVE AND NOT FIXED.
- LEVELS AND DRAINAGE SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO FURTHER DESIGN.
- EXTERNAL BUILDING LEVELS ARE YET TO BE INDULCED WITHIN THE DESIGN.
- PLOT CAR PARK AND SERVICE YARD LEVELS SUBJECT TO FURTHER DESIGN.

KEY

- PHASE 1 BOUNDARY
- SURFACE WATER MANHOLE
- SURFACE WATER DRAIN
- FOUL WATER MANHOLE
- FOUL WATER SEWER
- ASSUMED ADOPTABLE EASEMENTS
- FINISH FLOOR LEVEL
- MAJOR CONTOUR (0.5m INTERVALS)
- MINOR CONTOUR (0.1m INTERVALS)
- STORM WATER DITCH/POND

P01	INITIAL ISSUE	04.06.25	AJF
REV	DESCRIPTION	DATE	BY
DESIGNER			
Worcester	Birmingham	London	Cardiff
01905 362 300	0121 312 3876	0208 059 6526	029 2002 7983
oneitd.com			

CLIENT



PROJECT NUMBER

P1509

PROJECT TITLE

ROSS ENTERPRISE PARK

DRAWN BY: AJF	POSITION: PCE	DATE: 03.06.25
CHECKED BY: Gavin Vickers	POSITION: Director	DATE: 04/06/2025
APPROVED FOR ISSUE BY: Gavin Vickers	POSITION: Director	DATE: 04/06/2025

DRAWING TITLE

PHASE 1
CIVILS STRATEGY PLAN

DRAWING STATUS
S3 - Suitable for Review and Comment

SCALE
1:500

DRAWING SIZE
A1

DRAWING NUMBER

REZ-ONE-P1-XX-DR-C-3208

REVISION

P01

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