

**REGIONAL DISTRICT OF NANAIMO
LAKES DISTRICT/SCHOONER COVE
MODIFICATIONS TO SEWER SPECIFICATION
SUPPLEMENTAL COMMUNITY SEWER SYSTEM STANDARDS
FOR LAKES DISTRICT AND SCHOONER COVE**

GENERAL

The sewer standards for design and construction for the Lakes and Schooner Cove areas are to be governed by the 2013 Community Sewer System Standards as modified by these supplemental specifications. All modifications contained in this document overrule the original document.

The physical and temporal limits of this document are as outlined in the RDN/BCIMC Phased Development Agreement (PDA).

Subsequent modifications to the Community Sewer System Standards will not apply to the PDA lands unless both parties agree in writing to modify them.

MODIFICATIONS TO CLAUSES IN THE COMMUNITY SEWER SYSTEM STANDARDS

Section 1.1.1 Requirement

The PDA will replace the “Subdivision Servicing Agreement”

Section 2.6.3 Depths

Replace the first paragraph with the following:

“Depths of all sewers shall be such that all basements in the area the sewer is intended to serve can be drained by gravity. Lift stations from individual homes will be acceptable as depicted generally in the Lakes District Infrastructure Phasing Drawing appended to this addendum. There may be other areas that will be serviced by individual lift stations subject to the Approval of the RDN.”

Section 2.6.4 Curved Sewers

Modify the existing standard with the attached:

Horizontal curves will be permitted for the gravity sewer along the eastern side of Enos Lake and in other park areas where sewers are approved. Curves radii are to be at or larger than manufacturers specifications. Vertical grades are to be chosen such that velocities must be equal to or exceed 1m/s (for max day flows at full build out).

New Section Schematic Design

In order to properly plan for the full buildout of the development this specification sets the schematic master plan for the sewer layout. This layout may be changed with the consent of both parties and is outlined in the attached figures:

Sewer Layout 1

Sewer Layout 2

Sewer Layout 3

These figures show general positions for gravity sewers, lift stations, and properties that require homeowner pumps.