



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:

- Inspect deep test pits and shovel test pits excavated at the site in late 2019 and early 2020
- Consulted with the Town of Avon's peer reviewer (Northwest Connecticut Conservation District).
- 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

Davison Environmental, LLC • 10 Maple Street, Chester, CT 06412 • 860-803-0938 • www.davisonenvironmental.com

CLA Engineers, Inc.

Civil • Structural • Survey

17 VAIN STREET * NORWOH, CT 06960 * (860) 886-1966 * (860) 886-9165 FAX

August 7, 2020

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

Re: Wetland Map Amendment Soils Report Blue Fox Run Golf Course Avon Wetland Boundary CLA -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 surposes.

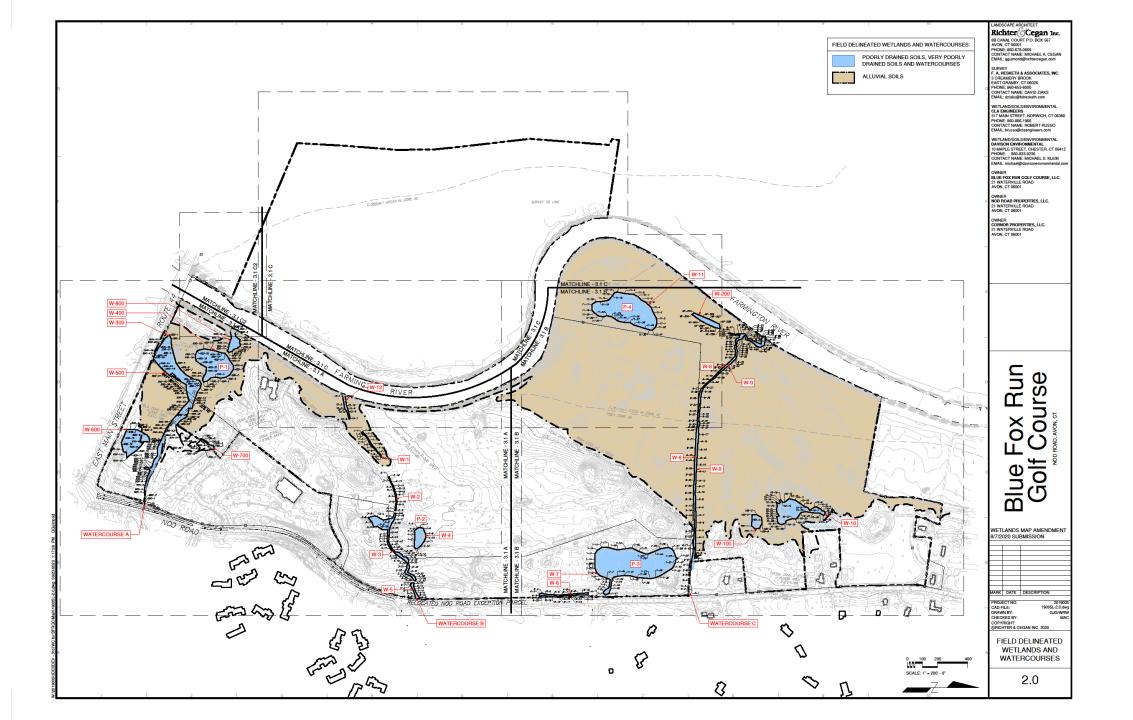
As you know, a previous submittal was made in 2020 also for the purpose of wetland boundary aroundment. The Town of Avon (WWC, relained the Northwest Connecticut Conservation District (NCCD) to review the submitted maps and to conduct their own field review. This review targeted the limit of the floodplain and alluvial soil, as determination of the pnortly 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.

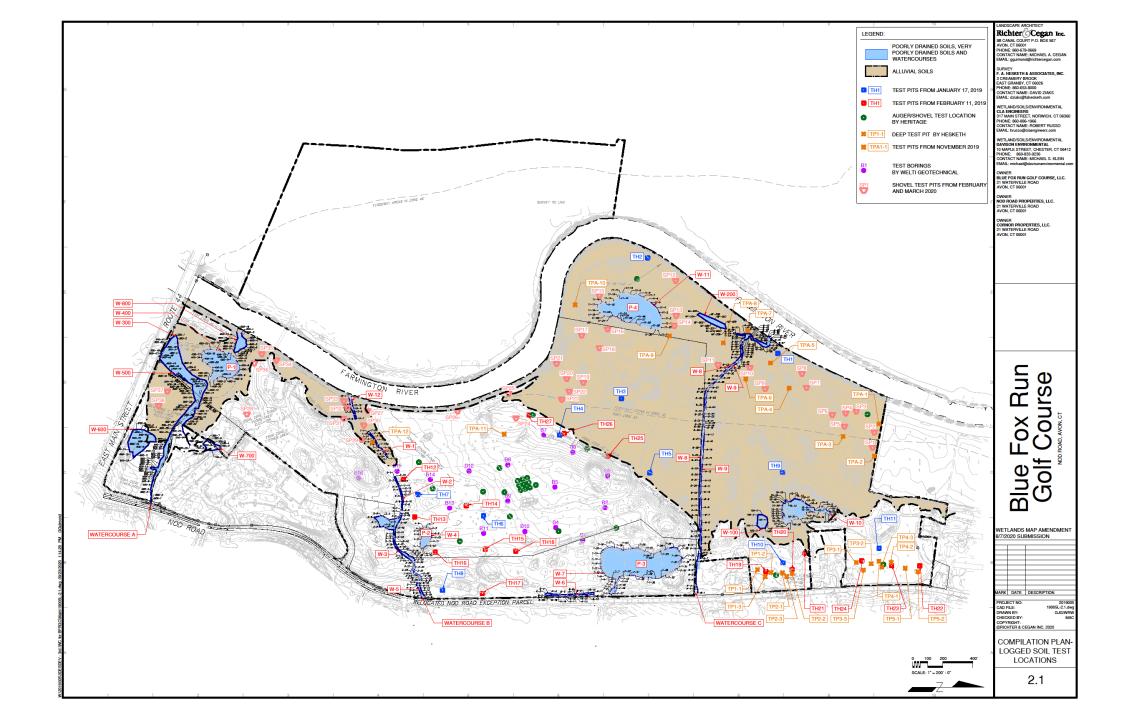
During the meeting the lindings of CLA, Davison and NCCD were discussed. All parties recognized that portions of the site along the floodplain and alluvial soil boundary lad been disturbed in many ways and that the the field determination of that boundary required careful analysis. After consultation,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

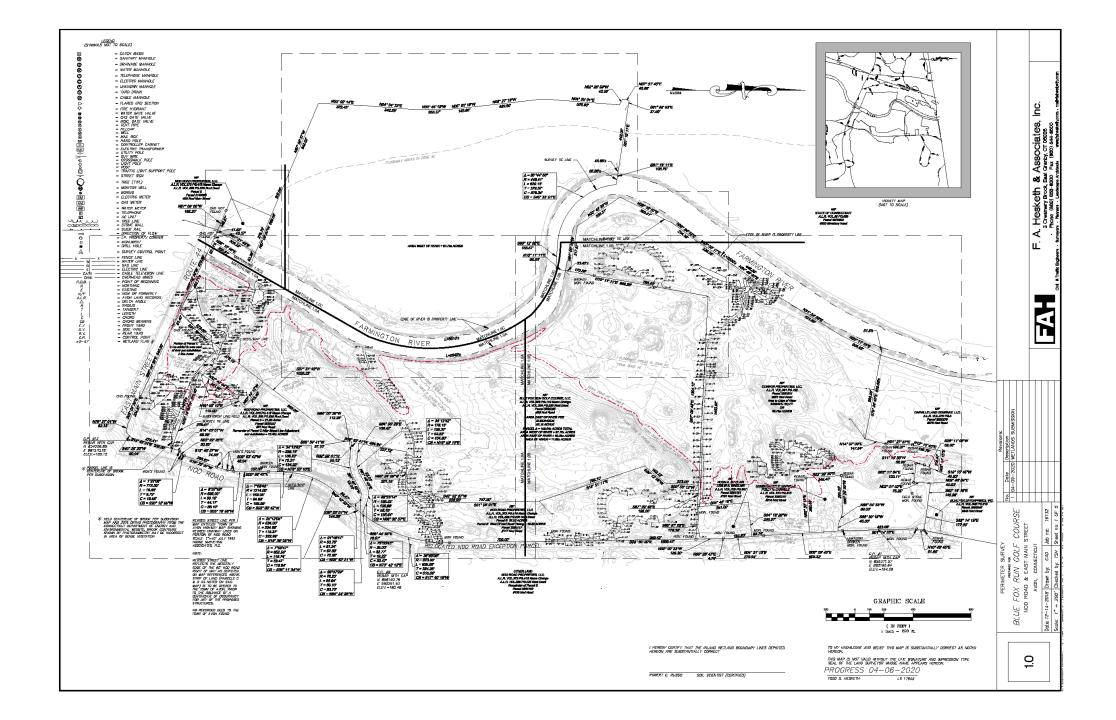
Summary of Investigations

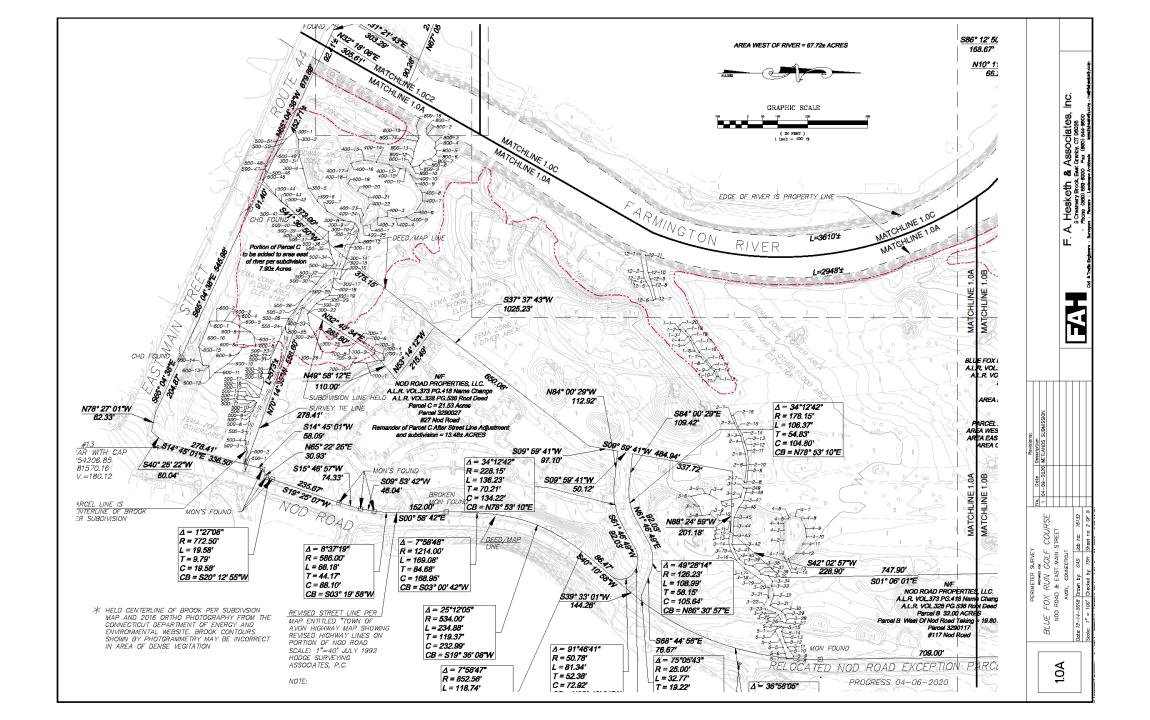
Robert Russo of CLA and Michael Klein of Davison Environmental, LLC (both Certified Soil Secientists) performed soil investigations during November of 2019 and March of 2020 in order to further delineate floodplain and alluvial suils at the referenced site. The test pit locations were chosen to supplement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

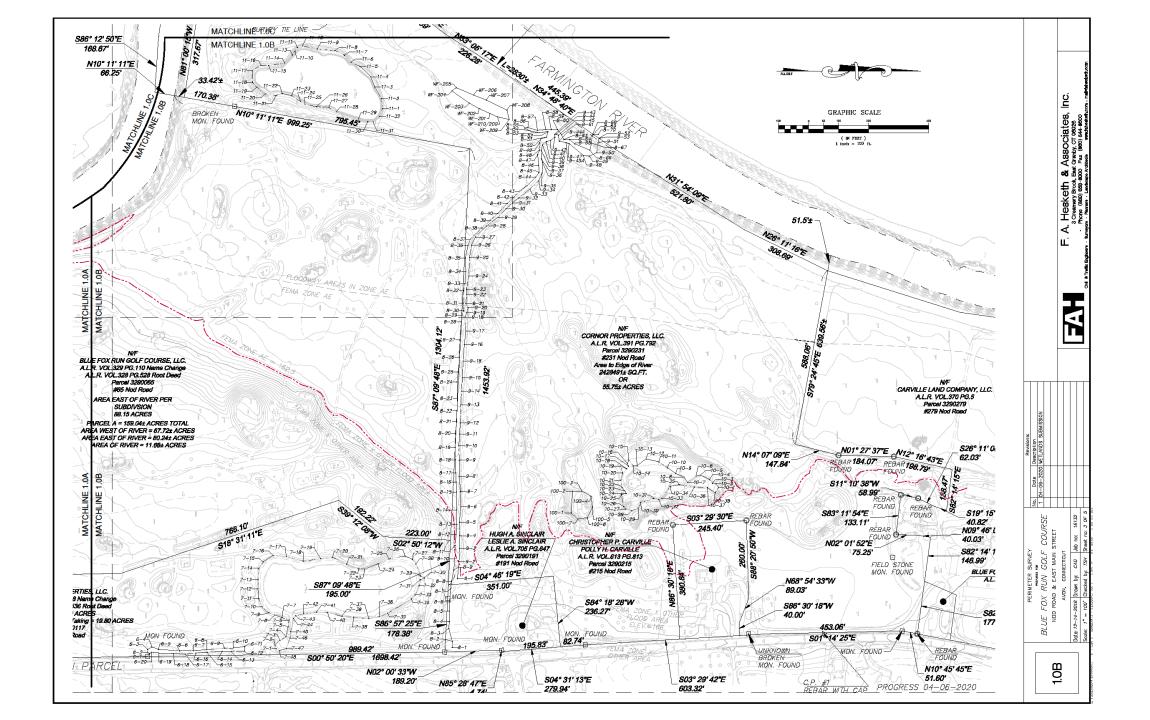
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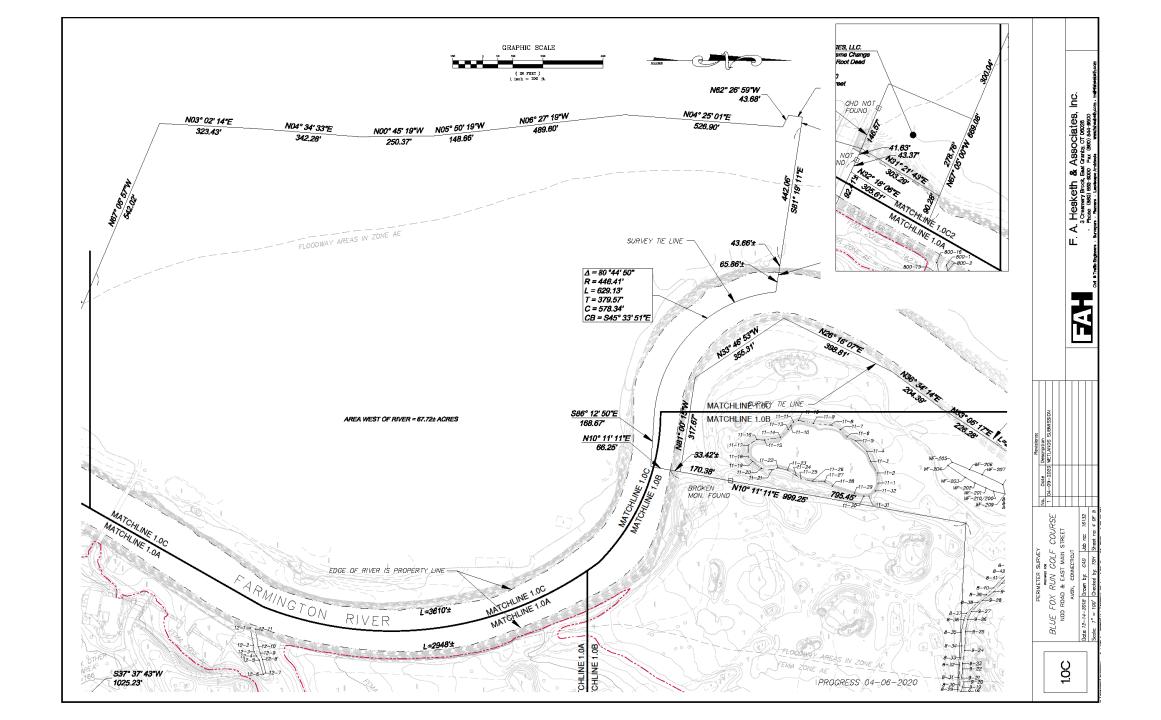












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- 2. IT IS A PERIMETER / TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR A METLANDS APPLICATION. 3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY.
- 4. THIS SURVEY CONFORMS TO CLASS A-2 HORZONTAL ACCURACY AND CLASS T-3 TOPOGRAPHIC ACCURACY STANDARDS.

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- 6. THE SUBJECT PARCELS ARE LOCATED IN THE AGRICULTURAL AND OFFICE PARK ZONES IN THE TOWN OF DATH
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- 8. THE SUBJECT PARCELS ARE SUBJECT TO AND MAY BEJIEFT FROM EASEMENTS WHICH MAY NOT BE DEPICTED ON THE SURVEY BUT ARE NOTED HEREON.
- 9. THE INSTITUTE FLAGS DEPICTED HEREON MERE SET IN THE FIELD BY ROBERT RUSSO, A CERTIFIED SOLL SCIENTIST, AND LOCATED UNDER THE DIRECT SUPERVISION OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HERFOLD.

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MAP REFERENCES

1. MAP SHOWING LAWD OF BEL COMPO COLF CLUB NOD ROAD AVON, CONNECTICUT SCALE 1" = 200' MARCH . 1996 SHEET 1 OF 1 BY MASTIMBEM & JAHNE SURVEYORS P.C.

2. SUBDIVISION PLAN PROPERTY OF BLUE FOX COLF & TRANSMO CENTER, LLC CONNEMARA COURT, LLC NOD ROAD AVON, CONNECTICUT SCALE "== 200" SHEET 1 OF 1 DEC.1996 REVISED 2/4/97 & 11/24/97 BY NESCUMBEN & WARES SUBPLORES, P.C.

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7. TOWN OF AVON MAP SHOWING LAND ACQUIRED FROM EST, ANTHONY ROTONDO ET AL BY THE STATE OF CONNECTICUT INTERSECTION IMPROVEMENTS — ROUTES 10 & 44 SOLAL 19 = 40', ANNUARY, 1990 REVISED 8-28-90 ROBERT N. GIBALAT ARMSPORTATION CHEEF ENDINEER BURGEN UP HOCHMYS.

- B. MAP OF PROPERTY OWNED BY GEORGE T. MANION ET AL MOUNTAIN WEW AVE. AVON, CT. JUNE 1937 SCALE I** = 40° MERTON HOOGE SURVEYOR REVISED AUG. 1939.
- 9. MAP SHOWING PROPERTY OWNED BY THE WOOD FORD FARM CORPORATION EAST MAIN STREET & NOO ROAD AVOIL CONN. SCALE I* = 40° JULY 1974 BY F.M. WHITTEMORE JR. LAND SURVEYOR.

CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY - CATIC - TITLE INFORMATION REPORT (TIR) AUTHORIZATION NO. 1293465, DATE OF REQUEST 05-17-2017

1. RIPARIAN RIGHTS OF OTHERS IN AND TO THE FARMINGTON RIVER, A PONIG, OR ANY OTHER TYPE OF WINTERCOURSE LOCATED ON OR CROSSING THROUGH THE PREMISES.

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4. TERMS AND CONDITIONS SET FORTH IN AN AGREEMENT BY AND BETWEEN THE MOOD FORD CORPORATION AND ANTHONY ROTONDO ET AL DATED AND RECORDED SEPTEMBER 16, 1974 IN VOLUME 87 AT PAGE 61 OF THE AVON LAND RECORDS.

S. EASEMENT AGREEMENT BY AND BETWEEN ANTHONY ROTONDO, ET AL, ("GROUP") AND ARNOLD C. GREENBERG, TRUSTEE
("GREENBERG") DATED AND RECORDED DECEMBER 11, 1980 IN VOLUME 121 AT PAGE 863 OF THE AVON LAND RECORDS.

6. STATE OF CONNECTICUT TRAFFIC INVESTIGATION REPORT DATED AUGUST 16, 2005 AND RECORDED AUGUST 23, 2005 IN VOLUME 527 AT PAGE 1283 OF THE AVOIL LAND RECORDS.

7. STATE OF CONNECTICUT TRAFFIC INVESTIGATION REPORT DATED NOVEMBER 15, 2005 AND RECORDED DECEMBER 13, 2005 IN VOLUME 534 AT PAGE 920 OF THE AION LAND RECORDS.

8. DECLARATION OF OPICIALY EASTMENT BY BLUE FOX RIAN COLF COURSE, LLC AND COMPENIARA COURT IS LLC DATED SEPTIMENE 8, 2008 AND RECORDED OCTORER 9, 2008 IN VICLIME SID AT PARE 1588 OF THE ACRUL HAIN RECORDS. OPIC-HOD MORPHOSE FROM BLUE FOX RIN COLF COURSE, LLC TO MERSTER BANK, MATIONAL ASSOCIATION IN THE AMOUNT OF \$700,000.00 DATED AND RECORDED DECISIONS 16, 2011 IN VOLUME 633 AT PAGE 974 OF THE AVEN LAND RECORDS.

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1. REPARIAN RIGHTS OF OTHERS IN AND TO A POND OR ANY TYPE OF WATERCOURSE LOCATED ON OR CROSSING THROUGH THE PREMISES.

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4. TERMS AND CONDITIONS DET FORTH IN AN AGREEMENT BY AND BETWEEN THE WOOD FORD CORPORATION AND ANTHONY ROTONDO ET AL DATED AND RECORDED SEPTEMBER 18, 1974 IN VOLUME 87 AT PAGE 81 OF THE AVON LAND RECORDS

5. EASEMENT AGREEMENT BY AND BETHEEN ANTHONY ROTONDO, ET AL ("GROUP") AND ARNOLD C. GREENBERG, TRUSTEE ("GREENBERG") DATED AND RECORDED DECEMBER 11, 1980 IN VOLUME 121 AT PAGE 883 OF THE AVON LAND RECORDS.

8. RIGHTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE RIGHTS OF WAY EASEMENTS AND RIGHT TO ENTER SET FORTH IN A NOTICE OF CONDEMNATION BY THE STATE OF CONNECTICUT AGAINST JOSEPH BRUNGLI ET AL DATED JUNE 17, 1998 AND RECORDED JUNE MECONDED JUNE. 19, 1998 IN VOLUME 351 AT PAGE 171 OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON TOWN CLERK MAP NOS. 98— 58 AND 98—59 ATTACHED HERETO.)

7. OPEN-END CONSTRUCTION MOTIFICE AND SECURITY ADRESSENT FROM COMPENSAR COURT, LLC TO GITZDIS BANK OF CONNECTION (**/*/*) CITIZDIS BANK, N. 4.) IN THE AMOUNT OF UP TO \$4,250,000.00 DATED AND RECORDED STRUCT EXCENDED IN MOLECULE 39 AT FIRE OF TWO IN MOLECULE 34,5 FIRES (**13) OF IR AND LAND SCIENCES AND AS MODIFIED BY MODIFIED AND AND REAPTHANDIA ADDRESSINT OF THE DATE AND LAND SCIENCES AND AS MODIFIED BY MODIFIED AND AND REAPTHANDIA ADDRESSINT OF THE DATE IS 2002 AND RECORDED AUGUST 5, 2002 W

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9. UCC-1 FINANCING STATEMENT FROM CONNEMARA COURT, LLC TO CITIZENS BANK OF CONNECTICUT (N/K/A CITIZENS SHAN, N. A. DATED AND RECORDED SEPTEMBER S. A. TORR IN VISIONE. USE AT PACE USE OF THE AND LIVED RECORDS, SEPTEMBER SHAPE PACE USES OF THE AND LIVED RECORDS, SEPTEMBER AND RECORDS OF THE AND LIVED RECORDS OF THE AND LIVED RECORDS OF THE AND LIVED RECORD AND LIVED RECORDS OF THE AND AND LIVED RECORDS OF THE AND LIVED REC

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J. PRIVATE PROPERTY PERMIT FROM CHESTER R. MOGGEORD TO THE CONNECTICUT POWER COMPANY RECORDED SEPTEMBER 26, 1941 IN VOLUME 25 AT PAGE 289 OF THE AVON LAND RECORDS. (NOTE: THE PERMIT IS NOT ASCEPTANIABLE OR EXED.)

4. PRIVATE PROPERTY PERMIT FROM C. FRED MODIFIOR & SON TO THE CONNECTION POWER COMPANY RECORDED MAY 24, 1960 IN VELICE. IT AT PAGE BY 30° THE AUDIL HAD RECORDED, (NOTE THE FRINKET IS NOT ASSESTAINAGE OF PIEZO), PRIVATE PROPERTY CARRISANT FROM C-REPORDED OF THE SONOROUS TO THE SONOROUS FOR EXCEPTION ENDING HE WAS CONTROLLED FOR THE CONTROLLED OF THE AUDIL LAND RECORDS (NOTE THE CARRISANT RECORDS AUGILLED IN 1844 IN VALUE 35 AT PAGE 41) OF THE AUDIL LAND RECORDS (NOTE THE CARRISANT IS NOT ASSESTAINAGE OF RECORD.

5. TERMS, CONDITIONS, RIGHTS AND RESERVATIONS SET FORTH IN A BOND FOR DEED BY AND BETIKEN SIMSBURY BANK AND TRUST COMPANY, TRUSTEE U/W/O/C, FREDERICK WOODFORD AND CHESTER R. WOODFORD ("SELLER") AND JACK A. SHOTMAN AND SUSAN C. JANSEN ("PURCHASER") DATED JULY 9, 1985 AND RECORDED JULY 12, 1985 IN VOLUME 159 AT PAGE 233 OF THE ALON LAND RECORDS.

6. ORANNAGE EASEMENT — IMPROVEMENTS WITH RIGHT TO SURFACE DISCHARGE FROM CHESTER R. WOODFORD, BARBARA W. LITTLE, JANET CAPULLE AND OCHINA CAPULLE TO THE TOWN OF AVON RECORDED JANE 23, 1994 IN VOLUME 296 AT PAGE BSG OF THE AVON LAND RECORDS. (NOTE: AS SHOWN ON AVON TOWN CLERK MAP NO. 84—20 ATTACHED HERETO.)

2. OPEN-END MORTDAGE FROM CORNOR PROPERTIES, LLC TO PRISOLLA WIEELER, SEVERLY W. WILLACE, BARBARA W. LITTLE AND MARDINE N. WILLS (/O SUSAN L. MAISEN, TRUSTES, NI THE AMOUNT OF \$100,000.00 DATED AND RECORDED SEPTIMBERS 20 DOIS NI VOLUMES 391 AT PAGE 797 OF THE AMOUNT OF AND RECORDED.

NOTE: NOTICE THAT C. F. WOODFORD AND SON, INC., HAS FILED AN APPLICATION FOR CONSIDERATION FOR THE PRESERVATION OF PRESENTIATION OF AGRICULTURE LAND RECORDED MOVEMBER 17, 1987 IN VOLUME 200 AT PAGE 371 OF THE AVOIL LAND RECORDS. (NOTE: AS LISTED ON THE WARRANTY DEED RECORDED IN VOLUME 301 AT PAGE 787 OF THE AVOIL LAND RECORDS.) NOTIC EASBERT FROM C. PREDERGY ONODOTROP AND OWNERS PR. ROUDTONE TO THE METHODOLINA DISTRET DATE MAY S. 1961 AN ORDINATOR THE ROUTDOLINA DISTRET DATE MAY S. 1961 AN ORDINATOR THE ROUTDOLINA DISTRET DATE MAY S. 1961 AN ORDINATOR THE ROUTDOLINA DISTRET DATE SHOWN ON A CAUSE MAY 7—8 ATTACHES PRESENT DE EASBERT THE THE TO THE SHOWN DISTRET THE SHOWN DISTRET.

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Associates, 10 sept. Fix (860) 844-860

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