

12/15/22
 ck # 420411
 \$ 160.00

TOWN OF SOUTHTON

Conservation Commission

MUNICIPAL CENTER, 196 NORTH MAIN STREET, SOUTHTON, CT 06489
 PHONE (860) 276-6248



IW # 1309

FEE: See fee schedule

APPLICATION TO CONDUCT REGULATED ACTIVITY WITHIN INLAND WETLAND OR WATERCOURSE

(In accordance to Connecticut General Statutes Section 22a-36 to 22a-45 inclusive, authorized by the Council of the Town of Southington
 in accordance with an ordinance adopted March 25, 1974.)

Owner Name: See additional information provided Telephone: () _____
Last First

Owner Address: _____
Street # Street Name Town State Zip Code

Owner Email Address: _____

Applicant Name: Anthony Properties, LLC - Brian Shiu Telephone: (972) 991-4484
Last First

Applicant Address: 12770 Coit Road, Sute 970 Dallas
Street # Street Name Town State Zip Code

Applicant Email Address: brian@anthonyproperties.com

LOCATION OF PROPOSED ACTIVITY:

Street Address: See additional sheet Total Area of Property: _____ acres

Assessor Map # _____ Parcel # _____ Lot # _____ Assessor ID #: _____

Is activity associated with a proposed subdivision? Y N Subdivision #: _____

Is any portion of this property within 500 feet of a Town Boundary? N Y Town: _____

REQUESTING PERMISSION TO: Place fill within 2,960 sf of existing wetlands and 109,205 sf of buffer area, construct parking, buildings, stormwater management, and utilities to support the new development.

PROPOSED WETLAND AND BUFFER IMPACTS				Please Circle Units
				sq. ft
	<i>Existing</i>	<i>Filled or Disturbed</i>	<i>Proposed Mitigation</i>	<i>Net Change (Existing-Disturbed+ Mitigation)</i>
Wetland Area	204,540 sf	2,960 sf	0	201,580 sf
Buffer Area	304,855 sf	109,205 sf	0	195,650 sf
TOTAL AREA	509,395 sf	112,165 sf	0	397,230 sf

For Official Use Only IW # _____

Date of official referral to Conservation Commission _____ Fee Received: _____

Stipulations of Conservation Commission: _____

Action of Agency: _____ Date of Action: _____

Detailed Activity Information:

a. Material to be deposited and/or excavated (maximum slope of 2 horizontal / 1 vertical):

Area of fill: 0.07 acres 2,960 square feet

Volume of fill: 0.11 acre feet 4,620 cubic feet

Physical composition (texture, components) of material to be deposited:

Native material from on site.

b. Data for existing water body(ies) located on parcel:

1. Size of ponds or lakes: N/A acres N/A square feet

2. Maximum depth and, if possible, volume of water:

Depth: N/A feet Volume: N/A cubic feet

c. Location of discharges (if applicable):

Type: _____

Frequency: _____

Volume: _____ cubic feet

Chemical composition: _____

d. Wetland Soil Identification (Please include a detailed map of soil locations):

See attached NRCS
Web Soil Survey

Soil type: _____ Area on site: _____ acres _____ square feet

Soil type: _____ Area on site: _____ acres _____ square feet

Soil type: _____ Area on site: _____ acres _____ square feet

Signature of Soil Scientist: *Justin Conner*

Date: 12/13/22

Measures proposed to protect regulated area from:

a. Erosion and sedimentation: See sheets CE-101 - CE-104; Site Erosion and Sediment Control Plans

b. Leaching of pollutants: See sheets CE-101 - CE-104; Site Erosion and Sediment Control Plans

Measures proposed to protect regulated area from: (continued)

- c. Direct discharge of pollutants: See sheets CG-101 - CG-104; Site Grading and Drainage Plans Also refer to Stormwater Management Report

- d. Increased flooding and surface runoff hazards: See sheets CG-101 - CG-104; Site Grading and Drainage Plans; Also refer to Stormwater Management Report

Surety Bond:

Permit approval granted under these regulations, may require the applicant to submit a surety bond with the Agency in a form satisfactory to the Town Attorney and in an amount recommended by the Town Engineer and approved by the Agency as sufficient to guarantee completion of those items specified by the Agency and in conformity with the provisions of these regulations. Such bond shall not be released by the Agency until written certification from the Town Engineer has been received that all of the requirements of these regulations and the Agency have been fully satisfied.

NOTE: Activities affecting a wetland and/or a watercourse may also require a permit from the Army Corps of Engineers. Before beginning activities, it is recommended that the applicant check with this Agency:

U.S. Army Corps of Engineers
New England District-Regulatory Division
696 Virginia Road
Concord, MA 01742-2751
1-800-343-4798

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.

The applicant understands town officials may require access to said property to review proposed activity prior to, during the activity, and after the activity has concluded.

Applications shall be submitted to the Agency at least fourteen (14) days prior to its regular meeting in order for the application to be included on the agenda.

The official date of receipt of this application shall be the next regularly scheduled Conservation Commission meeting following the date of submission, provided such meeting is no earlier than three (3) business days after the receipt or thirty-five (35) days after submission, whichever is sooner.

Applicant must complete attached State of Connecticut reporting form.

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief.

Signature of Applicant/Owner/Agent:  Date: 12.9.22

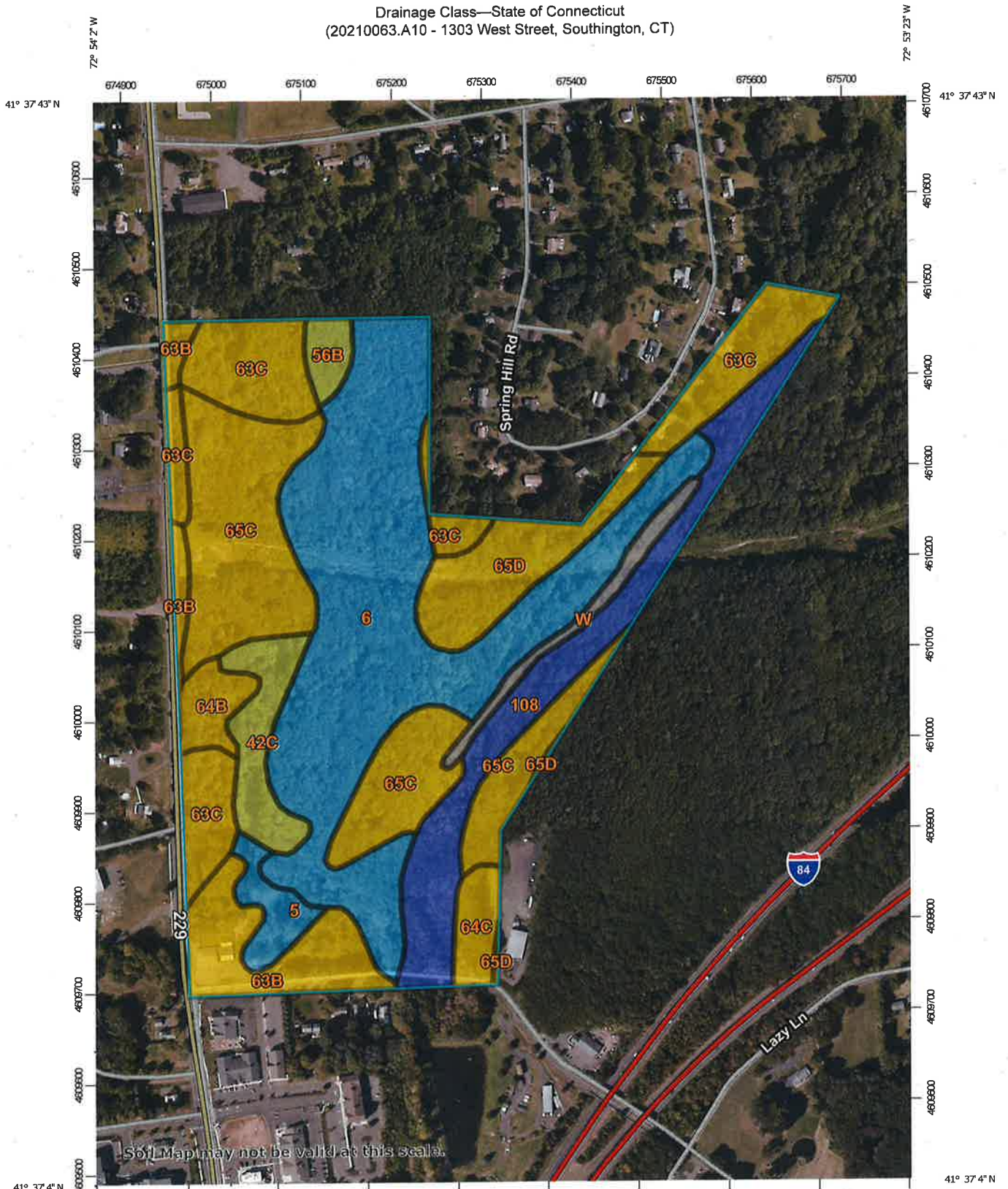
Owner Information:

1177 West Street Roger C. Tolles 712 Spring Street Southington, CT 06489	1193 West Street Roger Charles Tolles Trust 712 Spring Street Southington, CT 06489	1303 West Street Roger Charles & William Tolles Trust Country Meadow RC Frederick, MD 21704
---	--	---

Location of Proposed Activity:

1177 West Street Total Area: 1.57 Acres Assessors Map # 143 Parcel # 143019 Lot # 19	1193 West Street Total Area: 1.31 Acres Assessors Map # 143 Parcel # 143018 Lot # 18	1303 West Street Total Area: 38.9 Acres Assessors Map # 143 Parcel # 143017 Lot # 17
--	--	--

Drainage Class—State of Connecticut
(20210063.A10 - 1303 West Street, Southington, CT)



Map Scale: 1:5,820 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/12/2021
Page 1 of 4

MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  Excessively drained
 -  Somewhat excessively drained
 -  Well drained
 -  Moderately well drained
 -  Somewhat poorly drained
 -  Poorly drained
 -  Very poorly drained
 -  Subaqueous
 -  Not rated or not available
- Soil Rating Lines**
-  Excessively drained
 -  Somewhat excessively drained
 -  Well drained
 -  Moderately well drained
 -  Somewhat poorly drained
 -  Poorly drained
 -  Very poorly drained
 -  Subaqueous
 -  Not rated or not available
- Soil Rating Points**
-  Excessively drained
 -  Somewhat excessively drained
 -  Well drained
 -  Moderately well drained
 -  Somewhat poorly drained
 -  Poorly drained
 -  Very poorly drained
 -  Subaqueous
 -  Not rated or not available
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
 Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2019—Oct 15, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Wilbraham silt loam, 0 to 3 percent slopes	Poorly drained	1.7	2.1%
6	Wilbraham and Menlo soils, 0 to 8 percent slopes, extremely stony	Poorly drained	25.2	32.3%
42C	Ludlow silt loam, 2 to 15 percent slopes, extremely stony	Moderately well drained	3.1	4.0%
56B	Watchaug fine sandy loam, 2 to 8 percent slopes, very stony	Moderately well drained	1.0	1.3%
63B	Cheshire fine sandy loam, 3 to 8 percent slopes	Well drained	5.4	7.0%
63C	Cheshire fine sandy loam, 8 to 15 percent slopes	Well drained	10.2	13.1%
64B	Cheshire fine sandy loam, 3 to 8 percent slopes, very stony	Well drained	1.5	2.0%
64C	Cheshire fine sandy loam, 8 to 15 percent slopes, very stony	Well drained	1.5	1.9%
65C	Cheshire fine sandy loam, 3 to 15 percent slopes, extremely stony	Well drained	14.3	18.3%
65D	Cheshire fine sandy loam, 15 to 35 percent slopes, extremely stony	Well drained	4.6	5.8%
108	Saco silt loam	Very poorly drained	8.0	10.3%
W	Water		1.5	1.9%
Totals for Area of Interest			78.1	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

