B. SOIL EROSION AND SEDIMENT CONTROL

1. Applicability. No activity that results in the cumulative disturbance of more than 10,000 square feet of land area shall be permitted unless a "Soil Erosion and Sediment Control Plan" is submitted, reviewed and certified in accordance with the standards and procedures as herein defined. A certified "Soil Erosion and Sediment Control Plan" may also be required for those activities disturbing a lesser amount of soil, where, in the professional opinion of the Environmental Protection Board or a designated member of its staff there is a significant potential for erosion or sedimentation damage, based on topographic, hydrologic, environmental or land use conditions of individual sites. However, nothing in these regulations shall be construed to require the filing of a separate application for those activities for which a permit has been issued by the Environmental Protection Board, or for which a coastal site plan, special permit or special exception application has been approved by the Zoning Board or the Zoning Board of Appeals, provided such approvals certify conformity with the erosion and sediment control standards of this subsection.

2. Standards. Plans shall be prepared and control measures specified in accordance with accepted soil and erosion control principals and technical standards as outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. Such plans shall effectively minimize erosion and sedimentation of the development site during construction, shall provide for temporary and permanent stabilization of all disturbed areas, shall provide for the effective management and disposal of stormwater runoff, and shall prevent flooding or the discharge of sediment to surrounding properties, wetlands, watercourses or drainage facilities.

3. Application Requirements. Relevant information shall be noted on an "Erosion and Sediment Control Plan" and Application Form. The form shall be supplied by the City of Stamford. The "Soil Erosion and Sediment Control Plan" shall show the following information:

   a) Site plan of the property (at a preferred scale of one inch = twenty (20) feet but not less than one inch = forty feet) and a vicinity sketch (at a scale of not less than one inch = 800 feet);
   b) General resource information including soil types (based on the published USDA Soil Survey of Fairfield County), wetlands, watercourses, flood hazard and floodway boundaries (based on the official Flood Insurance Rate Maps of the City of Stamford), stream channel encroachment lines and significant vegetation;
   c) Existing topography at two (2) foot contour intervals;
   d) The location of all existing structures and drainage structures on the site and within seventy-five (75) feet of the site;
   e) Proposed topography at two (2) foot contour intervals;
   f) Proposed area alterations including those areas to be cleared, excavated, filled or graded as well as the proposed location of all structures, utilities, roads and if applicable, new property lines;
   g) The location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
   h) The sequence of grading and construction activities;

i) The sequence for the installation and/or application of soil erosion and sediment control measures;
j) The sequence for final stabilization of the development of the site;
k) The measures for protection of trees and other significant vegetation;
l) Such other information deemed necessary to determine the conformity of the application to the performance standards of these regulations, as determined by the Environmental Protection Board or a designated member of its staff.

A written narrative may also be requested describing the nature of the proposed development activity, the proposed schedule and sequence of grading and construction activities, the design criteria and specifications for the proposed erosion and sediment controls and stormwater management facilities and sequence for their installation and/or application, and the program for operation and maintenance of control measures throughout the life of the project.

4. Review Procedures.

a) Plans filed pursuant to these regulations shall be reviewed and acted upon as prescribed by Public Act No. 85-91. The Environmental Protection Board or a designated member of its staff shall act as the designated agent of the Zoning Board and shall be empowered to receive, review and certify "Soil Erosion and Sediment Control Plans" pursuant to these regulations, except where the plan has been certified by one of the reviewing agencies enumerated under subsection 15.B.1 above.

b) "Soil Erosion and Sediment Control Plans" may be forwarded to the City Engineer or other appropriate City agency for an advisory opinion.

c) Upon the receipt of a complete application and plan, the Environmental Protection Board or a designated member of its staff shall approve, approve with conditions, or deny the plan within 30 days.

d) In approving the plan, the Environmental Protection Board or a designated member of its staff or other reviewing agency may impose as a condition of approval the submission of a performance bond in an amount sufficient to insure the timely installation, operation, maintenance and certification of the control measures, in the form of cash or surety bond as determined by the Environmental Protection Board or a designated member of its staff, and in form acceptable to Corporation Counsel.

5. Enforcement. Site disturbance shall not begin until the required control measures and facilities are properly installed and functional. All required control measures shall be maintained in an effective condition throughout the duration of the project.

Final approval and release of the performance bond shall only be granted upon final inspection and written certification that all disturbed areas have been stabilized and that final sediment control measures and stormwater management facilities have been installed in accordance with the plan. When structural measures are required, the applicant shall additionally submit as-built plans, as prepared by the designer or independent engineer registered in the State of Connecticut.

In acceptance of an approval pursuant to these regulations, the owner of the property shall

consent to permit the City of Stamford of its designee to enter upon the premises to inspect compliance with the approved plan and to perform all work necessary to correct and abate any violations.

Enforcement of these regulations shall be the duty of the Zoning Enforcement Officer pursuant to Section 16 of the Zoning Regulations. (91-003)