



TOWN OF STRATFORD
APPLICATION FOR REVIEW OF EROSION AND
SEDIMENT CONTROL PLANS

Refer to Section 3.1.2 of the Zoning Regulations (attached) for sources of information and general comments pertinent to filling out this application.

APPLICANT'S NAME 500 North Avenue, LLC DATE: 11/17/17
ADDRESS: P.O. Box 524, Stratford, CT 06615
E-MAIL: nicktheboss@aol.com
PROJECT ADDRESS OR LOCATION: 795 James Farm Road, Stratford, CT

The following information must be supplied by the applicant and submitted in addition to, and along with, any application, plans and data required for approval of the proposed project under the zoning and/or subdivision regulations of this municipality. Attach additional sheets if more space is required.

I. PLANS

A. Project Plan(s)

This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. Erosion and Sediment Control Methods

This application must be accompanied by a plan (or plans) and narrative of the entire project indicating all requirements set forth in Section 3.1.2 of the Zoning Regulations.

II. WRITTEN INFORMATION

A. Description of the Proposed Project

Describe the entire project including types of buildings and structures, uses, methods and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in IA above.

Construction of 116 residential units in a 4 story building above parking. Parking for 215 vehicles. Two access roads from James Farm Rd. at 5% grade. Construction of a gravity retaining wall up to the grades shown on plan and filling behind the wall to provide access roads and parking. Soil and erosion controls as shown on drawing SP-3, SP-3a and Sp-3b.

SECTION 3.1.2 Erosion and Sediment Control.

3.1.2.1 These regulations may be cited as "The Erosion and Sediment Control Regulations of the Town of Stratford, Connecticut", and are adopted for the purpose of conforming with and adhering to the requirements and public policy as set forth in Public Act 83-388.

3.1.2.2 Definitions

- 1) "Certification" means a signed, written approval by the Stratford Planning or Zoning Commission, that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.
- 2) "Commission" means the Planning or Zoning Commission of the Town of Stratford, depending on the type of petition under review.
- 3) "County Soil and Water Conservation District" means the Fairfield County Soil and Water Conservation District established under subsection (2) of section 22a-315 of the General Statutes.
- 4) "Development" means any construction or grading activities to improved or unimproved real estate.
- 5) "Disturbed area" means an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.
- 6) "Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice or gravity.
- 7) "Grading" means any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.
- 8) "Inspection" means the periodic review of sediment and erosion control measures shown on the certified plan.
- 9) "Sediment" means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.
- 10) "Soil" means any unconsolidated mineral or organic material of any origin.
- 11) "Soil Erosion and Sediment Control Plan" means a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

3.1.2.3 Activities requiring a certified erosion and sediment control plan.

- 1) A soil erosion and sediment control plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre.

3.1.2.4 Exemptions

- 1) A single family dwelling that is not a part of a subdivision of land shall be exempt from these regulations

3.1.2.5 Erosion and sediment control plan

- 1) To be eligible for certification, a soil erosion and sediment control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best

available technology. Such principles, methods, practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control as amended. Alternative principles, methods and practices may be used with prior approval of the appropriate Commission.

2) Said plan shall contain, but not be limited to:

A. A narrative describing:

1a) the development

2b) the schedule for grading and construction activities including:

a. start and completion dates;

b. sequence of grading and construction activities;

c. sequence for installation and/or application of soil erosion and erosion and sediment control measures;

d. sequence for final stabilization of the project site.

3c) the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;

4d) the construction details for proposed soil erosion and sediment control measures and storm water management facilities;

5e) the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities;

6f) the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities;

B. A site plan map at a sufficient scale to show:

1a) the location of the proposed development and adjacent properties;

2b) the existing and proposed topography including soil types, wetlands, watercourses and water bodies;

3c) the existing structures on the project site, if any;

4d) the proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines.

5e) the locations of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;

6f) the sequence of grading and construction activities;

7g) the sequence for installation and/or application of soil erosion and sediment control measures;

8h) the sequence for final stabilization of the development site.

C. Any other information deemed necessary and appropriate by the applicant or requested by the pertinent commission or the Planning and Zoning Administrator.

3.1.2.6 Minimum acceptable standards

1) Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. Soil erosion and sediment control plans shall result in a development that: minimizes erosion and sedimentation during construction, is stabilized and protected from erosion when completed, and does not cause off-site erosion and/or sedimentation.

2) The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. The Planning or Zoning

Commission may grant exceptions when specifically requested by the applicant if technically sound reasons are presented.

3) The appropriate method from the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Planning or Zoning Commission.

3.1.2.7 Issuance or denial of certification.

1) The Planning or Zoning Commission shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of these regulations or deny certification when the development proposal does not comply with these regulations.

2) Nothing in these regulations shall be construed as extending the time limits for approval of any application under Chapters I24, I24A or I26 of the General Statutes.

3) Prior to certification, any plan submitted to the Planning or Zoning Commission may be reviewed by the Fairfield County Soil and Water Conservation District which may make recommendations concerning such plan, provided such review shall be completed within thirty days of the receipt of such plan.

4) The Planning or Zoning Commission may forward a copy of the development proposal to the Stratford Conservation Commission, other Town of Stratford Department, commission or agency, or any consultant for review and/or comment.

3.1.2.8 Conditions relating to Soil Erosion and Sediment Control

1) The estimated costs of measures required to control soil erosion and sedimentation, as specified in the certified plan, that are a condition of certification of any modified site plan, if such a modified site plan is submitted for review by the Planning or Zoning Commission, may be required to be covered in a performance bond or other assurance acceptable to the Commission in accordance with the provisions specified in the appropriate sections of the zoning and subdivision regulations of the Town of Stratford, as amended.

2) Site development shall not begin unless the soil erosion and sediment control plan is certified and those control measures and facilities in the plan schedule for installation prior to site development are installed and functional.

3) Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.

4) All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan.

3.1.2.9 Inspection

1) Inspection shall be made by the Planning or Zoning Commission or the Planning and Zoning Administrator, or the Zoning Enforcement Officer, or its, his or their designated agent, during development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained.

The Commission may require the permittee to verify through progress report that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained. It shall be the responsibility of the permittee to provide proper notification for inspection of control measures and facilities that are required prior to proceeding with any development work

which is affected by the installation of these measures. Failure to provide this notification shall nullify any approvals given by the Commission on the project site.

(Effective 8/30/85)