







General Notes

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Legend

-  Indicative site boundary
-  Area subject to urban creep (10%)
-  Proposed surface water sewer
-  Dummy pipe for modelling purposes only

Rev	Date	Description	Drawn by	App'd
P03	07/10/2025	Updated site layout	JWISH	
P02	09/09/2025	Updated site layout	JWISH	
P01	22/08/2025	First Issue	JWISH	

Subsity: S2 - Suitable for Information

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CONSULTING ENGINEERS

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Client: Taylor Wimpey North Thames

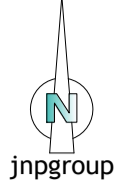
Job: Land off Sandpit Lane, St Albans

Title: Drainage Areas Sheet 2 of 4

Classification: FI_60_20
Scale @ A1: 1:500

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number
BR31287 - JNP - XX-XX - DR - C - 2021 P03

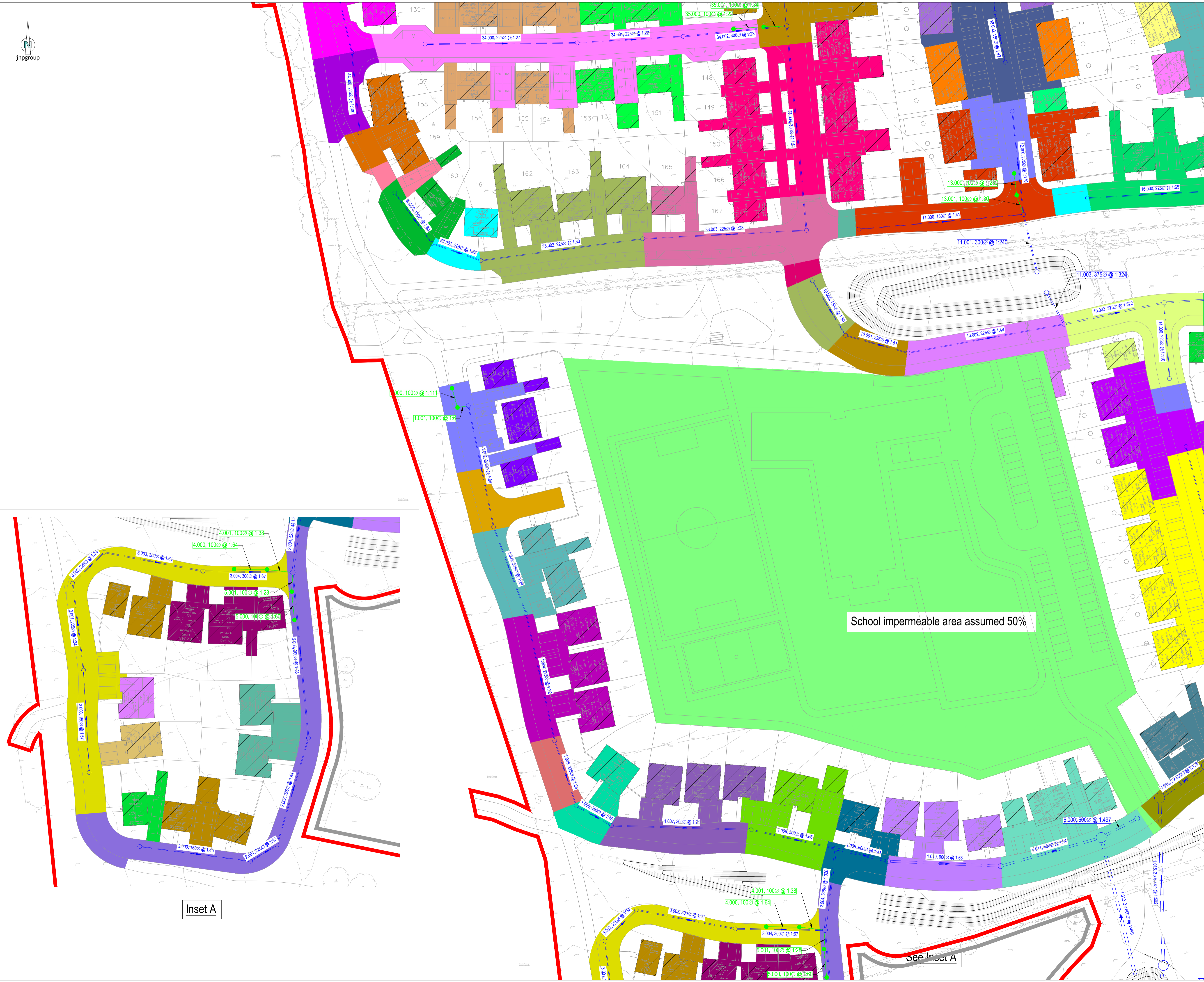


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Legend

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School impermeable area assumed 50%

See Inset A

Rev.	Date	Description	Drn/CHK/1/APP/1
P03	07/10/2025	Updated site layout	JWISH
P02	09/09/2025	Updated site layout	JWISH
P01	22/08/2025	First Issue	JWISH

Subsidiary: S2 - Suitable for Information

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Client: Taylor Wimpey North Thames

Job: Land off Sandpit Lane, St Albans

Title: Drainage Areas Sheet 3 of 4

Classification: FI_60_20
Scale @ A1: 1:500

Project: Originator - Volume/System - Level/Location - Type - Discipline - Number
BR31287 - JNP - XX-XX - DR - C - 2022

Revision: P03

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Legend

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hed 50%

Rev	Date	Description	Drn/CHK/1/ Appl
P03	07/10/2025	Updated site layout	JWISH
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Substability

S2 - Suitable for Information

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Client: Taylor Wimpey North Thames

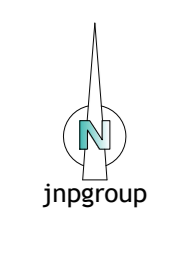
Job: Land off Sandpit Lane, St Albans

Title: Drainage Areas Sheet 4 of 4

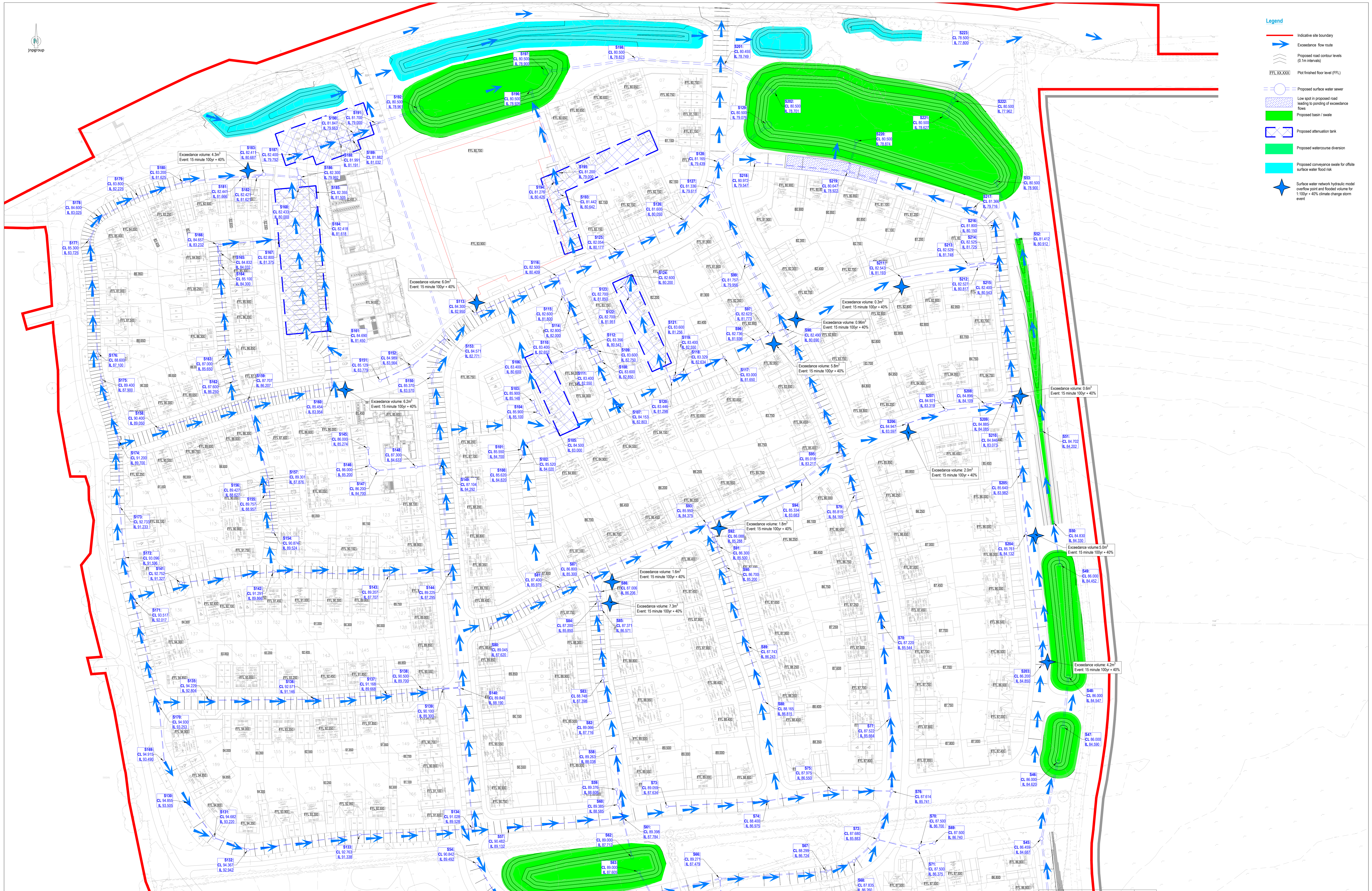
Classification: FI_60_20
Scale @ A1: 1:500

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number
BR31287 - JNP - XX-XX - DR - C - 2023 P03

APPENDIX E EXCEEDANCE FLOW ROUTES



- Legend**
- Indicative site boundary
 - Exceedance flow route
 - Proposed road contour levels (0.1m intervals)
 - Plot finished floor level (FFL)
 - Proposed surface water sewer
 - Low spot in proposed road leading to ponding of exceedance flows
 - Proposed basin / swale
 - Proposed attenuation tank
 - Proposed watercourse diversion
 - Proposed conveyance swale for offsite surface water flood risk
 - Surface water network hydraulic model overflow point and flooded volume for 1:100yr + 40% climate change storm event



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Site: Land off Sandpit Lane, St Albans															
Drawing Title: Flood Routing Layout Sheet 1 of 2															
<table border="1"> <tr> <th>Date</th> <th>Description</th> <th>By</th> <th>Check</th> </tr> <tr> <td>P02 01/10/2025</td> <td>Updated to full revised site layout and drainage</td> <td>JMS/SA</td> <td>JMS/SA</td> </tr> <tr> <td>P01 10/09/2025</td> <td>Final Issue</td> <td>JMS/SA</td> <td>JMS/SA</td> </tr> </table>	Date	Description	By	Check	P02 01/10/2025	Updated to full revised site layout and drainage	JMS/SA	JMS/SA	P01 10/09/2025	Final Issue	JMS/SA	JMS/SA	<table border="1"> <tr> <td>Scale: 1:500</td> <td>Drawn: FL_20_20</td> </tr> </table>	Scale: 1:500	Drawn: FL_20_20
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Scale: 1:500	Drawn: FL_20_20														
<p>BR31287-JNP-XX-XX-DC-2013 P02</p> <p>S2 - Suitable for Information</p>															