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Site investigation For Proposed Subdivision

Date: March 3, 2023

Legal Description: Lot 4, District Lot 21, Alberni District, Plan VIP 927
PID 008 168 334

Street Address: 5605 Mersey Road, Port Alberni.

Property Owner: Willem & Helle Colyn



Summary of Proposed Works:

On March 3, 2023 I completed a site investigation regarding suitable wastewater conditions, soil profiles, percolation tests & suitable areas for primary / reserve dispersal system locations for a proposed 4 lot subdivision located at 6505 Mersey Road. Test pits where excavated by machine & percolation pits by hand augering. All 4 proposed property soils profiles & percolation tests comply with island health & subdivision standards of 1 acre minimum parcel size. Soil conditions & percolation rates for all 4 properties allow for Type 1 effluent with a pressure distribution wastewater system. The existing residence wastewater system is sized & functioning properly with no potential issues. Site / Soil evaluation attached:

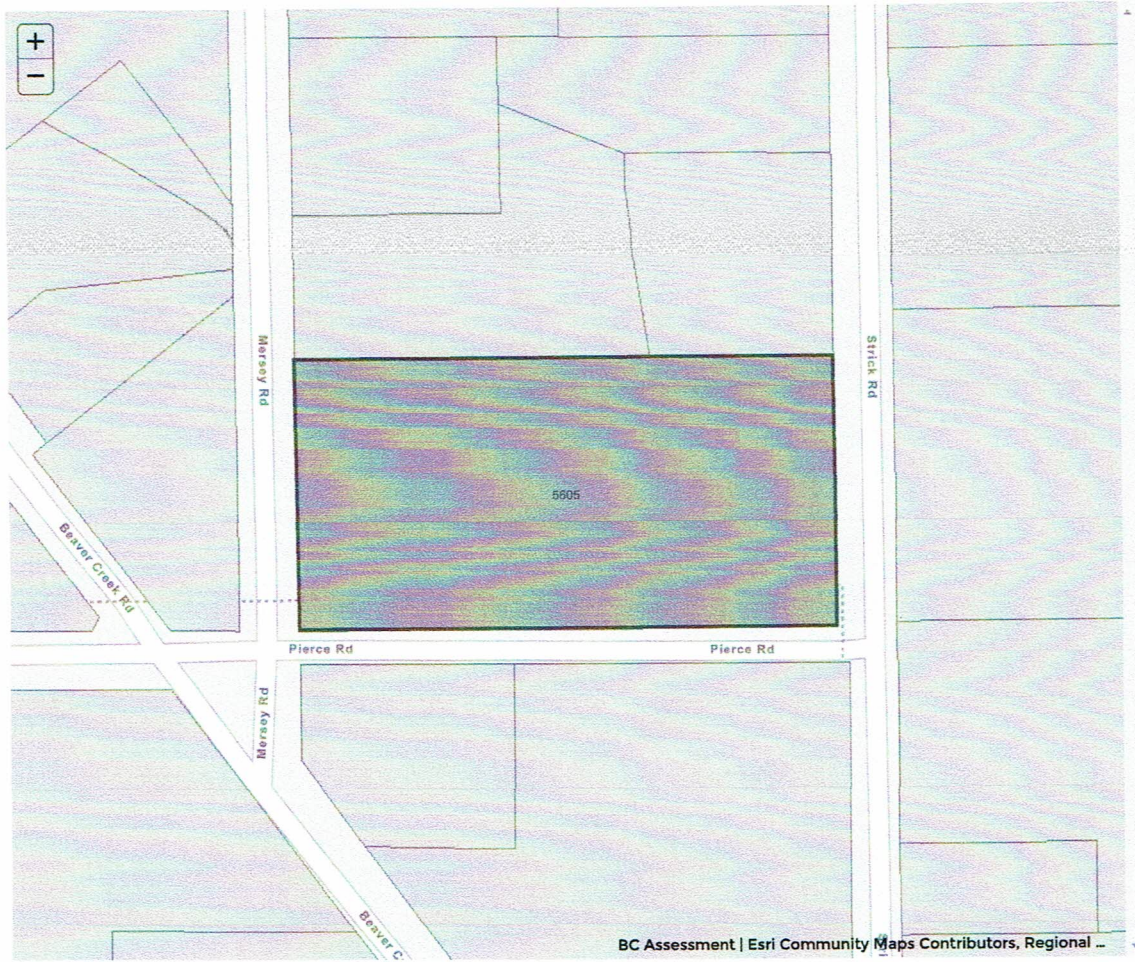
Site/ Soil Evaluation: *see attached survey for test pit locations*
Native soil in area of proposed primary & reserve dispersal field:



Map

Neighbouring properties

Sample sold properties



As Built Site Plan for Onsite Wastewater System

Client: Willem & Helle Colyn
Planner/Installer: Blair Pletti

Location: 5605 Mersey Road

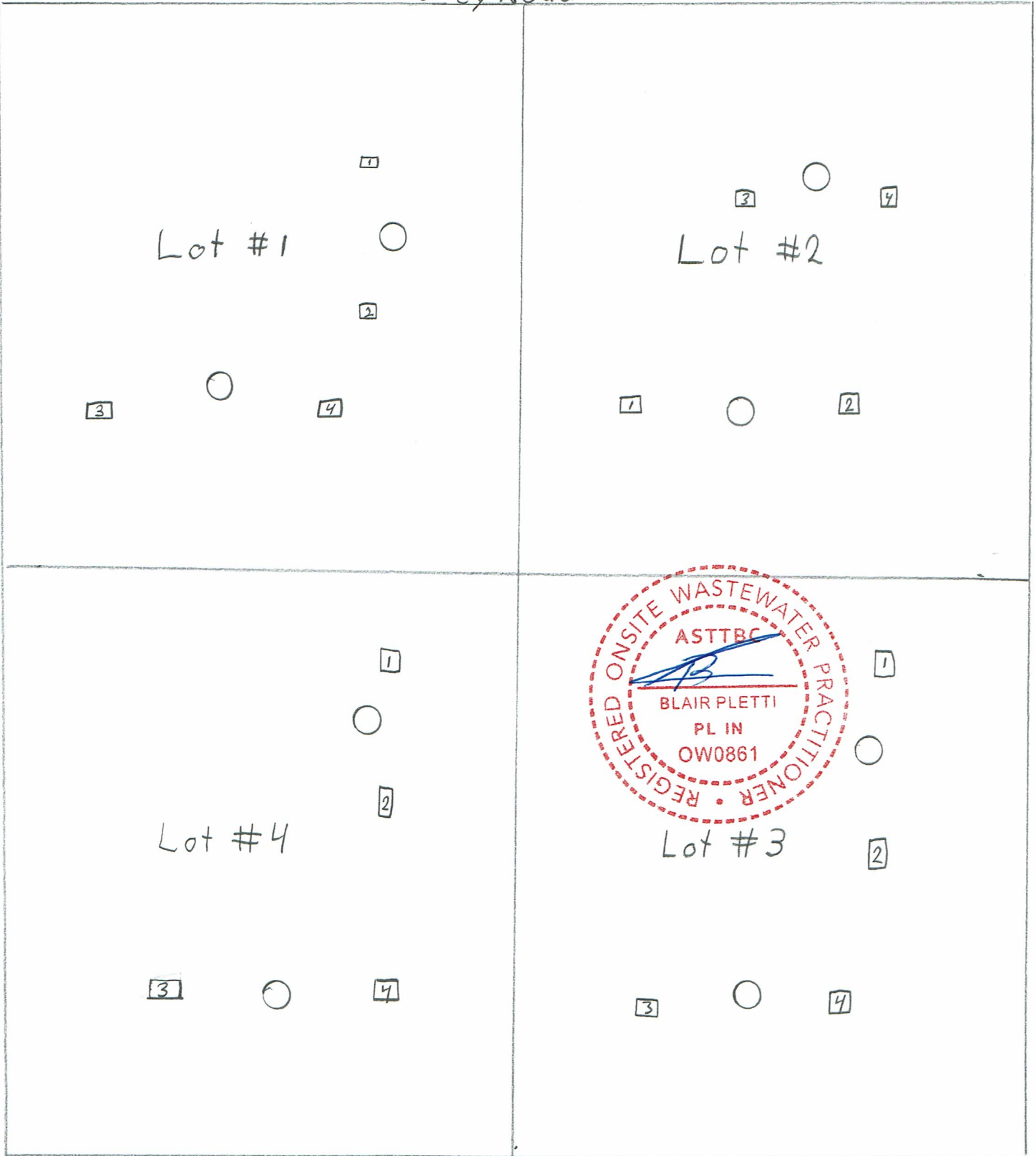
North 

Test Pits - □

Percolation Pits - ○

Mersey Road

Pierce Road



Strick Road

Proposed Lot #1

Test pit #1, #2:

0 – 40 cm	Dark Brown color, Loamy Sand. Moist, moderate grade Granular structure type with soft consistence. Many large to small roots. < 20% coarse fragment content.
40 – 80 cm	Light Greyish yellow color. Moist, soft consistence. Loose to slightly hard Common fine roots. < 15% coarse fragment content.
The Limiting condition is seasonal water table estimated at 80cm	

Test Pit #3 & #4:

0 – 50 cm	Dark brown color, Granular texture. Loamy sand Moist, moderate grade granular structure type, 20% coarse fragment content, fine root growth
50– 70 cm	Reddish grey color, moderate grade, soft consistence. Moist, 15% coarse fragment content, loose to friable, fine root growth.
70 – 90 cm	Light grey color, loose to slightly hard , granular soft consistence, no root growth, water seepage at 90cm
The limiting condition is seasonal water table estimated at 90cm	

Proposed lot #1 has 4-7% slope east, breakout point is a shallow seasonal drainage ditch at north east end of property downslope from proposed primary & reserve dispersal location. Minimum 7.5m horizontal setback distances can be exceeded. Percolation rate of 7 minutes per inch.



Proposed Lot #2

Test Pit #1 & #2:

0 – 50 cm	Blackish brown color, Loamy sand, moderate grade, moist. loose to friable, 20% coarse fragment content, large root growth
50– 90 cm	Reddish grey color, Loose to slightly hard. Moist, 15% coarse fragment content, fine root growth
The limiting condition in test pit #1, & #2 is glacial till found at 90cm.	

Test Pit #3 & #4

0-60cm	Blackish brown color, Loamy sand, moderate grade, 15% coarse fragment content, large root growth, moist
60-110cm	Reddish yellow color, loose to slightly hard, , fine root growth to 85cm, moist
The limiting condition in test pit #3 & #4 is glacial till found at 110cm, no water seepage	

Proposed lot #2 has 4-9% slope east. Closest breakout point for proposed primary & reserve dispersal location is a seasonal drainage ditch at the north east corner of property. There is adequate locations throughout proposed lot for a primary & reserve dispersal location to exceed the 7.5 meter horizontal setback distance. Also a shallow man made pond at the south side of property. Percolation rate of 6.5 minutes per inch.



Proposed Lot #3 & #4

Test Pit #1 & #2

0-30cm	Light brown color, sandy loam, moderate grade, 20% coarse fragment content, very fine growth, moist
30-60cm	Yellowish brown color, 15% coarse fragment content, no root growth, moist, soft to slightly hard
60-80cm	Yellowish grey color, 5% coarse fragment content, loose to slightly hard, moist
Limiting condition is estimated seasonal water table seepage at 80cm	

Test Pit #3 & #4

0-30cm	Light brown color, sandy loam, loose to friable, 20% coarse fragment content, fine root growth, moist
30-70cm	Yellowish brown color, 15% coarse fragment content, no root growth, soft to slightly hard, moist
70-85cm	Yellow grey color, 5% coarse fragment content, loose to slightly hard, no root growth, moist, water seepage at 80cm
Limiting condition is seasonal water table estimated at 80cm,	

Both proposed lots #3 & #4 have the same soil characteristics and percolation rate. The 2 proposed lots are relatively flat with 1-2% slope to the east. Breakout point is the roadside ditch on the east side of proposed lots. Primary & reserve dispersal locations will exceed the minimum 7.5 meter horizontal setback distances. Percolation rate of 9 minutes per inch.

Declaration:

These plans and specifications are consistent with standard practice with regard to the Sewerage System Regulation and the Sewerage System Standard Practices Manual of the B.C. Ministry of Health. I have conducted a site evaluation and exercised due diligence. I am a registered on-site wastewater practitioner authorized to design and construct or provide oversight.

