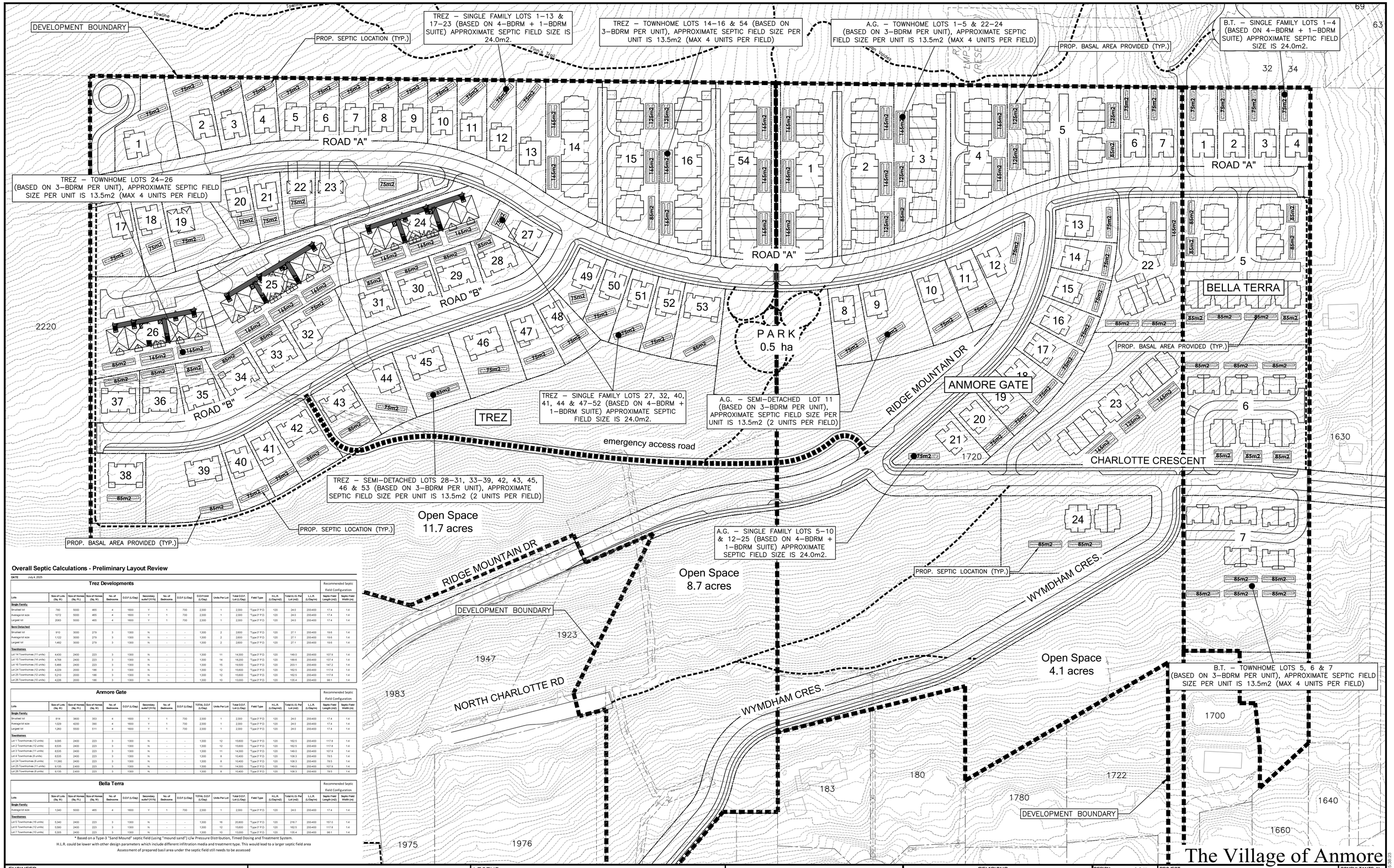

Overall Septic Calculations - Preliminary Layout Review

DATE July 4, 2025

Trez Developments

Lots	Size of Lots (Sq. M)	Size of Homes (Sq. Ft.)	Size of Homes (Sq. M)	No. of Bedrooms	D.D.F (L/Day)	Secondary suite? (Y/N)	No. of Bedrooms	D.D.F (L/Day)	D.D.F/Unit (L/Day)	Units Per Lot	Total D.D.F. Lot (L/Day)	Field Type	H.L.R. (L/Day/m2)	Total A.I.S. Per Lot (m2)	L.L.R. (L/Day/m)	Recommended Septic Field Configuration: Septic Field Length (m2)	Recommended Septic Field Configuration: Septic Field Width (m)
Single Family																	
Smallest lot	780	5000	465	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Average lot size	1072	5000	465	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Largest lot	2083	5000	465	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Semi Detached																	
Smallest lot	910	3000	279	3	1300	N	-	-	1300	2	2,600	Type 3 P.D.	120	27.1	200-400	19.6	1.4
Average lot size	1,122	3000	279	3	1300	N	-	-	1300	2	2,600	Type 3 P.D.	120	27.1	200-400	19.6	1.4
Largest lot	1,462	3000	279	3	1300	N	-	-	1300	2	2,600	Type 3 P.D.	120	27.1	200-400	19.6	1.4
Townhomes																	
Lot 14 Townhomes (11 units)	4,430	2400	223	3	1300	N	-	-	1300	11	14,300	Type 3 P.D.	120	149.0	200-400	107.9	1.4
Lot 15 Townhomes (14 units)	4,768	2400	223	3	1300	N	-	-	1300	14	18,200	Type 3 P.D.	120	189.6	200-400	137.4	1.4
Lot 16 Townhomes (15 units)	5,466	2400	223	3	1300	N	-	-	1300	15	19,500	Type 3 P.D.	120	203.1	200-400	147.2	1.4
Lot 24 Townhomes (12 units)	4,229	2000	186	3	1300	N	-	-	1300	12	15,600	Type 3 P.D.	120	162.5	200-400	117.8	1.4
Lot 25 Townhomes (12 units)	5,210	2000	186	3	1300	N	-	-	1300	12	15,600	Type 3 P.D.	120	162.5	200-400	117.8	1.4
Lot 26 Townhomes (10 units)	4,226	2000	186	3	1300	N	-	-	1300	10	13,000	Type 3 P.D.	120	135.4	200-400	98.1	1.4

Anmore Gate

Lots	Size of Lots (Sq. M)	Size of Homes (Sq. Ft.)	Size of Homes (Sq. M)	No. of Bedrooms	D.D.F (L/Day)	Secondary suite? (Y/N)	No. of Bedrooms	D.D.F (L/Day)	TOTAL D.D.F (L/Day)	Units Per Lot	Total D.D.F. Lot (L/Day)	Field Type	H.L.R. (L/Day/m2)	Total A.I.S. Per Lot (m2)	L.L.R. (L/Day/m)	Recommended Septic Field Configuration: Septic Field Length (m2)	Recommended Septic Field Configuration: Septic Field Width (m)
Single Family																	
Smallest lot	814	3800	353	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Average lot size	1,029	4200	390	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Largest lot	1,260	5500	511	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Townhomes																	
Lot 1 Townhomes (12 units)	9,095	2400	223	3	1300	N	-	-	1300	12	15,600	Type 3 P.D.	120	162.5	200-400	117.8	1.4
Lot 2 Townhomes (12 units)	8,535	2400	223	3	1300	N	-	-	1300	12	15,600	Type 3 P.D.	120	162.5	200-400	117.8	1.4
Lot 3 Townhomes (11 units)	8,535	2400	223	3	1300	N	-	-	1300	11	14,300	Type 3 P.D.	120	149.0	200-400	107.9	1.4
Lot 4 Townhomes (8 units)	8,535	2400	223	3	1300	N	-	-	1300	8	10,400	Type 3 P.D.	120	108.3	200-400	78.5	1.4
Lot 24 Townhomes (8 units)	11,380	2400	223	3	1300	N	-	-	1300	8	10,400	Type 3 P.D.	120	108.3	200-400	78.5	1.4
Lot 25 Townhomes (11 units)	9,135	2400	223	3	1300	N	-	-	1300	11	14,300	Type 3 P.D.	120	149.0	200-400	107.9	1.4
Lot 26 Townhomes (8 units)	9,135	2400	223	3	1300	N	-	-	1300	8	10,400	Type 3 P.D.	120	108.3	200-400	78.5	1.4

Bella Terra

Lots	Size of Lots (Sq. M)	Size of Homes (Sq. Ft.)	Size of Homes (Sq. M)	No. of Bedrooms	D.D.F (L/Day)	Secondary suite? (Y/N)	No. of Bedrooms	D.D.F (L/Day)	TOTAL D.D.F (L/Day)	Units Per Lot	Total D.D.F. Lot (L/Day)	Field Type	H.L.R. (L/Day/m2)	Total A.I.S. Per Lot (m2)	L.L.R. (L/Day/m)	Recommended Septic Field Configuration: Septic Field Length (m2)	Recommended Septic Field Configuration: Septic Field Width (m)
Single Family																	
Average lot size	1,040	5000	465	4	1600	Y	1	700	2300	1	2,300	Type 3 P.D.	120	24.0	200-400	17.4	1.4
Townhomes																	
Lot 5 Townhomes (16 units)	5,340	2400	223	3	1300	N	-	-	1300	16	20,800	Type 3 P.D.	120	216.7	200-400	157.0	1.4
Lot 6 Townhomes (12 units)	5,560	2400	223	3	1300	N	-	-	1300	12	15,600	Type 3 P.D.	120	162.5	200-400	117.8	1.4
Lot 7 Townhomes (10 units)	5,305	2400	223	3	1300	N	-	-	1300	10	13,000	Type 3 P.D.	120	135.4	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.

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 area

Assessment of prepared basl 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

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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---	HYDRANT	
DEVELOPMENT BOUNDARY		WATERMAIN	
LOT ADDRESSES	2345	STORM MAIN	
ROAD NAMES	EAST RD	SEPTIC FIELD	85m2

FOR INFORMATION FOR REZONING ONLY

REVISIONS

No.	DESCRIPTION	DATE	SIGN
7	REMOVED CUL–DE–SAC'S FOR FUTURE EXTENSION	11/07/25	G.S.W
6	REVISIONS TO SOME LOTS & UNITS	11/07/25	G.S.W
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

DESIGN: G.S.W.
DRAWN: J.R.G.
CHECKED: J.R.G.
DATE: DECEMBER 11, 2025
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. 7
SKETCH No. SAN–04

Plotted: December 11, 2025, 15:38:23