



# Albany County Planning Office

1002 S. 3<sup>rd</sup> Street, Laramie, WY 82070

Phone: (307) 721-2568

Fax: (307) 721-2570

Email: [planning@co.albany.wy.us](mailto:planning@co.albany.wy.us)

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## Albany County Planning and Zoning Commission

### **AGENDA**

#### **Regular Meeting**

March 10, 2010 – 7:00 p.m.

Albany County Commissioners Chambers

CALL TO ORDER/ROLL CALL

APPROVAL OF AGENDA AND MINUTES (February 10, 2010)

ELECTION- Election of chairman and vice-chairman

DISCLOSURES

PUBLIC APPLICATION

A. Artesian Springs Subdivision Final Plat

CURRENT PLANNING PROJECTS

OTHER ITEMS/ANNOUNCEMENTS

CALENDAR

A. *March 16, - 9:30 a.m.* - Board of County Commissioners

B. *March 16, - 5:00 p.m.* - Zoning Advisory Committee (County Annex)

C. *April 6, - 9:30 p.m.* - Board of County Commissioners

D. *April 6, - 5:00 p.m.* - Zoning Advisory Committee (County Annex)

CITIZEN COMMENTS – Non-Agenda Related Topics

**Casper Aquifer Protection Plan Work Session to follow the Planning and Zoning Commission regular meeting.**

**\*NOTE – The Albany County Planning and Zoning Commission will table action on any application for which the Applicant or his/her representative is not present at the meeting for which the application is scheduled.**

**Minutes**  
**Albany County Planning and Zoning Commission**  
**February 10, 2010**  
**Albany County Commissioners Room**

A regular meeting of the Albany County Planning and Zoning Commission was held on February 10, 2010, at 7:00 p.m. in the Albany County Board of County Commissioners Meeting Room of the Albany County Courthouse.

**I. CALL TO ORDER/ROLL CALL**

**Members present:** Kelly Cole, Sarah Gorin and Chris Nicholson

**Staff present:** Doug Bryant and Susan Adler

**County Engineer:** None

**Albany County Attorney Liaison:** None

**Board of County Commissioners' Liaison:** Tim Sullivan

**Public Present:** Katharine Trowbridge (City of Laramie) and James Johnson (Osborne)

**II. EXECUSE ABSENT MEMBERS – Mr. Cole made a motion to excuse absent members James Rinehart and Cheri Frank of the Planning and Zoning Commission from the meeting. Ms. Gorin seconded the motion. Motion carried on voice vote.**

**III. ELECTION OF OFFICERS - Mr. Cole made a motion to table the election of Chair and Vice Chair to the March 2010 meeting. Ms. Gorin seconded the motion. Motion carried on voice vote.**

**IV. APPROVAL OF AGENDA and Minutes – Chairman Nicholson made a correction to page 2, fourth paragraph by adding a “d” to the end of “close”. Mr. Cole made a motion to approve the Agenda for the February 10, 2010 meeting and the meeting minutes, as corrected, for January 13, 2010. Ms. Gorin seconded the motion. Motion carried on voice vote.**

**V. DISCLOSURES – None**

**VI. PUBLIC APPLICATIONS**

**A. City of Laramie Tower Application – Mr. Bryant gave the staff report stating this is a tower permit application for the City of Laramie. The tower is a 40 foot lattice type tower located adjacent to wastewater treatment plant building on Banner Road. The parcel is a 20 ac site. There were no comments**

from the Fire Warden, Laramie Rivers Conservation District or Wyoming Game and Fish on possible impact. The small tower does not fall under the FAA requirements. This tower will be for communications for the City lift stations. The parcel is zoned Industrial and the requirement for approval have been met.

Chairman Nicholson opened the public hearing. Hearing no comments, the Chairman closed the public hearing.

After discussion, **Mr. Cole made a motion to remove from the table the City of Laramie Tower Permit application. Ms. Gorin seconded the motion. Motion carried on voice vote. Mr. Cole made a motion to recommend approval of the proposed City of Laramie tower application CELLTOWER-1673-20-4 based upon and incorporating the Findings of Fact and Conclusions of Law stated in the staff report. Ms. Gorin seconded the motion. Motion carried on voice vote.**

B. **Osborne Land Use Change Application LUC-04-09** – Mr. Bryant gave the staff report stating that James Johnson was present representing the applicant. This application is unusual because they are requesting a portion of the parcel change zoning from Residential to Commercial. Usually the zone change is for the entire parcel, in this case it is just the northern portion. The unusual alignment of the line through the parcel is because the lines follows the future road alignment for when the applicant subdivides the residential portion of the property. To the northwest and north the property is commercial. The applicant has met the requirements necessary for approval.

Chairman Nicholson opened the public hearing.

James Johnson, Johnson Engineering, representative to Mr. Osborne offered to answer any question the Planning and Zoning Commission had.

There being no further comment, Chairman Nicholson closed the public hearing. After discussion, **Mr. Cole made motion to recommend approval of the proposed Osborne Land Use Change LUC-04-09 based upon and incorporating the findings of fact and conclusions of law stated in the staff report. Ms. Gorin seconded the motion. Motion carried on voice vote.**

VII. CURRENT PLANNING PROJECTS

VI. OTHER ITEMS/ANNOUNCEMENT

VII. OTHER ITEMS/ANNOUNCEMENT

ADJOURNMENT

Chairman Nicholson adjourned the meeting at 7:33 p.m.

Minutes taken by Susan Adler, Office Manager/Administrative Assistant



# ALBANY COUNTY PLANNING OFFICE

1002 S. 3<sup>rd</sup> Street, Laramie, WY 82070

(307) 721-2568

FAX (307) 721-2570

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**To:** Planning and Zoning Commission

**From:** Doug Bryant, Planning Director <sup>DB</sup>

**Date:** March 4, 2010

**Re:** Artesian Springs Subdivision – Final Plat SD-04-09

**Owner:** Asay Design, Inc.

**Zoning:** Residential (presently in process of land use change)

**Location:** Property is located approximately one and one half miles south of Laramie along Soldier Springs Road.

**Legal Description:** Approximately 37.15 acres within NW¼ of Section 15, Township 15 North, Range 73 West of the 6<sup>th</sup> PM, Albany County Wyoming.

**Proposed Lots:** Applicant is proposing 6 residential lots, ranging from 5.32 acres to 6.35 acres in size.

**Present Land Use:** Vacant agricultural land; existing well in southeast corner.

**Surrounding Properties:** Rural residential, agriculture and commercial land (Martin Excavation).

**Comprehensive Plan:** The property is within the proposed delineated area for Priority Growth Area (PGA) 3. This area is designated for rural residential development.

**Access:** Two accesses from Soldier Springs Road, a paved County road. There is an existing road easement, called Strom Road, which lies along the eastern edge of the property. However, this road is not being proposed as an access. Only the existing southern access from Soldier Springs Road will be used as an access to the lots. The northern access will be abandoned.

**Water:** All lots will utilize individual water supply, presumably wells. Applicant is working with the State Engineer's office to address existing irrigation water rights.

**Sewer:** All lots will employ individual wastewater systems. Wyoming Department of Environmental Quality has issued a finding of "no adverse recommendation" provided several notes are placed on the Final Plat. The

plat notes address depth of wells, use of water treatment devices for quality of water used for drinking and cooking, and Professional Engineer designed wastewater systems if standard systems are determined to be unsuitable.

**Utilities:** Rocky Mountain Power and Qwest will provide electric service and phone service respectively. Utilities will be underground within the designated 80' wide access/utility easement.

**Storm Drainage:** Applicant's engineers, Gertsch/Baker and Associates, prepared a drainage study and found sheet flow of storm water would be diverted by the proposed new road, but that flow increase would not exceed the capacity of the culverts.

**Soils:** The types of soils in the area are generally sandy loam. No shallow water groundwater detected by two 10' deep test pits.

**Laramie Rivers Conservation District:** Review recommends disturbed areas be reseeded quickly with appropriate native grasses. The Director further suggests keeping perimeter fencing to a minimum and that any fences be wildlife friendly. He adds any livestock should be corralled and, if grazed, the time should be controlled to minimize soil erosion and weed infestation.

**Solid Waste:** Residents will be responsible for transport of solid waste to the landfill unless collective arrangements are made.

**Fire Protection:** The Albany County Fire Warden is recommending all fire safety requirements be followed. Requirements include installation of a 9,000 gallon underground water storage tank.

**Roads:** One subdivision road, Asay Court, will provide access to all lots. The road will be gravel surface and built to County specifications.

**Covenants:** Applicant has proposed covenants which address maintenance of Asay Court and the underground water storage tank, as well as requirements for wildlife friendly fencing.

**City of Laramie:** Because the property lies within one mile of the City of Laramie, the final plat was reviewed by the City. The final plat is scheduled before the City Planning Commissions on March 22, 2010.

**County Engineer Review:** Review of the proposed final plat has been done by the County Engineer, Bill Gorman of Gorman Engineering.

**Notice:** Notice has been provided, at least 14 days prior to the Planning & Zoning Commission meeting, by publication, certified mail to contiguous property owners and a posted sign.

**Applicable Regulations:** Albany County Platting and Subdivision Resolution, Chapters I-VIII.

**Findings of Fact:**

Final Plat

1. The information required to be on the face of the final plat, per Chapter V, Section 2 has been completed.
2. Drainage and other final plat issues have been reviewed and approved by the County Engineer.
3. Water will be provided by individual wells.
4. Wastewater systems will be individual systems.
5. Residential lots will meet the 5 acre minimum density requirement.
6. Utilities will be underground.

**Conclusions of Law:** The provisions of the Albany County Platting and Subdivision Resolution, Chapters I-VIII and Appendix A have been and will be complied with.

1. Notice to nearby property owners was mailed, notice was published, and signage was posted as required.

**Attachments:** Application, letters from Fire Warden, Wyoming Department of Environmental Quality, State Engineers office, and LRCD, proposed final plat, zoning map



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## Application for Subdivision Permit

Preliminary Plat       Final Plat

Applicant ASAY DESIGN, INC. ATTN: CLIFF ASAY Phone (307) 760 9300

Mailing Address 5606 BENCH HEART DRIVE, LARAMIE, WY 82070

Email Address WOODSPECIALISTS@MSN.COM Cell (307) 760 9300

Owner (if different from above) SAME AS ABOVE Phone \_\_\_\_\_

Address \_\_\_\_\_

**All Correspondence Will Be Sent To The Applicant  
As The Owner's Representative**

### FEE

**SUBDIVISION PERMIT (FINAL PLAT) COST:  
THE GREATER OF \$400.00 OR \$50.00 PER LOT UP TO A MAXIMUM OF \$2,500.00  
Fee Payable to Albany County Planning Office Due with application!**

### INFORMATION

Subdivision Name ARTESIAN SPRINGS

Site Address/Location SOLDIER SPRINGS ROAD

Size of entire parcel? 37.32 (acres or square feet) Present zoning COUNTY AG

No. of Lots 6 Average Lot Size 6.2 In Flood Zone X No \_\_\_\_\_ Yes \_\_\_\_\_

Proposed Use: RESIDENTIAL LOTS ACRES

Please indicate the estimated cost of proposed improvement(s) \$ 25,000

FOR OFFICE USE ONLY:

SD-04-09 FP

PIN # 05-1573-15-2-00-045.00

MAP REFERENCES: 15 73- 15  
                                  T    R    S

Date 29 JAN 10

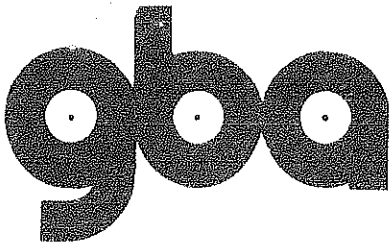
Fee \$ 400 + 100

Check Number 2488

BCC Approval \_\_\_\_\_

PZC Approval \_\_\_\_\_





gertsch / baker and associates, inc.

architects, engineers, and surveyors  
hunter hall • 104 south 4th street • suite 100  
307-742-6116 • fax 307-742-4048

laramie, wyo.  
82070

ENGINEERING REPORT  
ARTESIAN SPRINGS SUBDIVISION  
PREPARED BY GERTSCH/BAKER & ASSOCIATES

INTRODUCTION

The proposed Artesian Springs Subdivision is located in the NW1/4 of Section 15, T15N, R73W, 6<sup>th</sup> P.M., Albany County, Wyoming with Soldier Springs road bordering on the west and being approximately 1.5 miles south of Skyline Drive and 0.2 miles north of Pope Springs Road. (See Preliminary Plat for legal description)

The proposed encompasses 37.3 acres with 6 proposed residential lots averaging 6.2 acres each. Access to the subdivision will be from Soldier Springs road from two existing access drives. These existing access drives are approved by the County Road and Bridge Department.

The proposed subdivision is presently zoned "Agriculture" with a proposed zone change to "Residential". The adjacent property to the north and east is residential. The property to the south is Martin Excavation and the property to the southwest is Union Pacific Railroad property.

Although the proposed subdivision will be a County Subdivision the land is within the one mile City jurisdiction area and therefore will be reviewed by both Albany County and the City of Laramie for compliance with the applicable subdivision regulations.

A handwritten signature in black ink, appearing to read 'Ted Gertsch', is written over a faint circular stamp. Below the signature, the date '9/14/09' is handwritten in black ink.

Engineering Report Continued:

NOTE THAT ALL NEW PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND.

NOTE THAT ALL PUBLIC UTILITIES HAVE BEEN CONTACTED TO REVIEW THE PROPOSED SUBDIVISION. RESPONSES TO DATE ARE ENCLOSED.

Solid Waste:

It is the intension of the developer that any solid waste generated by the individual residences will be contracted to be removed from the subdivision and disposed of as required. This requirement will be incorporated into the subdivision covenants.

FIRE PROTECTION

The developer intends to provide fire protection as directed by the County. The score for the proposed subdivision on the "Appendix I-C Fire Hazard Severity Form is less than 40 which places it in the "moderate hazard" total for the subdivision.

SOIL STABILIZATION

No particular soil stabilization should be required for this subdivision. (See Geology Report)

STORM WATER

The proposed subdivision will generate a negligible amount of storm run-off above the historic flow. The property is sited on grassy ground which slopes from the southeast to the north west at approximately 1%. The developed subdivision's drainage will follow the historic sheet drainage to the northwest eventually draining into the northeasterly borrow ditch along Soldier Springs Road. All existing drives on Soldier Springs Road have drainage culverts in place. The proposed Asay Court will divert the sheet drainage from the southeast to the west and eventually into said borrow ditch.



Ted J. Smith  
Date 9/14/09  
Professional Engineer  
State of Florida  
License No. 12000

Engineering Report Continued:

STREETS

As indicated above the proposed subdivision will be accessed by Soldier Springs Road from two existing approved drives. A new street, Asay Court, will provide access to all proposed lots within the subdivision. Lot 1 will have an additional access to the north of Asay Court. (See Preliminary Plat).

Preliminary road design indicates that the new road grade will average a +1% from the existing Soldier Springs Road access drive and will run east for approximately 1050 feet within the new 80 foot road and power easement. All new road construction will be built to County standards. A "road maintenance agreement" is being prepared by the developer and will be incorporated into the subdivision covenants.

UTILITIES

Water:

Lots will provide domestic water from individual wells. (See Geology Report)

Sanitary Sewer:

Lots will be required to provide individual sewage treatment with "chambered" type absorption fields and septic tanks. (See Geology Report)

Electrical:

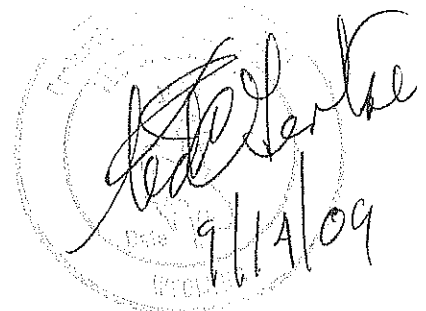
Electrical power is existing in the area. Rocky Mountain Power will provide service to the individual lots. Power easement will be incorporated within the new 80 foot road & utility easement as shown on the Preliminary Plat.

Phone:

Telephone service is existing in the area. Qwest will extend services to all new lots.

U.S. Postal Service:

Postal service is existing in the area. The post office will provide service to all new lots.



A circular stamp is partially visible, containing the text "COUNTY OF GARFIELD" and "REGISTERED". Overlaid on the stamp is a handwritten signature and the date "9/14/09".

Albany County Fire Warden  
525 Grand Avenue  
Laramie, WY 82070  
307-760-3641

October 14, 2009

Doug Bryant  
County Planner  
1002 South 3<sup>rd</sup> Street  
Laramie, WY 82073

Dear Doug:

After reviewing the proposed Artesian Springs Subdivision, I would require that all fire safety requirements be followed. These requirements are outlined in Chapter VI, Section 6, Paragraph E Fire Safety Requirements, Subsection 2 Rural Requirements of the Subdivision Design Standards in the Albany County Platting and Subdivision Resolution.

If the future development of South of Laramie Water District includes this area then we could apply the Urban requirement for a fire hydrant.

I see no problem with the land use change request associated with this development.

On this project I will defer to comments from Albany County Fire District#1, if different from mine, as it will be an impact on their system.

Sincerely,



Scott Davis  
Albany County Fire Warden



*Laramie Rivers Conservation District*

408 Howe Rd.  
Laramie, WY 82070  
(307) 721-0072

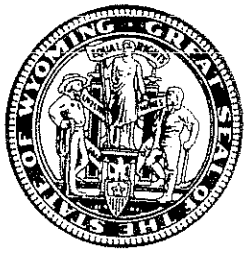
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MEMORANDUM

To: Doug Bryant, Albany County Planner  
From: Tony Hoch, Director  
Subject: Artesian Springs Change of Land Use and Subdivision review

Date: October 19, 2009

I have reviewed the plans and visited this property. With the road/railroad to the west and development surrounding the other three sides of this property, these changes seem entirely appropriate and are consistent with the Albany County Comprehensive plan. Due to the flat topography, I concur that there should be no erosion issues related to water runoff, but I will make my standard statement that land disturbed by excavation or construction should be quickly reseeded with native grasses to mitigate wind erosion and weed infestation. Due to the small size of the lots, we recommend keeping perimeter fencing to a minimum and that wildlife friendly fences be used if the owners are compelled to install perimeter fences. Also due to the size of the lots we highly recommend covenants requiring horses and other livestock be kept corralled and only let out to graze or exercise for hours at a time, again to minimize soil erosion and weed infestation.



# Department of Environmental Quality



To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.

Dave Freudenthal, Governor

John Corra, Director

December 23, 2009

Albany County Board of Commissioners  
525 Grand Avenue  
Laramie, WY 82070

RE: **Non-Adverse Recommendation, Artesian Springs Subdivision, Albany County**  
WDEQ Application Number: 09-618

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Artesian Springs Subdivision located in the NW $\frac{1}{4}$  of Section 15, T15N, R73W, 6<sup>th</sup> P.M., in Albany County, Wyoming. The Artesian Springs Subdivision will create 6 residential lots and open space out of approximately 37.32 acres. The information was submitted by Weston Engineering, Inc., and signed by Jerry M. Hunt, P.E., a Wyoming Licensed Professional Engineer, and by Benjamin J. Jordan, P.G., a Wyoming Licensed Professional Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

### Findings as to the safety and adequacy of the proposed sewage system:

The proposed sewage system for the subdivision is to have on-site gravity septic systems consisting of a septic tank and leachfield on each lot. Most of the 6 lots have sufficient suitable area and site conditions, ie. - depth to groundwater and bedrock, ground slope, and minimum set-back distance requirements that can be overcome by carefully locating the house and leachfield to allow for the installation of a typical septic tank and leachfield system. However, if terrain and/or subsurface conditions (such as shallow groundwater, excessively rapid percolation rates, excessive slope requiring side hill designs, the inability to maintain all of the various minimum set-back distances, and/or any other unusual condition which makes the use of a typical septic system unallowable) are encountered on an individual lot that would preclude a standard septic system design then a design prepared, signed and sealed by a Wyoming licensed Professional Engineer will be required.

Taking all of this into consideration, the engineering consultant concludes that, *"Based on the density, subsurface conditions, and general layout of this development, including lot sizes that range from 5.79 to 6.80 acres, individual on-lot septic disposal using conventional and enhanced treatment systems is adequate for this development"*.

All on-site wastewater system construction must be permitted by either Albany County or the Wyoming DEQ, and constructed to Wyoming Department of Environmental Quality - Water Quality Rules and Regulations and Albany County Construction Standards. The information submitted addresses the safety and adequacy of the proposed sewage system, provided that compliance with the statements indicated in the "Notes required to be added to the final plat and other pertinent documents" section below is required.

Herschler Building • 122 West 25th Street • Cheyenne, WY 82002 • <http://deq.state.wy.us>

ADMIN/OUTREACH (307) 777-7937 FAX 777-3610	ABANDONED MINES (307) 777-6145 FAX 777-6462	AIR QUALITY (307) 777-7391 FAX 777-5616	INDUSTRIAL SITING (307) 777-7369 FAX 777-5973	LAND QUALITY (307) 777-7756 FAX 777-5864	SOLID & HAZ. WASTE (307) 777-7752 FAX 777-5973	WATER QUALITY (307) 777-7781 FAX 777-5973
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Findings as to the safety and adequacy of the proposed water system:

The proposed water system for the subdivision is individual water supply wells completed on each lot. Each well must be permitted by and constructed to the State Engineer's Office standards. The information submitted addresses the safety and adequacy of the proposed water system, provided that compliance with the statements indicated in the "Notes required to be added to the final plat, and other pertinent documents" section below is required.

Notes required to be added to the final plat, and other pertinent documents:

1. Individual on-site water-supply wells shall extend into the Satanka Shale or Casper Formation to a minimum depth of at least 80 feet below the bottom of the confining Forelle Limestone layer.
2. A "Point-of-Use" water treatment unit configured to treat the well water for gross alpha, TDS(Total Dissolved Solids), and sulfate, sized to treat a sufficient quantity, shall be connected to any plumbing fixture intended to be used for drinking, food processing, or cooking water purposes.
3. Individual Lots within the subdivision that are determined to be unsuitable for a standard gravity septic tank and leachfield system by the authorized permitting authority (Albany County Planning Office as of December 2009), shall be required to retain a Wyoming licensed Professional Engineer to design a suitable alternative system for permit approval.

Conclusions:

The Department of Environmental Quality has "No Adverse" recommendations applicable to the Artesian Springs Subdivision, provided that the above statements are added to the final plat and other pertinent documents.

Disclaimer:

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Artesian Springs Subdivision. Any questions or concerns about the water rights for the Artesian Springs Subdivision should be directed to the State Engineer's Office, Mike Ebsen. The State Engineer's Office has issued a letter dated December 23, 2009(attached) detailing their findings. Please note that the State Engineer's Office is "Not Supportive" of this subdivision proposal at this time.

Nothing in Department of Environmental Quality recommendations or comments regarding the Weston Engineering proposal for the Artesian Springs Subdivision shall be construed to relieve the applicant, Cliff Asay, of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Albany County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

Please do not hesitate to contact me at either [rcripe@wyo.gov](mailto:rcripe@wyo.gov) or (307) 777-7075 if you have any questions regarding this subdivision application or the Department of Environmental Quality's subdivision application review process.

Sincerely,

A handwritten signature in cursive script that reads "Rich Cripe".

Rich Cripe, PE  
Southeast District Supervisor  
Water and Wastewater Program, Wyoming Water Quality Division

RRC/RLE/rm/9-1132

Attachment: SEO Water Rights Issues, dated December 23, 2009

cc: Cliff Asay, 5606 Bench Heart Dr., Laramie, Wyoming 82070  
Jerry Hunt / Ben J. Jordan, Weston Engineering, Inc., 1050 North 3<sup>rd</sup> Street, Suite E,  
Laramie, Wyoming 82072  
Doug Bryant, Director, Albany County Planning Office, 1002 South Third Street,  
Laramie, Wyoming 82070  
Mike Ebsen, SEO







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To: Planning and Zoning Commission  
From: Doug Bryant, Planning Director  
Date: March 4, 2010  
Re: Site specific investigation language

Presently there is language in Chapter 3 of the proposed CAPP under a heading "Site Specific Delineations as a Result of Potentially Vulnerable Features." I asked Barney Bission, P.E., the County's water and wastewater engineer to review this language. He was ok with all but one paragraph. The fourth paragraph in this section addresses "assessment of the depth to groundwater." He feels strongly that use of test pits is a much better method to assess groundwater depth than examining well information. Attached are two paragraphs which he suggests replace the fourth paragraph (beginning with "The initial site investigation will also include ...")

The initial site investigation shall also include an assessment of the depth to groundwater or bedrock on the property. If possible, this assessment should be conducted at the highest elevation of the groundwater, which typically occurs in late spring. Should the site investigation occur during other than late spring, the investigator shall make an estimate of high water elevation through an examination of soil mottling, root penetration or soil texture differences. The objective of this assessment is to determine the maximum elevation of the water table which may or may not correspond to the elevation of water in nearby wells.

The assessment of depth to groundwater or bedrock shall be made using a backhoe or excavator of adequate capacity to dig a pit to a depth of eight feet or refusal, whichever comes first. The investigator shall record pertinent data including a description of soil horizons, root penetration, observed seepage flows, depth to bedrock and any other data that will aid in the design of a subsurface wastewater disposal system. A minimum of two excavations shall be attempted in the areas designated for the primary and reserve leaching fields. More pits may have to be dug, depending on circumstances. In the event of a substantial finding of water and/or bedrock, the investigator may have to contour across the building site in order to assure that the site that has been chosen is adequate to meet the state and local water and wastewater regulations.