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November 2, 2022

Town of South Windsor
Inland Wetlands Agency/Conservation Commission
1540 Sullivan Avenue
South Windsor, CT 06074

RE: *Site Investigation*
249 Ellington Road, South Windsor, Connecticut

JMM Job # 22-3142-SWN-5

Dear Commissioners:

Mr. James McManus of **JMM Wetland Consulting Services, LLC** (JMM) conducted a site visit at the above-referenced site on August 1st, 2022. The purpose of the investigation was to verify the absence or the presence of regulated wetland areas in accordance with the State of Connecticut Statutes. The subject site is located to the east of Ellington Road and north of Interstate-291, in South Windsor, CT. The site is currently an undeveloped parcel with a non-regulated agricultural ditch along the eastern property line (see Figure 1, attached).

The soil types were found to be a mix of undisturbed and disturbed soils. 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 Ninigret (701) soil series.

Ninigret fine sandy loam (701). This series consists of very deep moderately well drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level to gently sloping soils on glaciofluvial landforms, typically in slight depressions and broad drainage ways. The soils formed in loamy over stratified sandy and gravelly outwash derived from a variety of acid rocks. Typically, these soils have a very dark grayish brown fine sandy loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown fine sandy loam with mottles below 16 inches. The substratum from 26 to 60 inches is mottled, pale brown, loose, stratified loamy sand.

Any disturbed upland soils were mapped as the Udorthents (308) mapping unit.

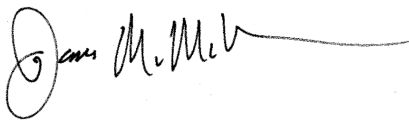
Udorthents (308). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the 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.

JMM carefully reviewed the subject site with the use of a hand-held soil auger and spade, to a minimum depth of 24-inches and it was determined that no poorly or very poorly drained soils or regulated watercourses were identified on the overall property. It is worth noting that along the eastern property line an agricultural ditch was observed. Although the ditch has a permanent channel and bank it would not be considered a regulated watercourse due to the fact that there is no community hydrophytic vegetation, no poorly or poorly drained soils, and no evidence that the ditch flows longer than a storm event. JMM determined that the feature was an old agricultural ditch constructed in upland soils.

Please call us if you have any questions on the above or need further assistance.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



James M. McManus, MS, CPSS
Certified Professional Soil Scientist (No. 15226)

Attachments: Figure 1, NRCS Web Soil Survey

FIGURE 1: 249 Ellington Road, South Windsor, CT
Town GIS Aerial Photo Showing the Approximate Location of Property Boundaries.

Town of South Windsor

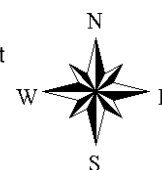
Geographic Information System (GIS)



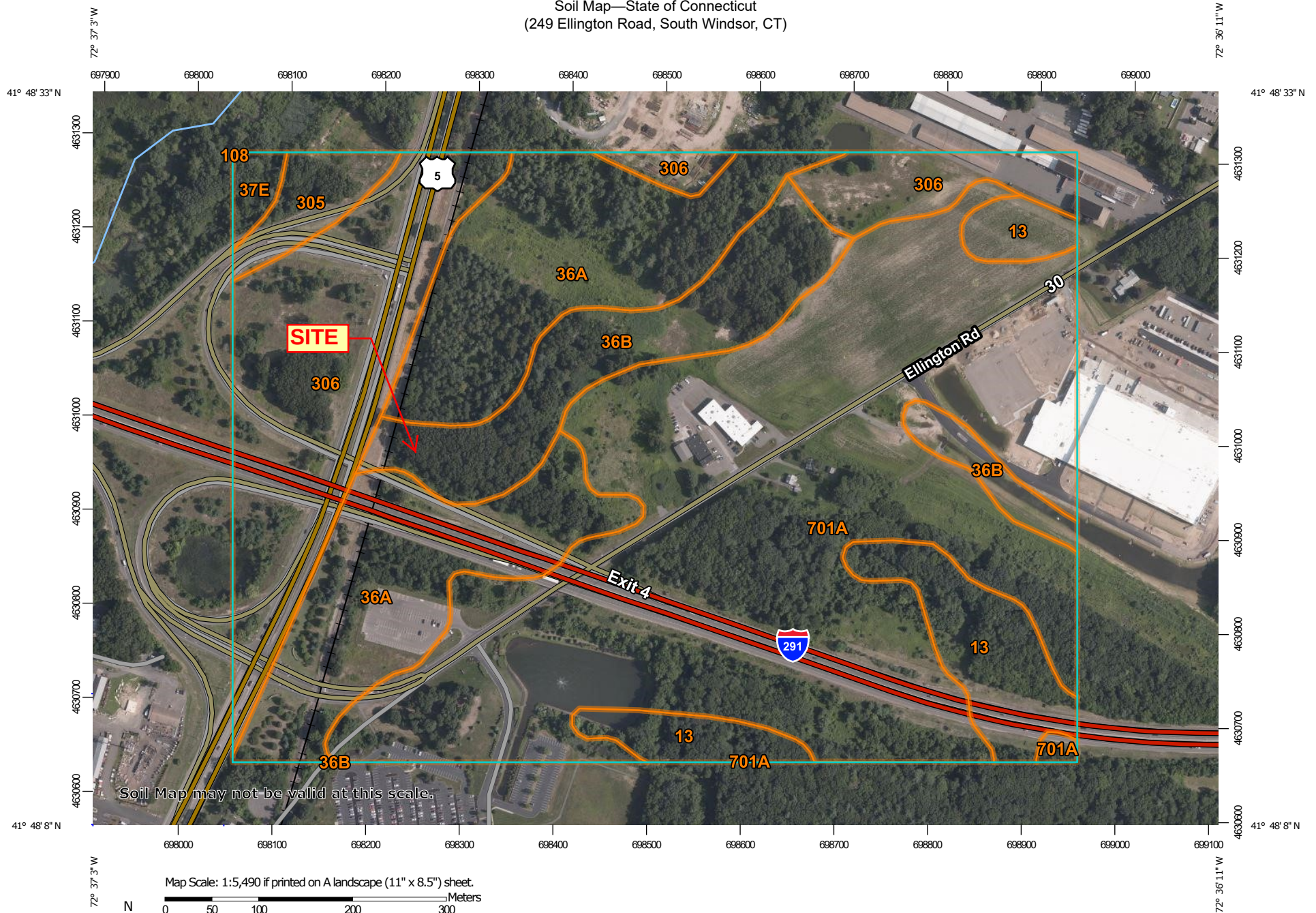
MAP DISCLAIMER - NOTICE OF LIABILITY

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 = 100 feet



Soil Map—State of Connecticut
(249 Ellington Road, South Windsor, CT)



Soil Map may not be valid at this scale.

Map Scale: 1:5,490 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/2/2022
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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: Jul 15, 2019—Aug 29, 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
13	Walpole sandy loam, 0 to 3 percent slopes	10.2	7.0%
36A	Windsor loamy sand, 0 to 3 percent slopes	29.5	20.3%
36B	Windsor loamy sand, 3 to 8 percent slopes	12.9	8.9%
37E	Manchester gravelly sandy loam, 15 to 45 percent slopes	1.0	0.7%
108	Saco silt loam	0.0	0.0%
305	Udorthents-Pits complex, gravelly	2.7	1.8%
306	Udorthents-Urban land complex	24.0	16.6%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	64.8	44.7%
Totals for Area of Interest		145.1	100.0%