

117 Colchester Ave.

The proposed wetlands application involves the development of three single family residential lots on the north side of Colchester Avenue. This parcel was lot-4 of a previously approved subdivision in 2012. There is no activity proposed within the wetland area. There is no activity proposed within 100' of the wetlands. The total area of the parcel is 8.52 acres. The parcel is completely wooded. Land slopes range from approximately 1% to 20%, and the site grades generally from south to north. The wetlands are located on the north side of the property and drain to the north east via an intermittent stream.

All of the proposed lots have no activity within 100' of the wetlands. All of the proposed disturbed areas are surrounded by silt fence for erosion and sedimentation control. The proposed limits of clearing are also shown on the detailed site development plans. The lot construction sequence requires that a Land Surveyor flag the limits of clearing on the lots prior to any land clearing. A detailed engineered septic system plan will also be required for each lot prior to development.