

Soil Resource Consultants

P.O. Box 752

Meriden, CT 06450

December 3, 2021

SRC Job No. 21-39

Alan Bongiovanni
Bongiovanni Group, Inc.
170 Pane Road, 2nd Floor
Newington, CT 06111-5521

Dear Mr. Bongiovanni:

Re: Wetland Delineation - Church Street Property - Newington, CT

At your request, I have completed an onsite investigation of this site. The purpose of my investigation was to identify and delineate the onsite inland wetlands and watercourse boundaries. The field work was completed in June, 2021.

The wetland and watercourse boundaries were marked with blue plastic flagging numbered **WF -1** through **WF-80**. Please refer to the enclosed sketch for the approximate location of the inland wetland and watercourse boundaries and selected wetland flag numbers. The sketch is not drawn to scale but is a field drawn representation of wetland and watercourse configurations. Flag numbers at property lines and other readily identifiable landmarks can be used to locate wetland lines in the field.

The wetland soil map prepared for this site is a refinement of data found in the **Soil Survey of Hartford County**. Each map unit is composed of a unique combination of soils. Areas with the same symbol have a similar soil composition.

The map units described below are based on data collected at this particular site. Soil surveys in Connecticut were originally conducted for primarily agricultural purposes and do not provide site specific information. The minimum area delineated on a soil survey map sheet is approximately 2-3 acres in size. For this reason there may be some differences between the following information and that published in the Soil Survey.

INLAND WETLAND SOILS

The identification of inland wetland areas on this site is based on my field observations of test borings and the guidelines of the **National Cooperative Soil Survey Program**. Test borings were done using a shovel and or hand auger.

In Connecticut inland wetland soil categories include poorly drained soils, very poorly drained soils, alluvial and flood plain soils.

Lm

The **Lm** map unit consists primarily of Limerick soils on 0 to 5 percent slopes. These very deep, poorly drained soils are located on lowlying floodplains. They formed in silty alluvial deposits. Limerick soils typically have silt loam or very fine sandy loam textures to a depth of 60 inches or more.

Sa (108)

The **Sa** map unit is composed primarily of Saco soils on 0 to 5 percent slopes. These are very deep and very poorly drained. They formed in silty alluvial deposits. Saco soils are stratified with silt loam and very fine sandy loam materials. Below a depth of 40 inches these soils are composed of stratified sand. Saco soils have a high ground water table that is within 6 inches of the soil surface for the majority of the year.

W\C

The **W\C** designation refers to the existence of a watercourse on the subject property. The watercourse (a length of Rock Hole Brook) is a well defined channel or ditch area that conveys excess surface water runoff from its drainage area as well as groundwater seepage areas and or inland wetland soil areas.

NON-WETLAND SOILS

The non-wetland soils were not studied or mapped in enough detail to provide approximate boundaries. Some observations were made of these soils during the process of identifying the inland wetland areas. Random soil boring locations were flagged with pink & black stripped plastic ribbon. The following map unit descriptions do not constitute a detailed soil investigation of these upland areas, but may be used as a guide in site planning.

Bo (30)

The **Bo** map unit consists primarily of Branford soils on 3 to 8 percent slopes. Branford soils are very deep and well drained. They formed on outwash plains and terrace surfaces. Typically Branford soils have fine sandy loam textures overlying stratified sand and gravel to a depth of 60 inches or more.

Mg (37)

The **Mg** map unit is composed primarily of Manchester soils on 3 to 15 percent slopes. Manchester soils are very deep and excessively drained. They formed in glacial outwash materials. Typically, Manchester soils have fine sandy loam topsoil and subsoil layers overlying stratified sand and gravel to a depth of 60 inches or more.

Ud (308)

The **Ud** map unit consists of moderately well to well drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been disturbed by previous minor excavation and grading activities associated with the existing altered portions of this site.

Classification into natural soil units is impossible. This map unit is referred to taxonomically as Udorthents. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics. Textures are predominantly gravelly fine sandy loams. Large boulders are present throughout this map unit. Permeability can be variable due to the lack of soil profile structure caused by the grading activities.

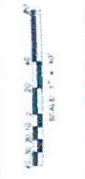
If you have any questions regarding this report, or need additional assistance with this site, please contact me. Environmental planning and wetland impact evaluation services are also available upon request. I am available to attend Inland Wetland Commission meetings and site walks.

Sincerely,

A handwritten signature in blue ink that reads "David H. Lord". The signature is written in a cursive style with a large, stylized 'D' and 'L'.

David H. Lord
Certified Soil Scientist
& Environmental Consultant

Church Street Property Newington, CT

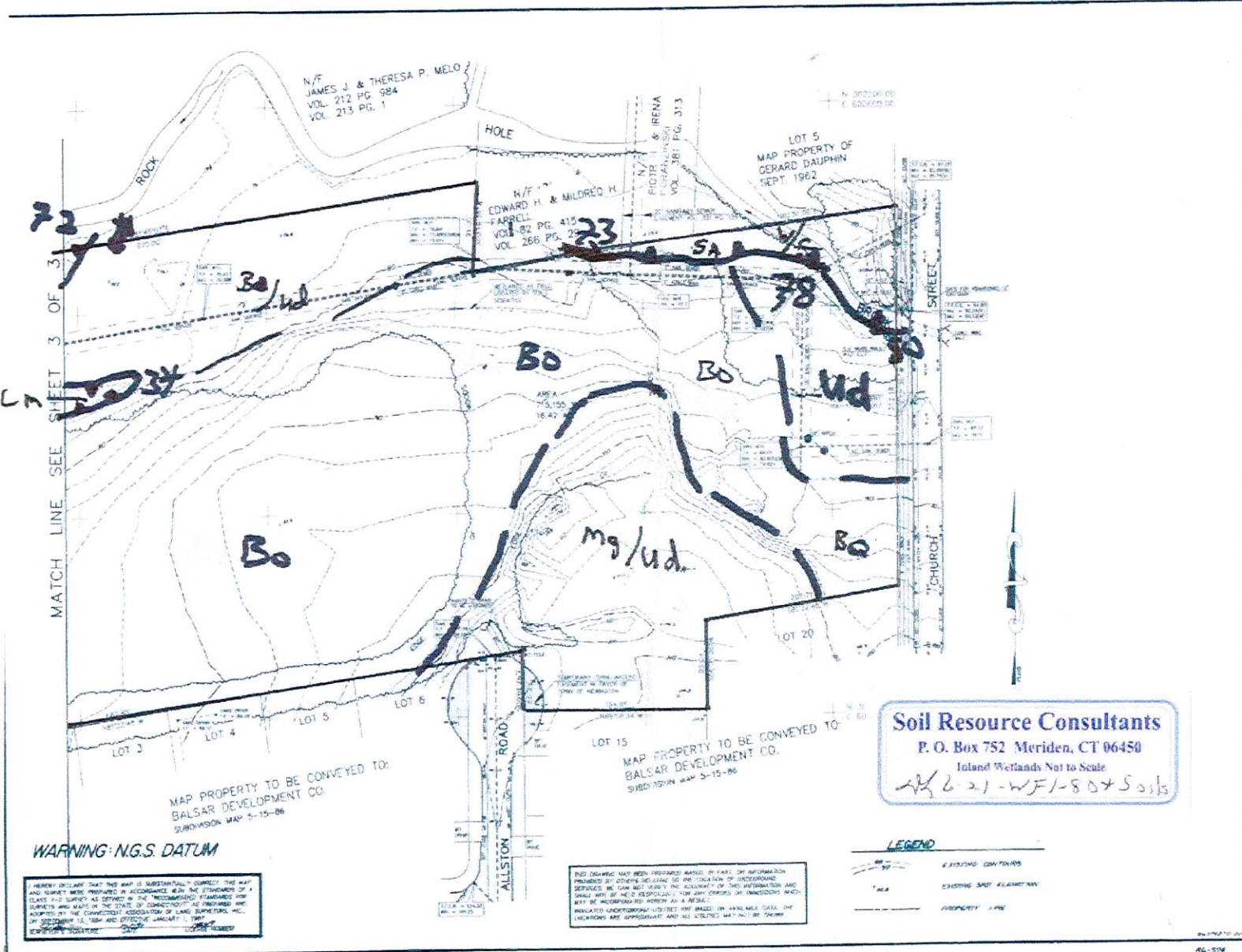


DATE	12/15/80
PROJECT	Church Street Property
CLIENT	BALSAR DEVELOPMENT CO.
PREPARED BY	FRANK V. & ESTHER M. EDDY
CHECKED BY	
APPROVED BY	

MAP OF PROPERTY OF
FRANK V. & ESTHER M. EDDY
CHURCH STREET
NEWINGTON, CONNECTICUT

TOPOGRAPHIC
SURVEY

23



Soil Resource Consultants
P. O. Box 752 Meriden, CT 06450
Inland Wetlands Not to Scale
W-21-WF-80+S013

LEGEND

	EXISTING CONTOURS
	EXISTING SURVEY ELEVATIONS
	PROPERTY LINE

THIS DRAWING HAS BEEN PREPARED BASED ON PART OF INFORMATION PROVIDED BY OTHERS AND IS SUBJECT TO THE ACCURACY OF UNDERGROUND SERVICES. WE CAN NOT ASSURE THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCURRED HEREIN AS A RESULT. CONSULT UNDERGROUND UTILITIES FOR ALL INFORMATION AVAILABLE. DATA ON UTILITIES ARE APPROPRIATE AND ARE OBTAINED FROM AVAILABLE DATA. THE INFORMATION IS NOT TO BE TAKEN AS A WARRANTY.

MAP PROPERTY TO BE CONVEYED TO:
BALSAR DEVELOPMENT CO.
SUBDIVISION MAP 5-15-86

WARNING: N.G.S. DATUM

I HEREBY CERTIFY THAT THIS MAP IS SUBSTANTIALLY CORRECT. THE MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASSIFIED SURVEY AS DEFINED IN THE "PRACTICES AND STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PROVIDED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 15, 1978 AND EFFECTIVE JANUARY 1, 1980.

FRANK V. & ESTHER M. EDDY
SURVEYORS

Wetland Delineations Wetland Impact Evaluations Environmental Planning

MATCH LINE SEE SHEET 3 OF 3

Church Street Property Newington, CT

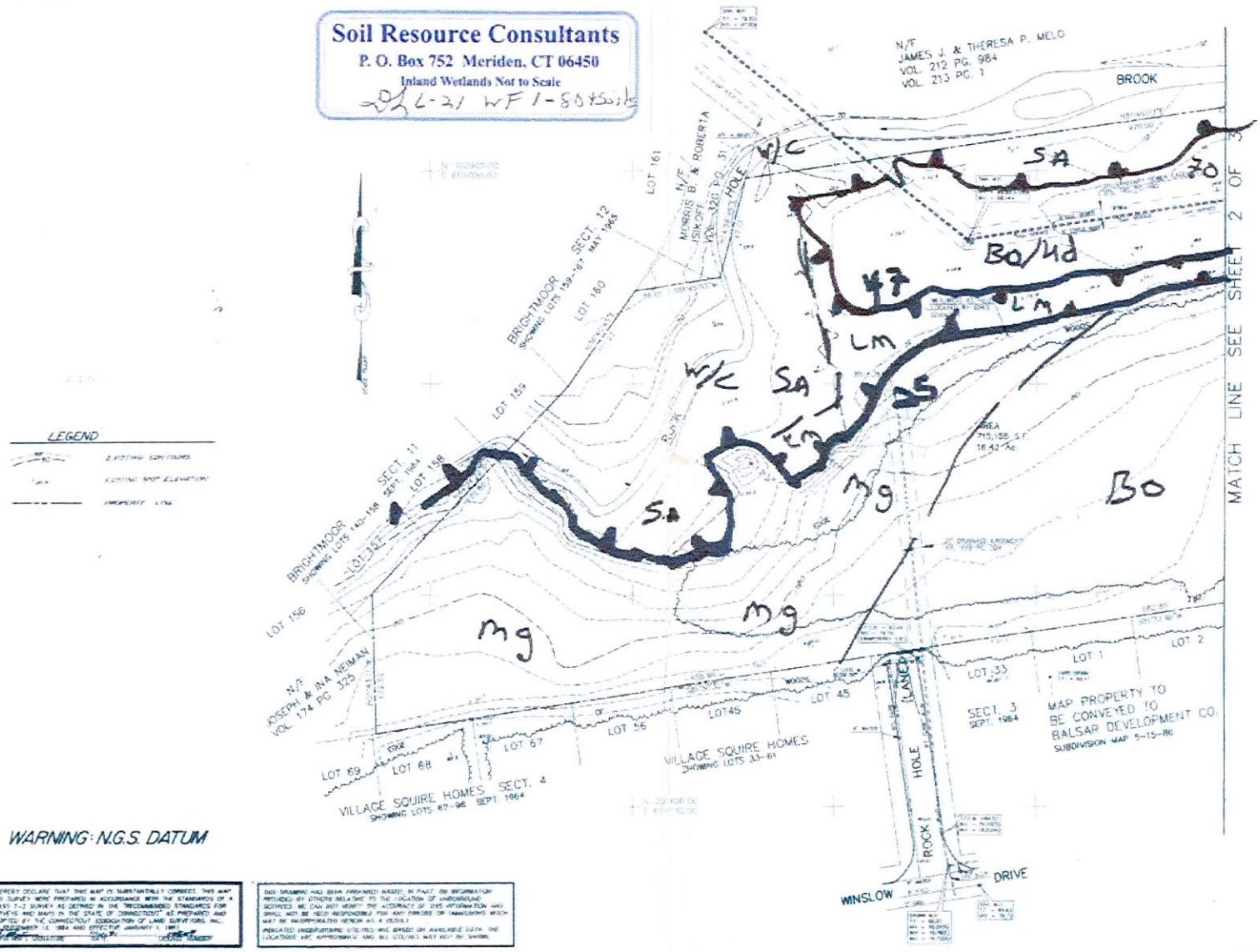
Scale 1" = 40'

MAP OF PROPERTY OF FRANK V. & ESTHER M. EDDY CHURCH STREET NEWINGTON, CONNECTICUT

TOPOGRAPHIC SURVEY

3 3

Soil Resource Consultants
 P. O. Box 752 Meriden, CT 06450
 Inland Wetlands Not to Scale
2/21 WF1-S&S



LEGEND

- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- PROPERTY LINE

WARNING: N.G.S. DATUM

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS 1-2 SURVEY AS DEFINED IN THE "REGULATIONS AND STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ENACTED AND ADOPTED BY THE CONNECTICUT LEGISLATURE IN PUBLIC ACTS NO. 108 AND 107 OF JANUARY 1, 1981.

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Wetland Delineations Wetland Impact Evaluations Environmental Planning