

Kilkenny Heights II

Open Space Subdivision

Maskel Road & Abbe Road South Windsor, Connecticut

Special Permit & Open Space Subdivision Application

Owner

Kevin P. Charbonneau
P.O. Box 1393
South Windsor, Connecticut 06074

Owner

Anita J. Roy
388 Abbe Road
South Windsor, Connecticut 06074

Applicant

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

Prepared By

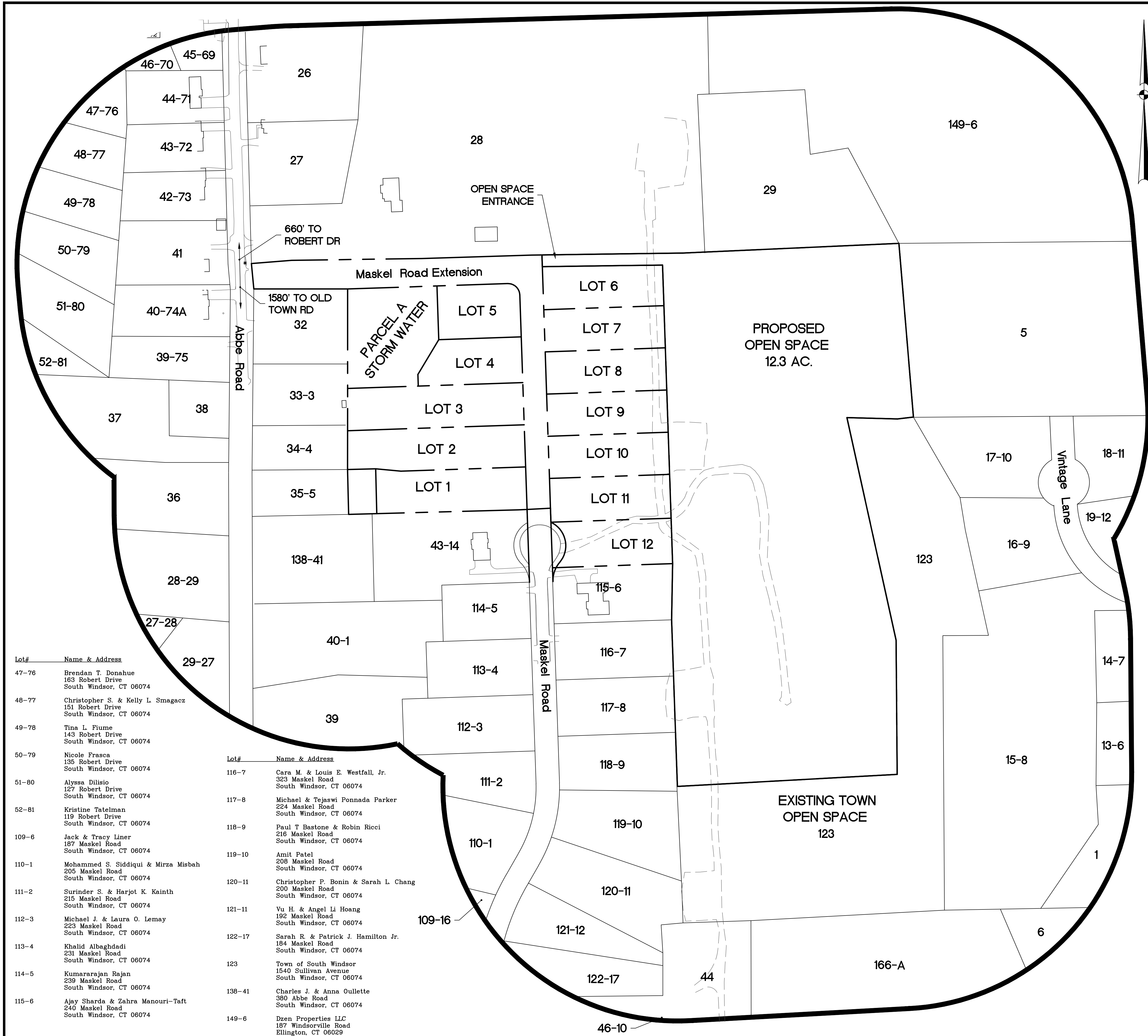


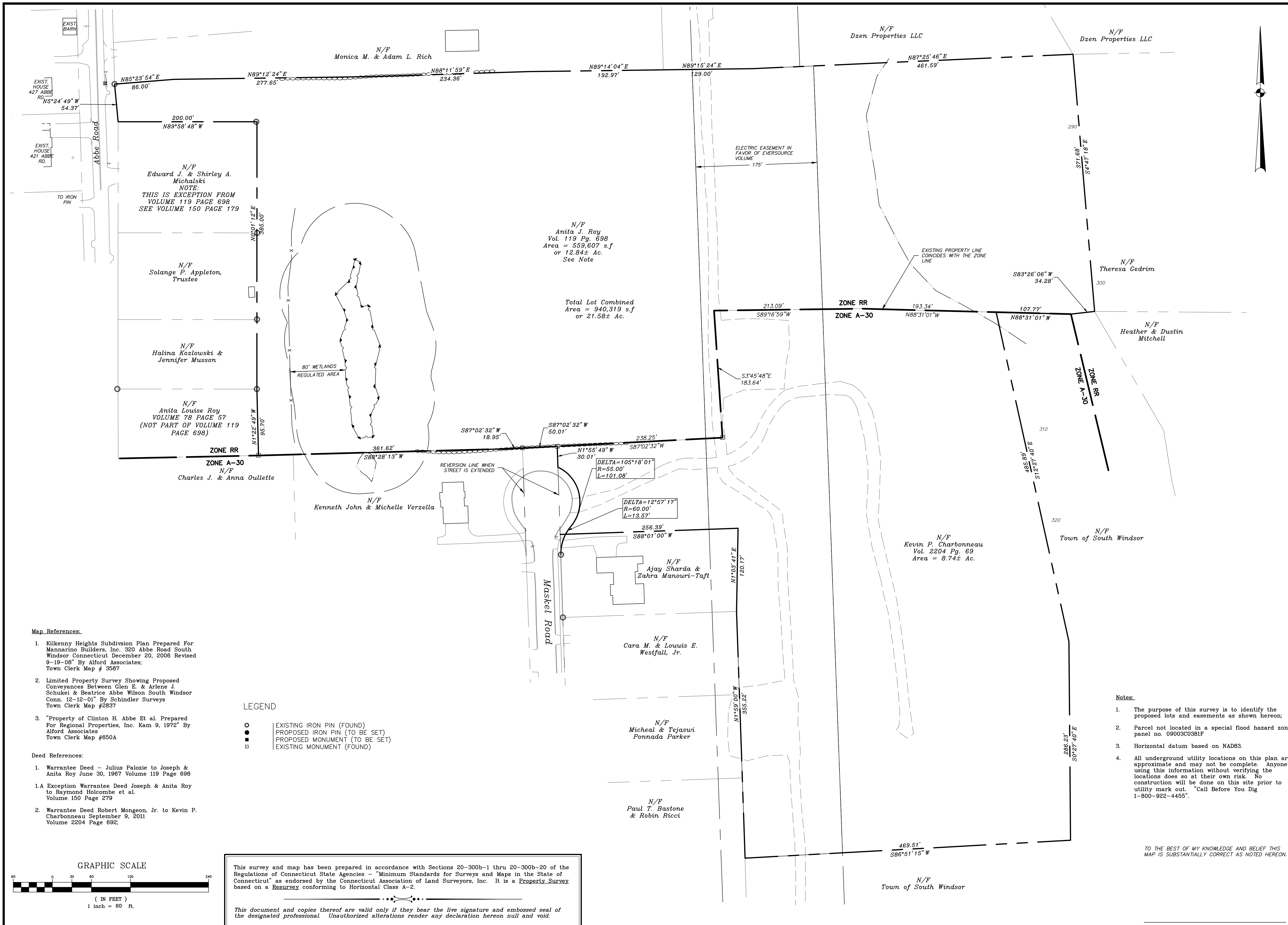
J.R. Russo & Associates, LLC
15 Graham Rd East Windsor, CT 06034 • CT 860.625.0259 • MA 413.750.1528
www.jrusso.com • info@jr.russo.com

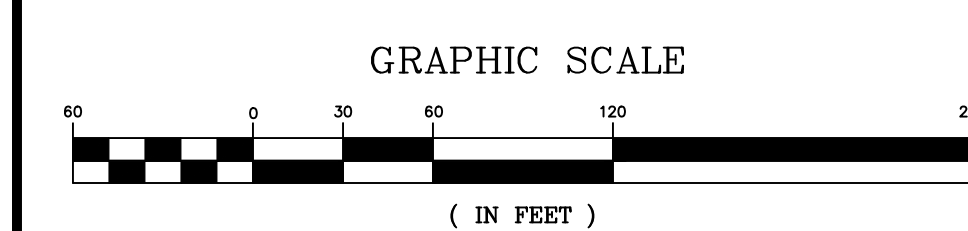
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DETAIL SHEET	16 of 16	10-5-2020	

S:\Acad\2019 Civil 3D\2019-022 Mannarino - Maskel Rd\Russso Drawings\2019-022.dwg







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 and an original survey conforming to Horizontal Class A-2;

• • • ————— • • •

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- Notes:
1. The purpose of this survey is to identify the proposed lots and easements as shown hereon;
 2. Parcel not located in a special flood hazard zone, panel no. 09003C0381F
 3. Horizontal datum based on NAD83.
 4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

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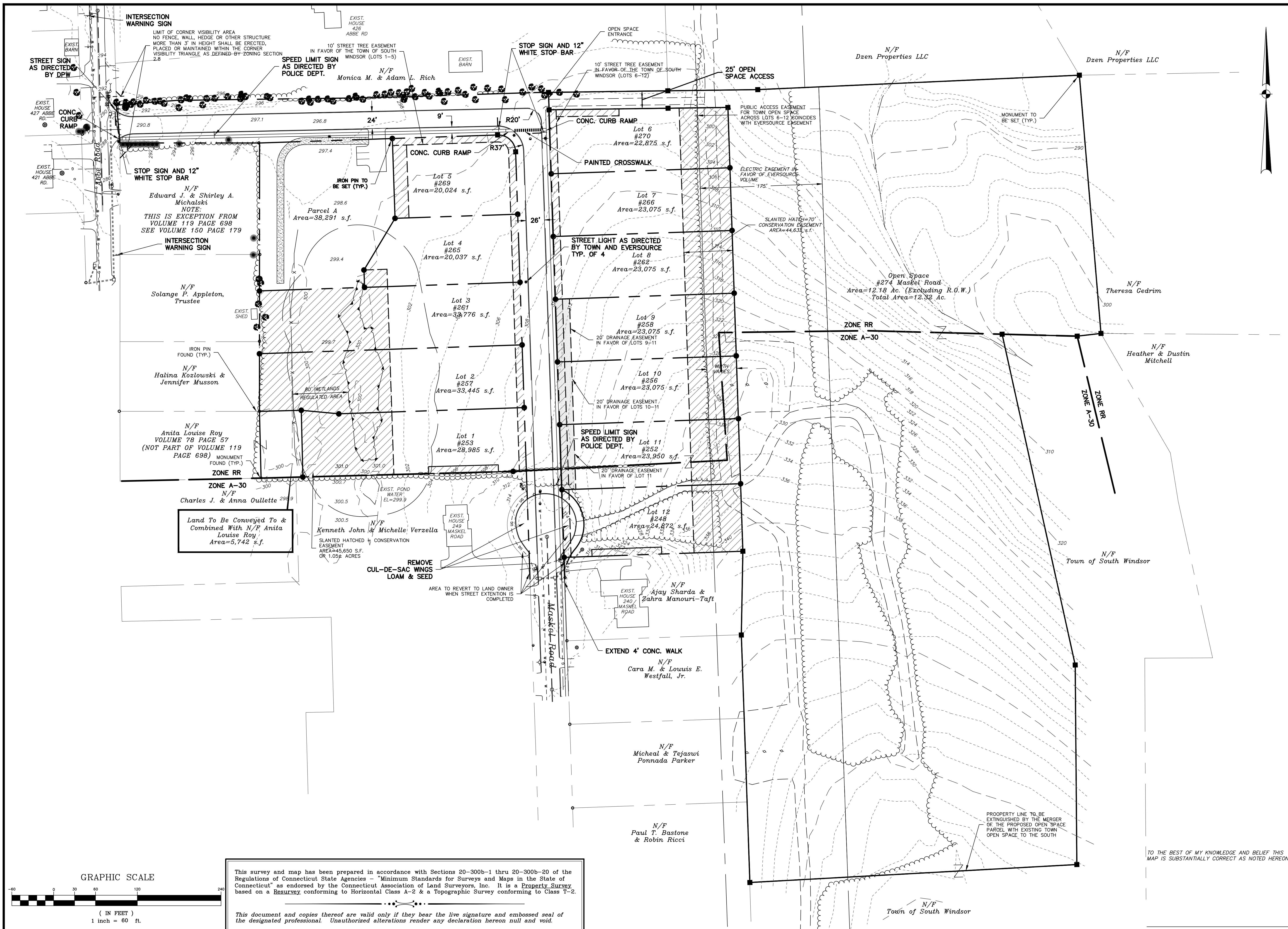
REVISIONS	
BY: DPS	CHK: JEU

Kilkenny Heights II

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

Resubdivision Plan

<u>DATE</u> 1-24-2020
<u>SCALE</u> 1"=60'
<u>JOB NUMBER</u> 2019-022
<u>SHEET</u> 4 of 16

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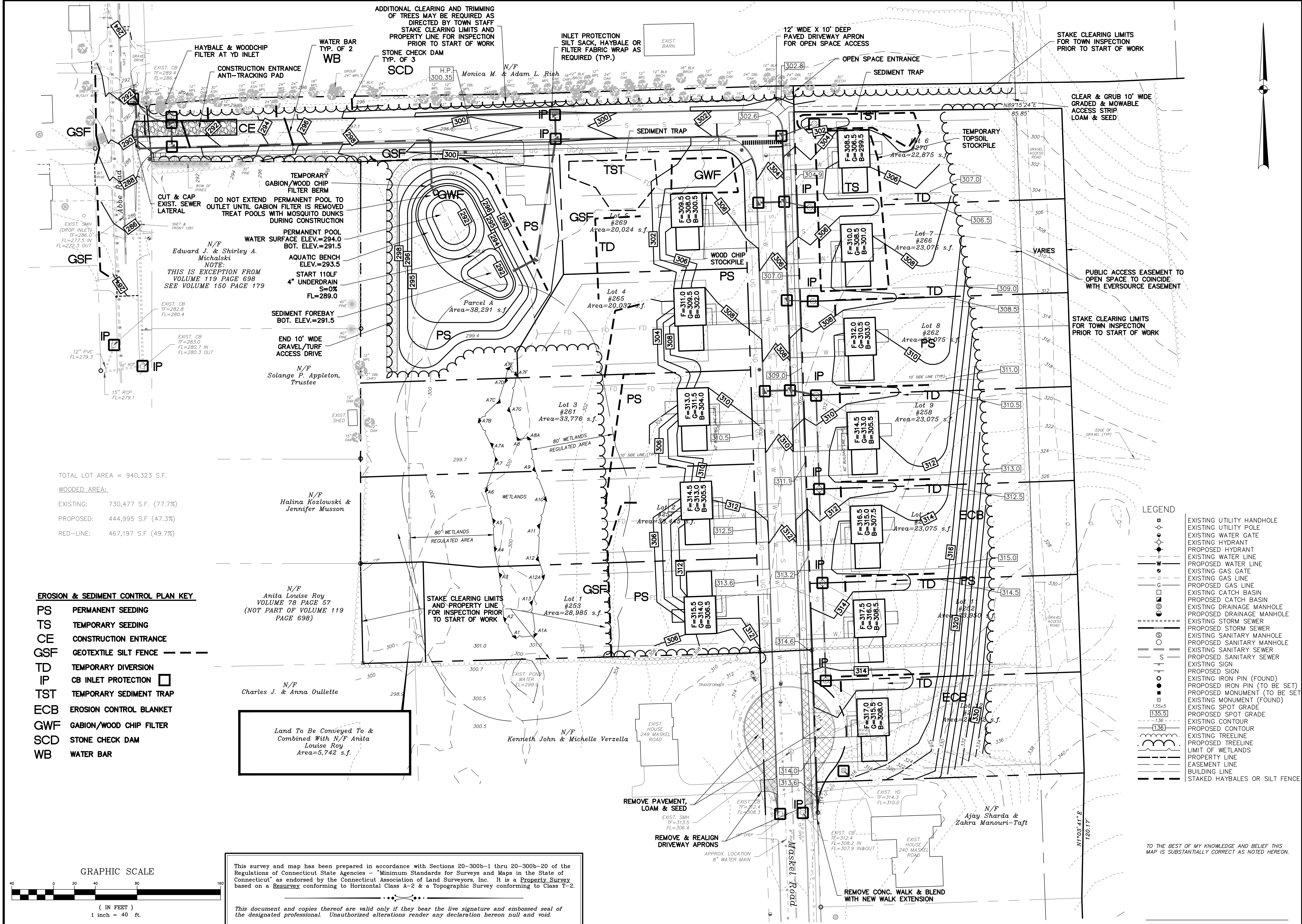
REVISIONS	
BY: DPS	CHK: JEU

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

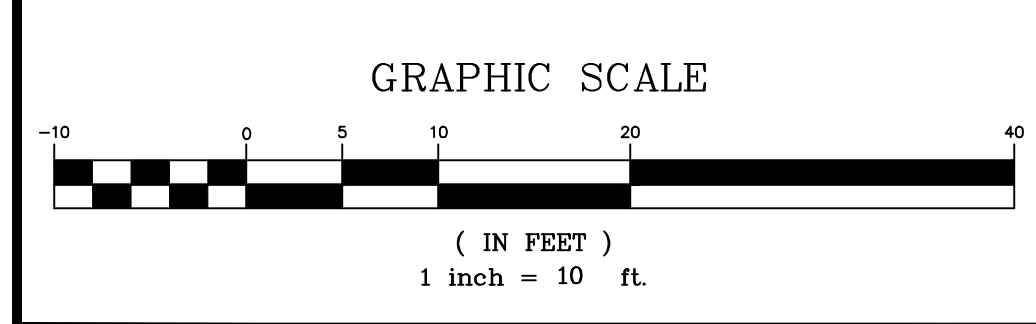
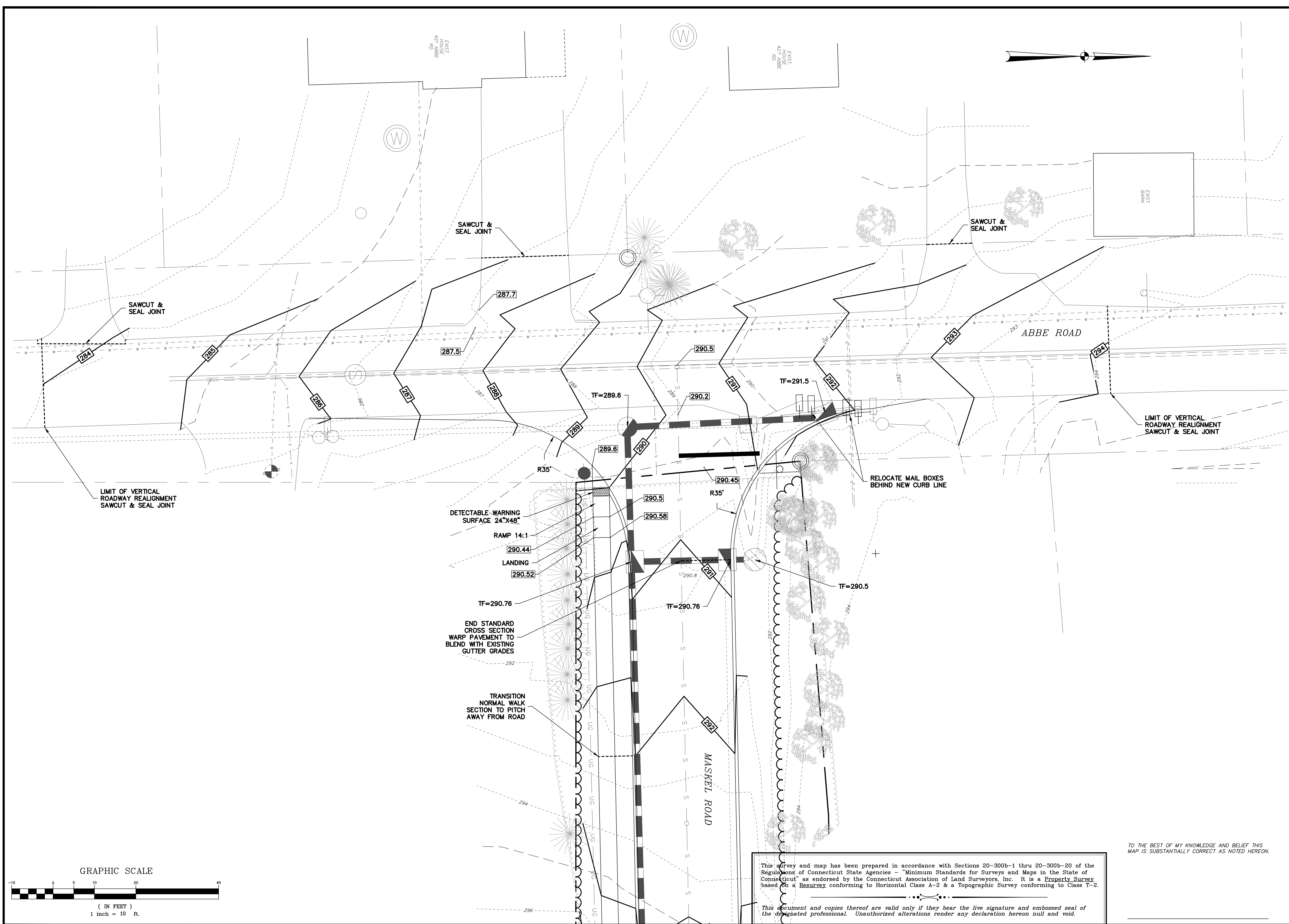
Overall Site Plan

<u>DATE</u> 1-24-2020
<u>SCALE</u> 1"=60'
<u>JOB NUMBER</u> 2019-022
<u>SHEET</u> 5 of 16

S:\Acad\2019 Civil 3D\2019-022 Mannarino - Maskel Rd\Russos Drawings\2019-022.dwg



S:\Acad\2019 Civil 3D\2019-022 Mannarino - Maskel Rd\Russos Drawings\2019-022.dwg



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

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SURVEYORS-ENGINEERS
SERVING CT & MA

JR. Russo & Associates, LLC
159 North Main Street, Suite 200
Seymour, CT 06488
Tel: 860.666.1111
www.jrussosurveyors.com

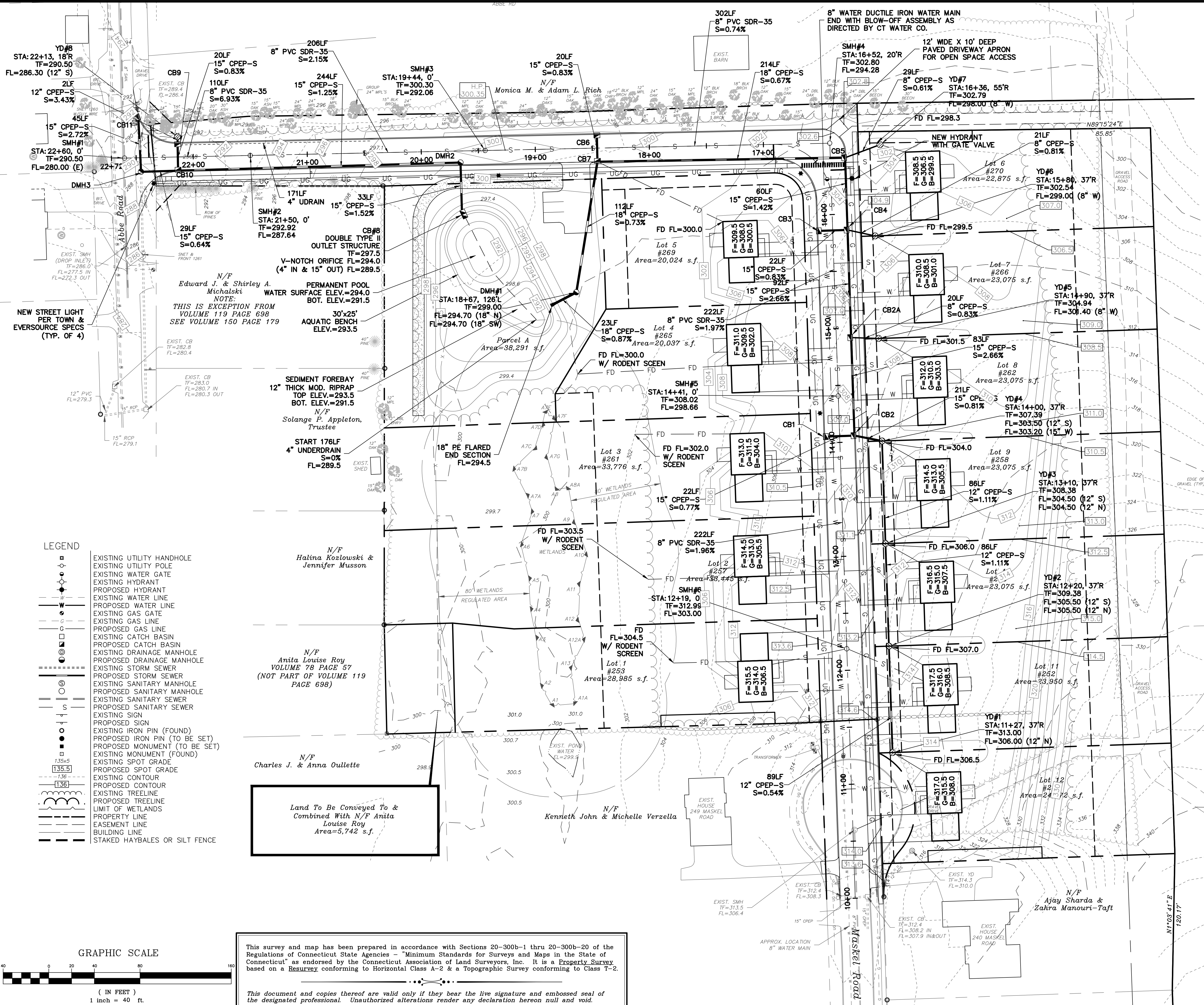
REVISIONS	
BY:	CHK:
10/5/20	Adjust alignment and grading
8/26/20	Raise intersection with Abbe Road
8/12/20	Town Engineer's comments

Kilkenny Heights II

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

**Intersection
Grading Plan**

DATE
1-24-2020
SCALE
1"=10'
JOB NUMBER
2019-022
SHEET
7 of 16



**DRAINAGE
STRUCTURE TABLE**

CB#1 DBL TYPE I
STA. 14+06, 13'L
TF=308.60
FL=304.00 (15" W)
FL=303.00 (15" E&N)

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)
FL=298.20 (15" N&S)

CB#5
STA. 16+39, 23'R
TF=302.90
FL=297.80 (8" E)
FL=297.30 (15" S)
FL=297.00 (18" W)

CB#6
STA. 18+46, 12'R
TF=299.49
FL=296.00

CB#7 DBL TYPE II
STA. 18+46, 12'L
TF=299.49
FL=299.50 (4" SE)
FL=295.80 (15" N)
FL=295.55 (18" E&S)

CB#9
STA. 22+13, 12'R
TF=290.76
FL=286.10 (12" N)
FL=286.10 (15" S)

CB#10
STA. 22+13, 12'L
TF=290.76
FL=285.90 (15" N,E&W)

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.



1R. Russo & Associates, LLC
15-Wharf Rd. East Windsor, CT 06029-0009
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10/2/20	Stormwater Design and Reevaluation Updated
8/28/20	Raise structures for new intersection grades
8/12/20	Adjust road width, Abbe Rd Int., add CB2A
3/23/20	Drainage changes

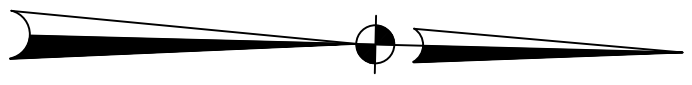
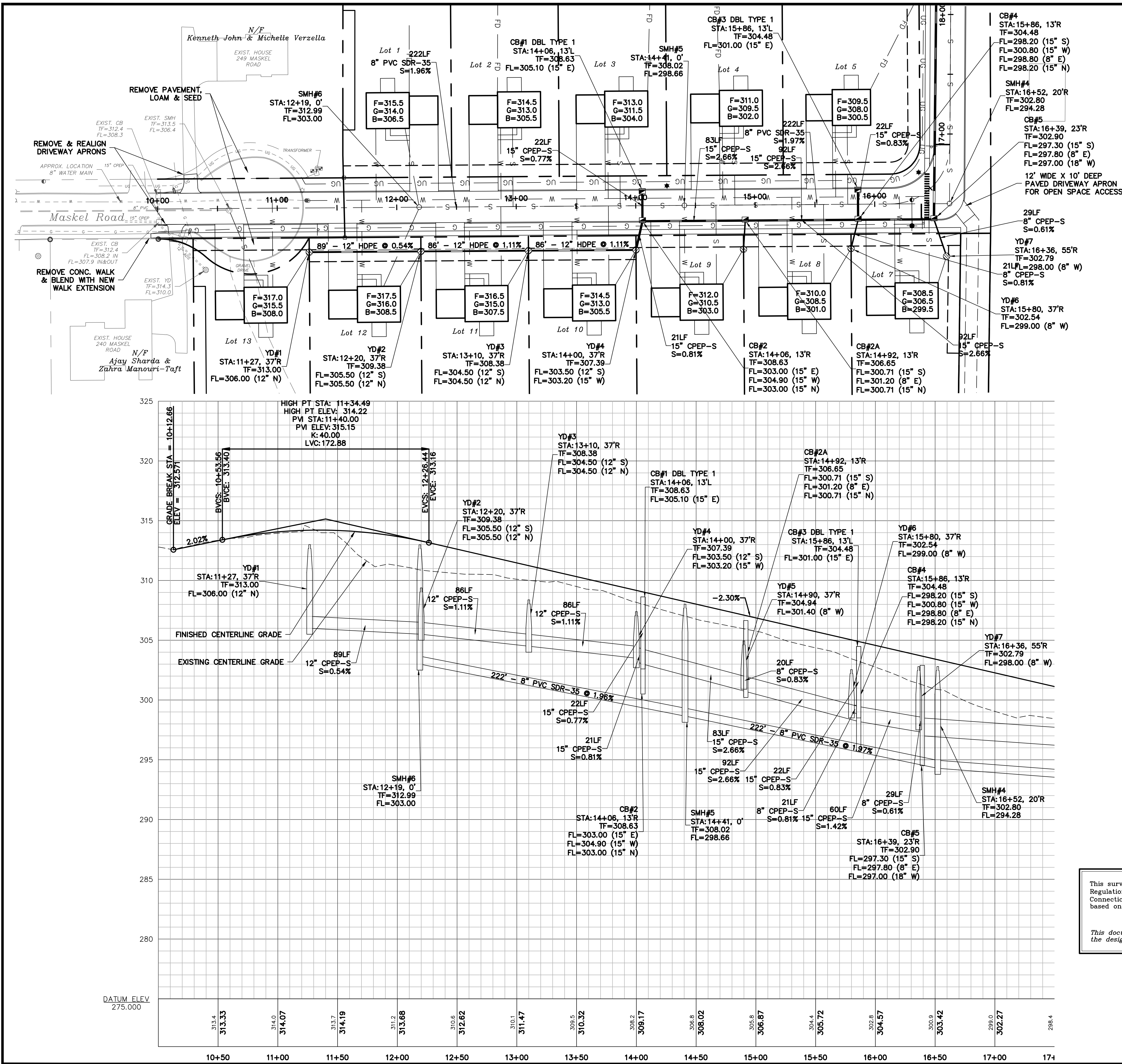
REVISIONS

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

Utility Plan

DATE
1-24-2020
SCALE
1"=40'
JOB NUMBER
2019-022
SHEET
8 of 16



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

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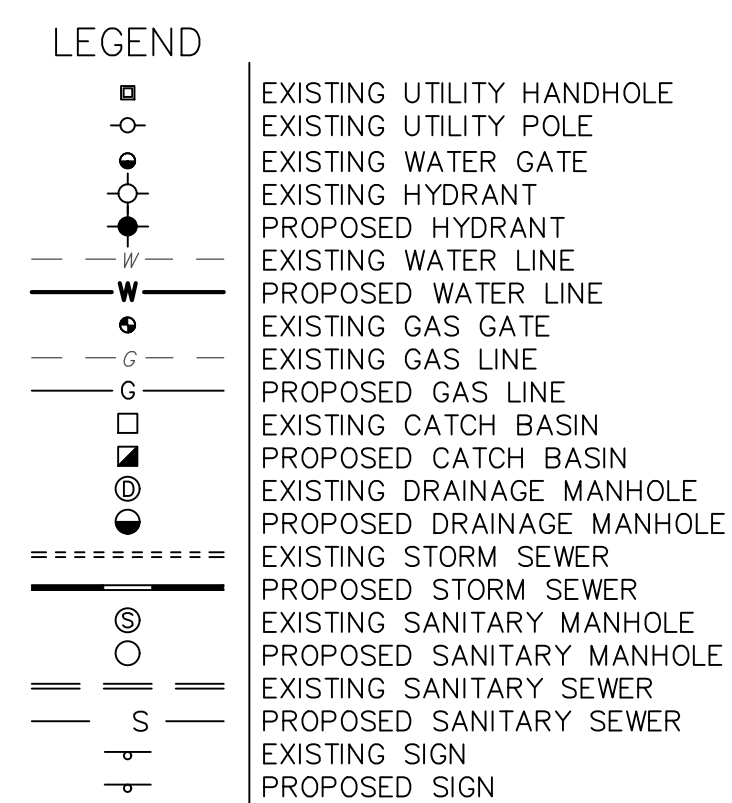


REVISIONS	
BY: DPS	CHK: JEU
10/2/20	DBL CB 13.7 SINGLE CB 6
8/28/20	Update sheet total
8/12/20	Add CB2A
3/23/20	Move yard drains

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



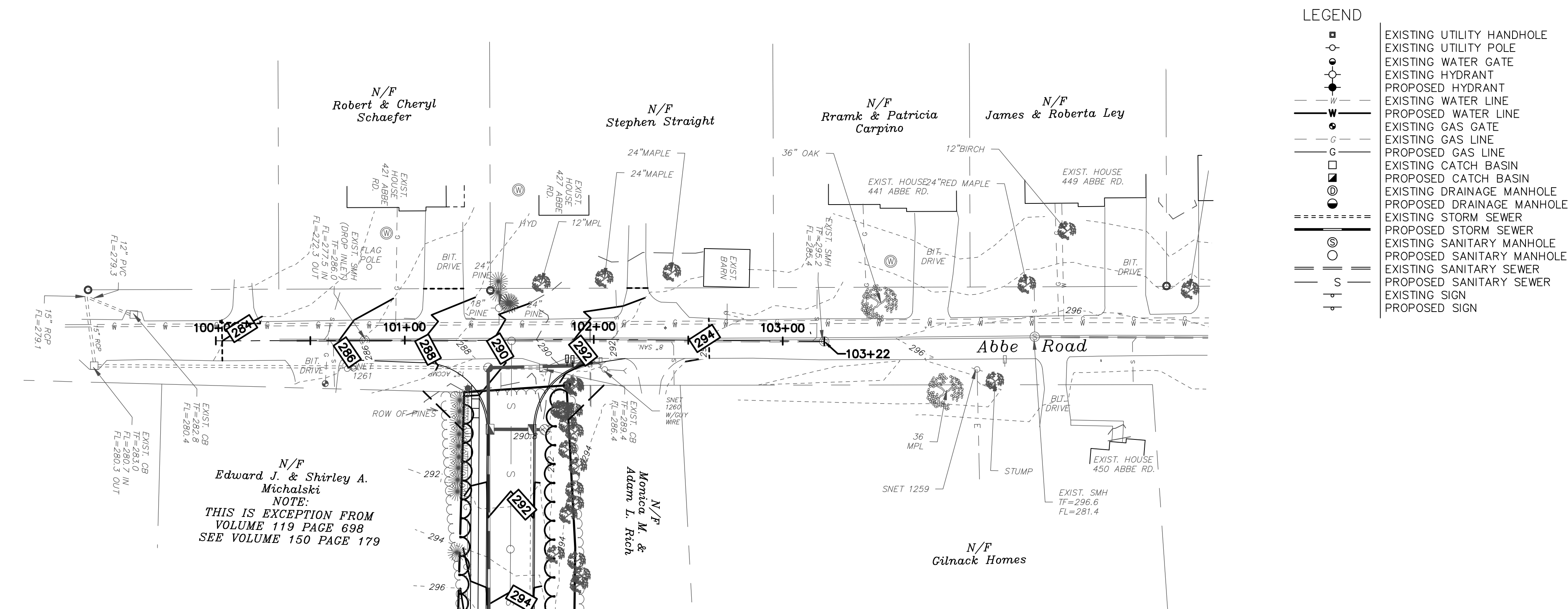
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BY: DPS	CHK: JEU

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

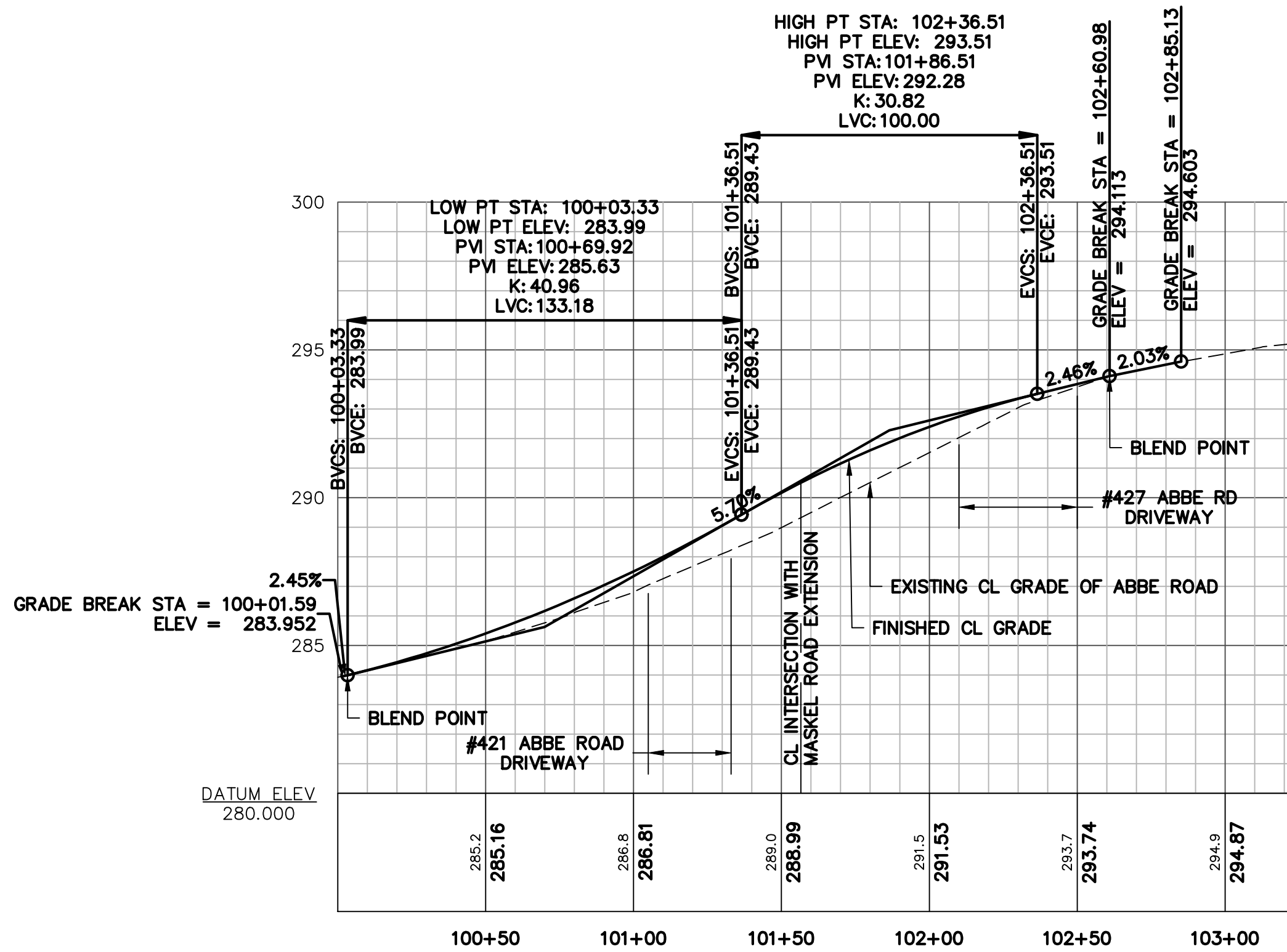
Maskel Road
Profile Plan
Sta. 16+50-22+50

DATE
1-24-2020
SCALE
1"=40' Horiz., 1"=4' Vert.
JOB NUMBER
2019-022
SHEET
10 of 16



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
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- PROPOSED DRAINAGE MANHOLE
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- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SIGN
- PROPOSED SIGN



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

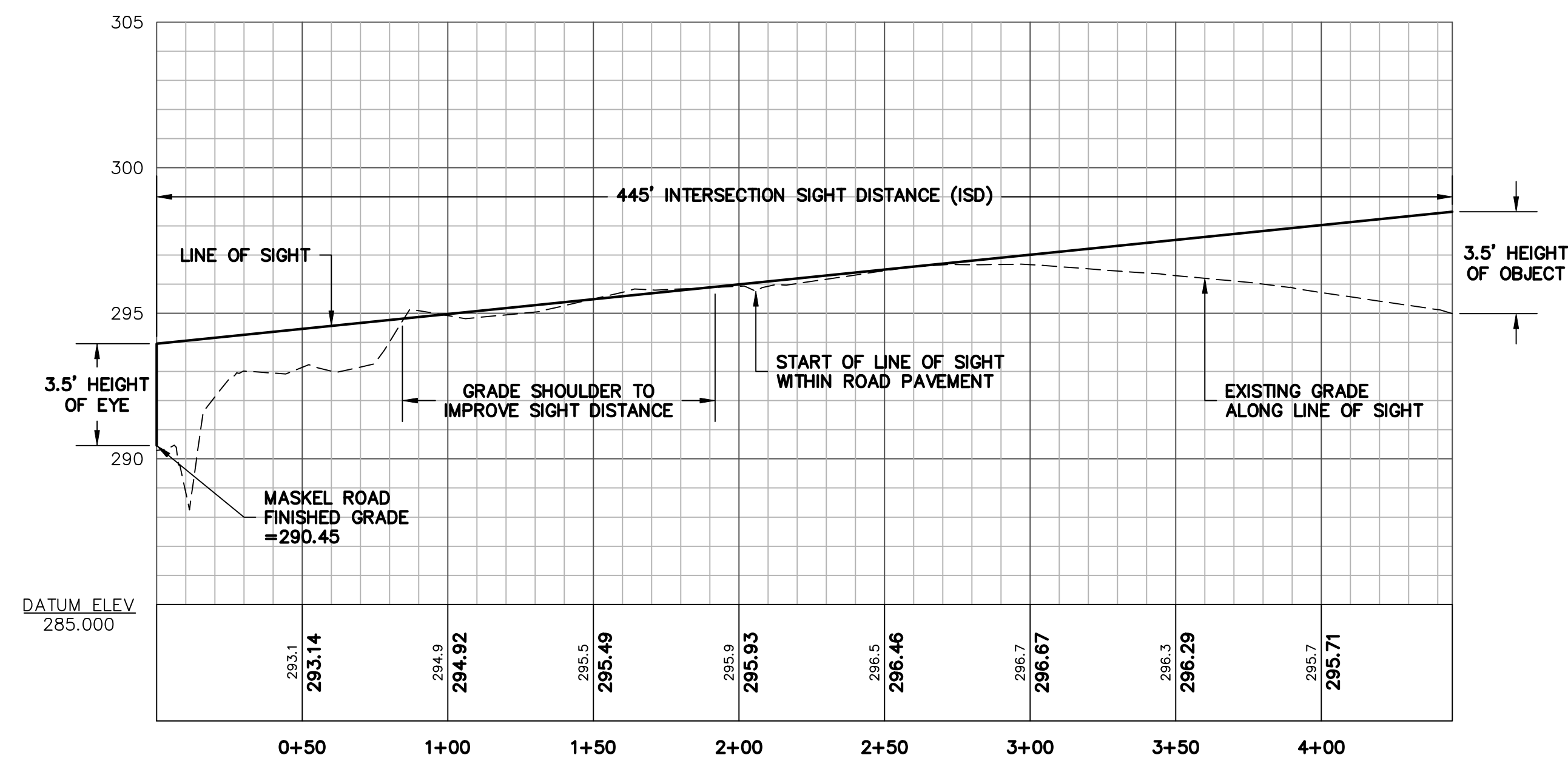
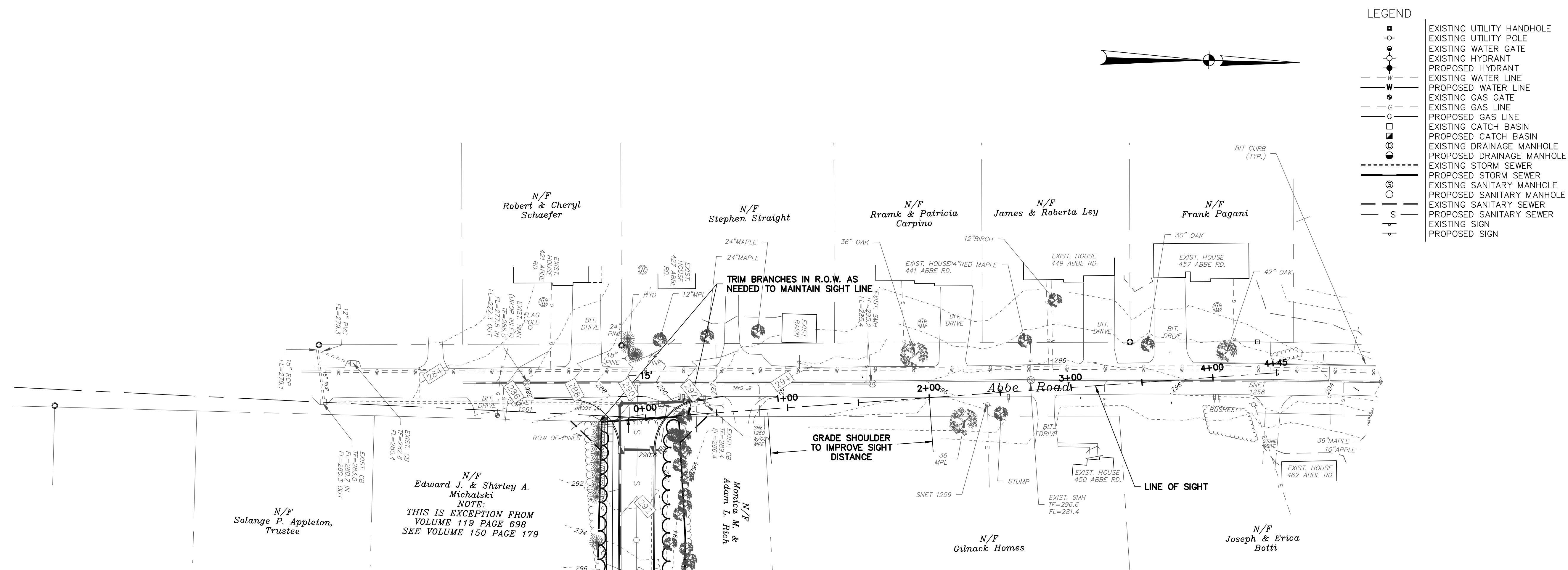
ABBE ROAD
VERTICAL
REALIGNMENT

DATE
8-26-2020
SCALE
1"=40' Horz., 1"=4' Vert.
JOB NUMBER
2019-022
SHEET
11 of 16

REVISIONS

BY: DPS CHK: JEU

10/15/20 Increase sag curve



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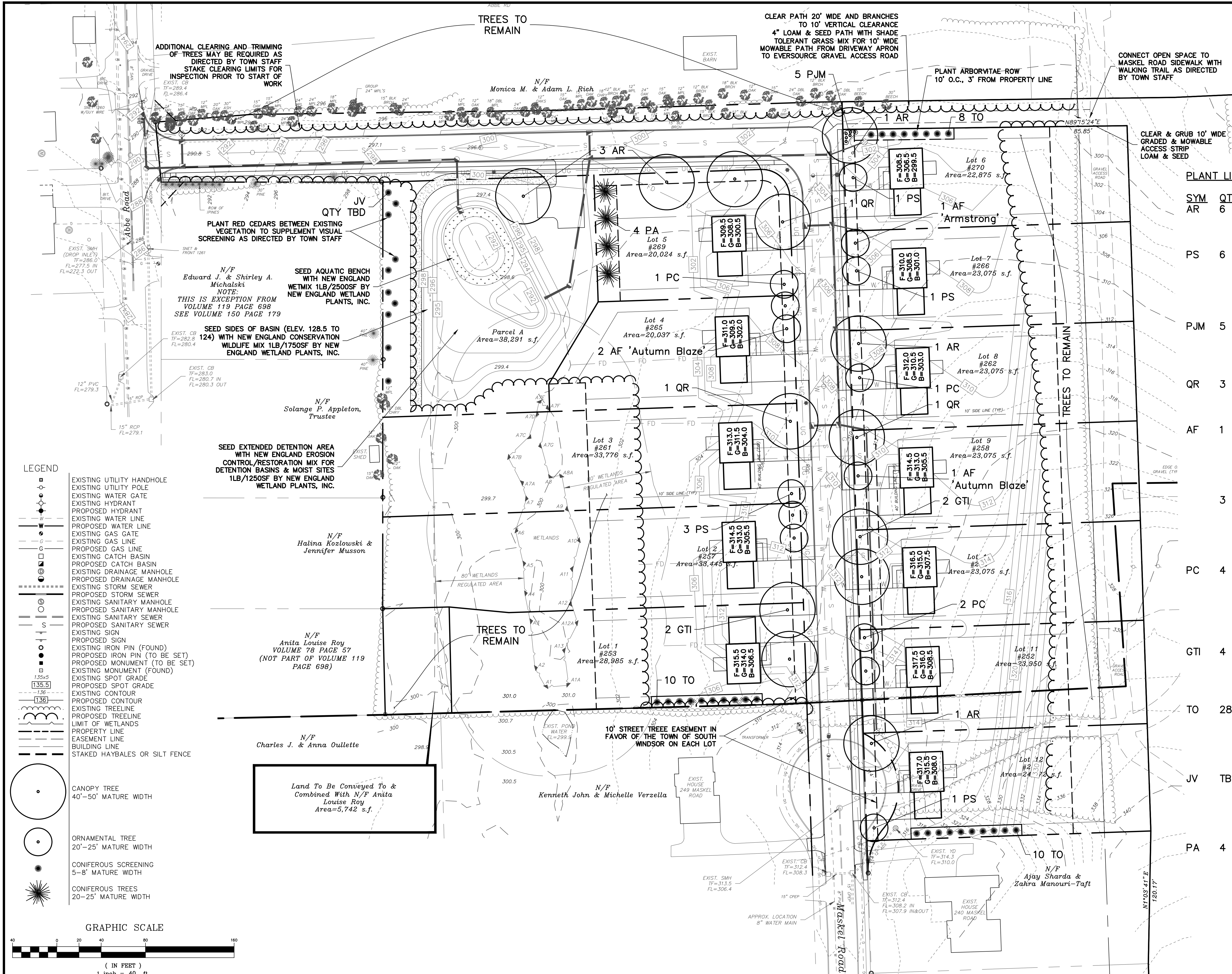
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BY: DPS	CHK: JEU

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

ABBE ROAD SIGHT LINE PLAN

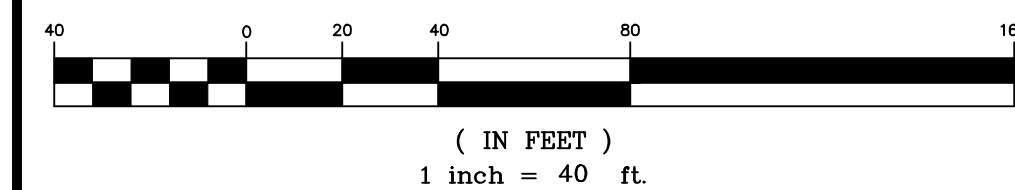
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1-24-2020
<u>SCALE</u>
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<u>JOB NUMBER</u>
2019-022
<u>SHEET</u>
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LEGEND

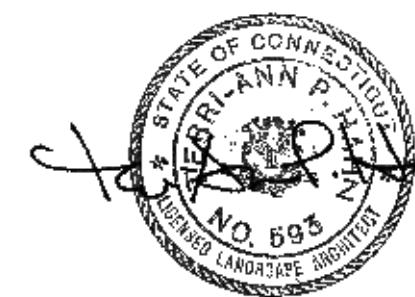
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- EXISTING UTILITY POLE
- EXISTING WATER GATE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- PROPOSED GAS LINE
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- 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
- CANOPY TREE
- 40'-50' MATURE WIDTH
- ORNAMENTAL TREE
- 20'-25' MATURE WIDTH
- CONIFEROUS SCREENING
- 5'-8' MATURE WIDTH
- CONIFEROUS TREES
- 20'-25' MATURE WIDTH

GRAPHIC SCALE



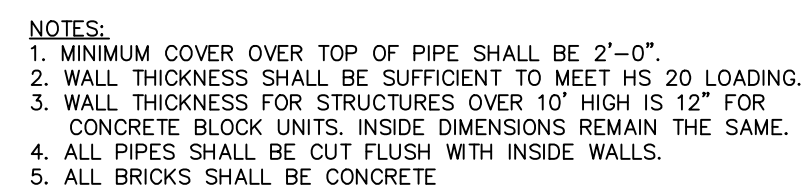
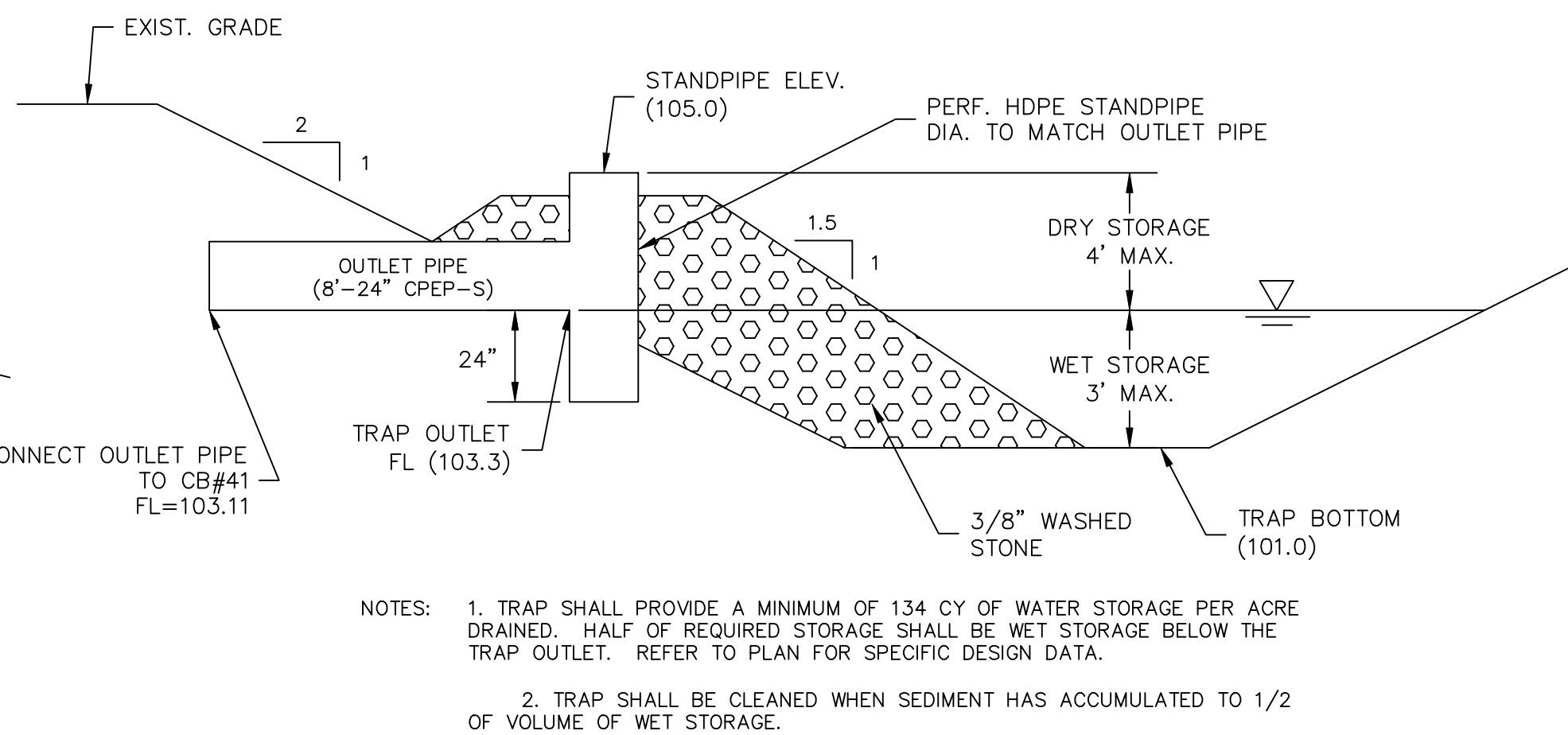
PLANT LIST

SYM	QTY	NAME & SIZE
AR	6	Acer rubrum Red Maple 2.5-3" cal.
PS	6	Prunus serrulata 'Snow Goose' Snow Goose Cherry (flowering) 2.5-3" cal.
PJM	5	Rhododendrun 'PJM' PJM Rhododendrun (shrub) 24-30" spd.
QR	3	Quercus rubra Red Oak 2.5-3" cal.
AF	1	Acer x freemanii 'Armstrong' Freemanii (columnare) Maple 2.5-3" cal.
	3	Acer x freemanii 'Autumn Blaze' Freemanii (columnare) Maple 2.5-3" cal.
PC	4	Pyrus calleryanna 'Cleveland Select' Cleveland Select Ornamental Pear (flowering) 2.5-3" cal.
GTI	4	Gleditsia inermis triacanthos 'skyline' Skyline Honeylocust 2.5-3" cal.
TO	28	Thuja occidentalis 'Nigra' Dark American Arborvitae 5-6' ht.
JV	TBD	Juniperus virginiana 'Glauc' Blue Eastern Red Cedar 5-6' ht.
PA	4	Picea abies Norway Spruce 5-6' ht.

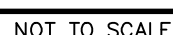


Planting Plan

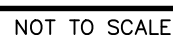
DATE	1-24-2020
SCALE	1"=40'
JOB NUMBER	2019-022
SHEET	13 of 16



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

J.R. Russo & Associates, LLC
 Shelham, Ro. East Windsor, C. 07068 • C. 888.823.0559 • FAX 413.785.1555
www.jrusso.com • info@jrusso.com

REVISIONS

BY: DPS	CHK: JEU
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Detail Sheet

<u>DATE</u>
12-16-19
<u>SCALE</u>
AS NOTED
<u>JOB NUMBER</u>
2019-022
<u>SHEET</u>
15 of 16

