

Date: November 9, 2020
To: Gesick & Associates, P.C.
Subject Property: Upper Kensington Dr – Lots 19 & 21, East Lyme

Plan Designed by: Donald Gesick Jr., L.S.
Last Revision Date: 10/19/2020

Plan Date: January 29, 2020
Date Paid:

A revised plan was received by our office on October 20, 2020 (following initial submission in March 2020) for a proposed lot line revision affecting two lots previously approved in the Nottingham Hills subdivision/commission review. Lots 19 & 21 range from 2.45 to 3.12 acres and are to be served by private water and on-site subsurface sewage disposal, in the Town of East Lyme. This proposal is to adjust the lot lines such that each existing parcel will decrease in size, in favor of creating a new, 0.93 acre lot, proposed Lot 23.

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code are as follows:

- Revised Lot 19 is recommended ***conditionally*** suitable, subject to the proposed well location being altered on individual lot site plans to satisfy the required 25' setback from the foundation drains shown around the perimeter of the new home. It is recommended that the well also be relocated resulting in the entire well arc being kept on the property it serves. It appears the revised lot lines affecting this lot configuration would allow both of those revisions to be achieved at the time of building permit application.
- Proposed Lot 23 & Revised Lot 21 are **not** recommended suitable in their current condition and the following issues are to be addressed:

“Additional Suitability Requirements”

1. Both the Primary and Reserve septic areas for Lot 23 are proposed where unsuitable soil conditions were encountered. Unsuitable soil conditions include areas with less than 18 inches of soil above maximum groundwater or less than 4 feet of soil above ledge rock.
2. Lot 21 as proposed shows the Primary leaching system area where unsuitable soil conditions were encountered around the perimeter of the system. In the case of existing single-family residential building lots created prior to January 1, 2007, an area with **potentially** suitable soil must be identified. Potentially suitable soil contains less than 4 feet of existing soil above ledge rock but at least 2 feet of which is naturally occurring soil. The applicant could use the plan (at the risk of the property owner, no guarantees are provided of suitability by LLHD) to make the unsuitable area serving existing Lot 21 suitable according to health code (minimum 4' to ledge). To use said plan as a guidance plan, the following must be conducted:

- a. A licensed surveyor is to stake out the proposed strip areas (10' beyond the edge and 25' downgradient of the primary septic area) with grades of the proposed fill to create 4' to ledge.
 - b. The owner may then request a site visit by LLHD to check the location and elevations of said stakes.
 - c. Once the stakes are verified, the owner may have a licensed septic installer remove the topsoil in the staked area, protect said area from erosion or contamination throughout the preparation and installation process, and request and inspection by LLHD to verify the extent of the septic strip.
 - d. The installer may then place approved C-33 sand, per plan (sieve from within 30 days of placement) that is compacted and to the elevations of the proposed guidance plan (to be verified by LLHD). LLHD shall then conduct a perc test in the compacted fill, according to health code, and request the surveyor to verify the final grade elevations of the filled areas, also verified by LLHD.
 - e. Once this process is complete and all steps approved by LLHD, the proposed septic areas may be approved as suitable by LLHD.
3. MLSS calculations are not noted. Based on non-typical ledge encountered in most test pits, MLSS applies to all proposed lots.
 4. Proposed underground electrical line or other underground utilities are not shown.
 5. A proposed water treatment wastewater discharge system is recommended to be shown on the plans for potential treatment of well water.
 6. A description of the proposed septic tanks (size and type) are not included.
 7. A description of the proposed leaching system for each lot is not provided and thus it cannot be determined whether Effective Leaching Area is satisfied for each proposed home.

The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. All proposed well arcs should be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.
2. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

***Please note that soils testing indicated on this plan are representative of actual soil conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that this lot line revision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.**

Please call me at 860-448-4884 with any questions regarding this matter.

Sincerely,



Danielle Holmes, REHS/RS

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Cc: **Town of East Lyme Code Officials**
Attorney – Paul Geraghty