



April 20, 2023

MTE File No.: 50931-100

Planning and Development Services
City of London
300 Dufferin Avenue
London, ON N6A 4L9

**RE: Servicing Options Brief
Proposed New Location of
Highland Golf Club Maintenance Facility**

This brief has been prepared to support the development of lands to the east of MN 205 Commissioners Road East in the City of London and addresses the servicing requirements for the site. Both aforementioned lands/properties are owned by Highland Country Club Ltd. As noted, the new Maintenance Facility building is proposed to be located on the easterly lands.

Two servicing options have been prepared for the building site based on the location based on the proposed building and available routes for servicing off Commissioners Road East.

Existing Infrastructure

The following existing sanitary, storm, and water supply infrastructure is available in the immediate vicinity of the proposed locations:

- 200mmØ municipal sanitary sewer on the south side of Commissioners Road East.
- 900mmØ municipal storm sewer on the south side of Commissioners Road East.
- 300mmØ municipal watermain in the south side boulevard of Commissioners Road East.
- 150mmØ private watermain running along the existing driveway between MN 203 & MN 215 to MN 205 Commissioners Road East and further south into the existing golf course Maintenance Facility Building.

Servicing Options

Based on the location of the proposed Maintenance Facility building and the available municipal servicing infrastructure, the servicing of the facility is possible through sanitary, storm, and water supply connections to the existing infrastructure on Commissioners Road East. There are two available locations for services. One location is at the entrance driveway of MN 205 Commissioners Road East, and the second location is available Highland Golf Club Ltd. frontage on Commissioners Road East, east of MN 215 Commissioners Road East property line and west property line of MN 223 Commissioners Road East.

There is an existing water service, an existing sanitary PDC, and two existing utility poles on the MN 205 Commissioners Road East driveway. MN 205 Commissioners Road East access is approximately 5.474m (17.96') wide from one property line to another, however the driveway itself is narrower due to the retaining walls along the access. The MN 205 Commissioners Road East edge of asphalt driveway is approximately 4.3m (14.12') wide at the narrowest point.

There are no buried services in the property owned by the Highland Golf Club that connects to Commissioners Road East between MN 215 and MN 233 Commissioners Road East, but there are two utility poles in the corridor. This is approximately 7.6m (24.93') at the widest point and 5.7m (18.70') at the narrowest point.

Therefore, two servicing options are presented:

Option 1

A 150mmØ watermain, a 100mmØ sanitary service and a 150mmØ storm service through the access to Commissioners Road East between MN 215 and MN 233. Water service would be offset from the storm and sanitary services in its own trench and storm and sanitary sewer would be located in a combined trench. A private hydrant is proposed north of the proposed building and the 150mmØ watermain would be capped with a 50mmØ PEX service for the proposed building. All proposed service sizes are preliminary. Proposed servicing option is presented in Figure 1.

Option 2

A 100mmØ sanitary service and 150mmØ storm service through the access to Commissioners Road East between MN 215 and MN 233 in a combined trench is proposed, similar to Option 1. It is proposed to remove 87m of the existing water service in the MN 205 Commissioners Road East access driveway (from Commissioners watermain south to the first bend, near the existing MN 205 house) and be replaced with a 150mmØ watermain. The existing MN 205 Commissioners Road East water service would be connected to the new 150mmØ watermain. A private hydrant would be installed north of the proposed building and the 150mmØ watermain would be capped with a 50mmØ PEX service connection for the proposed building. The proposed servicing option is presented in Figure 2.

Should you have questions or comments, please do not hesitate to contact the undersigned.

Respectfully Submitted,

Yours truly,

MTE Consultants Inc.

Bogdan Pavlovic, MEng., P.Eng.

Design Engineer

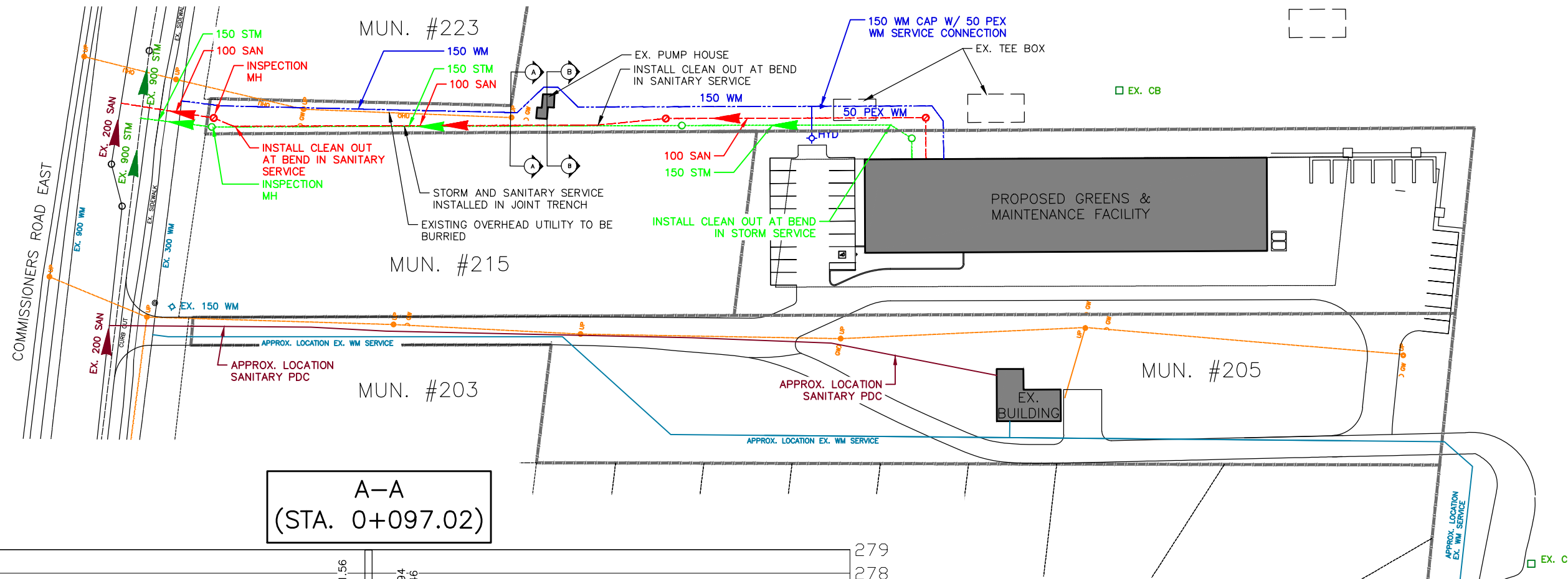
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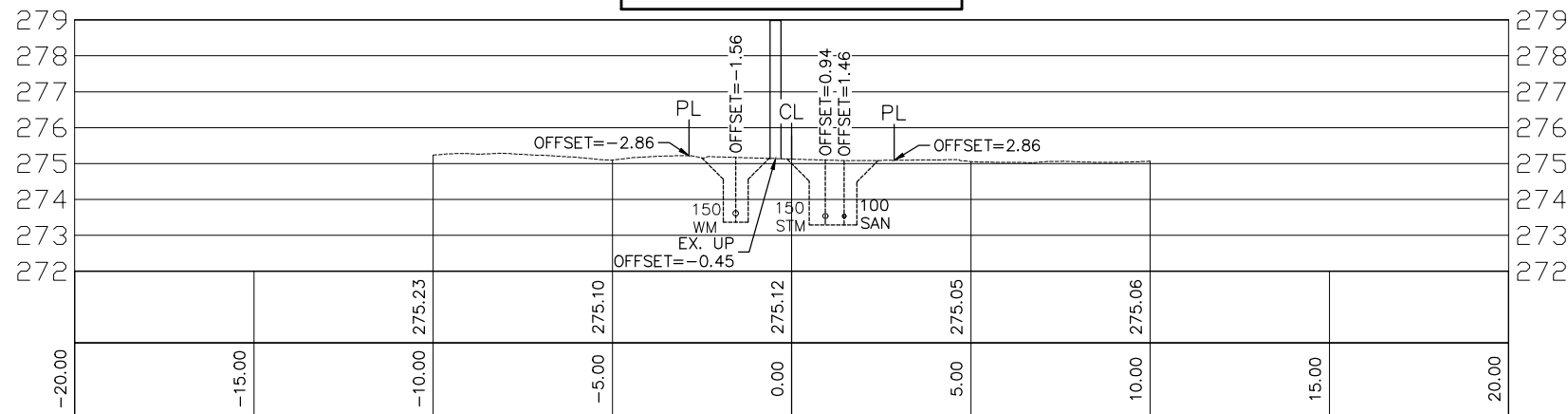
Attachment: Conceptual Servicing Figures



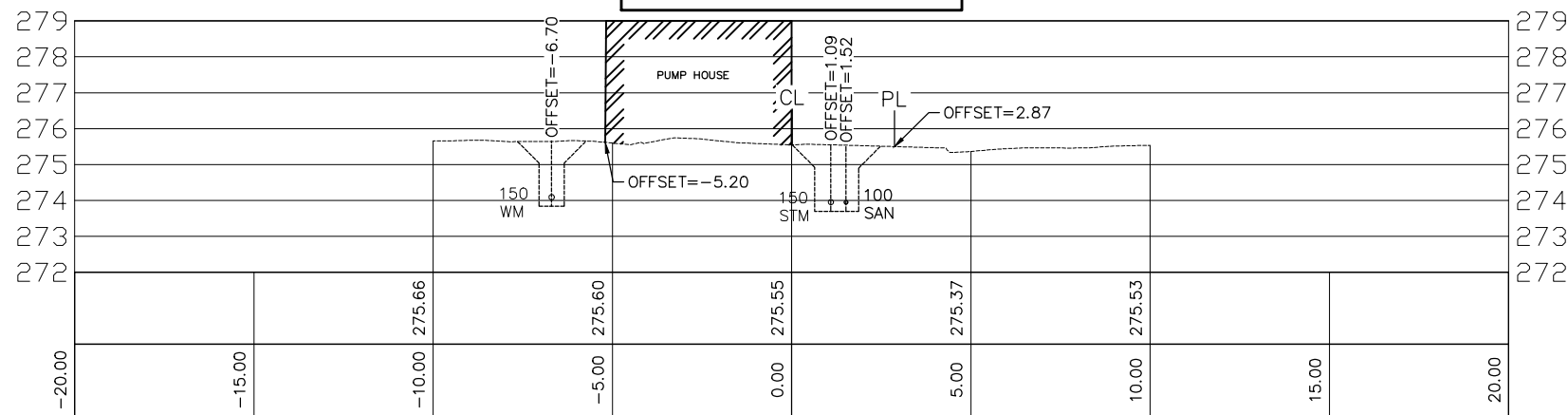
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**A-A
(STA. 0+097.02)**



**B-B
(STA. 0+104.74)**



LEGEND

- SITE BOUNDARY
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UTILITY POLE

Scale: 1:1000 Date: 2023.03.30

Highland Country Club Ltd.
1922 Highland Heights

**Greens & Maintenance Facility
Redevelopment - Option 1**

Project Address _____ LONDON ON.

**Conceptual Servicing
Figure**

Engineers, Scientists, Surveyors

Project No.: 50931-100

