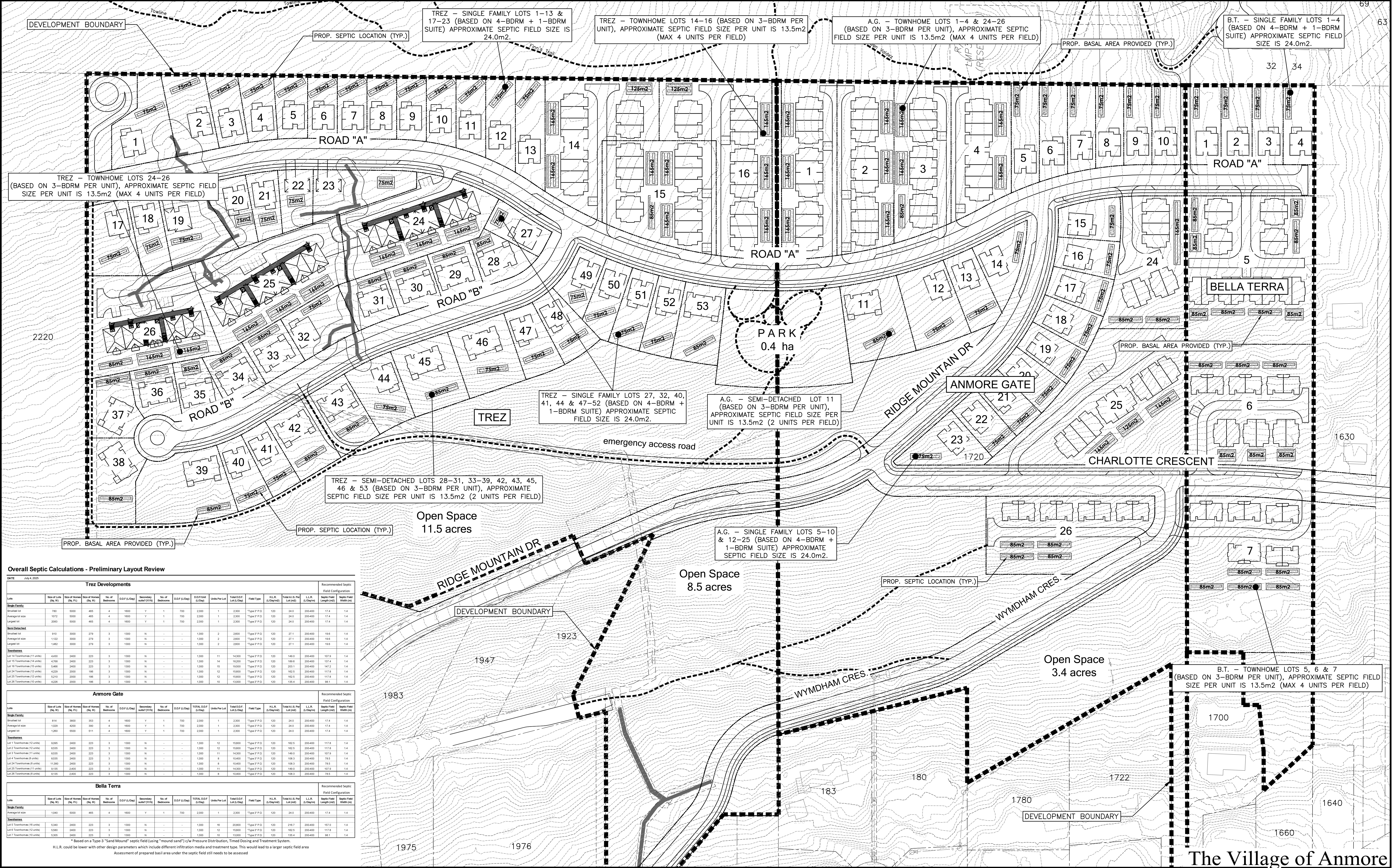




Overall Septic Calculations - Preliminary Layout Review														
DATE: July 4, 2025														
Trez Developments														
Lot	Size of Lot (Sq. Ft.)	Size of House (Sq. Ft.)	Size of Rooms (Sq. Ft.)	No. of Bedrooms	D.O.P.F. (L/Days)	Secondary water (Y/N)	No. of Bathrooms	D.O.P.F. (L/Days)	D.O.P.F. (L/Days)	Units Per Lot	Total D.O.P.F. (L/Days)	Field Type	HLR (L/Days)	Recommended Septic Field Configuration
Single Family:														
Stratified lot	780	5000	465	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Average lot size	1072	5000	465	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Largest lot	2060	5000	465	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Semi-Detached:														
Stratified lot	910	3000	279	3	1300	N	-	-	1300	2	2600	"Type 2" P.F.D.	120	27.1 200.400 19.6 1.4
Average lot size	1122	3000	279	3	1300	N	-	-	1300	2	2600	"Type 2" P.F.D.	120	27.1 200.400 19.6 1.4
Largest lot	1482	3000	279	3	1300	N	-	-	1300	2	2600	"Type 2" P.F.D.	120	27.1 200.400 19.6 1.4
Townhomes:														
Lot 14 Townhomes (11 units)	4300	2400	223	3	1300	N	-	-	1300	11	14300	"Type 2" P.F.D.	120	143.0 200.400 107.9 1.4
Lot 15 Townhomes (14 units)	4768	2400	223	3	1300	N	-	-	1300	14	16200	"Type 2" P.F.D.	120	162.0 200.400 127.4 1.4
Lot 16 Townhomes (15 units)	5485	2400	223	3	1300	N	-	-	1300	15	19500	"Type 2" P.F.D.	120	195.0 200.400 147.2 1.4
Lot 24 Townhomes (12 units)	4226	2000	186	3	1300	N	-	-	1300	12	15600	"Type 2" P.F.D.	120	156.0 200.400 117.8 1.4
Lot 25 Townhomes (12 units)	5210	2000	186	3	1300	N	-	-	1300	12	15600	"Type 2" P.F.D.	120	156.0 200.400 117.8 1.4
Lot 26 Townhomes (10 units)	4206	2000	186	3	1300	N	-	-	1300	10	13000	"Type 2" P.F.D.	120	130.4 200.400 98.1 1.4
Anmore Gate														
Lot	Size of Lot (Sq. Ft.)	Size of House (Sq. Ft.)	Size of Rooms (Sq. Ft.)	No. of Bedrooms	D.O.P.F. (L/Days)	Secondary water (Y/N)	No. of Bathrooms	D.O.P.F. (L/Days)	TOTAL D.O.P.F. (L/Days)	Units Per Lot	Total D.O.P.F. (L/Days)	Field Type	HLR (L/Days)	Recommended Septic Field Configuration
Single Family:														
Stratified lot	814	3800	353	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Average lot size	1029	4200	366	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Largest lot	1380	5500	511	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Townhomes:														
Lot 1 Townhomes (12 units)	9395	2400	223	3	1300	N	-	-	1300	12	15600	"Type 2" P.F.D.	120	156.0 200.400 117.8 1.4
Lot 2 Townhomes (12 units)	8335	2400	223	3	1300	N	-	-	1300	12	15600	"Type 2" P.F.D.	120	156.0 200.400 117.8 1.4
Lot 3 Townhomes (11 units)	8335	2400	223	3	1300	N	-	-	1300	11	14300	"Type 2" P.F.D.	120	143.0 200.400 107.9 1.4
Lot 4 Townhomes (8 units)	8335	2400	223	3	1300	N	-	-	1300	8	10400	"Type 2" P.F.D.	120	104.0 200.400 78.5 1.4
Lot 5 Townhomes (8 units)	11360	2400	223	3	1300	N	-	-	1300	8	10400	"Type 2" P.F.D.	120	104.0 200.400 78.5 1.4
Lot 23 Townhomes (11 units)	9135	2400	223	3	1300	N	-	-	1300	11	14300	"Type 2" P.F.D.	120	143.0 200.400 107.9 1.4
Lot 26 Townhomes (8 units)	9135	2400	223	3	1300	N	-	-	1300	8	10400	"Type 2" P.F.D.	120	104.0 200.400 78.5 1.4
Bella Terra														
Lot	Size of Lot (Sq. Ft.)	Size of House (Sq. Ft.)	Size of Rooms (Sq. Ft.)	No. of Bedrooms	D.O.P.F. (L/Days)	Secondary water (Y/N)	No. of Bathrooms	D.O.P.F. (L/Days)	TOTAL D.O.P.F. (L/Days)	Units Per Lot	Total D.O.P.F. (L/Days)	Field Type	HLR (L/Days)	Recommended Septic Field Configuration
Single Family:														
Stratified lot	1040	5000	465	4	1000	Y	1	700	2300	1	2300	"Type 2" P.F.D.	120	24.0 200.400 17.4 1.4
Townhomes:														
Lot 5 Townhomes (18 units)	5340	2400	223	3	1300	N	-	-	1300	18	23400	"Type 2" P.F.D.	120	234.0 200.400 157.0 1.4
Lot 6 Townhomes (12 units)	5380	2400	223	3	1300	N	-	-	1300	12	15600	"Type 2" P.F.D.	120	156.0 200.400 117.8 1.4
Lot 7 Townhomes (10 units)	5380	2400	223	3	1300	N	-	-	1300	10	13000	"Type 2" P.F.D.	120	130.4 200.400 98.1 1.4
* Based on a Type-3 "Sand Mound" septic field (using "mound sand") c/w Pressure Distribution, Timed Dosing and Treatment System.														
HLR could be lower with other design parameters which include different infiltration media and treatment type. This would lead to a larger septic field area.														
Assessment of prepared basin area under the septic field still needs to be assessed														

ENGINEER:
LANDMARK ENGINEERING & PLANNING LTD.
#226-3030 LINCOLN AVE., COQUITLAM, BC, V3B 6B4
TELEPHONE 604-357-3541 FAX 604-357-3799
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
DEVELOPMENT BOUNDARY
LOT ADDRESSES
ROAD NAMES

---270---

2345

EAST RD

HYDRANT
WATERMAIN
STORM MAIN
SEPTIC FIELD

FOR INFORMATION
FOR REZONING ONLY

REVISIONS

5	ADDED WYNDHAM CRESCENT CONNECTION	7/31/25	G.S.W.
4	REVISIONS TO SOME LOTS & UNITS	7/09/25	G.S.W.
3	REVISIONS TO SOME LOTS & UNITS	5/28/25	G.S.W.
2	RE-ISSUED FOR REZONING APPLICATION	5/08/25	G.S.W.
1	REVISIONS TO SEPTIC FIELD LOCATIONS	11/22/24	G.S.W.
0	ISSUED FOR REZONING APPLICATION	6/27/24	G.S.W.
No.	DESCRIPTION	DATE	SIGN

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: Pinnacle Ridge - Phase 2

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

CONSULTANTS No. 2023_013

SHEET No. 1 of 1

GRID No. REV. No. 5

SKETCH No. SAN-04

Power: July 31, 2025, 14:17:45