

**DRAINAGE & STORMWATER
MANAGEMENT REPORT**

Prepared for

**PROPOSED RESIDENTIAL RE-DEVELOPMENT
COLONEL LEDYARD HIGHWAY
LEDYARD, CT**

February 2025

Prepared for

Acranom Masonry, Inc

Prepared by

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Introduction

Acranom Masonry. has submitted a proposal to the Town of Ledyard to redevelop a portion of a former elementary school into residential apartments. Although a significant portion of the work will be interior, the project also includes removal of existing pavement and repaving, construction of additional paving, landscaping, sidewalks and building access. The eastern portion of the 17-acre property (approximately 12 acres) will remain undeveloped. Drainage from the development site sheet flows to the east and will continue to do so. No dedicated stormwater collection system is proposed and the project proposes stormwater to sheet flow eastward into the undeveloped portion of the property to infiltrate into the well-drained soils. The closest wetland is 200ø away from the proposed developed site limit.

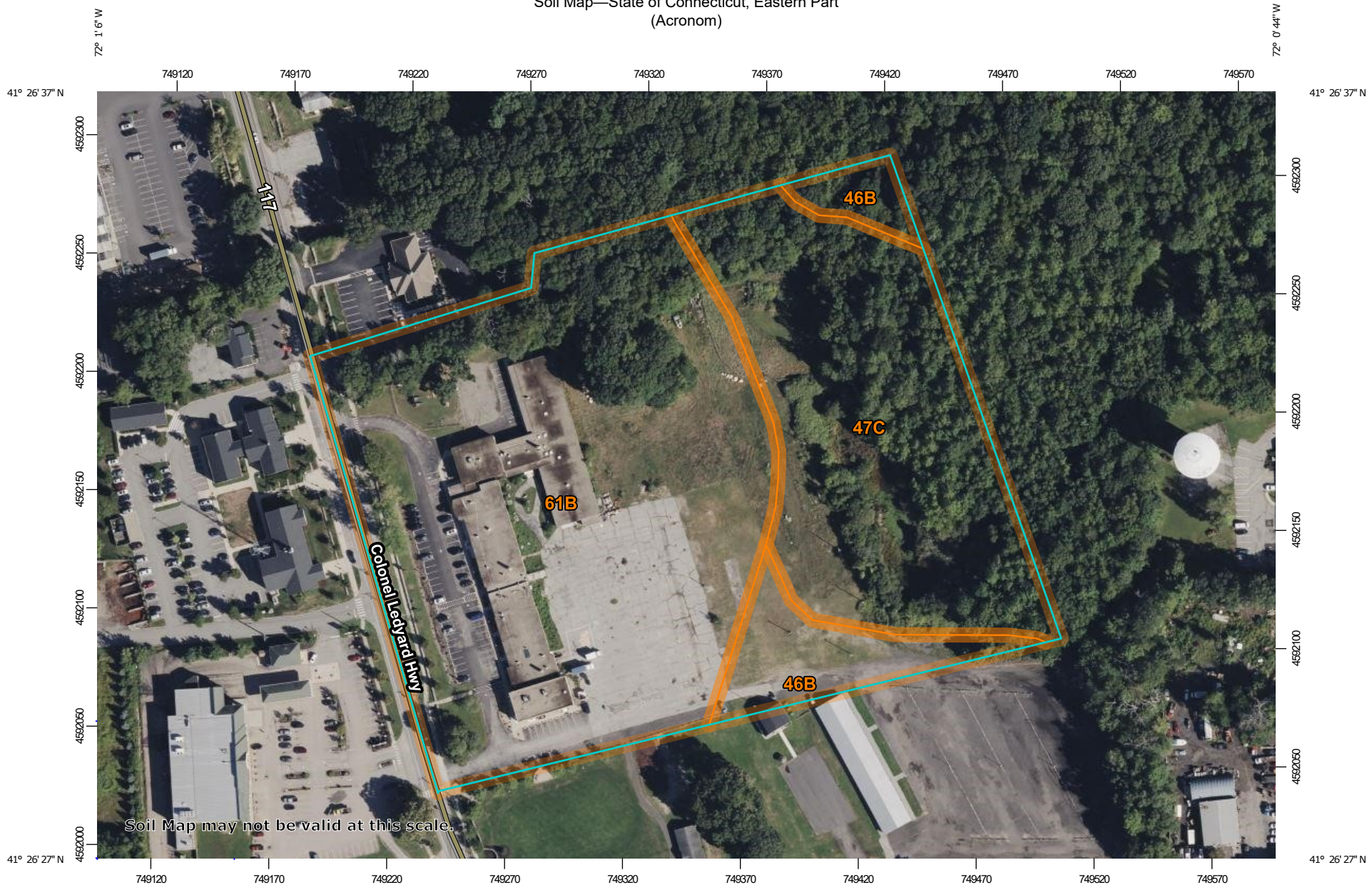
Summary

According to the USDA-SCS Soil Survey, the bulk of the soils on site consist predominantly of Canton and Charlton fine sandy loams directly abutting the project area and Woodbridge soils adjacent and into the wetland areas. Canton and Charlton soils typically demonstrate infiltration rates of 6-8 inches per hour.

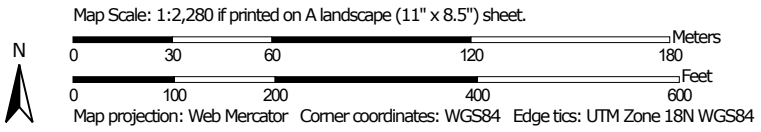
The project will maintain the existing drainage patterns for post development conditions. During construction, the area of disturbance will be isolated with temporary construction fencing and the site will be surrounded with silt fence or staked haybales.

SUPPORTING DOCUMENTATION
WSS Hydrologic Soil Survey Mapping

Soil Map—State of Connecticut, Eastern Part
(Acronom)




Soil Map may not be valid at this scale.



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 2, Aug 30, 2024

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
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	1.1	8.2%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	4.3	31.8%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	8.2	59.9%
Totals for Area of Interest		13.6	100.0%