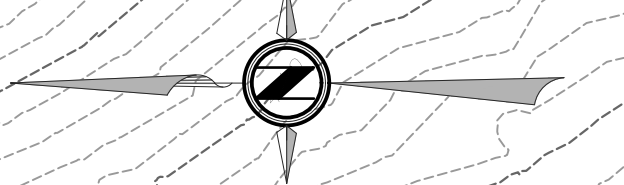


DEVELOPMENT BOUNDARY



PROP. SEPTIC LOCATION (TYP.)

TREZ - SINGLE FAMILY LOTS 1-22
(4 BDRM + 1 BDRM SUITE)
APPROXIMATE SEPTIC FIELD SIZE IS
19.2m².

A.G. - SINGLE FAMILY LOTS 1-14
(4 BDRM + 1 BDRM SUITE)
APPROXIMATE SEPTIC FIELD SIZE
IS 19.1m².

B.T. - SINGLE FAMILY LOTS 1-4
(4 BDRM + 1 BDRM SUITE)
APPROXIMATE SEPTIC FIELD SIZE
IS 19.1m².

TREZ - TOWNHOME LOTS 23 - 25
(16 UNITS - 3 BDRM TOWNHOME),
APPROXIMATE SEPTIC FIELD SIZE IS
173.3m².

ROAD "A"

ROAD "A"

ROAD "A"

ROAD "B"

ANMORE GATE

BELLA TERRA

A.G. - SINGLE FAMILY LOTS 15-25
(4 BDRM + 1 BDRM SUITE)
APPROXIMATE SEPTIC FIELD SIZE IS
19.1m².

A.G. - TOWNHOME LOTS 26 (12
UNITS - 3 BDRM TOWNHOME),
APPROXIMATE SEPTIC FIELD SIZE IS
130.0m².

TREZ - TOWNHOME LOTS 49 - 50
(14 UNITS - 3 BDRM TOWNHOME),
APPROXIMATE SEPTIC FIELD SIZE IS
151.7m².

TREZ - SEMI-DETACHED LOTS
26-48 (2 UNIT - 3 BDRM EACH),
APPROXIMATE SEPTIC FIELD SIZE IS
21.7m².

FIELD PLACEMENT AREA (TYP.)

NORTH CHARLOTTE RD

RIDGE MOUNTAIN DR

DEVELOPMENT BOUNDARY

NORTH CHARLOTTE RD

A.G. - TOWNHOME LOTS 27 - 29
(16 UNITS - 3 BDRM TOWNHOME),
APPROXIMATE SEPTIC FIELD SIZE IS
173.3m².

B.T. - TOWNHOME LOTS 5 - 7
(12 UNITS - 3 BDRM TOWNHOME),
APPROXIMATE SEPTIC FIELD SIZE IS
130.0m².

DEVELOPMENT BOUNDARY

Overall Septic Calculations - Preliminary Layout Review

DATE: June 26, 2024

Trez Developments													Recommended Septic Field Configuration				
Lot	Size of Lots (No. M ²)	Size of Homes (No. Ft.)	Size of Homes (No. M ²)	No. of Bedrooms	B.D.F. (L/Day)	Secondary subse/T(1/N)	No. of Bedrooms	B.D.F. (L/Day)	TOTAL B.D.F. (L/Day)	Units Per Lot	Total B.D.F. Lot (L/Day)	Field Type	H.L.R. (L/Day/m ²)	Total A.S. Per Lot (m ²)	L.L.R. (L/Day/m ²)	Septic Field Length (m)	Septic Field Width (m)
Single Family																	
Smallest lot	960	4500	445	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Average lot size	993	5800	539	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Largest lot	1315	6500	604	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Semi Detached																	
Smallest lot	890	2400	223	3	1200	N	-	-	1300	2	2600	"Type 3" P.D.	120	21.7	110	23.6	0.9
Average lot size	1193	3200	279	3	1200	N	-	-	1300	2	2600	"Type 3" P.D.	120	21.7	110	23.6	0.9
Largest lot	1310	3900	279	3	1200	N	-	-	1300	2	2600	"Type 3" P.D.	120	21.7	110	23.6	0.9
Townhomes																	
Lot 23 Townhomes (16 units)	2249	2000	186	3	1200	N	-	-	1300	16	20800	"Type 3" P.D.	120	173.3	110	189.1	0.9
Lot 24 Townhomes (16 units)	5560	2000	186	3	1200	N	-	-	1300	16	20800	"Type 3" P.D.	120	173.3	110	189.1	0.9
Lot 25 Townhomes (16 units)	9815	2000	186	3	1200	N	-	-	1300	16	20800	"Type 3" P.D.	120	173.3	110	189.1	0.9
Lot 47 Townhomes (14 units)	6520	2500	232	3	1200	N	-	-	1300	14	18200	"Type 3" P.D.	120	151.7	110	165.5	0.9
Lot 48 Townhomes (14 units)	7700	2500	232	3	1200	N	-	-	1300	14	18200	"Type 3" P.D.	120	151.7	110	165.5	0.9

Anmore Gate													Recommended Septic Field Configuration				
Lot	Size of Lots (No. M ²)	Size of Homes (No. Ft.)	Size of Homes (No. M ²)	No. of Bedrooms	B.D.F. (L/Day)	Secondary subse/T(1/N)	No. of Bedrooms	B.D.F. (L/Day)	TOTAL B.D.F. (L/Day)	Units Per Lot	Total B.D.F. Lot (L/Day)	Field Type	H.L.R. (L/Day/m ²)	Total A.S. Per Lot (m ²)	L.L.R. (L/Day/m ²)	Septic Field Length (m)	Septic Field Width (m)
Single Family																	
Smallest lot	700	3800	353	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Average lot size	880	4200	390	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Largest lot	1260	5500	511	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Townhomes																	
Lot 26 Townhomes (12 units)	6064	2500	232	3	1200	N	-	-	1300	12	15600	"Type 3" P.D.	120	130.0	110	141.8	0.9
Lot 27 Townhomes (16 units)	8335	2500	232	3	1200	N	-	-	1300	16	20800	"Type 3" P.D.	120	173.3	110	189.1	0.9
Lot 28 Townhomes (16 units)	11380	2500	232	3	1200	N	-	-	1300	16	20800	"Type 3" P.D.	120	173.3	110	189.1	0.9
Lot 29 Townhomes (16 units)	9135	2500	232	3	1200	N	-	-	1300	16	20800	"Type 3" P.D.	120	173.3	110	189.1	0.9

Bella Terra													Recommended Septic Field Configuration				
Lot	Size of Lots (No. M ²)	Size of Homes (No. Ft.)	Size of Homes (No. M ²)	No. of Bedrooms	B.D.F. (L/Day)	Secondary subse/T(1/N)	No. of Bedrooms	B.D.F. (L/Day)	TOTAL B.D.F. (L/Day)	Units Per Lot	Total B.D.F. Lot (L/Day)	Field Type	H.L.R. (L/Day/m ²)	Total A.S. Per Lot (m ²)	L.L.R. (L/Day/m ²)	Septic Field Length (m)	Septic Field Width (m)
Single Family																	
Smallest lot	1080	550	511	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Average lot size	1080	550	511	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Largest lot	1080	550	511	4	1600	Y	1	700	2300	1	2300	"Type 3" P.D.	120	19.2	110	20.9	0.9
Townhomes																	
Lot 5 Townhomes (12 units)	5340	2500	232	3	1200	N	-	-	1300	12	15600	"Type 3" P.D.	120	130.0	110	141.8	0.9
Lot 6 Townhomes (12 units)	5380	2500	232	3	1200	N	-	-	1300	12	15600	"Type 3" P.D.	120	130.0	110	141.8	0.9
Lot 7 Townhomes (12 units)	5305	2500	232	3	1200	N	-	-	1300	12	15600	"Type 3" P.D.	120	130.0	110	141.8	0.9

* Based on a Type-3 "Sand Mound" septic field (using sand mound) c/w Pressure Distribution, Timed Dosing and Treatment System.
H.L.R. could be lower with other design parameters which include different infiltration media and treatment type. This would lead to a larger septic field.
Assessment of prepared basal area under the septic field still needs to be assessed

ENGINEER:
LANDMARK ENGINEERING & PLANNING LTD.
#226-3030 LINCOLN AVE., COQUITLAM, BC, V3B 6B4
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WEB:landmarkengineering.ca



- NOTES**
- THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY, AND SUBJECT TO FURTHER REVIEW AND MUNICIPAL APPROVAL.
 - LOT CONFIGURATION, LAYOUT AND CIVIL INFRASTRUCTURE SHOWN IS UNDER ASSESSMENT, THUS SUBJECT TO CHANGE/UPDATE
 - THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

LEGEND:

- EXISTING CONTOURS ---270---
- DEVELOPMENT BOUNDARY - - - - -
- LOT ADDRESSES **2345**
- ROAD NAMES EAST RD
- HYDRANT
- WATERMAIN
- STORM MAIN
- SEPTIC AREA

FOR INFORMATION FOR REZONING ONLY

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
0	ISSUED FOR REZONING APPLICATION	6/27/24	G.S.W.

The Village of Anmore
Pinnacle Ridge - Phase 2

DESIGN: G.S.W.
DRAWN: J.R.G.
CHECKED: J.R.G.
DATE: JUNE 27, 2024
B.M.:
ELEV.:
SCALE: Horz. 1:1000
Vert. N/A

PROJECT: SEPTIC LOCATION & SIZING PLAN (PRELIMINARY LAYOUT REVIEW)

CONSULTANTS No. 2023_013
SHEET No. 1 OF 1
REV. No. 0
SKETCH No. S-01