



CITY OF STAMFORD, CONNECTICUT
ENVIRONMENTAL PROTECTION BOARD
PERMIT

EPB Permit Application #2022-24
Permit Issuance Date: December 15, 2022

BLOCK 380

Permittee: Ajit Divaraniya
76 Emerald Lane
Stamford, CT 06905

Project Location: 76 Emerald Lane

PERMIT #2022-24 TO CONDUCT REGULATED ACTIVITIES with CONDITIONS

After a full review of the application record and the considerations set forth in Section 7.5 of the Inland Wetlands and Watercourse Regulations, the Environmental Protection Board has **APPROVED with CONDITIONS** the following activities on the property of the Ajit Divaraniya at 76 Emerald Lane: construct an in-ground pool and retaining wall. The Board determined these to be regulated activities not involving significant impact or major effect on the inland wetland or watercourse as defined in Section 2.35 of Inland Wetlands and Watercourses Regulations of the City of Stamford.

CONDITIONS OF APPROVAL

1. A permit filing fee of \$65.00 shall be submitted within fifteen days of the decision's publication (on or about December 20, 2022).
2. An initial "Permit Compliance Fee" in the amount of \$200.00 shall be submitted to the EPB prior to the start of any site activity and issuance of building permit. Subsequent fees shall be submitted on an annual basis on or before the anniversary of the permit's effective date until the project is satisfactorily completed. This fee is required pursuant to Section 5.10.b of the "Inland Wetland and Watercourse Regulations."
3. The Conservation Easement Area shall be revised through application to the Stamford Planning Board so as to remove the areas to the west and north of the house that are not in the drainage easement and add an equivalent area along the eastern property line, as outlined in red (removal) and green (addition) on the attached site plan sketch entitled "Proposed Revision to 76 Emerald Lane Conservation Easement". The western edge of the added area shall be established parallel to existing septic galleries.
4. A final construction plan based on the plan entitled "Proposed Site Plan – 76 Emerald Lane, Stamford CT" prepared by Ahneman Kirby, LLC, dated November 9, 2022 shall be submitted for staff review and approval. This plan shall:

- a. Locate the perimeter silt fencing and the pool fence outside the drainage easement,
 - b. Show access to the construction area from the garage motor court, and
 - c. Provide sediment protection for the catch basins in the garage motor court.
5. Health Department approval shall be obtained prior to EPB approval and issuance of a building permit.
 6. Submission of a performance bond or certified check to secure the timely and proper performance of erosion and sedimentation controls and supervision/certifications. A detailed estimate of cost shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to the start of any on-site activities and issuance of a building permit
 7. A standard Contractor's Compliance Statement shall be completed by the contractor engaged to perform the regulated activities and shall be submitted to EPB staff no less than 48 hours prior to the start of work. (https://stamfordct.seamlessdocs.com/f/contractors_compliance_statement)
 8. Sediment and erosion controls shall be installed in the manner and location shown on the final permit plan prior to the start of any site activity and approved in writing by EPB Staff.
 9. All disturbed areas shall be stabilized with topsoil, seed and mulch, sod or other suitable alternatives prior to the issuance of a certificate of occupancy/completion and release of the performance surety.
 10. Upon the completion of the construction, submission of a final as-built plan in the form of an "Improvement Location Survey" is required, and a Connecticut registered professional Engineer shall submit written correspondence certifying (signed and sealed) that the final stabilization measures have been fully and properly completed per the approved plans and permit.

GENERAL TERMS AND CONDITIONS

1. This PERMIT is subject to the Inland Wetland and Watercourses Regulations of the City of Stamford and may be revoked for reasons indicated in Regulation section 10.6.
2. This PERMIT expires by limitation on **December 15, 2025** unless otherwise extended by the board pursuant to Regulation section 7.4.
3. This PERMIT is not transferrable without the written approval of the board or its designated agent.



Gary H. Stone, Chair

EPB Staff: BC



- Standard City of Stamford Notes:**
1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
 2. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
 3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction or work within the City of Stamford Right-of-Way.
 4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
 5. Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
 6. All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II or III-A fluids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
 7. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
 8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
 9. Connection to a city-owned storm sewer shall require the Waiver Covering Storm Sewer Connection to be filed with the City of Stamford Engineering Bureau.
 10. Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
 11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
 12. To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).
 13. Reference EPB Permit #, Zoning Permit #, Zoning Board of Appeals #, Subdivision #, if applicable.

EROSION CONTROL NARRATIVE:

- THE PURPOSE OF THIS SEDIMENT AND EROSION NARRATIVE, DETAILS AND NOTES IS TO OUTLINE A PROGRAM THAT MINIMIZES SOIL EROSION DURING CONSTRUCTION. THE PRIMARY POLICIES OF THIS PROGRAM ARE:
- a) AVOID CONTAMINATION OF ADJACENT NEIGHBORING PROPERTIES AND DOWN GRADIENT MUNICIPAL ROADWAYS.
 - b) TRAPPING PARTICLES AT THEIR SOURCE BY PROMPTLY STABILIZING DISTURBED AREAS.
 - c) AVOID CONCENTRATION OF WATER OR FORM WATER RUNOFF.
 - d) AVOID CONTAMINATION OF EXISTING STORM DRAIN STRUCTURES AND DRAINAGE PIPES.
 - e) MAINTENANCE SHALL BE WEEKLY AND AFTER EVERY STORM EVENT FOR ALL CONTROLS TO ENSURE THEY ARE FUNCTIONING PROPERLY.
1. PROPOSED EROSION CONTROLS SHALL BE INSTALLED TO THE LOCATIONS AND DETAILS SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION AS APPROVED IN THE FIELD BY THE APPROPRIATE MUNICIPAL AGENCY PERSONNEL. PROPOSED CONSTRUCTION PHASING TO BE DETERMINED IN CONSULTATION WITH THE APPROPRIATE MUNICIPAL AGENCY PRIOR TO THE START OF CONSTRUCTION.
 2. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE WITH A MINIMUM OF 4 INCHES TOPSOIL, SEED AND MULCH. "HYDRO-SEED" MAY BE REQUIRED BASED ON FIELD CONDITIONS FOR TEMPORARY GRASS GERMINATION DURING SEASONAL PLANTING PERIODS TO INSURE MINIMAL SEDIMENTATION AND EROSION.
 3. HAY BALES AND SNOW FENCE AND/OR SILT CURTAIN BARRIERS WILL BE INSTALLED AT THE LOCATIONS INDICATED ON THESE PLANS AND, IF NEEDED, ALONG THE TOE OF ALL CUT AND FILL SLOPES. ALL EROSION CONTROLS SHALL BE REVIEWED WITH AND APPROVED BY THE APPROPRIATE MUNICIPAL AGENCY PERSONNEL PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 4. ALL CONTROL MEASURES WILL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.
 5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
 6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THESE PLANS AND/OR AS DIRECTED BY THE MUNICIPAL STAFF.
 7. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INCLUDE THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE MUNICIPAL STAFF OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THESE PLANS IF THE TITLE TO THE LAND IS TRANSFERRED.
 8. THE EROSION CONTROLS (WHICH WILL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE PROPOSED CONSTRUCTED AREAS) SHALL BE INSPECTED PERIODICALLY AND ESPECIALLY FOLLOWING ANY PERIODS OF EXTENDED PRECIPITATION. ANY SITUATION WHICH WAS ACCUMULATED UPSLOPE OF THE PROPOSED EROSION BARRIERS IF GREATER THAN 6 INCHES IN DEPTH SHALL BE REMOVED AND THE EROSION CONTROLS CHECKED AND REPAIRED AS NECESSARY TO INSURE THAT NO BREACHING OCCURRED. ALL LAWN AND PROPOSED PLANTED AREAS SHALL BE CHECKED TO INSURE THAT GERMINATION HAS OCCURRED AND ANY REQUIRED ADJUSTMENTS PERFORMED AS NECESSARY PRIOR TO REMOVE OF TEMPORARY CONSTRUCTION EROSION CONTROLS.
 9. TREES TO BE CUT, FALLEN TREES OR BUSH WITHIN DESIGNATED PROPOSED CONSTRUCTION AREAS SHALL BE CUT TO FIREPLACE LENGTHS AND STACKED OUTSIDE OF THOSE AREAS. FEED SMALLER BRANCHES AND TWIGS THROUGH CHIPPER AND STOCKPILE. ALL STOCKPILES SHALL BE OUTSIDE OF DRIP LINES OF PROTECTED TREES.
 10. TREES TO BE SAVED SHALL BE Banded WITH A BRIGHT-COLORED SURVEYOR'S RIBBON LOCATED AT A HEIGHT VISIBLE TO EQUIPMENT OPERATORS. TREE ARMORING PROTECTION MEASURES SHALL BE USED AS SHOWN IN THE DETAIL ON THIS PLAN.
 11. INDIVIDUAL TREES OR STANDS TO BE SAVED WITHIN DESIGNATED AREAS OF PROPOSED STRUCTURES SHALL BE PROTECTED BY FENCING WHICH CIRCUMSCRIBES THE DRIP LINE OF THE INDIVIDUAL GROUP PER THE DETAIL ON THIS DRAWING.

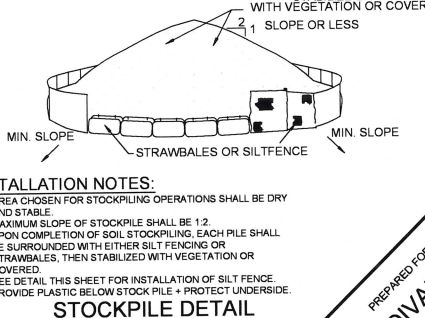
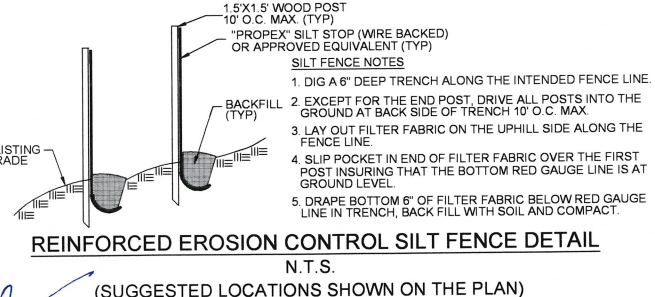
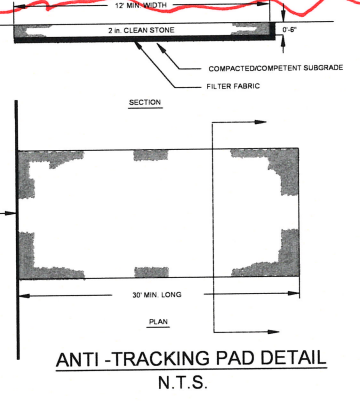
GENERAL NOTES:

1. THIS PLAN IS FOR AN APPLICATION TO THE STAMFORD ENVIRONMENTAL PROTECTION BOARD (EPB) & BUILDING DEPARTMENT FOR THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL AND RETAINING WALL AS INDICATED HEREON. THIS PLAN IS NOT TO BE USED AS A FINAL CONSTRUCTION PLAN. ADDITIONAL DETAILS MAY BE REQUIRED PRIOR TO ANY ACTUAL CONSTRUCTION.
2. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY TOWN WATER LINE AND OTHER UTILITY CONNECTIONS AND WILL REMAIN AS IS FOR THIS PROPOSAL.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL ALSO LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-992-4455.
4. THE EXISTING DRIVEWAY WILL SERVE AS THE MACHINERY ACCESS ROUTE.
5. SUGGESTED LOCATIONS AND DETAILS OF EROSION CONTROL MEASURES ARE INDICATED HEREON. TREE PROTECTION MEASURES ARE ALSO INDICATED HEREON AND SHALL BE IMPLEMENTED AS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. EXACT LOCATIONS EROSION CONTROL MEASURES TO BE DETERMINED AT THE SITE BASED ON FIELD CONDITIONS BY THE CERTIFYING ENGINEER IN CONSULTATION WITH THE APPROPRIATE TOWN AGENCY STAFF.
6. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
7. EXACT SETBACK LINES AND PROPERTY LINES TO BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION (NOT PART OF THIS CONTRACT).
8. EXCAVATED SOILS SHALL BE TEMPORARILY STORED OR STOCKPILED UPGRADE OF THE EROSION CONTROL MEASURES.
9. REFERENCE IS MADE TO A WETLAND/WATERCOURSE DELINEATION REPORT TITLED "SOIL MAPPING & WETLAND/WATERCOURSE DELINEATION REPORT" PREPARED BY JAMES M. MCMANUS, MS, CPSS FROM JMM WETLAND CONSULTING SERVICES LLC DATED JUNE 28, 22.

GENERAL CONSTRUCTION STAGING:

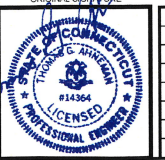
1. INSTALL EROSION & SEDIMENT CONTROLS.
2. INSTALL TREE PROTECTION AS REQUIRED.
3. MARK AND CUT TREES TO BE REMOVED.
4. STRIP TOPSOIL AND STOCKPILE IT WITH APPROPRIATE SEDIMENTATION CONTROL MEASURES.
5. ROUGH IN PROPOSED POOL AND CONSTRUCTION ACCESS.
6. EXCAVATE FOR PROPOSED FOUNDATION.
7. CONSTRUCT PROPOSED FOUNDATION.
8. BACKFILL AND ROUGH GRADE AROUND FOUNDATION.
9. INSTALL SEPTIC SYSTEM, STORM DRAINAGE SYSTEM, AND UTILITIES AS REQUIRED.
10. CONSTRUCT PROPOSED POOL AND RETAINING WALL.
11. CONSTRUCT STEPS AND WALKWAYS.
12. FINE GRADE AND STABILIZE ALL SLOPES.
13. LANDSCAPE AS REQUIRED.
14. REMOVE EROSION AND SEDIMENT CONTROLS.

EPB Permit # 2022-24 (PAGE 1)
 PROPOSED REVISION TO 76 EMERALD LANE CONSERVATION EASEMENT
 12/2022



Date:	November 9, 2022
Scale:	1" = 20'
Drawn/Checked By:	IGH / TGA
Book #:	250 / 14
Job #:	22-314-09905
Reference:	XXXXXXXXXXXXXX

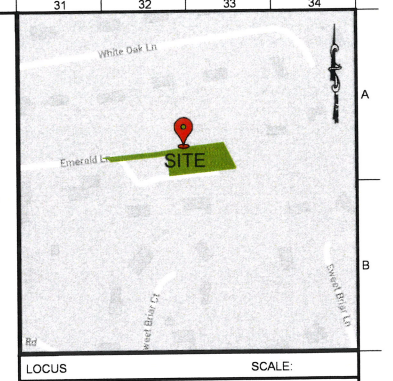
- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE DETAIL THIS SHEET FOR INSTALLATION OF SILT FENCE.
 5. PROVIDE PLASTIC BELOW STOCK PILE + PROTECT UNDERSIDE.



REV. #	REV. DESCRIPTION	DATE

AHNE MANKIRBY
 ENGINEERS SURVEYORS & PLANNERS
 SINCE 1971
 1171 East Putnam Avenue, Riverside, CT 06878
 Tel: 203 869 7707 • Fax: 203 869 4606
 www.ahnebankirby.com

PREPARED FOR:
AJIT DIVARANIYA
 76 Emerald Lane, Stamford, CT 06905
 (Tel: 003-885-8858)
PROPOSED SHEET PLAN
 SP-1



- LEGEND**
- 95 — EXISTING MAJOR CONTOURS
 - - - 95 - - EXISTING MINOR CONTOURS
 - 94.37 SPOT ELEVATIONS
 - W — W — WATER LINE
 - G — G — GAS LINE
 - E — E — ELECTRICAL LINE & CABLE TV LINE
 - LP LIGHT POLE
 - WV WATER VALVE
 - GV GAS VALVE
 - TREE EXISTING TREES
 - HEDGE EXISTING HEDGE

- ABBREVIATIONS**
- INV. INVERT ELEVATION
 - FF FINISHED FLOOR
 - ELEVATION ELEVATION
 - FORM FORMERLY
 - R.O.W. RIGHT OF WAY

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