



December 5, 2023

Dahlia Manaker  
125 N. Congress Ave., #11  
Delray Beach, FL 33445

**RE: *Wetland and Watercourse Delineation Report***  
***10 King Phillip Drive & 2376 Albany Ave, West Hartford***

Ms. Manaker,

At your request, I conducted an inspection on the above-referenced parcels on December 4, 2023 as depicted on the attached *Wetland Delineation Sketch Map*. The purpose of the inspection was to delineate Connecticut jurisdictional wetlands and watercourses. The inspection was conducted by a soil scientist according to the requirements of the Connecticut Inland Wetlands and Watercourses Act (P.A. 155).

Inland wetlands include soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey as may be amended from time to time, of the National Resources Conservation Service (NRCS). Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses shall be delineated by 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.*

The parcels were inspected by walking across them both, from east to west and north and south and examining the upper 24" of the soil profile with an auger. No wetlands or watercourses were observed on either parcel. Refer to *Wetland Delineation Sketch Map*, attached, which illustrates wetlands and watercourses observed offsite, viewed from the edge of the subject parcels. Note that the sketch map is for illustrative purposes only. While the parcels boundaries were not clearly marked in the field, it seemed clear that these noted resources were located beyond the parcel

boundaries both to the north and east. To confirm that, a detailed survey would need to be conducted to determine lot lines and corners.

The soils on the subject parcel show a history of significant disturbance. They consist entirely of fill. Earthen fill material was predominately observed, but gravel, bitumens and concrete were also noted in the upper soil profile or on the ground surface. Both parcels form a graded flat site, sitting above the bordering stream valley to the east.

The soils observed are classified as Udorthents. Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

If you have any questions regarding these findings, please feel free to contact me.

Respectfully submitted,



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Attachments: (1) Wetland Photographs  
(2) Wetland Delineation Sketch Map

*SITE PHOTOGRAPHS*

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*Photo 1: View of site looking east.*



*Photo 2: View of treethrow, indicating the presence of gravel and bituminous in the soil.*



*Photo 3: View from eastern boundary at bordering stream valley.*



*Photo 4: View of offsite drainage swale from King Phillips Drive, looking west.*

*WETLAND DELINEATION SKETCH MAP*

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