

MAP B1
BLOCK 2
PLOT 15
(NEW LOT 20A)
NEW AREA:
99,888 S.F.

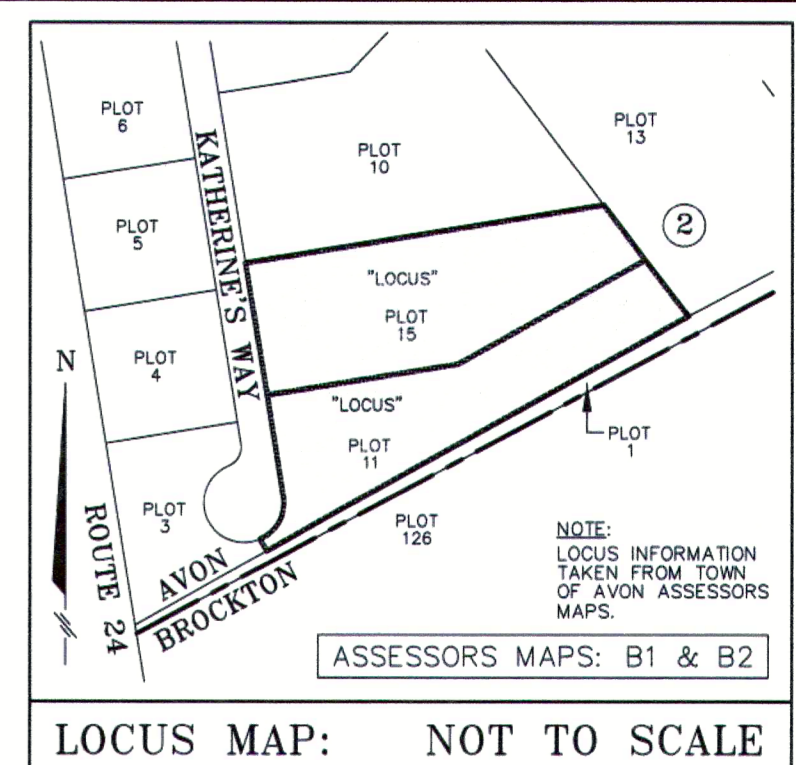
Non-Native Invasive Plant
Removal and Restoration of Access
Road (approx. 15,115 sq. ft.)

Phragmites australis Removal Area
Selective Treatment & Removal
(approx. 21,050 sq. ft.)

MAP B1
BLOCK 2
PLOT 11
(NEW LOT 19A)
NEW AREA:
85,501 S.F.

Loam, Cover with Jute Netting
Plant with Seedlings & Seed
(approx. 2,900 sq. ft.)

Additional 30 shrubs along base of slope
& seed (approx. 1,680 sq. ft.)



LEGEND:
BUILDING SETBACK LINE
EXISTING CONTOUR LINE
EXISTING ELEVATION
BORDERING VEGETATED WETLAND
100' WETLAND BUFFER LINE
50' WETLAND BUFFER LINE

WETLAND DELINEATION PERFORMED BY:
ENVIRONMENTAL CONSULTING & RESTORATION LLC
BRAD HOLMES, PROFESSIONAL WETLAND SCIENTIST (#1464)
DATE DELINEATED: NOVEMBER 2018

MITIGATION COMPLETION PLAN

For more information, please refer to ECR, LLC
Mitigation Completion Memo dated 11/12/20

ZONING DISTRICT: RESIDENCE-SUBURBAN B

MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM LOT AREA PER DWELLING UNIT: 40,000 S.F.
MINIMUM LOT FRONTAGE: 200'
MINIMUM LOT WIDTH: N/A
MINIMUM LOT DEPTH: N/A
MINIMUM LOT SETBACKS: FRONT YARD = 35'
SIDE YARD = 20'
REAR YARD = 40'

MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE BY STRUCTURE: 35%

PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

ASSESSORS MAP: B1 BLOCK: 2 PLOTS: 11 & 15

F.E.M.A. FLOOD HAZARD INFORMATION:
F.I.R.M. MAP COMMUNITY #: 250231
PANEL #: 0381
SUFFIX: E
MAP #: 25021C0381E
EFFECTIVE DATE: JULY 17, 2012
ZONE: X

OWNER ON RECORD: AMERICAN PROPERTY SOLUTIONS LLC
(UNIT # 8A) # 12 LEO'S LANE
AVON, MA. 02322

DEED REFERENCE: BOOK: 38384 PAGE: 537

PLAN REFERENCE: BOOK: 688 PAGE: 43

OWNER ON RECORD: AMERICAN PROPERTY SOLUTIONS LLC
(UNIT # 8B) # 12 LEO'S LANE
AVON, MA. 02322

DEED REFERENCE: BOOK: 38384 PAGE: 537

PLAN REFERENCE: BOOK: 688 PAGE: 43

OWNER ON RECORD: JORGE M. BOLANOS & XOCHILT J. FUENTES
(UNIT # 10A) # 10A KATHERINE'S WAY
AVON, MA. 02322

DEED REFERENCE: BOOK: 37603 PAGE: 259

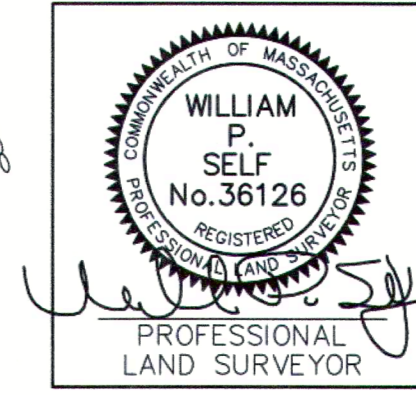
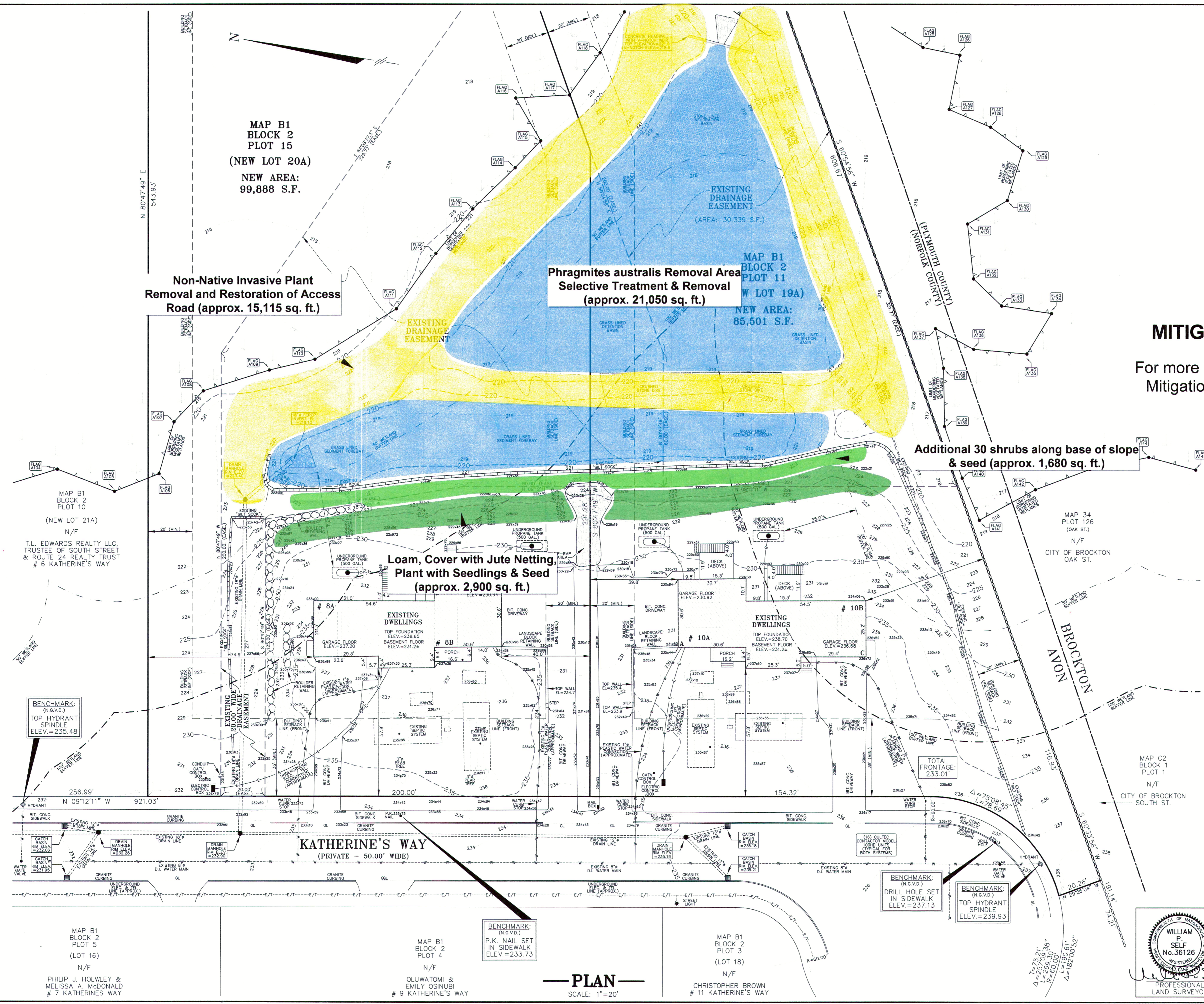
PLAN REFERENCE: BOOK: 688 PAGE: 28

OWNER ON RECORD: DANIELSON N. & ELVIA L. CUNHA
(UNIT # 10B) # 10B KATHERINE'S WAY
AVON, MA. 02322

DEED REFERENCE: BOOK: 37573 PAGE: 488

PLAN REFERENCE: BOOK: 688 PAGE: 28

"CONSERVATION COMMISSION"	
PLAN OF LAND IN AVON, MA.	
#s 8A & 8B KATHERINE'S WAY - AVON, MA. &	
#s 10A & 10B KATHERINE'S WAY - AVON, MA.	
PREPARED FOR: T.L. EDWARDS # 100 WALES AVE. AVON, MA. 02322	
DATE: NOV. 12, 2020	SCALE: 1"=20'
CURLEY & HANSEN SURVEYORS 160 Pond St. Avon, Ma. (508) 580-2117	
AL-919C	

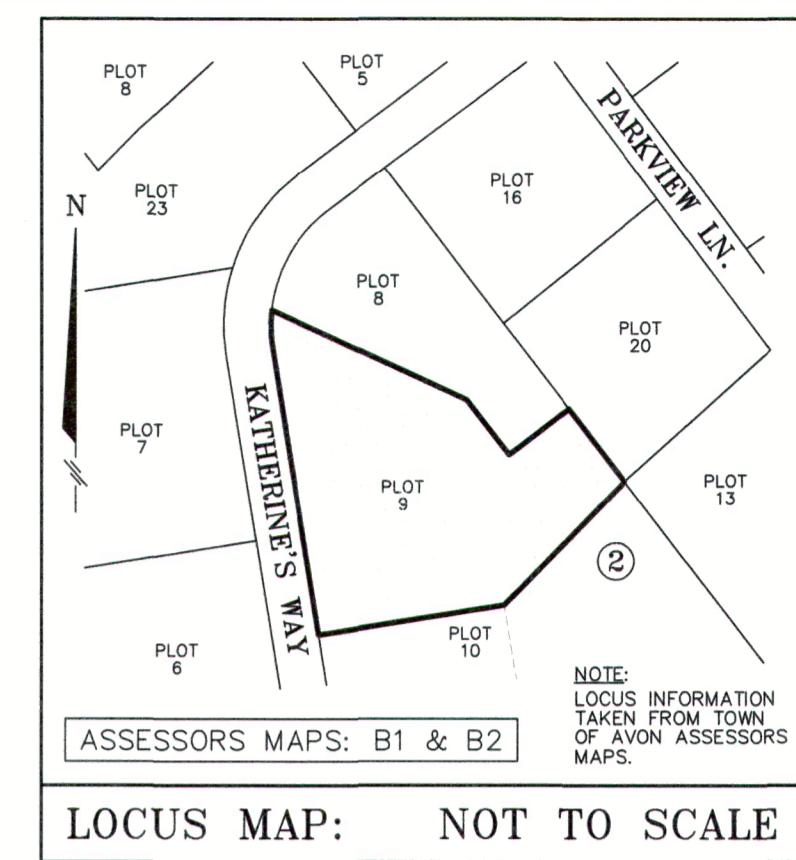


MAP B1
BLOCK 2
PLOT 5
(LOT 16)
N/F
PHILIP J. HOLWILEY &
MELISSA A. McDONALD
7 KATHERINE'S WAY

MAP B1
BLOCK 2
PLOT 4
N/F
OLUWATOMI &
EMILY OSINUBI
9 KATHERINE'S WAY

MAP B1
BLOCK 2
PLOT 3
(LOT 18)
N/F
CHRISTOPHER BROWN
11 KATHERINE'S WAY

PLAN
SCALE: 1"=20'



MAP B2
BLOCK 4
PLOT 20
(LOT 4A)
N/F
SEAN & KAREN
NAUGHTON
7 PARKVIEW LN.

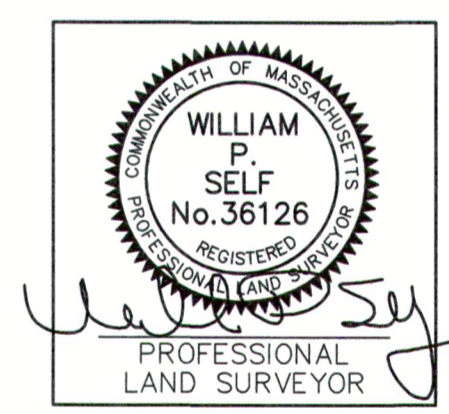
MAP B2
BLOCK 16
PLOT 3
(LOT 3)
N/F
BRIARWOOD
CONSTRUCTION CORP.
5 PARKVIEW LN.

MAP B1
BLOCK 2
PLOT 10
(NEW LOT 21A)
N/F
T.L. EDWARDS REALTY LLC,
TRUSTEE OF SOUTH STREET
& ROUTE 24 REALTY TRUST
6 KATHERINE'S WAY

MAP B1
BLOCK 2
PLOT 8
(LOT 23)
N/F
JOHN J. JR. &
CAROL F. COSTA
2 KATHERINE'S WAY

- Buffer Zone Restoration Area**
(approx. 2,475 sq. ft.)
- Buffer Zone Enhancement Area**
(approx. 9,470 sq. ft.)
- BVW Enhancement Area**
(approx. 14,700 sq. ft.)

Total Mitigation Area is approximately 26,645 sq. ft.



ZONING DISTRICT: RESIDENCE-SUBURBAN B ("RES R-40")

MINIMUM LOT SIZE: 40,000 S.F.
 MINIMUM LOT AREA PER DWELLING UNIT: 40,000 S.F.
 MINIMUM LOT FRONTAGE: 200'
 MINIMUM LOT WIDTH: N/A
 MINIMUM LOT DEPTH: N/A
 MINIMUM LOT SETBACKS: FRONT YARD = 35'
 SIDE YARD = 20'
 REAR YARD = 40'

MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM LOT COVERAGE BY STRUCTURE: 35%

PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

ASSESSORS MAP: B1 BLOCK: 2 PLOT: 9

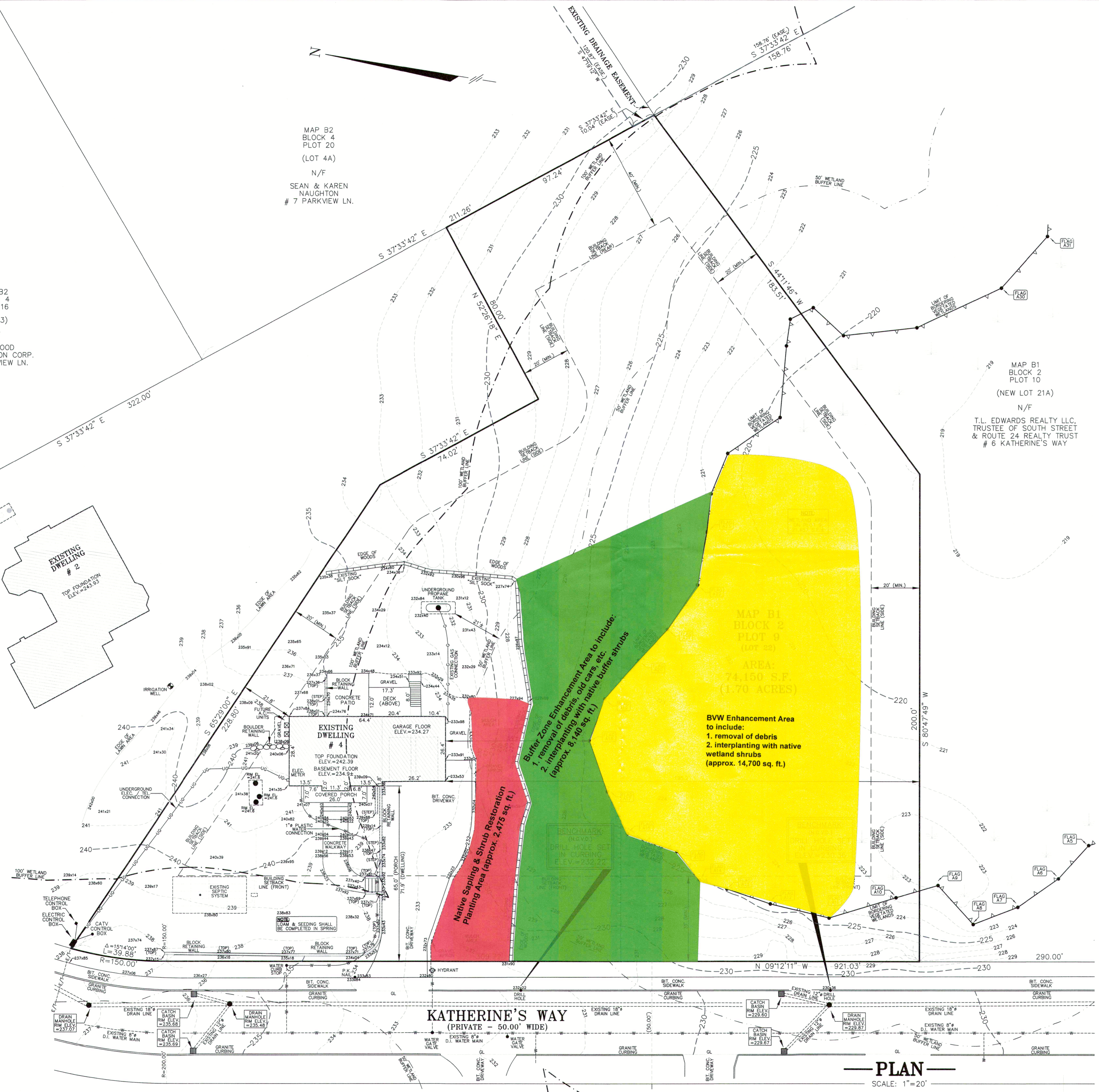
F.E.M.A. FLOOD HAZARD INFORMATION:
 F.I.R.M. MAP COMMUNITY #: 250231
 PANEL #: 0381
 SUFFIX: E
 MAP #: 25021C0381E
 EFFECTIVE DATE: JULY 17, 2012
 ZONE: X

OWNER ON RECORD: CALEB CHARLES
 # 4 KATHERINE'S WAY
 AVON, MA. 02322

DEED REFERENCE: BOOK: 37823 PAGE: 499
 PLAN REFERENCE: BOOK: 688 PAGE: 43

- LEGEND:**
- BUILDING SETBACK LINE
 - EXISTING CONTOUR LINE
 - EXISTING ELEVATION
 - BORDERING VEGETATED WETLAND
 - 100' WETLAND BUFFER LINE
 - 50' WETLAND BUFFER LINE
 - 25' WETLAND BUFFER LINE

WETLAND DELINEATION PERFORMED BY:
 ENVIRONMENTAL CONSULTING & RESTORATION LLC
 BRAD HOLMES, PROFESSIONAL WETLAND SCIENTIST (#1464)
 DATE DELINEATED: NOVEMBER 2018



KATHERINE'S WAY
(PRIVATE - 50.00' WIDE)

PLAN
SCALE: 1"=20'

"CONSERVATION COMMISSION"	
SITE PLAN OF LAND IN AVON, MA.	
# 4 KATHERINE'S WAY - AVON, MA.	
PREPARED FOR: JLA PROPERTIES LLC # 95 EAST MAIN STREET AVON, MA. 02322	
DATE: MAR. 24, 2020	SCALE: 1"=20'
CURLEY & HANSEN SURVEYORS 160 Pond St. Avon, Ma. (508) 580-2117	
OCT. 18, 2020 AL-914E	