

DEVELOPMENT REPORT

FOR

15 GREAT PASTURE ROAD/O WOOSTER STREET

Prepared for

Eppoliti Industrial Realty, Inc.

15 Great Pasture Road
Danbury, CT
0 Wooster Street
Bethel, CT

August 5, 2025



CCA, LLC
40 Old New Milford Road
Brookfield, CT

Steven C. Sullivan

Steven C. Sullivan, P.E.



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**TOWN OF BETHEL, CT
Planning & Zoning Office**

**Inland Wetland Commission
APPLICATION FOR PERMIT**

- For Activity in Wetlands
- For Activity in Upland Area
- Petition to Amend Regulations / Map
- To Revise Previous Approval
- To Renew Existing Permit
- Other (specify) _____

Date of Application: _____

Assessor's card : Map 20 Block 40 Lot 01

Application No. _____

1. Name of Applicant Eppoliti Industrial Realty, Inc., Michael Eppoliti
 Address 37 Danbury Road, Suite 203 Town/State Ridgefield Zip 06877
 Business Phone No. 203-438-0433 Fax No. _____
 Applicant's Interest in Land Owner

2. Name of Property Owner Eppoliti Industrial Realty, Inc., Michael Eppoliti
 Address 37 Danbury Road, Suite 203 Town/State Ridgefield Zip 06877
 Phone No. 203-438-0433 Business Phone: _____

(Written consent of property owner required unless owner is applicant. See page 2)

3. Location of property 0 wooster Street/15 Great Pasture Road -

4. Names and Addresses of adjacent property owners: See attached.

(Attach additional sheets if necessary)

5. Description of activity or use (attach additional sheets if necessary)
Light industrial

**Municipal Center, 1 School Street,
Bethel, Connecticut 06801
Phone: (203) 794-8578 - Fax: (203) 794-8595**

Inland Wetland Commission

Application for Permit

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6. Site Plan Yes Class A-2 Survey Yes 2-foot contours Yes
E & S Control Plan and Narrative Yes
Soil Scientists Report Yes wetlands flagged Yes
7. Maps and details depicting proposed activity Yes
8. Commencement and completion dates To be determined
9. Detailed description of feasible and prudent alternatives considered _____
The proposed development is confined to a very small area of the upland review area.
10. Yes Any portion of the wetlands or watercourses for which the regulated activity is proposed is located within five hundred (500) feet of the boundary of an adjoining municipality.
11. No Any portion of the wetland or watercourse on which the regulated activity is proposed is within a watershed of a water company.
12. Fees \$488.16 Make checks payable to the ("Town of Bethel")

The applicant understands that this application is to be considered complete only when all information, documents and fees have been submitted.

The undersigned applicant hereby consents to allow access to the above property by members and staff of the Inland Wetlands Commission, or any other Town Agency, at reasonable times, both before and after any permit has been granted or denied by the Commission for the purpose of evaluating the proposal, monitoring its implementation or for the purposes of correcting any violation of the Wetland and Watercourses Regulations of the Town of Bethel.

In rendering its decision the Commission/Agent will rely in whole or in part on information provided by the applicant and information provided during any public hearing on the proposal. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the Commission/Agent may modify, suspend or revoke the permit it has issued.

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his knowledge and belief.


Applicant's Signature


Property Owner's Signature (Consent to apply for permit)

Signature of Authorized Agent

Address: 37 DANBURY RD, SUITE 203
RIDGEFIELD, CT 06877

Phone No. 203-438-0433
Fax No. 203-431-8561



CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
 IWRD - 79 Elm Street
 Hartford, CT 06106-5127

GIS CODE #: _____
 For DEP Use Only

Arthur J. Rocque, Jr., Commissioner

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN: _____
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
 (print) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: Bethel
 Does this project cross municipal boundaries? Yes No _____
 If Yes, list the other town(s) in which the action is occurring: Danbury, _____
6. LOCATION: USGS Quad Map Name: Danbury AND Quad Number: 76
 Subregional Drainage Basin Number: 6604
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Eppoliti Industrial Realty, Inc.
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 0 Wooster Street/15 Great Pasture Road
 Briefly describe the action/project/activity: Light industrial
9. ACTIVITY PURPOSE CODE: D
10. ACTIVITY TYPE CODE(S): 2, 9, 10, 12
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
 Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: 0.024 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
 [must be provided in acres as indicated]

DATE RECEIVED:

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



TOWN OF BETHEL LAND USE FEES
INLAND WETLAND COMMISSION

- STATE OF CT LAND USE FEE ^{\$ 60} \$30 – WETLANDS ACC# 803
- NONREGULATED USES - \$50 ACC# 404
- REGULATED USES/ NON CORE ACTIVITIES ACC# 404
SECTION (115-7) - \$100
- REGULATED USES/CORE ACTIVITIES (SECTION 115-9) ACC# 404
- RESIDENTIAL \$100 – PLUS SCHEDULE A
- COMMERCIAL \$200 – PLUS SCHEDULE A
- SUBDIVISION \$100 - PLUS SCHEDULE A (ONE LOT)
- A) \$25 each additional lot
- B) \$95 for any lot where a regulated activity is proposed
1. plus fee from schedule A
- SIGNIFICANT ACTIVITY FEE \$300 –PLUS SCHEDULE A ACC# 404
SECTION (115-9)
- MAP AMENDMENT PETITIONS \$100 – PLUS FEE FROM SCHEDULE B
- PERMIT MODIFICATION \$50 – SECTION (115-12) ACC # 404
- LEGAL NOTICE FEE**
- PUBLIC HEARING - \$100 ACC # 400
- DECISION PUBLICATION – \$25

\$ 488.16 TOTAL CASH CHECK

DATE _____ OWNER Eppoliti Industrial Realty, Inc PHONE 203-438-0433

ADDRESS OF PROPERTY 15 Great Pasture Road

SEE REVERSE SIDE FOR FURTHER INFORMATION

SCHEDULE A

The regulated area in Schedule A is the total area of wetlands where a regulated activity is proposed in square feet

- 12,701 sf
of wetlands
- a. Less than 2,500 sq ft
 - b. 2,500 to 50,000 sq ft
plus \$12 per 1000 sq ft
 - c. 50,000 sq ft or more
plus \$6 per 1000 sq ft

\$18
\$36
\$600

+ 13,928 sf of
regulated area

$$\frac{13,928}{1000} \times 12 = 167.16$$

SCHEDULE B

For the purpose of calculating the map amendment petition fee, the regulated area in Schedule B is the total length of wetlands and watercourses boundary subject to the proposed boundary change.

LINEAR FEET – REGULATED AREA

- a. less than 500 \$10
- b. 500 to 1,000 \$20
- c. more than 1,000 \$30

**ALL FEE'S DUE AT TIME OF SUBMITTAL TO THE INLAND WETLANDS
COMMISSION – IF YOU HAVE ANY QUESTIONS PLEASE CALL 794-8578**

Parcel ID	Owner	Mailing Address	City	State	Zip	Address
21 40 03-11	BETHELLAND TRUST INC	PO BOX 332	BETHEL	CT	06801	WOOSTER STREET
20 40 02	BETHEL TOWN OF	1 SCHOOL STREET	BETHEL	CT	06801	WOOSTER STREET
20 40 01	EPPOLITI INDUSTRIAL REALTY INC	37 DANBURY ROAD STE 203	RIDGEFIELD	CT	06877	WOOSTER STREET
20 40 01	EPPOLITI INDUSTRIAL REALTY INC	37 DANBURY ROAD STE 203	RIDGEFIELD	CT	06877	WOOSTER STREET
21 40 03-02	STAMFORD COVE PARTNERS LLC	104 WOOSTER ST	BETHEL	CT	06801	104 WOOSTER STREET

GENERAL

Site Description:

The site is located on the west side of Great Pasture Road between Shelter Rock Lane and the Danbury-Bethel town line, at Wooster Street, in the IL-40 Light Industrial zone. It consists of assessor's parcel MBLU L16-005 and is 11.854 acres on the Danbury side. The site straddles the town line with an additional 2.2 acre parcel MBLU 20-40-01, in the I Industrial zone, on the Bethel side. The majority of the site is in the City of Danbury. The site is developed and contains an existing 1-story industrial building with associated parking and loading areas. The existing building and infrastructure will remain. An existing cell tower and enclosure southwest of the existing building is to remain. An existing steel frame building to the south is to be demolished. The Bethel parcel is vacant and wooded. The site is accessed by a two-way driveway to the north on Great Pasture Road and a two-way driveway to the south at Great Pasture Road/Wooster Street. Sympaug Brook with an adjacent wetland area and 100 year flood plain borders the west side of the site. The FEMA 100 year floodplain is at elevation 358.5. Much of the proposed development is located within the existing developed areas with expansion to the west and the south. The site has municipal water available in Great Pasture Road and municipal stormwater and sanitary sewer systems available in Bethel.

Project Description:

This project is for 4 additional proposed 1-story industrial buildings on Great Pasture Road, with associated parking and loading. One of these proposed buildings will be located on the Bethel side of the town line. The existing 74,442 s.f. building is to remain. An additional 50,675 s.f. is proposed in Danbury and 9,750 s.f. in Bethel. Access to property will be from both existing two-way driveway. The total amount of parking on the Danbury parcel will be 271 spaces. The total amount of proposed parking on the adjacent Bethel parcel is 15 spaces. The amount of wetlands disturbed is 0 acres. The amount of Upland Review Area disturbance is 0.88 acres. The material to be excavated is mostly disturbed upland soils, gravel, and pavement. All site improvements associated with the development are shown on the site development plan set. The proposed buildings will connect to the municipal water and sanitary sewer systems. The existing impervious surface on the Danbury parcel is 38.5% and the proposed impervious surface is 55.2%. The existing impervious surface on the Bethel parcel is 0.02% and the proposed impervious surface is 38.9%.

Alternatives Considered:

The proposed development is confined to a very small area of the Upland Review Area.

SEWAGE DISPOSAL & WATER SUPPLY

A. SEWAGE DISPOSAL:

This project lies within the Danbury Sewer District and proposes to connect to the Bethel municipal sanitary sewer system which is located in Great Pasture Road and Wooster Street. The developer will install new laterals to each building. The estimated sewage flow for all of the buildings is 13,487 gallons per day, see calculations in the Appendix.

B. WATER SUPPLY:

Fire Protection Supply:

The buildings will have sprinklers. They will be served by the City fire hydrants located within 500 feet of the proposed buildings.

Domestic Water Supply:

The developer will connect into the existing 12" domestic water service located in Great Pasture Road.

EROSION & SEDIMENTATION CONTROL PLAN AND CONSTRUCTION SEQUENCE

A. VALIDITY AND PROJECT DESCRIPTION:

VALIDITY:

This document is to be considered an integral part of the plans prepared for the project by CCA, LLC. The procedures outlined herein are to be strictly followed during the construction operations.

PROJECT DESCRIPTION:

This project is for 4 additional proposed 1-story industrial buildings on Great Pasture Road, with associated parking and loading. One of these proposed buildings will be located on the Bethel side of the town line. The existing 74,442 s.f. building is to remain. An additional 50,675 s.f. is proposed in Danbury and 9,750 s.f. in Bethel. Access to property will be from both existing two-way driveway. The total amount of parking on the Danbury parcel will be 271 spaces. The total amount of proposed parking on the adjacent Bethel parcel is 15 spaces. The amount of wetlands disturbed is 0 acres. The amount of Upland Review Area disturbance is 0.88 acres. The material to be excavated is mostly disturbed upland soils, gravel, and pavement. All site improvements associated with the development are shown on the site development plan set. The proposed buildings will connect to the municipal water and sanitary sewer systems. The existing impervious surface on the Danbury parcel is 38.5% and the proposed impervious surface is 55.2%. The existing impervious surface on the Bethel parcel is 0.02% and the proposed impervious surface is 38.9%.

B. START AND COMPLETION DATES:

APPROXIMATE START DATE: Dependent upon approvals
ESTIMATED TIME TO COMPLETE: 18 months (Phased development)
COMPLETION DATE: Dependent upon approvals

The above dates are subject to receipt of all required permits and contractor scheduling. The Erosion and Sediment Control Officer shall be provided with updated schedules as they become available.

Responsible person in charge: To be provided prior to construction
Telephone: To be provided prior to construction

C. GENERAL CONSTRUCTION SEQUENCE:

1. -Obtain all permits.
 -Notify "Call Before You Dig" for utility markout as necessary.
 -Notify all applicable Town Officials of construction as required.
2. -Install sediment fence at toe of proposed slopes and as shown on the plans. Take particular care to insure installation of sediment fence adjacent to the watercourse.
 -Install anti-tracking pads.
 -Construct siltation controls at catch basins and drainage structures.
 -Maintenance of erosion controls to occur at all times during construction.
3. -Remove all brush and trees within the proposed areas to be developed including slope areas.
 -Demolish existing buildings, utilities and remove existing pavement.
 -Removal and stockpile of topsoil from disturbed areas.
 -Topsoil to be seeded with annual rye grass seed.
4. -Excavation to subgrade and/or placement of fill in accordance with the site plans.
 -Construct proposed improvements, building, driveway, parking areas, utilities, etc.
 -Construction of sanitary sewer and drainage:
 - a. Construct outlet channel & riprap.
 - b. Start installation of pipes at downstream end and proceed up gradient.
 -Install final stabilization (grass, landscaping, pavement, etc.) as soon as possible.
 -Temporary stabilization measures to occur at all times.
5. Final Site Stabilization:
 -Fine grade slopes and disturbed areas.
 -Place topsoil on all disturbed areas and fertilize seed and mulch.
 -Install landscaping in accordance with approved landscaping plans.

- Removal of the sedimentation controls.
- Any remaining disturbed areas to be reseeded and mulched.

D. GENERAL REQUIREMENTS:

1. All disturbed areas to be stabilized by topsoiling, seeding, and mulching as soon as practical. Care to be taken to protect areas not indicated on the plans to be disturbed.
2. Erosion controls shall be placed at locations specified and maintained until all sloped and other disturbed areas are stabilized.
3. Additional control measures shall be installed during construction, if necessary, to minimize sediment transport.
4. The property owner shall be responsible for the implementation and maintenance of all controls and proper disposal of sediment removed from them.
5. Erosion and sedimentation controls to be constructed in accordance with 2024 Connecticut Guidelines for Soil Erosion and Sediment Control.
6. If at any time, ownership of the project is transferred to others, the new owners shall notify all appropriate Officials. The new owner shall designate a responsible person in charge.

E. CONTROL MEASURE SELECTION PROCESS:

Erosion is caused soil movement, water movement and sediment movement. The objective of the erosion and sediment control plan is to prevent off-site sedimentation damage. The steps involved in the erosion control selection process are as follows:

- a. Identify control problem
- b. Identify problem area
- c. Identify required strategy
- d. Identify control measure group
- e. Select specific control measure

The three basic methods used to control erosion are soil stabilization, runoff control and sediment control. A combination of these three methods is proposed in order to minimize off-site sedimentation damage.

1. **SOIL MOVEMENT:** Soil movement is created by sheet erosion, rill erosion and wind erosion.
 - a. **PROBLEM AREAS:** Soil Movement occurs on slopes, exposed areas and travel areas. Sheet and rill erosion on steep, exposed, non-vegetated slopes can produce significant erosion especially during major rainstorms. Wind erosion on roads and slopes under construction can present problems during dry periods.
 - b. **REQUIRED STRATEGY:** Protection of the surface is the most effective method of controlling soil movement.
 - c. **CONTROL MEASURE GROUP:** Control measure groups consist of

vegetative soil covers, non-vegetative soil covers and environmental enhancement.

d. **SPECIFIC CONTROL MEASURE:**

1. Permanent vegetative cover (PV) is specified as soon as final grade of any slope is reached. Hydroseeding is recommended.
2. Topsoiling (TO) of the same slopes is also specified.
3. Temporary Vegetative Cover (TV) is recommended on topsoil stockpiles and sections of the project that are disturbed for periods of one year or more.
4. The use of temporary and permanent mulching is not recommended, due to the steep slopes.

2. **WATER MOVEMENT:** Water movement can create gully erosion, channel and stream erosion. Controlling water movement can protect on site and off site areas.

- a. **PROBLEM AREAS:** Problem areas consist of drainage ways, watercourses, and steep, long slopes.
- b. **REQUIRED STRATEGY:** The strategies for control of water movement include directing runoff, conveying runoff, stabilizing outlets, intercepting groundwater stabilizing steep slopes and watercourses.
- c. **CONTROL MEASURE GROUP:** Control Measure Group consists of diversions, waterways, and outlets, enclosed drainage systems. and stabilization structures.
- d. **SPECIFIC CONTROL MEASURE:**

1. Outlet Protection (OP) is required at the point of discharge for all culverts.
2. Riprap (RR) is proposed for the final stabilization on the inlet and outlet of all storm drainage pipes and culverts.
3. Temporary or permanent diversion (DV) to direct water to drainage or other erosion controls.

3. **SEDIMENT MOVEMENT:** Sediment Movement is created by water or wind forces causing soil particles to move which in turn can affect off site areas if not properly contained.

- a. **PROBLEM AREAS:** Problem areas are both small and large waterbodies, travel areas and borrow and stockpile areas.
- b. **REQUIRED STRATEGY:** The strategies for controlling sediment movement consist of trapping sediment, detaining runoff, controlling sediment and filtering sediment.
- c. **CONTROL MEASURE GROUP:** The control measure groups are sediment control, mud and dust control sediment filters and sedimentation basins.
- d. **SPECIFIC CONTROL MEASURES:**

1. Dust Control (DC): Driveways and haul roads to be sprayed with water as necessary to control wind borne particles during dry weather conditions. Paved driveways are to be swept of accumulated sand and silt as necessary to prevent sediment movement. Other disturbed areas to be sprayed with water and or mulched during dry periods.
2. Construction Entrance (CE): The construction entrance location is the proposed driveway unless otherwise indicated on the plan. The entrance should be constructed as specified as on the plans.
3. Sediment Barriers (ST) and Silt Curtain (SI): The use of sediment barriers and silt curtains are specified on the plans at the bottom of all proposed slopes.
4. Sediment Basin (SB): The sediment basin should be constructed as specified on the plans. Maintenance to occur as required.

F. MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS:

1. All erosion and sedimentation controls to be checked weekly and repairs made, if necessary.
2. Prior to the time of any forecasted rainfall, all erosion and sedimentation controls to be checked and necessary repairs made.
3. All silt to be removed from erosion and sedimentation controls as necessary and/or prior to any forecasted rainfall.
4. Construction entrance to be cleaned and or reconstructed as required.
5. All removed silt to be properly disposed of outside of roadway areas. Any disposed silt to be immediately seeded with annual rye grass and mulched.
6. After all disturbed areas are stabilized and approval to remove erosion and sedimentation controls has been obtained from the Town, the erosion and sedimentation controls can be removed. All disturbed areas to be seeded and mulched.
7. It is suggested that a formal log be kept of all erosion and sedimentation control inspection including the removal of any trapped silt.
8. Temporary controls to consist of seeding with annual rye grass. Hay mulch or other approved methods shall be used if season will not permit grass to germinate.

G. PLANTING SCHEDULE:

1. Type of grass seed to be used shall conform to Chapter 5 of the "2002 Connecticut Guidelines for Soil Erosion & Sedimentation Control (ESC), for each type of condition encountered. Temporary seeding should be done within two (2) days of ground disturbance.
2. Quantity, fertilization and method of installation for all plantings should conform to the ESC.
3. Planting dates should conform to ESC for temporary and permanent grass seeds and all other plantings.
4. Maintenance of all seeded and planted areas is to conform to the requirements of the ESC.
5. All seeded areas are to be maintained and areas that are determined to need

additional work are to be repaired as soon as possible.

6. During those times of the year when seed cannot be planted, all disturbed areas to be mulched in accordance with Chapter 5 of the ESC and be seeded as soon as the seeding dates permit.
7. Every effort shall be made to seed disturbed areas during the earliest planting period.

APPENDIX

15 Great Pasture Road
Estimated Sanitary Sewage Flows

February 27, 2025



LIGHT INDUSTRIAL SPACE

BUILDINGS	GROSS FLOOR AREA (SF)	FLOW/PER (gpd/sf)	FLOW (gpd)
EX. BUILDING	7442	0.1	744.2
PROP. BUILDING #1	11200	0.1	1120
PROP. BUILDING #2	19125	0.1	1912.5
PROP. BUILDING #3	20350	0.1	2035
PROP. BUILDING #4	9750	0.1	975
TOTAL AVERAGE DAILY FLOW			13,487



23 Horseshoe Ridge Road
 Newtown, CT 06482
 Office: 203-364-0345
 Cell: 203-994- 3428
james@jmmwetland.com
Jmmwetland.com

REPORT DATE: January 24, 2025
 PAGE 1 OF 3

ON-SITE SOIL INVESTIGATION REPORT

PROJECT NAME & SITE LOCATION:
 Project Site _____
15 Great Pasture Road
Danbury, Connecticut

JMM Job No.: 24-3603-DAN-7
Field Investigation Date(s): 10/29/2024
Field Investigation Method(s):
 Spade and Auger
 Backhoe Test Pits
 Other: _____

REPORT PREPARED FOR:
Mr. Michael Eppoliti
Eppoliti Industrial Realty
37 Danbury Road
Ridgefield, CT 06877

Field Conditions:
 Weather: Cloudy, 50'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 USDA-NRCS Web Soil Survey Maps
- Other: _____

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

Wetland Boundary Marker Series: JMM-1 to JMM-37

General Site Description/Comments: The site is located on the west side of Great Pasture Road, in Danbury, CT. The majority of the site is in the City of Danbury (+/- 11.8-acres) while the remainder is located within the Town of Bethel (+/- 2.2-acres). Currently the site is comprised of an existing industrial building, paved/gravel parking areas and drives, storage areas, maintained lawn, landscaped areas, weedy areas, forested upland areas, and forested and shallow marsh wetland areas, which includes a perennial watercourse (see Figure 1, attached). The soil types were found to be disturbed throughout the upland areas and a mix of undisturbed and disturbed soils within the regulated wetlands. The undisturbed soils are derived from glacial outwash (i.e., stratified sand and gravel) deposits and organic (i.e., peat and muck) deposits. The disturbed upland soils are comprised of the Udorthents-Urban Land (306) mapping complex. The undisturbed wetland soils were identified as the poorly drained Raypole (12) soil series and the very poorly drained Timakwa (17) soil series. Any disturbed wetland soils were mapped as the Aquents (308w) mapping unit. The regulated areas associated with the site consist of a perennial watercourse, namely Sympauq Brook and its associated wood swamp and large shallow marsh wetland areas located along the western portion of the overall site (JMM-#-series). It is worth noting that the wetland boundary follows an abrupt to very abrupt line throughout. Typical vegetation observed within the regulated areas included such species as red maple, American elm, weeping willow, spicebush, Japanese barberry, multiflora rose, highbush blueberry, willows, honeysuckle, skunk cabbage, sedges, common reed, goldenrods, Asiatic bittersweet, and poison ivy, to name a few.

ON-SITE SOIL INVESTIGATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: Project Site
15 Great Pasture Road, Danbury, 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.

Timakwa muck (17). The Timakwa series consists of very poorly drained soils formed in organic materials 16-50 inches thick overlying sand deposits. Timakwa soils are in extinct lake and pond basins, primarily within outwash plains. Basins range from nearly an acre to several hundred acres in size. Slope gradients are less than 2 percent. Adjacent upland soils are generally sandy. Typically, these soils have a black muck layer that is 33 inches thick. The substratum to a depth of 60 inches is gray, loose sand.

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

Udorthents-Urban Land complex (306). 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-Urban Land 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
15 Great Pasture Road, Danbury, 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



FIGURE 1: 15 Great Pasture Road

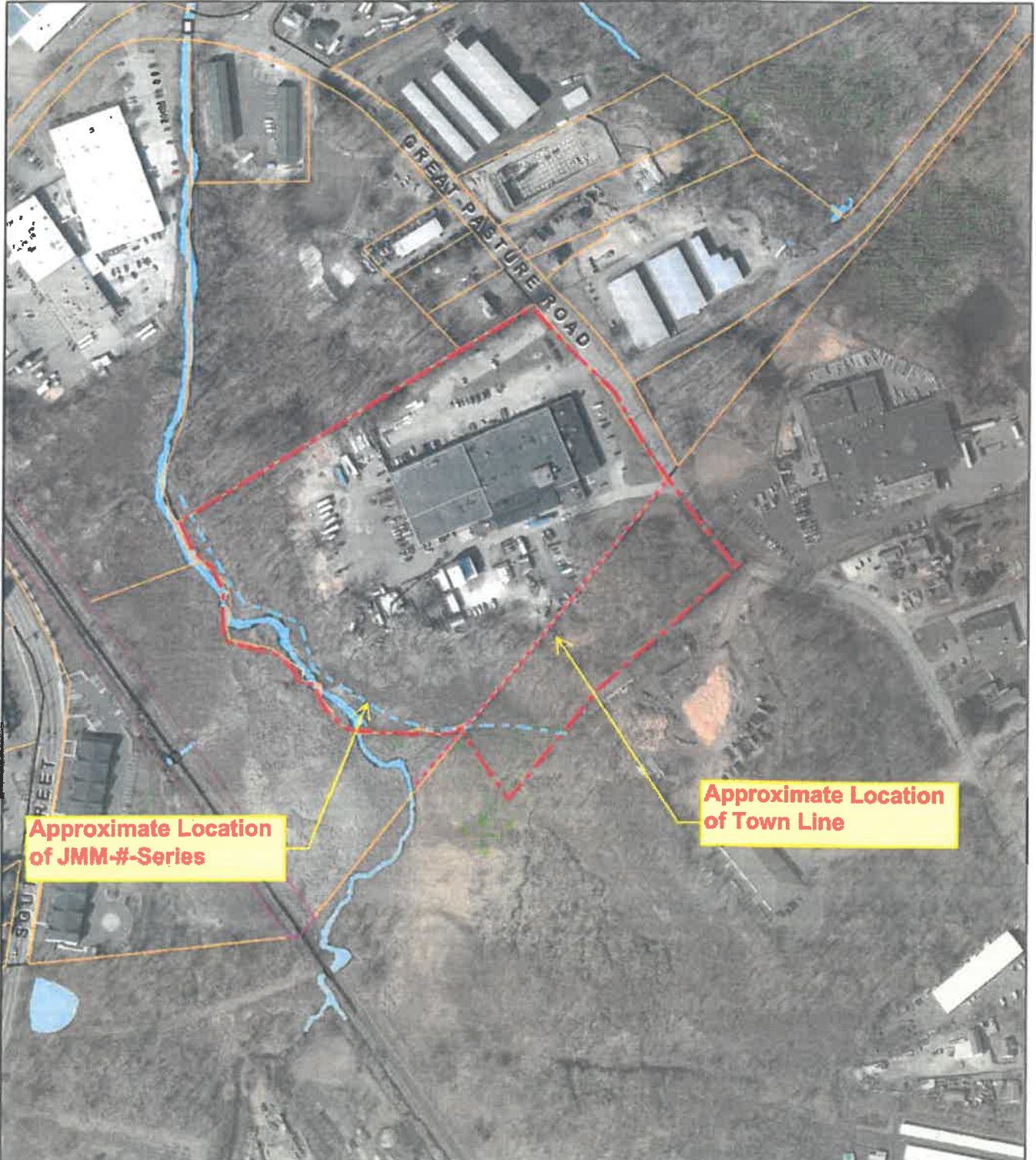
City of Danbury, CT

1 Inch = 283 Feet



www.cai-tech.com

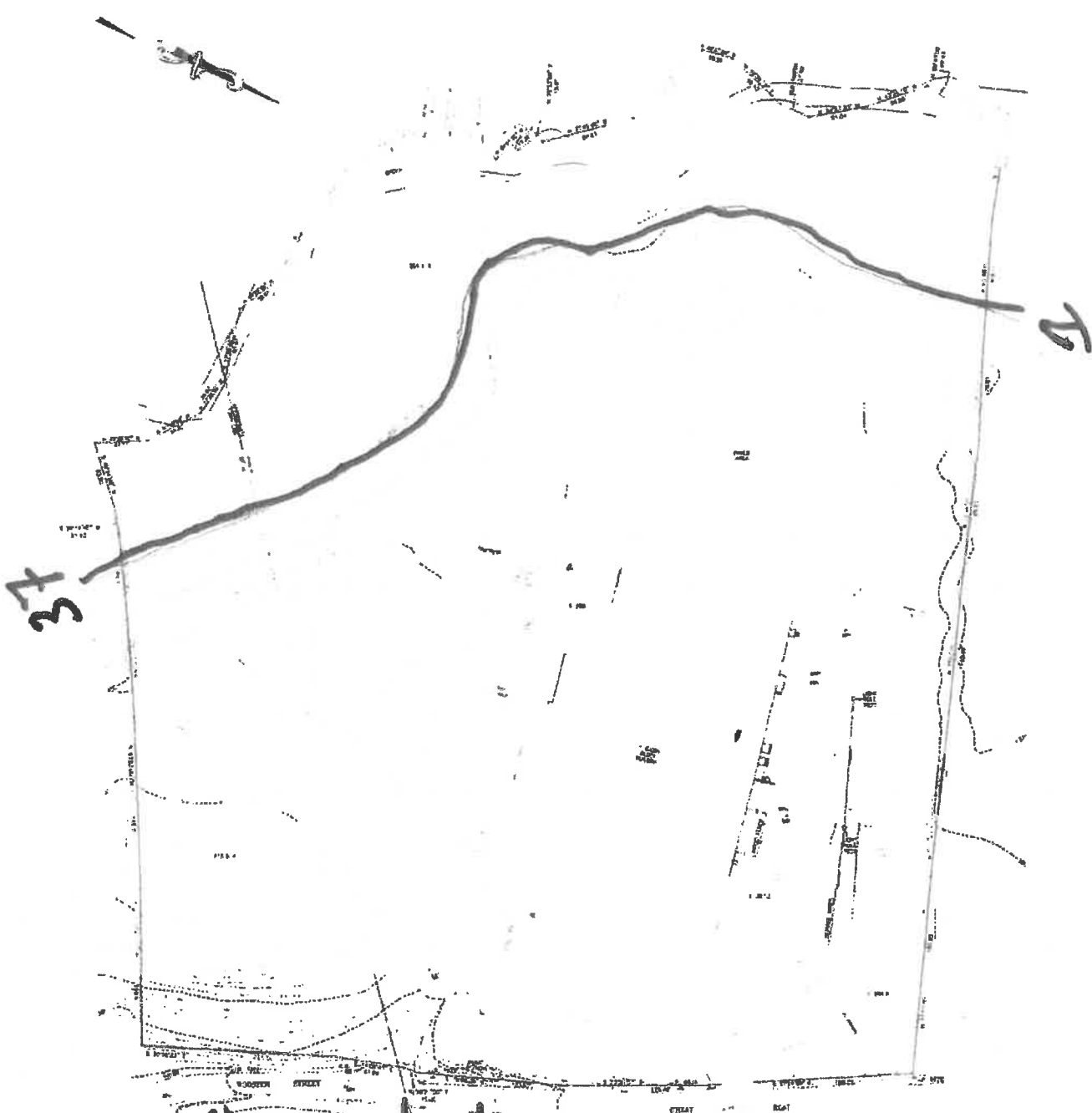
January 24, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam, 0 to 3 percent slopes	30.8	23.7%
13	Walpole sandy loam, 0 to 3 percent slopes	2.5	2.0%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	11.9	9.2%
18	Catden and Freetown soils, 0 to 2 percent slopes	5.5	4.3%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	3.6	2.7%
38E	Hinckley loamy sand, 15 to 45 percent slopes	1.8	1.4%
60D	Canton and Charlton soils, 15 to 25 percent slopes	2.2	1.7%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.5	0.4%
76E	Rock outcrop-Hollis complex, 3 to 45 percent slopes	0.0	0.0%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	8.8	6.8%
94E	Farmington-Nellis complex, 15 to 35 percent slopes, very rocky	6.2	4.8%
103	Rippowam fine sandy loam	3.1	2.4%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	7.0	5.4%
229B	Agawam-Urban land complex, 0 to 8 percent slopes	0.1	0.0%
305	Udorthents-Pits complex, gravelly	1.0	0.7%
306	Udorthents-Urban land complex	39.1	30.1%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	4.6	3.5%
701B	Ninigret fine sandy loam, 3 to 8 percent slopes	1.2	0.9%
Totals for Area of Interest		129.9	100.0%



Turn flags: 10/29/24
1-37

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K & E REALTY
CREAT PASTURE ROAD & WOODSTOCK STREET
DANBURY & BETHEL, CONNECTICUT
SCALE 1"=40'
FEBRUARY 18, 2000