

(Appendix A-II)
TOWN OF AVON
INLAND WETLANDS COMMISSION

APPLICATION # _____

APPLICATION FOR AGENCY APPROVAL OF REGULATED ACTIVITIES

1. **APPLICANT**
Name Matthew Popp, Environmental Land Solutions, LLC
Business Address 8 Knight St., Suite 203 Phone 203.855.7879
Home Address Norwalk, CT 06851 Phone 203.219.5454
Fax 203.855.7830 Email matt@elsllc.net

2. **OWNER(S) OF RECORD**
Name Toll CT Limited Partnership Phone 203.6010.4900
Business Address 1140 Virginia Drive Phone _____
Home Address Port Washington, PA 19034 Phone _____
Fax _____ Email mzemola@tollbrothers.com
Name _____ Phone _____
Business Address _____ Phone _____
Home Address _____ Phone _____
Fax _____ Email _____

3. **DESCRIPTION OF PARCEL**
Location 381 Northington Drive, Avon
Area (acres) 1.21± (square feet, if less than 2 acres) 52,341 SF
Parcel I.D. No. 4910381 Zone B4D

4. **PERMIT APPLICATION DESCRIPTION**

Complete attached Page 2.

5. **NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS**

Complete attached Page 3.

6. This application is required pursuant to Title 22A of the Connecticut General Statutes and the Town of Avon Inland Wetlands and Watercourses Regulations. Applications received pursuant to the above do not relieve the applicant of his responsibility for making application to other local, state, or federal agencies. Specifically, the applicant is advised that a permit under Section 404 of Public Law 92-500 may be required. Additional information and applications regarding this Section 404 Permit Program may be obtained from the following: Chief, Regulatory Branch, New England Division, Corps. Of Engineers, 424 Trapelo Road, Waltham, MA 02154 (Telephone 617/894-2400, Ext. 332).

7. The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his knowledge and belief. Furthermore, the applicant agrees that submission of this application constitutes permission for and consent to Commission and Town Staff inspections of the site of proposed activity.

Matthew J. Popp
(Applicant's Signature)

Matthew J. Popp
Prof. Wetland Scientist, L.A.
(Print or Type Name and Title)

6. The undersigned owner(s) of record consent(s) to the submission of this application and to inspections of the site.

Michael Zemola
(Owner's Signature)

Michael Zemola
(Print or Type Name)

Michael Zemola
(Owner's Signature)

Michael Zemola
(Print or Type Name)

Proposed Regulated Activity and Location	Area (Acre)	Soil Type	Wetland Type*	Wetland Functions**	Effect of Proposed Activity on Wetlands Function
1. Construction of Driveway (86'± from wetland line at closest point).	<0.01	46B	PDS (Wooded)	WQ WH RC GW	No adverse impact anticipated.
2. Grading for and creation of rear yard (25'± from wetland at closest point). Area previously cleared of trees.	0.20±	46B	PDS (Wooded)	WQ WH RC GW	No adverse impact anticipated.
3. Construction of new dwelling (76'± from wetland line at closest point).	0.04±	46B	PDS (Wooded)	WQ WH RC GW	No adverse impact anticipated.
* <u>Wetland Types</u> Poorly Drained Soils (PDS) Watercourse (WC) Very Poorly Drained Soils (VPDS) Waterbody (WB) Flood Plain (FPS) Marsh (MA) Alluvial Soils (AS) Intermittent Stream (IS)			** <u>Wetland Functions</u> Water Quality - Sediment Trapping / Nutrient Removal (WQ) Flood Control (FC) Wildlife Habitat (WH) Erosion and Sedimentation Control (E&SC) Recreation - Trials (RC) Groundwater Discharge (GW) Other		

Application #: _____
 Site: 381 Northington Drive
 Date: March 2021

In the case of an application which is subject to a public hearing, please list below the name(s) and mailing address(es) of the owner(s) of record of all properties which abut the subject parcel(s) and those property owners which are directly on the opposite of the street of the subject parcel(s) for which this application is made. This information is available from records in the office of the Assessor. If possible, this list should be prepared by the project land surveyor or professional engineer. This information will be used by the applicant to notify property owner(s) of any public hearing which may be scheduled.

Address(es) of Properties			Name(s) of Owner(s)	Mailing Address(es) of Owner(s)
Map #	Street	Parcel #		
5	101 Windsor Court	5310101	Avon, Town of	60 West Main Street Avon, CT 06001
11	491 Northington Drive	4910491	Avon, Town of	60 West Main Street Avon, CT 06001
11	4 Norwood Way	6340004	Patel Hasmukh L & Roshani H	4 Norwood Way Avon, CT 06001
11	374 Northington Drive	4910374	GE Yingying and	374 Northington Drive Avon, CT 06001



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Avon
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Collinsville or number: 35
subregional drainage basin number: 4312
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Toll CT Limited Partnership
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 381 Northington Dr, Avon
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☐ description: _____
9. ACTIVITY PURPOSE CODE (see instructions - one code only): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 2 12 14 9
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.57 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Property at 00381 NORTHINGTON DRIVE

Prop ID 4910381

Printed 15-Feb-2019 3:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TOLL CT LIMITED PARTNERSHIP
 Second name:
 Address: 250 GIBRALTAR ROAD
 City/state: HORSHAM PA Zip: 19044

Location Information

Map: 011 Clerk map: 08 011
 Lot: 4910381 Neigh.: Zone: R40 Vol: 634 Page: 1252

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.29	1,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 202,171

Summary

Total assessments	141,520
Total exemptions	
Net assessment	141,520

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

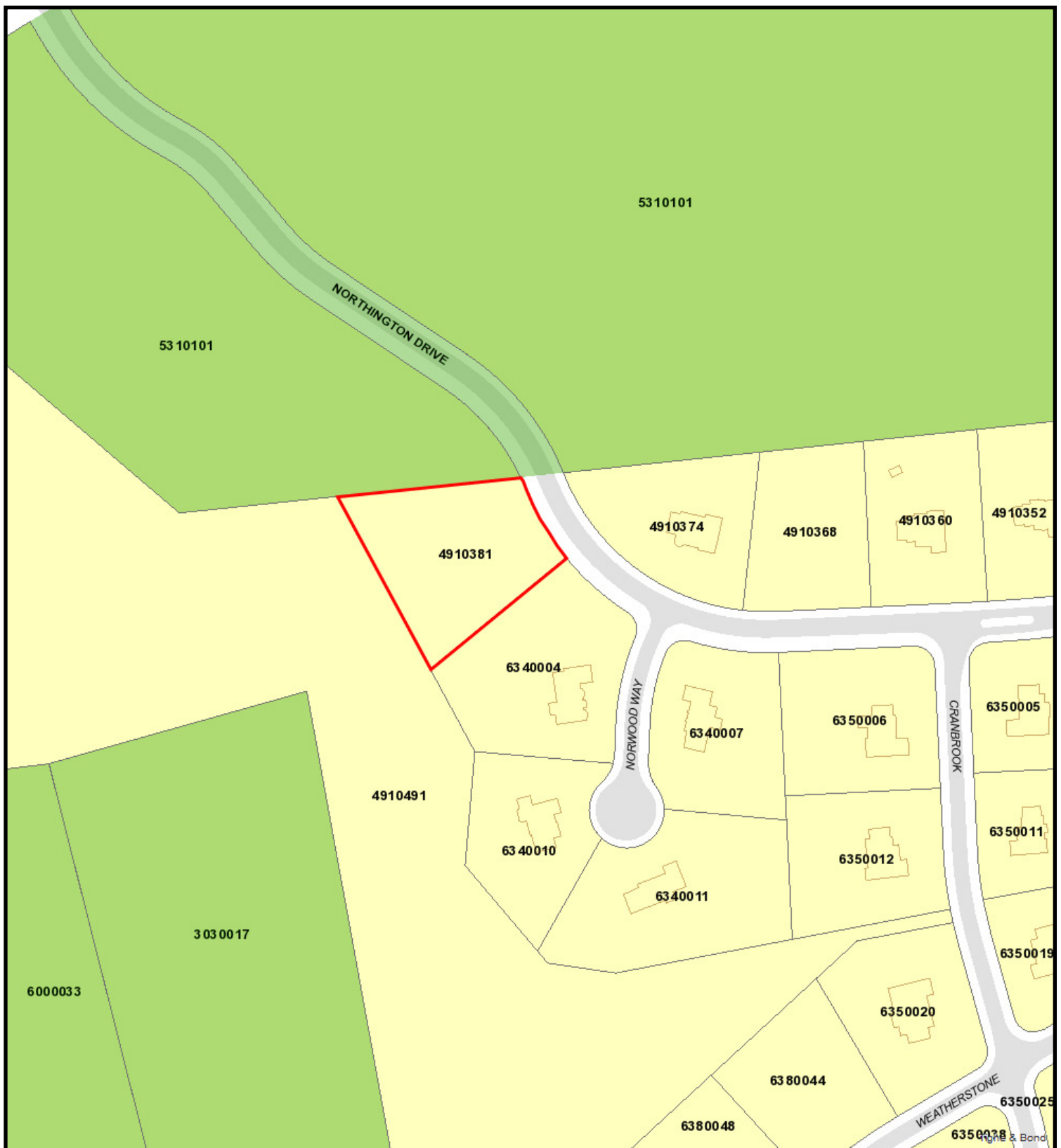
Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site 40,075								
RES	12	.290	7,500	2,175			2,175	1,523
Residual 12,632								
1.210 acres				Total land value			202,175	141,523

Property at 00381 NORTINGTON DRIVE

Prop ID 4910381 Card 01

No sketch for this property



381 Northington Drive

3/22/2021 12:15:09 PM

Scale: 1"=200'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.





TOWN OF AVON

**POLICE, FIRE & MEDICAL
EMERGENCY - 911**

TOWN MANAGER'S OFFICE
Tel. (860) 409-4300
Fax (860) 409-4368

ASSISTANT TOWN MANAGER
Tel. (860) 409-4377
Fax (860) 409-4368

ACCOUNTING
Tel. (860) 409-4339
Fax (860) 677-2847

ASSESSOR'S OFFICE
Tel. (860) 409-4335
Fax (860) 409-4366

BUILDING DEPARTMENT
Tel. (860) 409-4316
Fax (860) 409-4321

COLLECTOR OF REVENUE
Tel. (860) 409-4306
Fax (860) 677-8428

ENGINEERING DEPARTMENT
Tel. (860) 409-4322
Fax (860) 409-4364

FINANCE DEPARTMENT
Tel. (860) 409-4339
Fax (860) 409-4366

FIRE MARSHAL
Tel. (860) 409-4319
Fax (860) 409-4321

HUMAN RESOURCES
Tel. (860) 409-4303
Fax (860) 409-4366

LANDFILL
281 Huckleberry Hill Rd.
Tel. (860) 673-3677

PLANNING & ZONING
Tel. (860) 409-4328
Fax (860) 409-4375

POLICE DEPARTMENT
Tel. (860) 409-4200
Fax (860) 409-4206

PROBATE
Tel. (860) 658-3277
Fax (860) 658-3204

PUBLIC LIBRARY
281 Country Club Road
Tel. (860) 673-9712
Fax (860) 675-6364

PUBLIC WORKS
11 Arch Road
Tel. (860) 673-6151
Fax (860) 673-0338

RECREATION AND PARKS
Tel. (860) 409-4332
Fax (860) 409-4334
Cancellation (860) 409-4365

REGISTRAR OF VOTERS
Tel. (860) 409-4350
Fax (860) 409-4368

SOCIAL SERVICES
Tel. (860) 409-4346
Fax (860) 409-4366

TOWN CLERK
Tel. (860) 409-4310
Fax (860) 677-8428

TDD-HEARING IMPAIRED
Tel. (860) 409-4361

May 6, 2016

60 West Main St. Avon, CT 06001-3719
www.avonct.gov

Mr. Ted Merchant, P.E.
Toll Brothers, Inc.
Connecticut Division
53 Church Hill Road
Newtown, CT 06470

Dear Mr. Merchant:

RE: Letter from Ted Merchant, Toll Brothers, Inc. requesting an extension for
APPL. #677, Weatherstone of Avon.

At its meeting on May 3, 2016, the Inland Wetlands Commission of the Town of Avon reviewed the correspondence received from Ted Merchant, Toll Brothers, Inc. (dated April 11, 2016) and approved a five year extension of application #677 (previous permit set to expire July 10, 2016). The permit extension was granted to include the following:

- Construction of portion of house and driveway and related grading for rear yard of lot #4910381 – (Incomplete)
- Construction of portion of house and driveway and related grading for rear yard of lot #6340004 – (Lot filling and temporary stabilization complete, house/driveway construction incomplete)
- Construction of portion of driveway and related grading for rear yard of lot #6340010 – (Lot filling and temporary stabilization complete, house/driveway construction incomplete)

The permit is valid through and including July 10, 2021. All conditions placed upon the initial approval will remain conditions on the permit as renewed.

Sincerely,

Judy Schwartz, Clerk
Inland Wetlands Commission

Certified 7013 2250 0001 6153 570

IWC Chairman
Town Manager
Farmington Valley Health District
Town Engineer

Director of Planning
P & Z Chairman
Assessor
Building Official

N:\Planning\Judy IWC NRC\IWC\Approvals\Approval677-Ext_050316



Environmental Land Solutions, LLC
Environmental Analysis, Landscape Architecture & Planning

March 23, 2021

Inland Wetlands Commission (IWC)
Town of Avon
60 West Main Street
Avon, CT 06001

Re: Wetland Narrative - Proposed Single Family House
381 Northington Drive, Weatherstone at Avon, Avon, CT

Dear Commission Members:

Toll CT Limited Partnership, the owner of the above referenced property, is submitting an IWC application for a single family dwelling and associated features on the above referenced site. The proposed project currently has an active IWC permit (APPL. #667) which will expire on July 10, 2021. The site, found within the R40 zone, is the last remaining undeveloped lot within the Weatherstone of Avon subdivision. The submitted site development with this application is identical to the site plan previously approved by the IWC.

Since the site contains a wooded inland wetland and site work is proposed within the 100' upland review area, a permit is required from your Commission. Environmental Land Solutions, LLC (ELS) has been retained by the property owner to prepare this wetland narrative which describes the project with emphasis placed on inland wetland and watercourse resources, their functions and potential development-related impacts to these regulated areas. This report also describes proposed measures designed to minimize development-related impacts to regulated areas and to enhance the site's overall environmental value. To complete this task, ELS staff reviewed the previously approved site plans and visited the site on March 12, 2021.

Existing Conditions

The subject trapezoidal-shaped $1.21 \pm$ acre site, measuring about 210' wide with a 247' depth, is located on the west side of Northington Drive. The surrounding properties are developed with single family dwellings to the east with woods to the south and west. Woodland is also found across Northington Drive to the north. The adjacent land to the southeast is designated

as open space. The woodland to the north of the property is owned by the Town of Avon. An existing foot trail extends from the Town of Avon land, across the southwestern corner of the site, and into the open space.

The site's topography is gently sloping from a high point of 630' along the northern property line down to 610' in the west. The northeastern portion of the site where the house development was approved by the IWC appears to have been cleared about ten years ago and is now covered with old field growth vegetation including Oak, Black Birch and Beech tree saplings, Sumac, Sweet Fern, Highbush Blueberry, Ground Pine, and herbaceous plants. Rocks are found on the surface in this area. At the rear southwestern section of the site and along the eastern site boundary, the land is wooded with Oak, Ironwood, Red Maple, Tuliptree, Witch Hazel, Mountain Laurel, and Huckleberry. This lower site area, including the site's inland wetlands, is protected within a $0.46 \pm$ acre conservation easement.

Wetlands and Watercourses

The property contains a $0.28 \pm$ acre inland wetland within the lower southwestern site areas. The property's inland wetland flags were reset in the field by a surveyor earlier this month. Since the time the wetland line was delineated, no apparent change of the existing contours within the vicinity of the wetland line have occurred and the area remains wooded. Also, no significant change in the site's hydrology which would alter the wetland line was observed. The wetland is vegetated with Red Maples, Blackgum, Ironwood, Sensitive Fern and Sphagnum Moss. Tuliptrees also grow within the higher wetland locations and the Huckleberry growing within the adjacent upland woods is absent. The site contains no watercourses and no vernal pools were observed on or near the site.

Wetlands Functions

Based upon personal experience and the publication entitled "The Highway Methodology Workbook Supplement, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the primary functions that can be attributed to the site's wetlands include:

Groundwater Recharge/Discharge - Based on the low-lying landscape position, the site's wetland and watercourse systems lend themselves to being a source of groundwater discharge.

Sediment Retention - The wetland's gently sloping topography allows for the trapping of waterborne sediments from slow moving surface water flows.

Nutrient Removal - Wetland areas that have gently sloping topography with dense vegetation cover have the capacity for nutrient uptake/removal from stormwater by plant uptake.

Production Export - The vegetation within wetlands provide a source of food for wildlife.

Wildlife Habitat - Wetlands containing dense vegetation that are capable of providing food, roosting areas, and wildlife nesting sites are valuable for wildlife habitat.

Recreation - Wetlands that provide outdoor opportunities such as nature photography, hiking, wildlife observations, and fishing, are valuable for recreational purposes.

The functions of shoreline stabilization, recreational uses, educational value, visual quality / aesthetic, uniqueness / heritage, and threatened or endangered species habitat are not applicable to the onsite wetlands to any significant degree.

Wildlife

Wildlife usage of the site will be mainly used by common species adapted to suburban residential properties and small woodland tracks. A review of the online CT DEEP NDDDB map (December 2020) indicates that the site lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. In addition, ELS staff observed no species of special concern, threatened species, or endangered species on or near the site during the site visits. The following wildlife species were observed on or near the property at the time of the site visit: White-tailed Deer, Raven, Tufted Titmouse, and Pileated Woodpecker.

Proposed Condition

An identical development as previously approved, including a single family dwelling, driveway, installation of utilities, grading and other associated improvements, are proposed on the subject lot as shown on the "Resubmitted Approved Site Plan," prepared by our firm. The site will be served by municipal water and sewer mains. Collected stormwater runoff from the roof will be discharged at the corners of the new dwelling.

The proposed site plan indicates no proposed disturbance to inland wetlands or the bordering wooded conservation easement areas. Approximately 0.25 acres of land within the 100' upland review area will be impacted by the development. No clearing of any trees other than the saplings within the development area is proposed by the project.

Best Management Practice (BMPs)

A number of BMPs are proposed to minimize potential impacts to regulated inland wetland areas and include the following:

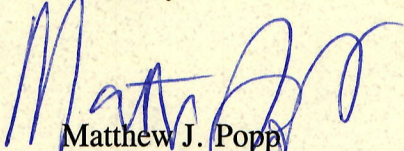
1. Use of silt fencing to contain construction related sediments from washing downslope into the wetland during construction. Silt fencing will remain in place until the site soils are stabilized with vegetation.

2. Use of anti-tracking pavement at the site construction access to minimize the tracking of soils onto adjacent roadways.
3. Use of orange construction fencing along the silt fence line that will act as a visual demarcation aid to protect land to remain undisturbed.

Summary

The site plans propose an identical development to one that is currently approved by the IWC. However, the IWC permit will be expiring in the near future. The project proposes a new residential house partially within the 100' upland review area of a wetland with no direct wetland impacts. In addition, no clearing of any wooded portion of the site is proposed. Proposed erosion controls will provide protection of the wetlands during the construction period. If the project is completed as proposed, incorporating the above BMPs, no adverse impacts to inland wetlands are anticipated from the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew J. Popp", is written over the typed name.

Matthew J. Popp
Professional Wetland Scientist / Landscape Architect
northington drive 381-avon-2021 wetland nar.wpd



Photo #1: View of site from Northington Drive.



Photo #2: Piled rocks in vicinity of proposed driveway.



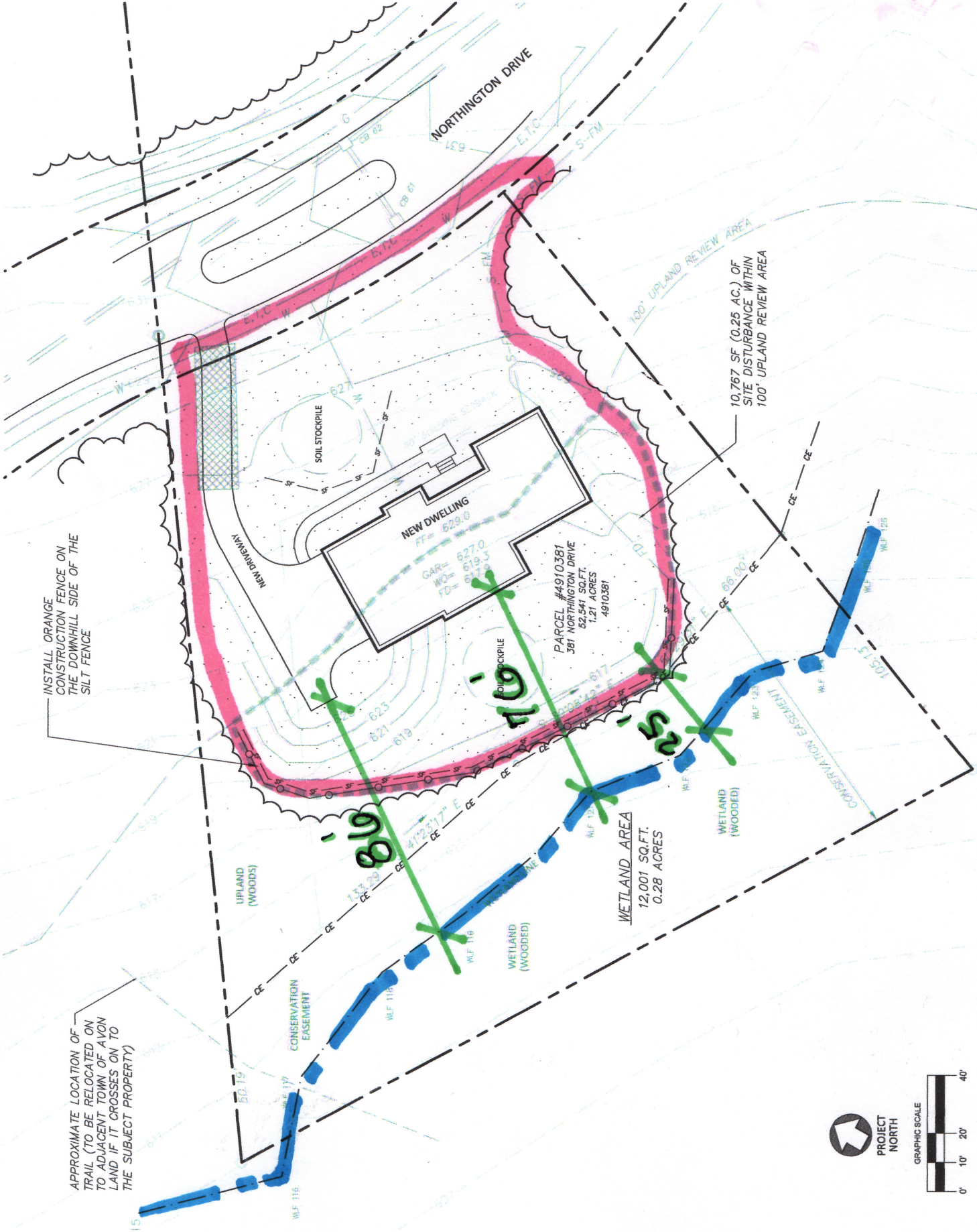
Photo #3: Eastward view across site.



Photo #4: Wooded wetlands at rear yard near the center of the site.

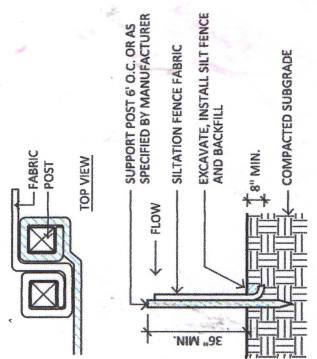
Environmental Land Solutions, LLC (Photo Date: March 2021)

Site Photos
381 Northington Drive, Avon, CT



LEGEND

- PROPERTY LINE
- WETLAND LINE
- UPLAND REVIEW LINE
- CONSERVATION EASEMENT LINE
- NEW FOOTING DRAIN (BY OTHERS)
- NEW WATER LINE (BY OTHERS)
- NEW SEWER MAIN (BY OTHERS)
- GAS MAIN - APPROX. (BY OTHERS)
- NEW ORANGE CONSTRUCTION FENCE
- NEW SITE WORK IN UPLAND REVIEW AREA
- EXISTING CONTOUR
- NEW CONTOUR (BY OTHERS)
- NEW SILT FENCE
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- NEW ANTI-TRACKING PAVEMENT



NOTES:
1. POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN.
2. DRIVE POSTS TIGHTLY TOGETHER AND SECURE POST TOPS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE

SCALE: NOT TO SCALE

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS NOTED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DEP BULLETIN 34, 2002.
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION OF DISTURBED SOILS SHALL BE COMPLETED AS SOON AS POSSIBLE.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NEEDED AT THE CONTRACTOR'S EXPENSE. THE TOWN WETLAND DEPARTMENT STAFF AND THE PROJECT LANDSCAPE ARCHITECT SHALL HAVE THE AUTHORITY IN DETERMINING THE NEED FOR ADDITIONAL CONTROLS.
- DISTURBED AREAS TO BE LEFT EXPOSED FOR MORE THAN 21 DAYS SHALL BE SEEDED WITH RYEGRASS AT THE RATE OF 1 LBS. PER 1000 SQUARE FEET WITHIN SEVEN DAYS OF THE OCCURRENCE OF THE DISTURBANCE. APPLY SOIL AMENDMENTS AND MULCH AS NEEDED TO ESTABLISH A DENSE, UNIFORM AND HEALTHY VEGETATION STAND OVER SEEDED AREAS.
- THE SITE CONTRACTOR SHALL MAINTAIN AN EXTRA SUPPLY OF SILT FENCE (50' MIN.) AND HAY BALES (25' MIN.) ON THE SITE FOR EMERGENCY REPAIRS.
- EROSION CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER DURING THE CONSTRUCTION PERIOD AND UNTIL THE SITE SOILS ARE STABILIZED. EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPAIRED WITHIN 24 HOURS.
- WHEN POSSIBLE, EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- SWEEP SITE AND ADJACENT ROADWAYS AS NEEDED TO KEEP THEM CLEAN OF ACCUMULATED SITE SEDIMENTS THROUGHOUT THE PROJECT PERIOD.
- SEEDED AREAS THAT ARE ON SLOPES ON OR GREATER THAN 10% SHALL BE COVERED WITH AN EROSION CONTROL BLANKET (INCLUDING ANCHOR STAPLES) THAT IS PLASTIC-FREE AND 100% BIODEGRADABLE OR PHOTODEGRADABLE WITHIN TWO YEARS.

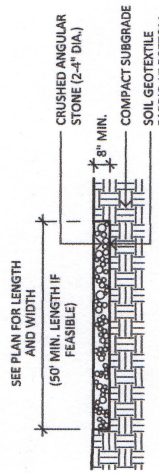
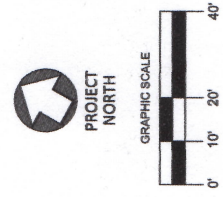
NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY ESE CONSULTANTS, INC.
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- THE INFORMATION GIVEN ON THIS PLAN IN RESPECT TO THE LOCATION AND CONDITION OF SUBSURFACE STRUCTURES AND UTILITIES INDICATES ONLY THAT THE STRUCTURE MAY EXIST IN THE GENERAL VICINITY AND NO RESPONSIBILITY IS ASSUMED BY THE LANDSCAPE ARCHITECT FOR THE ACCURACY OF THE LOCATION SHOWN. THERE MAY BE OTHER SUBSURFACE STRUCTURES WHICH ARE NOT KNOWN OR SHOWN.
- THIS PLAN FOR TOWN OF AVON INLAND WETLANDS PERMITTING PURPOSES ONLY.
- ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF AVON STANDARDS AND SPECIFICATION, BOCA CODE AND THE CONNECTICUT SUPPLEMENT.
- SEED LAWN AREAS WITH A HIGH QUALITY SUN AND SHADE TURF SEED MIXTURE CONSISTING OF BLUEGRASS, FESCUE, AND PERENNIAL RYEGRASS. FERTILIZER AND RECOMMENDED SEEDING RATE. SEED AND FERTILIZER AT THE RATE, AND MAINTAIN, AS RECOMMENDED BY THE MANUFACTURER.
- SITE DRAINAGE SHALL BE AS PREVIOUSLY APPROVED BY AVON INLAND WETLANDS COMMISSION.
- STOCKPILE LOCATIONS MAY VARY FROM PLAN.

CONSTRUCTION SEQUENCE (TYP.)

- INSTALL EROSION CONTROL MEASURES (SILT FENCE AND ANTI-TRACKING PAD) AS SHOWN ON SITE PLAN AND AS NEEDED. CHECK EROSION CONTROL MEASURES WEEKLY.
- GRADE AND STOCKPILE TOPSOIL.
- GRADE SITE AND INSTALL SITE UTILITIES.
- CONSTRUCT HOUSE AND DRIVEWAY.
- SPREAD TOPSOIL AND FINE GRADE SITE.
- SEED AND PLANT PER PLAN.
- REMOVE EROSION CONTROLS WHEN SITE SOILS ARE STABLE.
- SITE CLEAN-UP.

SITE PLAN
SCALE: 1"=20'



ANTI-TRACKING PAVEMENT

SCALE: NOT TO SCALE

REVISIONS:	DRAWING TITLE: RESUBMITTED APPROVED SITE PLAN
	PROJECT: 381 NORTHINGTON DRIVE AVON, CONNECTICUT
	DATE: 3.23.21
	SCALE: 1"=20'
	DRAWING NO.: SP.1
LANDSCAPE ARCHITECTURE ENVIRONMENTAL ELSLANDSCAPE ARCHITECTURE and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elslc.net www.elslc.net	