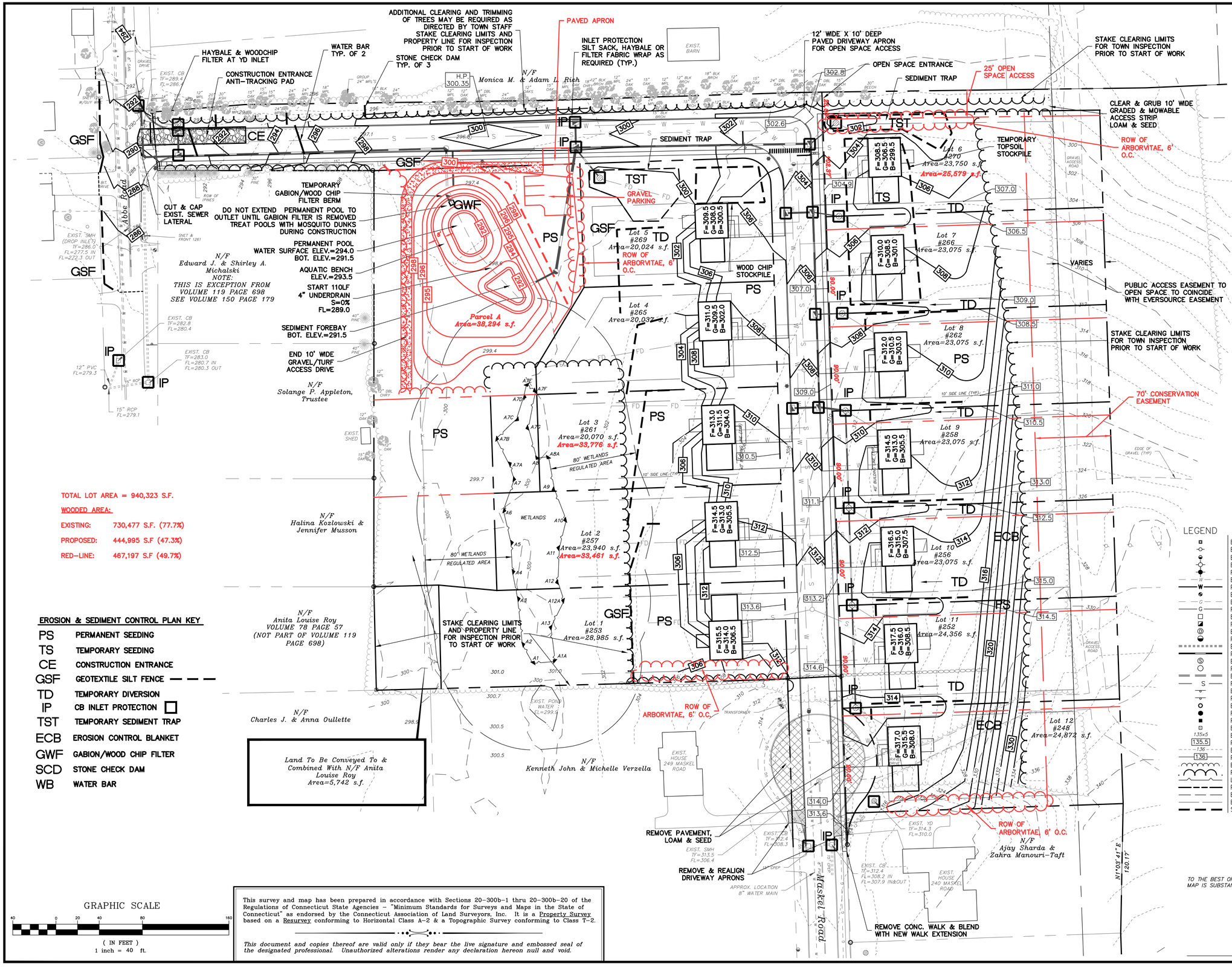

TOTAL LOT AREA = 940,323 S.F.

WOODED AREA:

EXISTING: 730,477 S.F. (77.7%)

PROPOSED: 444,995 S.F (47.3%)

RED-LINE: 467,197 S.F (49.7%)

EROSION & SEDIMENT CONTROL PLAN KEY

PS	PERMANENT SEEDING
TS	TEMPORARY SEEDING
CE	CONSTRUCTION ENTRANCE
GSF	GEOTEXTILE SILT FENCE
TD	TEMPORARY DIVERSION
IP	CB INLET PROTECTION
TST	TEMPORARY SEDIMENT TRAP
ECB	EROSION CONTROL BLANKET
GWF	GABION/WOOD CHIP FILTER
SCD	STONE CHECK DAM
WB	WATER BAR

LEGEND

- EXISTING UTILITY HANDHOLE
- EXISTING UTILITY POLE
- EXISTING WATER GATE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING WATER LINE
- PROPOSED 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
- PROPOSED SANITARY SEWER
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- PROPOSED MONUMENT (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey 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.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RUSSO SURVEYORS·ENGINEERS SERVING CT & MA

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REVISIONS		
9/16/20	Red-line	
8/26/20	Abbe Rd intersection grading	
8/12/20	Adjust road width, CB locations	
3/23/20	SG for driveways, swales between lots	

BY: DPS CHK: JEU

Kilkenny Heights II

Maskel Road & Abbe Road
South Windsor, Connecticut
Map 139 Lot 7-13 Zone: A-30
Map 148 Lot 31 Zone: RR

Grading & Erosion Control Plan

DATE 1-24-2020

SCALE 1"=40'

JOB NUMBER 2019-022

SHEET 6 of 16

S:\Acad\2019 Civil 3D\2019-022 Mannarino - Maskel Rd\Russo Drawings\Concept 12 Lots 9-14-2020.dwg