



# Wetland and Watercourse Delineation and Impact Assessment

**240 Deming Street, South Windsor, Connecticut**

## **The Metro Realty Group, Ltd.**

6 Executive Drive – Suite 100  
Farmington, CT 06032

Prepared by:

## **SLR International Corporation**

195 Church Street, 7th Floor, New Haven, Connecticut, 06510

SLR Project No.: 141.13571.00069

Client Reference No: US.13571

June 28, 2023

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## Acronyms and Abbreviations

BFE	Base Flood Elevation
CGS	Connecticut General Statutes
CT DEEP	CT Department of Energy & Environmental Protection
F	Fahrenheit
FEMA	Federal Emergency Management Agency
LF	Linear feet
LOD	Limit of Disturbance
NDDB	Natural Diversity Database
NRCS	Natural Resources Conservation Service
S&E	Sediment and Erosion
SLR	SLR International Corporation
SF	Square feet
SFHA	Special flood hazard area
URA	Upland Review Area
USACE	U.S. Army Corps of Engineers
USDA	United States Department of Agriculture
WQV	Water Quality Volume



## 1.0 Introduction

On behalf of The Metro Realty Group, Ltd., SLR International Corporation (SLR) has prepared the following report to describe the existing conditions of regulated wetland and watercourse resources and potential impacts to identified regulated resources resulting from a proposed multi-family redevelopment at 240 Deming Street in South Windsor, Connecticut (**Figure 1**). SLR scientists were retained to identify regulated wetland and watercourse resources on the approximately 6.3-acre property and evaluate potential impacts. SLR engineers were retained to develop the site design, including sedimentation and erosion control measures and stormwater management. Proposed activities are depicted on the site plans prepared by SLR, titled *Proposed Multi-Family Development* dated June 28, 2023.

SLR soil scientists visited the site on May 10, 2023, to determine the presence or absence of wetlands and/or watercourses onsite and to assess existing conditions relative to the proposed site redevelopment. No inland wetlands were identified on the site. Regulated resources consist of a 260-linear foot (LF) intermittent watercourse that originates from a pipe in the northeastern portion of the site. The intermittent watercourse does not connect to off-site resources but terminates on the subject parcel through infiltration and evaporation.

Portions of the proposed activities will take place within the upland review area (URA) to the intermittent watercourse, which includes land within 100 feet of the watercourse. No direct impacts to regulated resources will occur. The intermittent watercourse's morphology and watershed will be maintained. Short-term impacts to the watercourse will be avoided through redundant sediment and erosion control and best management practices during construction, while long-term impacts will be avoided through a comprehensive stormwater management system that includes water quality measures.

## 2.0 Regulatory Definitions

Inland wetlands and watercourses within the project area were evaluated in accordance with the regulations of the Town of South Windsor and the State of Connecticut Inland Wetlands and Watercourses Act, Connecticut General Statutes (CGS) 22a-36 through 45 and the Federal Clean Water Act (Section 404). No federal wetlands or watercourse exist on the subject parcel.

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) defines inland wetlands as "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the Act as "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 state or any portion thereof." The Act defines intermittent watercourses as having a 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 a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

URA, per the Town of South Windsor Inland Wetlands and Watercourses Regulations, includes any land adjacent to and within 100 feet of the wetland or watercourse.

Federal Wetlands and Watercourses were considered using the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (USACE, 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Region* (USACE, 2012), and the classification system of the National Cooperative Soil Survey and *Field Indicators of Hydric Soils in the United States* (USDA, 2017).





### 3.0 Methodology

A second-order soil survey in accordance with the principles and practices noted in the United States Department of Agriculture (USDA) publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA, 2005).

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g., a pond). Soil types were identified by observation of soil morphology (e.g., soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of 2 feet) were completed at the site.

Tidal wetland determinations were completed based on the presence of a predominance of tidal wetland vegetation and physical markings, or water-laid deposits, resulting from tidal action.

Intermittent watercourse determinations were made based on the presence of a 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 a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Intermittent watercourse boundaries were demarcated (flagged) with blue surveyor's tape (hung from vegetation) labeled with consecutive flag numbers that were generally spaced a maximum of every 50 feet. The wetland boundary is located along the lines that connect these sequentially numbered flags. Flag numbers IWC-100 through IWC-107 and IWC-1 through IWC-10 demarcate the intermittent watercourse boundary. The resource boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

On the day of the review, weather conditions were sunny and dry, with an air temperature of approximately 65° Fahrenheit (F). Site conditions were suitable for wetland delineation work.

### 4.0 General Site Description

The 6.3<sup>1</sup>-acre project area is in a moderately developed mixed-use residential and commercial area in the central portion of South Windsor. Accessed to the north from Deming Street, the parcel displays 650-LF of direct frontage. The subject property abuts multifamily properties to the west, east and north, while single-family residences exist south of Deming Street. The primary commercial corridor in South Windsor, Buckland Road, is located approximately 300 feet west. Topography is moderately to gently from the east to west and ranges from 115 feet to 175 feet (NAVD 88). Soils are derived from eolian deposits underlain by outwash.

The site is presently developed. Existing structures consist of a two-story church building, asphalt parking area, and two small outbuildings. The remainder of the site is manicured and occupied by lawn area and landscaping trees, primarily eastern white pine (*Pinus strobus*), Norway spruce (*Picea abies*), and arborvitae (*Thuja occidentalis*). A drainage feature exists in

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<sup>1</sup> A lot line revision is proposed to the abutting parcel to the east (440 Buckland Road, i.e., Berry Patch Apartments) to add 0.3 acre to the existing 6-acre site.



the southern portion of the site. This area was not demarcated as a regulated resource as it lacks both morphology and soils for delineation. The northern portion of the property contains an intermittent watercourse bounded to the north and south by mature eastern white pines planted in a linear manner. A secondary linear series of white pines extends south toward Deming Street, generally perpendicular to the intermittent watercourse. A stormwater basin is located off-site to the east, near the northeastern extent of the subject site. The basin outlet conveys stormwater to the west onto the subject site and drains to the intermittent watercourse. The intermittent watercourse is approximately 260-feet-long and dissipates onsite via infiltration and evaporation. Primary ecologies on the site are pavement and urban structure, and mowed lawn with trees, in addition to the intermittent watercourse.

## 4.1 Watershed Location

The site is located within the upper Podunk River subregional watershed (Basin #4004), a 20.3-square-mile basin in South Windsor and northern East Hartford and Manchester. Although no direct nexus exists, the nearest perennial watercourse is Plum Gulley Brook, located approximately 850 feet north of the subject property. The confluence of Plum Gulley Brook with the Podunk River is approximately 2 miles downstream. The Podunk River empties into the Connecticut River in East Hartford, and the Connecticut River flows approximately 50 miles and drains to Long Island Sound in Old Saybrook and Old Lyme.

## 4.2 FEMA Mapping

According to the most recent Federal Emergency Management Agency (FEMA) mapping, effective September 26, 2008, no special flood hazard areas (SFHA) occur on or adjacent to the subject site. The nearest mapped SFHA is Plum Gulley Brook, 800 feet to the north, with a base flood elevation (BFE) between 90 and 95 feet NAVD.

# 5.0 Wetland and Watercourse Delineation Results

Regulated resources onsite consist of one approximately 260-LF intermittent watercourse. The watercourse originates from a pipe in the northeastern portion of the site and flows west through a vegetated corridor before dissipating via evaporation and infiltration in the north-central portion of the site. The watercourse itself occupies approximately 1,350 square feet (SF), which represents approximately 0.5 percent of the 6.3-acre property. Land within 100 feet of the watercourse, regulated by the Town of South Windsor as URA, occupies 45,650 SF onsite, or approximately 16.6 percent of the subject property.

## 5.1 Soils

Geospatial data were accessed via the USDA – Natural Resources Conservation Service (USDA-NRCS) web soil survey mapping. The soil survey mapping is appended (**Figure 3**). The survey identifies the following soil mapping units with associated NRCS map number in the project area (**Table 1**):



**Table 1: NRCS Soil Units**

Map Unit		Parent Material	Slope (%)	Drainage Class	High Water Table			Depth To Bedrock (in)
Sym	Name				Depth (in)	Kind	Mos.	
Wetland Soil								
12	Raypol silt loam	Eolian underlain by outwash	3 - 8	Poorly drained	0 - 12	-	-	> 80
Upland Soil								
66B	Narragansett silt loam	Eolian underlain by glacial till	2 - 8	Well drained	> 80	-	-	> 80
66C	Narragansett silt loam	Eolian underlain by glacial till	8 - 15	Well drained	> 80	-	-	> 80
702B	Tisbury silt loam	Eolian underlain by outwash	3 - 8	Moderately well drained	18 - 30	-	-	24 - 36
704B	Enfield silt loam	Eolian underlain by outwash	3 - 8	Well drained	> 80	-	-	16 - 39

Soils were examined using a Dutch auger. Field investigations confirmed NRCS mapping; however, the poorly drained Raypol silt loam mapped in the southwestern portion of the site was not encountered. The area in which this soil unit is mapped by NRCS is comprised of upland manicured lawn with scattered white pine and arborvitae; no evidence of wetland hydrology, soils, or vegetation were observed. No poorly drained or very poorly drained soils were encountered onsite. Please note that SLR did not fully delineate upland soil types within the subject site.

## 5.2 Intermittent Watercourse

SLR Registered Soil Scientist and Professional Wetland Scientist Megan B. Raymond, and Environmental Scientist Meaghan Fogarty, delineated the intermittent watercourse in May 2023. Classification of the intermittent watercourse was determined based on the presence of a defined channel with bed and banks, evidence of scour, the presence of flowing water for a duration longer than a particular storm incident (no storm events were noted in the area within the two days prior to the delineation), and the presence of hydrophytic vegetation. The terminus of the watercourse was determined based on the lack of a defined channel, which occurs at flag IWC-10. On the day of investigation, water was observed in the channel.

The intermittent watercourse is engineered and originates from an off-site constructed stormwater basin, approximately 10 feet from the eastern property boundary (**Appendix A, Figure 3, Appendix B**). At the outlet, the flared-end concrete pipe is stabilized with riprap. The watercourse is approximately 10-feet-wide at the pipe outlet and narrows to approximately 3-feet-wide near flag IWC-8, before dissipating into a lawn area at its downstream (western) extent. The channel is low-gradient with substrate primarily comprised of fine sand, silt, and leaf litter. An upland canopy, dominated by an allee of white pine, shades the watercourse. On the day of the site evaluation, the intermittent watercourse conveyed water ranging from approximately 0 to 5 inches in depth, decreasing in depth from upstream to downstream. Woody debris and dense vegetation cover portions of the watercourse, primarily in the downstream portion. Much of the woody debris is derived from limbs of the adjacent pine trees. In addition to



white pine, saplings of American elm (*Ulmus americana*), red maple (*Acer rubrum*), and boxelder (*Acer negundo*) contribute to the canopy cover. A dense vine layer is dominated by poison ivy (*Toxicodendron radicans*) and Oriental bittersweet (*Celastrus orbiculatus*). The variable groundcover consists primarily of sensitive fern (*Onoclea sensibilis*), skunk cabbage (*Symplocarpus foetidus*) jewelweed (*Impatiens capensis*), and garlic mustard (*Alliaria petiolata*). Near flag IWC-9, the watercourse channel bends southward and is reduced to less than one foot in width with 2-foot banks before flow filtrates/evaporates in a grass area dominated by garlic mustard and bedstraw (*Galium sp.*) near flag IWC-10.













The morphological change across the 260 LF of intermittent watercourse is driven by hydrology. Adjacent to the basin, the watercourse is fed largely by stormwater, and this is reflected in the wider channels. Moving west, the influence of stormwater is reduced and limited baseflow exists to maintain bedform. Therefore, the watercourse narrows and then terminates without connection to other wetland resources. The definition of intermittent watercourse requires the presence of bed and banks. The location where a bed and banks were no longer present dictated SLR's delineation.

### 5.3 Wetland Resource Functions and Values

A functional evaluation using the USACE *Highway Methodology Workbook Supplement* and based on SLR's field observations is provided (**Table 2**). The first column lists the functions and values generally ascribed to wetlands while the second column summarizes the rationale used to determine whether these functions and values are being performed within the subject intermittent watercourse. Due to the small size, its engineered condition, the landscape position, and lack of connectivity to adjacent resources, the intermittent watercourse does not contribute significantly to most recognized wetland functions.



**Table 2: Functions and Values Assessment Intermittent Watercourse**

Symbol	Functions and Values	Comment
	Groundwater Recharge/Discharge	Yes– Though limited, some groundwater communication exists.
	Flood Flow Alteration (Storage and Desynchronization)	Yes – Though no special flood hazard areas onsite, the intermittent watercourse provides conveyance and contributes to localized floodflow alteration.
	Fish and Shellfish Habitat	No – Limited hydrology does not allow support of these habitats.
	Sediment/Toxicant Retention	Yes – Though constrained by size, the low slope of the intermittent watercourse contributes to this function.
	Nutrient Removal/Retention/ Transformation	Yes – High stem density in portions of the watercourse contribute to this function.
	Production Export (Nutrient)	No – The small size and lack of vegetative structural heterogeneity limits trophic level exchange.
	Sediment/Shoreline/Watercourse Bank Stabilization	Yes - Banks are vegetated, though no adjacent wetlands present.
	Wildlife Habitat	No – This function is constrained by the small size of the resources, limited vegetative diversity and lack of connected habitats.
	Recreation (Consumptive and Non-Consumptive)	No – The small area does not allow for recreation.
	Educational Scientific Value	No – The engineered feature does not allow for educational value.
	Uniqueness/Heritage	No – The ditch is engineered and does not provide uniqueness or heritage values.
	Visual Quality/Aesthetics	No – The area does not provide visual quality or aesthetics.
<b>ES</b>	Endangered Species	No – According to the most recent Connecticut Department of Energy and Environmental Protection (CT DEEP) Natural Diversity Database (NDDDB) polygons occur onsite.

The principal functions of the wetlands include the following:

- Sediment/toxicant retention
- Nutrient removal/retention



## 6.0 Proposed Project

The proposed project involves the demolition of the existing structures and the construction of a multi-family residential development. The development will consist of seven buildings containing between eight and twelve residential units, for a total of 68 units. A central parking lot will accommodate 116 parking spaces with a landscaped island with a gazebo in the center. The site will be serviced by municipal water and sewer. An existing drainage easement extending offsite to the northeast from the northeastern portion of the property will be maintained. The site's watershed will continue to drain northeast toward the drainage easement. Portions of these activities, approximately 0.5 acre, will take place in the URA to the intermittent watercourse.

No direct impacts to the intermittent watercourse are proposed. Proposed activities in the URA include grading, portions of two residential buildings and appurtenances. Disturbance within the URA totals 23,950 SF, of which 12,800 SF will be impervious area. Overall, impervious area will increase from 0.81 acre to 2.63 acres. To compensate for this increase, a comprehensive stormwater management system has been designed to provide water quality management while attenuating peak flow. Other conservation measures are proposed, including a buffer planting plan and a 1.14-acre conservation easement.

A buffer planting plan of native trees and shrubs is proposed between the intermittent watercourse and the proposed development. Woody trees and shrubs, including red maple (*Acer rubrum*), black cherry (*Prunus serotina*), Canada serviceberry (*Amelanchier canadensis*), American hazelnut (*Corylus americana*), sweet pepperbush (*Clethra alnifolia*), highbush blueberry (*Vaccinium corymbosum*), silky dogwood (*Swida amomum*), and winterberry (*Ilex verticillata*), will be added to the site to provide biofiltration of sediment and pollutants and opportunities for wildlife, as well as serve as a physical demarcation of the regulated resource. Additional upland tree plantings will be installed around the perimeter of the development to aid in long-term site stability, shade, and aesthetics.

Connecticut regulates activities in, and adjacent to, wetlands and watercourses, as land development may result in short- and long-term direct and indirect impacts to wetlands and watercourses. The project has been designed to have minimal impacts to wetlands from short- and long-term perspectives. Work within the URA has been designed to avoid indirect wetland and watercourse impacts. Sedimentation and erosion control will minimize the potential for short-term impacts, while stormwater management will provide long-term water quality protection.

### 6.1 Sediment and Erosion Control Measures

A Sediment and Erosion (S&E) Control Plan has been developed to minimize potential short-term impacts during construction. The S&E Control Plan includes descriptive specifications concerning land grading, topsoiling, temporary and permanent vegetative cover, and erosion checks. Details have been provided for all erosion controls with corresponding labels on the S&E Control Plan. All S&E controls provided are in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

The site will be accessed via a temporary stone tracking pad construction entrance from Deming Street, which will become the entrance for all vehicles following construction. During construction, the limits of disturbance will be bordered on all sides by silt fence. Temporary soil stockpile areas will be enclosed by a secondary set of silt fencing, within the larger perimeter of silt fence. Straw wattles will be placed along the northern silt fence to further protect the intermittent watercourse during construction. The use of redundant sedimentation and erosion





control measures will minimize the potential for short-term impacts to the intermittent watercourse. and stockpiles will both be protected by two sediment control measures. Inlet protection and sediment traps will be installed to contain construction runoff during construction. Steeper slopes will be overlain with erosion control blankets. Sediment and erosion control measures will remain in place until the site is stabilized.

## 6.2 Stormwater Management

The project includes a stormwater management system that has been designed, and will be installed and maintained, in accordance with town and state standards, including the *2004 Connecticut Stormwater Quality Manual*. The system design and components employ standard engineering practices that are regularly used throughout the town, and the northeast, to prevent stormwater pollution. The stormwater management system includes water quantity and water quality protections. An underground detention system will mitigate peak flows and provide water quality protection, in addition to a hydrodynamic separator, which will retain approximately 80 percent of total suspended solids before discharging into to an enhanced riprap splash pad that will drain toward the existing drainage easement.

The stormwater management design is comprehensive. Stormwater runoff from the impervious portions of the site (roofs, sidewalks, and parking areas) will be collected via catch basins with 2-foot sumps and piped to a hydrodynamic separator to remove sediment and pollutants before entering an underground detention system. The underground detention system has been sized to retain the Water Quality Volume (WQV) or “first-flush” associated with the initial 1 inch of runoff, which tends to contain the highest concentrations of potential pollutants. The open-bottom underground detention will be installed atop a layer of stone to promote infiltration and groundwater recharge. Overflow from the underground detention system will be conveyed north to an upland area, discharging via flared end section onto an enhanced 18-inch riprap splash pad to reduce velocity and capture potential sediments. This upland area will continue to drain northwest toward the existing drainage easement, maintaining existing hydrology.

In addition to the hydrodynamic separator, the underground detention will also contribute to water quality, as it provides residence time for sediments and pollutants to settle out of runoff. Hydrologic analysis demonstrates no increases in peak-flow rates from the proposed development (Drainage report prepared by SLR under separate cover). The proposed stormwater management system provides sufficient water quality protection and water volume retention. No impacts to the hydrology of the intermittent watercourse are anticipated.

## 6.0 Conclusion

The proposed project involves the redevelopment of 240 Deming Street in South Windsor, Connecticut. Existing structures within the approximately 6.3-acre project area will be demolished and seven new multi-family residential buildings, including access parking and utilities, will be constructed. Portions of these activities will take place with the URA to an intermittent watercourse. No direct disturbance is proposed, and no inland wetlands exist on the site. The proposed stormwater management system will provide protections for water quality and ensure no increase in the peak rate of discharge from the property. A comprehensive sediment and erosion control plan has been designed and will be used through the construction period. Work in the URA has been minimized to the maximum extent practicable and totals about 0.5 acre. Conservation measures include a native buffer planting between the limit of disturbance (LOD) and the intermittent watercourse and a 1.14-acre conservation easement.



Through the avoidance of direct impact, the use of sedimentation and erosion controls and stormwater management measures to avoid short-term and long-term impacts, and the conservation protections, it is SLR's professional opinion that the proposed project will not result in adverse impact or effect on regulated resources.

If you have any questions regarding this report, please contact Megan B. Raymond at the email address below.

Sincerely,

**SLR International Corporation**



**Megan B. Raymond, MS, PWS, CFM**  
Principal Scientist, Wetlands & Waterways Lead  
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**Meaghan Fogarty**  
Environmental Scientist  
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# Appendix A    Site Maps

## **Wetland and Watercourse Delineation and Impact Assessment**

240 Deming Street, South Windsor, Connecticut

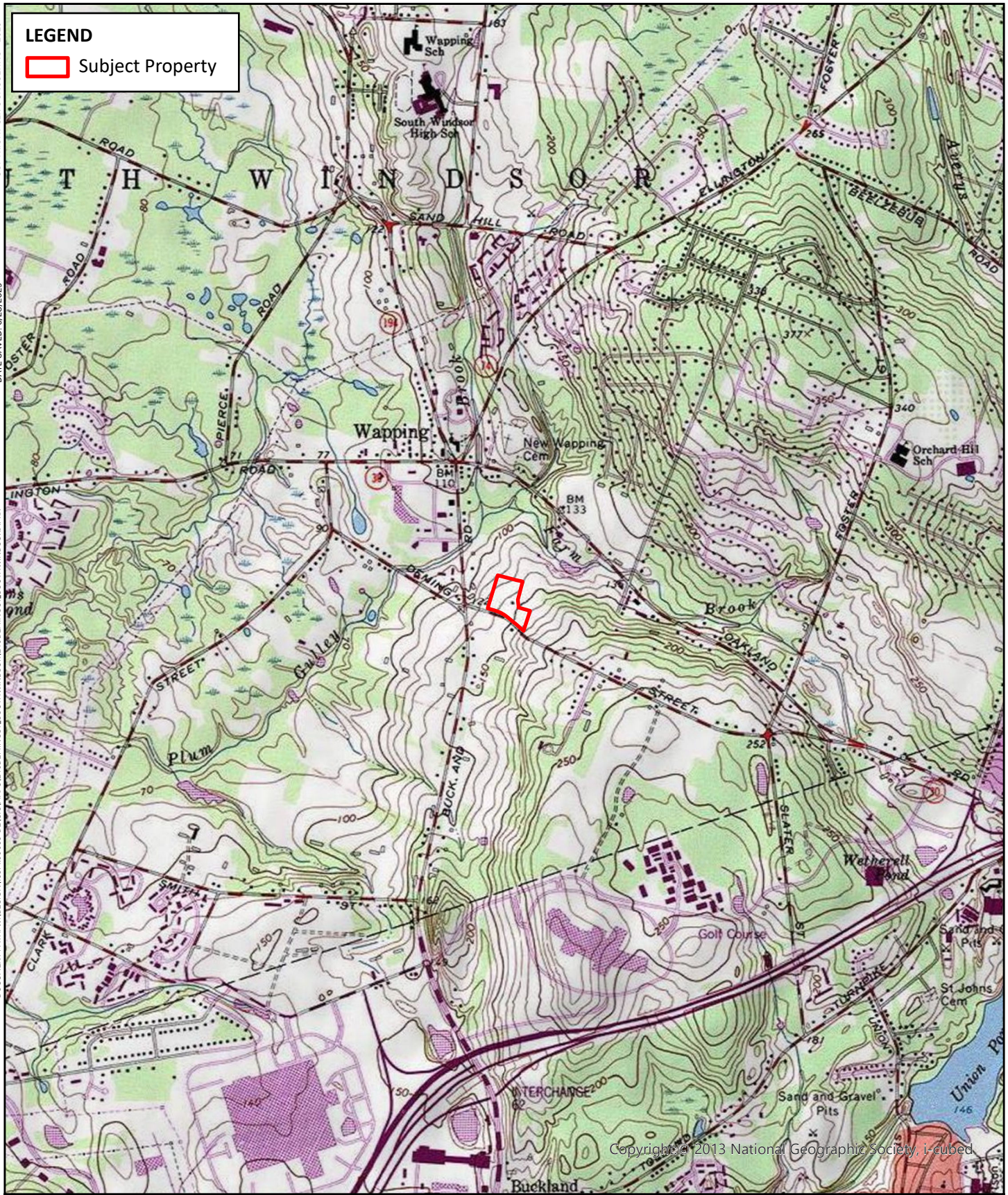
**The Metro Realty Group, Ltd.**

SLR Project No.: 141.13571.00069

June 28, 2023







**LEGEND**

 Subject Property




195 CHURCH STREET  
7TH FLOOR  
NEW HAVEN, CT 06511  
203.344.7887


**USGS LOCUS MAP**

PROPOSED APARTMENTS  
METRO REALTY GROUP, LTD.  
240 DEMING STREET  
SOUTH WINDSOR, CT

N



0 2,000



Feet

SCALE	1" = 2000'
DATE	6/28/2023
PROJ. NO.	141.13571.00069

**FIG. 1**



Soil Map—State of Connecticut  
(Figure 2 - 240 Deming St, 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 22, Sep 12, 2022

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

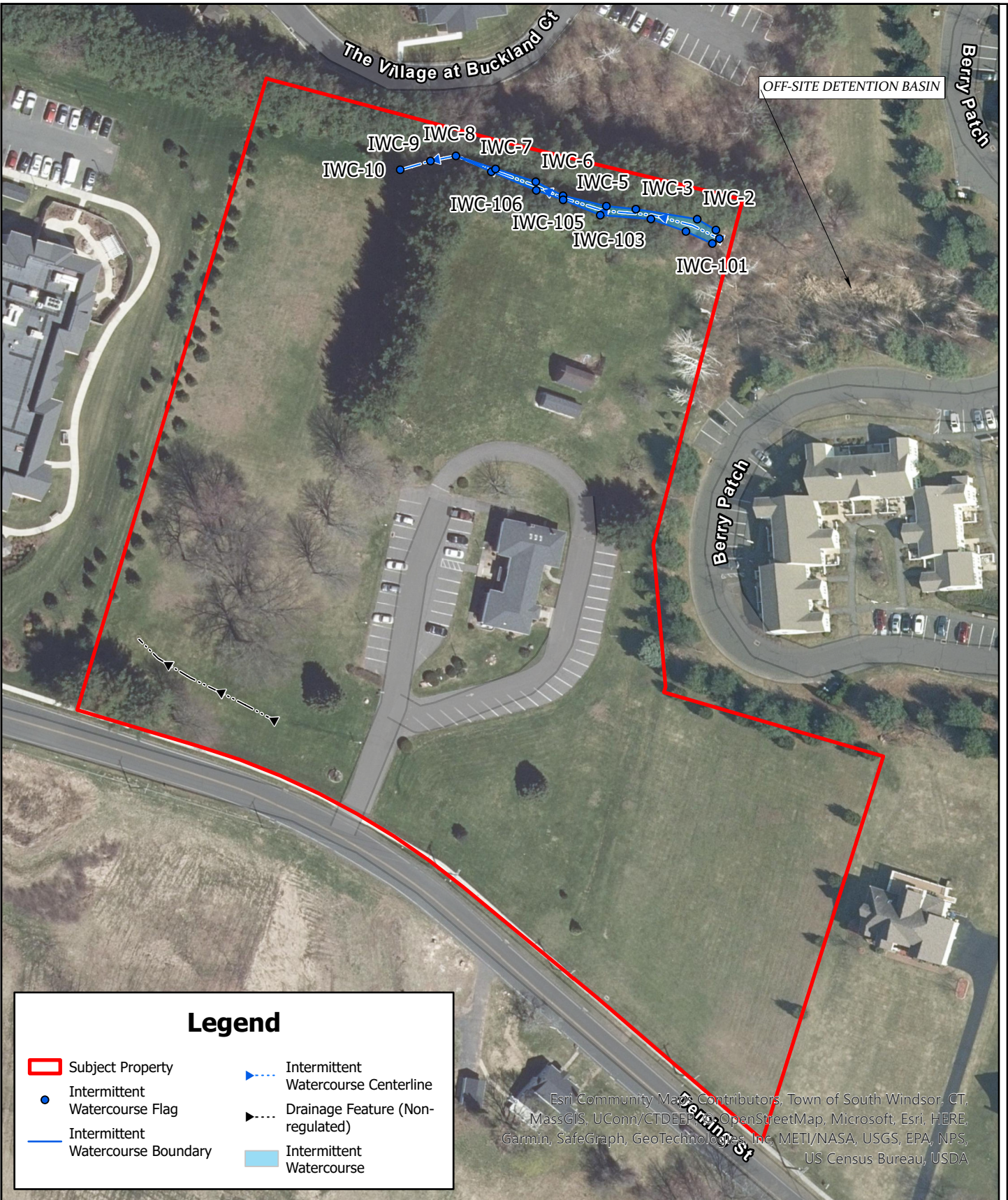
Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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
12	Raypol silt loam	0.0	0.5%
66B	Narragansett silt loam, 2 to 8 percent slopes	1.2	19.7%
66C	Narragansett silt loam, 8 to 15 percent slopes	0.7	10.8%
702B	Tisbury silt loam, 3 to 8 percent slopes	4.2	65.6%
704B	Enfield silt loam, 3 to 8 percent slopes	0.2	3.4%
<b>Totals for Area of Interest</b>		<b>6.3</b>	<b>100.0%</b>





195 CHURCH STREET  
7TH FLOOR  
NEW HAVEN, CT 06511  
203.344.7887

## WATERCOURSE DELINEATION

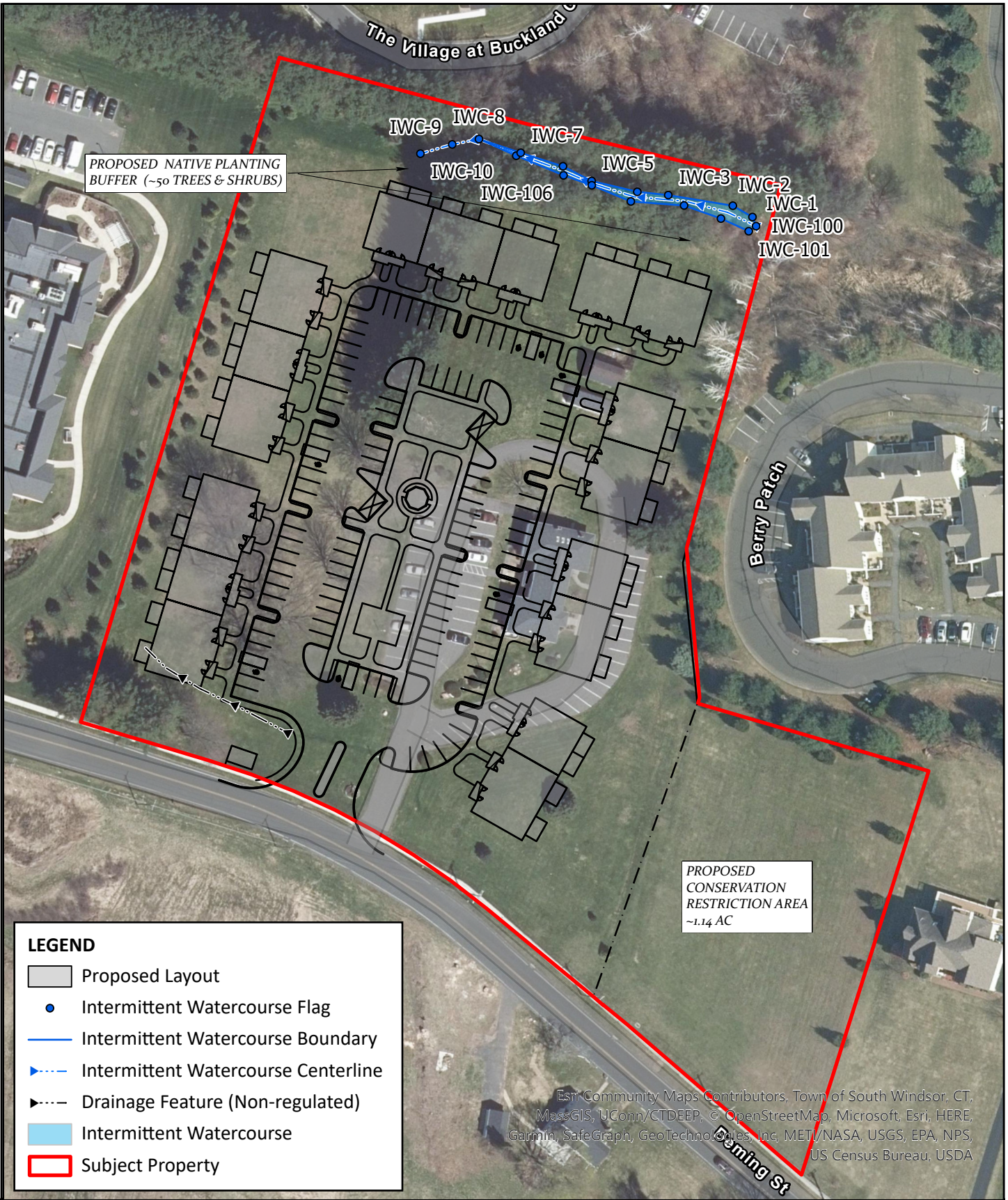
PROPOSED APARTMENTS  
METRO REALTY GROUP, LTD.  
240 DEMING STREET  
SOUTH WINDSOR, CT



SCALE 1" = 100'  
DATE 6/28/2023  
141.13571.00069  
PROJ. NO.

FIG. 3





**LEGEND**

- Proposed Layout
- Intermittent Watercourse Flag
- Intermittent Watercourse Boundary
- Intermittent Watercourse Centerline
- Drainage Feature (Non-regulated)
- Intermittent Watercourse
- Subject Property

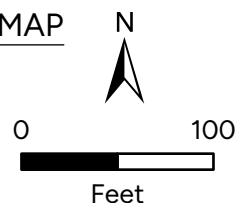
Esri, Community Maps Contributors, Town of South Windsor, CT, MassGIS, UConn/CTDEEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA



195 CHURCH STREET  
7TH FLOOR  
NEW HAVEN, CT 06511  
203.344.7887

**PROPOSED SITE LAYOUT AND DELINEATION MAP**

PROPOSED APARTMENTS  
METRO REALTY GROUP, LTD.  
240 DEMING STREET  
SOUTH WINDSOR, CT



SCALE 1" = 100'  
DATE 6/28/2023  
141.13571.00069  
PROJ. NO.

**FIG. 4**



# Appendix B    Photographic Log

## **Wetland and Watercourse Delineation and Impact Assessment**

240 Deming Street, South Windsor, Connecticut

**The Metro Realty Group, Ltd.**

SLR Project No.: 141.13571.00069

June 28, 2023



**Client Name:**  
The Metro Realty Group, Ltd.

**Site Location:**  
240 Deming Street, South Windsor, Connecticut

**Project No.**  
141.13571.00069

**Photo No.**  
1

**Date:**  
5/10/23

**Direction Photo Taken:**  
Southwest

**Description:**  
Outlet pipe of the off-site detention basin, originating the intermittent watercourse.



**Photo No.**  
2

**Date:**  
5/10/23

**Direction Photo Taken:**  
East

**Description:**  
Intermittent watercourse from near flag IWC-3, facing upstream.





**Client Name:**  
The Metro Realty Group, Ltd.

**Site Location:**  
240 Deming Street, South Windsor, Connecticut

**Project No.**  
141.13571.00069

**Photo No.**  
3

**Date:**  
5/10/23

**Direction Photo Taken:**  
Northeast

**Description:**  
Intermittent watercourse  
from near flag IWC-9, facing  
upstream.



**Photo No.**  
4

**Date:**  
5/10/23

**Direction Photo Taken:**  
West

**Description:**  
Terminus of intermittent  
watercourse, where flow  
dissipates into a mowed  
field.





**Client Name:**  
The Metro Realty Group, Ltd.

**Site Location:**  
240 Deming Street, South Windsor, Connecticut

**Project No.**  
141.13571.00069

**Photo No.**  
5

**Date:**  
5/10/23

**Direction Photo Taken:**  
Southeast

**Description:**  
Existing development.



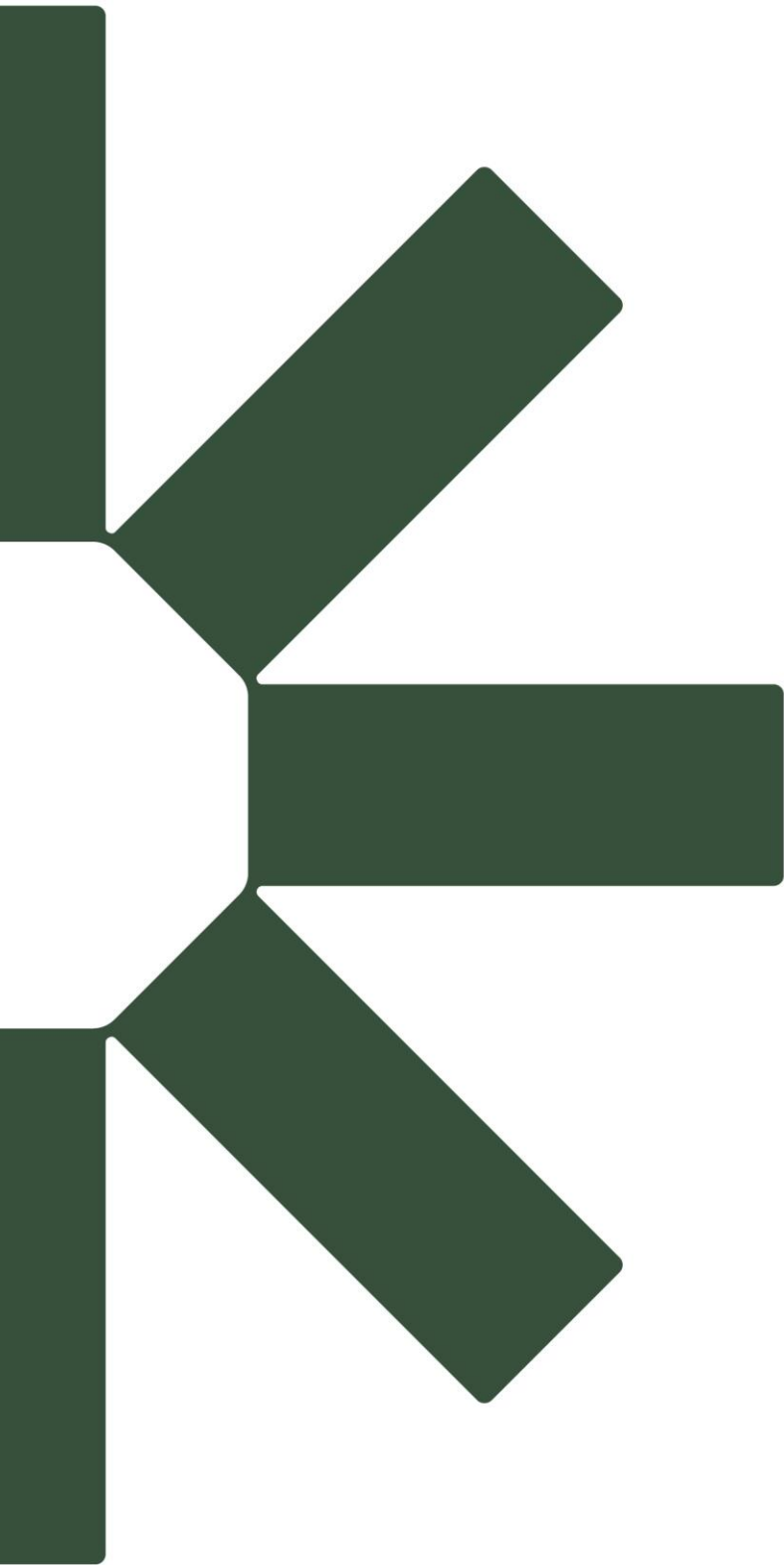
**Photo No.**  
6

**Date:**  
5/10/23

**Direction Photo Taken:**  
Northeast

**Description:**  
Existing site. Perpendicular arrangement of eastern white pines is visible.





Making Sustainability Happen