

Memo

Date: October 20, 2005
To: Distribution
From: Director of Health, Ledge Light Health District
RE: Clarification on Subdivision Submission Requirements

Ledge Light Health District (LLHD) receives numerous requests from city/town commissions, boards, and departments to review and provide comments on subdivisions and multiple-lot submissions to ensure they comply with the Connecticut Public Health Code (the Code). This is an opportunity to standardize our services across the municipalities, minimize future issues regarding eventual build-out of lots, and expedite the review process by reducing misunderstandings concerning what is required. The basis for the following list of LLHD required items is based on **Connecticut Public Health Code** Section 19-13-B103e (a) and (e), which outlines the minimum duties of directors of health and/or registered sanitarians to issue plan approvals and permits for subsurface sewage disposal systems (<5,000 gals/day) and/or private potable water supplies.

All applicants of subdivision and/or multiple-lot plan reviews shall provide the following information to the LLHD in order to receive plan review and recommended subdivision approval of the plan according to the Code:

1. The applicant shall submit a completed LLHD fee for service form with the necessary plan review fee to the LLHD (forms are available at the LLHD Groton and New London offices).
2. A scaled plan (no greater than 1"-40' for lots and 1"-100' for overview) designed by a licensed surveyor and/or professional engineer shall be submitted that contains contact information for the designer, date of the plan, revision dates and official stamp and signature by said individual (s).
3. All property lines, watercourses, and ledge/rock outcrops shall be located and identified on the plan. In addition, all wetland delineation/soil types required by the municipality shall be provided on the plan.
4. The plan must provide existing contour/spot grade elevations. The maximum delineation of ground contours for LLHD subdivision review shall be no greater than 5'.
5. Locate and provide on the plan all information for deep soils testing and percolation testing conducted on the submitted lots. All soils testing and percolation testing in and directly down slope of the proposed subsurface sewage disposal system will be utilized for the review, but a minimum of two deep test holes (8-10' deep) and two percolation tests (depth based on restrictive layers found in the test pits) must be witnessed by a LLHD sanitarian **AND** a professional engineer. Further soils testing and/or groundwater monitoring may be required for recommended approval.
6. The septic tank and leaching area (primary and reserve) or sewer connection shall be located and described (i.e., size and type) on each building lot to a scale that meets the required length, width and separation distances of the Code.
7. The Maximum Leaching System Spread (MLSS) calculation (a possible precursor to hydraulic analysis) is to be included and achieved for each lot with an average restrictive layer in and 50' down slope of the proposed leaching area $\leq 60"$ below naturally occurring grade. Any lot with an average restrictive layer $> 60"$ shall have a note that MLSS is not required by the Code.
8. A building structure shall be located on each proposed building lot with the use (bedrooms) and be of approximate scaled size.
9. All buildings shall indicate if footing drains/curtain drains will be provided, and if so shall show their location and location of the discharge pipes. All Code required separation distances shall apply.
10. Show the location of the water supply (well and/or waterline) and underground utilities of all lots and ensure that they meet all separation distances indicated in the Code.
11. All water supplies, septic system, buildings, and drains on neighboring properties shall be located and identified on the plan. If such items are located further from the proposed buildings, water supplies, drains and/or septic systems than required by the Code, this shall be stated with a note on the plan.
12. Applicant should be aware that subdivision review IS NOT sufficient for individual lot approval. Each lot must be reviewed by LLHD at the time of building permit application in order to obtain lot approval and issue a septic/well permit.

If you have any questions or concerns, please contact any LLHD sanitarian at (860) 448-4882.

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Director of Health

Enc- 2004 Connecticut Public Health Code Regulations and Technical Standards Separation Distances

Distribution: Professional Engineers and Licensed Surveyors
Groton, Ledyard, New London and Waterford Town Officials
Ledge Light Health District Sanitarians
Department of Public Health Environmental Engineering Program