

SITE EVALUATION & PERC TEST REPORT

For Fryatt proposed subdivision in Windermere, BC

General Site Description

Fairmont Construction Ltd. has inspected the proposed site for a 2-lot subdivision of Lot 2, PL 17682 near the community of Lyttle Lake, BC. This report summarizes the observations, site conditions and percolation tests for the site.

The site evaluation was conducted on June 26th and 27th, 2008. The site, which is located southeast of Windermere, is shown on the attached drawing. The attached drawing also indicates two appropriate septic field locations for each lot. The site is bounded by a reservation to the north, Crooked Tree Road to the south and private acreages to the east and west.

The lot seems to have been logged in the past and has suggestion of a skidder road traversing the property. The vegetation has since grown back and is very mature and thick in some places. Vegetation consists mostly of mature fir and pine trees, bushes and junipers.

The site generally slopes at 1%, with the contour lines running from east to west, parallel to Crooked Tree Road. A 15% slope (running east to west) is located on the north of the property, which then levels out at the northern tip of the property. This slope is indicated on the attached drawing.

The water table or SHWT is estimated to be at a distance of more than 50 feet from the surface. Site drainage and hydrology flows from west to east.

Legal Description

Lot 2, PL 17682, Kootenay District.

Location

Windermere, B.C.

Observation Holes

Observation holes and perc holes were free of water. The soil layers were fairly consistent. Soil was fairly moist from recent rainy period. The observation holes are marked with pink flags. Observation hole locations are indicated on attached drawing.

Percolation Tests

4 percolation tests were done at each observation hole with a 4 hour presoak. The conditions were generally moist to begin with due to recent spring thaw and recent rainy period. The percolation tests resulted in rates of 10-20 minutes per inch following presoak. Percolation test locations are indicated on the attached drawing.

Septic System Calculations

For the purpose of this report I have labeled the proposed subdivision as Lot A and Lot B.

LOT A – Area of Infiltrative Surface for both septic field locations = 750 sq. ft. (Three 36” by 85’ trenches)

LOT B. – Septic field located closest to Crooked Tree Road AIS = 750 sq. ft. (Three 36” wide by 85’ long trenches)

- Septic field located at north end of property AIS = 1250 sq. ft. (Four 36” by 105’ trenches)

Tank Size

1250 imp. gallon 2 compartment septic tank with effluent filter. Access must be supplied to tank and distribution box.

Drainage

The property is a gently sloping property with the exception of the 15% slope on the north end of the property. Drainage generally flows from west to east.

Yours Truly,

Monroe Hunsicker ROWP

Fairmont Construction Ltd.

RR2 4865 Floyd. Rd.

Invermere, BC

V0A 1K2

(250) 347-6361

(250) 342-1781

fairco@shaw.ca

Percolation Tests

Civic Address: Windermere, British Columbia _____ **Date:** June 26/27, 2008

Legal Address: Lot 2, PL 17682

Hours of Saturation = 4 hrs

LOT A

Perc. hole # 1
AVG – 11 MIN./INCH
10.5 min. / inch
11 min. / inch
11 min. / inch
11.5 min. / inch
Depth: 24 inches, 60 cm

Perc. hole # 2
AVG – 11.5 MIN./INCH
11.5 min. / inch
11 min. / inch
11.5 min. / inch
12 min. / inch
Depth: 24 inches, 60 cm

Average Perc Rate = 11.25 min/inch

Perc. hole # 3
AVG – 12.5 MIN./INCH
12 min. / inch
13 min. / inch
12 min. / inch
13 min. / inch
Depth: 24 inches, 60 cm

Perc. hole # 4
AVG – 11.25 MIN./INCH
11 min. / inch
11min. / inch
12 min. / inch
11 min. / inch
Depth: 24 inches, 60 cm

Average Perc Rate = 11.8 min/inch

LOT B

Perc. hole # 1
AVG – 7.4 MIN./INCH
7 min. / inch
7 min. / inch
7.5 min. / inch
8 min. / inch
Depth: 24 inches, 60 cm

Perc. hole # 2
AVG – 4.8 MIN./INCH
4.5 min. / inch
4.5 min. / inch
5 min. / inch
5.5 min. / inch
Depth: 24 inches, 60 cm

Average Perc Rate = 6.1 min/inch

Perc. hole # 3
AVG – 20.5 MIN./INCH
21 min. / inch
20 min. / inch
20.5 min. / inch
20.5 min. / inch
Depth: 24 inches, 60 cm

Perc. hole # 4
AVG – 20 MIN./INCH
19.5 min. / inch
20 min. / inch
20.5 min. / inch
20.5 min. / inch
Depth: 24 inches, 60 cm

Average Perc Rate = 20.25 min/inch

Observed Soil Conditions

Observation Pit Logs

Date: June 26, 2008		Site: Lot 1A				Logged by: Dace			
Slope: 1% at site of observation hole									
Weather: 22 deg. Overcast skies									
Soil Horizons (depths measured in cm / m / in / ft)									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	8"	Dark Brown	Top Soil	Strong		0	Minimum 36"	None	Moist
8"	16"	Beige	Fine Sandy Loam	Strong		0	Minimum	None	Moist
16"	35"	Med Brown	Sandy Loam	Weak		20%	None	None	Dry
36"	42"	Beige	Fine Sandy Loam	Strong		0	None	None	Dry

Date: June 27, 2008		Site: Lot 2A				Logged by: Dace			
Slope: None									
Weather: 25 deg. Celsius, clear skies									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	6"	Dark Brown	Top Soil	Strong		0	Minimum 36"	None	Moist
6"	36"	Beige	Fine Sandy Loam	Strong		0	None	None	Moist
36"	42"	Beige	Fine Sandy Loam	Weak		10%	None	None	Dry

Notes

Observed Soil Conditions

Observation Pit Logs

Date*: June 26, 2008		Site: Lot 1B				Logged by: Dace			
Slope: 1% at site of observation hole									
Weather: 23 deg., overcast skies									
Soil Horizons (depths measured in cm / m / in / ft)									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	4"	Drk Brown	Top Soil	Strong		5%	Moderate, 24"	None	Moist
4"	24"	Beige	Fine Sandy Loam	Moderate		10%	Moderate	None	Moist
24"	42"	Biege	Sandy Loam	Weak		5%	0	0	Dry
Date*: June 27, 2008		Site: Lot 2B				Logged by: Dace			
Slope: 1% at site of observation hole									
Weather: 25 deg. Celsius, clear									
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
from	to								
0	6"	Drk. Brown	Top Soil	Strong		0	Moderate, 18"	None	Moist
6"	18"	Beige	Sandy Loam	Strong		0	None	None	Moist
18"	36"	Beige	Sandy Loam	Weak		4-6" rocks thru-out	None	None	Dry
36"	42"	Beige	Sandy Loam	Weak		20%	None	None	Dry
Notes									

