



WETLAND REPORT

SITE LOCATION:
8, 9, and 11 Colby Drive
Ledyard, Connecticut

PREPARED FOR:
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PREPARED (June 16, 2023) BY:



Edward Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the above referenced Colby Drive location in Ledyard, Connecticut. AES staff visited the site on June 16, 2023 to delineate regulated inland wetland features that occur within the property.

The State of Connecticut regulates wetlands and watercourses of the state via the 1972 Inland Wetlands and Watercourses Act (Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes). The regulatory authority to uphold the provisions of the act is carried out by the towns therein. The Town of Ledyard subsequently promulgated the latest version of the town regulations, the Inland Wetlands and Water Courses Regulations (January 25, 2021).

EXISTING CONDITIONS

The property is located extending north and east from Colby Drive in Ledyard, Connecticut. The lots are undeveloped and primarily forested. The property has inland wetlands in the northern portion of the site. The closest limits of the wetlands were delineated by AES.

A historic aerial photographic review shows little change to the property until the earliest available photographs taken in 1934, in which a portion of the northern lot had been cleared as part of an agricultural complex. As of the next available imagery from 1957, this section had been left to revegetate naturally.

There are no other distinguishing characteristics of this property that could influence its development.

INLAND WETLAND FEATURES

AES staff have delineated three regulated wetland features in relation to this property. Flagging labeled **A1 – A29** and **B1 – B10** delineate the limits of a freshwater wetland that covers the northern portion of the site and extends well offsite to the north and east. Flagging labeled **IS1 – IS3** delineates the course of an intermittent stream that lies between the A and B-series. Just northwest of the property, another intermittent stream was GPs located that intersects the same wetland complex just north of flag A29. These wetland features will require the application of 100-foot upland review areas. Activities within 100 feet of the outer limits of these wetland features will require review from the Inland Wetland Agency (IWA).

The IWA maintains the authority to assess the accuracy of the delineation once an application is submitted. Minor changes may be made as a result of the peer review process. This delineation has not yet been reviewed by the Inland Wetland Agency.

CLOSING

Thank you for the opportunity to provide this service. Please review the attached information and maps representing the findings of our fieldwork. Delineation flags and other pertinent site features have been located with a Juniper GEOde submetric GPS/GNSS. This does not represent a professional survey but is useful in preliminary planning. Once a draft plan is available, AES will be happy to review to assess potential wetland impacts and assist in the project application process. Please do not hesitate to let me know if you have any questions.

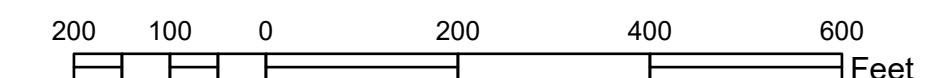
SITE MAPS AND ATTACHMENTS

- 1) 2020 AERIAL MAP
- 2) 1990 AERIAL MAP
- 3) USGS TOPOGRAPHIC MAP
- 4) USDA – NRCS SOIL SURVEY MAP
- 5) WETLAND DELINEATION MAP



2020 AERIAL MAP
8, 9, 11 Colby Drive
Ledyard, Connecticut

LEGEND



General Notes:

1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the CT DEEP and CTGIS database.

Map created by:

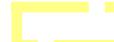
Patrick J. Loveland, GIS Specialist

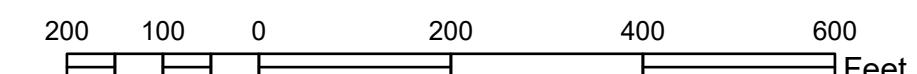
05/12/2023



1990 AERIAL MAP
8, 9, 11 Colby Drive
Ledyard, Connecticut

LEGEND

 PROPERTY LINE

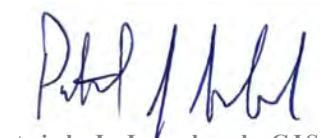


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USGS, EPA, NPS, US Census Bureau, USDA, So

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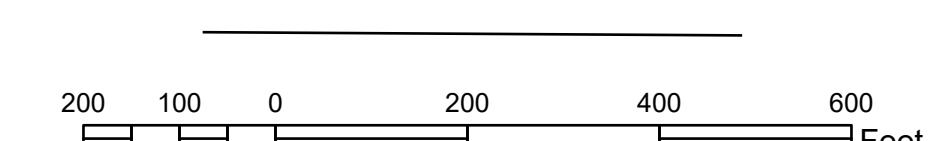
06/16/2023



USDA - NRCS SOIL SURVEY MAP
8, 9, 11 Colby Drive
Ledyard, Connecticut

LEGEND

- 3 - Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony
- 46B - Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony
- 47C - Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony
- 51B - Sutton fine sandy loam, 0 to 8 percent slopes, very stony
- 73C - Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky
- 86D - Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony

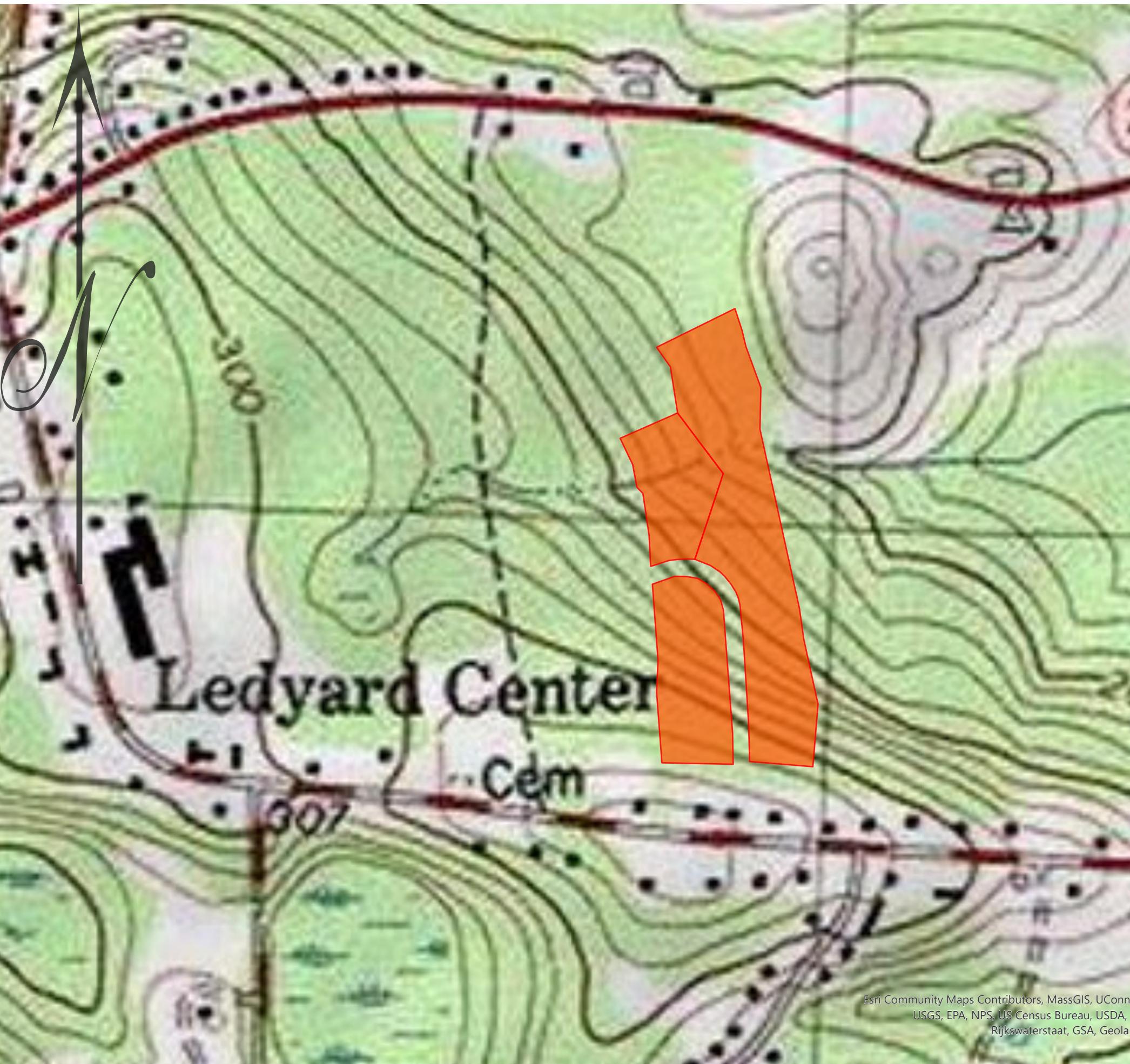


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05/12/2023



USGS TOPOGRAPHIC MAP
8, 9, 11 Colby Drive
Ledyard, Connecticut

LEGEND

PROPERTY LINE

500 250 0 500 1,000 1,500
Feet

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USGS, EPA, NPS, US Census Bureau, USDA, So
Rijkswaterstaat, GSA, Geoland

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