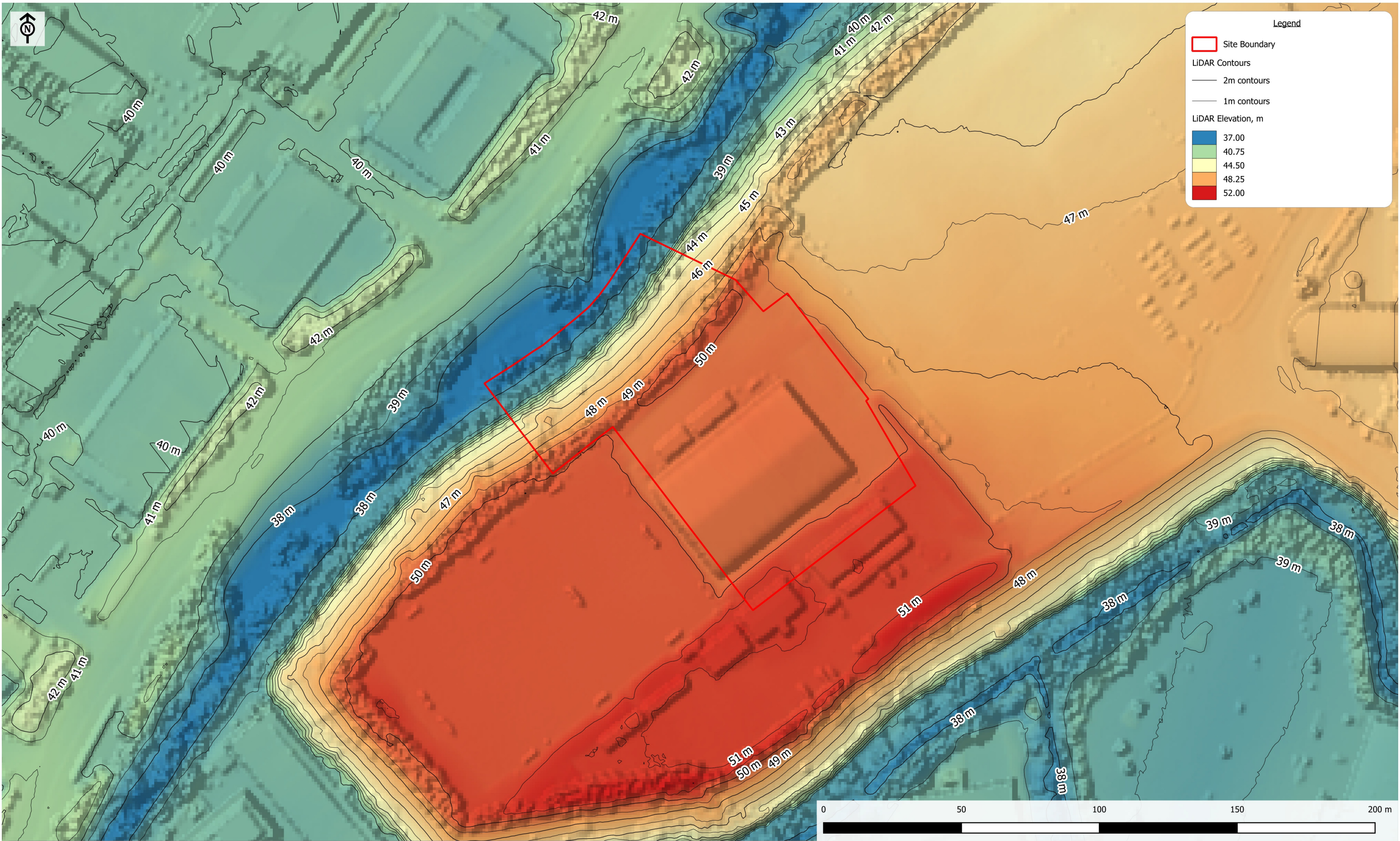




Royal Elm Park

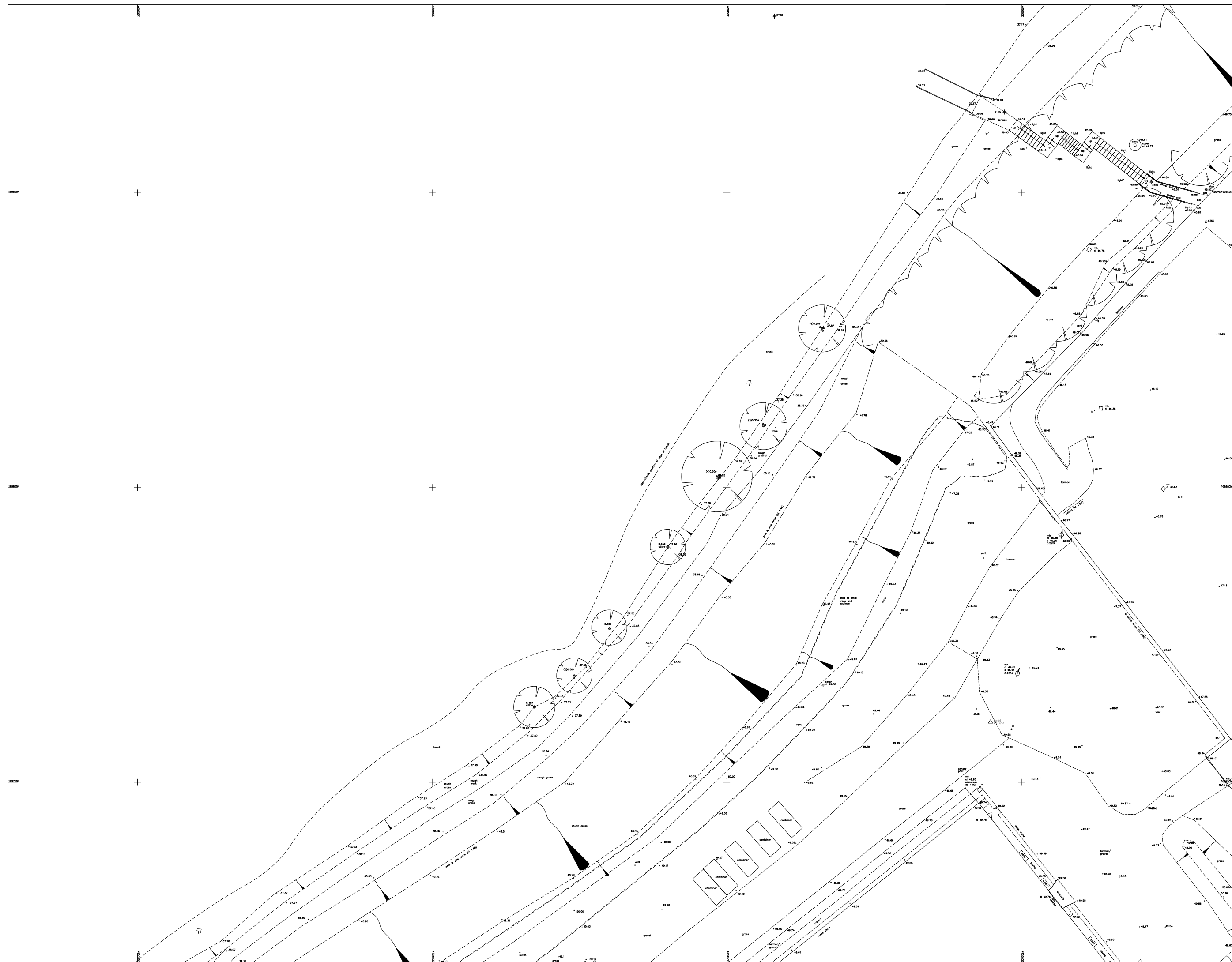
Client: RFC PropCo Ltd

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Scale: 1:1250@A3
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Job Number: 14096
Drawn by - Checked by: RLF - NA
Drg No - Status/Revision: 14096-CRH-XX-XX-FG-G-7025 - P1
File location: N:\14000 - 14249\14096 L - Royal Elm Park\Project_Workspaces\Phase 5 - Block 6 FRA (pdf in Outputs)
Date (Revision History): 13/10/2025 (P1, First Issue, 13/10/25, RLF)

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Client	RFC PROP CO LIMITED
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Project Royal Elm Park – Land at Madjeski Stadium, Reading

THM	TOPOGRAPHICAL SURVEY
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Date	MAY 2025	Revisions - updated from original survey 4213-r5.
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Scale 1:2000000

Dwg No 132732 -8

Surveyor LH

Checked	MM	
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TOPOGRAPHICAL / BUILDING / 3D LASER SCANNING & REVIT MODELLING
UTILITY / CCTV DRAINAGE SURVEYS & REMEDIAL DRAINAGE REPAIRS

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ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.
GPS COORDINATES AND LEVELS SET AT ST12 (NO SCALE FACTOR APPLIED)
THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

COVERS INDICATED WHERE VISIBLE PIPE INVERTS / DETAILS SURVEYED FROM SURFACE.
INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITH HIGHWAYS WILL NOT BE LIFTED.
THREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.
OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL
VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.
THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSERVED DURING SITE SURVEY.
THIS SURVEY HAS BEEN PRODUCED USING 3D TECHNIQUES THEREFORE PRESENTATION
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TOPOGRAPHICAL SURVEY/UTILITY KEY :-

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SURVEY CONTROL 1-			
TIME	ATTEN DB	LOSS DB	LOSS DB
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[illegible]

DECLASSIFIED 170186.878 41,653

Electromagnetic techniques have been used in the location of underground services. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. The completeness of the underground services information, namely, its accuracy, is not known.

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. This drawing may not include the location of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing.

Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSC47 document avoiding dangers from underground services

Please note that factors such as ground conditions, proximity of other utilities, material and method of construction have an influence on the quality of the data collected on site.

TSA Standards – "A utility mapping survey can be considered a 100% accurate depiction of the sub-surface environment, and the use of these drawings does not remove the requirement for the use of safe digging techniques at all times, in line with requirements of HSD47 and current CDM regulations".



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Client: RFC PROP CO LIMITED

Project Royal Elm Park – Land at Madjeski Stadium, Reading

File	THOROUGHNESS SURVEY
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DATE MAY 2025	Revisions – updated from original survey 4213-r5.
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Scale 1:200 @ A0

Page No 132732 -12

Surveyor	LH
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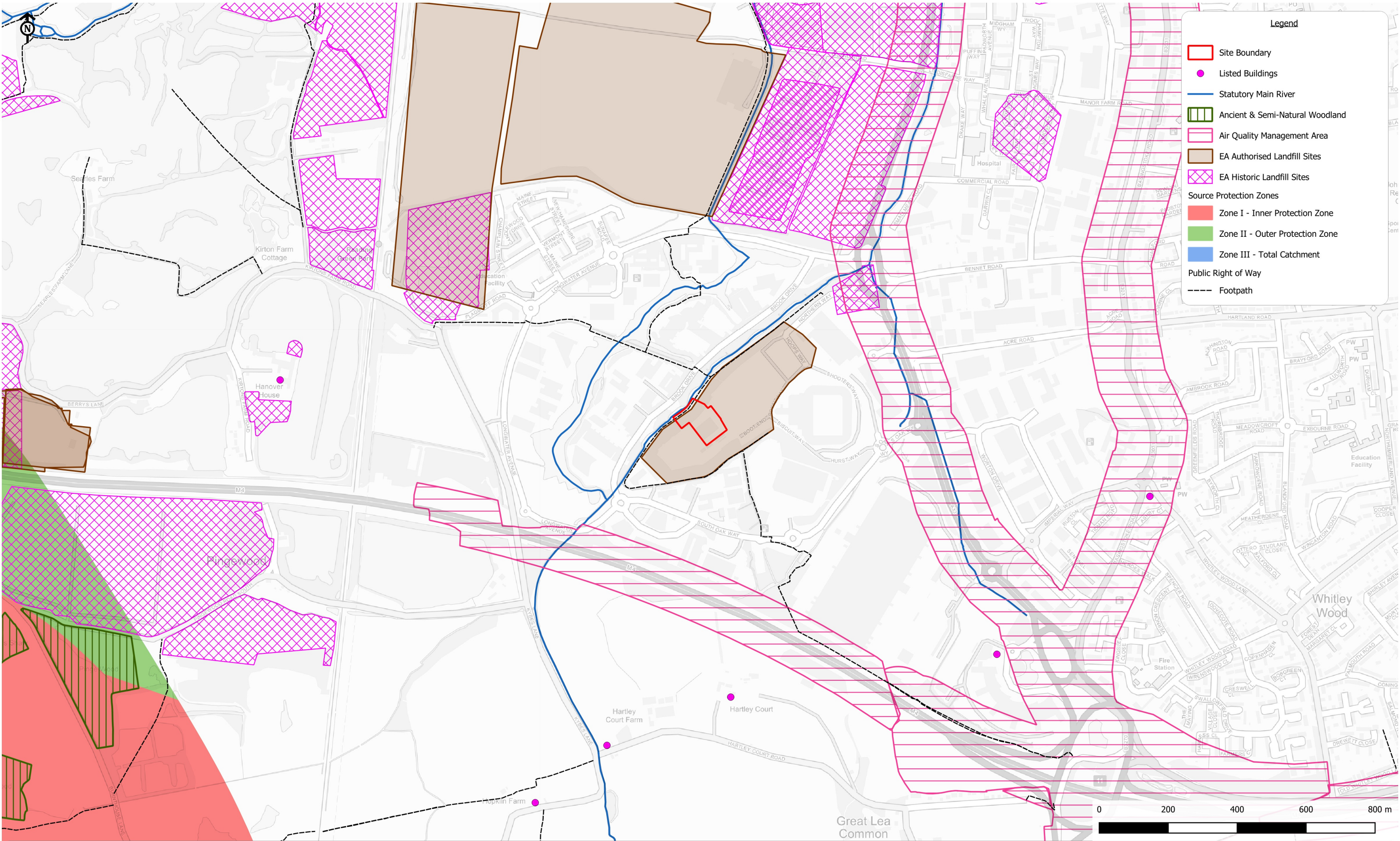
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Appendix 5

Site Constraints and Ground Conditions



Royal Elm Park

Client: RFC PropCo Ltd

Constraints Plan

Scale: 1:10000@A3
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Job Number: 14096
Drawn by - Checked by: RLF - NA
Drg No - Status/Revision: 14096-CRH-XX-XX-FG-G-7027 - P1
File location: N:\14000 - 14249\14096 L - Royal Elm Park\Project_Workspaces\Phase 5 - Block 6 FRA (pdf in Outputs)
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