

MEMO

TO: James Seddon, Facilities Coordinator, FAVARH

FROM: Michael Klein
Registered Soil Scientist
Certified Professional Wetland Scientist

DATE: 4.4.16

RE: 100 Commerce Drive, Canton

I have examined the published natural resource data, walked the site, and examined the upper 20" of the soil profile with a spade and auger. My findings are as follows:

1. The property is predominately wooded with second growth mixed hardwoods and softwoods. It slopes moderately downward to the north and is nearly level in the northern two-thirds.
2. There is a large detention basin in the northwest corner.
3. Per the CRCOG GIS mapping system (<http://mapgeo.com/crcogct/#>) accessed on 4.4.16, the property is not located in a flood zone (see attached map).
4. The northern two-thirds of the property is mapped by the Natural Resources Conservation Web Soil Survey as Raypol and Scarboro soils (see attached). These two soils are classified as inland wetland soils in CT.
5. Per my field investigations, the wetland soils are largely limited to the detention basin and the area to its north, the exception being along the eastern property line where the wetland extends further to the south. The approximate extent of the wetland soils is sketched on the attached map.
6. It is likely that any significant site development activity will require a permit for disturbance of the upland review area, which extends 100' from the wetland boundary. A flagged and surveyed wetland line will be required as part of a permit application.
6. The small, isolated wetland pocket south of the detention basin is not a significant wetland resource feature. It does not show any characteristics of a vernal pool.
7. There are no known occurrences of state-listed species at the site. The location of a nearby area within which a state-listed species occurs (per CT DEEP Natural Diversity Data Base mapping) is sketched on the wetland sketch map. It is unlikely that this will be an impediment to approval.

Feel free to call me if you have any questions regarding my findings.

FAVARH Due Diligence



Property Information
Property ID 09003023-3330100
Location 100 COMMERCE DRIVE 1
Owner CANTON COMMERCE CENTER AS
C/O THE CASLE CORPORATION

NOTES:
1. WETLAND LIMIT FIELD SKETCHED
3.25.16.
2. NDDB AREA SKETCHED FROM
DEEP MAPPING @ [http://ctecoapp1.
uconn.edu/advancedviewer/](http://ctecoapp1.uconn.edu/advancedviewer/), 4.4.16

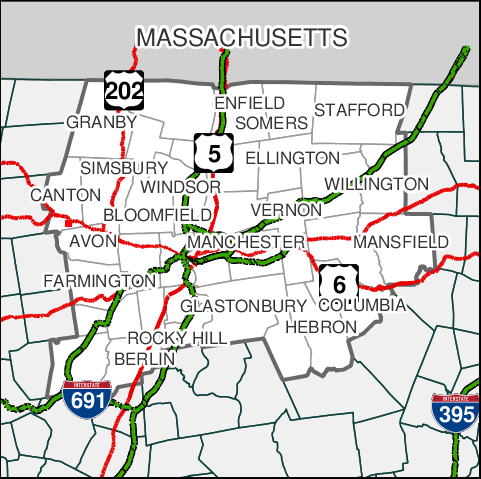


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

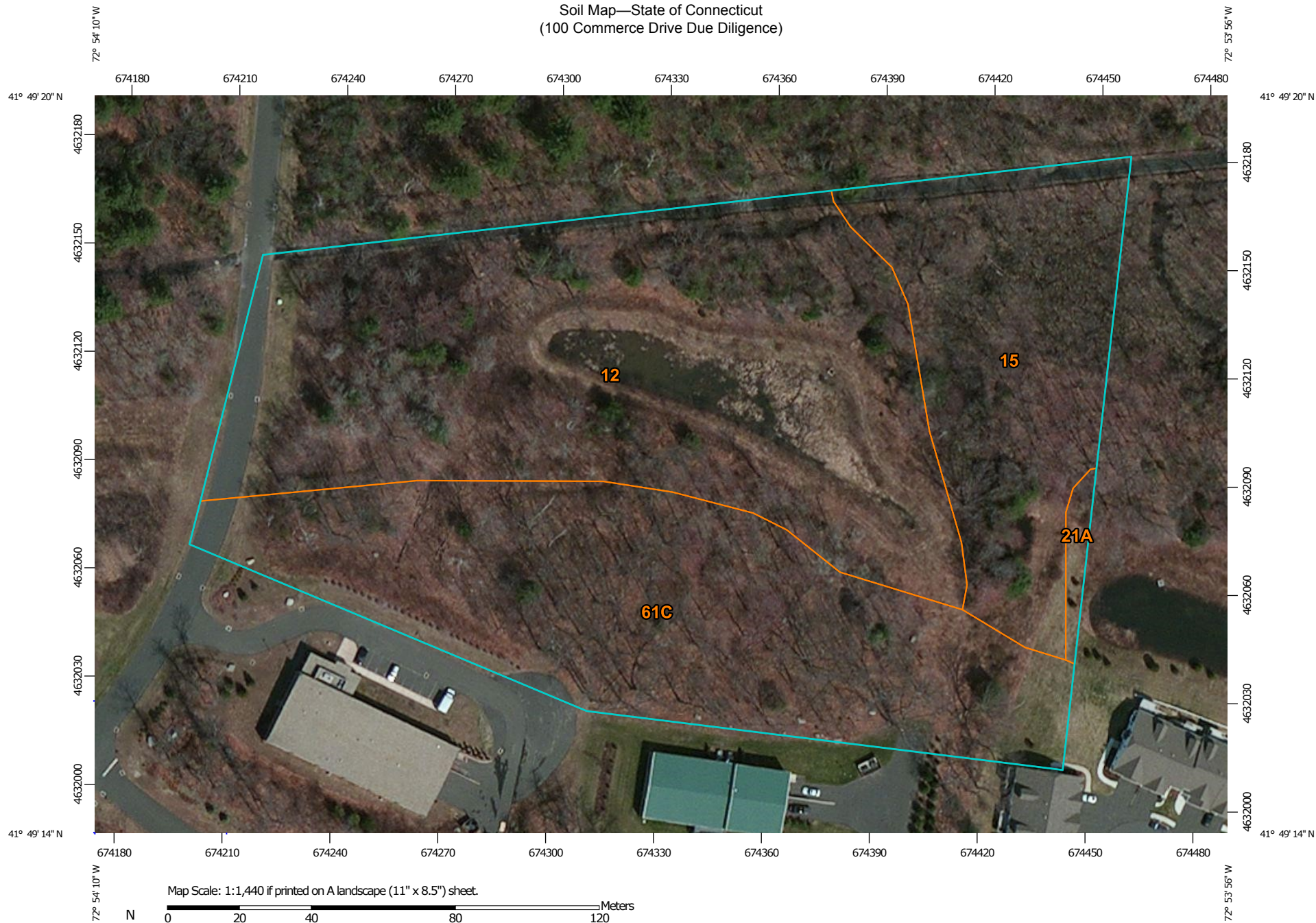
CRCOG and AppGeo make no claims and no
warranties, expressed or implied, concerning the
validity or accuracy of the GIS data presented on this
map.

Parcels updated October 1, 2013

**NATURAL RESOURCE CONSTRAINTS
100 COMMERCE DRIVE
CANTON, CT**



Soil Map—State of Connecticut
(100 Commerce Drive Due Diligence)



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: <http://websoilsurvey.nrcs.usda.gov>
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 14, Sep 22, 2015

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

Date(s) aerial images were photographed: Mar 28, 2011—Apr 18, 2011

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

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	3.8	46.1%
15	Scarboro muck, 0 to 3 percent slopes	1.6	19.3%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	0.1	0.8%
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	2.7	33.7%
Totals for Area of Interest		8.1	100.0%