

JMM WETLAND CONSULTING SERVICES, LLC

23 Horseshoe Ridge Road
Newtown, CT 06482
Phone: 203-364-0345

REPORT DATE: February 4, 2021
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ON-SITE SOIL INVESTIGATION REPORT

PROJECT NAME & SITE LOCATION:

Project Site
1060 Main Street
South Windsor, Connecticut

JMM Job No.: 20-2657-SWN-7

Field Investigation Date(s): 12/15/2020

Field Investigation Method(s):

- ☒ Spade and Auger
☐ Backhoe Test Pits
☐ Other: _____

REPORT PREPARED FOR:

Mr. Gershon Eichorn
Up Realty, LLC
34 Connecticut Boulevard
East Hartford, CT 06108

Field Conditions:

Weather: Sunny, 30's
Soil Moisture: Moist
Snow Depth: N/A
Frost Depth: N/A

Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☒ Medium Intensity Soil Mapping from NRCS Soil Survey Maps
☐ Other: _____

Base Map Source: USDA-NRCS Web Soil Survey (attached)

Wetland Boundary Marker Series: JMM-1 to JMM-42

General Site Description/Comments: The site is located east of Main Street, in South Windsor, CT. This +/- 13.0-acre site is comprised of a former nursing home, maintained lawn, landscaped areas, paved parking areas and drives, a shed, and forested upland and wetland areas (see Figure 1, attached). The soil types were found to be both undisturbed and disturbed. The undisturbed soils are derived from glacial outwash (i.e., stratified sand and gravel) deposits. The undisturbed upland soils are comprised of the moderately well drained Tisbury (702) soil series. Any disturbed upland and wetland soils were mapped as the Udorthents (308) and Aquents (308w) mapping units. The undisturbed wetland soils were identified as the poorly drained Raypol (12) soil series. The regulated areas associated with the site consist of seasonally saturated to seasonally flooded wooded swamp located along the eastern portion of the overall site (JMM-#-series). Typical vegetation observed within the regulated area included such species as red maple, pin oak, American beech, white pine, ash, American elm, Japanese barberry, winterberry, spicebush, multiflora rose, black cherry, sensitive fern, sedges including tussock, skunk cabbage, soft rush, purple willow herbs, Asiatic bittersweet, and poison ivy, to name a few.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
1060 Main Street, South Windsor, CT

SOIL MAP UNITS**Wetland Soils**

Raypol silt loam (12). This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level and gently sloping soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from acid rocks. Typically these soils have very dark brown, silt loam Ap horizons, grayish brown and dark yellowish brown, mottled, silt loam and very fine sandy loam B2 horizons over light olive brown, mottled gravelly sand IIC horizons at a depth of 29 inches.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Upland Soils

Tisbury silt loam (702). This series consists of deep, moderately well drained soils formed in a coarse-silty mantle underlain by sandy water deposited glacial outwash materials. They are level to gently sloping soils in broad drainage swales and low lying positions on outwash plains and terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from a acid crystalline rocks (granite, gneiss and schist). Typically these soils have a very dark grayish brown silt loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown and brownish yellow silt loam, with mottles common below 16 inches. The substratum from 26 to 60 inches is grayish brown, mottled stratified sand and gravel.

Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. *Udorthents* or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
1060 Main Street, South Windsor, CT

SOIL MAP UNITS

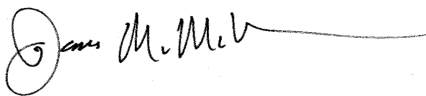
See previous page

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983). Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal regulatory agencies.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



James M. McManus, MS, CPSS
Certified Professional Soil Scientist
Field Investigator/Reviewer

Town of South Windsor

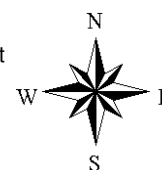
Geographic Information System (GIS)



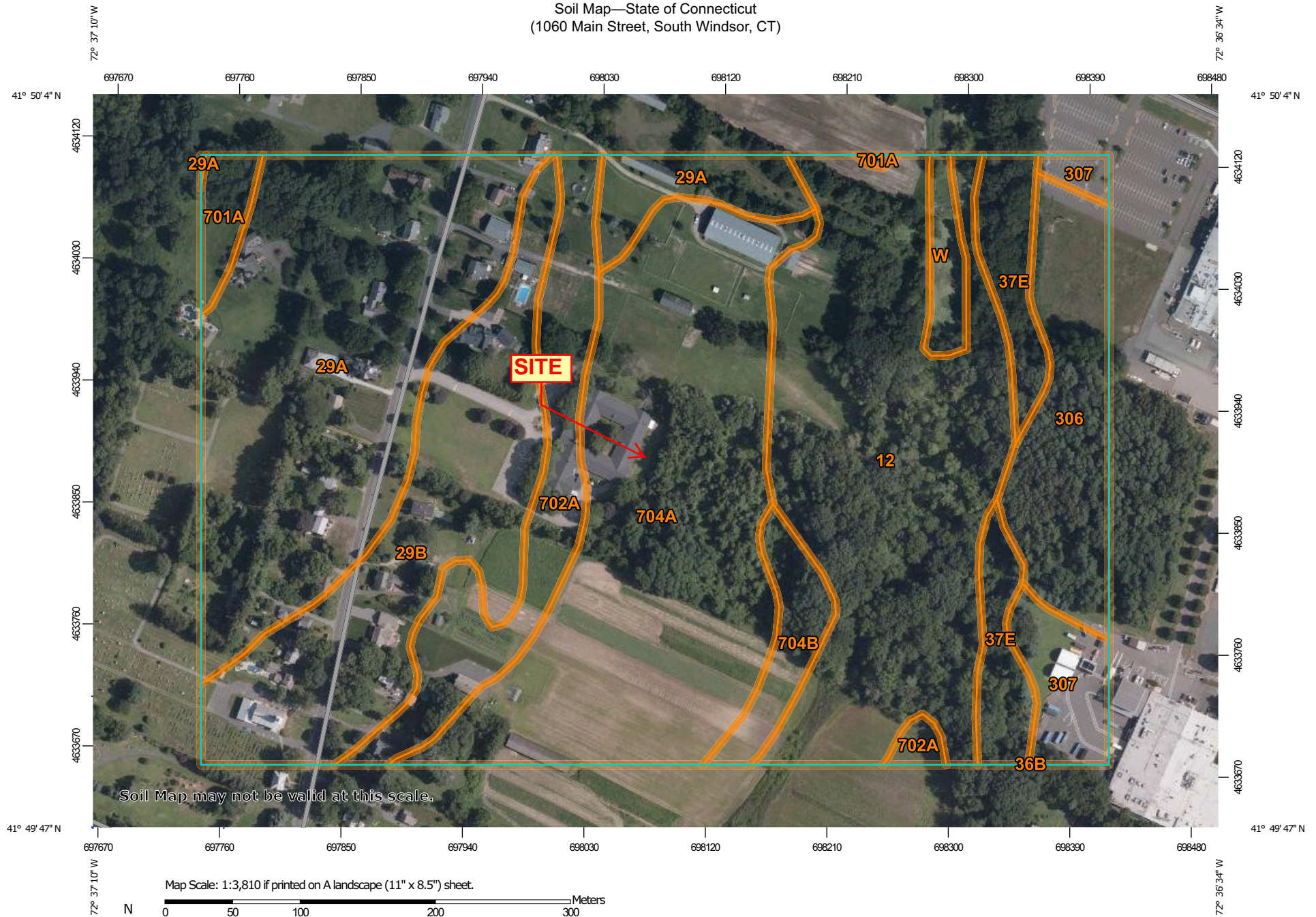
MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of South Windsor and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet




Soil Map—State of Connecticut
(1060 Main Street, South Windsor, CT)




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

Survey Area Data: Version 20, Jun 9, 2020

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

Date(s) aerial images were photographed: Jul 15, 2019—Oct 24, 2019

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	15.3	20.4%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	16.3	21.7%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	9.5	12.7%
36B	Windsor loamy sand, 3 to 8 percent slopes	0.0	0.0%
37E	Manchester gravelly sandy loam, 15 to 45 percent slopes	3.0	4.1%
306	Udorthents-Urban land complex	4.8	6.4%
307	Urban land	2.0	2.7%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	0.9	1.2%
702A	Tisbury silt loam, 0 to 3 percent slopes	5.1	6.8%
704A	Enfield silt loam, 0 to 3 percent slopes	15.7	20.9%
704B	Enfield silt loam, 3 to 8 percent slopes	1.6	2.1%
W	Water	0.9	1.2%
Totals for Area of Interest		75.1	100.0%

