

# 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

*Prepared By*



J.R. Russo & Associates, LLC

15 Graham Rd, East Windsor, CT 06036 • CT 860.623.0566 • FAX 437.551.152  
www.jrusso.com • info@jrusso.com

| DRAWING INDEX |
|---------------|
|---------------|

| SHEET                                | TITLE    | SHEET NO.  | LATEST REVISION |
|--------------------------------------|----------|------------|-----------------|
| <b>CIVIL</b>                         |          |            |                 |
| COVER SHEET                          | 1 of 16  | 7-28-2021  |                 |
| APPROVAL LETTERS                     | 1A of 16 | 12-23-2020 |                 |
| KEY MAP                              | 2 of 16  | 7-28-2021  |                 |
| BOUNDARY SURVEY                      | 3 of 16  | 7-28-2021  |                 |
| RESUBDIVISION PLAN                   | 4 of 16  | 2-5-2021   |                 |
| OVERALL SITE PLAN                    | 5 of 16  | 1-7-2021   |                 |
| GRADING & EROSION PLAN               | 6 of 16  | 1-7-2021   |                 |
| INTERSECTION GRADING PLAN            | 7 of 16  | 1-7-2021   |                 |
| UTILITY PLAN                         | 8 of 16  | 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 |                 |
| PLANTING PLAN                        | 13 of 16 | 1-7-2021   |                 |
| EROSION & SEDIMENT NOTES             | 14 of 16 | 8-26-2020  |                 |
| DETAIL SHEET                         | 15 of 16 | 1-7-2021   |                 |
| DETAIL SHEET                         | 16 of 16 | 10-5-2020  |                 |





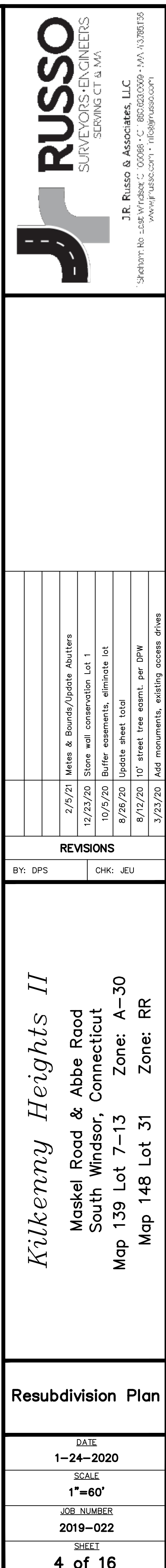
















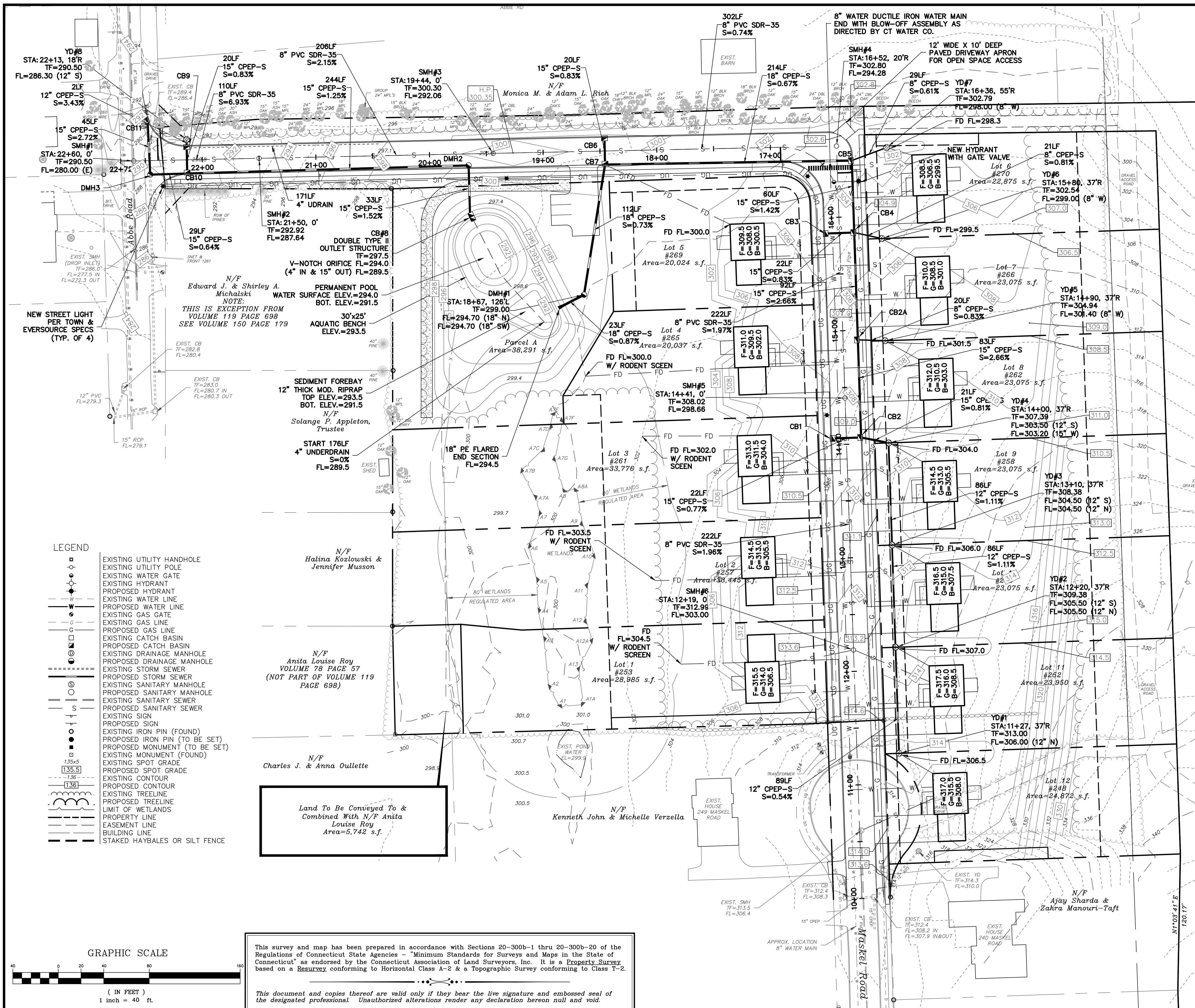












### DRAINAGE STRUCTURE TABLE

CB#1 DBL TYPE I  
STA. 14+06, 13'L  
TF=308.60  
FL=305.10

CB#2  
STA. 14+06, 13'R  
TF=308.60  
FL=304.90 (15" W)  
FL=303.00 (15" E&N)

CB#2A  
STA. 14+92, 13'R  
TF=306.65  
FL=301.20 (8" E)  
FL=300.71 (15" N&S)

CB#3 DBL TYPE I  
STA. 15+86, 13'L  
TF=304.48  
FL=301.00

CB#4  
STA. 15+86, 13'R  
TF=304.48  
FL=300.80 (15" W)  
FL=298.80 (8" E)

CB#5  
STA. 16+39, 23'R  
TF=302.90  
FL=297.80 (8" E)

FL=297.50 (15" S)  
FL=297.00 (18" W)  
CB#6  
STA. 18+46, 12'R  
TF=299.49

CB#7 DBL TYPE II  
STA. 18+46, 12'L  
TF=299.49  
FL=296.50 (4" SE)

FL=295.55 (18" E&S)  
CB#9  
STA. 22+13, 12'R  
TF=290.76

FL=286.10 (15" S)  
CB#10  
STA. 22+13, 12'L  
TF=290.76

CB#11  
STA. 22+47, 36'R  
TF=291.50  
FL=287.00

DMH1  
STA. 18+67, 126'L  
TF=299.00  
FL=294.70  
DMH2

STA. 19+83, 11'L  
TF=299.50  
FL=289.00

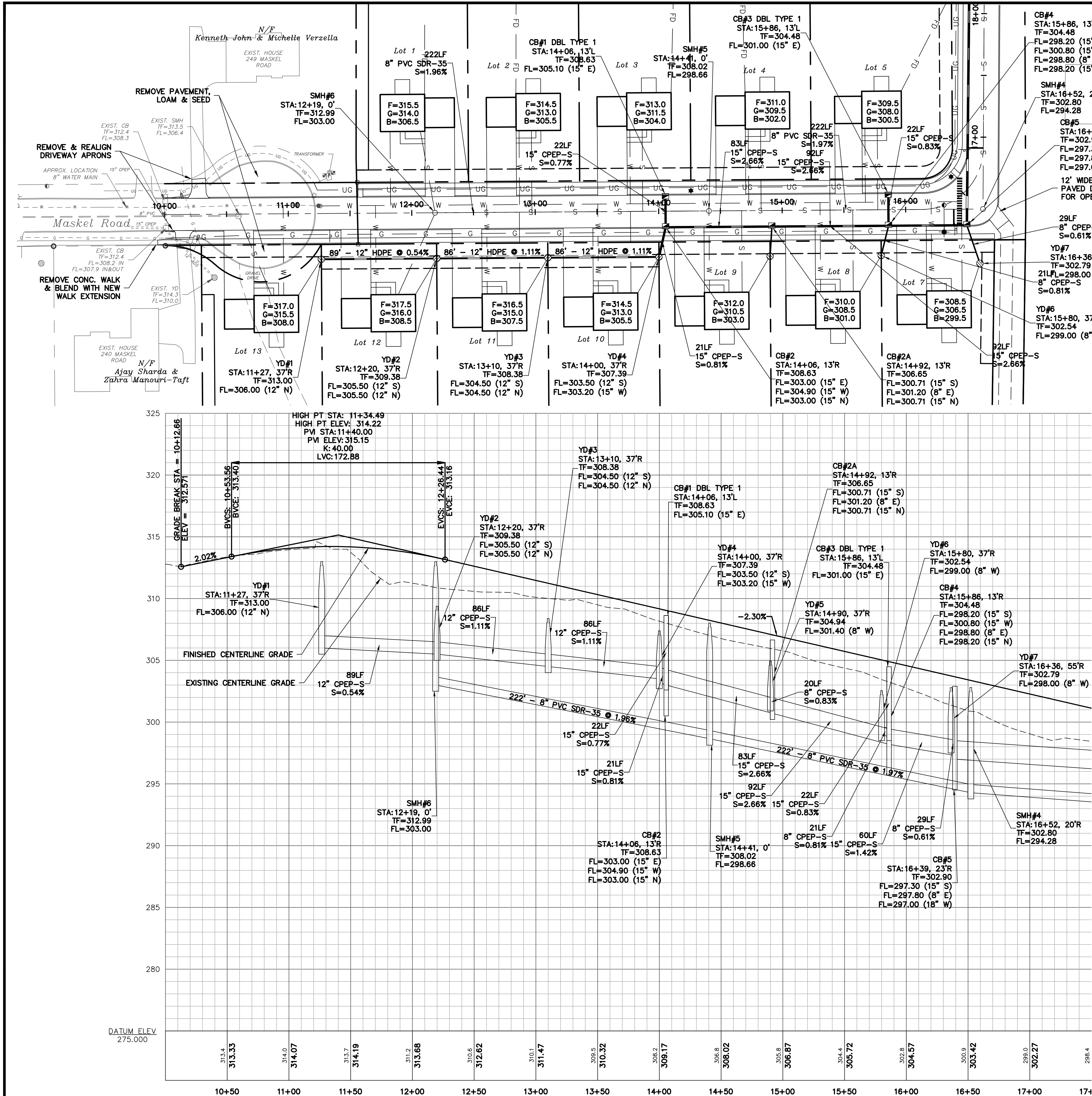
DMH3  
STA. 22+46, 12'L

TF=289.60  
FL=285.70

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

|  |  |                          |  |
|--|--|--------------------------|--|
|  | <b>RUSSO</b><br>SURVEYORS • ENGINEERS<br>SERVING CT & MA |                          | <b>J.R. Russo &amp; Associates, LLC</b><br><br>15-Wham-Avi Court, Windsor, Ct 06097-2986 • MA-401365 P23<br><a href="http://www.jrusso.com">www.jrusso.com</a> • <a href="mailto:jrusso@jrusso.com">jrussot@jrusso.com</a> |
|  |  |                          |  |
|  |  |                          |  |
|  |  |                          |  |
|  | 1/7/21   | Modify sidewalk at Lot 5 |  |
|  | 12/23/20   | Add sidewalk.            |  |
| 10/5/20  | Stormwater Design and Resubdivision Updated              |                          |  |
| 8/26/20  | Raise structures for new intersection grades             |                          |  |
| 8/12/20  | Adjust road width, Abbe Rd Int., odd C&D's               |                          |  |
| 3/23/20  | Drainage changes   |                          |  |
| <b>REVISIONS</b>   |  |                          |  |
| BY: DPS  |  | CHK: JEU                 |  |
| <div> <i>Kilkenny Heights II</i><br/>           Maskel Road &amp; Abbe Road<br/>           South Windsor, Connecticut<br/>           Map 139 Lot 7-13 Zone: A-30<br/>           Map 148 Lot 31 Zone: RR         </div> |  |                          |  |
| <b>Utility Plan</b>  |  |                          |  |
| DATE<br>1-24-2020  |  |                          |  |
| SCALE<br>1"=40'  |  |                          |  |
| JOB NUMBER<br>2019-022   |  |                          |  |
| SHEET<br>8 of 16   |  |                          |  |





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 Properly Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

...  
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**Maskel Road Profile Plan**  
Sta. 10+00-16+50

**Revisions**

| BY: | CHK: | DATE     | DESCRIPTION                             |
|-----|------|----------|---|
| DPS | JEU  | 1/7/21   | Add ramp and modify radius around lot 5 |
|     |      | 12/23/20 | Add sidewalk                            |
|     |      | 10/25/20 | DBL CB 1.3.7 SINGLE CB 6                |
|     |      | 8/28/20  | Update sheet total                      |
|     |      | 8/12/20  | Add CB2A                                |
|     |      | 3/23/20  | Move yard drains                        |

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

**Maskel Road Profile Plan**  
Sta. 10+00-16+50

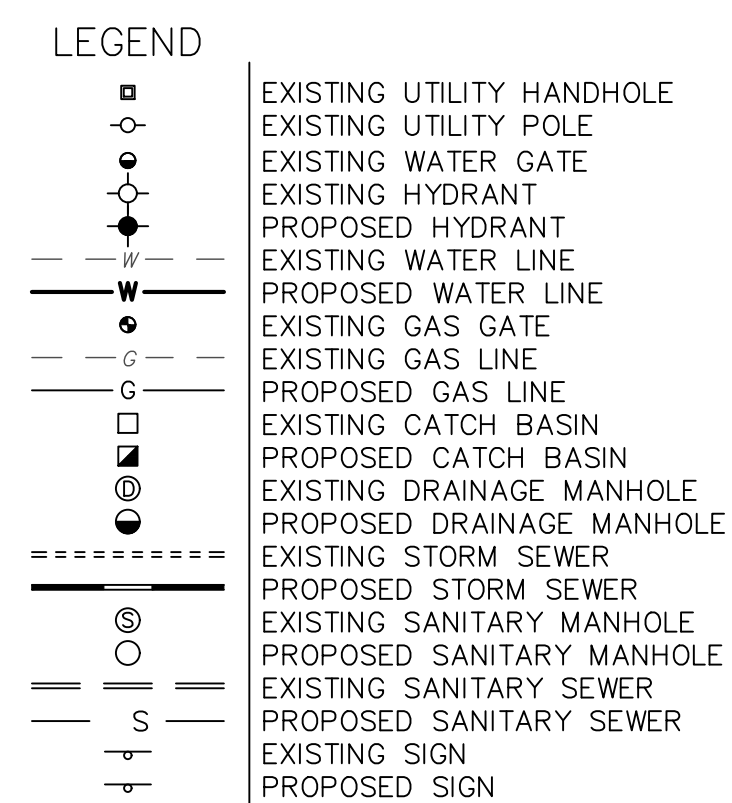
**DATE**  
1-24-2020

**SCALE**  
1"=40' Horz., 1"=4' Vert.

**JOB NUMBER**  
2019-022

**SHEET**  
9 of 16



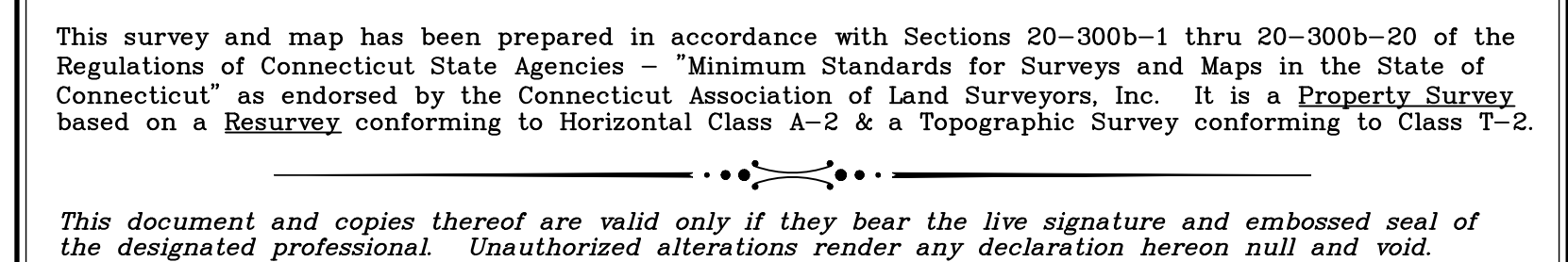
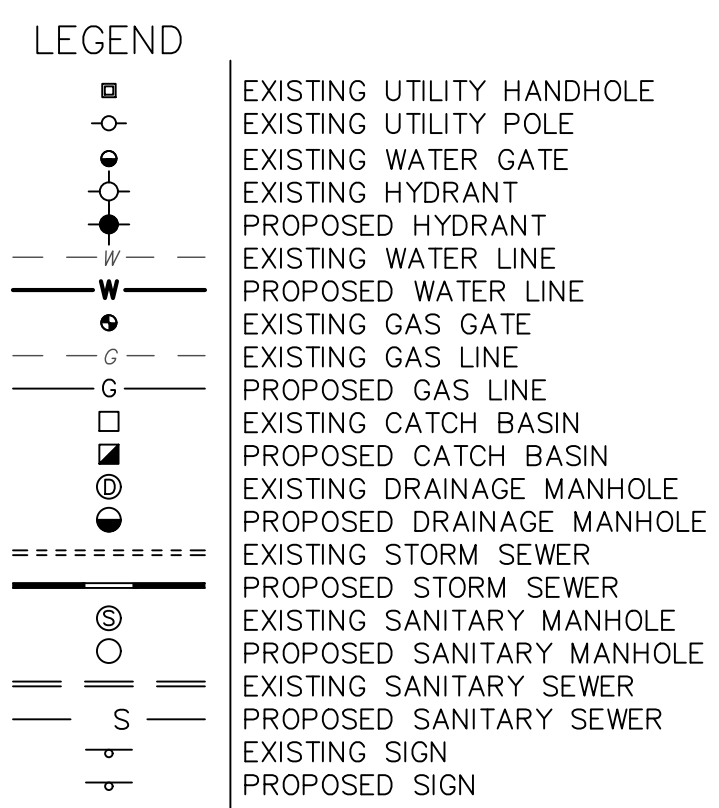


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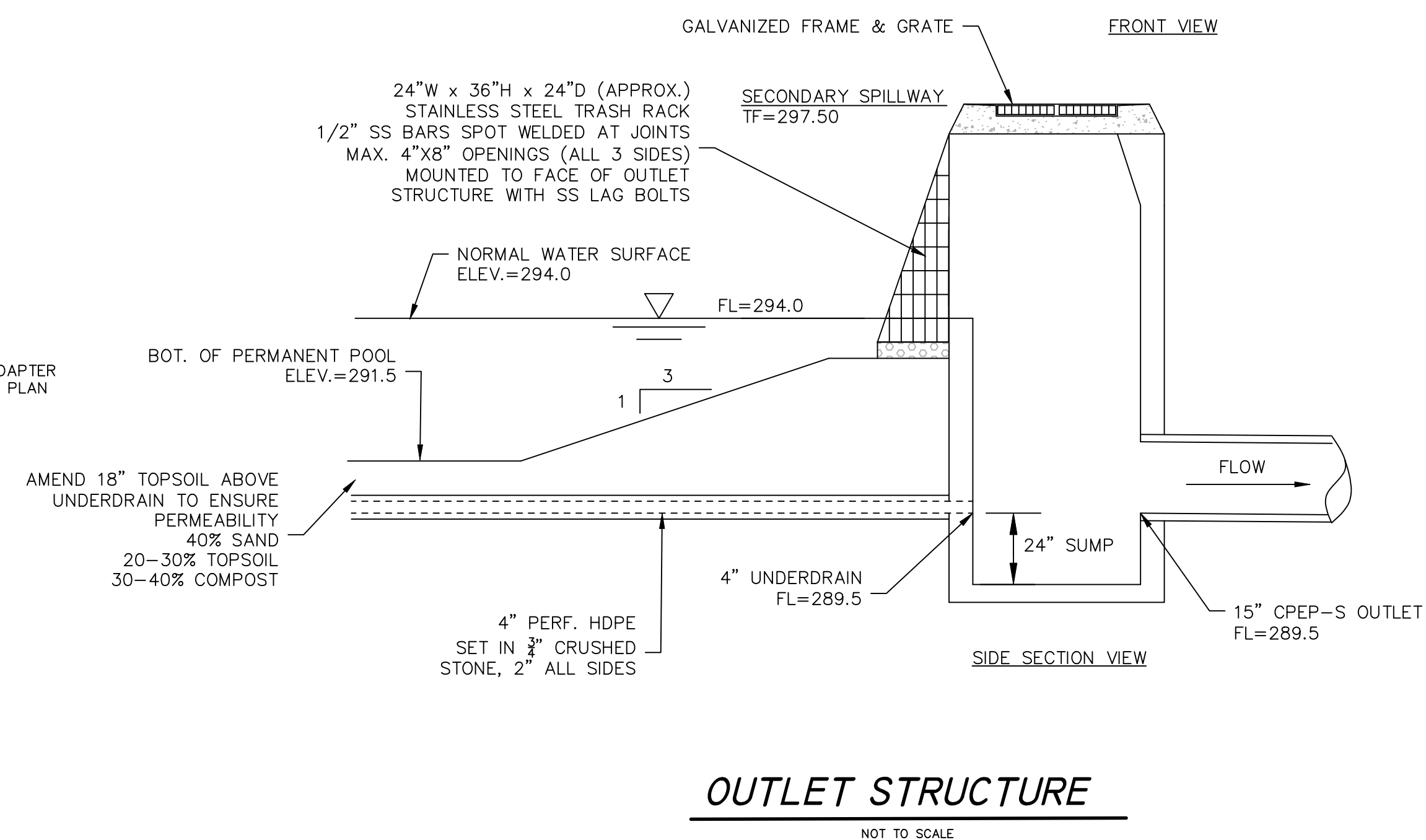
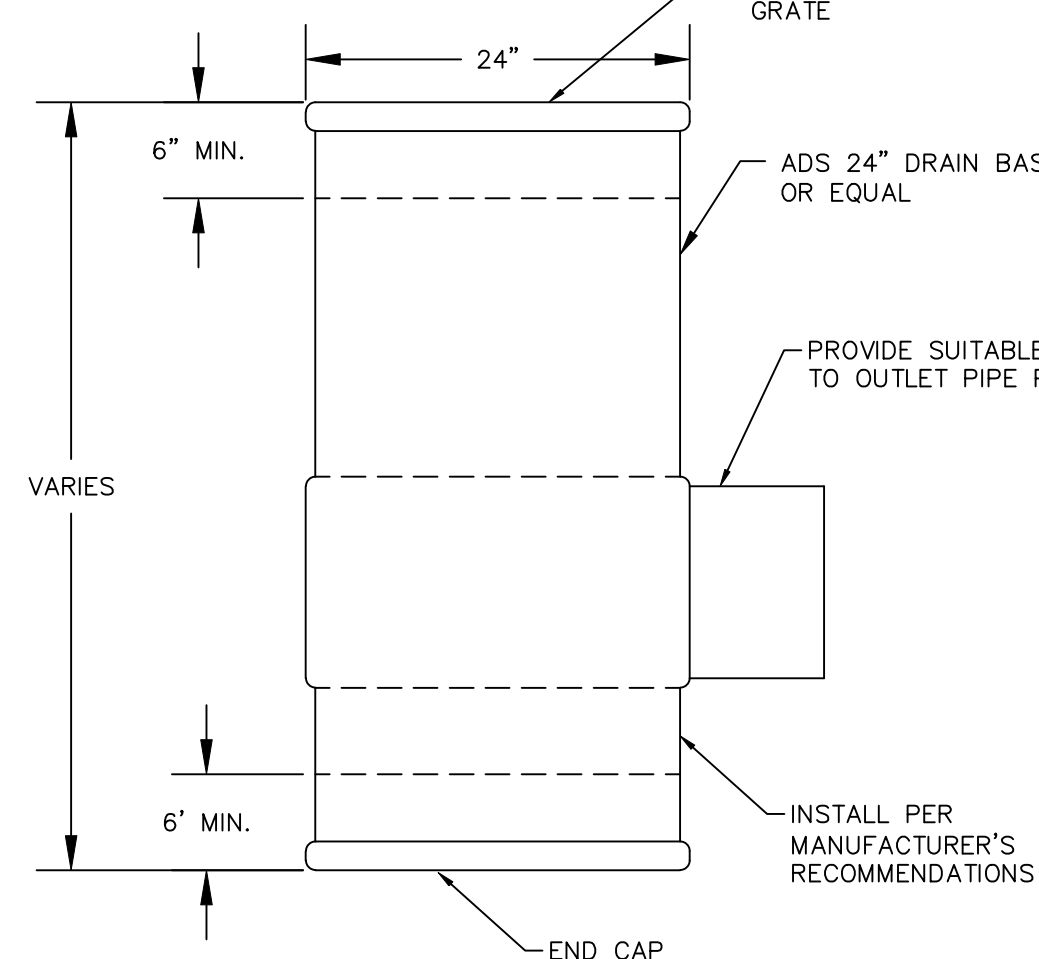
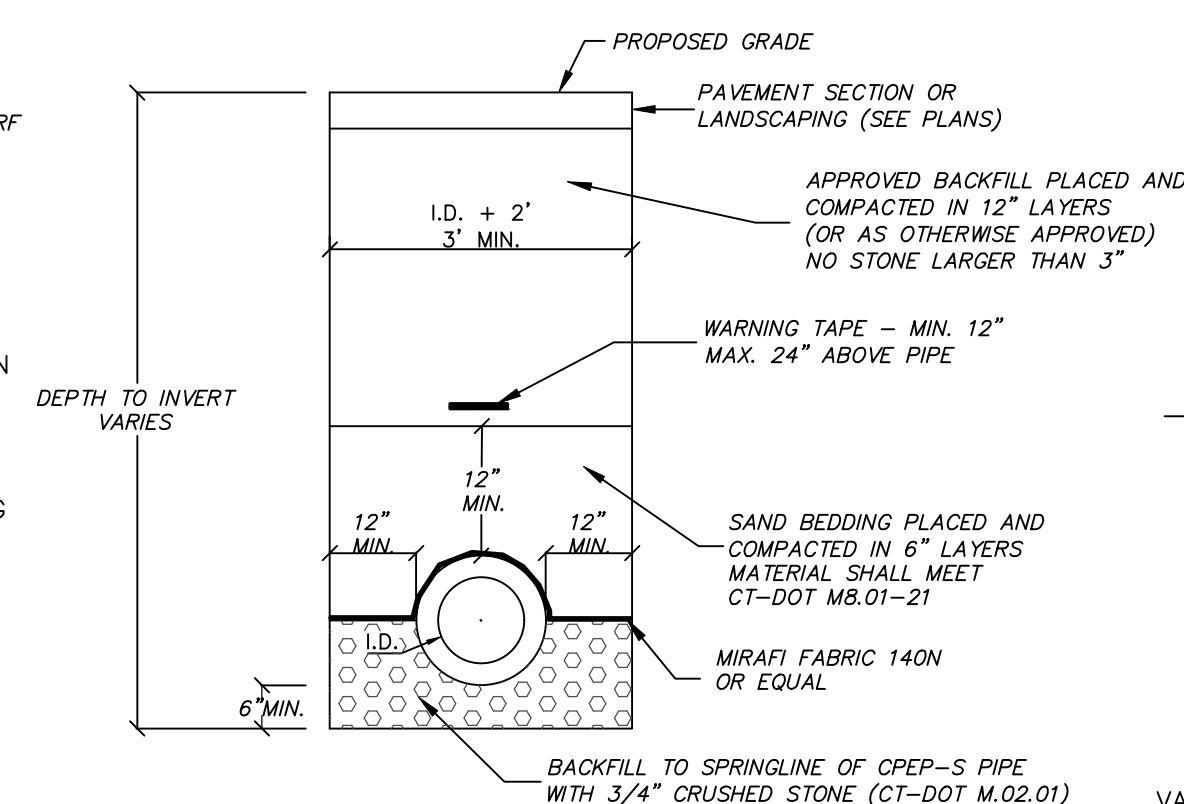
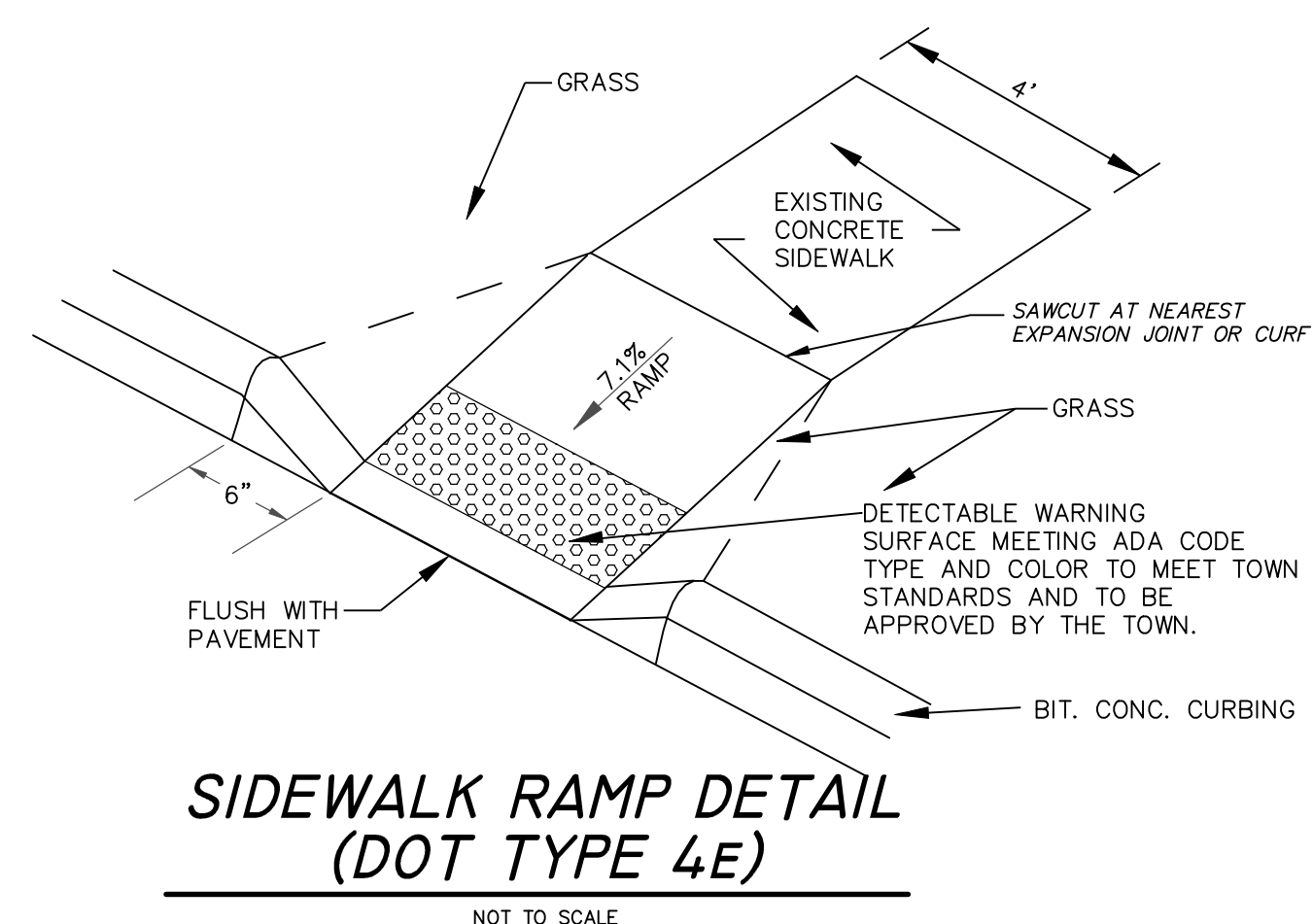
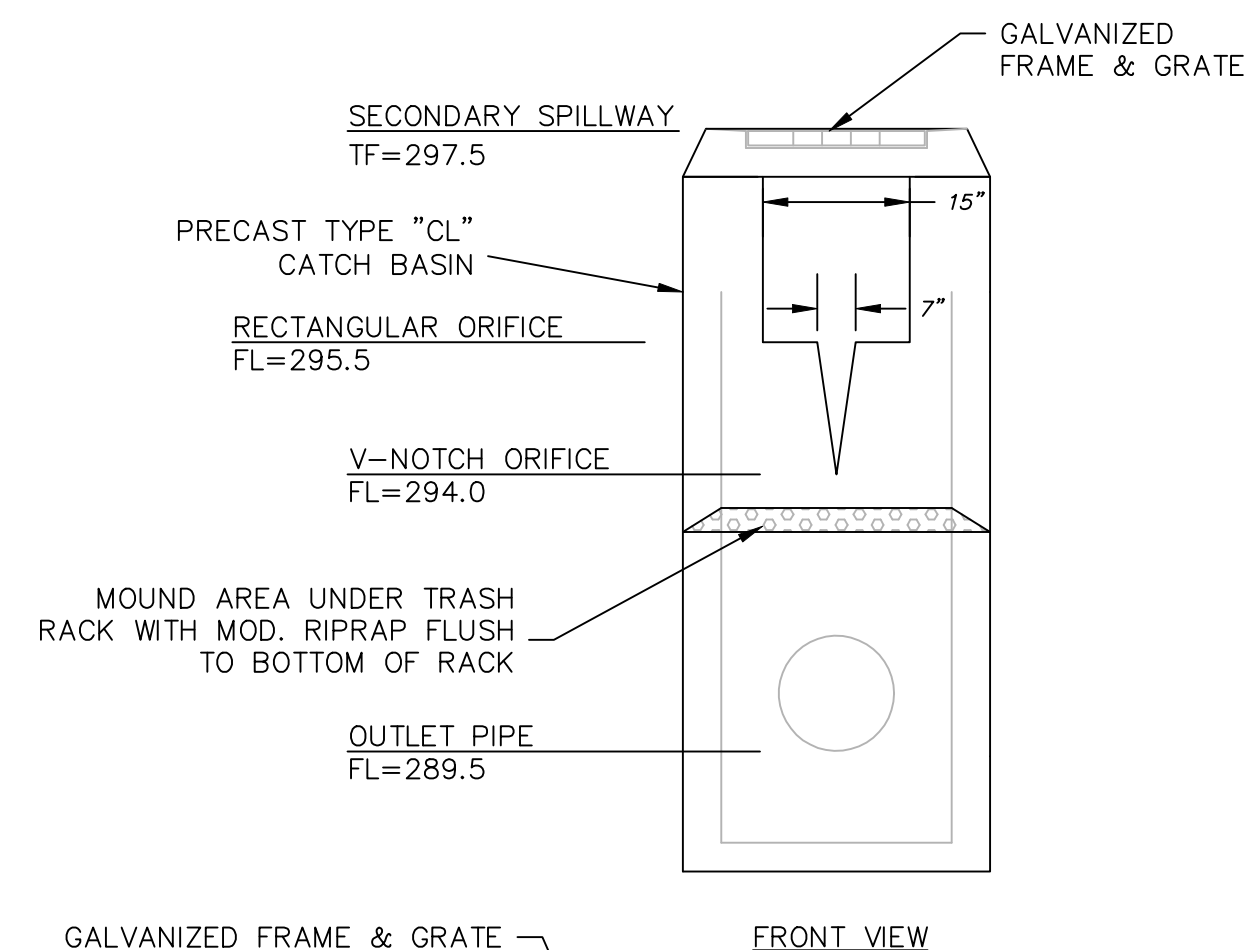
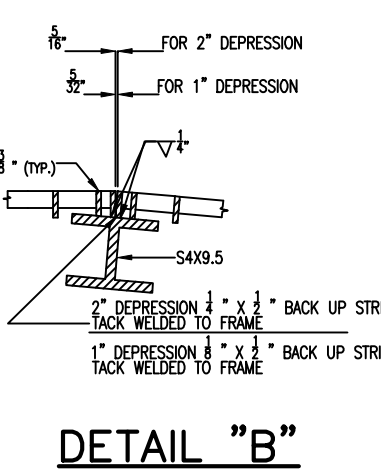
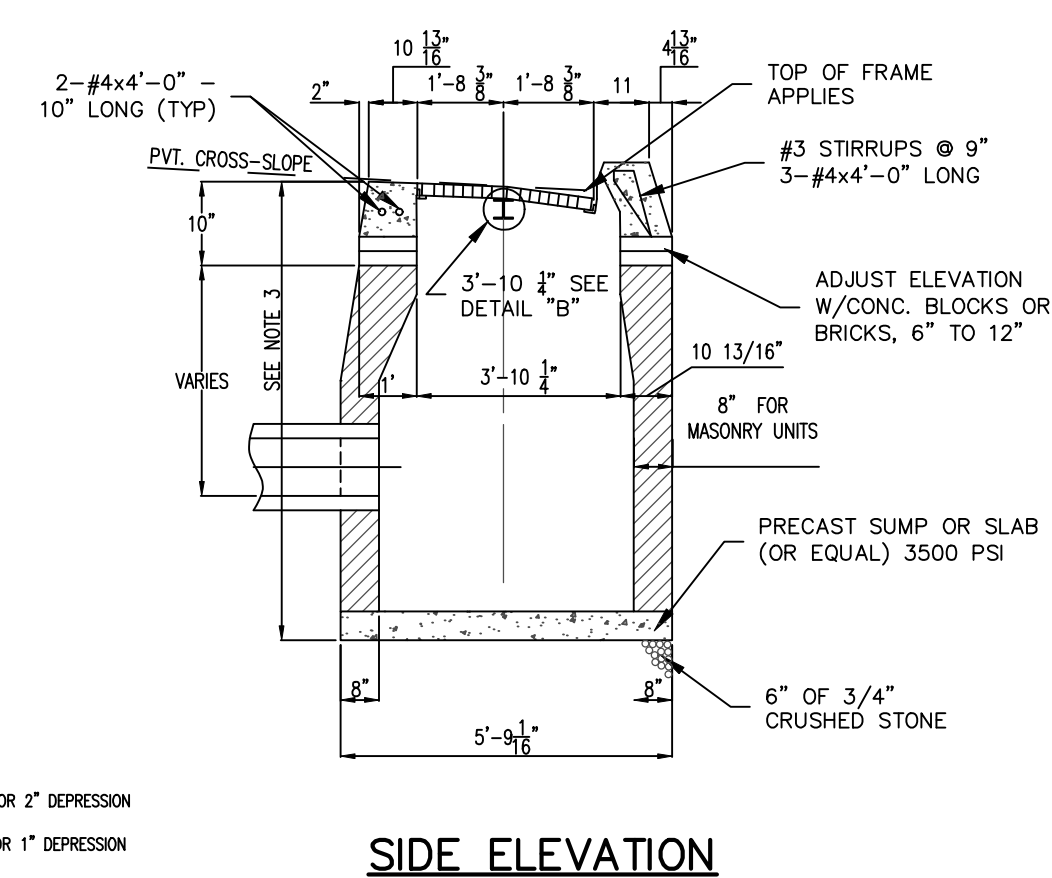
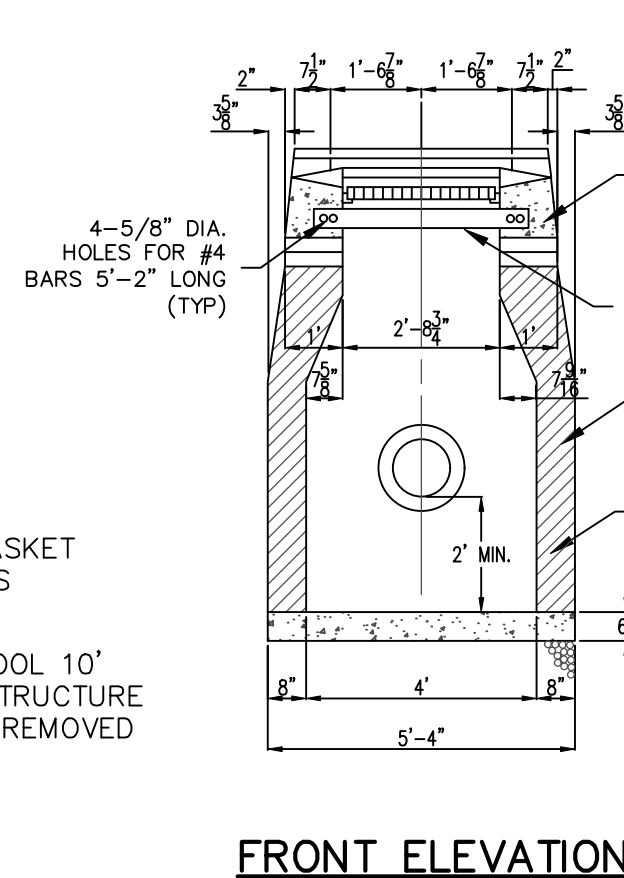
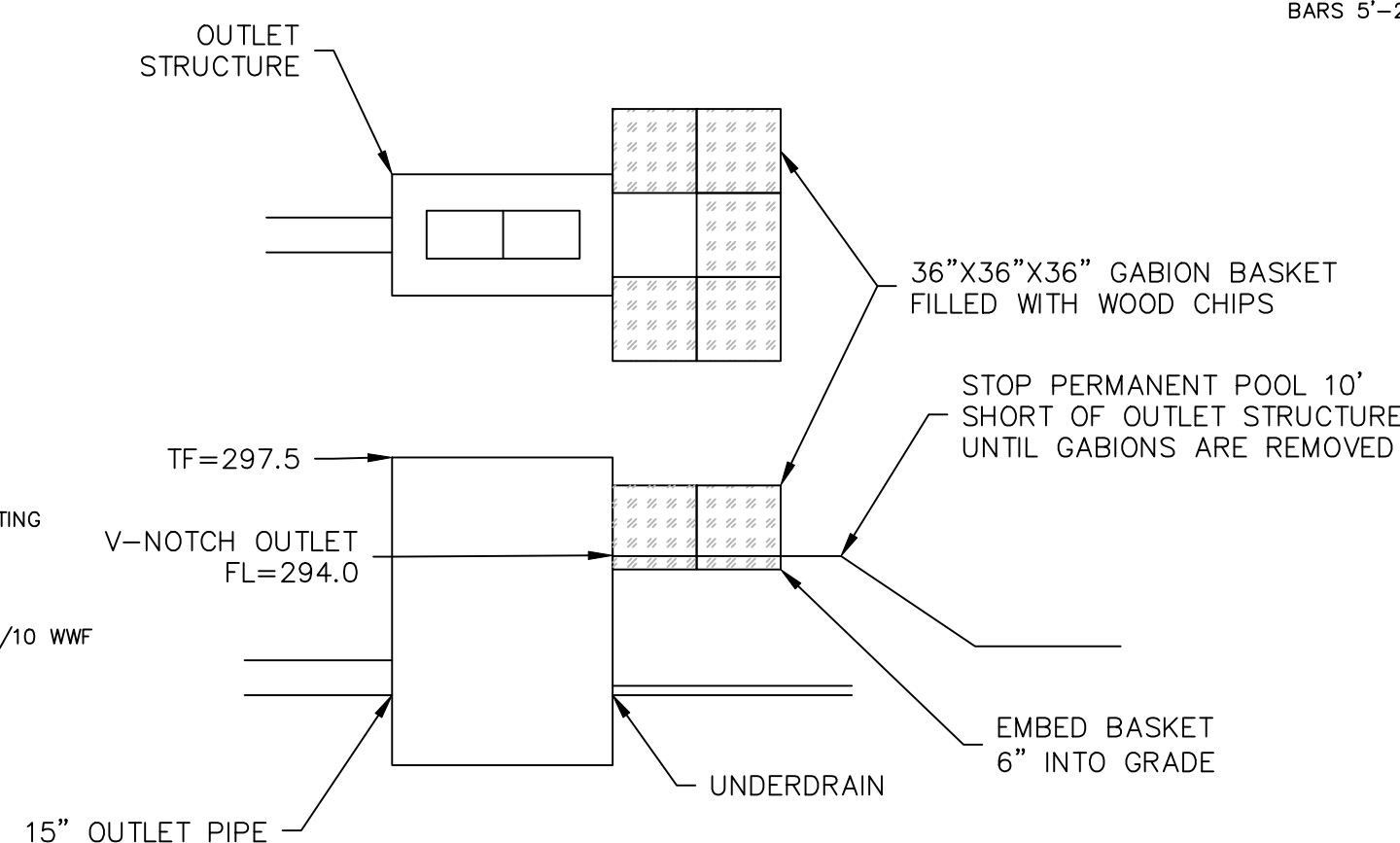
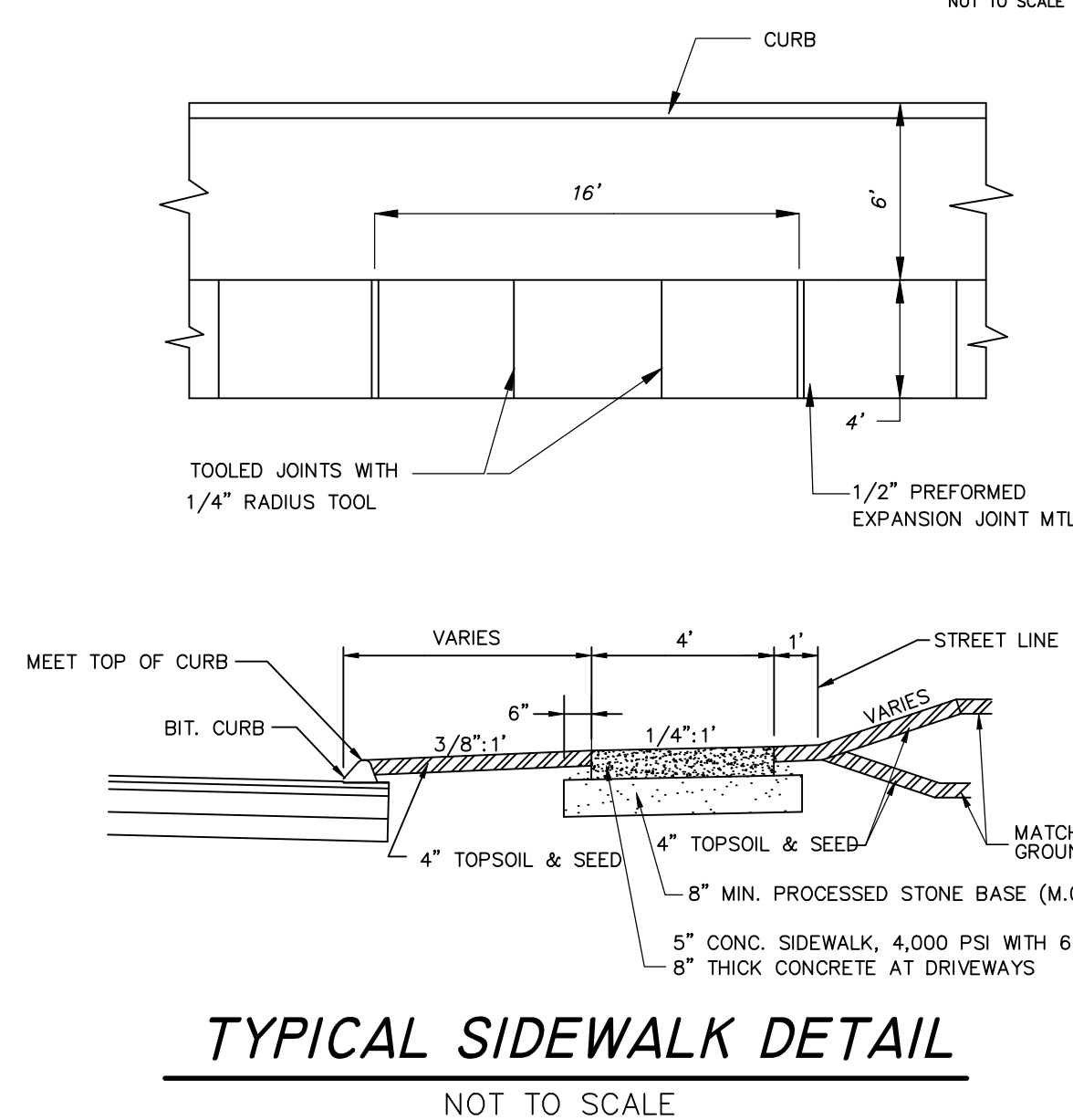
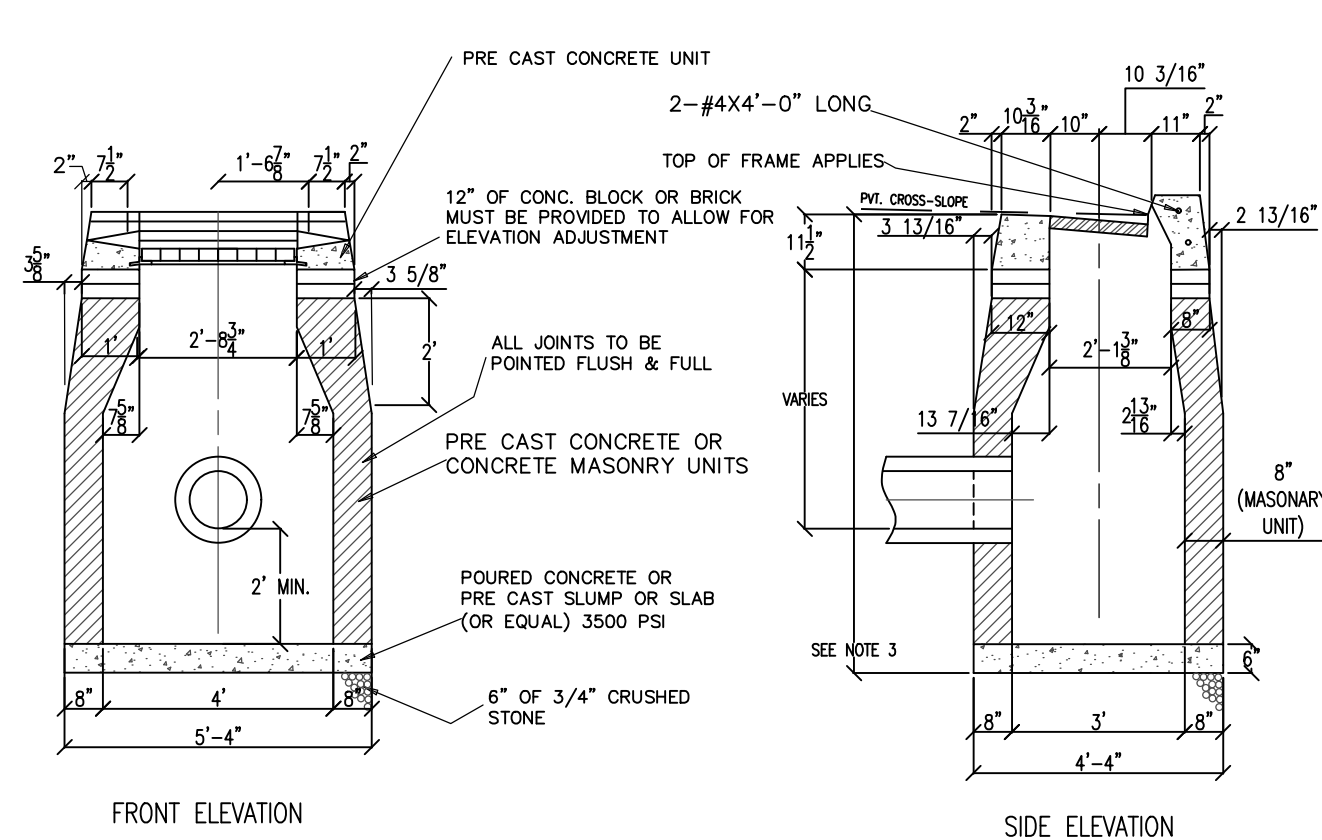
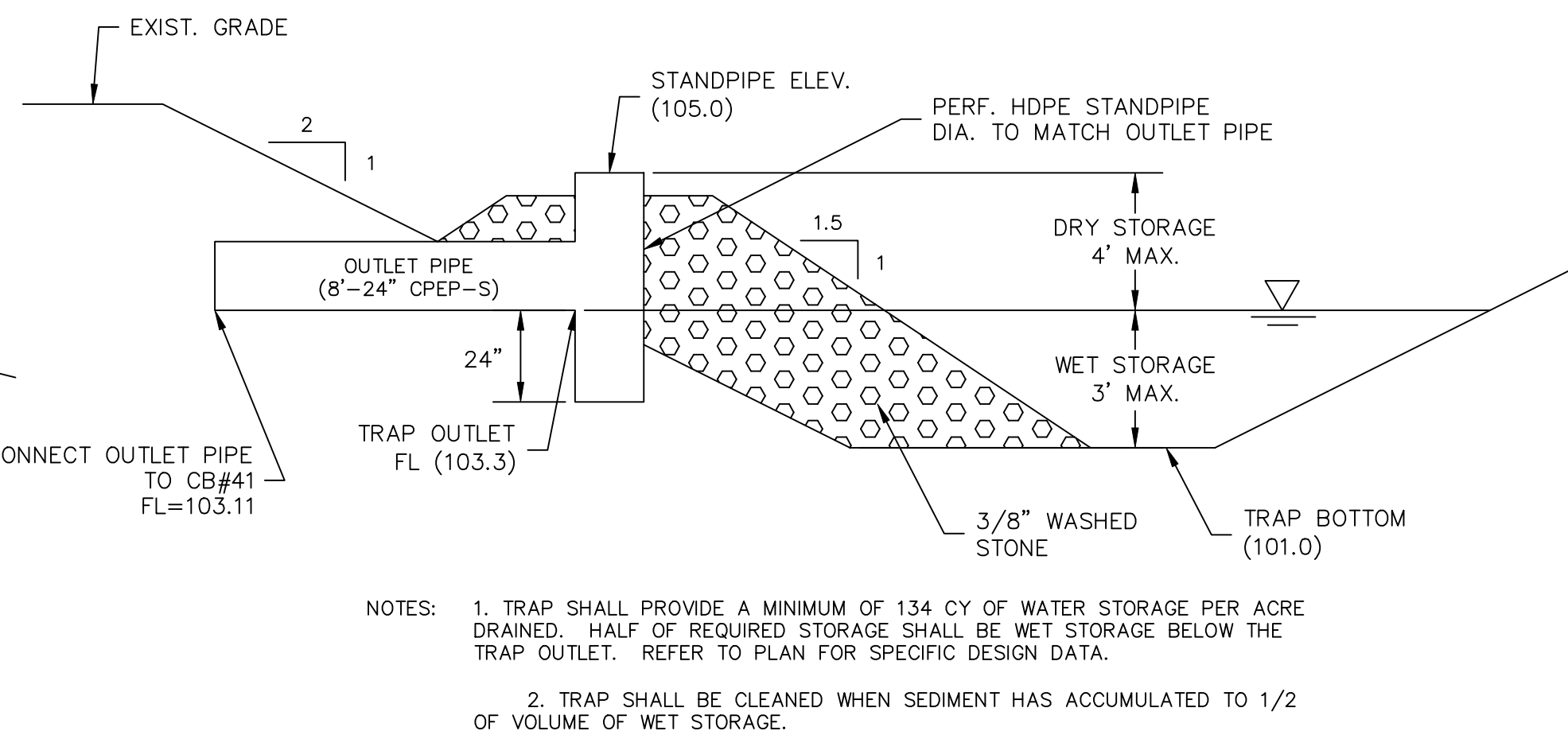
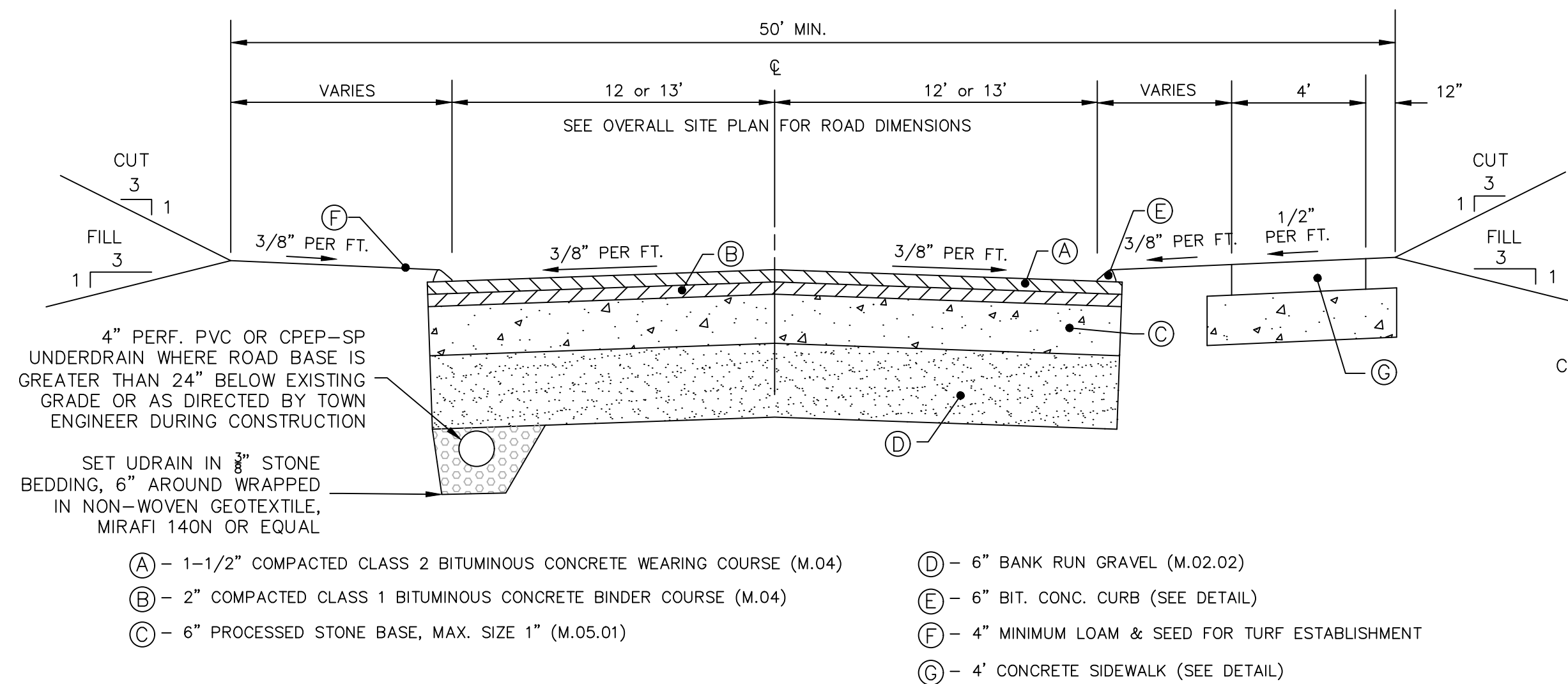










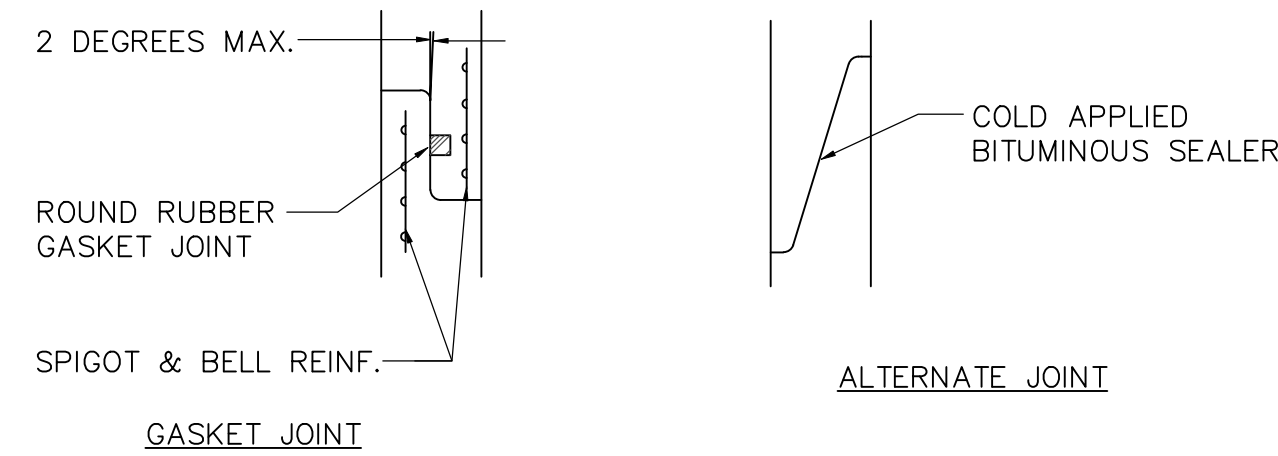


**GENERAL NOTE REGARDING DETAILS:**

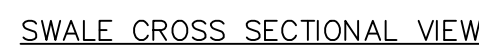
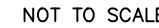
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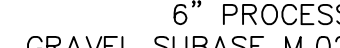
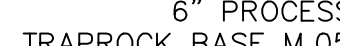




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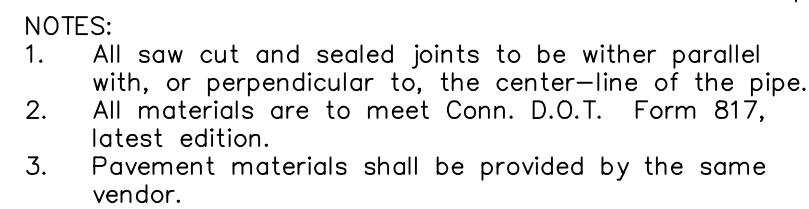
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NOTE:

1. INSTALL CLAY STOPS WHERE NECESSARY

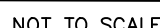
NOT TO SCALE



NOT TO SCALE



(NOT TO SCALE)



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