

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

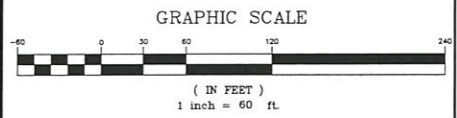
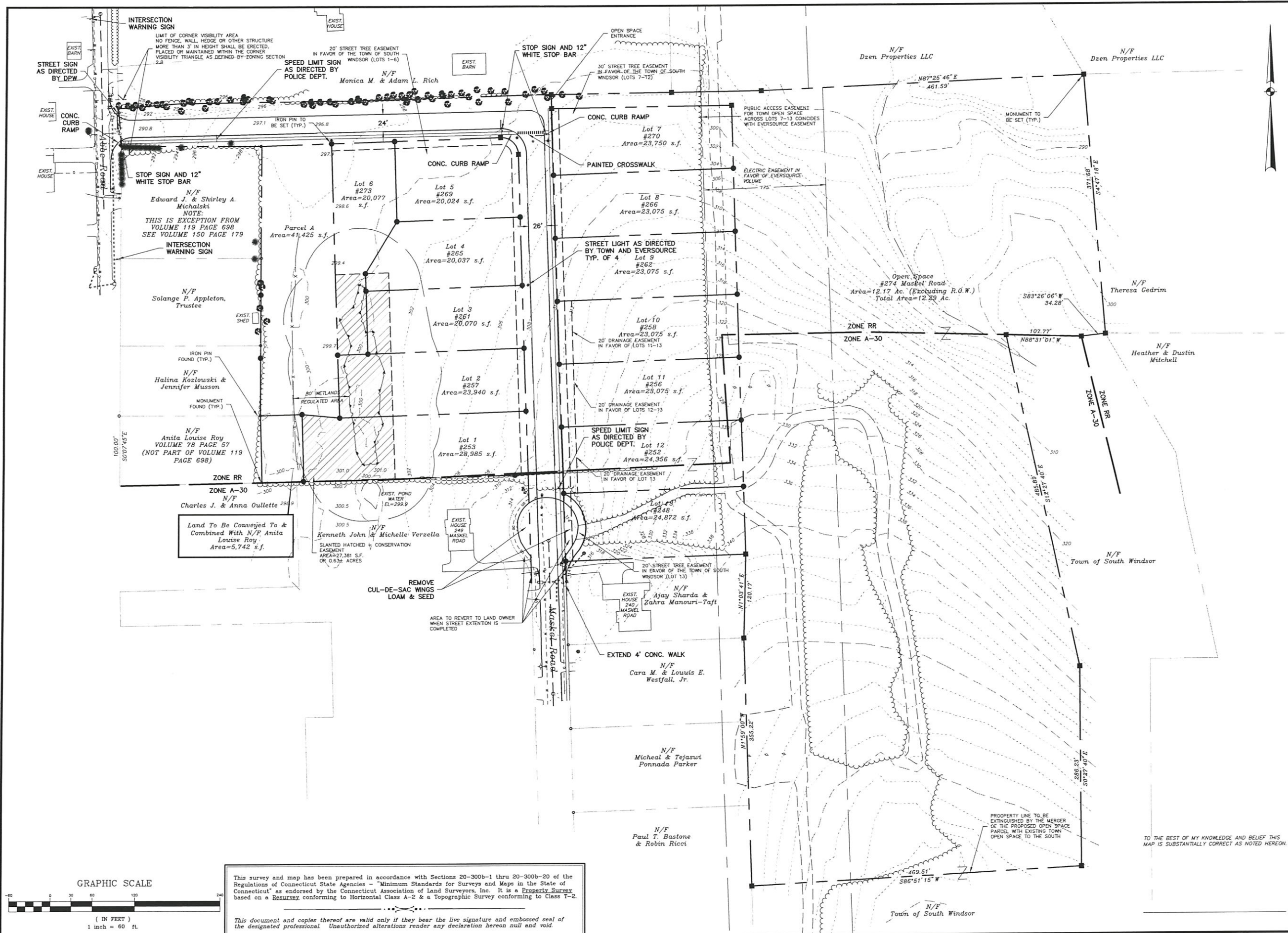
Mannarino Builders Inc.
400 Chapel Road, Unit 3-F
South Windsor, Connecticut 06074

Prepared By



J.R. Russo & Associates, LLC
15 Graham Rd East Windsor, CT 06021 • 860.253.1114 • FAX 860.253.1115
www.jrusso.com • info@jrusso.com

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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 Surveyed based on a RESURVEY conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

... ..

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

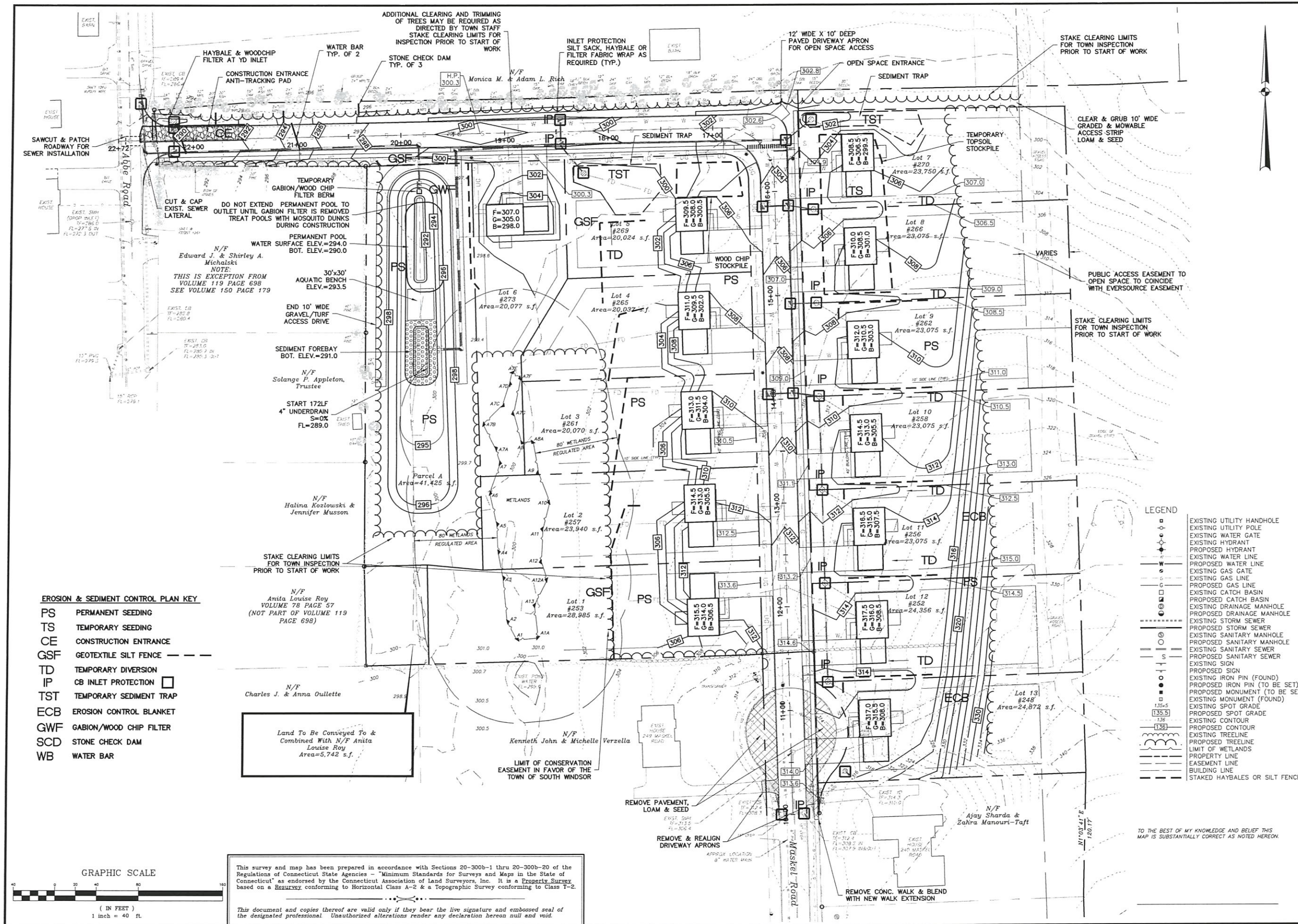
J.R. Russo & Associates, LLC
SURVEYORS-ENGINEERS
150 Main St., Suite 200, Middletown, CT 06457
TEL: 860.336.7777 FAX: 860.336.7778
WWW.RUSSOSURVEYORS-ENGINEERS.COM

REVISIONS	
BY: DPS	CHK: JEU
8/11/20	Read with and Abbe Rd intersection
3/21/20	Sign, walk & pavement notes

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

Overall Site Plan

DATE	1-24-2020
SCALE	1"=60'
JOB NUMBER	2019-022
SHEET	5 of 14



RUSSO
SURVEYORS & ENGINEERS
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www.russosurveyors.com

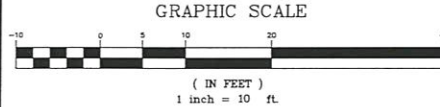
REVISIONS

BY	DPS	CHK	JEU
8/12/20			Adjust road width, CB locations
3/23/20			50' for driveway, add between lots

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

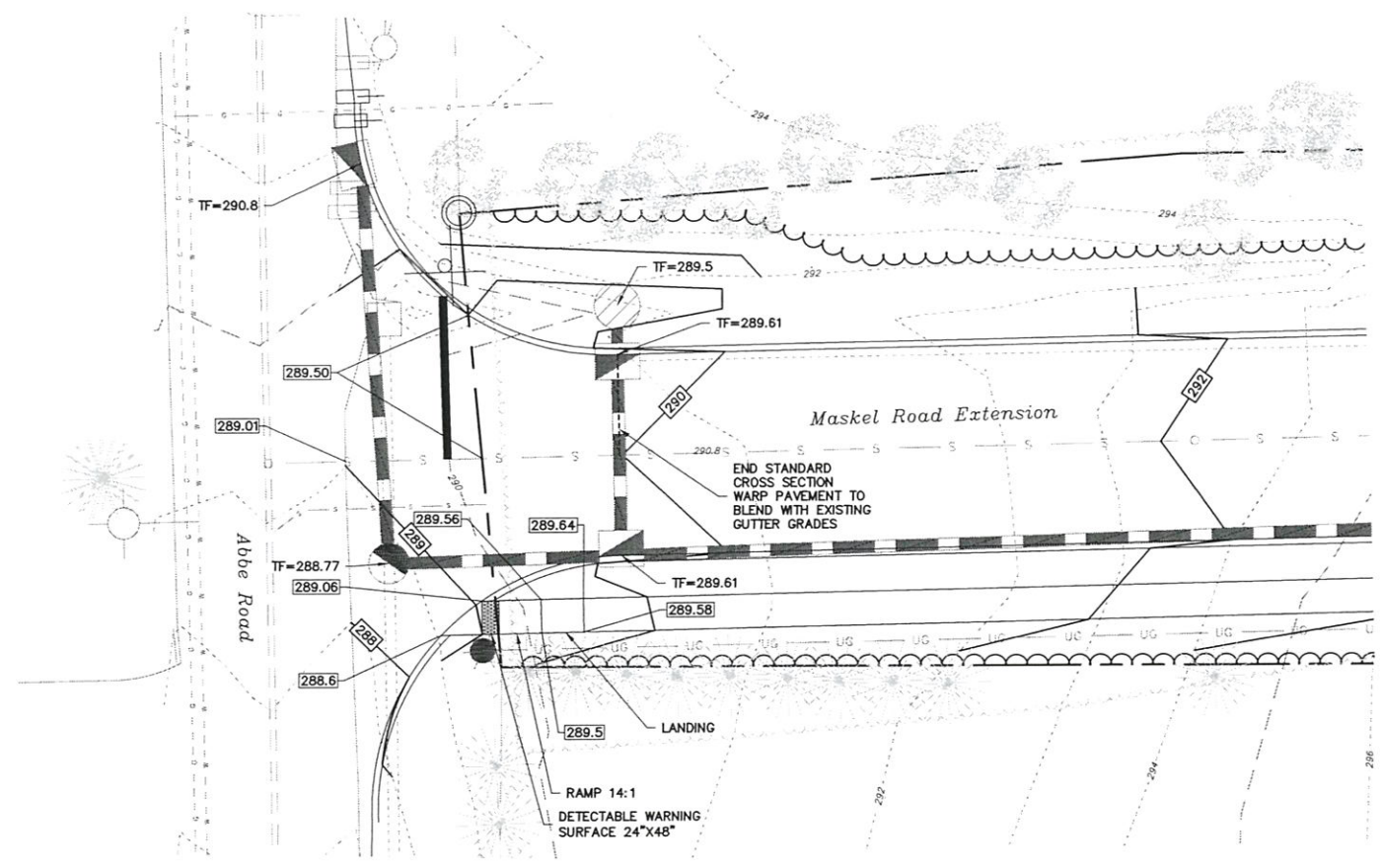
DATE	1-24-2020
SCALE	1"=40'
JOB NUMBER	2019-022
SHEET	6 of 14



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



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WWW.RUSSOENGINEERS.COM

REVISIONS	
BY	CHK
DPS	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

Intersection
Grading Plan

DATE	1-24-2020
SCALE	1"=10'
JOB NUMBER	2019-022
SHEET	6A of 14

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8/12/20 Team Engineer's comments



**DRAINAGE
STRUCTURE TABLE**

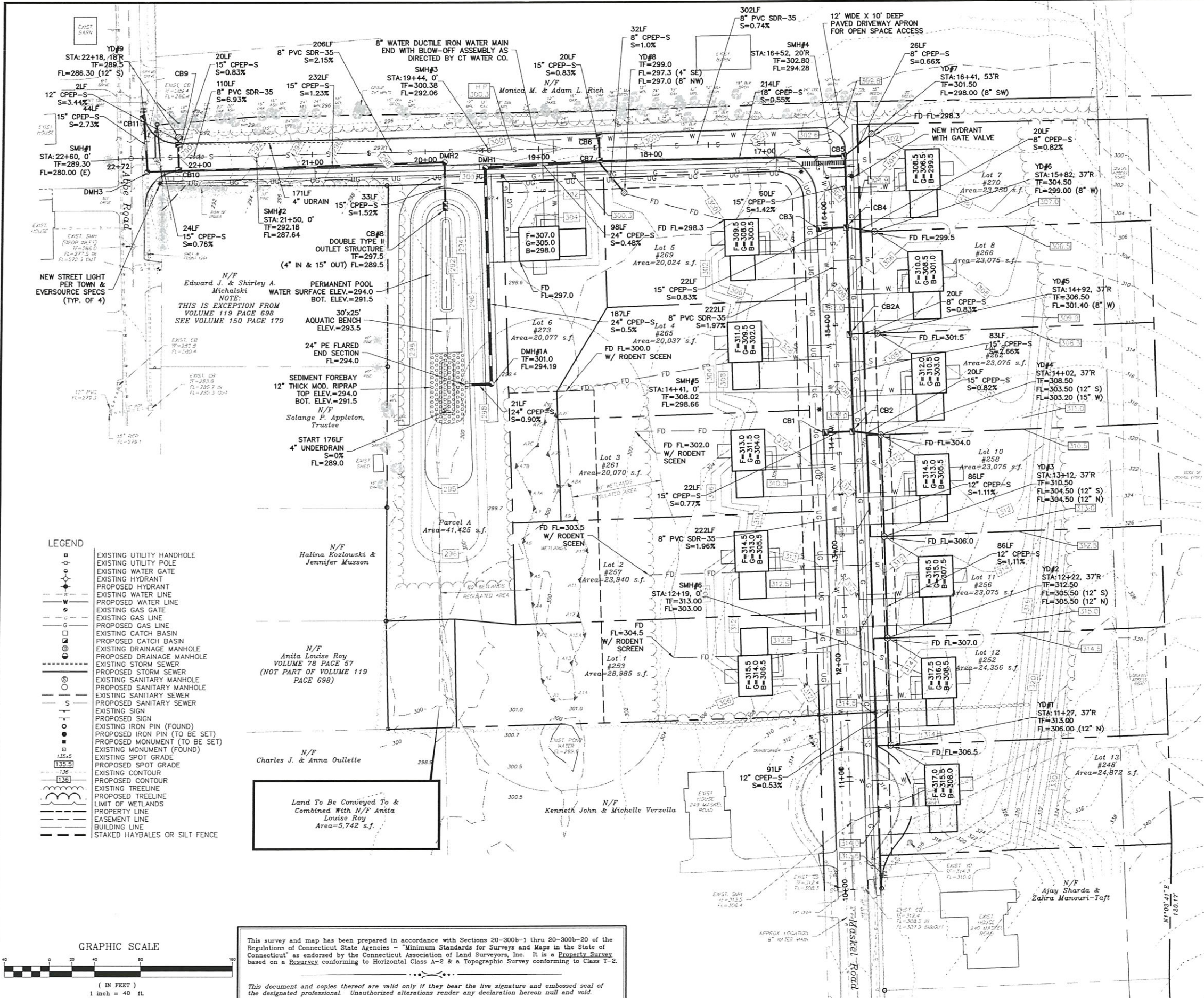
CB#1	STA. 14+06, 13'L	TF=308.60	FL=305.10
CB#2	STA. 14+06, 13'R	TF=308.60	FL=304.90 (15" W)
			FL=303.00 (15" E&N)
CB#2A	STA. 14+92, 13'R	TF=306.65	FL=301.20 (8" E)
			FL=300.71 (15" N&S)
CB#3	STA. 15+86, 13'L	TF=304.48	FL=301.00
CB#4	STA. 15+86, 13'R	TF=304.48	FL=300.80 (15" W)
			FL=298.80 (8" E)
			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	STA. 18+46, 12'L	TF=299.49	FL=297.00 (8" S)
			FL=295.80 (15" N)
			FL=295.80 (18" E)
			FL=295.61 (24" W)
CB#9	STA. 22+19, 12'R	TF=289.61	FL=286.10 (12" N)
			FL=286.10 (15" S)
CB#10	STA. 22+19, 12'L	TF=289.61	FL=285.90 (15" N,E&W)
CB#11	STA. 22+49, 36'R	TF=290.80	FL=287.00
DMH1	STA. 19+48, 15'L	TF=300.10	FL=295.12
DMH2	STA. 19+83, 11'L	TF=299.50	FL=289.00
DMH3	STA. 22+46, 12'L	TF=288.77	FL=285.70

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

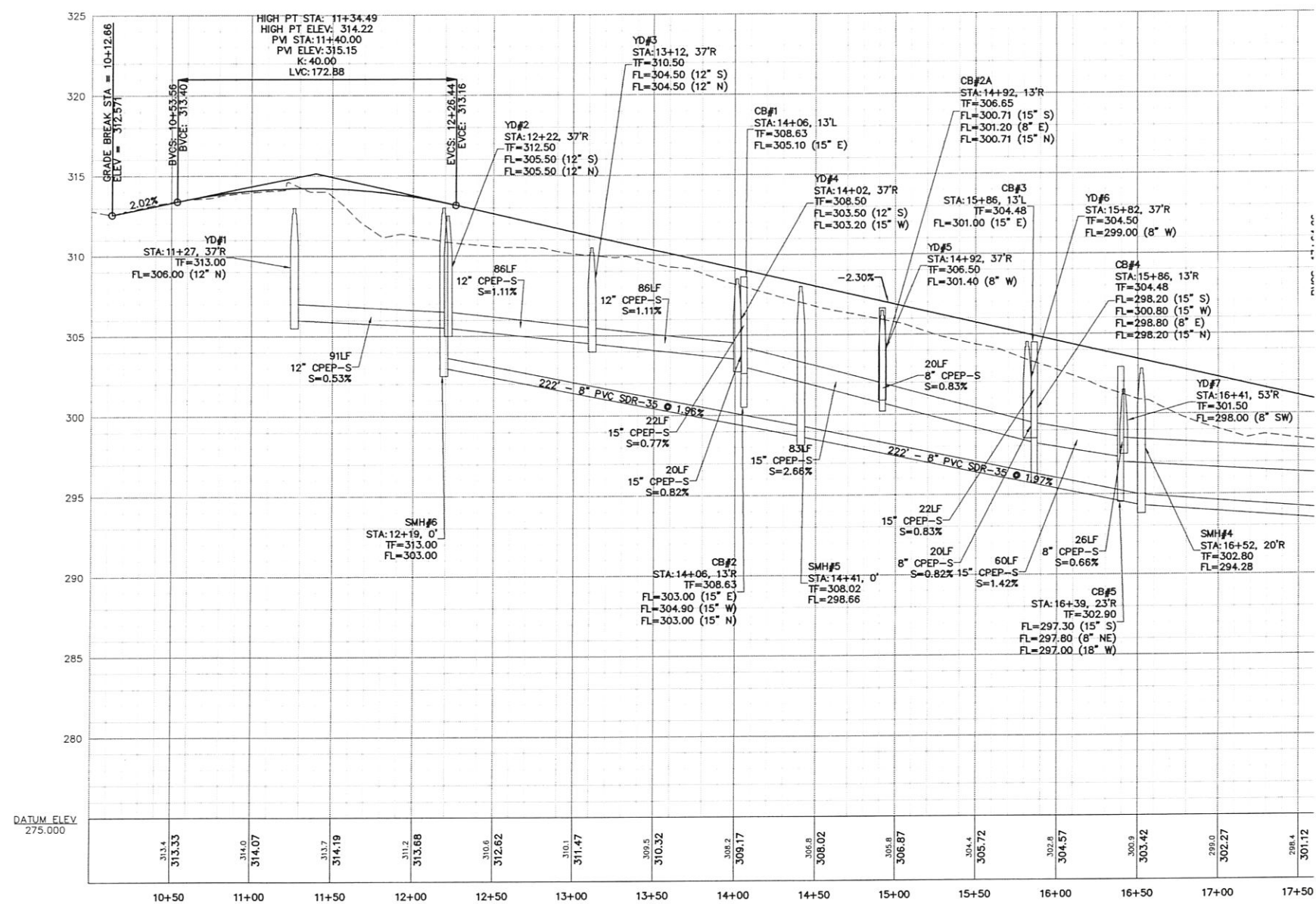
DATE	1-24-2020
SCALE	1"=40'
JOB NUMBER	2019-022
SHEET	7 of 14

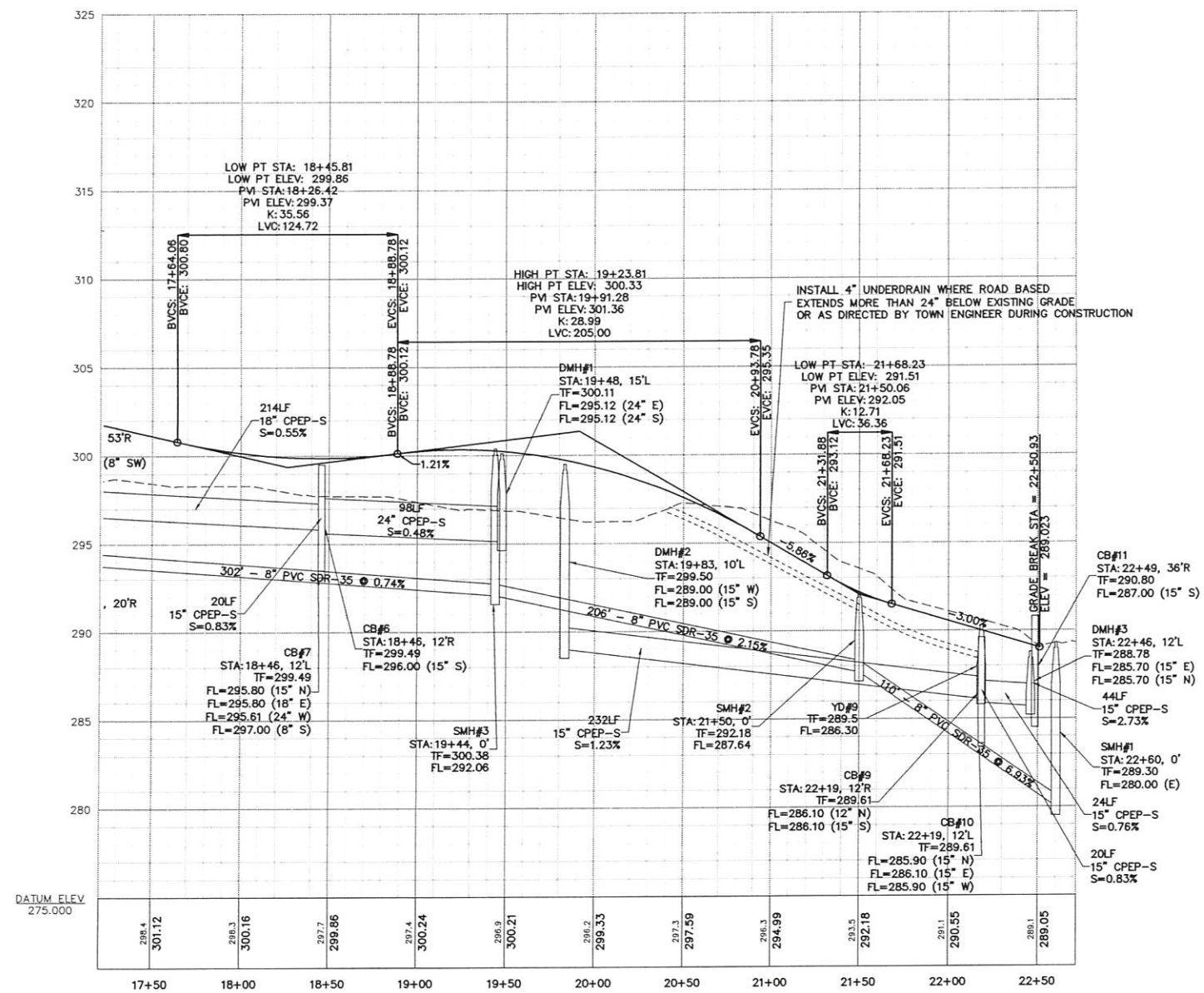
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

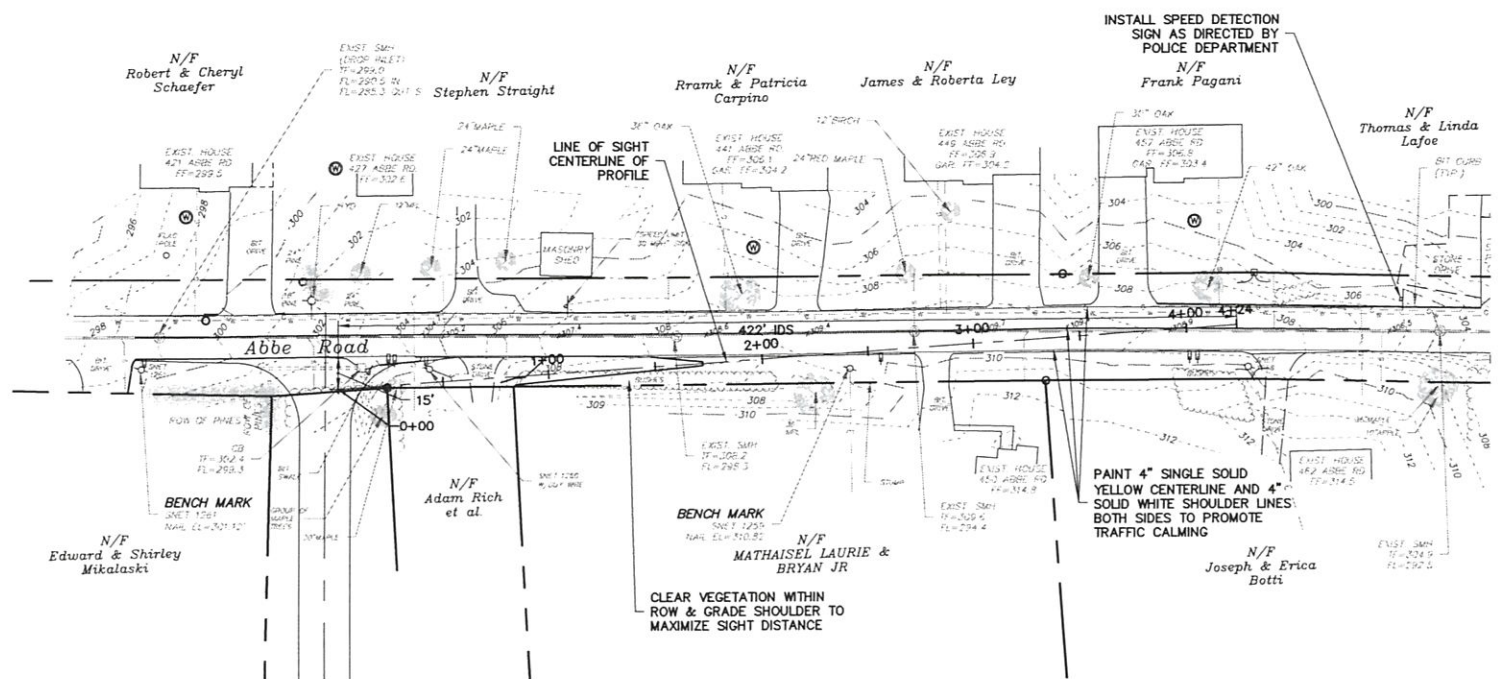


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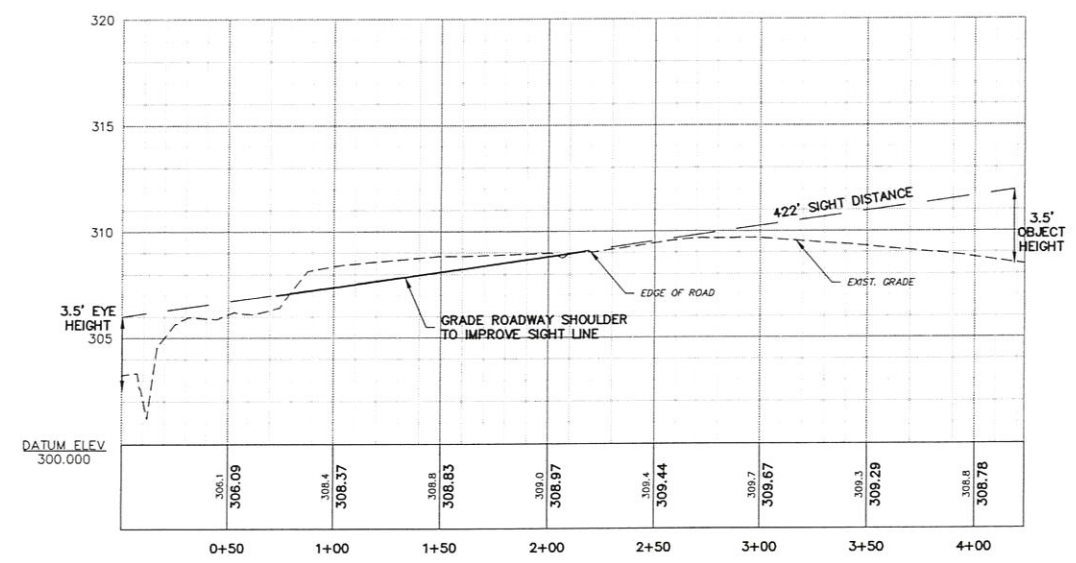






- LEGEND
- EXISTING UTILITY HANDHOLE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING TELEPHONE HH OR BOX
 - EXISTING ELECTRIC MH
 - OVERHEAD ELECTRIC
 - WATER GATE
 - EXISTING HYDRANT
 - EXISTING UNDERGROUND TELE.
 - EXISTING WATER LINE
 - GAS GATE
 - EXISTING GAS LINE
 - EXISTING WATER MANHOLE
 - EXISTING MONITORING WELL
 - EXISTING CATCH BASIN
 - EXISTING DRAINAGE MANHOLE
 - EXISTING YARD DRAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY LATERAL
 - EXISTING FENCE
 - SIGN
 - EXISTING SPOT GRADE
 - EXISTING CONTOUR
 - EXISTING TREE LINE
 - PROPERTY LINE
 - EXISTING IRON PIN
 - EXISTING MONUMENT

POSTED SPEED = 30 MPH
85th PERCENTILE SPEED = 40 MPH
30 MPH INTERSECTION SIGHT DISTANCE = 335'
40 MPH INTERSECTION SIGHT DISTANCE = 445'
40 MPH STOPPING SIGHT DISTANCE = 305'
AVAILABLE INTERSECTION SIGHT DISTANCE = 422' (38.2 MPH)



SIGHT LINE PROFILE TO NORTH

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REVISIONS	
8/17/20	Update Intersection
3/23/20	Add striping and speed detection signs

Prepared For
Mannarino Builders, Inc.
Abbe Road & Maskel Road
South Windsor, Connecticut

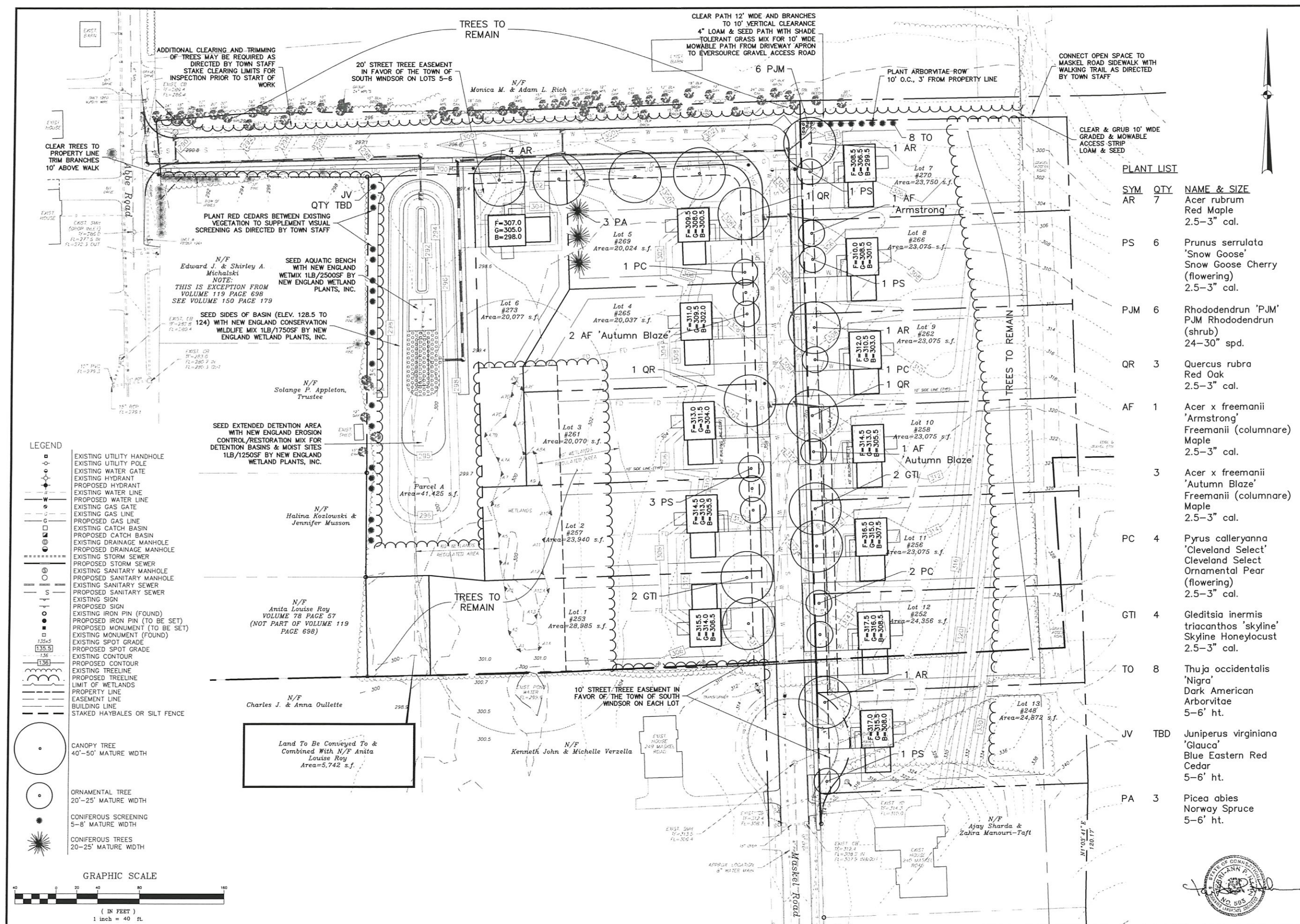
Sight Line Plan

DATE
January 24, 2020

SCALE
1"=40' HORIZ., 1"=4' VERT.

JOB NUMBER
2019-022

SHEET
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PLANT LIST		
SYM	QTY	NAME & SIZE
AR	7	Acer rubrum Red Maple 2.5-3" cal.
PS	6	Prunus serrulata 'Snow Goose' Snow Goose Cherry (flowering) 2.5-3" cal.
PJM	6	Rhododendron 'PJM' PJM Rhododendron (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 calleryana 'Cleveland Select' Cleveland Select Ornamental Pear (flowering) 2.5-3" cal.
GTI	4	Gleditsia inermis triacanthos 'skyline' Skyline Honeylocust 2.5-3" cal.
TO	8	Thuja occidentalis 'Nigra' Dark American Arborvitae 5-6' ht.
JV	TBD	Juniperus virginiana 'Glaucia' Blue Eastern Red Cedar 5-6' ht.
PA	3	Picea abies Norway Spruce 5-6' ht.

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LADA, P.C.
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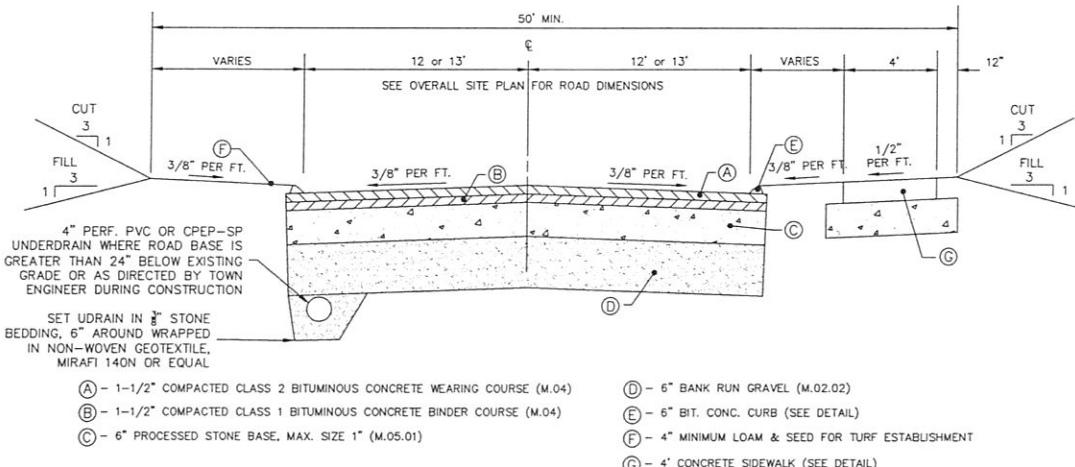
REVISIONS	
BY: DPS	CHK: JEU

Kilkenny Heights II

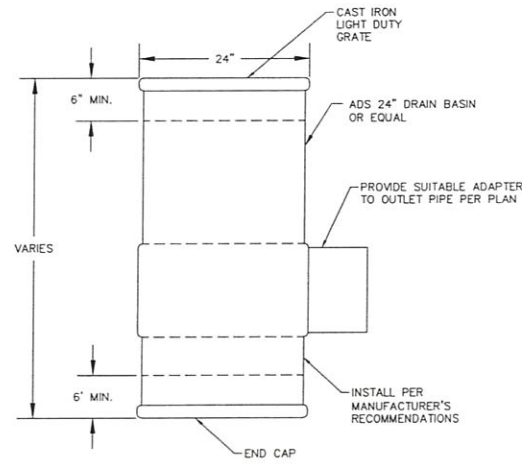
Maskel Road & Abbe Road
South Windsor, Connecticut
Map 139 Lot 7-13 Zone: A-30
Map 148 Lot 31 Zone: RR

Planting Plan

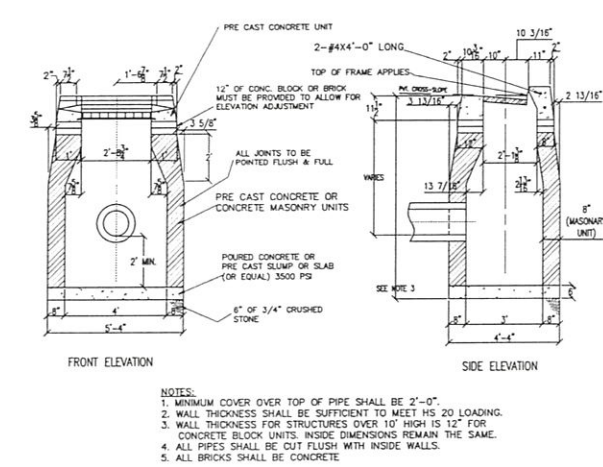
DATE	1-24-2020
SCALE	1"=40'
JOB NUMBER	2019-022
SHEET	11 of 14



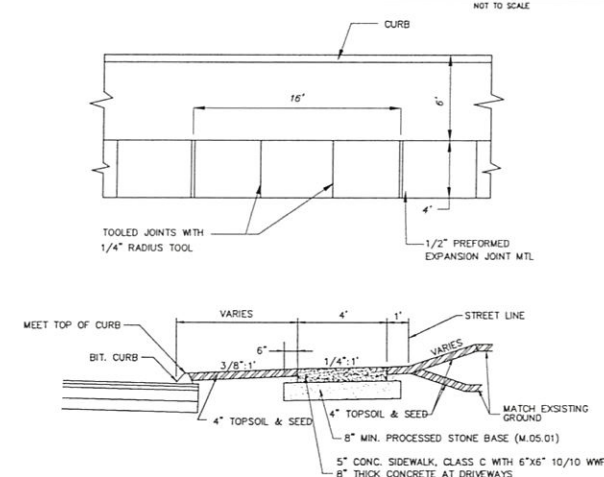
RESIDENTIAL ROAD CROSS SECTION



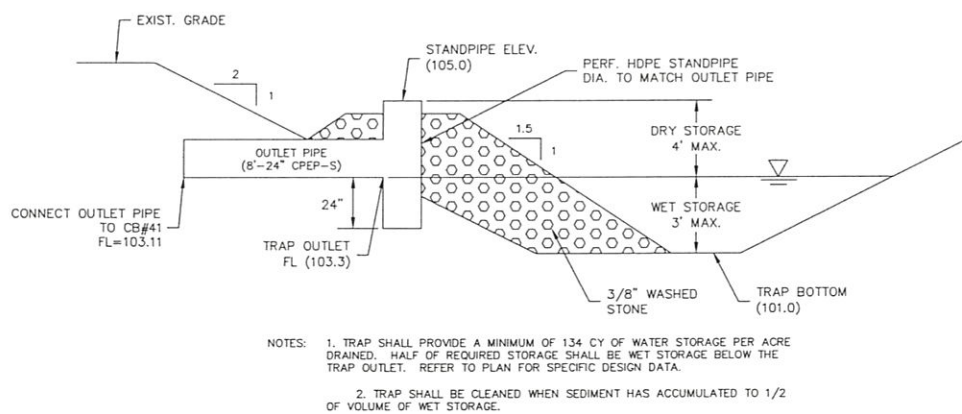
YARD DRAIN DETAIL



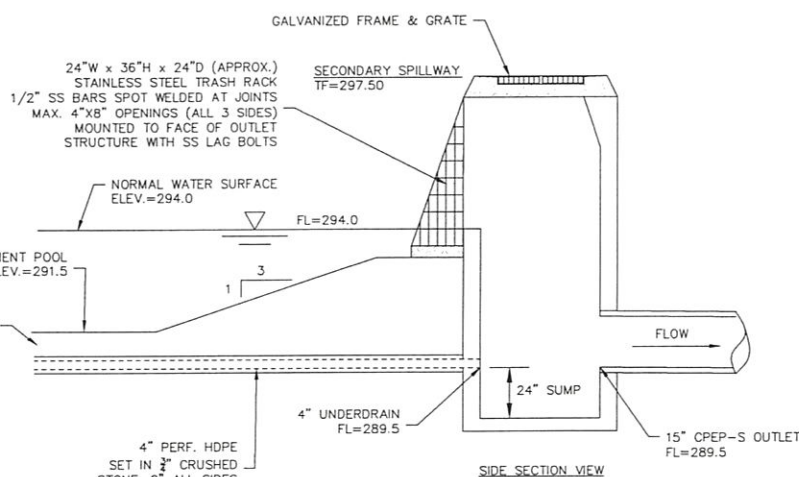
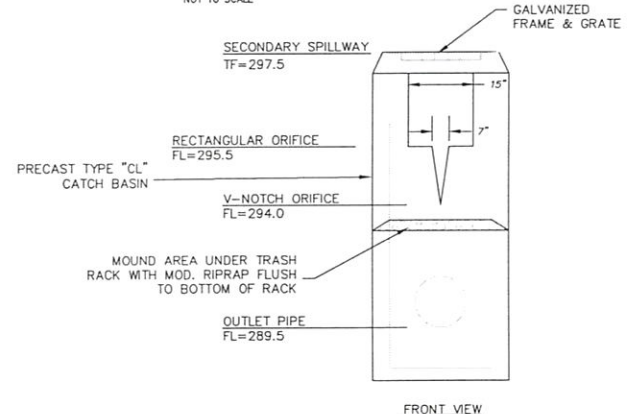
TYPE "C" CATCH BASIN



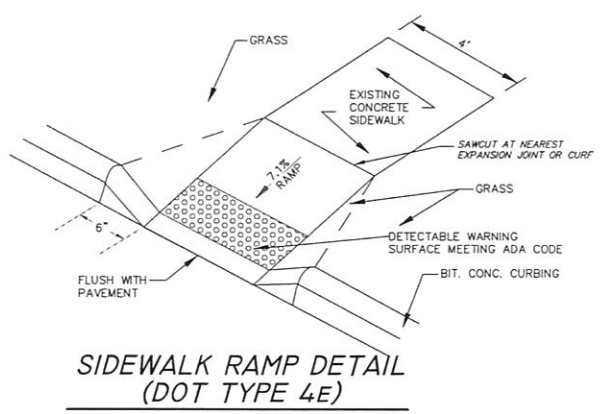
TYPICAL SIDEWALK DETAIL



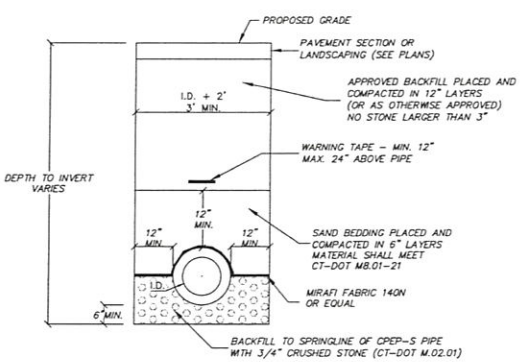
TEMPORARY SEDIMENT TRAP (TST)



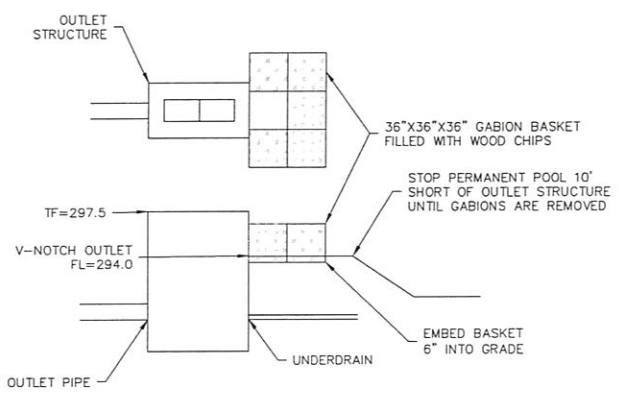
OUTLET STRUCTURE



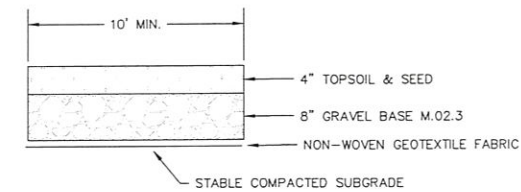
SIDEWALK RAMP DETAIL (DOT TYPE 4E)



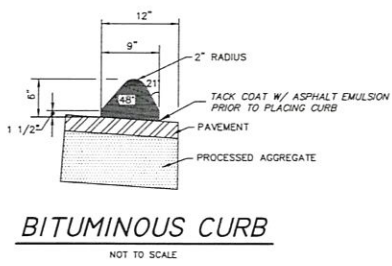
DRAIN TRENCH DETAIL



GABION/WOOD CHIP FILTER



STORMWATER POND ACCESS DRIVE



BITUMINOUS CURB

GENERAL NOTE REGARDING DETAILS:
ALL MATERIALS SHALL CONFORM TO CT DOT FORM 817, LATEST EDITION, UNLESS OTHERWISE NOTED.

REVISIONS	
8/12/20	Read with detail
3/23/20	Outlet structure, add udrain to road sec.
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

Detail Sheet	
DATE	12-16-19
SCALE	AS NOTED
JOB NUMBER	2019-022
SHEET	13 of 14

