

BRISTOL-BURLINGTON HEALTH DISTRICT
240 Stafford Avenue, Bristol, Connecticut 06010-4617
Tel. (860) 584-7682 • Fax (860) 584-3814

SUBDIVISION PLAN POLICY Updated November 28, 2016

- Applications for subdivision review must be completed and submitted with the applicable plan review fees (\$150 per lot).
- Submit two Professional Engineered plans to BBHD with detailed report.
- Twenty (20) working days are allowed for plan reviews if needed.
- See Separate BBHD Policies for soil testing and well radius requirements.
- Approval of plans will be in accordance with the most current regulations of the State of CT. Public Health Code Technical Standards for Subsurface Sewage Disposal.
- At minimum the following information must be shown on the plans
 - Show completely any water courses, seasonal tributaries, proposed or existing storm water and road drainage systems, retention ponds, and/or easements.
 - Inland wetland boundaries must be established by a soil scientist and located on subdivision map by a surveying method. Field identification numbers must be shown on map. In cases where wetlands soils have not been found, a letter from the soil scientist to that effect should be submitted with the subdivision report.
 - Show original and finished contours and elevations including road and driveway cuts. Contours must be a 2 ft. intervals unless otherwise approved by BBHD.
 - Locate all observation pits and percolation tests on map with corresponding numbers. Test hole locations must be accurately established by a licensed surveyor or engineer.
 - Indicate tentative house site (in compliance with zoning or land use requirements), driveway well and proposed primary and reserve septic sites.
 - Where ledge rock, hardpan and/or ground water conditions are such that fill will be required as part of the final subsurface disposal design, the subdivision plan should include finish contours in the primary and reserve septic areas.
 - Show rights of way, easements and/or deed restrictions which incumber land use.
 - Where curtain drains or footing drains are proposed, the location and discharge point should be shown.
 - Show any adjacent property wells or septic systems
 - Show minimum wetland/watercourse separating distances as required by local regulations.
 - Plans must bear the seal and signature of the engineer and surveyor.
 - Plans must show the ELA and Minimum Leaching System Spread (MLSS) for each proposed lot.
- Lots must exhibit a minimum ledge depth of 4 ft. in both the primary and reserve septic sites for subdivision approval. Test holes down gradient of the primary and reserve sites should establish a minimum soil mantel of 2 ft. for a distance of 50 ft.
- In the event of questionable maximum ground water levels as observed or indicated by mottling in test pits, standpipes can be installed for further investigation during the wet season. Standpipe readings used for groundwater monitoring shall utilize the average of at least 5 consecutive weekly readings taken during the most restrictive 30 day period of the wet season.

➤ **SUBDIVISION REPORT**

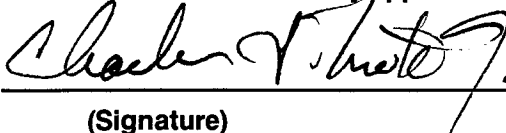
A detailed report must be submitted with the subdivision plans and address any site limitations for subsurface sewage disposal based on the engineer's analysis of the test data. A brief narrative must be included in the report to indicate the overall description of the proposed subdivision (location, number of lots etc.). General design recommendations must be provided on an individual lot basis and include essential site modifications necessary to achieve code compliance. i.e., fill requirements, curtain drain, pumped system, etc. Soil data corresponding to each lot must be included in the written report. Septic system primary and reserve blocking on map should reflect the design percolation rate and bedroom number. BBHD approvals will be qualified based on the design layouts for the subdivision. For example, if a lot depicts a three bedroom system layout, BBHD approval will be limited to three bedrooms. When the subdivision plan proposes the development of lots where the septic primary and reserve subsurface sewage disposal sites are spatially constrained by required setback distances, MLSS spreads, or other site limitations, the BBHD may require a more detailed design plan as part of the subdivision submittal.

➤ **TEST CURTAIN DRAINS**

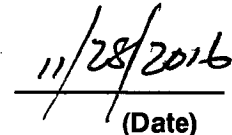
When ground water or mottling levels are less than 18 inches from the surface and curtain drains are proposed to meet minimum health code requirements, BBHD may require that a test drain be installed and ground water levels monitored through a wet season before the lot is approved. When such site testing is warranted, the following procedures will be followed.

- The curtain drain must be installed in accord with a detailed design plan prepared by a Professional Engineer. The plan must be submitted to BBHD for comment prior to curtain drain installation and should include the location and number of all proposed ground water monitoring wells. The drain must be field staked by the engineer or surveyor and BBHD must be notified prior to the start of the work. For monitoring purposes, an open ditch may be substituted for a stone or fabric drain. A curtain drain consisting of at least 50% of the proposed plan drain may also be installed with the approval of the design engineer. In this case, ground water monitoring wells would be located in the system area that is drain protected.
- A series of standpipes should be placed above and below the curtain drain. Stand pipes below the drain should be set back a distance approximately equal to the most down gradient portion of the primary leaching system. An attempt should be made to locate the up gradient installations above the drawdown influence of the drain. Standpipes should be fitted with a cover to exclude precipitation and should extend below grade a minimum of 36 inches. All pipes should be numbered. Siltation protection through the use of filter fabric, sand or stone may be used at the discretion of the design engineer.
- Standpipe readings used for groundwater monitoring shall utilize the average of at least 5 consecutive weekly readings taken during the most restrictive 30 day period of the wet season
- The depth to ground water in the standpipes must be recorded by a Professional Engineer. BBHD must be notified when ground water levels are observed at depth greater than or equal to 18 inches from grade in the septic area test site during critical monitoring periods.
- A report must be prepared by the design engineer and submitted to the BBHD at the completion of the curtain drain monitoring period. Conclusions as to the suitability of the site for subsurface sewage disposal based on the field monitoring data must be contained therein. This report must be provided regardless of the success of the curtain drain.

Updated Subdivision Plan Policy approved by Director of Health on:



 (Signature)



 (Date)