

MEMO

To: Ed Regts, President First Family Homes
From: Henry E. Regts, P. Eng., Project Coordinator
Date: May 18, 2021
Re: Servicing Phase 3, McIntosh Extension of the Applewood Village, Zion Church Property, Chatham, ON

The property is located immediately south of Park Ave West and abuts the easterly boundary of the Applewood Development, McIntosh St. All part of Reg. Plan 24M885 Chatham.

All of the existing Applewood Village Development is serviced by Chatham Kent Municipal water, sanitary, and Hydro and has its own storm water management facility, all constructed around 2006.

The existing townhomes are freehold. They are serviced by McIntosh and Jonathan Street, on private condominium roads.

The following services will be provided:

1. Sanitary – an extension of the sanitary sewer on the south side of McIntosh is proposed to extend to a new manhole at the easterly end. Sewer length is to be about 130' (39.6m). All units will have separate connections.
2. Storm Drainage- will be by rear yard drains in the rear of Block A and B and a mid-sized 10" (250mm) diameter storm sewer from the existing manhole at the easterly end of McIntosh extended east about 150' (45.72m) to another manhole, from there, south to the southerly boundary of the townhomes, to the existing Storm Water Management Pond. The pond appears to be adequately sized, but if deemed necessary, can be enlarged.
3. Water main – McIntosh (Applewood) is supplied by Chatham Kent Municipal water. The new townhomes will be serviced with a new 6" (150 mm) diameter main on McIntosh extension, and individual water connections.
4. Site Drainage – from McIntosh (Applewood) will be directed to its own Storm Water Management Pond, which outlets to Howard Road Drain. The property generally slopes towards the Storm Water Management Pond.
5. Hydro – This is available on McIntosh and Park Ave West.
6. We do not foresee any servicing problems.