

Date: July 9, 2024
To: Killingly Engineering Associates
Subject Property: Scott Rd, East Lyme

Plan Designed by: Normand Thibeault, Jr., P.E.
Last Revision Date: N/A

Plan Date: May 15, 2024
Date Paid: May 20, 2024

The subject plan and associated information was received by our office on May 20, 2024 for a proposed **two** lot subdivision/commission review. The proposal is to re-subdivide an existing 1.9 acre lot (Lot 6) into two lots ranging from **0.947** to **0.984** acres. Lots will be served by private water and on-site subsurface sewage disposal systems, in the Town of East Lyme.

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:

- Lots 6 & 7 are recommended generally suitable in the design depicted on the above referenced plans, subject to the following conditions:**

“Additional Approval Considerations for Future Site-Specific Plans”

Each lot has been reviewed as supporting a future single family home containing three bedrooms.

1. Additional soil exploration *is required* prior to submission of individual lot plans. There is no percolation test in either the primary or reserve septic areas for proposed lot 6. There is only one deep test pit and percolation test in the septic area for proposed lot 7. A minimum of two to four deep test pits and at least two percolation tests (one in primary, one in reserve) are required per lot.
 - a. Who witnessed the test pits and who conducted the percolation tests is required to be included in the soil descriptions on individual lot design plans.
2. Perc rate to be confirmed for Lot 6 with additional tests. MLSS calculation and ELA sizing should be based on a 10.1-20.0 min/in design rate according to the readings provided for percolation test 201.
3. The minimum size septic tank for each residence shall be at least 1000 gallons.
4. The setback of the septic tanks from the buildings served must be increased due to the approximate 2' width of a foundation drain around the outside perimeter of the foundation. A 27'+ setback is recommended.
5. Specifically for Lot 7, MLSS does not apply if the average depth to receiving soil is greater than 60".
6. Descriptions shall be provided of the proposed length and type of leaching product for all primary and reserve septic areas.

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 wastewater discharge systems.

***Please note that soil 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, or if insufficient test locations were provided. Applicant should be aware that subdivision approval IS NOT 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
Senior Sanitarian

Cc: **Owner-** Andia Likollari
Town of East Lyme Code Officials