

September 21, 2022
File: 161414153

Attention: Mr. Paul Di Losa
Corporation of the City of London
City of London
300 Dufferin Avenue
London, ON N6A 4L9

Dear Mr. Di Losa,

Reference: 3637 Colonel Talbot Road, London, Ontario – Sanitary Servicing Brief

This letter is written to support the residential development at 3637 Colonel Talbot Road in the City of London in demonstrating an adequate outlet and connection to the sanitary sewers on Colonel Talbot Road fronting 'Colonel Talbot Pumping Station'.

The site is approximately 2.35 hectares (ha) in size and is located on Colonel Talbot Road south of Clayton Walk.

DOWNSTREAM SANITARY SEWER OUTLET

The downstream outlet for the proposed development is ultimately to the 'Colonel Talbot Pumping Station'. The development will be serviced via the existing trunk sewer on Colonel Talbot Road. The subject lands are part of External Area 4 and the future servicing strategy for the development is shown on Figure 2.0 of this memo, which shows the site out letting to Colonel Talbot Road existing sanitary sewer (BY2287).

PROPOSED SANITARY SERVICING SEWAGE FLOW

The proposed development consists of one single family home and 30 townhome units as per the conceptual site plan completed by SBM, dated April 13, 2021. A population of 278 was determined for the development using the medium density population of 180 people per hectare (75 units/hectare at 2.4 people/unit) per City of London standard 3.8.1(a)(i).

The current City of London standard per capita flow of 230 L/day was used to determine total flow from the site. Flows from proposed site are shown in Table 1 below.



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Table 1 – Proposed Sanitary Contribution Capacity for Site

AREA	HECTARES	TOTAL POP.	PEAKING FACTOR	INFILT L / s	SEWAGE L / s	TOTAL L / s
4-1	1.54	278	4.09	0.15	3.33	3.49
4-2	0.81	146	4.19	0.08	1.79	1.87
Total	2.35	424	4.01	0.24	4.98	5.21

The proposed development is part of Area A3-2 of 'Colonel Talbot Pumping Station – Trunk Sanitary Sewer Contract 2' drawings which has a total area of 12.31 hectares and an allocated population of 1294. Areas 4-1 & 4-2 will be directed to the Colonel Talbot Pumping Station and bypass going to the South Winds Pumping Station first. Total flows going to the existing outlet sewer shown in Table 2.

CONCLUSION

This report was prepared to provide justification in demonstrating an adequate outlet and connection to the future sanitary sewers on Colonel Talbot Road for the development of 3637 Colonel Talbot Road.

We trust this meets with your requirements. Should you have any question, or require further information, please contact the undersigned.



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Regards,

STANTEC CONSULTING LTD.



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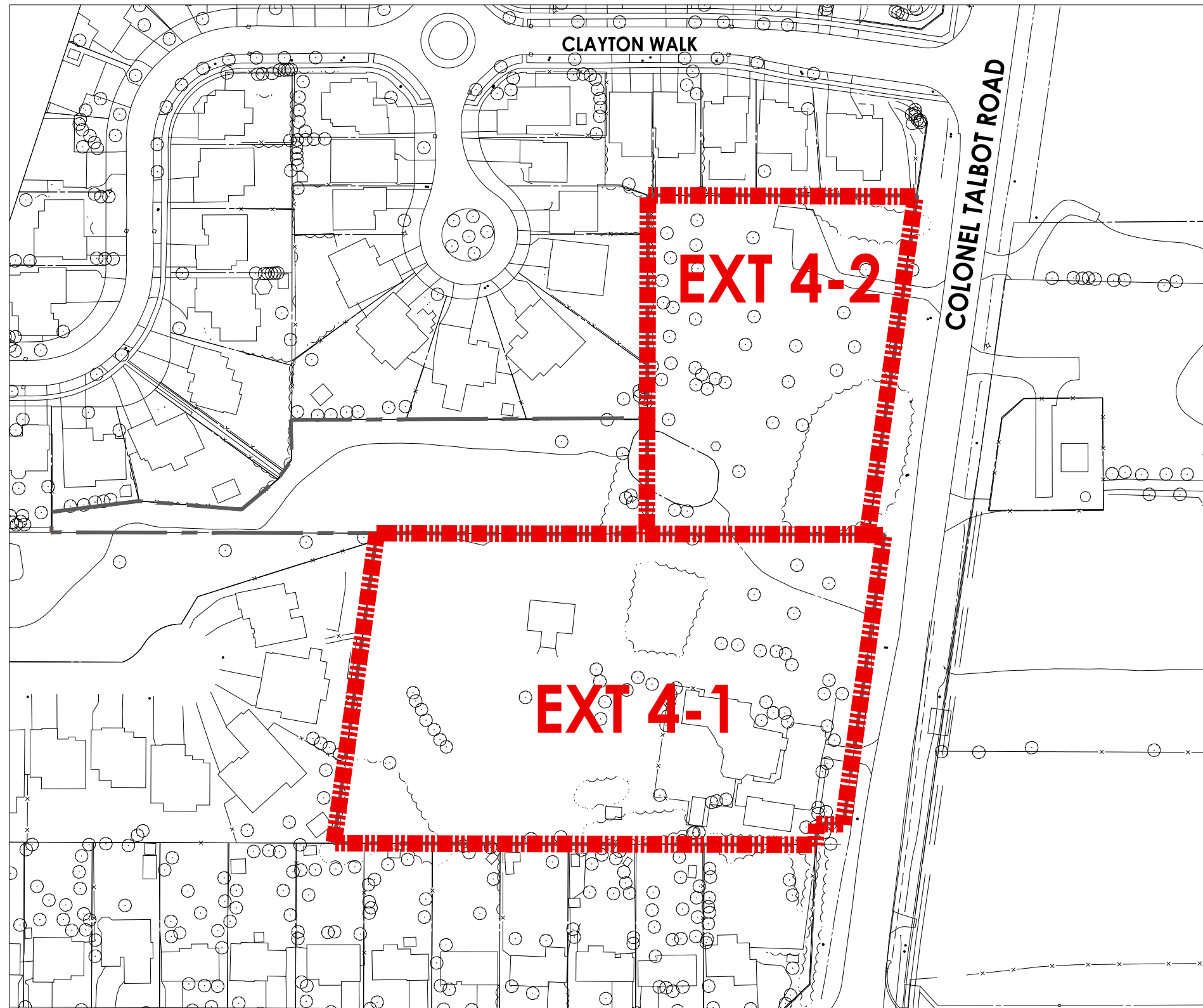
600-171 Queens Avenue

London ON N6A 5J7

Attachment: Figure 1.0 – Future Lands Serviceability Key Plan
 Figure 2.0 – Future Lands Serviceability External 4
 Figure 3.0 – Colonel Talbot Sanitary Profile – Culvert Crossing

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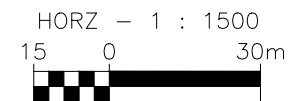


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Tel. 519-645-2007

Legend



LANDS SERVICEABLE BY
ROYAL MAGNOLIA
GRAVITY SEWER



Client/Project
YORK DEVELOPMENTS
3637 COLONEL TALBOT ROAD
SANITARY SERVICING

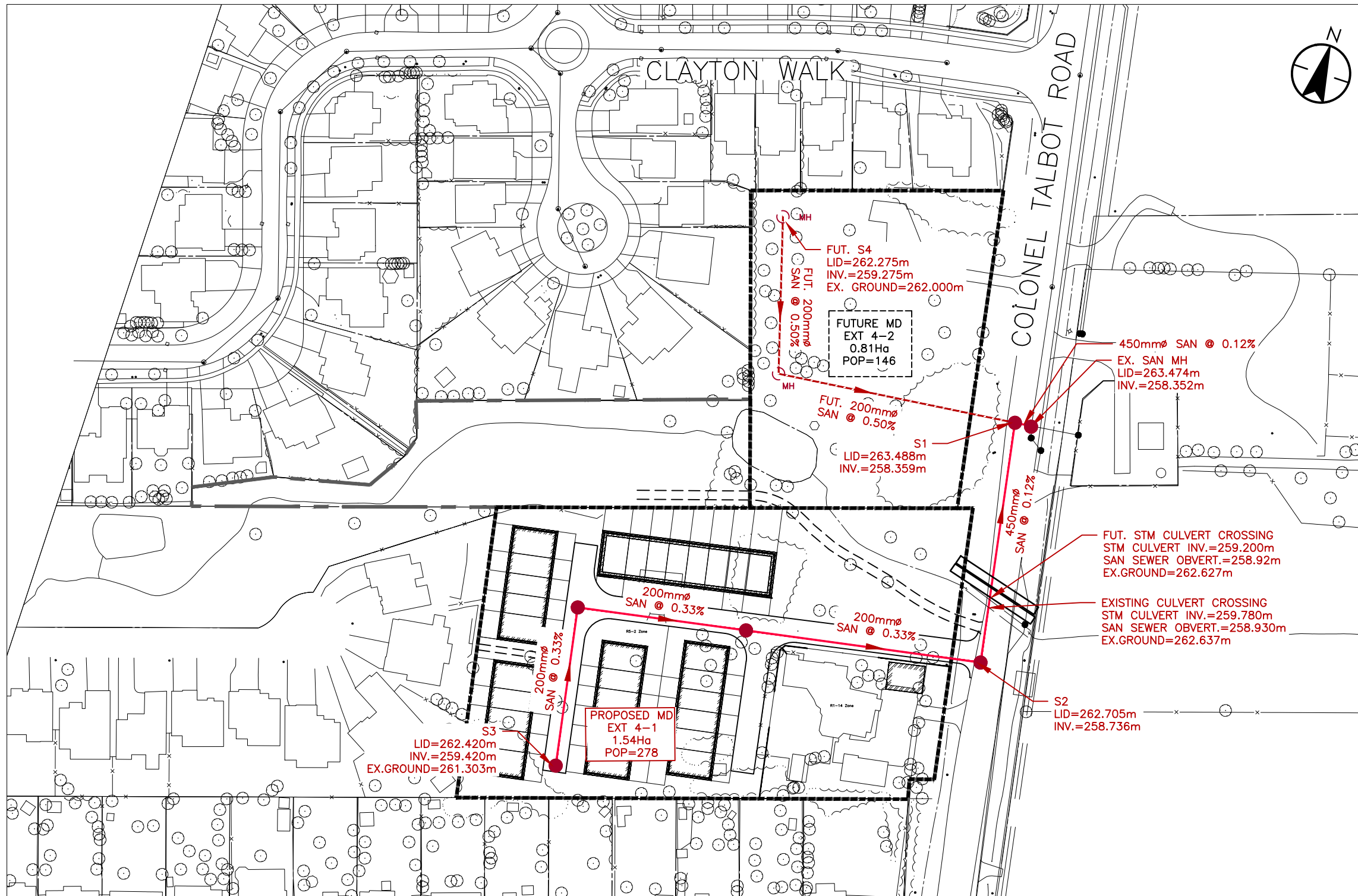
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Title

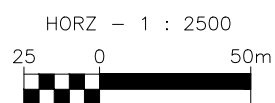
FUTURE LANDS SERVICEABILITY
KEY PLAN

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Legend

- LIMIT OF SUBDIVISION
- DRAINAGE AREA
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED MANHOLE
- FUTURE MANHOLE



Client/Project
YORK DEVELOPMENTS
3637 COLONEL TALBOT ROAD
SANITARY SERVICING

Figure No.
2.0

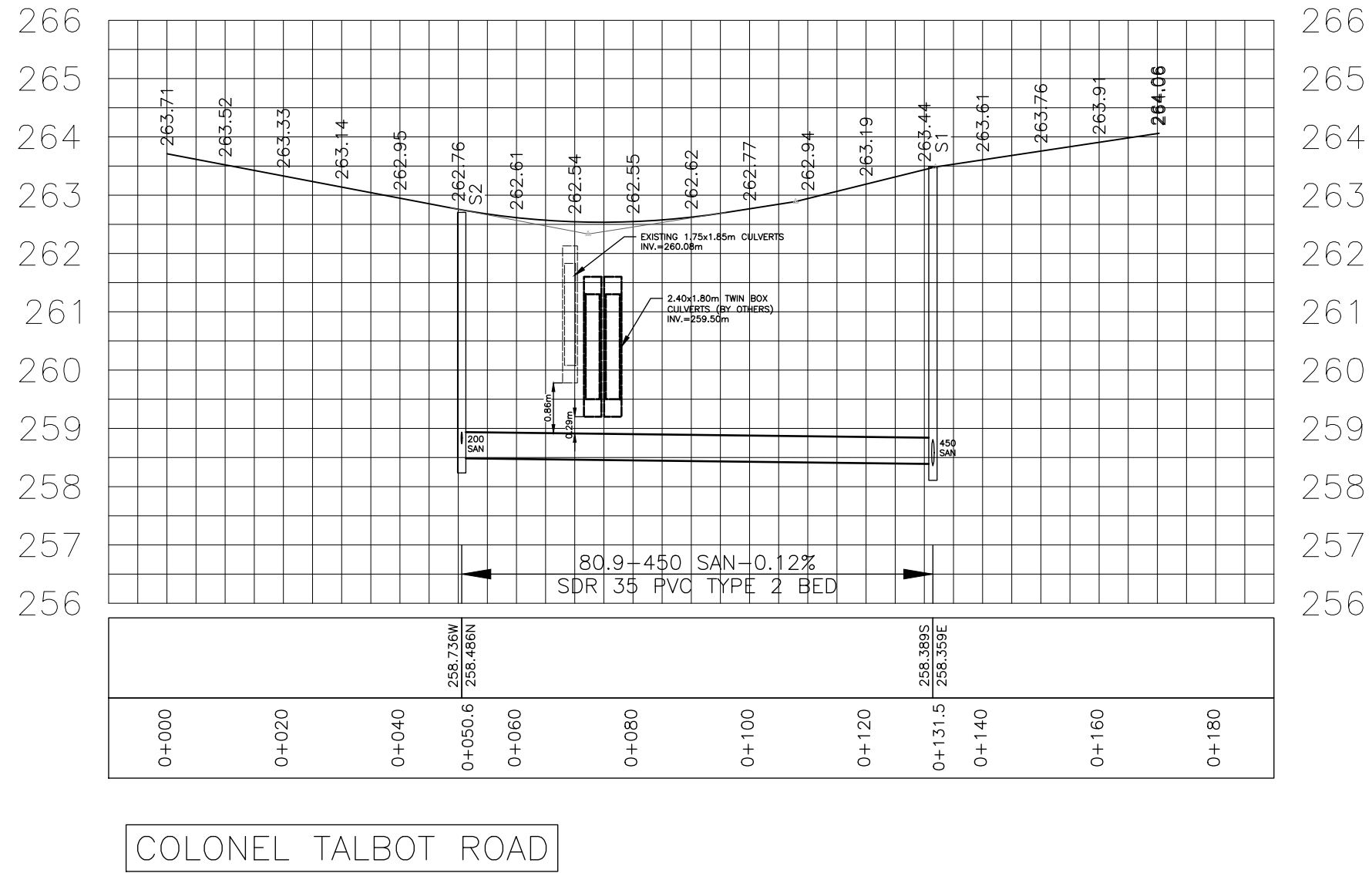
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FUTURE LANDS SERVICEABILITY
EXTERNAL 4

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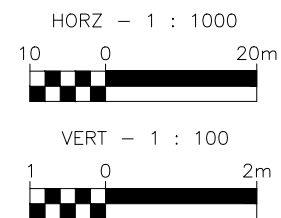


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3637 COLONEL TALBOT ROAD
SANITARY SERVICING

Figure No.

3.0

Title

COLONEL TALBOT SANITARY PROFILE
CULVERT CROSSING