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Land Use Department

February 12, 2026

John McBride
Land Acquisition Manager
EG Home, LLC
3 Pomperaug Office Park, Suite 105
Southbury, CT 06488

RE: **Wetland and Watercourse Investigation**
Ledyard Residential Townhouse Development
1947 Center Groton Road
Ledyard, CT
BL Project No. 2502197

Dear Mr. McBride,

BL Companies conducted investigations on the above-referenced site on December 15, 2025, and January 15, 2026 (see **Attachments A & B for Photographs and a Wetland Delineation Sketch Map**). The purpose of the investigation was to delineate Connecticut jurisdictional wetlands and watercourses. The investigation was conducted by a Certified Professional Soil Scientist (CPSS) as required by the Connecticut Inland Wetlands and Watercourses Act (Act).

The wetlands and watercourse on the site were determined to be inland (i.e., non-tidal). Inland wetlands are defined in the Act by soil type drainage class and landscape position: poorly drained, very poorly drained, and alluvial and floodplain soils. The Act also defines the term watercourse to mean rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private (Sec. 22a-38 of the Act).

Wetlands were delineated by examining the upper twenty-four (24) inches of the soil profile with a hand auger. Those areas meeting the requirements noted above were marked in the field with flagging tape.

Three (3) inland wetlands and one (1) watercourse were delineated on the site. The dominant vegetation within these wetlands consisted of red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), silky dogwood (*Cornus amomum*), coastal sweetpepperbush (*Clethra alnifolia*), roundleaf greenbriar (*Smilax rotundifolia*), flat-top goldenrod (*Euthamia graminifolia*), common rush (*Juncus effusus*), American hornbeam (*Carpinus caroliniana*), and sensitive fern (*Onoclea sensibilis*). Based on observations and information available at the time of the site visit, none of the wetland features on the site appear to qualify as a vernal pool.

Digitally available soil survey information was obtained from the Natural Resources Conservation Service. The following is a description of wetland and upland soil types located on the site.

Wetland Soil Types –

Wetland soils are comprised of the Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony (Map Unit Symbol: 3); these soils consist of very deep, somewhat poorly, poorly, and very poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist, and coarse-loamy till.

Upland (Non-Wetland) Soil Types –

The non-wetland soils were examined as necessary to identify the wetland boundary. The non-wetland soil consists of Sutton fine sandy loam, 0 to 8 percent slopes, very stony (51B), Canton and Chalton fine sandy loams, 0 to 8 percent slopes, very stony (60B and 61B), and Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes (75C).

Should you have any questions please feel free to contact me.

Sincerely,

BL Companies



Sagan M. Simko, CPSS, PWS
Senior Project Scientist II
SSimko@BLCompanies.com
(570) 762-1111



**Certified Professional
Soil Scientist
SAGAN M. SIMKO
36359**

Attachments:

- A. Photographs
- B. Wetland Delineation Sketch Map

**EG Home LLC - Ledyard Project
1947 Center Groton Road, Ledyard, CT
Photographic Documentation**

Photo # 1

Date: December 15, 2025

Direction: North

Description

Northern view of Wetland A, located in the northwestern portion of the Study Area.



Photo # 2

Date: December 15, 2025

Direction: Southeast

Description

Southeastern view of the forested upland area point adjacent to Wetland A, Wetland B, and Wetland C, located in the northwestern portion of the Study Area.



EG Home LLC - Ledyard Project
1947 Center Groton Road, Ledyard, CT
Photographic Documentation

Photo # 3

Date: December 15, 2025

Direction: North

Description

Northern view of Wetland B, located in the northern portion of the Study Area.



Photo # 4

Date: December 15, 2025

Direction: Southwest

Description

Southwestern view of Wetland C, located in the northwestern portion of the Study Area.



**EG Home LLC - Ledyard Project
1947 Center Groton Road, Ledyard, CT
Photographic Documentation**

Photo # 5

Date: December 15, 2025

Direction: Southwest

Description

Southwestern view of the forested upland area point located in the southern portion of the Study Area.



Photo # 6

Date: December 15, 2025

Direction: West

Description

Western view of the forested upland area point located in the eastern portion of the Study Area.



EG Home LLC - Ledyard Project
1947 Center Groton Road, Ledyard, CT
Photographic Documentation

Photo # 7

Date: January 15, 2026

Direction: North

Description

Northern view of Watercourse 1, located along the eastern boundary of the Study Area.



Photo # 8

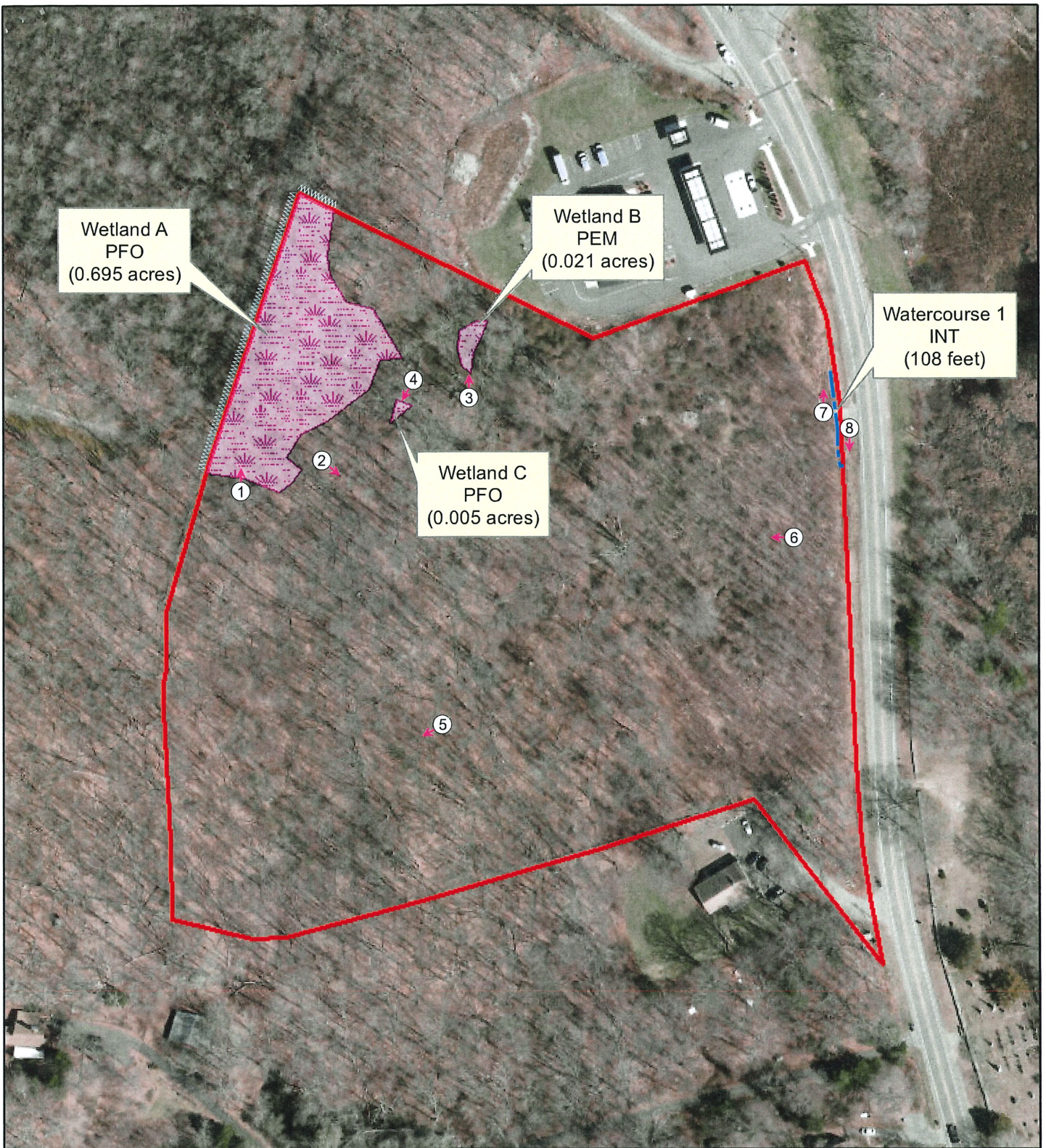
Date: January 15, 2026

Direction: South

Description

Southern view of Watercourse 1, located along the eastern boundary of the Study Area.





EG HOME, LLC - LEDYARD PROJECT - WETLAND DELINEATION SKETCH MAP

	<p>GRAPHIC SCALE</p> <p>0 75 150 225 300</p> <p>Feet</p>			<p>DRAWN BY:</p> <p>SMS</p>	<p>PROJECT NO:</p> <p>2502197</p>
	<p>Legend</p> <p> Study Area</p> <p> Delineated Wetlands</p> <p> Delineated Streams</p> <p> Continuous Feature</p> <p> Photo Number / Direction</p>			<p>CHECKED BY:</p> <p>WGW</p>	<p>SCALE:</p> <p>1:1,800</p>
	<p>1947 Center Groton Road, Ledyard, CT</p>			<p>355 Research Parkway Meriden, CT 06450-7100 (203) 630-1406</p>	