

CLA Engineers, Inc.

Civil • Structural • Survey

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December 2, 2019

Mr. Gary Goeschel II
Director of Planning &
Conservation/Wetlands Officer
Town of East Lyme
PO Box 519
Niantic, CT 06357

RE: Proposed Residential Conservation Subdivision
Roxbury Road
CLA-6359
Wetland Assessment

Mr. Goeschel:

CLA Engineers, Inc. has prepared the attached subdivision plans for a proposed residential conservation subdivision on behalf of Mel Wiese of Roxbury Road LLC. As indicated in the project narrative letter, the subject property is approximately 61 acres in total located along Roxbury Road across from the Town Transfer Station. The existing site is undeveloped, but a portion near the roadway has been used for soil stockpiling and gravel parking. A soils map, generated from the NRCS Websoil site (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>) has been attached to this letter.

This letter briefly describes the existing onsite soil conditions, wetland characteristics and functions. CLA notes the following with regard to the proposed site development

- The upland soil is consistent with the mapped soil unit 73C (Charlton/Chatfield)
- The wetland soil is consistent with the mapped soil unit 15 (Scarboro muck)
- The wetland is a red maple dominated wooded swamp that is seasonally saturated.
- There is no proposed inland wetland disturbance.
- There is no proposed work within the 100-foot upland review area.
- An erosion and sedimentation control narrative in compliance with the 2002 Connecticut Guidelines is included on the plans.
- Post construction stormwater management for the site will be provided through rain gardens and vegetated swales.

Based on the lack of direct impacts, lack of activities within the 100 foot review zone, and Best Management Practices provided on the plans, CLA believes that there will be no adverse wetland impacts.

Please feel free to call me at our office or email me at brusso@claengineers.com with any questions or comments.

Very truly yours,
CLA Engineers, Inc.



Robert C. Russo
C.S.S.

Soil Map—State of Connecticut
(Roxbury Road Subdivision)



MAP LEGEND

- | | |
|------------------------|-----------------------|
| Area of Interest (AOI) | Spoil Area |
| Soils | Stony Spot |
| Soil Map Unit Polygons | Very Stony Spot |
| Soil Map Unit Lines | Wet Spot |
| Soil Map Unit Points | Other |
| Special Point Features | Special Line Features |
| Blowout | Streams and Canals |
| Borrow Pit | Transportation |
| Clay Spot | RAILS |
| Closed Depression | Interstate Highways |
| Gravel Pit | US Routes |
| Gravelly Spot | Major Roads |
| Landfill | Local Roads |
| Lava Flow | Background |
| Marsh or swamp | Aerial Photography |
| Mine or Quarry | |
| Miscellaneous Water | |
| Perennial Water | |
| Rock Outcrop | |
| Saline Spot | |
| Sandy Spot | |
| Severely Eroded Spot | |
| Sinkhole | |
| Slide or Slip | |
| Sodic Spot | |

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 18, Dec 6, 2018

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

Date(s) aerial images were photographed: Mar 20, 2019—Mar 27, 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
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.0	0.7%
15	Scarboro muck, 0 to 3 percent slopes	35.8	26.0%
23A	Sudbury sandy loam, 0 to 5 percent slopes	3.1	2.3%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	6.1	4.5%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	12.7	9.2%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	68.8	49.9%
76E	Rock outcrop-Hollis complex, 3 to 45 percent slopes	1.4	1.0%
302	Dumps	5.2	3.8%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	2.1	1.5%
W	Water	1.4	1.0%
Totals for Area of Interest		137.7	100.0%