Kilkenny Heights II

Open Space Subdivision

Maskel Road & Abbe Road South Windsor, Connecticut

Open Space Subdivision Application

Owner/Applicant

Mannarino Builders, Inc. 400 Chapel Road, Unit 3-F South Windsor, Connecticut 06074 DRAWING INDEX

SHEET NO. LATEST REVISION SHEET TITLE 7-28-2021 12-23-2020 7-28-2021 7-28-2021 RESUBDIVISION PLAN: 4 of 16 2-5-2021 1-7-2021 1-7-2021 GRADING & EROSION PLAN 6 of 16 INTERSECTION GRADING PLAN 7 of 16 1-7-2021 1-7-2021 MASKEL RD PLAN & PROFILE 10+00-17+50 · · · · · 9 of 16 1-7-2021 MASKEL RD PLAN & PROFILE 17+50-22+50 · · · · · · 10 of 16 1-7-2021 ABBE ROAD VERTICAL REALIGNMENT P&P · · · · · · · · 11 of 16 12-23-2020 ABBE ROAD SIGHT LINE PLAN & PROFILE 12 of 16 12-23-2020 1-7-2021 8-26-2020 10-5-2020

Prepared By



J.R. Russo & Associates, LLC 1Shpham Rd Last Windsor, CT 06088 - CT 050,923,0569 - MA 43,755,158 www.jrrussp.com - info@frussp.com.



CERTIFILED #70171450000132807055

January 23, 2020

Mannarino Builders Inc. 400 Chapel Road, Unit 3-F South Windsor, CT 06074

RE: Appl. #20-02P - Kilkenny Heights II

Dear Mr. Mannarino:

On January 15, 2020, the Inland Wetlands Agency/Conservation Commission approved Appl. 20-02P -Kilkenny Heights II Subdivision Maskell/Abbe Rd – IWA/CC application for the construction of a 13-lot residential subdivision, stormwater management, and associated utilities on a portion of land located north of Maskel Rd and east of Abbe Rd. A-20 Residential Zone, with following conditions:

- 1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
- 2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability. which might result from the proposed operation or use.
- 3. The permit is valid for five years and shall expire on January 15, 2025. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
- 4. A bond shall be collected in the amount of \$20,000 for establishment and maintenance of erosion and sediment controls; \$25,000 for the establishment of the stormwater system; \$5,000 for plantings within the basin. A basin planting plan shall be developed for review and approval by town staff. Bond is to be held for 3 growing seasons.
- A conservation easement shall be placed around the wetlands as presented at the hearing. 6. Notice shall be placed on the deeds of lots 1, 2, 3, 4, 6 that there are regulated areas on the lots and any clearing other than that shown on the original subdivision plan would be subject to review and
- All approvals required must be obtained and submitted prior to any activity on the site.

8. A contact person shall be identified on the plans.

Very truly yours

INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION Marin to pull (P) Barbara Kelly, Chairperson

Director of Planning Chief Building Official Town Engineer



October 16, 2020

Mannarino Builders Inc. C/O J.R. Russo & Associates, LLC Dana Steele 1 Shoham Road East Windsor, CT 06088

Dear Mr. Steele:

Re: Appl. 20-02P, Kilkenny Heights II Open Space Subdivision/Special Exception

We are pleased to advise you that the Planning & Zoning Commission voted on October 13, 2020 to approve with modifications the above referenced application.

This approval is for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 11 new lots, to be known as 'Kilkenny Heights II', on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones, as shown on plans prepared by J.R. Russo & Associates, LLC, Job No. 2019-022, dated January 24, 2020, as revised. This approval is subject to the following modifications:

- 1. This approval is for 11 new lots, numbered 1-11.
- 2. Concrete sidewalks, built to Town specifications, shall be installed on both sides of Maskel Road parallel to Abbe Road and along the southerly side of Maskel Road perpendicular to Abbe Road terminating at Abbe Road. The Town Parks and Recreation Division agrees to maintain the new sidewalk along the property at 416 Abbe Road during the winter until such time as the owner sells the property and files an agreement to that affect.
- 3. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
- 4. All lots shall be serviced by the Town of South Windsor sanitary sewer system and are subject to the approval of the Water Pollution Control Authority.
- 5. Water shall be supplied to this subdivision by CT Water.
- 6. This application is subject to the condition of approval of the Inland Wetlands Agency/Conservation Commission including bonds in the amounts of \$20,000 for compliance with erosion and sediment control measures; a bond in the amount of \$25,000 for the installation of the storm water structures; and a bond in the amount of \$5,000 for plantings within the basin to be held for three years
- 7. A landscaping bond in the amount of \$10,000 shall be posted prior to the issuance of the last Certificate of
- 8. Street lighting shall be installed on streets, at intersections, and on cul-de-sacs in accordance with the policy established by the Chief of Police. Street lighting is to be coordinated with the Chief of Police

Superintendent of Pollution Control

November 12, 2020

Robert Mannarino Mannarino Builders, Inc. 400 Chapel Road, Unit 3-F South Windsor, CT 06074

RE: Kilkenny Heights II WPCA Approval – P&Z App. 20-02P

Dear Mr. Mannarino:

The South Windsor Water Pollution Control Authority, at its Regular Meeting on November 4, 2020, gave approval for connection to the Town's sewerage system of a proposed eleven lots subdivision known as KilKenny Heights II and as more specifically shown on plans entitled "Kilkenny Heights, II, Maskel Road & Abbe Road, South Windsor, Connecticut; Map 139 Lot 7-13, Zone: A-30, Map 148 Lot 31, Zone: RR". Prepared by JR Russo; Project No. 2019-022, Sheet 8 of 16 "Utility Plan", Dated: 1/24/2020; Revision Dates: 3/23/20, 8/12/20, 8/26/20, and 10/5/20. This approval is subject to the following conditions:

- 1. Payment of the following charges will be due at the time of connection, the rates for which will be in effect until June 30, 2021:
 - a. Connection Charge in the amount of \$1,225.00 for each connecting property; b. Capacity Charge in the amount in an amount of \$2,708.00 multiplied by the EDU
- value of each connected property.
- 2. Technical approval of the Town of South Windsor Engineering Department; and
- 3. Final Authority approval and acceptance of the sanitary sewerage connection is conditioned upon the installed sewer line having been inspected by the Town staff, and upon the written verification of the Town staff that said sanitary sewer line was installed in substantial conformance with the design plans approved by the Authority, and meeting all regulations and appropriate technical specifications relating to sanitary sewer construction.

This approval letter must be superimposed into the final approval plans.

Very truly yours,

Anthony Manfre, Streerintendent Water Pollution Control

ce: Jeff Doolittle, Deputy Director of Public Works/Town Engineer Michele Lipe, Director of Planning Chris Dougan, Chief Building Inspector

1840 Sullivan Avenue, South Windsor, CT 06074 | Tel (860) 644-2511 ext. 247 | Anthony Manfre@SouthWindsor-CT.gov

- 9. Street names and locations of fire hydrants are subject to the approval of the Fire Marshal of the Town of South Windsor. Street names and supporting posts shall be installed by the developer in conformance with the standards of the Town of South Windsor, at no expense to the Town.
- 10. A liability insurance policy shall be submitted to this Commission naming the Town of South Windsor as an insured, with a combined single limit for bodily injury and/or property damage in the amount of \$1,000,000.
- 11. Trees within the street trees easement and any other trees on land that is currently or will in the future
- become Town-owned land are to be planted in accordance with the enclosed Tree Planting Specifications. 12. Prior to commencement of any site work, a preconstruction meeting must be held with Town Staff.
- 13. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- 14. All easements for conservation purposes, drainage or utilities, that may be required in connection with the approval of this subdivision, must be submitted on standard Town easement form where appropriate, to this Commission prior to filing the mylars and issuance of building permits. All deeds for open space, public improvements and roadways must be submitted prior to request for Town acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.
- 15. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1" = 40', shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer,
- 16. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.
- 17. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding. All bonds shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk's office.
- If the developer chooses to submit a Letter of Credit for a one year term, said Letter of Credit must be renewed on a yearly basis until completion of the development. If a new Letter of Credit has not been received within 30 days before the expiration date, the Commission may, at its option, call the Letter it is holding.
- 18. A drainage assessment fee in the amount of \$ 550 shall be submitted to this Commission.
- 19. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's office.
- 20. The Town Engineer's review comments dated 9/22/20 must be incorporated in the final plans.
- 21. The applicant agrees to no work on Saturdays during the time period that the COVID Executive Order is in
- 22. Additional arborvitae plantings are to be planted in front of the property at 427 Abbe Road, at a location agreed upon between the property owner and developer, to minimize automobile light trespass.
- 23. All conservation easements and open space properties shall be marked in the field with open space and conservation easement metal property markers provided by the Town, to the satisfaction of the Environmental Planner.
- 24. In accordance with Section C.1.g of the subdivision regulations, a waiver of 25 feet has been granted to allow an open space access of 25 feet.

- 25. Dust control measures shall be implemented on the site and watering of the site shall be done on a regular
- 26. The existing stone wall adjacent to 249 Maskel Road shall remain and protected as a part of the conservation easement on Lot 1.
- 27. The existing tree line along the northern property boundary shall be protected in the field. Efforts shall be made to preserve as many trees as possible. Any trees to be removed in that area shall be flagged by the developer and subject to the review and approval of Town Staff.
- 28. Once the access from Abbe Road is established, to the extent feasible, all construction traffic shall use that as the primary entrance to the development.
- 29. The developer shall post wayfinding signage directing the public to the Town owned open space and posting private property, where appropriate, to indicate the end of the public access for recreational use.
- 30. The developer shall work with the property owner at 416 Abbe Road to come to mutual agreement for any hedge or fencing needed for privacy.

Black and white transparent mylars of Sheet #'s V-2, Sp-1, Sp-2 & C-GD2 with the above modifications, together with three print copies of the entire set of plans (including landscaping plans) must be submitted to this Commission to be stamped and signed. The letters of approval of this Commission as well as the Inland Wetlands Agency/Conservation Commission must be reproduced on the mylars.

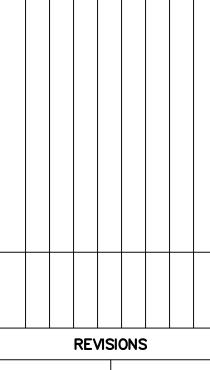
After the mylars have been signed by the Commission, they will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

The attached Special Exception form must be completed and filed in the Town Clerk's office. The special exception will take effect upon filing.

Bart Pacekonis, Chairman Planning and Zoning Commission

BP/IIz

cc: Town Engineer Chief Building Official Assessor Superintendent of Pollution Control Fire Marshal Superintendent of Schools



CHK: JEU

Abbe Raod Connecticut Zone: A-Zone: RF eight

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> Approval Letters

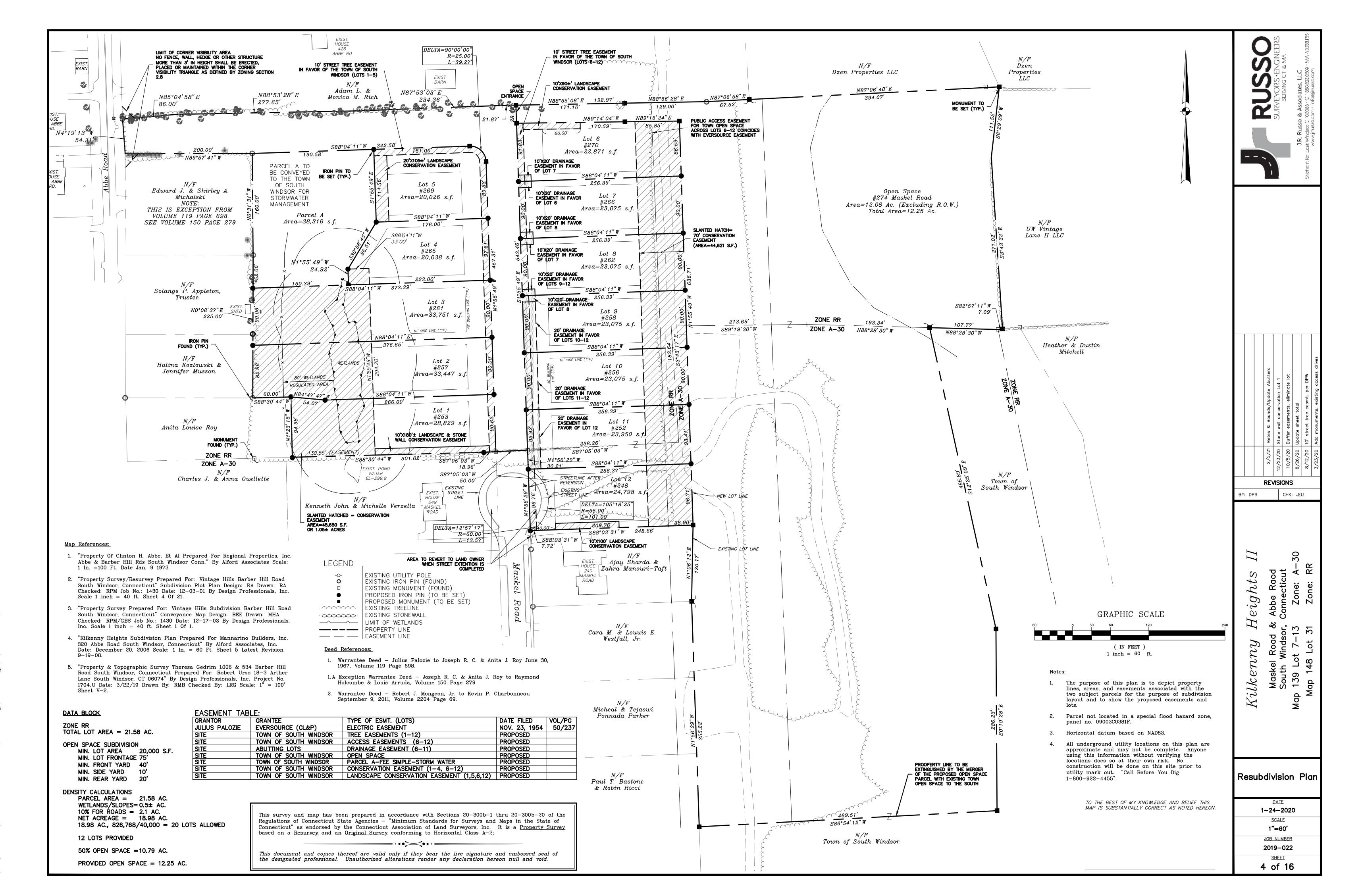
<u>DATE</u> 12/23/2020 <u>SCALE</u> 1"=100' JOB NUMBER 2019-022

1A of 16

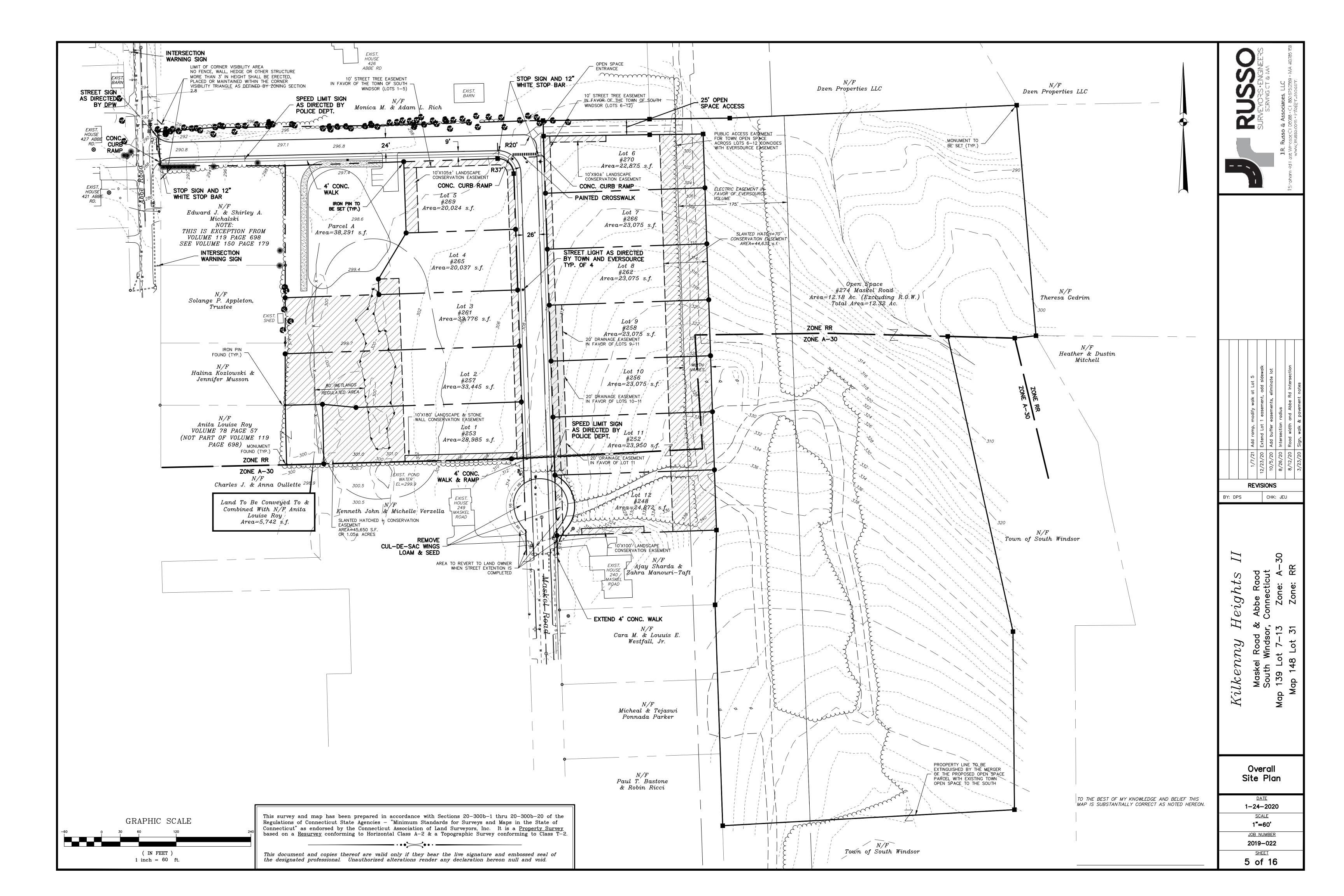
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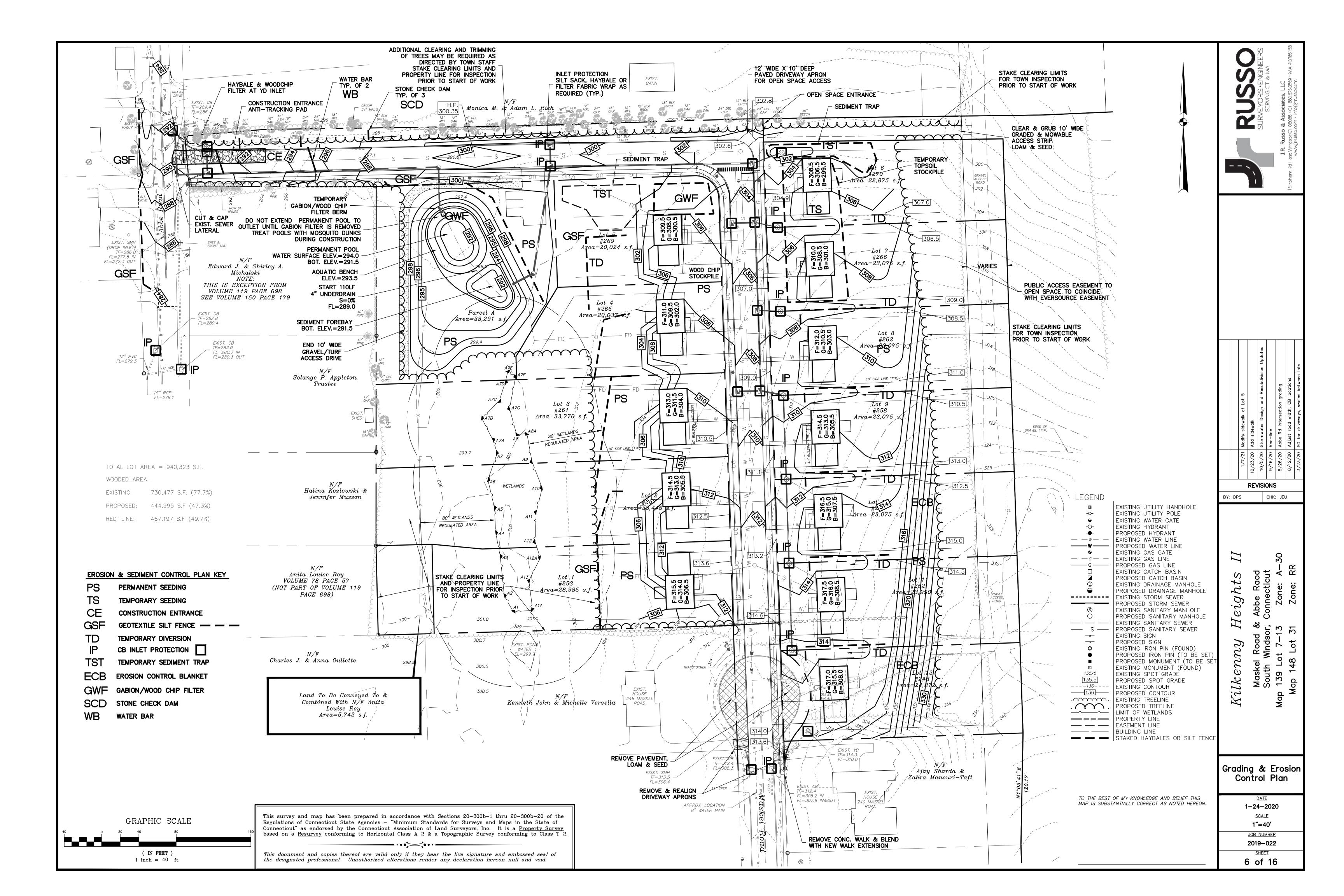
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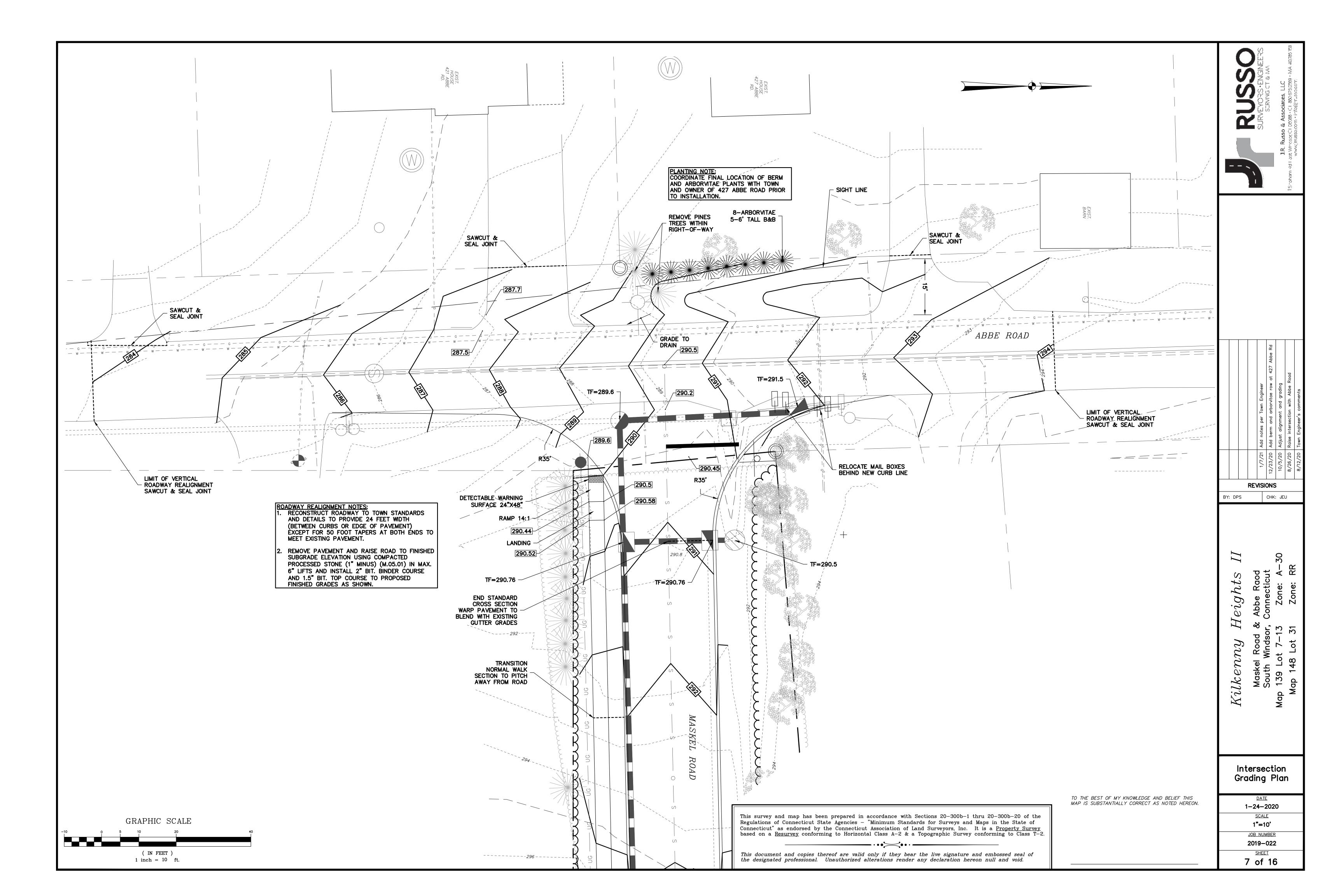
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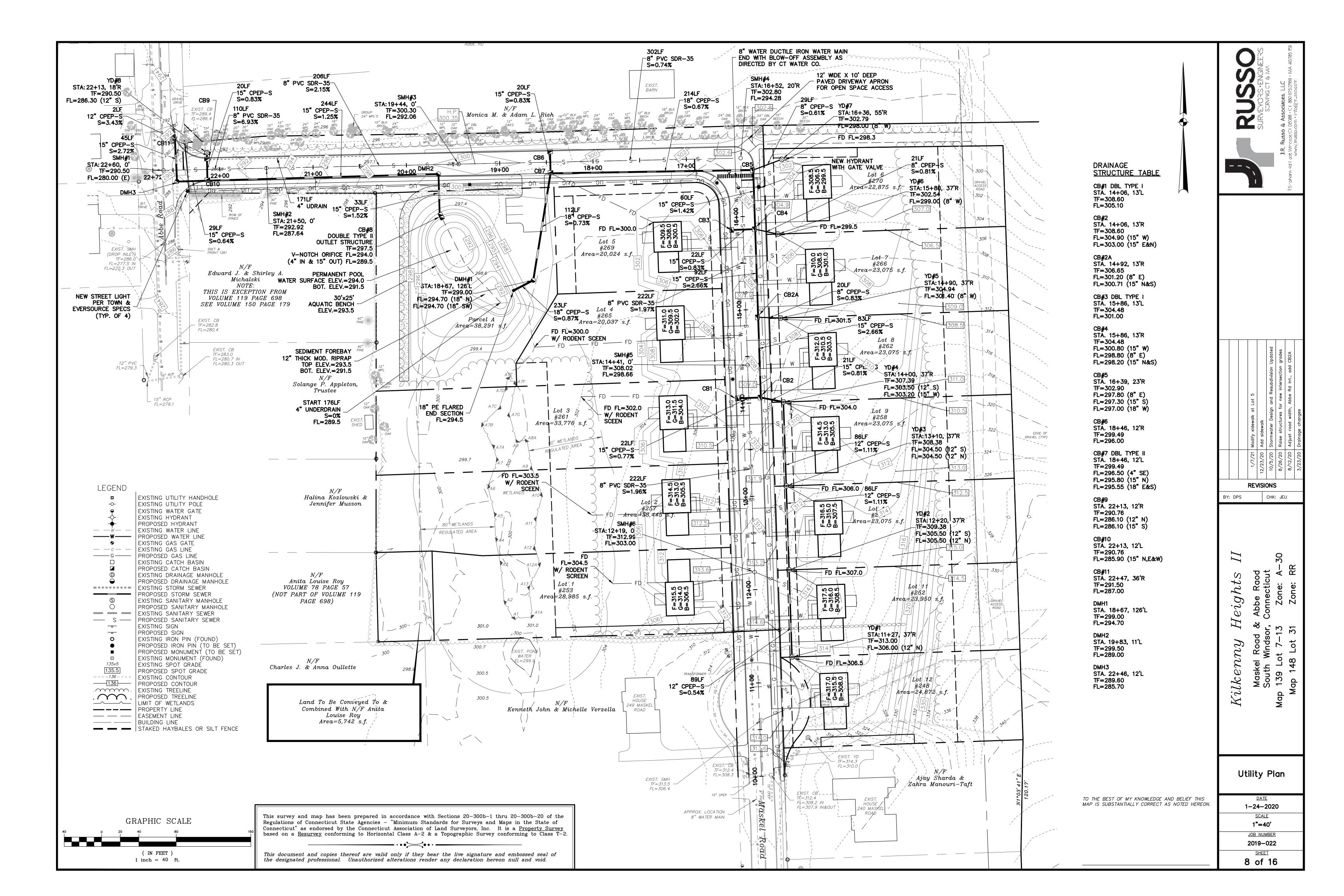


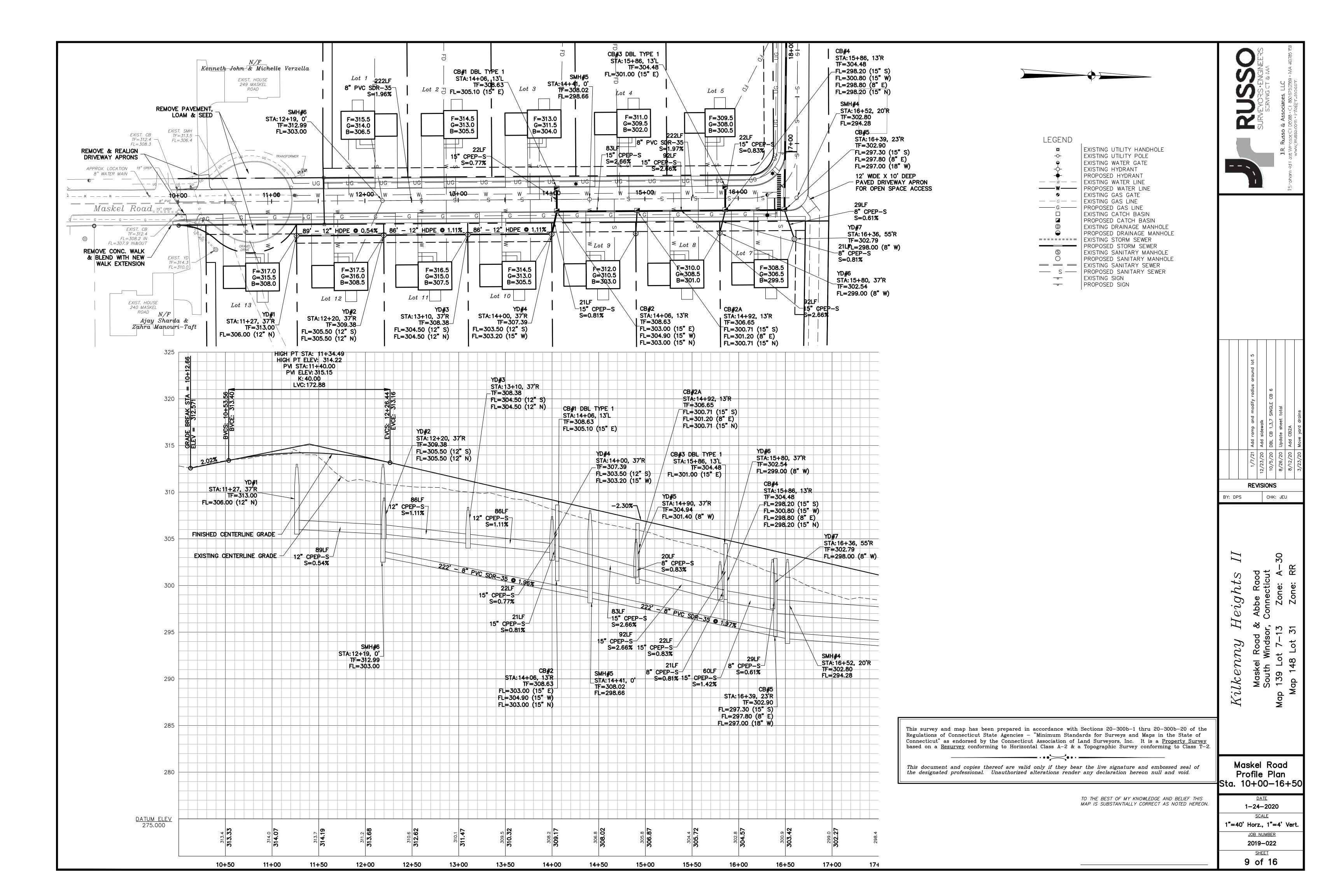
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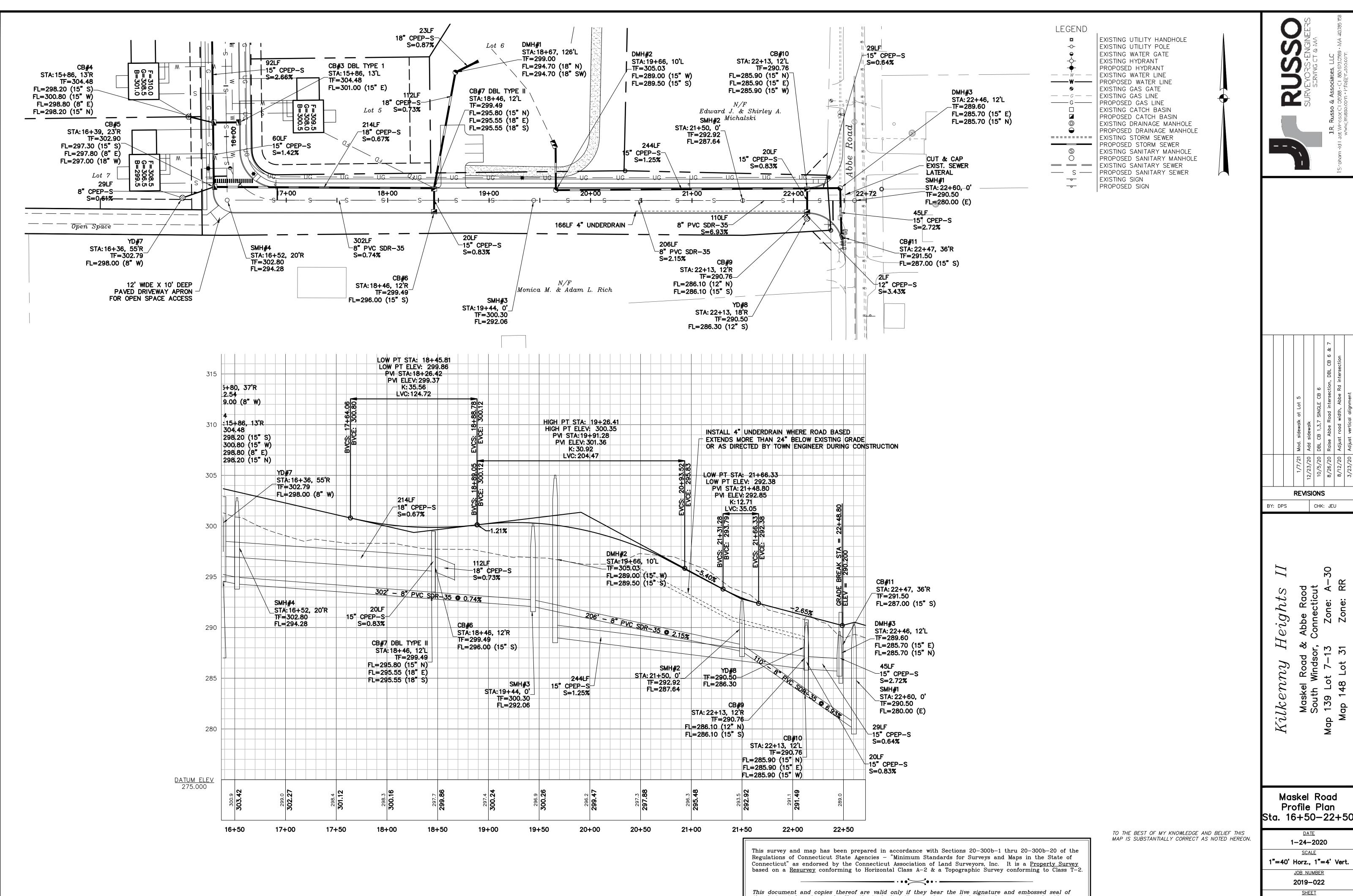












the designated professional. Unauthorized alterations render any declaration hereon null and void.

REVISIONS

CHK: JEU

30 Abbe Raod Connecticut Zone: A-Zone: RF

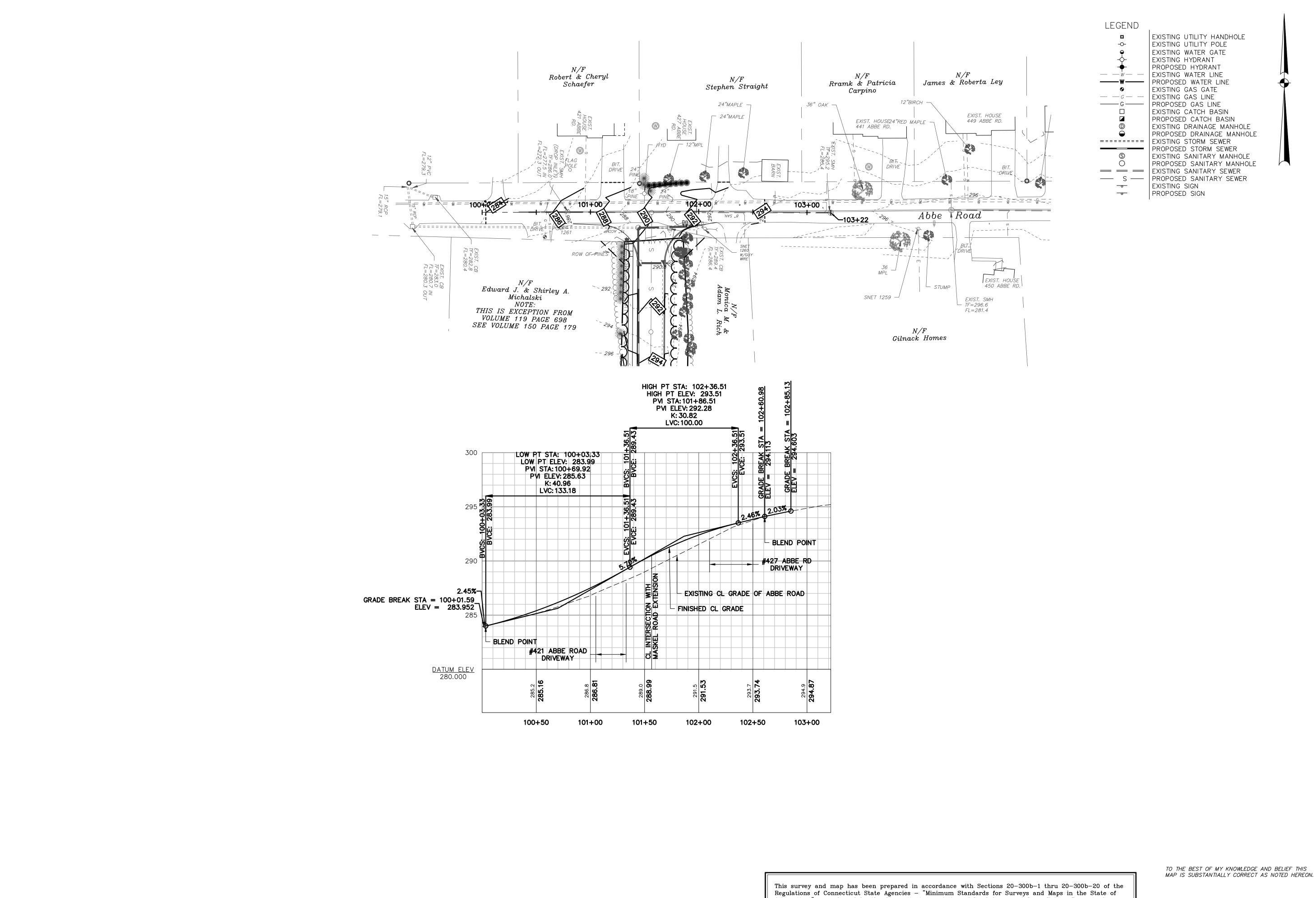
Maskel South 1 139 Lo

Maskel Road Profile Plan Sta. 16+50-22+50

1-24-2020

1"=40' Horz., 1"=4' Vert. JOB NUMBER 2019-022

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EXISTING UTILITY HANDHOLE EXISTING UTILITY POLE EXISTING WATER GATE EXISTING HYDRANT PROPOSED HYDRANT EXISTING WATER LINE EXISTING GAS GATE EXISTING GAS LINE PROPOSED GAS LINE EXISTING CATCH BASIN PROPOSED CATCH BASIN EXISTING DRAINAGE MANHOLE PROPOSED DRAINAGE MANHOLE ======= | EXISTING STORM SEWER PROPOSED STORM SEWER EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE EXISTING SANITARY SEWER — S — PROPOSED SANITARY SEWER EXISTING SIGN PROPOSED SIGN

REVISIONS CHK: JEU

reights

Abbe Raod Connecticut Zone: A-Zone: RF Maskel Road South Windsol ap 139 Lot 7—13 Map 148 Lot 3 Kilkenny

ABBE ROAD

VERTICAL REALIGNMENT

<u>DATE</u> 8-26-2020 <u>SCALE</u> 1"=40' Horz., 1"=4' Vert.

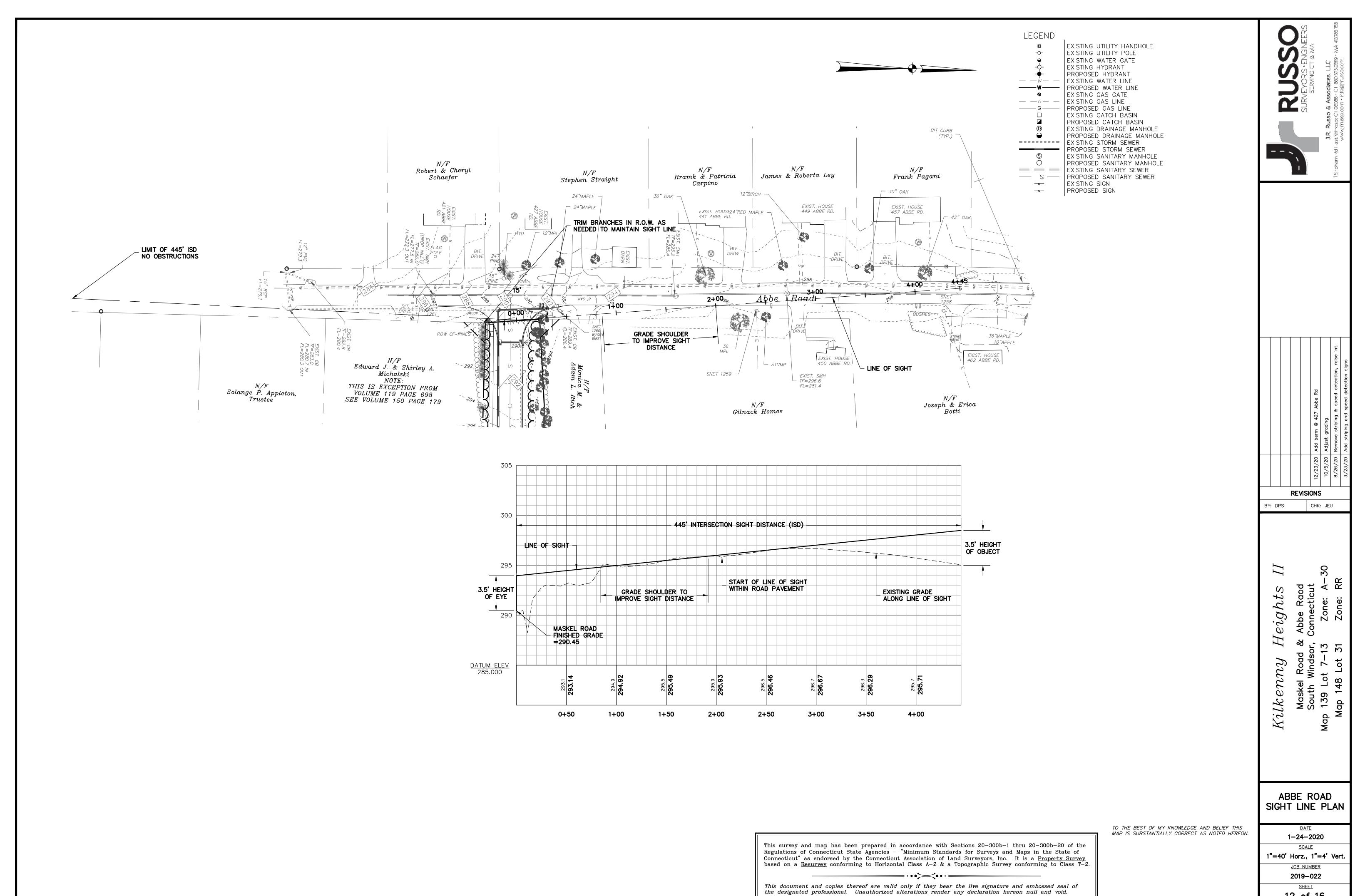
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JOB NUMBER

11 of 16

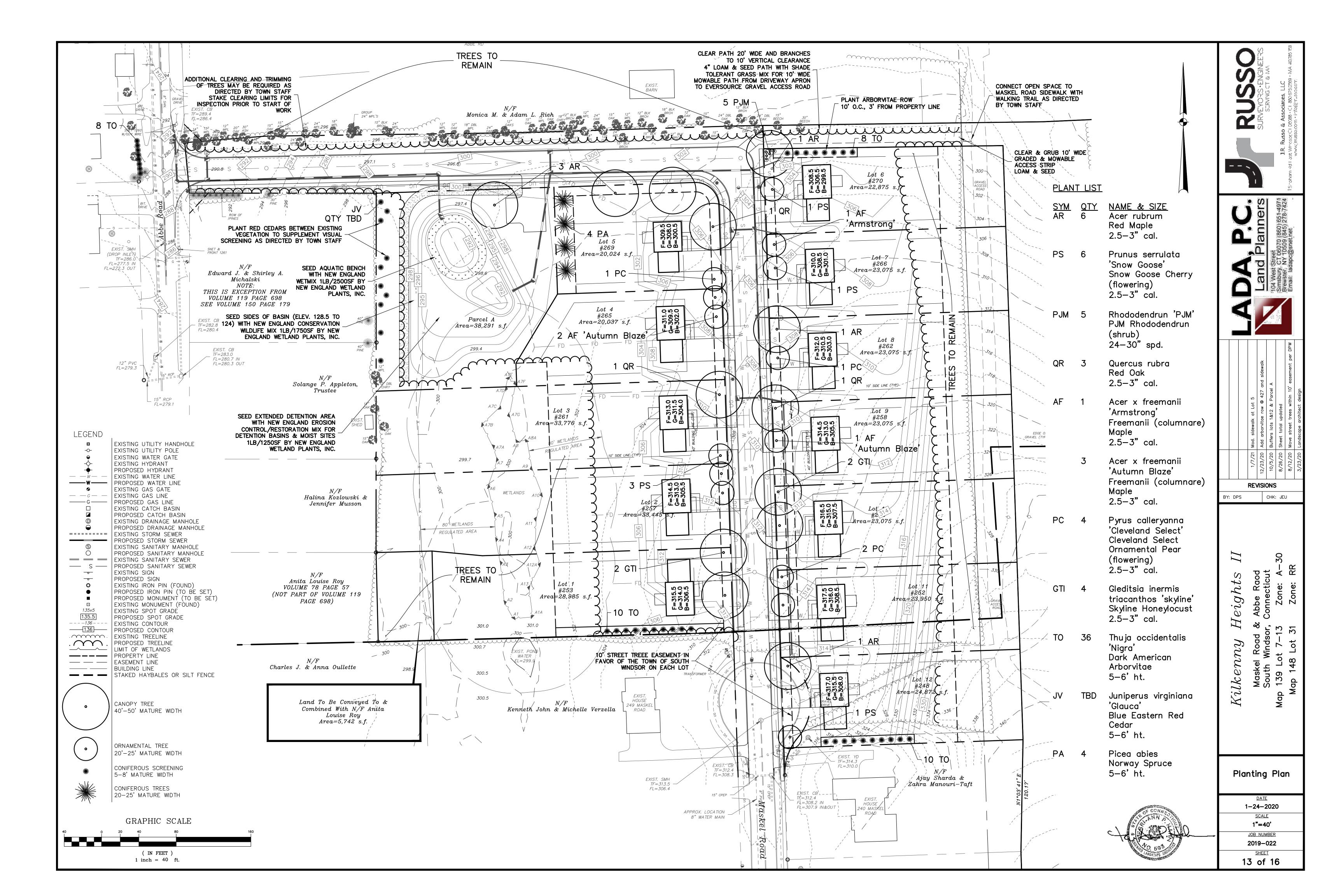
Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a <u>Property Survey</u> based on a <u>Resurvey</u> conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.



SHEET

12 of 16



Grade in accordance with the Land Grading measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

erosion protection until the seeding becomes established.

Install all necessary surface water controls.

For areas to be mowed remove all surface stones 2 inches or larger. Remove all other debris such as wire, cable tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Lawn Areas: Premium Seed Mix for Sun and Shade.

Apply topsoil, if necessary, in accordance with the Topsoiling measure which is in the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

Where soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent and limestone at 4 tons per acre or 200 pounds per 1,000 square feet.

Work lime and fertilizer into the soil to a depth of 3 to 4 inches with a disc or other suitable equipment.

Inspect seedbed just before seeding. If the soil is compacted, crusted or hardened, scarify the area prior to seeding.

Apply selected seed at rates per manufacturer's recommendations uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed, fertilizer). Normal seeding depth is from 0.25 to 0.5 inch. Increase seeding rates by 10% when hydroseeding or frost crack seeding. Seed warm season grasses during the spring period

See auidelines in the Mulch For Seed measures.

MAINTENANCE

Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

TEMPORARY SEEDING (TS)

SPECIFICATIONS

Site Preparation

Install needed erosion control measures such as diversions, grade stabilization structures, sedimentation basins and grassed waterways in accordance with the approved plan.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Seedbed Preparation

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing harrowing, raking or dragging with a section of chain link fence.

Apply ground limestone and fertilizer according to soil test recommendations (such as those offered by the University of Connecticut Soil Testing Laboratory or other reliable source).

If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent.

Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder. The temporary seed shall be Rye (grain) applied at a rate of 120 pounds per acre. Increase seeding rates by 10% when hydroseeding.

See guidelines in the Mulch For Seed measures.

Inspect temporary seeding area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has been moved or where soil erosion has occurred, determine the cause of the failure and repair as needed.

MULCH FOR SEED (MS)

SPECIFICATIONS

Types of Mulches within this specification include, but are not limited to:

1. Hay: The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other forage legumes and the finer stemmed, leafy grasses. The average stem length should not be less than 4 inches. Hay that can be windblown should be anchored to hold it in place.

2. Straw: Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or brome. The average stem length should not be less than 4 inches. Straw that can be windblown should be anchored to hold it in place.

3. Cellulose Fiber: Fiber origin is either virgin wood, post-industrial/pre-consumer wood or post consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain boron, which inhibits seed germination. The cellulose fiber must be manufactured in such a manner that after the addition to and agitation in slurry tanks with water, the fibers in the slurry become uniformly suspended to form a homogeneous product. Subsequent to hydraulic spraying on the ground, the mulch shall allow for the absorption and percolation of moisture and shall not form a tough crust such that it interferes with seed germination or growth. Generally applied with tackifier and fertilizer. Refer to manufacturer's specifications for application rates needed to attain 80%-95% coverage without interfering with seed germination or plant growth. Not recommended as a mulch for use when seeding occurs outside of the recommended

Tackifiers within this specification include, but are not limited to: Water soluble materials that cause mulch particles to adhere to one another, generally consisting of either a natural vegetable gum blended with gelling and hardening agents or a blend of hydrophilic polymers, resins, viscosifiers, sticking aids and gums. Good for areas intended to be mowed. Cellulose fiber mulch may be applied as a tackifier to other mulches, provided the application is sufficient to cause the other mulches to adhere to one another. Emulsified asphalts are specifically prohibited for use as tackifiers due to their potential for causing water pollution following its application.

Nettings within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knotted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application and mulch anchoring.

Timing: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements of Mulch For Seed in the Connecticut Guidelines For Soil Erosion and Sediment Control

Spreading: Mulch material shall be spread uniformly by hand or machine resulting in 80%-95% coverage of the disturbed soil when seeding within the recommended seeding dates. Applications that are uneven can result in excessive mulch smothering the germinating seeds. For hay or straw anticipate an application rate of 2 tons per acre. For cellulose fiber follow manufacture's recommended application rates to provided 80%-95% coverage.

When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%-100% coverage of the disturbed soil. For hay or straw anticipate an application rate to 2.5 to 3 tons per acre.

When spreading hay mulch by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5-2 bales of hay in each section to facilitate uniform distribution.

For cellulose fiber mulch, expect several spray passes to attain adequate coverage, to eliminate shadowing, and to avoid

Anchoring: Expect the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind breaks.

When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuos contact with the soil surface. Without such contact, the material is useless and erosion can be expected to occur.

MAINTENANCE

Inspect mulch for seed area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs.

Where mulch has been moved or where soil erosion has occurred, determine the cause of the failure and repair as

DUST CONTROL (DC)

SPECIFICATIONS

and wind or water deposition from adjacent disturbed areas. Sweep daily in heavily traveled areas.

Periodically moisten exposed soil surfaces on unpaved travelways to keep

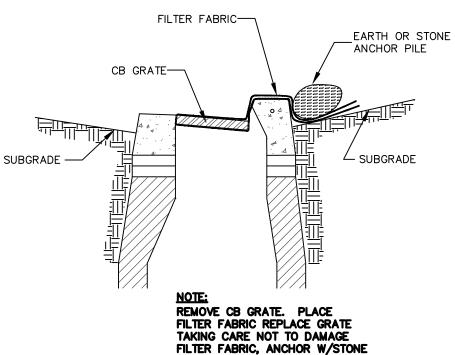
Non-Asphaltic Soil Tackifier

Non-asphaltic soil tackifier consists of an emulsified liquid soil stabilizer of organic, inorganic or mineral origin, including, but not limited to the following: modified resins, calcium chloride, complex surfactant copolymers or high grade latex acrylics. The solutions shall be non-asphaltic, non toxic to human, animal and plant life, non corrosive and nonflammable. Materials used shall meet local, state and federal guidelines for intended use. All materials are to be applied according to the manufacturer's recommendations and all safety guidelines shall be

SOIL ERSOION & SEDIMENT CONTROL NOTES

- IWWA Agent at least two working days before the following:

 - 3. Installation of E&S measures
 - 5. Completion of rough grading
 - 6. Completion of final grading
 - 8. Completion of final landscaping
- 2. All soil erosion and sediment control work shall be done in strict
- of the town staff. 4. All soil erosion and sediment control operations shall be in place
- 6. The developer shall practice effective dust control per the soil conservation service handbook during construction and until all areas are stabilized or surface treated. The developer shall be responsible for the cleaning of nearby streets, as ordered by the town, of any
- 7. All fill areas shall be compacted sufficiently for their intended purpose and as required to reduce slipping, erosion or excess saturation. Fill intended to support buildings, structures, conduits, etc., shall be compacted in accordance with local requirements or
- 8. Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or
- of earth to be 3:1 or as otherwise specified by local authorities.
- inactivity in construction.
- 11. Waste Materials All waste materials (including wastewater) shall be disposed of in accordance with local, state and federal law. Litter shall be picked up at the end of each work day.
- 12. The Contractor shall maintain on—site additional erosion control materials as a contingency in the event of a failure or when contingency materials should include 30 feet of silt fence and 5 straw haybales with 10 stakes.



AT TYPE "C" CATCH BASIN

Mechanical Sweeping Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillage,

the travelway damp.

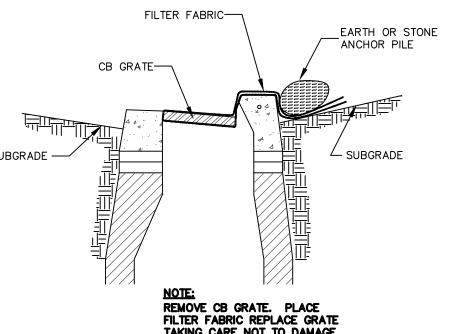
followed in storing, handling and applying materials.

MAINTENANCE

Repeat application of dust control measures when fugitive dust becomes

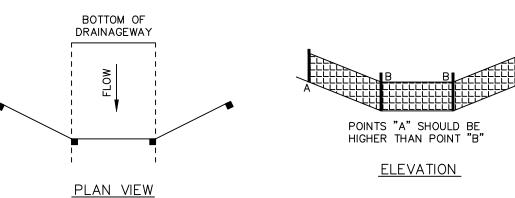
- 1. The contractor/developer shall notify the Town Engineer and/or the
 - Start of construction 2. Completion of clearing limit demarcation
 - 4. Completion of site clearing

 - 7. Close of construction season
 - 9. Prior to the removal of construction E&S control measures
- accordance with the Connecticut Guidelines For Soil Erosion and Sediment Control latest edition.
- 3. Any additional erosion/sediment control deemed necessary by the engineer during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement and/or maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction
- prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.
- 5. In all areas, removal of trees, bushes and other vegetation as well as disturbance of the soil is to be kept to an absolute minimum while allowing proper development of the site. During construction, expose as small an area of soil as possible for as short a time as
- debris from these construction activities.
- 9. Any and all fill material is to be free of brush, rubbish, timber, logs vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces
- 10. Soil stabilization should be completed within 5 days of clearing or
- required to shore up existing BMPs. At a minimum, the on-site



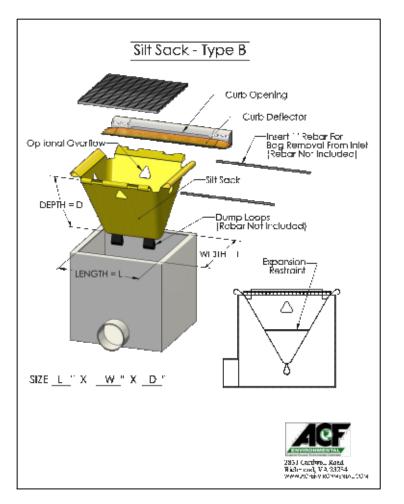
FILTER FABRIC SILT BARRIER

ANGLE 10° UPSLOPE FOR STABILITY AND BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL. COMPACTED FLOW ----BACKFILL T



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

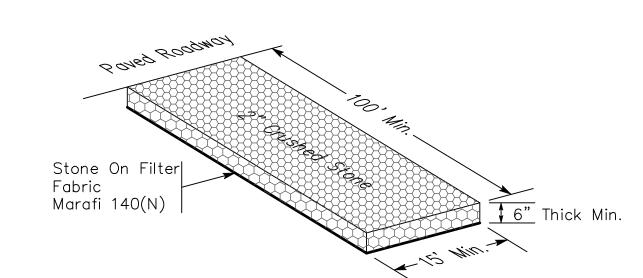
GEOTEXTILE SILT FENCE (GSF)



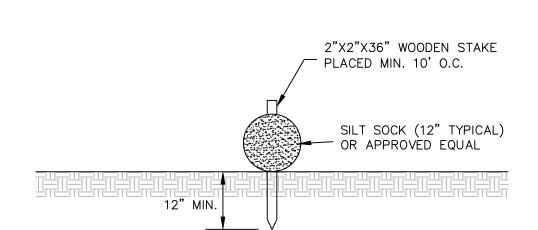
NOTE:
SILT SACK SHALL BE SIZED TO FIT EACH INLET GRATE (SINGLE OR DOUBLE)
WATERS! AND SHALL BE CLEANED AND MAINTAINED UNTIL THE CONTRIBUTING WATERSHED IS STABILIZED WITH VEGETATION AND/OR COMPACTED PROCESSED STONE BASE.

CB GRATE INLET PROTECTION (SILT SACK)

NOT TO SCALE



ANTI-TRACKING EXIT PAD DETAIL (CE)



NOTE: MAY BE USED AS ALTERNATIVE TO GEOTEXTILE SILT FENCE. SILT SOCK (ALTERNATE SEDIMENT BARRIER) CHECKLIST FOR EROSION CONTROL PLAN

PROJECT: Kilkenny Heights II LOCATION: Maskel Road & Abbe Road

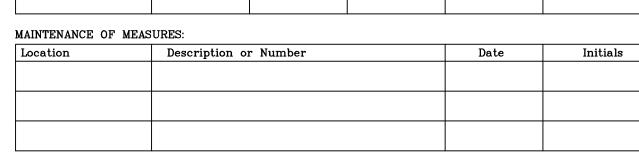
PROJECT DESCRIPTION: Residential subdivision

PARCEL AREA: 21.58 acres

RESPONSIBLE PERSONNEL: Rob Mannarino, 860-289-7055

EROSION AND SEDIMENT CONTROL PLAN PREPARER: J.R. Russo & Associates, LLC

CHECKLIST: Work Description Erosion & Sediment Location Date Installed Date Removed | Initials Control Measures Install perimeter Install sediment installed. barrier at CB



Project Dates:

Date of groundbreaking for project:

Date of final stabilization:

PROJECT NARRATIVE AND CONSTRUCTION SEQUENCE

This project is located between Abbe Raod and Maskel Raod in South Windsor, Connecticut. The proposed activity is a 13 lot open space residential subdivision with 1,130 lf of roadway extension. The suggested schedule of construction is as follows:

- Install construction entrance anti-tracking pad (CE).
- 2. Install sediment barriers (GSF) at project perimeters where downgradient from site 3. Install inlet protection (silt sacks, filter fabric wrap or haybale perimeter) at existing catch
- 4. Install stone check dams in existing ditch along northern property line and remove accumulated sediment during construction. Mark clearing limits and call for Town inspection prior to clearing vegetation. Clear & grub
- existing trees and stumps to limits as directed by town staff. Dispose of stumps in accordance with local regulations. 6. Install temporary sediment traps on each side of roadway to collect runoff during
- Install storm drainage structures at Abbe Road and up to the stormwater basin.
- Install stormwater basin but do not extend permanent pool all the way to the outlet structure. Install gabion/wood chip filter around outlet structure. Strip topsoil. Stockpile suitable amount of topsoil for reuse on—site in areas shown.
- Stockpiles shall be surrounded by sediment barriers (GSF). Rough grade site to finished subgrade elevations. Direct runoff to traps with temporary diversion (TD) berms where discharge points exceed 2 acres of concentrated flow. 11. Install sanitary sewer, storm drainage, water, gas, electric, lighting and other utilties starting

with the deepest utilities first. Install sanitary and storm drainage starting at the

- downstream end and working upstream. 12. Box out new road and install gravel and processed stone base. Remove excess material from the site. Temporary stockpiles subject to erosion shall be vegetated with temporary seeding (TS) if remaining more than 30 days and shall be protected with perimeter
- sediment barriers (silt fence or silt sock). 13. Install inlet protection (IP) at new catch basins (silt sacks, filter wrap or haybale ring as needed). Inspect and remove sediment after each rainfall event greater than $\frac{1}{2}$ ". Particular attention must be paid to the catch basins at the low point of the road where water will
- 14. Install light poles and other site utilities. Install concrete walks and pave binder course. Shim structures for winter maintenance and avoid gutter runoff from bypassing structures prior to final paving course.
- Stabilize areas to receive minimum 4" topsoil and permanently seed as soon as possible. Stablize with mulch or erosion control blankets as needed to prevent erosion. The open space access shall include a mowable 10' wide path from the driveway apron to the existing gravel access road within the Eversource easement.

Construct homes during and after road and binder installation. A binder course is typically

required prior to a certificate of occupancy. 18. Pave top course of roadway after lots are completed or within 5 years of binder course Clean drainage pipes and sumps with jet-vac prior to road acceptance. Remove temporary

sediment barriers after site is stabilized with vegetation. Construction of this site is anticipated to begin in the spring of 2020, pending approvals. Road infrastructure and binder course are anticipated to be completed within 6 months of start of construction. House lots are anticipated to be completed with 2 years of start of construction. Temporary erosion control measures shall be installed prior to any soil disturbance and maintained throughout construction until soils have been stabilized with permanent vegetation.

The Contractor shall keep the area of disturbance to a minimum and establish vegetative cover

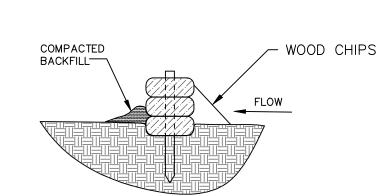
on exposed soils as soon as practical. All soil and erosion control measures shall be installed

Erosion and Sediment Control", as amended. The Contractor shall verify all conditions noted on

and maintained in accordance with these plans and the "Connecticut DEP Guidelines for Soil

the plans and shall immediately notify the Engineer of any discrepancies. The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized. Accumulated sediment shall be removed as required to keep silt fence (or silt socks) functional. In all cases, deposits shall be removed when the accumulated sediment has reached one—half above the ground height of the silt fence. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Silt fence (GSF) is to be replaced as necessary t maintain proper filtering action. Silt fence (GSF) are to remain in place and shall be maintained

to insure efficient sediment capture until all areas above the erosion checks are stabilized and



vegetation has been established.

NOTE: HAYBALES TO BE EMBEDDED 4" IN EXISTING GROUND BUTTED END TO END/STAKED SECURELY.

STAKED HAYBALE & WOODCHIP FILTER

NOT TO SCALE

REVISIONS CHK: JEU

Raod

Abbe Conned Zor Zor \circ ∞

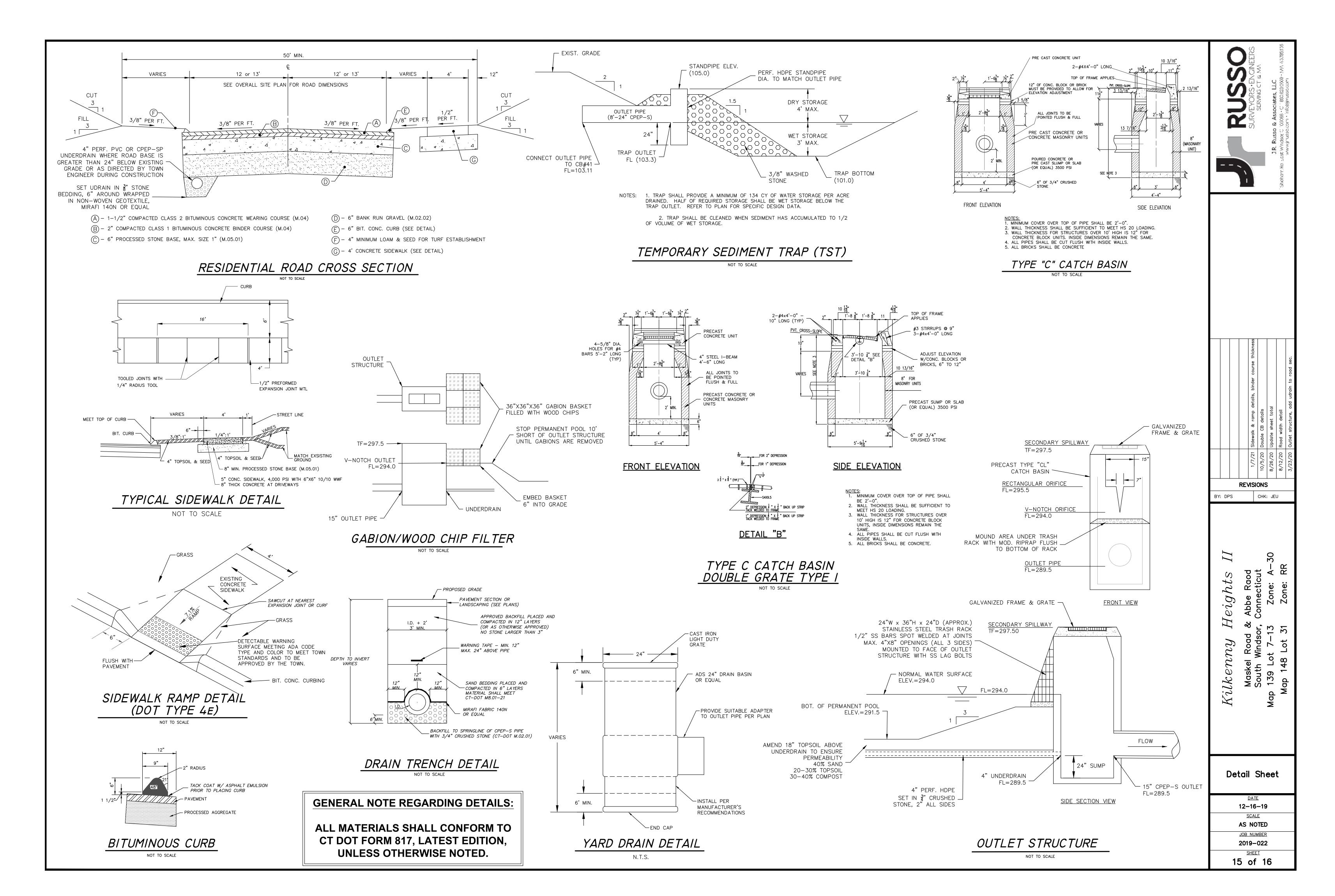
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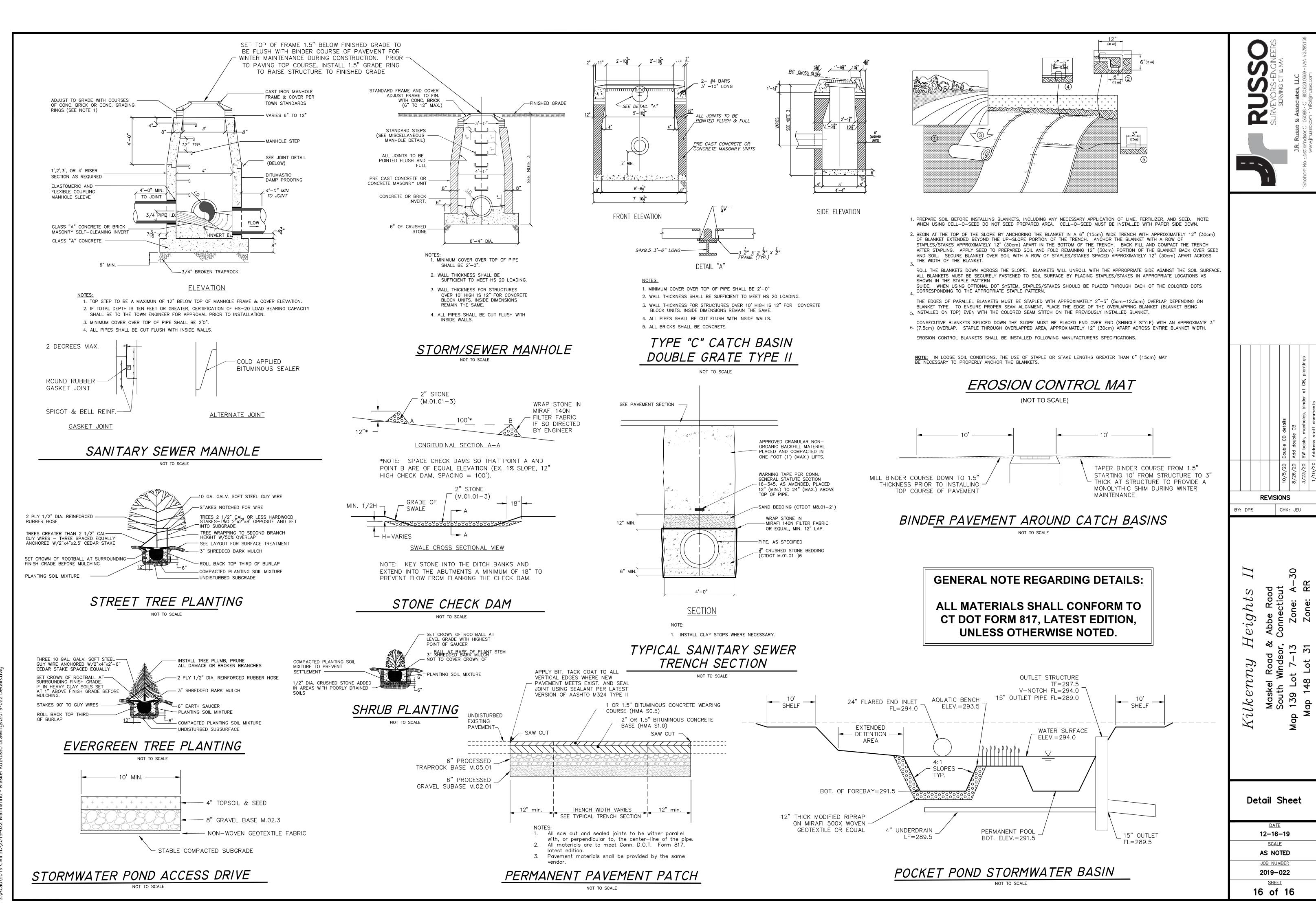
Erosion & Sediment Control Notes/Details

> 1/24/20 **SCALE** AS NOTED JOB NUMBER 2019-022

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