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Land Use Department

Ian Cole LLC
Professional Registered Soil Scientist / Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457
Itcole@gmail.com

June 13, 2026

Mr. Peter Gardner, P.L.S.
Dieter & Gardner, Inc.
Land Surveying Planning Engineering
P.O. Box 335
Gales Ferry, CT 06335

RE: WETLAND REPORT
78 CHRISTY HILL ROAD
LEDYARD (GALES FERRY), CONNECTICUT

Dear Mr. Gardner:

At D&G Inc's request, I completed a field survey of the leading edge of the jurisdictional freshwater inland wetland and watercourses boundaries proximal to the proposed single-family residential development planned to be constructed at 78 Christy Hill Road in Gales Ferry, Connecticut.

WETLAND DELINEATION METHODOLOGY

The wetland delineation was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Ledyard or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a

permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

The wetland survey was completed on June 4, 2026. The survey was performed under blue sky conditions. The upper 20" of the soil profile was sampled across the site with a hand auger to examine the underlying soil morphology for the presence of hydric soil field indicators.

Proximal to the proposed building site, the northern leading edge of a well-defined rocky red-maple forested wetland system site was flagged in the field with sequential numbed flags labeled 1 through 20. The wetland boundary is readily identifiable in the field and is demarcated by a thick growth of skunk cabbage that carpets the wetland forest floor (Photo 1). Please refer to the attached hand sketch which illustrates the approximate location of the wetland resources and corresponding flag series. The provided wetland sketch is intended for planning and navigation purposes only. The illustrated wetland boundaries are subject to refinement once traditionally located and mapped by the Project. For all practical purposes the wetland boundary looked substantially similar to the recorded and approved subdivision plans

Representative photos of the site are attached below.

SOIL SURVEY

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey.

Wetland Soils

The primary wetlands soil series along the flagged wetland boundaries are classified as (3) Ridgebury, Leicester, and Whitman fine sandy loams. The poorly drained soils along the wetland boundary belong to the Ridgebury and Leicester soil series. Ridgebury and Leicester soils are found within drainageways and depressions on glacial till landscapes. Ridgebury and Leicester soils have a seasonal high-water table at a depth of about 6 inches. Very poorly drained Whitman soils are found in the lowest lying areas within the interior of the wetlands where the water table is at the surface thought most of the growing season.

Upland Soils

The upland soils were not examined in great detail except where necessary to delineate the wetland boundary. The bulk of the uplands within the areas suitable for development are mapped belonging to the well-drained Charlton and Charlton fine sandy loam soil series. Generally, this soil mapping unit is well suited to support development projects with few limitations.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,

Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

ATTACHMENTS
GIS MAP
WETLAND SKETCH
NRCS SOIL MAP
PHOTOS

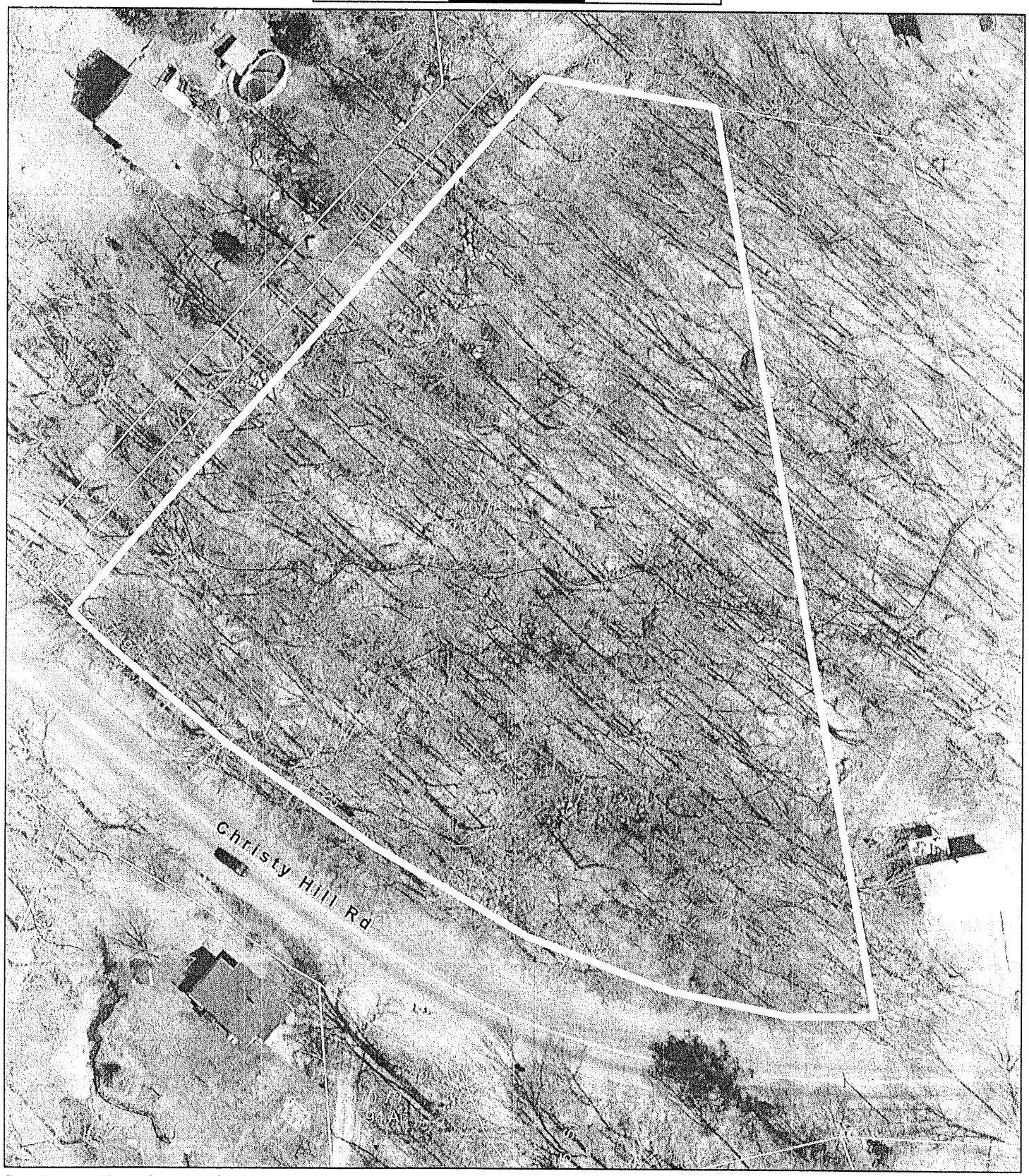
Ledyard, CT

1 inch = 71 Feet

0 71 142 213

www.cai-tech.com

June 5, 2026

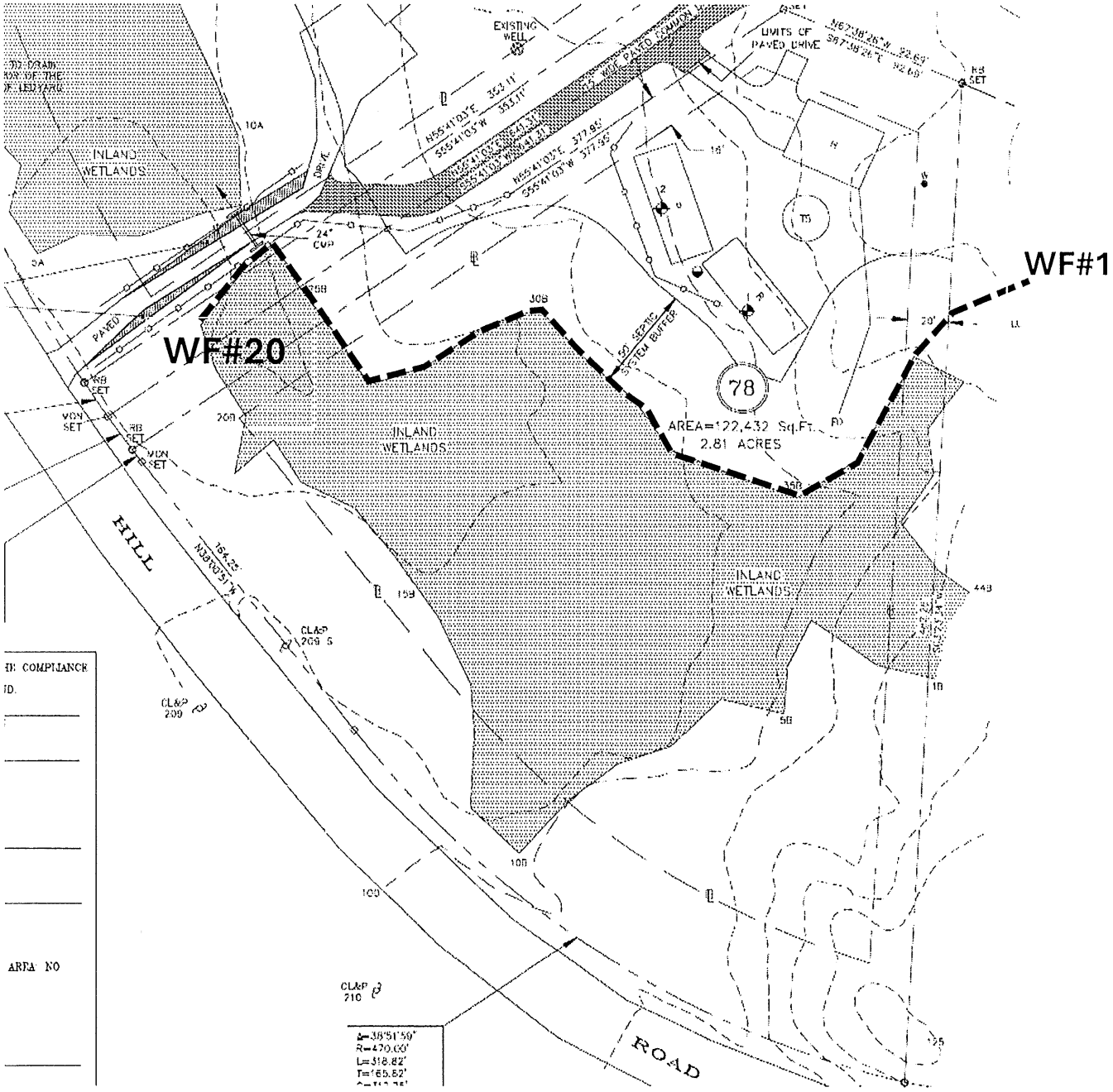


WETLAND DELINEATON MAP

JUNE 2, 2026

78 CHRISTY HILL ROAD

GALES FERRY



Map Scale: 1:1,970 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	3.9	23.1%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	3.7	21.6%
60D	Canton and Charlton soils, 15 to 25 percent slopes	0.2	1.0%
67B	Narragansett silt loam, 3 to 8 percent slopes, very stony	7.3	43.3%
68C	Narragansett silt loam, 3 to 15 percent slopes, extremely stony	1.2	7.1%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.5	3.0%
702B	Tisbury silt loam, 3 to 8 percent slopes	0.1	0.8%
Totals for Area of Interest		**16.9**	**100.0%**

WETLAND SURVEY

SITE PHOTOS

JUNE 5, 2026

78 CHRISTY HILL ROAD

GALES FERRY

CONNECTICUT

Photo 1: Example of the flagged wetland system south of the building site.

Photo 2: Example of shared driveway entrance to the site.

Photo 3: Building site & general conditions of uplands.