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Land Use Department

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Date: July 29, 2026

To: Peter Gardner

Subject Property: 12 Hyde Park Drive and 975 Long Cove Road Ledyard, CT

Plan Designed by: **Peter Gardner L.S.** Plan Date: **06/12/2026** Last Revision Date: **n/a** Date Paid: **07/07/2026**

The plan and associated information submitted to our office on **07/07/2026** for a proposed **14** lot subdivision/commission review. Lots ranging from **0.46 acres to 1.03 acres** are to be served by **public water** and **private septic systems**, in the Town of Ledyard.

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 Section 19-13-B103e are as follows:

- ☒ Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 16 are recommended suitable in their current condition.
- ☒ Lot 2, 8, and 13 are identified as areas of special concern due to ledge rock occurring less than five feet below ground surface and Lot 8 has a slope that exceeds 25 percent. The septic system must be designed by a Professional Engineer (PE)

"Additional Suitability Issues" & Notes

1. Please add the date when the percolation tests were read. Multiple percolation tests were started at the same time, so the read date should be documented for each test. Leaching areas, shall be staked by LS for protection during clearing and construction.
2. Additional soil testing and/or perc tests may be required for individual lot submission.
 - a. Ex. Lot 9 does not have a perc in primary or reserve in the leaching area.
3. Septic tank locations not demonstrated, shall maintain all required setback distances on individual lot reviews.
4. The subdivision plan does not show any groundwater drainage system designed to collect groundwater or stormwater.

*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 x 1316 with any questions regarding this matter.

Sincerely,

Odalys Reyes Morales

Environmental Health Specialist I