



BlueFoxRun Golf Course
Wetlands Map Amendment
6 October 2020



FIELD DELINEATED WETLANDS AND WATERCOURSES:

POORLY DRAINED SOILS, VERY POORLY DRAINED SOILS AND WATERCOURSES

ALLUVIAL SOILS

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EMAIL: michael@davisonenvironmental.com

OWNER
BLUE FOX RUN GOLF COURSE, LLC.
21 WATERVILLE ROAD
AVON, CT 06001

OWNER
MOD ROAD PROPERTIES, LLC.
21 WATERVILLE ROAD
AVON, CT 06001

OWNER
CORNER PROPERTIES, LLC.
21 WATERVILLE ROAD
AVON, CT 06001

Blue Fox Run Golf Course

NOD ROAD, AVON, CT

WETLANDS MAP AMENDMENT
6/7/2020 SUBMISSION

MARK	DATE	DESCRIPTION

PROJECT NO.: 5919005
CAD FILE: 19005-2.0.dwg
DRAWN BY: GUG/VFW
CHECKED BY: MAC
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FIELD DELINEATED
WETLANDS AND
WATERCOURSES



LEGEND

POORLY DRAINED SOILS, VERY POORLY DRAINED SOILS AND WATERCOURSES

ALLUVIAL SOILS

AREA OF POSSIBLE FUTURE GOLF COURSE MODIFICATIONS/DEVELOPMENT

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OWNER
 NOD ROAD PROPERTIES, LLC.
 21 WATERVILLE ROAD
 AVON, CT 06001

OWNER
 CORNOR PROPERTIES, LLC.
 21 WATERVILLE ROAD
 AVON, CT 06001

Blue Fox Run Golf Course

NOD ROAD, AVON, CT

WETLANDS MAP AMENDMENT
 8/7/2020 SUBMISSION

MARK	DATE	DESCRIPTION
PROJECT NO:	2019005	
CAD FILE:	190925.3.dwg	GLJ/WRW
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POTENTIAL GOLF COURSE MODIFICATIONS/DEVELOPMENT

3.0



Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

August 7, 2020

Ms. Lisa Wilson-Foley
Blue Fox Run Golf Course, LLC
65 Nod Road
Avon, CT 06001

**RE: Wetland Boundary Map Amendment
Blue Fox Run Golf Course property
Nod Road, Avon, CT**

Dear Ms. Foley:

I am writing to report the results of additional investigations conducted by this office with respect to the delineation of wetlands and watercourses on the portion of the subject property east of the Farmington River. Davison Environmental (DE) has completed the following:

1. Inspect deep test pits and shovel test pits excavated at the site in late 2019 and early 2020.
2. Consulted with the Town of Avon's peer reviewer (Northwest Connecticut Conservation District).
3. Reviewed the Hesketh & Associates Perimeter Survey (revised 8.7.2020) and the Richter and Cegan Inc. plan FIELD DELINEATED WETLANDS AND WATERCOURSES 8.7.2020, depicting the wetland boundary, and the Richter and Cegan, Inc. plan COMPILATION PLAN- LOGGED SOIL TEST LOCATIONS, 8.7.2020.
4. Reviewed CLA Engineers, Inc. 8.7.2020 report in support of the boundary amendment.

Wetlands subject to jurisdiction under the CT Inland Wetlands and Watercourses Act and Town of Avon regulations are defined as areas of poorly drained, very poorly drained, floodplain and alluvial soils, as determined by a soil scientist. Watercourses are defined as bogs, swamps, marshes, lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. I have walked over the site on many occasions over the last 25 years, and examined the soils with a spade and auger and with a backhoe. I have also reviewed numerous soil test pit logs prepared by other professionals, historic and recent aerial photography, and the mapping noted.

The property is in Avon, on the east side of the Farmington River, north of East Main Street (Rte. 44) and west of Nod Road. The land is currently occupied by portions of the Blue Fox Run Golf Course. Prior to its conversion to golf use, it was under active agriculture since at least

CLA Engineers, Inc.

Civil • Structural • Survey

217 VAIL STREET • NORTHWILLOUGHBY, CT 06060 • (860) 889-1999 • (860) 886-9105 FAX

August 7, 2020

Ms. Lisa Wilson-Foley
Blue Fox Run Golf Course, LLC
65 Nod Road
Avon, CT 06001

**Re: Wetland Map Amendment Soils Report
Blue Fox Run Golf Course Avon
Wetland Boundary
C.L.A.-6071**

Dear Ms. Foley,

Introduction

This letter is provided in support of your application to the the Avon Inland Wetlands and Watercourses Commission for a wetland boundary line amendment for the referenced site, specifically the portion east of the Farmington River. CLA understands that you wish to plan for future site use and wish to understand the existing constraints for planning purposes.

As you know, a previous submittal was made in 2020 also for the purpose of wetland boundary amendment. The Town of Avon (WWC), retained the Northwest Connecticut Conservation District (NCCD) to review the submitted maps and to conduct their own field review. This review targeted the limit of the floodplain and alluvial soil, as determination of the poorly drained and very poorly drained soil on the site is straightforward. After the soil scientists at the NCCD conducted their review, they met with Town Staff, me and Michael Klein of Davison Environmental, who has served in a review capacity for this project. The meeting was held via GoTo Meeting on June 18, 2020.

During the meeting the findings of CLA, Davison and NCCD were discussed. All parties recognized that portions of the site along the floodplain and alluvial soil boundary had been disturbed in many ways and that the field determination of that boundary required careful analysis. After consultation, the soil scientists agreed that the use of the up to date FEMA 100-year floodplain line is the technically correct limit of floodplain and alluvial soils on the site.

Summary of Investigations

Robert Russo of CLA and Michael Klein of Davison Environmental, LLC (both Certified Soil Scientists) performed soil investigations during November of 2019 and March of 2020 in order to further delineate floodplain and alluvial soils at the referenced site. The test pit locations were chosen to supplement soil test pits and auger holes dug and logged on the



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21 WATERTOWN ROAD
AVON, CT 06001

OWNER
NOD ROAD PROPERTIES, LLC.
21 WATERTOWN ROAD
AVON, CT 06001

OWNER
COMMON PROPERTIES, LLC.
21 WATERTOWN ROAD
AVON, CT 06001

Blue Fox Run Golf Course

NOD ROAD, AVON, CT

WETLANDS MAP AMENDMENT
8/7/2020 SUBMISSION

MARK	DATE	DESCRIPTION
PROJECT NO.	2019005	
CAD FILE	19005-2-1.dwg	GLJ/WRW
DRAWN BY:		MAC
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COMPILATION PLAN-
LOGGED SOIL TEST
LOCATIONS

2.1

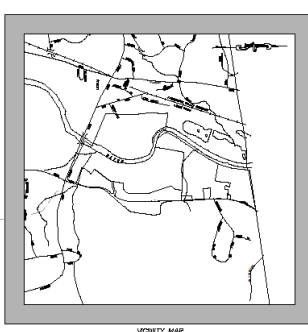
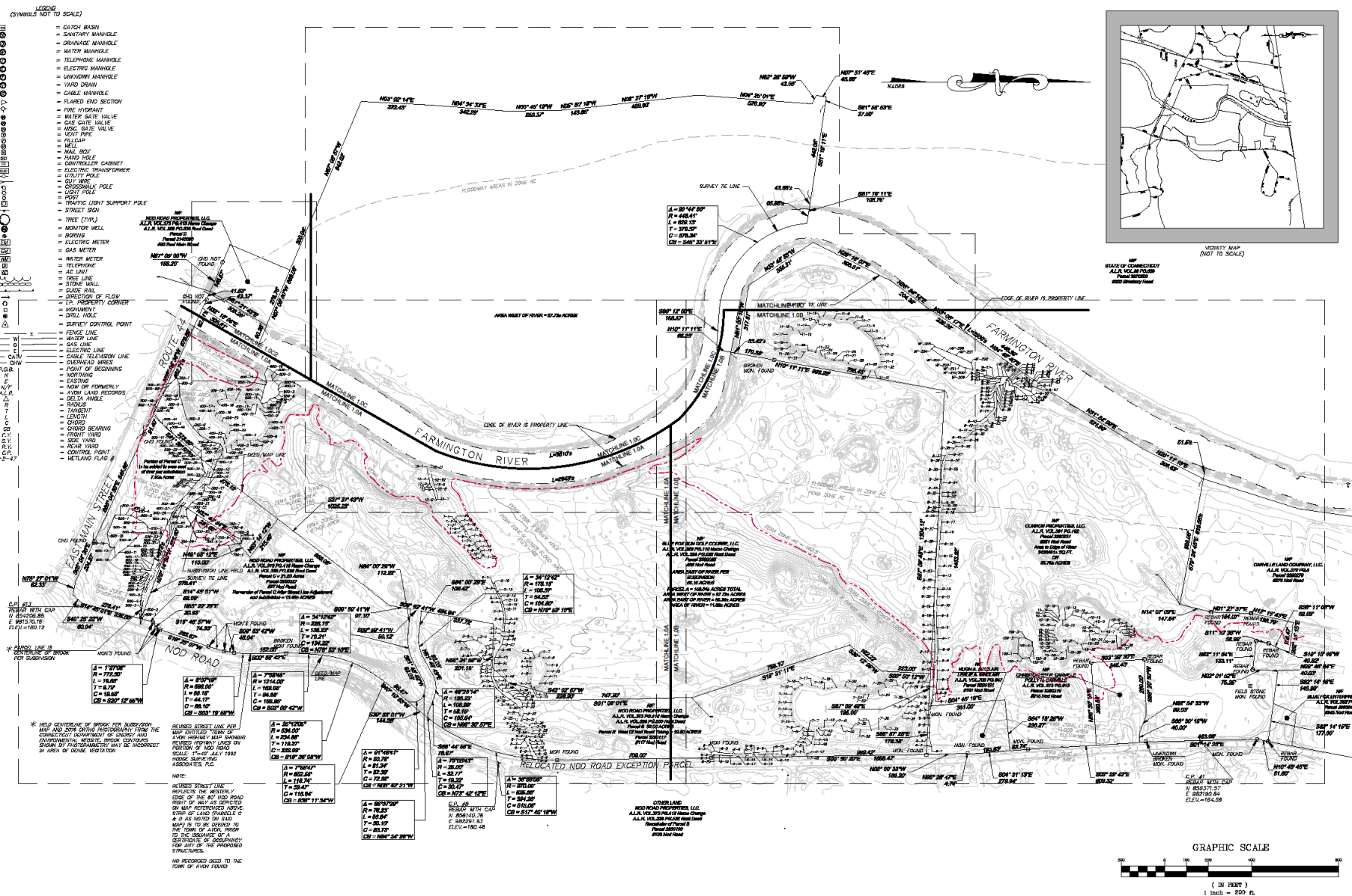
- LEGEND
(SYMBOLS NOT TO SCALE)
- = GATCH BASIN
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = WATER MANHOLE
 - = TELEPHONE MANHOLE
 - = ELECTRIC MANHOLE
 - = LANDFILL MANHOLE
 - = YARD DRAIN
 - = CABLE MANHOLE
 - = PLANNED END SECTION
 - = FIRE HYDRANT
 - = WATER GATE VALVE
 - = GAS GATE VALVE
 - = MISC. GATE VALVE
 - = STOP FIRE
 - = FLEAP
 - = MISC. BOX
 - = HAND HOLE
 - = DISTRIBUTION CABINET
 - = ELECTRIC TRANSFORMER
 - = STREET LIGHT
 - = GUY WIRE
 - = CHIMNEY POLE
 - = LIGHT POLE
 - = TRAFFIC LIGHT SUPPORT POLE
 - = STREET SIGN
 - = TREE (TYPE)
 - = MENTION WELL
 - = BORING
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = TELEPHONE
 - = AC LINE
 - = TREE LINE
 - = STONE WALL
 - = SLIDE RAIL
 - = DIRECTION OF FLOW
 - = TYPICAL CORNER
 - = MONUMENT
 - = DRILL HOLE
 - = SURVEY CONTROL POINT
 - = FENCE LINE
 - = WATER LINE
 - = GAS LINE
 - = ELECTRIC LINE
 - = CABLE TELEVISION LINE
 - = OVERHEAD WIRE
 - = POINT OF BEGINNING
 - = WORKING
 - = EASTING
 - = MONUMENT FORMERLY
 - = ADJ. LAND RECORDS
 - = DECLA. ANGLE
 - = RADIAL
 - = TANGENT
 - = LENGTH
 - = CHORD
 - = CHORD BEARING
 - = FRONT YARD
 - = SIDE YARD
 - = REAR YARD
 - = CONTROL POINT
 - = WETLAND FLAG

* FIELD CENTERLINE OF BRIDGE PER SUBDIVISION
MAP AND 20% DTD PHOTOGRAPHY FROM THE
CONNECTICUT DEPARTMENT OF CONSERVATION
AND ENVIRONMENTAL CONTROL (CDEC) SHOWS
THAT THE PROPOSED BRIDGE IS LOCATED IN
THE AREA OF WETLAND RESTRICTION

REMOVED STREET LINE AND
MAP ENTITLED "TOWN OF
AVON, CONNECTICUT
REMOVED HIGHWAY LINES ON
PORTION OF 100 ROAD
SCALE: 1"=100' JULY 1982
HODGE SURVEYING
ASSOCIATES, P.C.

NOTE:
WETLAND RESTRICTION LINE
REFLECTS THE WETLAND
LINE OF THE 100 ROAD
RIGHT OF WAY AS SHOWN ON
MAP ENTITLED "TOWN OF
AVON, CONNECTICUT
REMOVED HIGHWAY LINES ON
PORTION OF 100 ROAD
SCALE: 1"=100' JULY 1982
HODGE SURVEYING
ASSOCIATES, P.C.

NO RECORDS USED TO THE
TOWN OF AVON FOUND



I HEREBY CERTIFY THAT THE BOUNDARY LINES DEPICTED
HEREON ARE SUBSTANTIALLY CORRECT

ROBERT C. RUSSO
SOIL SCIENTIST (CERTIFIED)

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED
HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE
SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

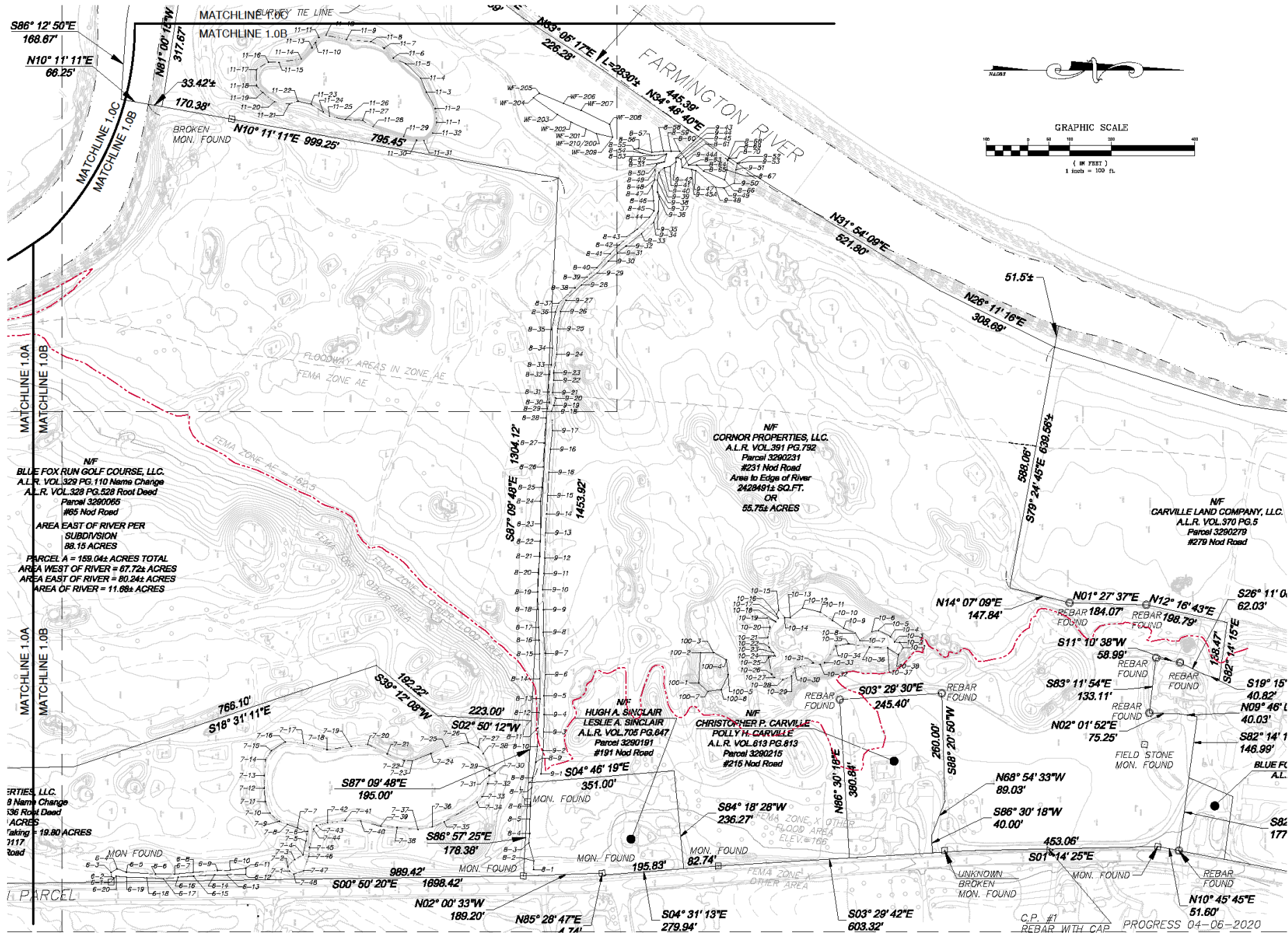
PROGRESS 04-06-2020
TODD S. HENRICH
LS 17943

PERIMETER SURVEY
FOR
BLUE FOX RUN GOLF COURSE
NOD ROAD & EAST MAIN STREET
AVON, CONNECTICUT

Date: 12-14-2019 Drawn by: CAD Job no.: 16132
Scale: 1" = 200' (Checked by: TSH) Sheet no. 1 of 1

10

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Revisions:		
No.	Date	Description
1	04-06-2020	WELA03 SUBMISSION

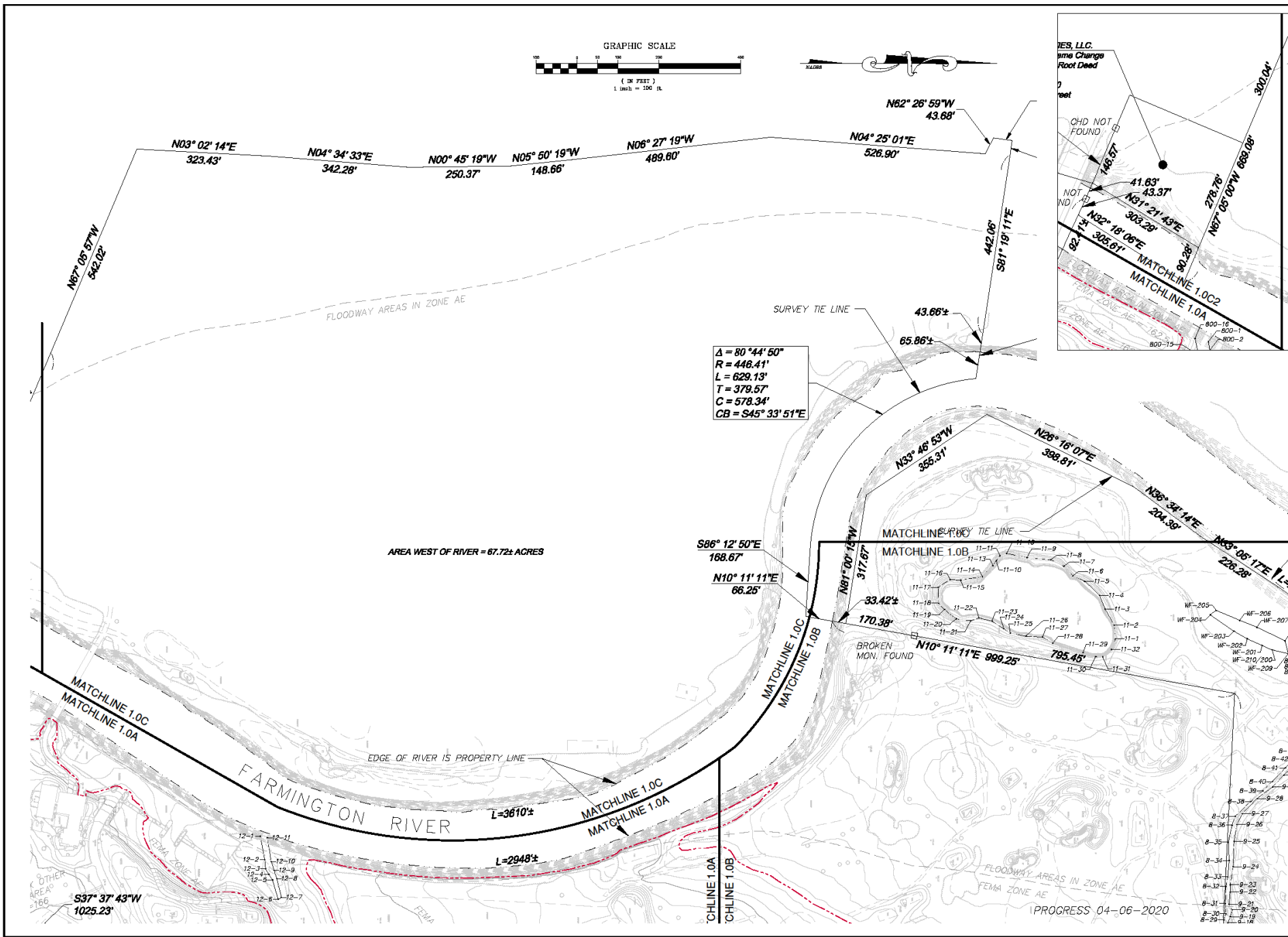
PERIMETER SURVEY
DRAWN BY
BLUE FOX RUN GOLF COURSE
NOD ROAD & EAST MAIN STREET

AVON, CONNECTICUT
Date: 12-14-2018 Drawn by: CAD Job no: 16132
Scale: 1" = 100' Checked by: JSM Sheet no. 3 of 3

1.0B

FAH

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FA

