



October 6, 2020

Michele R. Lipe, AICP  
Director of Planning  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

Dear Michele,

As requested we have enclosed for your review final plans incorporating the redline changes presented and other comments discussed at the public hearing. Specifically, the plans now include:

1. The previous Lot 5 was eliminated reducing the development to 11 new lots in addition to the 1 existing lot for a total 12-Lot Open Space Subdivision.
2. Three gravel parking spaces were added to the town stormwater parcel A for open space parking.
3. The open space access strip was increased from 20' to 25'. A waiver of the full 50' width is still requested for reasons previously stated. The 10' wide grass walking trail limits are now show on the plans.
4. The detention basin on the Town Parcel A was modified to provide a 25' buffer along the western boundary. The enclosed stormwater report (Revised 10/1/20) has been updated to demonstrate design requirements are still met. Incidental to this change, catch basin 1 & 3 were changed to double structures. Catch basin 6 was reduced to a single structure and yard drain 8 on lot 5 was eliminated. The pipe from CB7 to the stormwater basin was reduced from 24" to 18" because of improved pipe slope. The pipe sizing chart and gutter flow analysis chart were updated accordingly. A type I double catch basin detail was added to sheet 15.
5. The conservation easement on lots 2 & 3 has been extended to the western property line as these lots now extend to the western abutter.

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6. Twenty additional arborvitae plantings are proposed along the southern boundaries of lots 1 & 12 and a 4<sup>th</sup> spruce tree was added along the western boundary of lot 5. These trees as well as the previously proposed arborvitae along the north boundary of lot 6 are now within landscape conservation easements.
7. There is one fewer street tree due to the elimination of lot 5. One street tree is proposed in the stormwater parcel A.
8. A 70' wide conservation easement is provided along the eastern boundary of lots 6-12. All the easements are hatched and labeled on the Resubdivision Plan (sheet 4) and the easement table has been updated.
9. The vertical sag curve in Abbe Road was increased in length to eliminate the tangent between curves on sheet 11. This is in response to the Town Engineer's request.

If you have any questions, please contact our office at 860-623-0569 or email me at [dsteele@jrrusso.com](mailto:dsteele@jrrusso.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Steele', with a stylized, cursive script.

Dana Steele, P.E.  
J.R. Russo & Associates, LLC