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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******860-514-5642***

June 28, 2026

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

RE: WETLAND DELINEATION REPORT
669 SHEWVILLE ROAD
MBL: 71/2210/669
LEDYARD, CONNECTICUT

Dear Mr. Gardner:

At Dieter & Gardner Inc's request, I completed a field delineation of the Connecticut jurisdictional freshwater inland wetland and watercourses on the above referenced 2.03-acre lot located at 669 Shewville Road in the Town of Ledyard.

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 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 26, 2026. The on-site wetland delineation examined the upper 20" of the site's soil profile for the presence of hydric soil conditions and delineated any wetland and/or watercourse boundaries located on the parcel. Two wetland areas meeting the wetland criteria noted above were marked in the field with sequentially numbered pink and blue wetland delineation flagging labeled 1 to 10 and 1A to 13A. The attached wetland sketch illustrates the approximate wetland locations and corresponding flag series. Please note this sketch is for high level planning and navigation purposes only and the wetland boundaries depicted are subject to refinement once traditionally located and mapped.

The building site (Photo 4) is accessed by an existing driveway (Photo 3) that bisects a forested wetland system that flows west along the northern property line. The wetland boundary is well-defined occurring along the toe-of-slope and is vegetated by a carpet of skunk cabbage which thickly covers the wetland forest floor (Photo 1 & 2).

The overall wetland community along both delineated wetland boundaries exhibits seasonally flooded palustrine wooded swamp wetland vegetation, including but not limited to:

Trees: Red Maple, yellow birch.

Shrubs: Alder, highbush blueberry, sweet pepperbush, spicebush, multiflora rose, honeysuckle, Japanese barberry, and winterberry

Herbaceous: Cinnamon fern, tussock sedge, sensitive fern, sphagnum moss, skunk cabbage.

The above is not an exhaustive list, but a sample of commonly encountered vegetation that characterizes the on-site wetland community. 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. The on-site soils occur at the interface of where glacial till to the east meets the low-lying level sandy outwash parent material that covers the landscape to the west.

Wetland Soils

The primary wetlands soil series along the flagged wetland boundary are classified as poorly drained Scarboro mucks. These nearly level mucky organic soils are found on

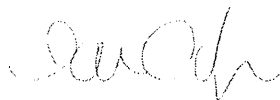
level outwash landscapes, depressions and drainageways where organic matter accumulates in depth creating mucky soil conditions in the upper 20 inches of the soil profile.

Upland Soils

The upland soils were not examined in great detail except as necessary to delineate the wetland boundary. The majority of the upland soils are mapped and characterized as belonging to the well-drained Ninigret fine sandy loam soil series. These upland soils are typically well suited for development. Additionally, small pockets of Agawam sand may be found embedded within this mapping unit as is evident by the several gravel "borrow pits" encountered both on the property and on the adjacent neighboring properties.

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

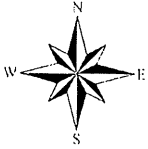
Sincerely,



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

ATTACHMENTS

GIS LOCUS MAP
WETLAND SKETCH
NRCS SOIL SURVEY
SITE PHOTOS



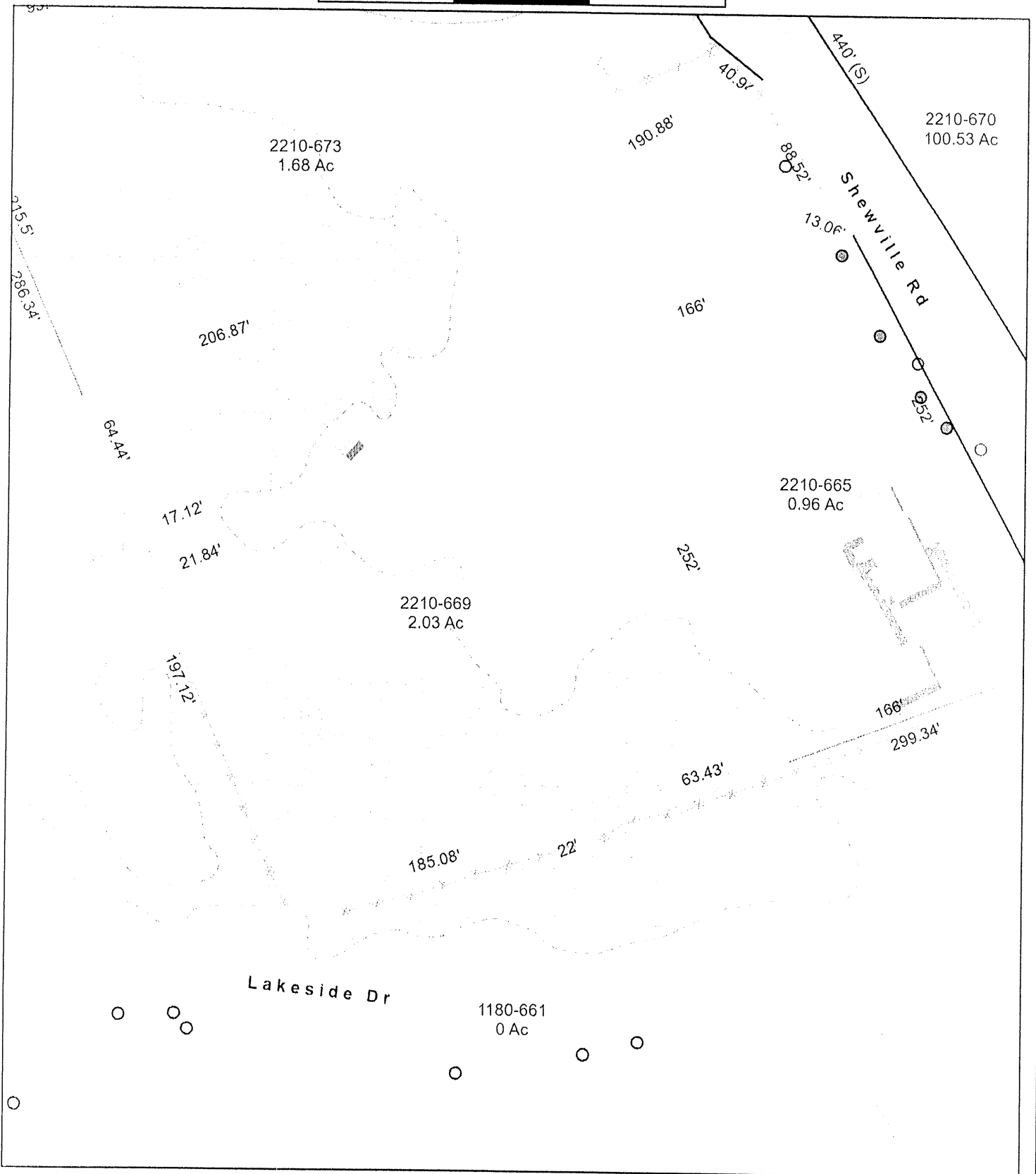
Ledyard, CT

1 inch = 71 Feet



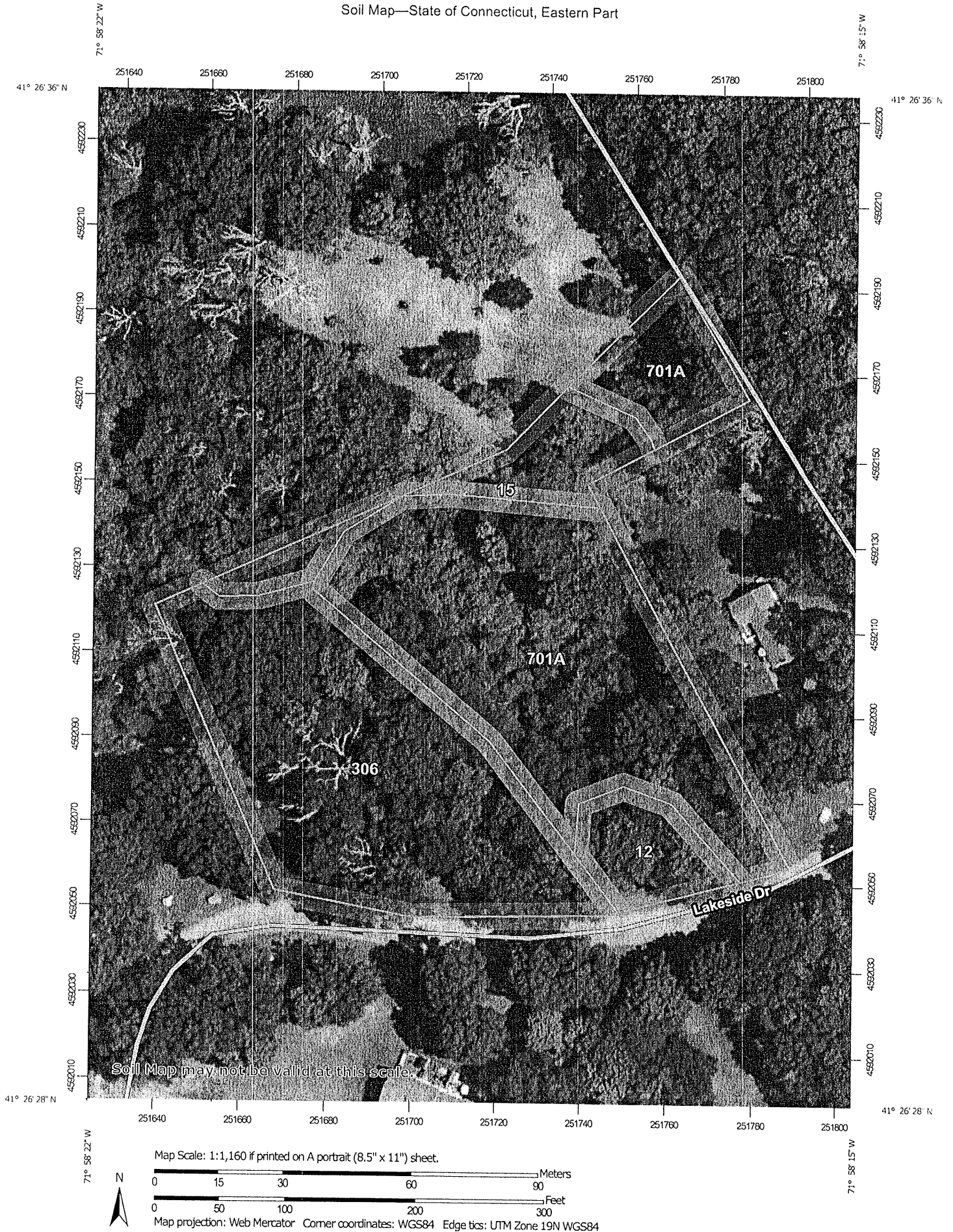
www.cai-tech.com

June 28, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Soil Map—State of Connecticut, Eastern Part



MAP LEGEND

Area of Interest (AOI)		Spoil Area
Area of Interest (AOI)		Stony Spot
Soils		Very Stony Spot
		Wet Spot
		Other
Special Point Features		Special Line 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 1, Sep 15, 2023

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—Jul 1, 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
12	Raypol silt loam, 0 to 3 percent slopes	0.2	5.9%
15	Scarboro muck, 0 to 3 percent slopes	0.2	8.3%
306	Udorthents-Urban land complex	1.2	39.0%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	1.4	46.8%
Totals for Area of Interest		3.0	100.0%

WETLAND SURVEY PHOTOS

JUNE 26, 2026

669 SHEWVILLE ROAD

LEDYARD

CONNECTICUT

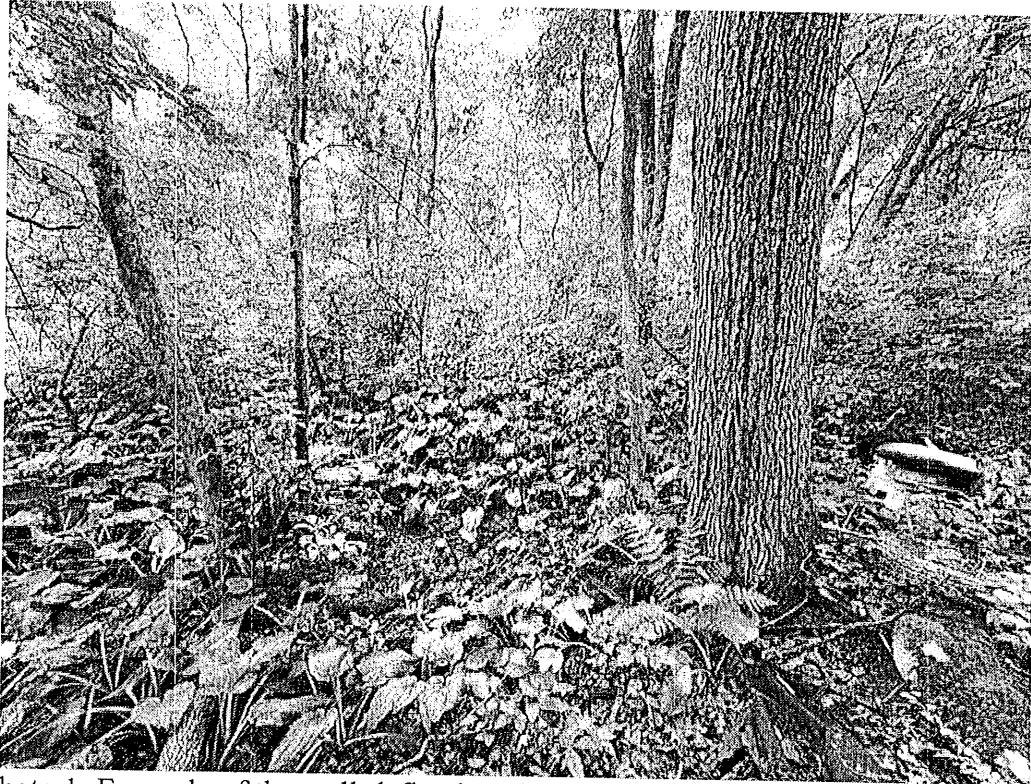


Photo 1: Example of the well-defined wetland boundary located along the northern property line. Wetland Flags 1 to 10



Photo 2: Wetland boundary north of driveway, wetland flags 1A to 13A



Photo 3: Example of the existing crossing / driveway. Wetland boundary is to the left and right of driveway clearing.



Photo 3: Existing conditions of buildable uplands in the center of the property.

