

Date: March 26, 2025
To: May Engineering LLC
Subject Property: Heritage Rd, East Lyme

Plan Designed by: Timothy May, P.E.
Last Revision Date: March 18, 2025

Plan Date: January 6, 2025
Date Paid: February 10, 2025

The revised plan and associated information was received by our office on March 25, 2025 for a proposed **three** lot subdivision/commission review. The proposal is to subdivide an existing 5.92 acre lot into three lots ranging from **1.12** to **1.57 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 1-3 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.

Lot 1

1. Additional soil exploration *is required* prior to submission of individual lot plans. There is no percolation test or deep test hole data in the Reserve Area. 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.
2. A well has a minimum required separation of 25' to any drains, measured to the drain's edge. Since new construction has foundation drains which are typically 1.5' – 2' in width, the well must be shown greater than 25' from the house footing to comply with the separation requirement.

Lot 2

1. Additional soil exploration *is required* prior to submission of individual lot plans. There is no percolation test or deep test hole data in the Reserve Area, and no percolation test in the Primary. 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.
2. An alternate location on the property should be considered for both Primary and Reserve septic areas. Due to the applicable sanitary well radius being 150', it may allow for the well location to be shifted to a location that keeps a larger portion of the radius on the property it will serve.

Lot 3

1. There is no percolation test representing the Reserve Area for lot 3. Additional soil testing is required or shift the Reserve so it encompasses both a deep test hole as well as a perc test.

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-** Steve Harney
Town of East Lyme Code Officials