TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

SUBDIVISION REVIEW APPLICATION

Town _____ Street _____ Map# _____ Block _____ Lot# _____

Subdivision Name _____ Total Acreage _____

# of Lots Proposed _____ Road Construction Proposed ◯ Yes ◯ No

Type Of Water Supply Private Well ◉ Public Water ◯ IF Public Water, Name Of Utility _____

Project Engineer _____ Connecticut License # _____

Address _____ Phone # _____ EMail _____

Owner _____ Address _____ Phone # _____

Soil Scientist Delineating Wetlands _____ Owner EMail _____

Name _____ Address _____

Application must be accompanied by a preliminary map of proposed Development and $150.00/lot soil test fee. An additional $150.00/lot Review fee must be submitted with final subdivision plans. Checks Should be made payable to t.A.H.D. (rev 2026-04-08)

For Health District Use ONLY

Fee _____

Assigned To _____ Scheduled Testing Date(s) _____

Date Of Receipt Of Completed Test Data / Plans _____

Subdivision Approved For Subsurface Sewage Disposal [ ] Yes [ ] No

IF Yes, Total Lots Approved _____ Date of Approval Letter _____

IF No, Number Of Lots Not Approved (Check One)

[ ] Formal Submittal Never Reviewed
[ ] Lots Not Suitable
[ ] Insufficient Test / Field Data
[ ] Wet Weather Evaluation Required
[ ] Ground Water Monitoring Required
[ ] Other - Explain

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SUBDIVISION REQUIREMENTS FOR ENGINEERS

T.A.H.D. must be notified at least ten (10) working days prior to any subdivision testing. Applications for subdivision review (attached) must be completed and returned to this office with the appropriate fee prior to site testing.

IN FIELD

1. In ledge areas or where ledge is encountered at less than 7 ft., enough observation pits, dug to show suitable area for system and 100% reserve.

2. All observation pits, regardless of results, identified in field by numbers corresponding to report submitted. Stand-pipes must be located in all deep test pits to a depth of 7 ft. and be labeled with test hole number.

3. All wetlands must be field identified by a soil scientist. Identification flags must be numbered.

ON PLANS

1. Show completely any water courses, intermittent watercourses, proposed or existing storm water and road drainage systems, retention ponds, and/or easements.

2. 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 wetland soils have not been found, a letter from the soil scientist to that effect should be submitted with the subdivision report.
3. Show original and finished contours and elevations including road and driveway cuts.

4. Contours must be at 2-ft. intervals unless otherwise approved by T.A.H.D. 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.

5. Indicate tentative house site (in compliance with zoning or land use requirements), driveway, well and proposed primary and reserve septic sites.

6. 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.

7. Show rights of way, easements and/or deed restrictions, which encumber land use.

8. Where curtain drains or footing drains are proposed, the location and discharge point should be shown.

9. Show any adjacent property wells or septic systems.

10. Show minimum wetland/watercourse separating distances as required by local regulations.

11. Plans must bear the seal and signature of the engineer and surveyor.

12. Plans must also address Minimum Leaching System Spread (MLSS) for each proposed lot.

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REPORT

A report should be submitted with the subdivision plan, which addresses the site limitations for subsurface sewage disposal, based on the engineer's analysis of the test data. General design recommendations should 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. Septic system primary and reserve blocking on map should reflect the design percolation rate and bedroom number. T.A.H.D. approvals will be qualified based on these design layouts. For example, if a lot depicts a three-bedroom system layout, T.A.H.D. approval will be limited to three bedrooms.

SHALLOW LEDGE

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.

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, T.A.H.D. 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.

1. The curtain drain must be installed in accordance with a detailed design plan prepared by a Professional Engineer. The plan must be submitted to T.A.H.D. 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 T.A.H.D. 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.

2. 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.

3. The time of the year and the duration of the period for curtain drain monitoring will be determined on the basis of the following:

    a) Ground water levels must be at a point considered at or near seasonal maximum for a period of at least thirty days. While this will generally be in the spring, other months may be acceptable depending on recorded rainfall and ground water data.

    b) The depth to ground water in the standpipes must be recorded by the design engineer at weekly intervals or more frequently for a period of not less than 30 days during critical ground water periods. TAHD 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.

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4. A report must be prepared by the design engineer and submitted to TAHD 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.

5. In the event of questionable maximum ground water levels as observed or indicated by mottling in test pits, a similar monitoring procedure will be utilized.

DETAILED DESIGN REQUIREMENTS

When the subdivision plan proposes the development of lots where the septic primary and reserve subsurface sewage disposal sites are specially constrained by required setback distances, MLSS spreads, or other site limitations, the TAHD may require detailed design plans as part of the subdivision submittal. In these cases, all criterion used for the development of individual design plans set forth in the Technical Standards will be applied in our review (i.e. scale, contours, sections, etc.).

SEPARATING DISTANCES

Local wetland/conservation commissions have established setbacks or may regulate activities in or near inland wetlands. The engineer should contact the local wetland enforcement or planning agent concerning restrictions relative to septic system placement. For the purpose of T.A.H.D. subdivision review, the minimum setback distances are noted below. **It is the responsibility of the applicant** to verify these setbacks with the respective town prior to design or submission of a subdivision for review.

TOWN	OPEN WATER	WETLANDS
Bethlehem	150 FT.	100 FT.
Canaan	75 FT.	75 FT.
Cornwall	75 FT.	75 FT.
Goshen	75 FT.	75 FT.
Harwinton	**100 FT.**	**100 FT.**
Kent	75 FT.	75 FT.
Litchfield	75 FT.	75 FT.
Middlebury	Contact Local Agent	100 FT.
Morris	75 FT.	75 FT.
Norfolk	75 FT.	75 FT.
Plymouth	75 FT.	75 FT.
Salisbury	Contact Local Agent	75 FT.
Thomaston	75 FT.	75 FT.
Torrington	75 FT.	75 FT.
Warren	75 FT.	75 FT.
Watertown	100 FT.	75 FT.
Winsted	75 FT.	75 FT.