



Sunny & Charming

Charming and contemporary; this beautiful Fulford home has been tastefully updated throughout. Situated on a quiet cul-de-sac within a five-minute walk to south-facing beaches and Fulford Village. This sunny home features beautifully terraced gardens and ocean views over Fulford Harbour. The fully fenced property includes a new septic system, deck, metal roof, and paved driveway. Inside, the updates include new flooring, an airtight burning fireplace, and completely renovated custom bathrooms and kitchen. This turnkey home has been lovingly renovated to perfection. The functional layout makes this a delightful island home or the perfect cottage getaway within walking distance to Victoria and Vancouver ferries.

\$799,000

QUALIFIED MEMBER FIRM

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LUXURY
PORTFOLIO
INTERNATIONAL®

Julian Bruce 250.537.6567

JulianBruceMail@gmail.com

JulianBruce.com



Julian Bruce
 JulianBruce.com
 Cell: 250-537-6567
 julianbruce@gmail.com



120 Hilltop Rd
GI Salt Spring ~ V8K 1V9

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,600
Bth 4Pce: **Unfin SqFt:** 0
Bth 5Pce: **Bed & Brk:**
Ens 2Pce: **Addnl Acc:** None
Ens 3Pce: **Basement:** Crawl Space
Ens 4+Pce: **FP Feat:** Wood Stove
App Incl: Dryer, Oven/Range Electric, Refrigerator, Washer
Intr Ftrs Eating Area

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	8'x9'
Dining Room	Main	12'x20'
Kitchen	Main	9'x9'
Living Room	Main	12'x15'
Office	Main	11'x9'
Bathroom	Second	2-Piece
Bedroom	Second	12'x17'
Primary Bedroom	Second	12'x17'
Sunroom	Second	9'x8'

Listing Summary

Remarks

Charming and contemporary; this beautiful Fulford home has been tastefully updated throughout. Situated on a quiet cul-de-sac within a five-minute walk to south-facing beaches and Fulford Village. This sunny home features beautifully terraced gardens and ocean views over Fulford Harbour. The fully fenced property includes a new septic system, deck, metal roof, and paved driveway. Inside, the updates include new flooring, an airtight burning fireplace, and completely renovated custom bathrooms and kitchen. This turnkey home has been lovingly renovated to perfection. The functional layout makes this a delightful island home or the perfect cottage getaway within walking distance to Victoria and Vancouver ferries.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		1,080	520		
Beds		1	2		
Baths		1	1		
Kitchens		1			

Building Information

Built (est) 1976 **Lgl NC Use:**
Oth Equ:
Const Mt:
Ext Feat:

Frnt Faces: S **Bldg Style:** Character
Bldg Warr: No
EnerGuide Rtg/Dt:

Cool:
Heat: Baseboard, Other
Roof: Metal
Fndn: Poured Concrete
Accss Ground Level Main Floor

Lot/Strata Information

Prk Type: Driveway
Water: Municipal
Lot Feat: Rectangular Lot
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg**
SqFt Strg: **Floors/Bldg**
Gnd/Top? **Lvs/Suite:** 2
Shrd Am:

Lot Size 11,325sqft / 0.26ac

Waste: Septic System

Mgd By:

Prk Total #: 2
Prk Cm Prp:
Prk LCP:
Prk Str Lot:
Str Lot Incl:

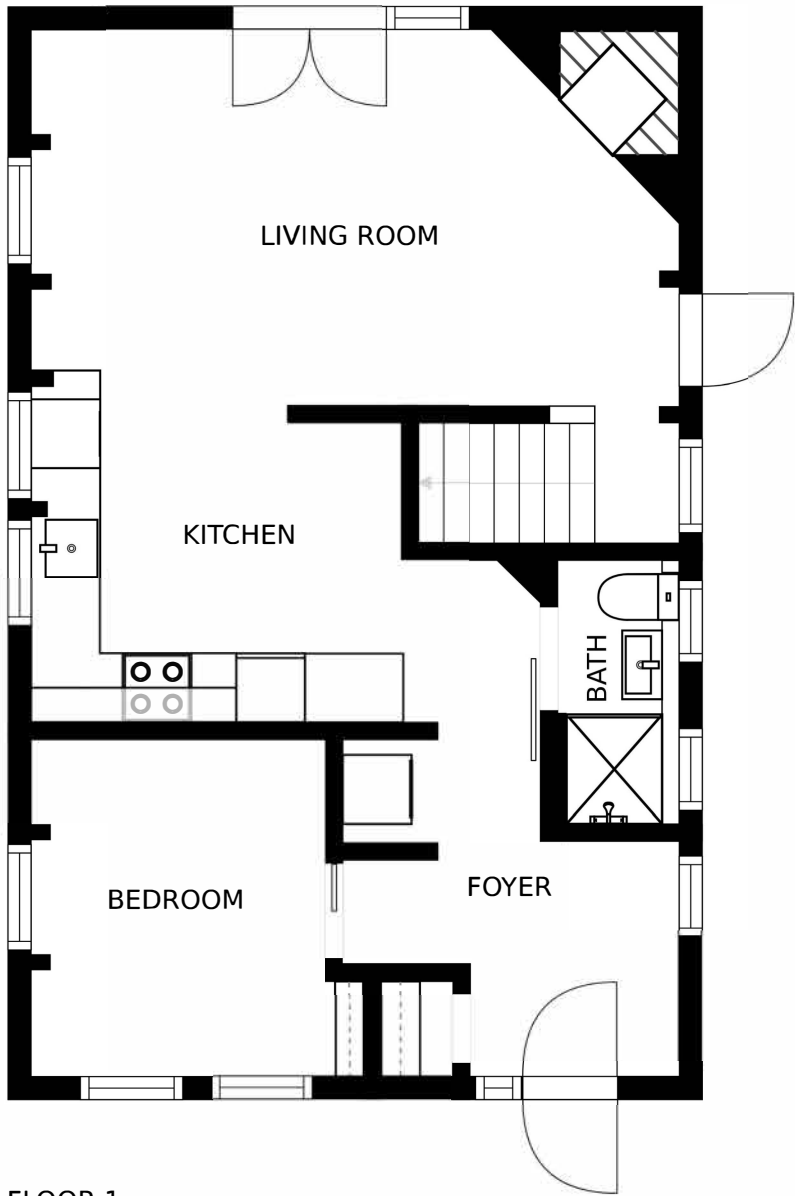
Dims (w/d):
View: Water
Services:

Waterfront:

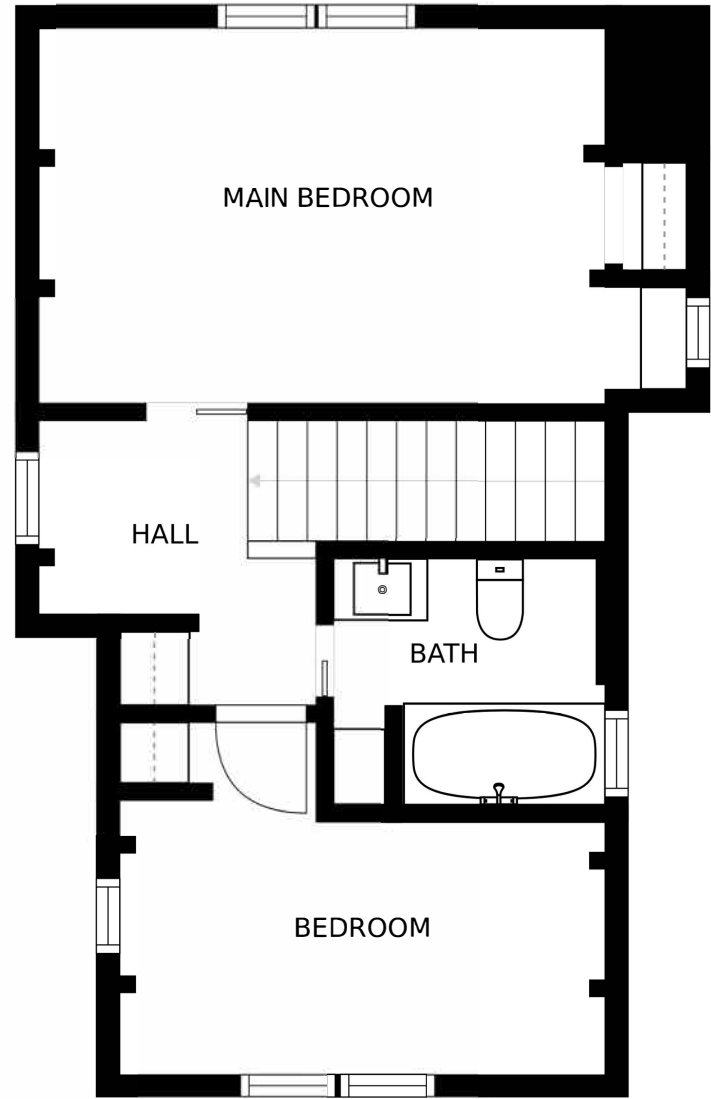
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:
Restrictions ALR: No

Unit Incl:

Agency Information



FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Map Title

LEGEND Operational Layers

Road Names



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,128

December 9, 2020

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Islands Trust makes no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





TITLE SEARCH PRINT

2021-01-23, 14:06:25

File Reference:

Requestor: Julian Bruce

Declared Value \$619000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA7533261 FB493807
Application Received	2019-05-31
Application Entered	2019-06-04
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CANDACE MARIE FROEBE, DANCE TEACHER 120 HILLTOP ROAD SALT SPRING ISLAND, BC V8K 1V9
Taxation Authority	Capital Assessment Area
Description of Land Parcel Identifier: Legal Description:	003-159-621 LOT 2, SECTION 61, RANGE 2, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 22756
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



Making a difference...together

Capital Regional District Building Inspection

Main Office, 625 Fisgard Street
PO Box 1000
Victoria, BC V8W 2S6
T: 250.360-3230 F: 250.360-3232 www.crd.bc.ca

BUILDING PERMIT INFORMATION REPORT

TO: Julian Bruce (Pemberton Holmes)
DATE: March 22, 2019
PAGES: 1
SUBJECT: 120 HILLTOP RD PID: 003-159-621
LOT 2 SECTION 61 RANGE 2 COWICHAN PLAN VIP22756 S SALT SPRING ISLAND.

Thank you for your request for building permit information and for providing owner’s authorization. The following outlines the permit information on this property:

Permit	Issued	Use	Status
8587	April 2, 1976	Single Family Dwelling	Lapsed as per dormant file policy
10366	Mar. 15, 1977	Addition to Single Family Dwelling	Lapsed as per dormant file policy
SS13-148	Jul. 11, 2013	Alter Single Family Dwelling	Completed
SS13-148	Jul. 11, 2013	Chimney/Woodstove	Completed
SS13-149	Jul. 11, 2013	Partial Demolition Single Family Dwelling	Completed
SS13-173	Aug. 9, 2013	Plumbing into Alter Single Family Dwelling	Completed
SS14-145	Jul. 11, 2014	Repair Roof	Completed

This is not a comprehensive report. The foregoing information is given for your convenience only and it should be clearly understood that you must satisfy yourself as to whether the premises and the existing or proposed use thereof is or would be in conformity with all applicable bylaws and regulations of the Capital Regional District.

If there are active building permits on a property at the time of sale or transfer of the property, the building permit shall expire and the rights of the owner under the permit shall terminate and renewal will apply in accordance with the *CRD Building Bylaw 3741*, Section 2.5.2 and Section 2.5.10.

- Information regarding the sewage disposal system can be obtained from Island Health (250-519-3401).
- Information regarding land use and zoning can be obtained from the Juan de Fuca Planning Department (250-642-1500) for residents in the Juan de Fuca Electoral area, Islands Trust (250-405-5151) for residents on the Southern Gulf Islands and Salt Spring Island Islands Trust (250-537-9144) for residents on Salt Spring Island.



SEWERAGE SYSTEM
LETTER OF
CERTIFICATION

FINAL

Filing # : GV15/064 Folio/PID # _____ Date: March 2015
(Day/Month/Year)

RE: Civic 120 Hill Top
Address: _____

Legal Description: Lot 2, Section 61, Range 2, South Saltspring Island, Cowichan District Plan # 22756

The signature and seal of the undersigned on this document certifies that:

The construction of the proposed sewerage system on the above property was completed on:
March 2015 (Day/Month/Year).

1. I am an "Authorized Person" as defined in the Sewerage System Regulation "BC Reg. 326/2004".
2. The owner has been provided with:
 - A copy of the sewerage system plans and specifications as filed with the Health Authority;
 - A maintenance plan for the sewerage system that is consistent with standard practice; and
 - A copy of this Letter of Certification as filed with the Health Authority.
3. The sewerage system has been constructed in accordance with standard practice.
4. The sewerage system has been constructed substantially in accordance with the plans and specifications filed with the Health Authority.
5. The estimated daily domestic sewage flow through the sewerage system will be less than 22,700 liters.
6. If operated and maintained as set out in the maintenance plan, the sewerage system will not cause or contribute to a health hazard.
7. I have supervised the construction of the Type 1 or 2 sewerage system by the owner on his/her own land:
N/A Y _____.
If yes, state dates of supervision: _____
8. I am a professional and have supervised the construction of a Type 3 system: N/A Y _____.
If yes, state the name of the person constructing the sewerage system: _____
If yes, state dates of supervision: _____

APPENDED TO THIS LETTER OF CERTIFICATION IS A PLAN OF THE SEWERAGE SYSTEM AS IT WAS BUILT AND A COPY OF THE MAINTENANCE PLAN.

Name:	Kris Plambeck (Please Print)	Health Authority Use Only
Signature:		
Authorized Person's Seal		
		Island Health Environmental Health - Victoria DATE RECEIVED APR 14 2015 Received By  (VHA Staff Signature)

FINAL

FILING OF SEWERAGE SYSTEM



This form is required to administer the Sewerage System Regulation (326/2004) and the collection of personal information complies with the Freedom of Information and Protection of Privacy Act. Within the Capital Regional District, information collected may be used by the CRD for the purpose of administration and enforcement of the Onsite Sewerage System Maintenance Bylaw. For Bylaw information contact 250-360-3000

PID#(CRD only)	FOLIO#(NORTH)	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> REPAIR	<input type="checkbox"/> AMENDMENT ONLY/ PREVIOUS FILING NUMBER	FILING NUMBER GV151064
----------------	---------------	--	---	---

1. Lot Information

Descriptions where sewerage system is to be constructed

LEGAL DESCRIPTION OF PROPERTY LOT 2, SEC 61, RANGE 2, S SSI, COW DIST PLAN # 22756	GPS LOCATION OF SYSTEM Use Datum NAD83 PLEASE USE DECIMAL DEGREES LAT. _____ LONG. _____
---	---

2. Owner Information

Mailing Address of Property Owner

SUITE/APT NUMBER	BUILDING NUMBER	STREET NAME	CITY/MUNICIPALITY/AREA
	120	HILL TOP RD	SALTSPRING ISL

NAME OF LEGAL OWNER OR STRATA CORPORATION LOUISE MANGAN	TELEPHONE NUMBER
--	------------------

3. Authorized Person Information

Mailing Address of Authorized Person

SUITE/APT NUMBER	BUILDING NUMBER	STREET NAME	CITY	POSTAL CODE
	120	HILL TOP RD	SLTSPRING ISLAND BC	V8K

NAME OF AUTHORIZED PERSON KRIS PLAMBECK	TELEPHONE NUMBER 250 537 6027	REGISTRATION NUMBER (if applicable) ROWP 0350
--	----------------------------------	--

4. Facility Information

5. Site Information

SUITE/APT NUMBER	BUILDING NUMBER	STREET NAME	CITY	POSTAL CODE
		PO BOX 507	SALTSPRING ISLAND BC	V8K2W2

SEWERAGE SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER (specify): _____	NO. OF BEDROOMS 2	TOTAL LIVING AREA (INCL. FINISHED BASEMENT) (in m ²) 900	EST. DAILY SEWERAGE FLOW (in litres/day) 1050	LOT SIZE (in hectares) 0.1029
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6. System Information

WILL BE CONNECTED TO A COMMUNITY WATER SYSTEM? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SYSTEM NAME _____	HYDRAULIC CONDUCTIVITY (K)(CM/DAY) 4000-8000 KFS	AVG. PERC RATE (MIN/IN) N/A	SOIL TEXTURE / DESCRIPTION LOAMY SAND
--	---	--------------------------------	--

DISTANCE OF PROPOSED DISCHARGE AREA FROM (in metres): +33 M WATER LINES +33M OWN WELL +33M NEIGHBOURING WELLS 15M BREAKOUT POINT +33M STREAM OR LAKE +33M DOMESTIC WATER SOURCES	NATURAL SOIL VERTICAL SEPARATION (in cms) > 18IN
--	---

TOTAL VERTICAL SEPARATION(incms) >24 IN	TYPE OF SEWERAGE SYSTEM <input checked="" type="checkbox"/> TYPE 1 <input type="checkbox"/> TYPE 2 <input type="checkbox"/> TYPE 3 (PROF. ONLY)	IF TYPE 2 OR TYPE 3 IS PROPOSED GIVE: MAKE NA MODEL NA	TREATMENT CAPACITY (in litres/day) NA
--	---	--	--

SEPTIC TANK MANUFACTURER PREMIERE	SEPTIC TANK MATERIAL PLASTIC	VOLUME OF TANK (litres) 9000 LT	EFFLUENT PUMP YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	HYDRAULIC LOADING RATE (in lpd/m ²) 45
--------------------------------------	---------------------------------	------------------------------------	--	---

DISCHARGE AREA: <input checked="" type="checkbox"/> TRENCH <input type="checkbox"/> BED <input type="checkbox"/> SAND MOUND <input type="checkbox"/> OTHER (SPECIFY) _____	METHOD OF EFFLUENT DISTRIBUTION GRAVITY <input checked="" type="checkbox"/> PRESSURE <input type="checkbox"/> OTHER <input type="checkbox"/>	DISTANCE BETWEEN SEWERAGE SYSTEM AND NEAREST WELL OVER 30 M
--	--	--

7. Restrictive Covenants/

ARE THERE ANY RESTRICTIVE COVENANTS/EASEMENTS, WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWERAGE SYSTEM? YES NO

If yes, please explain and attach supporting documents: _____

8. Plans and Specifications/ Orders

Attachments: a site or layout plan of the proposal drawn to scale, and
 a set of specifications of the sewerage system.
 a copy of the Health Act Order pertaining to the sewerage system.

9. Authorized Person's Signature and Assurance Statement

YES I have consulted with the MOHS' publication "Sewerage System Standard Practice Manual"
 NO I have used another source of standard practice listed below or copy attached.
 Name of alternate source of standard practice: _____

The information on this form is accurate and true to the best of my knowledge. I am an authorized person according to Sewerage System Regulation BC Reg 326/2004. The plans and specifications attached to this form are consistent with standard practice.

SIGNATURE 	PLEASE PRINT NAME KRIS PLAMBECK	DATE (DDMMYYYY) march 05 2015
---------------	------------------------------------	----------------------------------

Please complete all applicable fields on this form. If the form is incomplete, the filing may not be accepted and it will be returned to the Authorized Person. The Letter of Certification must be submitted within two years of the Accepted Date noted below. The Authorized Person must also file the Letter of Certification, the Maintenance Plan and the as-built plans as per Sewerage System Regulation (326/2004) within 30 days of completing the construction of the sewerage system.

10. Authorized Person's Seal

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">OFFICE USE ONLY</td> <td style="width: 50%; text-align: center;">ISLAND HEALTH HEALTH AUTHORITY STAMP FILING ACCEPTED WITH FILING ACCEPTED DATE</td> </tr> <tr> <td>FILING RECEIVED DATE (DD/MMM/YYYY) 16 MAR 2015</td> <td style="text-align: center; font-size: 1.2em; color: blue;">MAR 16 2015</td> </tr> <tr> <td>RECEIPT # 88786</td> <td style="text-align: center;">This Filing Does Not Constitute Approval for Further Subdivision</td> </tr> <tr> <td>DATE: Mar 16 15</td> <td style="text-align: center;">INITIALS: JCH</td> </tr> </table>	OFFICE USE ONLY	ISLAND HEALTH HEALTH AUTHORITY STAMP FILING ACCEPTED WITH FILING ACCEPTED DATE	FILING RECEIVED DATE (DD/MMM/YYYY) 16 MAR 2015	MAR 16 2015	RECEIPT # 88786	This Filing Does Not Constitute Approval for Further Subdivision	DATE: Mar 16 15	INITIALS: JCH
OFFICE USE ONLY	ISLAND HEALTH HEALTH AUTHORITY STAMP FILING ACCEPTED WITH FILING ACCEPTED DATE								
FILING RECEIVED DATE (DD/MMM/YYYY) 16 MAR 2015	MAR 16 2015								
RECEIPT # 88786	This Filing Does Not Constitute Approval for Further Subdivision								
DATE: Mar 16 15	INITIALS: JCH								

POSTED
MAR 20 2015
GH

E-MAILED
Mar 16 15

137

FINAL

ISLAND HEALTH
FILING ACCEPTED

APR 14 2015

This Filing Does Not Constitute
Approval for Further Subdivision

133

124

DISTANCES

House To tank 15 ft

House To field 20 ft

House To pump chamber 10ft

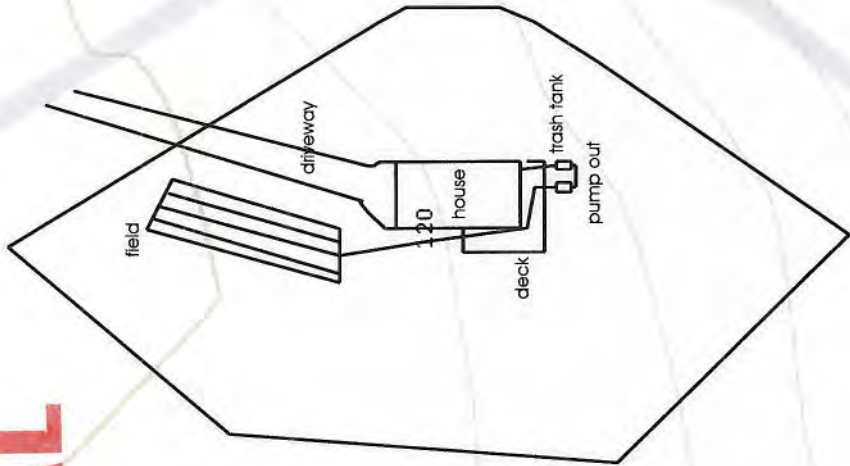
Deck to pump chamber 5ft

Field to property line 10 ft

Field to drive way 8 ft

125

108



Important

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Printed Wed, Apr 8, 2015

120 HILLTOP SALTSRING ISLAND BC
Lot 2 sec 61, Ran 2, S SSI, Cow Dist, plan #22756

General Summary of the Sewage System

Date: May 2014

Civic Address: 120 Hill Top Rd Salt Spring Island BC

Legal Description: Lot 2, Section 61, Range 2, South Saltspring Island, Cowichan District Plan # 22756

Site Assessment and Soil Evaluation Results

All specifications are consistent and based on Standard Practice Manual Version 3 of B.C. Ministry of Health.

*Lot size: 0.254 ac/ 0.1029 ha

* Daily Design Flow: 1050 L.P.D

* Number of Bedrooms: 2 * Total floor area 900 sq ft - max. 240 m² / 2583 sq ft

* Slope of site (at dispersal area): >1 % * Restrictive layer depth: 18-24 inches.

* Restrictive layer: HARD PAN

*KFS Range: 1200 mm/day * Soil texture: LOAMY SAND * Structure: Granular * colour: medium, brown, reddish

* Site constraints: small lot and slope constraints in back of lot <20% with raised bedrock.

Site strategies: the site ground conditions were not favorable, adding 2 feet of sand to raise the field, and an on demand dosing pressurized system to become favorable in consistence.

System Design Parameters

Adding 2 feet of sand to raise the field, and an on demand dosing pressurized system would be an optimal system for the site constraints.

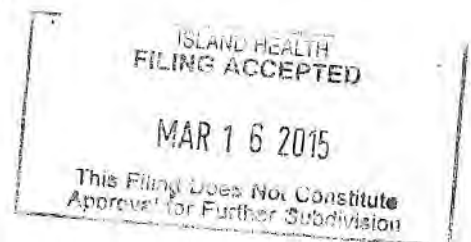
Distribution Method

* Depth of C33 sand to be add above infiltration surface to be : 24 inches.

* Total vertical separation: I.S. to restrictive layer: 48 inches

*KFS Range: 4000-8000mm/day

* Hydraulic Loading Rate (HLR) = 45 L/Day/M²



* **Daily Design Flow (DDF): 1050 (L/Day) divided by (HLR) 45 L/Day/M² = Area Of Infiltrative Surface (AIS)=23.3m²**

Tankage & Treatment Method

- * System to be: Type 1 * Distribution: pressurized
- * New Septic (trash) tank to be: 900 Imp. Gallons,
- * New Pump Chamber to be: 500 Imp. Gallons,

Distribution:

TYPE 1 Pressurize on demand dosing

- * Pump to be: Manufacturer: Monarch * Model: WSH50 high head
- * Voltage: 110 * ½ horse
- * Orifice Sizing to be: 3/16 * Orifice Spacing to be on: 2ft centre's

Piping: PVC

- * Laterals to be: 1 1/4 * Force Main / Manifold to be: 2in
- * Total Flow Rate: ____ U.S. G.P.M. * Lateral Flow Rate: ____ U.S. G.P.M.

Design Rationale:

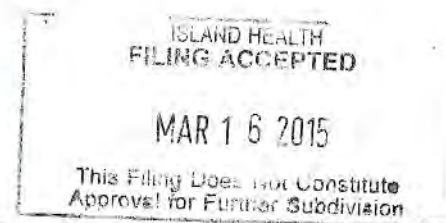
Replacement of field, to bring up to current code of SMP, The site ground conditions were not favorable so adding 2 feet of sand to raise the field, and an on demand dosing pressurized system to become favorable in consistence. An on demand dosing pressurized system would be an optimal system for the site constraints.

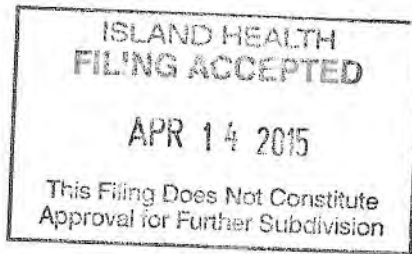
Declaration:

These plans and specifications are consistent with standard practice with regards to the Sewerage System Regulation and the Sewerage System Standards Practices Manual of 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 the system designed herein.

Respectfully Submitted,

Kris Plambeck R.O.W.P. #0350





FINAL

Re:(Filing or Folio #) GV15/064

Distribution Field Components

Civic Address: 120 Hill Top Rd Salt Spring Island BC

Legal Description: Lot 2, Section 61, Range 2, South Saltspring Island, Cowichan District Plan # 22756

TYPE 1 Pressurize on demand dosing

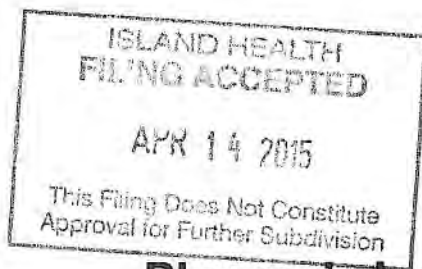
- * Pump Manufacturer: Monarch * Model: WSH50 high head
- * Voltage: 110 * ½ horse
- * Orifice Sizing: 3/16 * Orifice Spacing on: 2ft centre's
- * Laterals: 1 1/4 * Force Main / Manifold : 2in
- * 2 ft of sand added to native ground to place field on.
- * 900 GAL TANK * 500 GAL PUMP OUT
- * EFFLUENT FILTER * EFFLUENT PUMP
- * 23.3m² by 2.8 SQ FT PRESSUREIZED CHAMBERED FIELD COVERED WITH CLOTH
- * ALL CSA APPROVED PIPE AND FITTING
- * GLUED AT ALL CONNECTIONS * END CAPS ON ALL RUN

Please advise homeowner in specifications that dispersal area needs to be protected at all times:

- ***No soils added;***
- ***No soils removed;***
- ***No soils disturbed; and***
- ***No one to drive or park on designated area.***

Please note that this is critical.





FINAL

Planner's Installation Review Report (Pressure Distribution)

Civic Address: 120 Hill Top Rd Salt Spring Island BC

Legal Description: Lot 2, Section 61, Range 2, South Saltspring Island,
Cowichan District Plan # 22756

Final Construction Review

A final construction review of the installed Sewerage System was completed on March 15. This review included visual observation of the system components, testing of the pump system and measuring setback distances. Tanks were tested for leaks and no leaks were found. Floats and pump time was set to SPM standards.

Observations: Field and tanks are in successfully working order. All floats and pump are running optimally. The system is installed per original design.

Kris Plambeck R.O.W.P. #0350 Installer/planner of the above system has been installed and operates in accordance with the design specifications of the BC Sewerage System Standard Practice Manual.

Note: Visual observation of the pump float connections and system testing indicates that the electrical work was performed adequately. However, it is the responsibility of the qualified electrician who performed the electrical work to verify that it conforms to the BC Electrical Code for wet and corrosive environments.

Pump Installed: Pump Monarch * Model: WSH50 high head

Voltage: 110 **Amperage:** Horsepower: 1/2

Residual Head Achieved: 24 inches

Pump Float Off Position: 18 inches off of bottom of tank

Pump Draw Down: 8 inches

Dose Volume: 67 gallons

Pump Chamber: 500 Imperial Gallons

High Float Alarm Off Position: 28 inches off bottom

Respectfully Submitted,

Kris plambek R.O.W.P. #0350



Sewerage System: Registered Practitioner's Installer's Letter of Certification

Re:(Filing or Folio #) GV15/064

Civic Address: 120 Hill Top Rd Salt Spring Island BC

Legal Description: Lot 2, Section 61, Range 2, South Saltspring Island,
Cowichan District Plan # 22756

Kris Plambeck ROWP #0350 Planer & Installer Maintenance provider
DBA Diggin'It Excavating

Please be advised that the installation of the sewerage system on the above described property and filing document was completed, including completion of all listed requirements in the Planner's Installation Review Report.

I was responsible for performing the installation work except for the items being:

1. Electrical permits, wiring, connections and energizing the sewerage system
2. _____

I, the undersigned, am a registered practitioner as defined in the *Sewerage System Regulation, BC Reg. 326/2004* and certify that:

1. The above sewerage system has been installed in accordance with standard practice for installation; and,
2. The above sewerage system has been installed substantially in accordance with the plans and specifications provided to me and any written instructions received from the planner/professional subsequent to the original accepted filing document.

Respectfully Submitted,

Kris Plambeck R.O.W.P. #0350



FILING ACCEPTED

APR 14 2015

This Filing Does Not Constitute
Approval for Further Subdivision

FINAL

Maintenance Plan for Maintenance Providers

To be given to Maintenance Providers

Introduction

Design Flow Rate: 1050 LPD

Type of System (description): **TYPE 1 Pressurize on demand dosing**

The Maintenance Provider is to perform the maintenance outlined below as required:

TANKS:

- Measure sludge and scum levels in septic tanks and pump chamber.
- Pump-out and clean as required.
- Clean floats and pump as needed.

CONTROL SYSTEM, AND HOUSING:

- Test pump on/off float, the high level alarm float and the audible/ visual alarm to ensure they are operating properly. The pump on/off float is set to provide a pump draw down of 8 inches. The alarm float is set 28 inches above the pump "on" float position. Adjust floats if and when necessary.

FILTERS:

- Check effluent filters and clean when required.
- Replace filters as needed.

DISPERSAL FIELD: PRESSURIZED

- Check operation, cycle, test residual head.
- Lateral lines to be opened at clean out ends and flushed as required and or needed.
- Inspect observation ports.
- Check pipelines for signs of leakage.

DISPERSAL FIELD: GRAVITY

- Inspect observation ports.
- Inspect distribution box (Adjust flow/speed levelers as needed)
- Ensure that surface of dispersal field area is not collecting surface water
- Inspect diversion valve
- Inspect observation ports bi-annually (Observation Port is to observe biomat formation and effluent ponding at the zone of infiltration within the dispersal trench or bed.)

VALVES:

- Check Hydrotek valve operation.

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APR 14 2015

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DISCHARGE MONITORING:

- Record flow data, accumulated run time.

Septic (Trash) Tanks (All Systems)

Septic tank pump out intervals projected to be 5 years or as needed, with effluent filter inspection and cleaning intervals expected to be 1 year (6-8 months for the first two years), depending on use and influent quality. Tank sludge/ scum depth should be assessed annually at time of effluent filter cleaning.

Pump, Floats and Alarms

PRESSURE SYSTEMS ONLY

Annual pump check to include visual inspection, measurement of running amperage, record of run time per standard dose. Visual inspection of floats and manual test of alarm/float operation. Visual Inspection of pump chamber and cleaning as required.

Annual flow check to include record of pump starts (from counter) and run time (from pump hour meter) and manual check of counter operation.

Package Treatment Plants

Treatment plants, operations as per manufacture manual specifications.

R.O.W.P. Disclaimer:

I hereby certify that the information provided in this report is accurate and true to the best of my knowledge. I waive any and all responsibility and/or liability for the system problems malfunctions or health hazards that arise from any faulty system components, improper installation, damage resulting from misuse and/or failure to operate and maintain the system in accordance with the operation/maintenance plan.

Respectfully Submitted,

Kris Plambeck R.O.W.P. #0350



FINAL

ISLAND HEALTH
FILING ACCEPTED

APR 14 2015

This Filing Does Not Constitute
Approval for Further Subdivision

Operation and Maintenance Plan: Source Control Policy

(for Residential Systems with Design Flow Rate of 550 Imperial Gallons/Day or Less)

Effluent Quantity/Quality Guidelines

The residence is permitted to discharge up to a design flow rate 1050 Imperial Liters per day of effluent into the system at a peak flow; however, the average flow to the system over any week period must not exceed 525 Imperial Liters per day (50% of design flow rate).

The system is intended for use with normal residential effluent. There are various quality requirements for the effluent discharged from the home to the system, and it is the owner's responsibility to ensure that these are complied with. It is recommended that owners ensure that their liability insurance covers them for liability associated with discharge of effluent that causes damage to the environment. The following should not be discharged:

1. Any sewage in a volume or flow rate greater than shown above;
2. Any sewage in flow rate exceeding 15.4 Imp. Gallons per minute;
3. Any sewage in flow rate exceeding 350 Imp. Liters per hour
(8 times daily design flow rate per hour, e.g., $1050/24 \times 8 = 350 \text{ IG/hr}$);
4. Any liquid or vapor having an average temperature higher than 50°C;
5. Any flammable or explosive material;
6. Any garbage;
7. Any metal, plastic, wood or other solid or viscous substance capable of causing obstruction or interference with the proper operation of the sewerage system or treatment process;
8. Any sewage or industrial waste having a pH limit less than six (6.0) or greater than nine and a half (9.5);
9. Any sewage or industrial waste containing any of the following materials in excess of the indicated concentrations:

B.O.D.5	300 mg/L
Suspended solids	350 mg/L
Total sulfide expressed as H ₂	5 mg/L
Phenolic compounds	2 mg/L
Oil and grease	100 mg/L

Total cyanide expressed as HCN	0.2 mg/L
Total copper expressed as Cu	1.0 mg/L
Total chromium expressed as Cr	1.0 mg/L
Total nickel expressed as Ni	1.0 mg/L
Total lead expressed as Pb	1.0 mg/L
Total zinc expressed as Zn	1.0 mg/L
Total cadmium expressed as Cd	.05mg/L
Total phosphorus expressed as P	15.0 mg/L
Total arsenic	0.5 mg/L
Total mercury	.006mg/L
Total silver	1.0 mg/L

“B.O.D.5” (denoting biochemical oxygen demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at 20°C, expressed in milligrams per liter.

“pH” means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution and denotes alkalinity or acidity.

10. Any water or waste containing a toxic or poisonous substance capable of constituting a hazard to humans or animals, or any water or waste containing substances in such concentrations that are not amenable to treatment or reduction by the sewage treatment process employed, or are amenable to treatment only to such a degree that the sewage treatment plant effluent and sludge cannot meet the requirements of any other agency having jurisdiction over discharges from the system, or which would damage the dispersal field soils (this would include such items as excess chlorine bleach, excess sodium, disinfectant cleaners, drain cleaner, photochemicals etc);
11. Any substance that when concentrated in sewage treatment plant, effluent disposal fields, or in sludge, could result in a contaminated site (this would include paints and solvents);
12. Rainwater runoff from the surface or from roofs etc, storm or surface water, water from swimming pools or hot tubs;
13. Grease, oil, solvents etc;
14. Flushing water from water softeners;
15. Output from Garburators; and,
16. It is recommended that owners refer to the information in regard of Onsite wastewater systems, attached.

Contact List

Maintenance for Tanks

Company Name: Sunshine Septic Services

Phone #: 250 538 8388

Tank, pump out, filter cleaning, or general service and maintenance of the system.

R.O.W.P. Installer of Field and Tanks

Company Name: Digginit'Excavating

Contact: Kris Plambeck ROWP# 0350

Address: PO BOX 507 SaltSpring Island BC

Phone #: 250 537 6027

Questions or concerns pertaining to installation. General service and maintenance of the system.

Tank/Pump Chamber Supplier & Pump and Materials Supplier

Company Name: Sleggs Lumber Salt Spring Island

Phone #: 250 537 4978

Questions or concerns regarding septic tanks, pump chambers, risers or distribution boxes. regarding pumps, high float alarm or system components. This is the parts supplier.

