

February 16, 2021

Mr. Joseph Wren, P.E.  
Indigo Land Design, LLC  
40 Elm Street, 2<sup>ND</sup> Floor  
Old Saybrook, Conn. 06475

RE: Resubdivision Site Plan; Prepared For Barry & Kathleen Steamer, 40 Spring Rock Road, East Lyme, Conn.


Dear Mr. Wren:

I have reviewed the above referenced 2-page set of plans dated January 5, 2021, for a proposed resubdivision of land at 40 Spring Rock Road into two lots identified as Parcel A and Parcel B having 1.36 acres and 1.26 acres of land, respectively. The overall property has an existing dwelling, swimming pool and supporting utilities consisting of public water supply and an on-site subsurface sewage disposal system. The current developments would be located on the Parcel A portion of the property. Parcel B would be a newly created vacant lot that would be served by public water supply and an on-site subsurface sewage disposal system. Page 1 of 2 details the existing development on the property and "typical locations" for a potential house and sewage disposal system on Parcel B. Soil testing locations and results are shown on the plans both from the original subdivision testing for the original lot and more recently, i.e. on November 5, 2020, for the pending resubdivision.

Based on review of the site plan and results of the site testing, it appears that the new Parcel B would be suitable for the development of a house with supporting public water supply and a sewage disposal system. It is noted that the depth to ground water is relatively shallow with the resulting requirement that a site plan and sewage disposal system design prepared by a licensed professional engineer would be required for consideration of issuance of a building permit for a future dwelling on Parcel B. The sewage system serving Parcel A was designed, installed and approved for the proposed use at the time of development. Soil test data confirms that a code complying system is still possible on the remaining land of the parcel. This instant design has been reviewed for subdivision purposes, only, and would not be sufficient for final lot development.

If you have any questions concerning the above information, please contact me.

Very truly yours,

  
George P. Calkins, R.S.  
Senior Sanitarian

CC: G. Goeschal, Dir. Plan.  
B. Steamer  
D. Holmes  
W. Brown-Arnold  
SPRING ROCK RD 40-EL\_RESUB LTR