

Rick Evans
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December 2022

Owner

Peter Schroecksadel

Legal Description: Lot 4, Plan KAP 34913, DL 2724S, LD 54

Roll No: 19-723-14416.008

PID: 002-919-931

Overview

The present property has an existing septic covenant (W45466). The owner has requested that the property be evaluated for a new septic dispersal area as a possible future proposed building site may impact the existing septic covenant. The overall size of the existing property is 1.76ha (4.354 acres) and slopes generally downhill to the north. An ephemeral stream bed bisects the property from south to north. (See Figure 1). All potable water will be supplied from Okanagan Lake.

- Any septic dispersal area and septic tank must be located at >30m from any well and/or permanent freshwater body and >15m from an ephemeral stream as per Ministry of Health SPM Ver. 3 Table II-19.
- Testpits are shown in the proposed septic dispersal area with a backup area delineated.

Soils Evaluation

Testpit #1 (Slope of 40%)

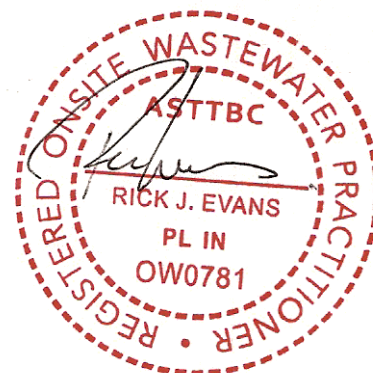
0.0 – 30cm – Dark brown humus, forest litter.

30cm – 1.8m – Light brown loamy gravelly sand, blocky, weak grade, slight-moderately hard, <20% CF (Coarse Fragments), cobbles, bedrock fragments, dry.

1.8m – Bedrock.

Testpit was dry upon completion. No mottling or staining noted.

Back to back percolation tests located at 1.0m east of Testpit 1 revealed a percolation rate of 15-30 minutes/inch at a depth of 60cm.





TP 1

Testpit #2 (Slope of 30%)

0.0 – 30cm – Dark brown humus, forest litter.

30cm – 1.8m – Light brown loamy gravelly sand, blocky, weak grade, slight-moderately hard, <20% CF (Coarse Fragments), cobbles, bedrock fragments, dry.

1.8m – Bedrock.

Testpit was dry upon completion. No mottling or staining noted.

Back to back percolation tests located in Testpit 2 revealed a percolation rate of 15-30 minutes/inch at a depth of 60cm.



TP2



Testpit #3 (Slope of 30%)

0.0 – 30cm - Dark brown humus, forest litter.

30cm – 60cm – Light brown loamy gravelly sand, blocky, weak grade, slight-moderately hard, <20% CF (Coarse Fragments), cobbles, bedrock fragments, dry.

60cm – 1.2m – Brown medium sand, some gravel, single grain, structureless, slightly hard, <15% CF (Coarse Fragments), cobbles.

Testpit was dry upon completion. No mottling or staining noted.

Back to back percolation tests within Testpit 3 revealed a percolation rate of 4-7.5 minutes/inch at a depth of 70cm.



TP 3

Testpit #4 (Slope of 30%)

0.0 – 30cm – Dark brown humus, forest litter.

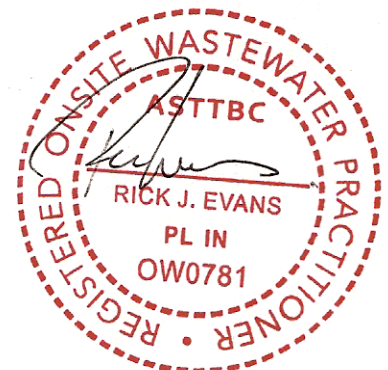
30cm – 60cm – Light brown loamy gravelly sand, blocky, weak grade, slight-moderately hard, <20% CF (Coarse Fragments), cobbles, bedrock fragments, dry.

60cm – Bedrock.

Testpit was dry upon completion. No mottling or staining noted.

Conclusion

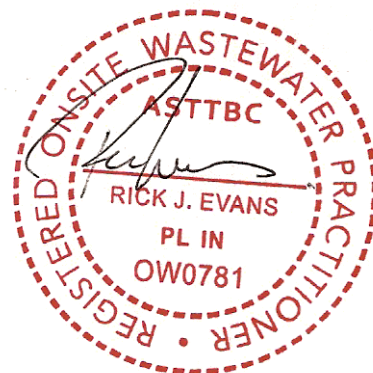
The proposed areas as investigated and shown on Figure 1 are deemed suitable for septic effluent dispersal. The areas do not encroach on the setbacks and when used for on-site sewerage disposal will not create a health hazard.



Declaration:

These plans and specifications are consistent with standard practice with regard to the Sewerage System Regulation and the Sewerage System Standard Practices Manual Version 3 of the B.C. Ministry of Health. I have conducted a site evaluation and exercised due diligence. I am a registered on-site practitioner authorized to plan and install Type 1&2 systems within the province of British Columbia.

**Rick Evans, ROWP PI/In OW 0781
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Proposed New Septic Dispersal Area Lot 4 Lakeshore Road

Fig: 1

Reference survey plan by



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File: 2101350R0 Date: 24/10/2022
Drafted by: LW Checked by: TF

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CLIENT: PROF PETER SCHROECKSNADEL
CIVIC ADDRESS: LAKESHORE ROAD, KELOWNA, BC
PID: 002-919-931
HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSR5)
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET
STATION BC_KELOWNA)

DATE OF FIELD SURVEY: 2022-10-06

RIPIARIAN SETBACKS TO BE DETERMINED BY A QUALIFIED ENVIRONMENTAL
PROFESSIONAL. ANY SETBACKS PRESENTED SHOULD NOT BE USED FOR SITE
PLANNING AS IT RELATES TO THE RIPIARIAN AREAS PROTECTION REGULATION
OR ANY LOCAL GOVERNMENT DEVELOPMENT PERMITTING PROCESSES AS IT
RELATES TO STREAM OR LAKESIDE SETBACKS.

THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE
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LEGEND

- Subject Property
- ~ Major Contour (1m)
- ~ Minor Contour (0.2m)
- Top Slope
- - - Bottom Slope

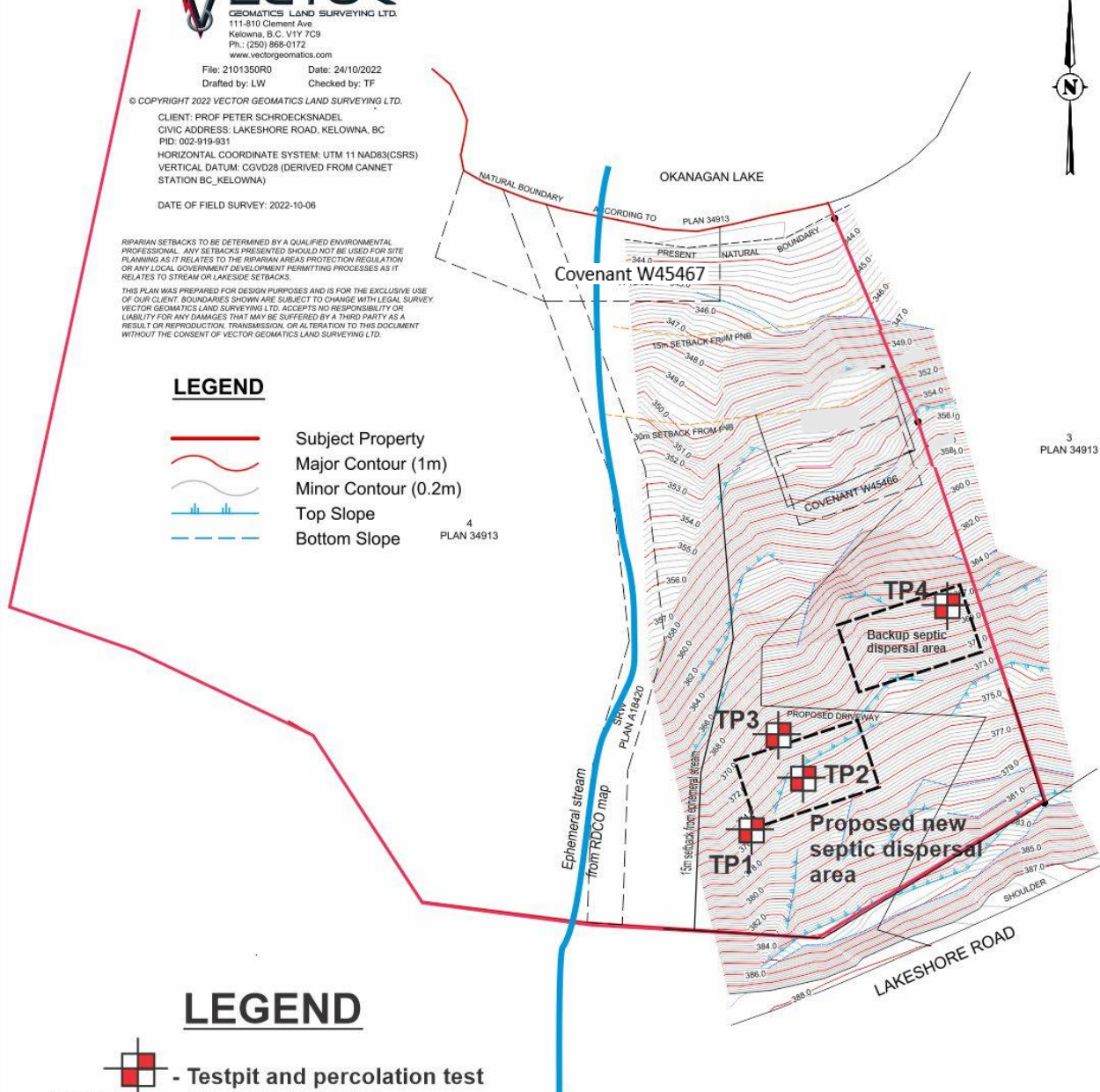
LEGEND

- TP1** - Testpit and percolation test location (approx.)

Scale 1:1000 approx.



RDCO Note: Legally sensitive information redacted. 2023-03-20



SITE PLAN OF LOT 4 DISTRICT LOT
2724S SIMILKAMEEN DIVISION
DISTRICT PLAN 34913



DRAWN: Rick Evans DATE: November 2022