

Date: **05/09/2023**

To: **Loureiro & Gales Ferry Intermodal, LLC**

Subject Property: **1761 Route 12, Ledyard**

Plan Designed by: **Susan Marquardt P.E.** Plan Date: **3/7/2023** Last Revision Date: **5/1/2023** Date Paid: **4/12/2023**

The plan and associated information submitted to our office on **5/2/2023** for a proposed **10,000 sq.ft. industrial** 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.

Required Revisions

1. "Phase 2 Expansion" is not being approved at this time, when the time comes a B100a application shall be submitted and reviewed for proposed changes/expansion.
2. Since there are other buildings located on the same lot that are already served by private septic, B100a compliance shall be demonstrated. This means that code complying areas shall be demonstrated for all existing buildings currently served by septic. Please fill out and submit a B100a application.
3. Additional information is required to further clarify proposed design flow. The proposed building is labeled "Industrial Building" which per Table 4 of the Technical Standards should be sized as 0.1 GPD per square foot, and in this case, 10,000 square feet would result in 1,000 GPD design flow. If a different calculation is used to determine design flow, that shall be justified with more information (narrative of use of all parts of the building and more detailed floor plans).
4. Existing contours are unclear and unlabeled.
5. There are several yard drains and catch basins located too close to the primary and reserve leaching. Per Table 1 Item G. of the Technical Standards, groundwater drains shall be located 25' away if upgradient or on sides and 50' away if downgradient of leaching.
6. Storm water infiltration system is located 37' away from primary leaching, per Technical Standards Item H., it should be located a minimum of 50' away due to MLSS not being applicable.
7. Utility service trench is located 3.5' away from septic tank. Per Technical Standards Table 1 Item O. this should be located a minimum of 5' away from all septic components.
 - a. Utility service trenches located within 25' of the septic shall be backfilled with non-free draining material.
8. HDPE pipe is not listed on Table 3 (approved tight pipe for groundwater and surface water piping within 25' of a sewage system) of Technical Standards.
9. Septic system Key has incorrect measurements listed compared to what is laid out on plan. Ex. Note A states 15LF of pipe, but there is 12LF demonstrated & Note C states 152LF of pipe, but approximately 112LF is demonstrated.
10. Property Survey Sheet 1 of 2 shows a "Wet Area" in the area of the proposed septic system. What is this wet area? Should it impact the design and location?

Notes/Additional Items:

1. Recommend Schedule 40 pipe coming out of tank into dbx as well due to vehicular travel over it.

2. All newly installed septic tanks shall have an approved non-bypass effluent filter that is rated for the design flow of the SSDS.
3. Stable benchmark adjacent to proposed building and sewage disposal system. Installer should not be required to transfer benchmarks when considerable differences (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.
4. All tanks requiring risers shall maintain the original covers on the tanks, or install a secondary safety device in 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.

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 1316 with any questions regarding this matter.

Sincerely,



Joseph Blanchard REHS/RS
Sanitarian II

Cc Wendy Brown-Arnold, Supervisor of Land Use Activities