

Date: December 4, 2024

To: Peter Gardner, L.S.

Subject Property: 5A Lorenz Industrial Parkway, Ledyard

Plan Designed by: Peter Gardner, L.S. Plan Date: **10/1/2024** Last Revision Date: --- Date Paid: **11/15/2024**. The plan and associated information submitted to our office on **11/14/2024** for a proposed 2 office commercial building with public water and private septic at the above stated property, in the Town of Ledyard, is:

☒ **Requires Further Revisions: Modifications are needed to meet the requirements of Section 19-13-B103 of the Connecticut Public Health Code. Items requiring revision are listed below.**

Conditions:

1. The plan proposes one row of 25LF in length, of Mantis 536-8 Low Pro to be set at a base elevation of 206.80', and gravity fed by a minimum 1000-gallon tank.
2. I noticed that the time for both perc test is the same, please explain how you were in perc A and Perc B at the same time.
3. Bottom of the system proposed to low. Upgradient side of leaching is proposed at 210', thus the max depth of the bottom of the system can go at elevation proposed is 207' with the bottom of the test hole at 84".
4. Confirmation test pit required at Northeast end of the primary leach field prior to installation.
5. A walkthrough upon completion of the construction of the house will be required prior to the issuance of the permit to discharge.
6. There are two test pits called "test pit 2", one of them is test pit 4.
7. Footing drains shall remain >25' from all septic components. Shall be tight piped anywhere within 25" and the trench shall be backfilled with non-free drainage material.
8. Stable benchmark adjacent to proposed building and sewage disposal system. Installer should not be required to transfer benchmarks when considerable difference (more than 10' to 15') exist between the benchmark and leaching area. If the benchmark is disturbed prior to construction, the engineer should set another one for construction purposes.
9. All tanks requiring risers shall maintain the original covers on the tanks, have riser covers that weight at least 59 lbs. and/or install a safety device below the riser to prevent individuals from falling into a tank. All below grade tank or riser cover handles shall contain or be fitted with a material that can be located with a metal detector.

Notes/ Recommendations:

1. If a garbage grinder or large tub over 100-gallon is to be installed the septic tank should be sized accordingly.
2. Underground Utilities shall remain a minimum of 5' from all septic components and the trench shall be backfilled with non-free drainage materials.

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. It is strongly encouraged to keep the original tank covers on all tanks requiring risers to prevent the escape of sewer gases and prevent individuals from falling into tanks.
3. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

Additional Requirements and Recommendations:

1. **Installer to submit scaled and/or tied as-built to LLHD upon 30 days of completion with distances to flow line at house, inlet and outlet cover of tank, d-boxes, cleanouts and ends of leaching rows, well, footing/curtain drains and between tie points. In addition, provide the name of installer, date, house location and street/directional arrow.**

***Please note that soils testing indicated on this plan are representative of actual soils 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 subdivision 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 860-448-4882 ext 1383 with any questions regarding this matter.

Sincerely,



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Cc: Town of Ledyard Code Enforcement Officials.