



EXECUTIVE SUMMARY

AGM has been retained by Southside Construction Management Limited to establish the sanitary servicing strategy in support of the draft plan of subdivision for the property located at 6309 Pack Road in London. The 31.52 hectare property (designated for development) will create single family residential lots, street townhome blocks, high density residential blocks, a medium density residential block, a road widening block, a parkland block and a stormwater management block.

The purpose of this report is to present the sanitary servicing intent and theoretical peak flows generated by the subdivision. The report provides a review of available background materials including the *Colonel Talbot Road Pumping Station – Sanitary Forcemain and Sewer Drawing Set* prepared by Stantec Consulting. The sewer design sheet and drainage area prepared by Stantec Consulting demonstrates the properties that are intended to be served by the Colonel Talbot Road infrastructure.

The following bullet points summarize the sanitary analysis for the property:

- The subject property is tributary to the Colonel Talbot Road trunk sanitary sewer and pumping station. As part of the Colonel Talbot Road sewer design a 450mm diameter sewer was extended east from the intersection of Colonel Talbot Road and Clayton Walk. This existing 450mm diameter sewer has a design capacity of 156.15 Liters per second. The 450mm diameter Clayton Walk sanitary sewer is intended to serve the subject property, as well as neighbouring lands to the south and west (total design population to the 450mm sewer was 12,311).
- The theoretical population for the subject property is 7437 generating an estimated peak flow of 71.01 Liters per second. With consideration for the downstream lands also tributary to the 450mm diameter sanitary sewer, the total estimated population and area served is 14,241 and 114.08 hectares, generating a theoretical peak flow of 129.88 Liters per second.
- Even with an increase to the theoretical population, there is adequate design capacity in the 450mm diameter Clayton Walk sanitary sewer to convey the theoretical peak flows generated by the total developable area including the proposed draft plan of subdivision at 6309 Pack Road.
- Sanitary sewers within the subject property will convey sewage to the west limit of the parcel. The design of the downstream, neighbouring sewers will have to consider the conveyance of the subject property's peak flows on route to the 450mm diameter Clayton Walk sanitary sewer.