



WETLAND INSPECTION

March 18, 2021

APT Project No.: CT361820

Prepared For: Langan Engineering and Environmental Services
Long Wharf Maritime Center
555 Long Wharf Drive, New Haven, CT 06511
Attn: David Gagnon, P.E.

Project Name: Proposed Retail Building at The Promenade Shops
at Evergreen Walk

Site Address: 801 Evergreen Way, South Windsor, Connecticut

Date(s) of Investigation: 2/17/21

Field Conditions: **Weather:** sunny, mid 20's
Soil Moisture: dry to moist

Wetland/Watercourse Delineation Methodology*:
☒ Connecticut Inland Wetlands and Watercourses

Municipal Upland Review Area:
Wetlands: 80 feet
Watercourses: 80 feet

The wetlands inspection was performed by:

Matthew Gustafson, Registered Soil Scientist

Enclosures: Wetland Delineation Field Form & Wetland Inspection Map

This report is provided as a brief summary of findings from APT's wetland investigation of the referenced Study Area that consists of proposed development activities and areas generally within 200 feet.¹ If applicable, APT is available to provide a more comprehensive wetland impact analysis upon receipt of site plans depicting the proposed development activities and surveyed location of identified wetland and watercourse resources.

¹ Wetlands and watercourses were delineated in accordance with applicable local, state and federal statutes, regulations and guidance.

² All established wetlands boundary lines are subject to change until officially adopted by local, state, or federal regulatory agencies.

³ APT has relied upon the accuracy of information provided by Verizon Wireless and its contractors regarding proposed lease area and access road/utility easement locations for identifying wetlands and watercourses within the study area.

Attachments

- Wetland Delineation Field Form
- Wetland Inspection Map

Wetland Delineation Field Form

Wetland I.D.:	Wetland 1	
Flag #'s:	WF 1-01 to 1-08 and 1-20 to 1-40	
Flag Location Method:	Site Sketch <input checked="" type="checkbox"/>	GPS (sub-meter) located <input checked="" type="checkbox"/>

WETLAND HYDROLOGY:

NONTIDAL ☒

Intermittently Flooded <input type="checkbox"/>	Artificially Flooded <input checked="" type="checkbox"/>	Permanently Flooded <input type="checkbox"/>
Semipermanently Flooded <input type="checkbox"/>	Seasonally Flooded <input type="checkbox"/>	Temporarily Flooded <input type="checkbox"/>
Permanently Saturated <input type="checkbox"/>	Seasonally Saturated/seepage <input checked="" type="checkbox"/>	Seasonally Saturated/perched <input type="checkbox"/>
Comments: Wetland 1 is a channelized intermittent watercourse which experiences artificial flooding events heavily influenced by local stormwater discharges off Buckland Road with narrow areas of seasonally saturated seeps contributing to the stream flow.		

TIDAL ☐

Subtidal <input type="checkbox"/>	Regularly Flooded <input type="checkbox"/>	Irregularly Flooded <input type="checkbox"/>
Irregularly Flooded <input type="checkbox"/>		
Comments: None		

WETLAND TYPE:

SYSTEM:

Estuarine <input type="checkbox"/>	Riverine <input type="checkbox"/>	Palustrine <input checked="" type="checkbox"/>
Lacustrine <input type="checkbox"/>	Marine <input type="checkbox"/>	
Comments: None		

CLASS:

Emergent <input checked="" type="checkbox"/>	Scrub-shrub <input checked="" type="checkbox"/>	Forested <input checked="" type="checkbox"/>
Open Water <input type="checkbox"/>	Disturbed <input checked="" type="checkbox"/>	Wet Meadow <input type="checkbox"/>
Comments: The majority of Wetland 1 is dominated by edge mature forest cover with transitional areas of scrub/shrub and emergent vegetation resulting from disturbances associated with surrounding development activities.		

WATERCOURSE TYPE:

Perennial <input type="checkbox"/>	Intermittent <input checked="" type="checkbox"/>	Tidal <input type="checkbox"/>
Watercourse Name: None		
Comments: This heavily stormwater influenced watercourse consist of a 3- to 5-foot-wide incised channel with a stone/armored bottom. Banks to this resource are characterized by steep slopes with areas armored with stone gabions and riprap to confine stream flows.		

Wetland Delineation Field Form (Cont.)

SPECIAL AQUATIC HABITAT:

Vernal Pool Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Potential <input type="checkbox"/>	Other <input type="checkbox"/>
Vernal Pool Habitat Type: None	
Comments: None	

SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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DOMINANT PLANTS:

Red Maple (<i>Acer rubrum</i>)	Eastern Cottonwood (<i>Populus deltoides</i>)
Multiflora Rose* (<i>Rosa multiflora</i>)	Asiatic Bittersweet* (<i>Celastrus orbiculatus</i>)
Silky Dogwood (<i>Cornus amomum</i>)	Soft Rush (<i>Juncus effuses</i>)
Japanese Knotweed* (<i>Polygonum cuspidatum</i>)	Autumn Olive* (<i>Elaeagnus umbellata</i>)

* denotes Connecticut Invasive Species Council invasive plant species

GENERAL COMMENTS:

All-Points Technology Corp., P.C. ("APT") identified one resource area in the northern portion of 801 Evergreen Way in South Windsor, CT. The subject property is currently developed with two commercial retail buildings, associated paved parking/access areas and related infrastructure. Wetland 1, comprised primarily as a stormwater drainage feature regulated as an intermittent watercourse, generally drains east to west within a narrow corridor along the northern property boundary of the subject property.

Wetland 1 consists of a narrow intermittent watercourse with non-existent/limited bordering vegetated wetlands. This feature is confined between commercial development to the south, and an undeveloped upland field to the north. This resource originates from a discharge point from the Buckland Road closed stormwater system east of the subject property, draining west to a culvert crossing under Evergreen Way, continuing west off the subject property. Wetland 1 is characterized by heavily incised banks, narrow adjacent hardwood forest habitat with an understory dominated by invasive shrubs (e.g., autumn olive, multiflora rose, etc.), and stormwater-driven hydrology.

APT understands that proposed redevelopment plans will include work activities within the 80-foot upland review area regulated by the Town of South Windsor Inland Wetlands Agency/Conservation Commission. As such, the proposed project would require a permit from this Commission for the regulated activities.



Legend

- Project Area
- ▲ Wetland Flag
- Delineated Wetland Boundary
- 80-Foot Upland Review Area
- Approximate Wetland Area
- Culvert
- Approximate Parcel Boundary

Map Notes:
 Base Map Source: 2019 CT Aerial Imagery (CTECO)
 Map Scale: 1 inch = 150 feet
 Map Date: February 2021



Wetland Inspection Map

Proposed Retail Building
 801 Evergreen Way
 South Windsor, Connecticut

LANGAN

