



Mountain Shadows Developments Ltd
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May 2, 2012

RE: SEWERAGE SYSTEM FEASIBILITY REPORT FOR SUBDIVISION

Property: Lot 3, Sec 6, Twp 27 W5M plan 16263 Rge 21 Kootenay LD

Notes:

All information in this report is based upon the "Interior Health Subdivision Guideline HPK9040 June 2007", and "Sewerage System Standard Practice Manual Version 2, 2007"

All calculations are based on residential strength type 1 effluent

The system sizing is based on Appendix 2 – Discharge Area Sizing, of the Interior Health Subdivision Guideline HPK 9040 June 2007.

Please refer to the enclosed soils profiles report, and the percolation test reports which are attached to this letter.

This information in this report is not intended to be a septic system design, but only a reference for the Health Officer to review for subdivision approval of the above mentioned lot (s). This report is not to be used for any other reason except what is listed above.

Proposed lot 1

The proposed lot 1 has no well on site. The only water source in the vicinity is on the remainder portion of the subdivision plan. A 30 metre radius is drawn on the "Over-all Site Plan" drawing, which clearly shows that the well is far out-side of the 30 metre minimum setback.

The only driveway into lot one is a temporary road which is subject to change once the subdivision is finalized.

Proposed lot 1 has very good soils for a septic system. Test pits for the primary system reveal a fine loamy sand texture, with a single grain structure, and loose consistence. No restrictive layers were found to a depth of 122 cm.

Test pits for the reserve system on lot 1 show a sandy loam texture with a moderate angular blocky structure, friable consistence. No restrictive layers were found to a depth of 122 cm.

Proposed lot 2

Proposed lot 2 has a well which has been drilled, but is non-productive and will be decommissioned. The location of this well is illustrated on the site plan for "bearing" purposes only. Since it is non-productive and will be decommissioned the 30 metre setback was not a consideration in positioning the potential system.

Soils analysis show that the horizons below the infiltrative surface (below 61 cm) are predominately a silty loam. Test pits also revealed a restrictive clay layer at 130 cm at test pit 1, and 124 cm at test pit 5. Even with this restrictive layer, the vertical separation of 61 cm (122 cm total permeable non-saturated soil) is met on proposed lot 2.

Wayne Thompson
ROWP







