

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

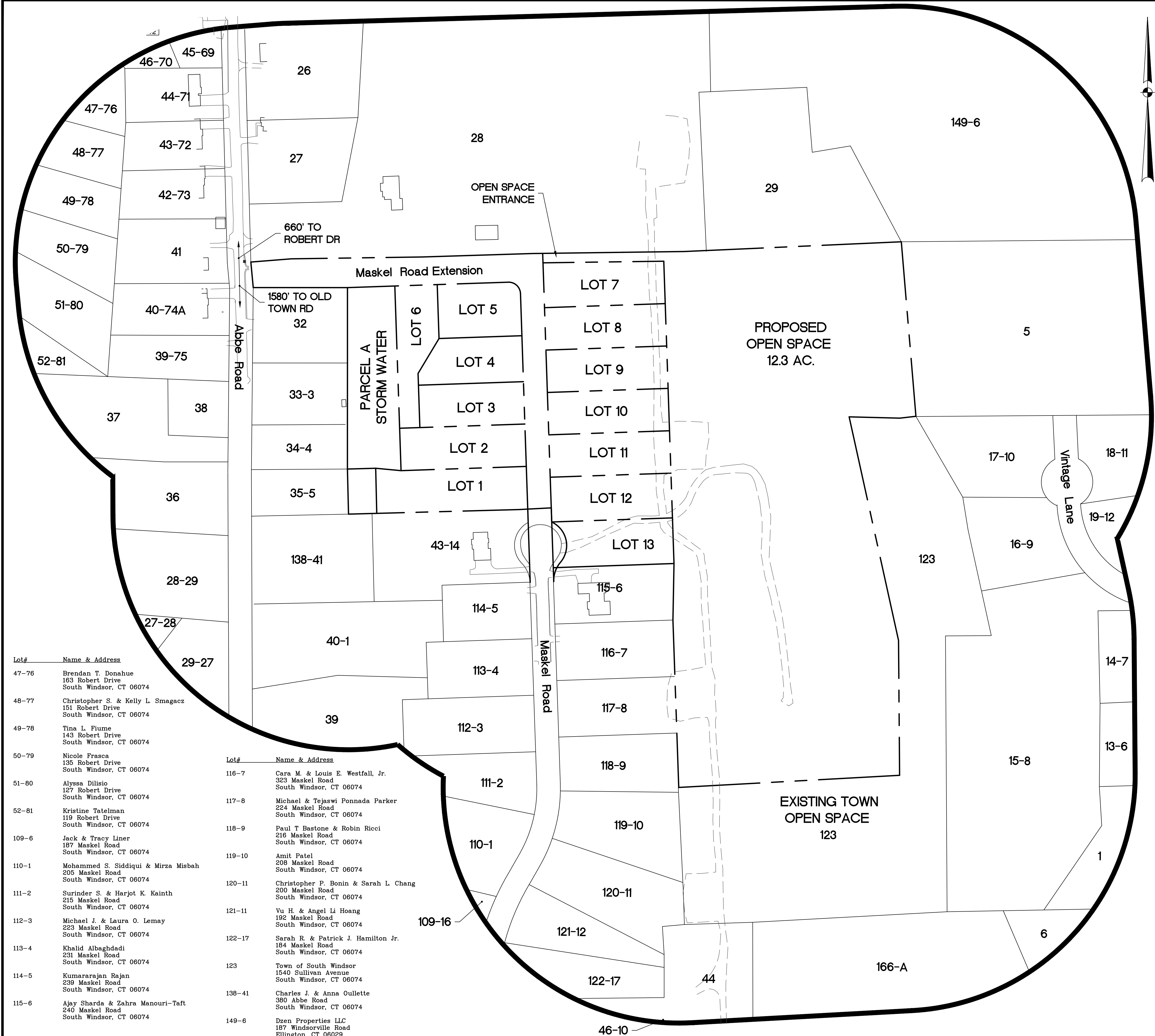
Prepared By

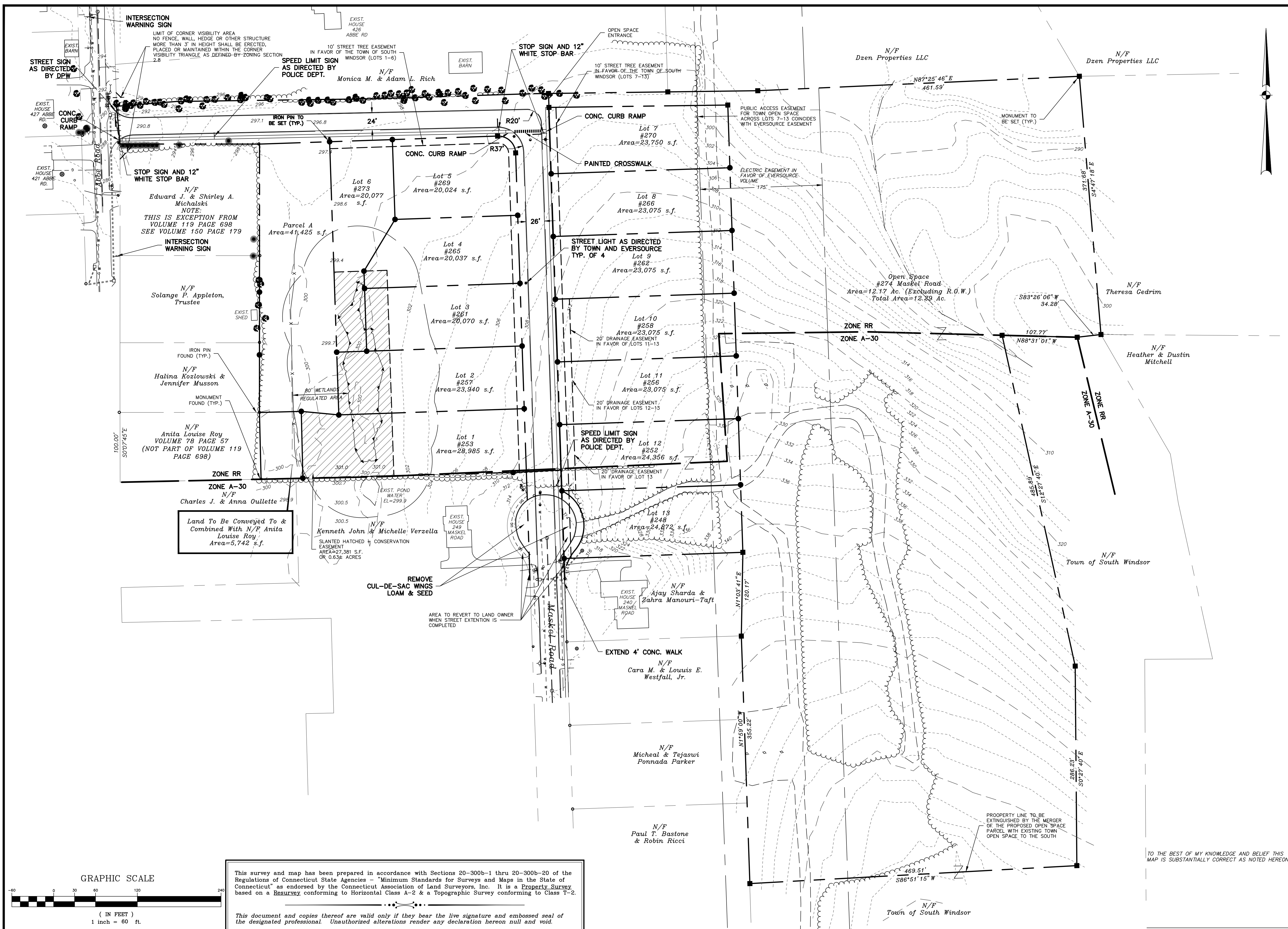


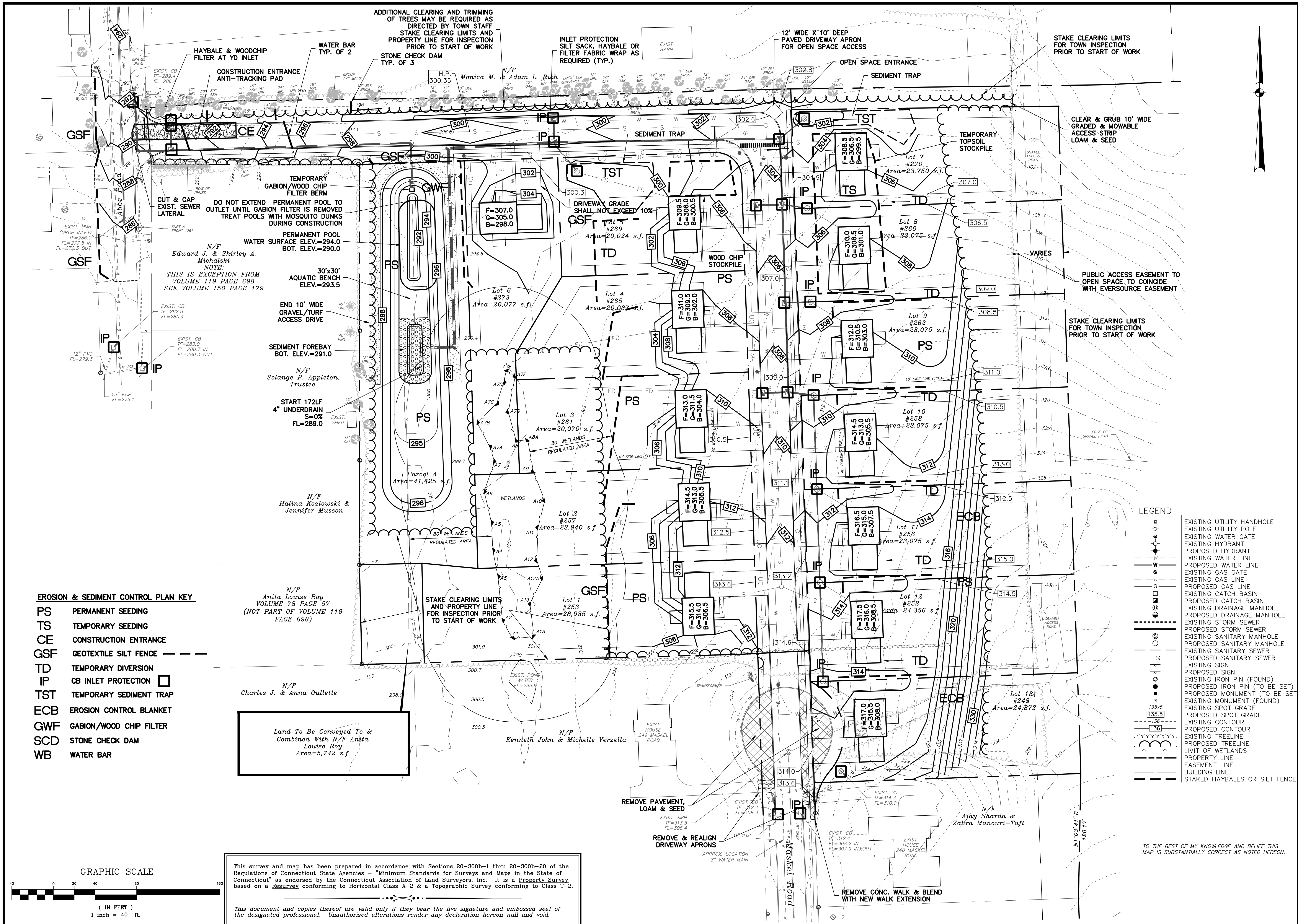
J.R. Russo & Associates, LLC
1 Sasham St East Windsor, CT 06036 • CT 860.825.0299 • MA 413.750.158
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DRAWING INDEX		
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1500 Main St. Suite 200
South Windsor, CT 06075
TEL: 860.234.1234
WWW.RUSSO-ENGINEERS.COM

REVISIONS	
BY: DPS	CHK: JEU
8/28/20	Abbe Rd intersection grading
8/12/20	Adjust road width, CB locations
3/23/20	SC for driveways, grades 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

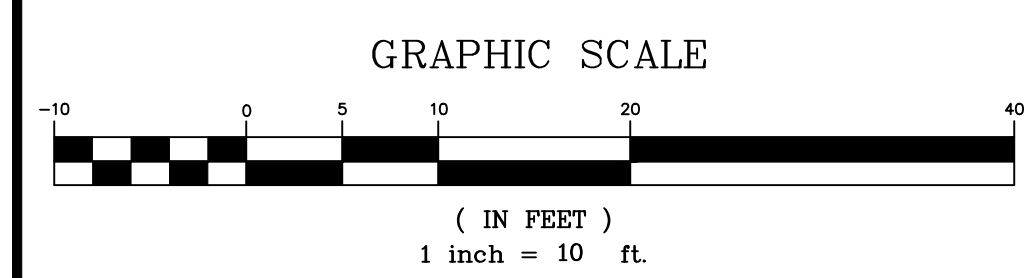
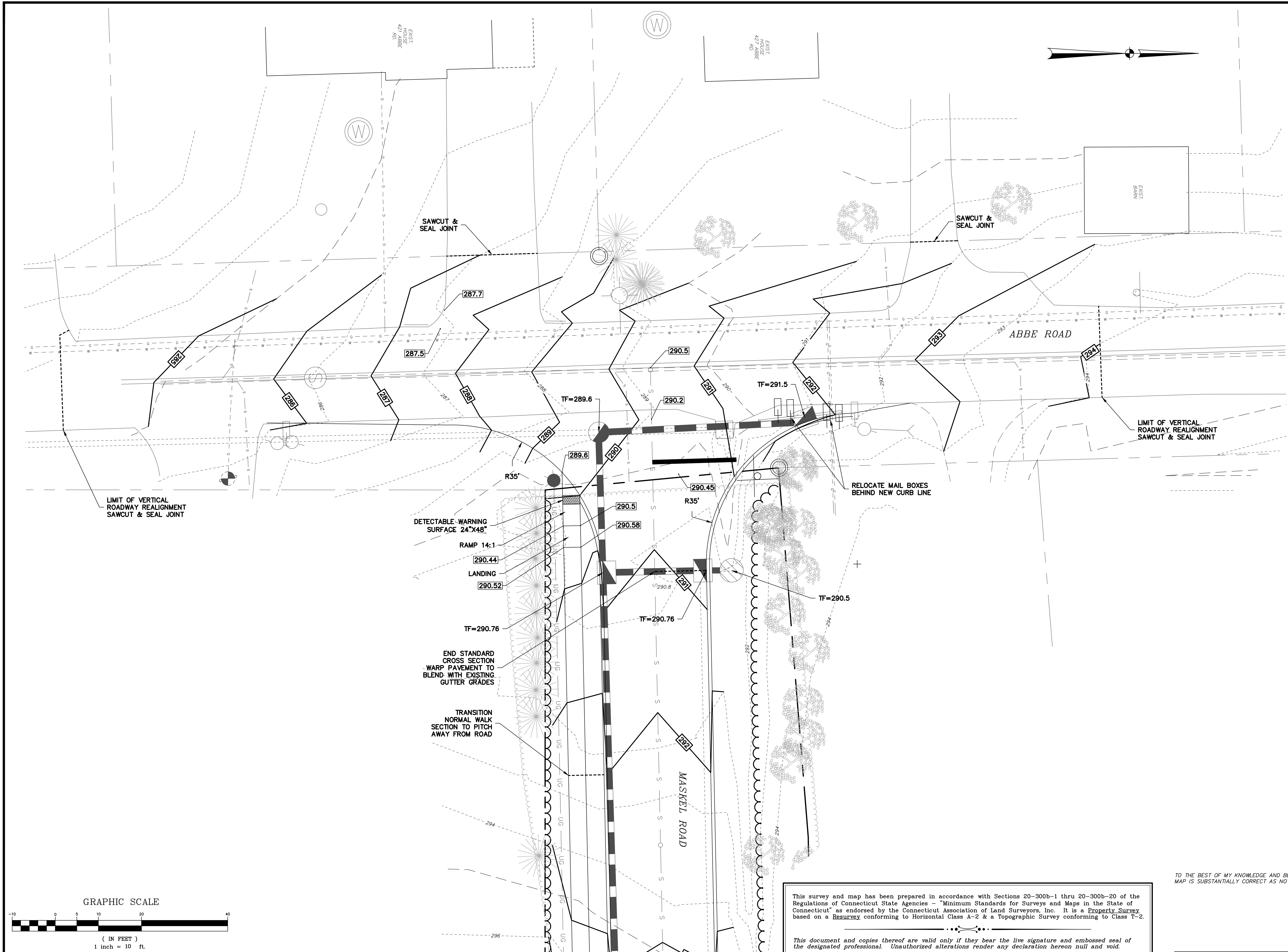
Grading & Erosion Control Plan

DATE
1-24-2020

SCALE
1"=40'

JOB NUMBER
2019-022

SHEET
6 of 16




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

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.

... ..

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REVISIONS	
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

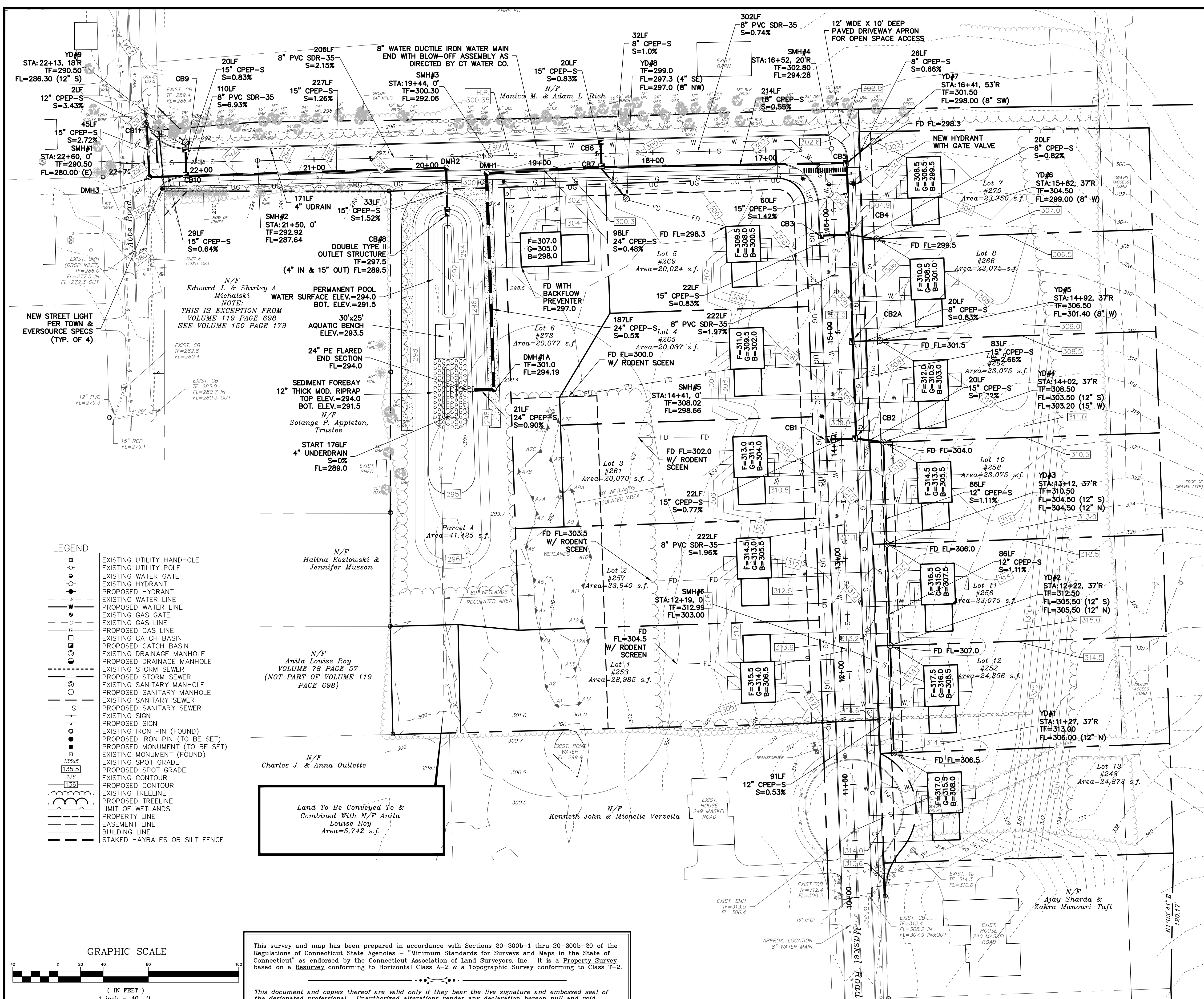
**Intersection
Grading Plan**

DATE
1-24-2020

SCALE
1"=10'

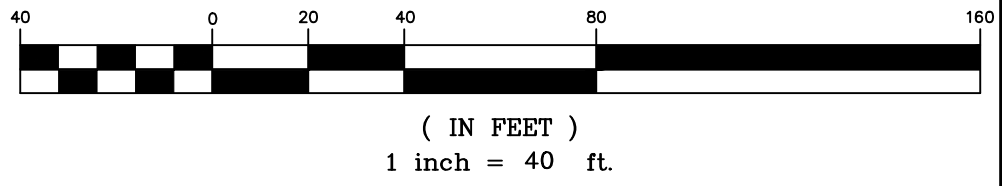
JOB NUMBER
2019-022

SHEET
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- LEGEND**
- EXISTING UTILITY HANDHOLE
 - EXISTING UTILITY POLE
 - EXISTING WATER GATE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
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 - PROPOSED IRON PIN (TO BE SET)
 - EXISTING MONUMENT (TO BE SET)
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 - 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



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 and a Topographic Survey conforming to Class T-2.

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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=295.60 (15" N)
			FL=295.60 (18" E)
			FL=295.61 (24" W)
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. 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=289.60	FL=285.70

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

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8/28/20	Revised structures for new intersection grades
8/12/20	Adjusted road width, Abbe Rd Int., add CB2A
3/23/20	Drainage changes

REVISIONS	
BY: DPS	CHK: JEU

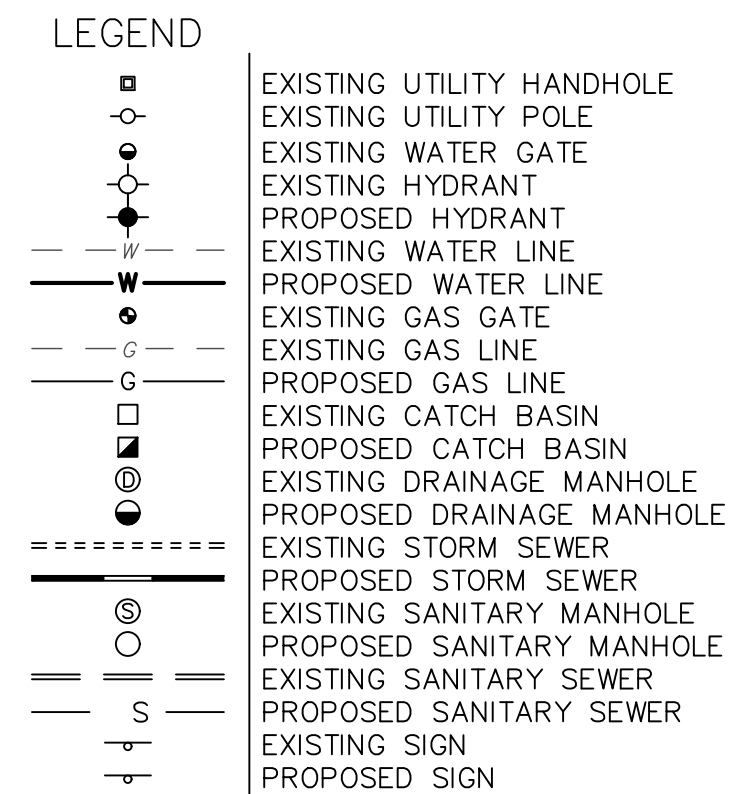
Kilkenny Heights II

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

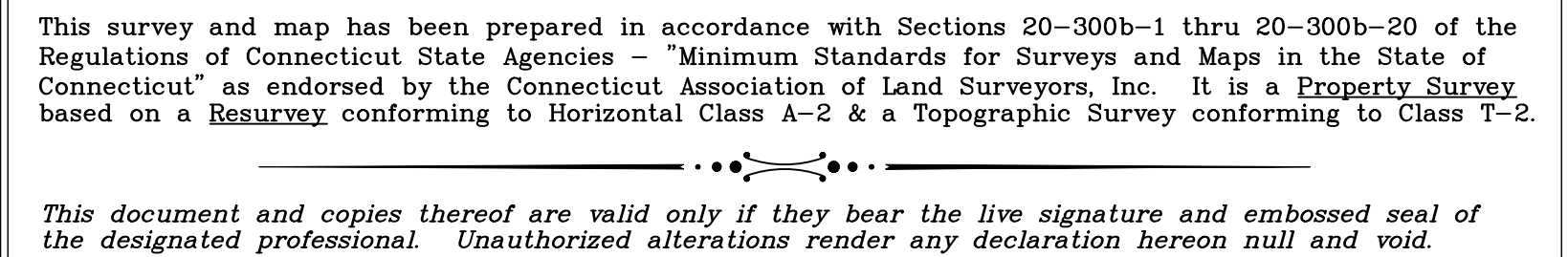
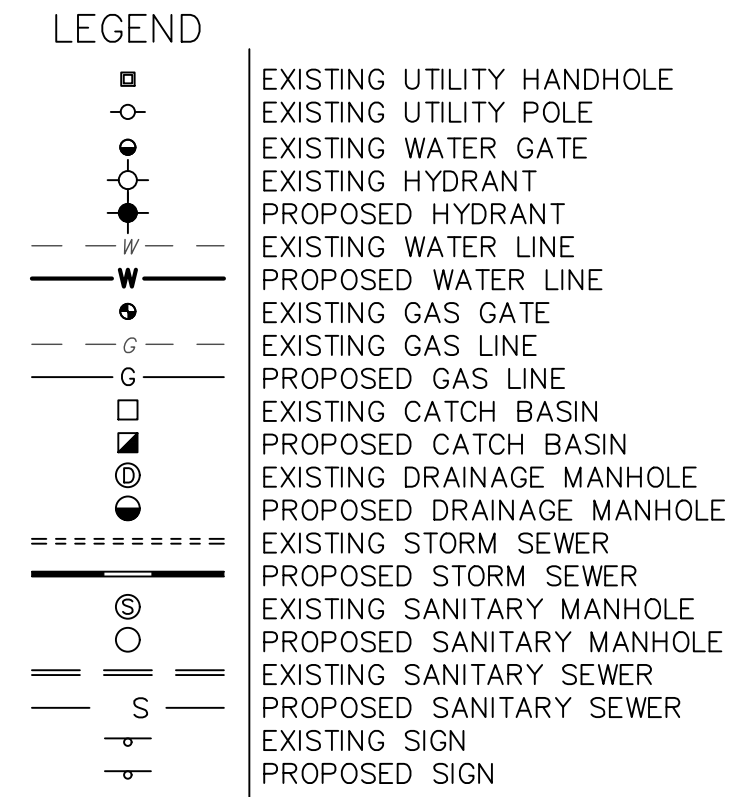
Utility Plan

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

<u>DATE</u> 1-24-2020
<u>SCALE</u> 1"=40' Horz., 1"=4' Vert.
<u>JOB NUMBER</u> 2019-022
<u>SHEET</u> 9 of 16



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REVISIONS	
BY: DPS	CHK: JEU

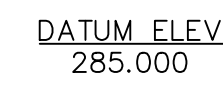
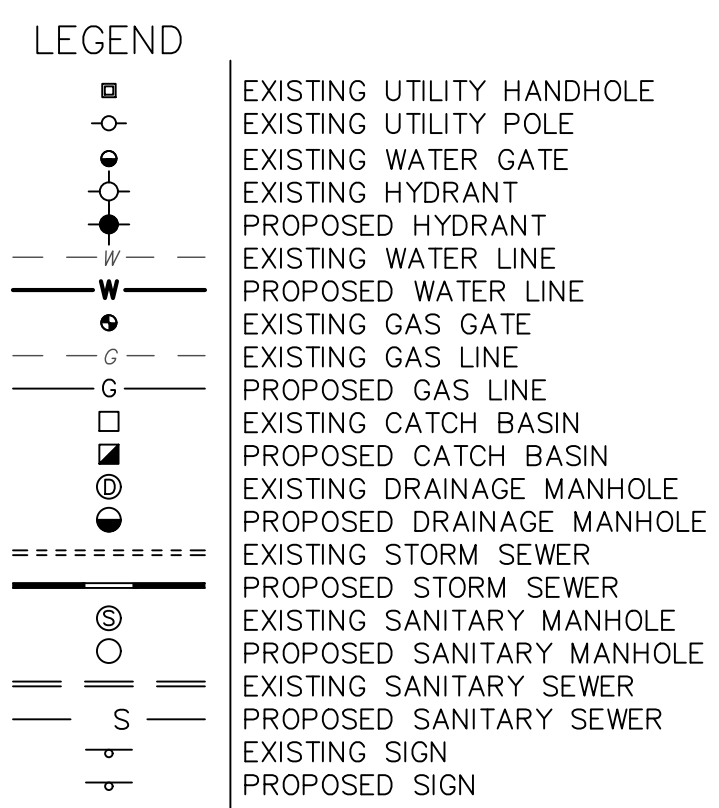
Kilkenny Heights II
Maskell Road & Abbe Road
South Windsor, Connecticut
Map 139 Lot 7-13 Zone: A-30
Map 148 Lot 31 Zone: RR

ABBE ROAD
VERTICAL
REALIGNMENT

<u>DATE</u>
8-26-2020
<u>SCALE</u>
1"=40' Horiz., 1"=4' Vert.
<u>JOB NUMBER</u>
2019-022
<u>SHEET</u>
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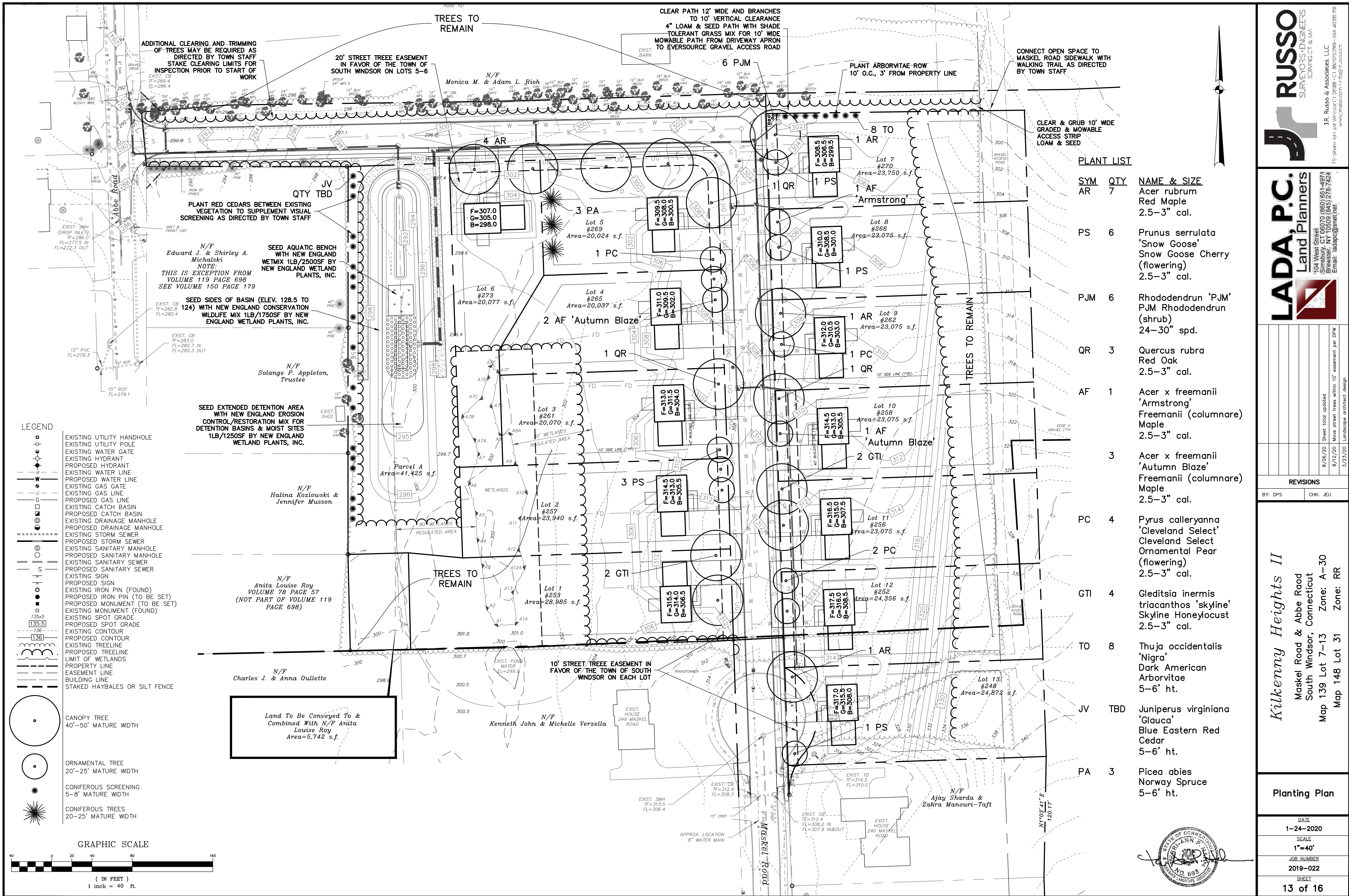
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	8/26/20	Remove striping & speed detection, raise int.
	3/23/20	Add striping and speed detection signs

BY: DPS	CHK: JEU
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ADDITIONAL CLEARING AND TRIMMING OF TREES MAY BE REQUIRED AS DIRECTED BY TOWN STAFF STAKE CLEARING LIMITS FOR INSPECTION PRIOR TO START OF WORK

20' STREET TREE EASEMENT IN FAVOR OF THE TOWN OF SOUTH WINDSOR ON LOTS 5-6

CLEAR PATH 12' WIDE AND BRANCHES TO 10' VERTICAL CLEARANCE 4" LOAM & SEED PATH WITH SHADE TOLERANT GRASS MIX FOR 10' WIDE MOWABLE PATH FROM DRIVEWAY APRON TO EVERSOURCE GRAVEL ACCESS ROAD

PLANT ARBORVITAE ROW 10' O.C., 3' FROM PROPERTY LINE

CONNECT OPEN SPACE TO MASKEL ROAD SIDEWALK WITH WALKING TRAIL AS DIRECTED BY TOWN STAFF

CLEAR & GRUB 10' WIDE GRADED & MOWABLE ACCESS STRIP LOAM & SEED

PLANT RED CEDARS BETWEEN EXISTING VEGETATION TO SUPPLEMENT VISUAL SCREENING AS DIRECTED BY TOWN STAFF

N/F Edward J. & Shirley A. Michalski
NOTE:
THIS IS EXCEPTION FROM VOLUME 119 PAGE 698
SEE VOLUME 150 PAGE 179

SEED AQUATIC BENCH WITH NEW ENGLAND WETMIX 1LB/2500SF BY NEW ENGLAND WETLAND PLANTS, INC.

SEED SIDES OF BASIN (ELEV. 128.5 TO 124) WITH NEW ENGLAND CONSERVATION WILDLIFE MIX 1LB/1750SF BY NEW ENGLAND WETLAND PLANTS, INC.

N/F Solange P. Appleton, Trustee

SEED EXTENDED DETENTION AREA WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES 1LB/1250SF BY NEW ENGLAND WETLAND PLANTS, INC.

N/F Halina Kozlowski & Jennifer Musson

N/F Anita Louise Roy
VOLUME 78 PAGE 57
(NOT PART OF VOLUME 119 PAGE 698)

N/F Charles J. & Anna Oullette

Land To Be Conveyed To & Combined With N/F Anita Louise Roy
Area=5,742 s.f.

N/F Kenneth John & Michelle Verzella

N/F Ajay Sharda & Zahra Manouri-Taft

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 tricanthos 'skyline' Skyline Honeylocust 2.5-3" cal.
TO	8	Thuja occidentalis 'Nigra' Dark American Arborvitae 5-6' ht.
JV	TBD	Juniperus virginiana 'Glauc' Blue Eastern Red Cedar 5-6' ht.
PA	3	Picea abies Norway Spruce 5-6' ht.

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

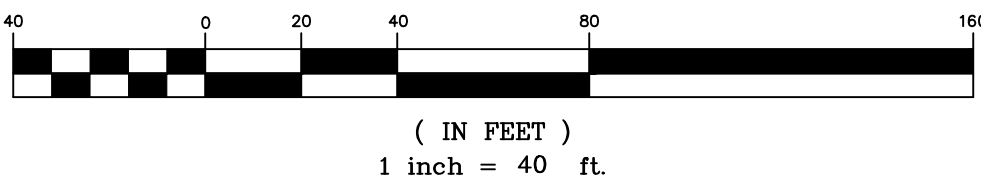
CANOPY TREE
40'-50' MATURE WIDTH

ORNAMENTAL TREE
20'-25' MATURE WIDTH

CONIFEROUS SCREENING
5-8' MATURE WIDTH

CONIFEROUS TREES
20'-25' MATURE WIDTH

GRAPHIC SCALE



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LADA, P.C.
Land Planners

104 West Street
Simsbury, CT 06070 (860) 651-4974
Brewster, NY 10509 (845) 278-7424
Email: lada@pcnet.net

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

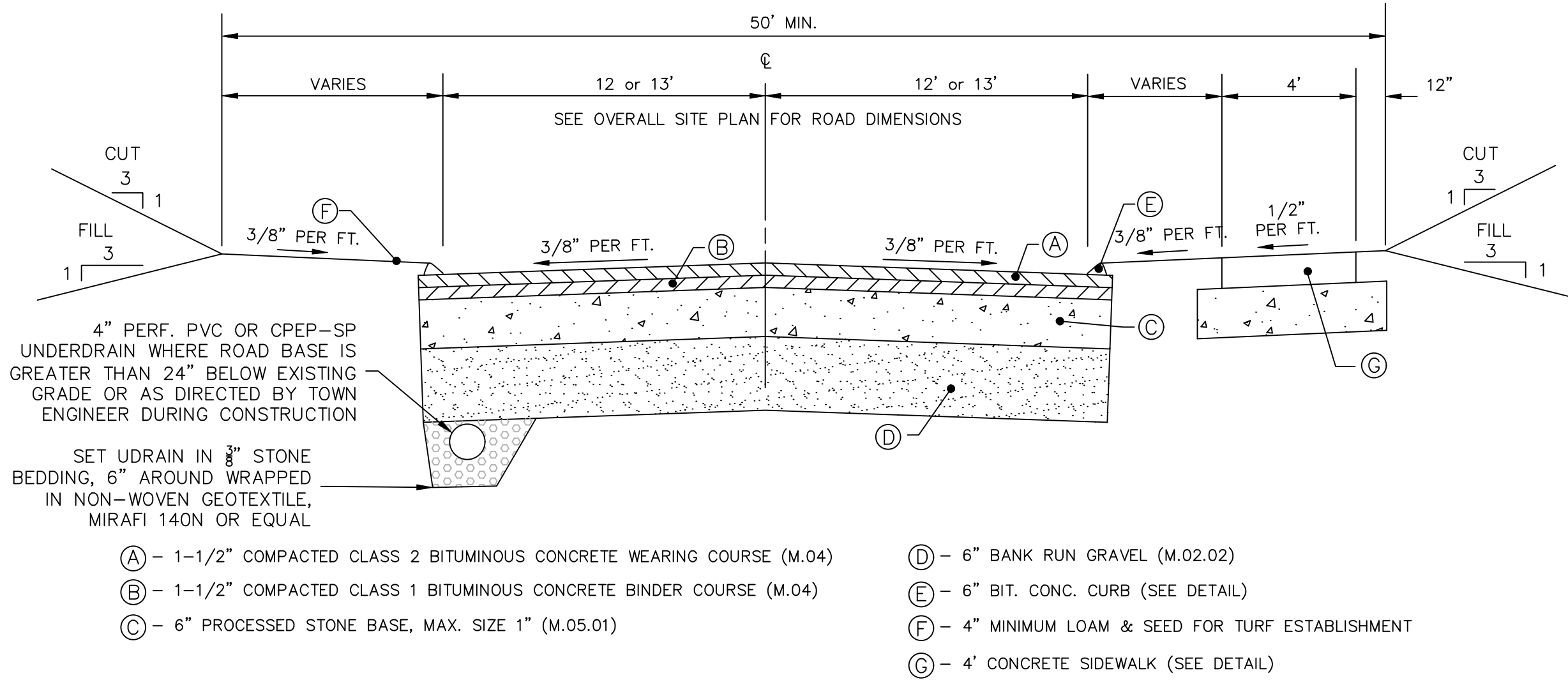
DATE
1-24-2020

SCALE
1"=40'

JOB NUMBER
2019-022

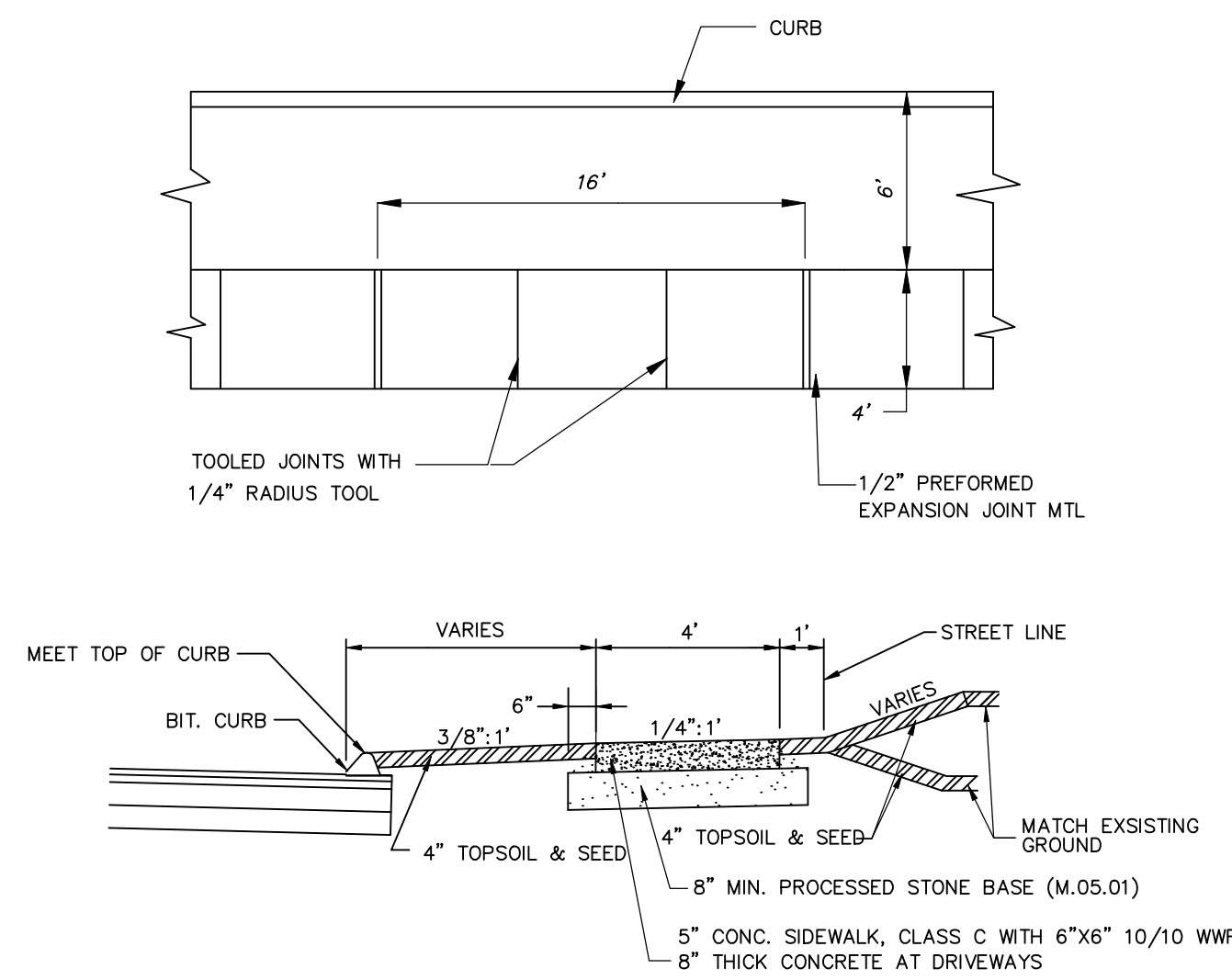
SHEET
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S:\Acad\2019 Civil\3D\2019-022 Details.dwg - Maskel Rd\Russso Drawings\2019-022 Details.dwg, 8/31/2020, 3:44:41 PM, 1:40



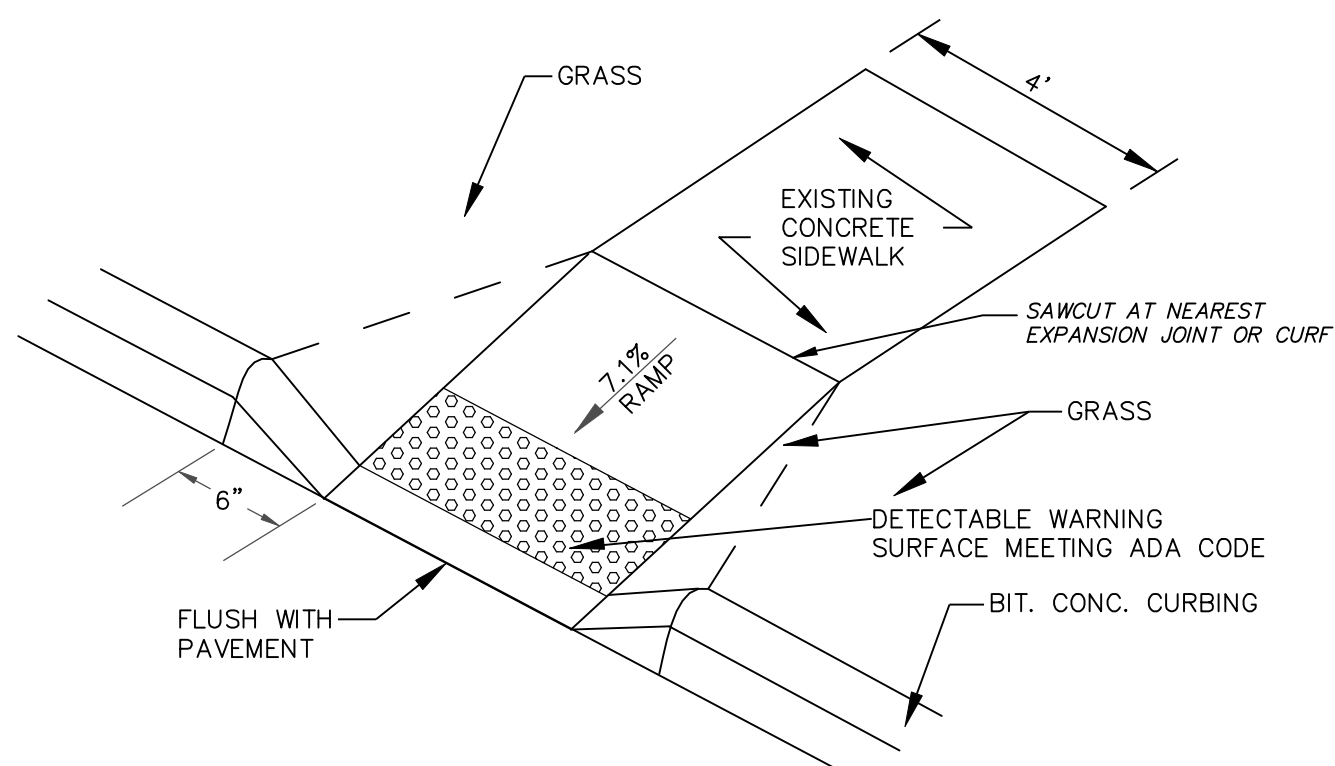
RESIDENTIAL ROAD CROSS SECTION

NOT TO SCALE



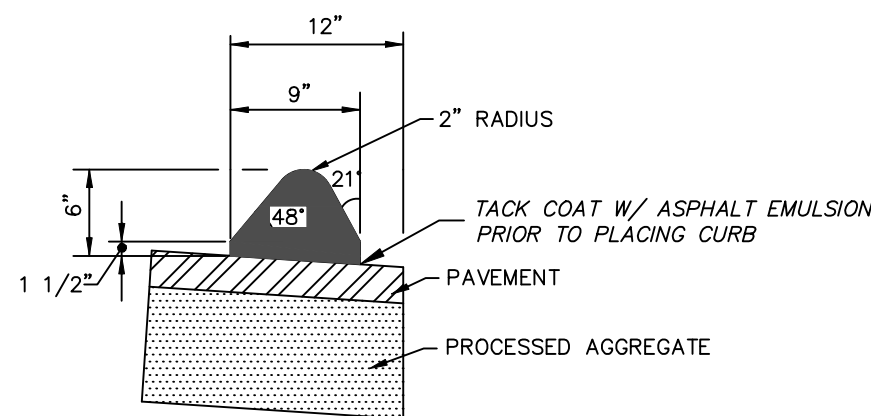
TYPICAL SIDEWALK DETAIL

NOT TO SCALE



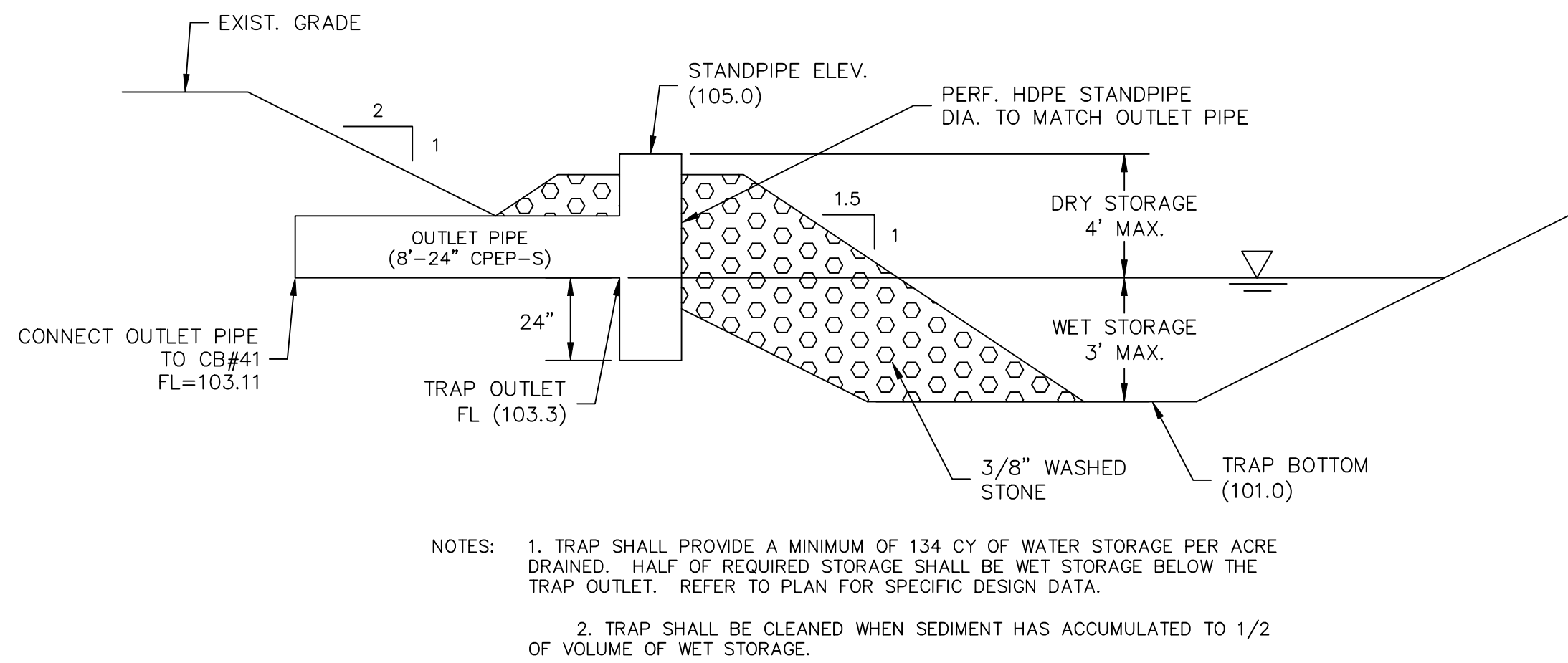
SIDEWALK RAMP DETAIL (DOT TYPE 4E)

NOT TO SCALE



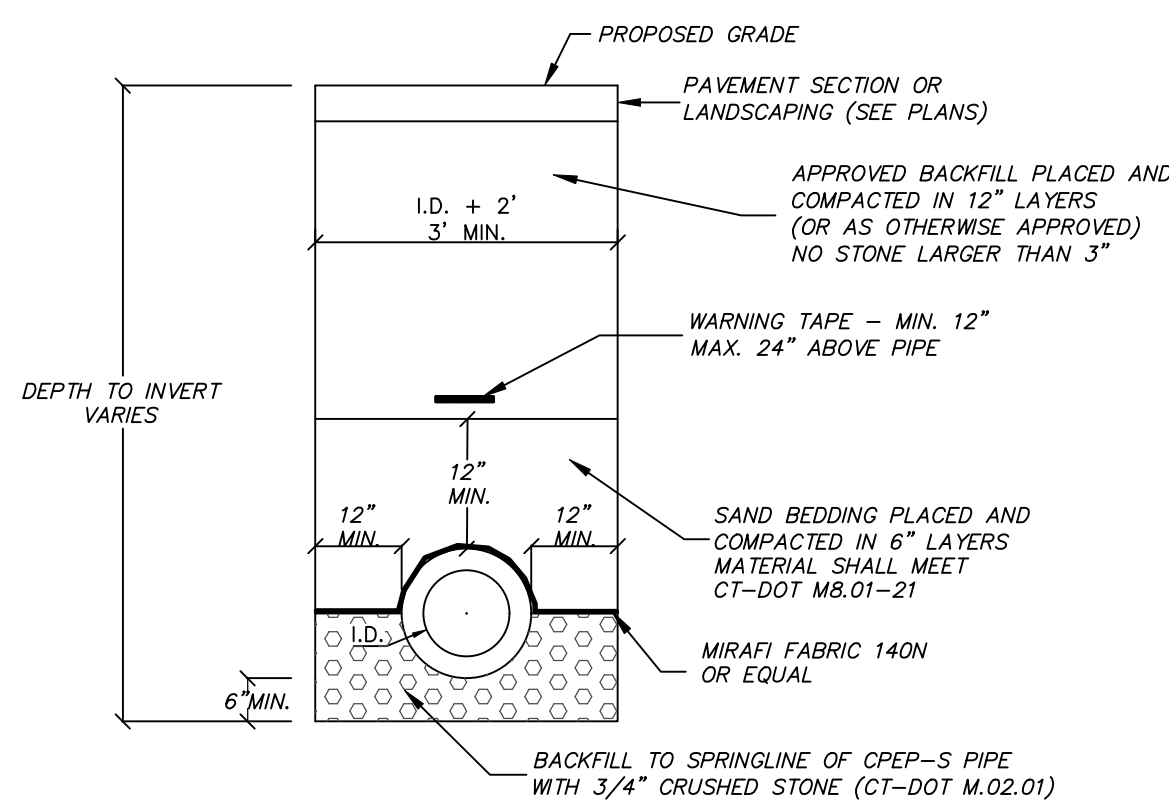
BITUMINOUS CURB

NOT TO SCALE



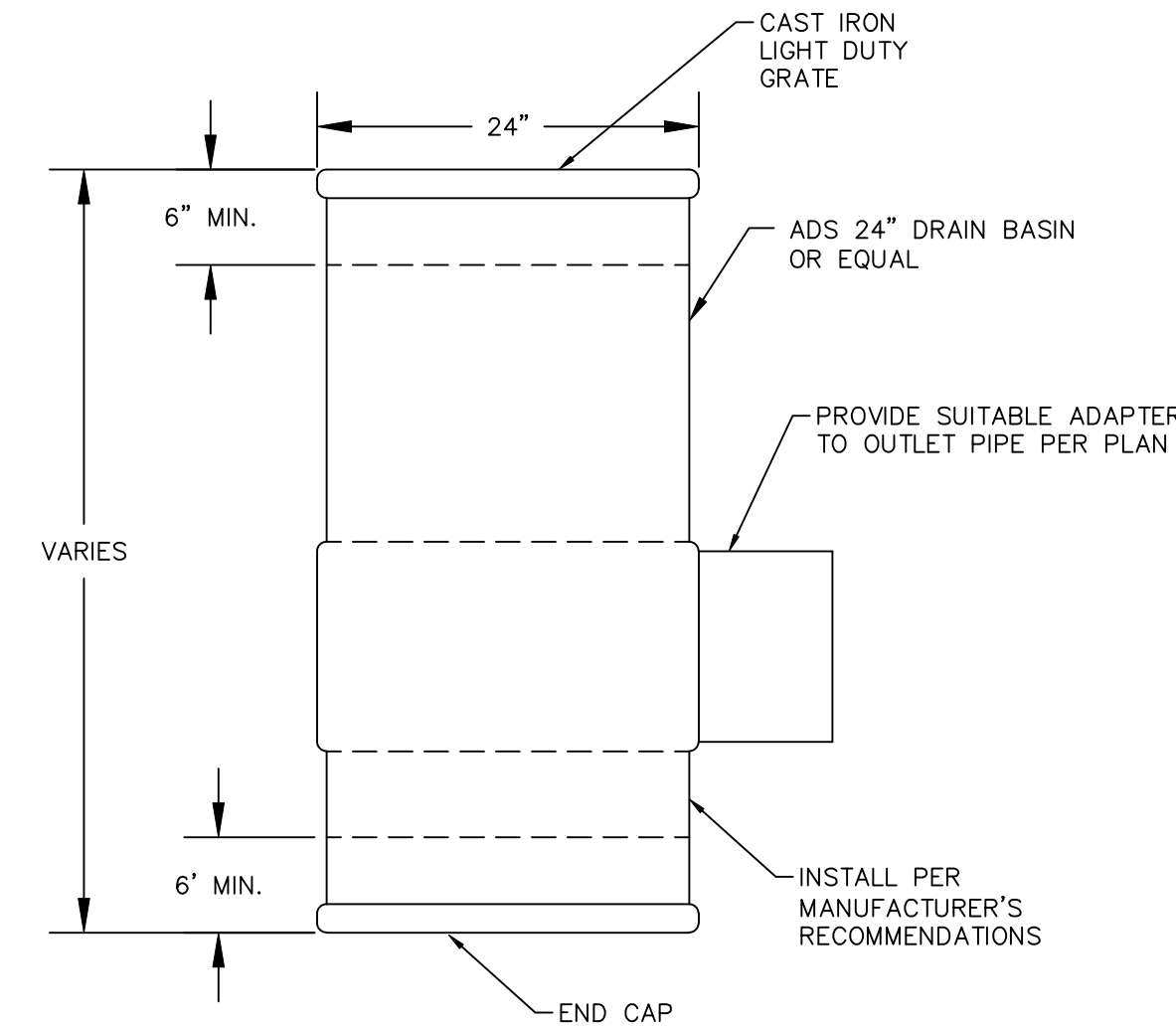
TEMPORARY SEDIMENT TRAP (TST)

NOT TO SCALE



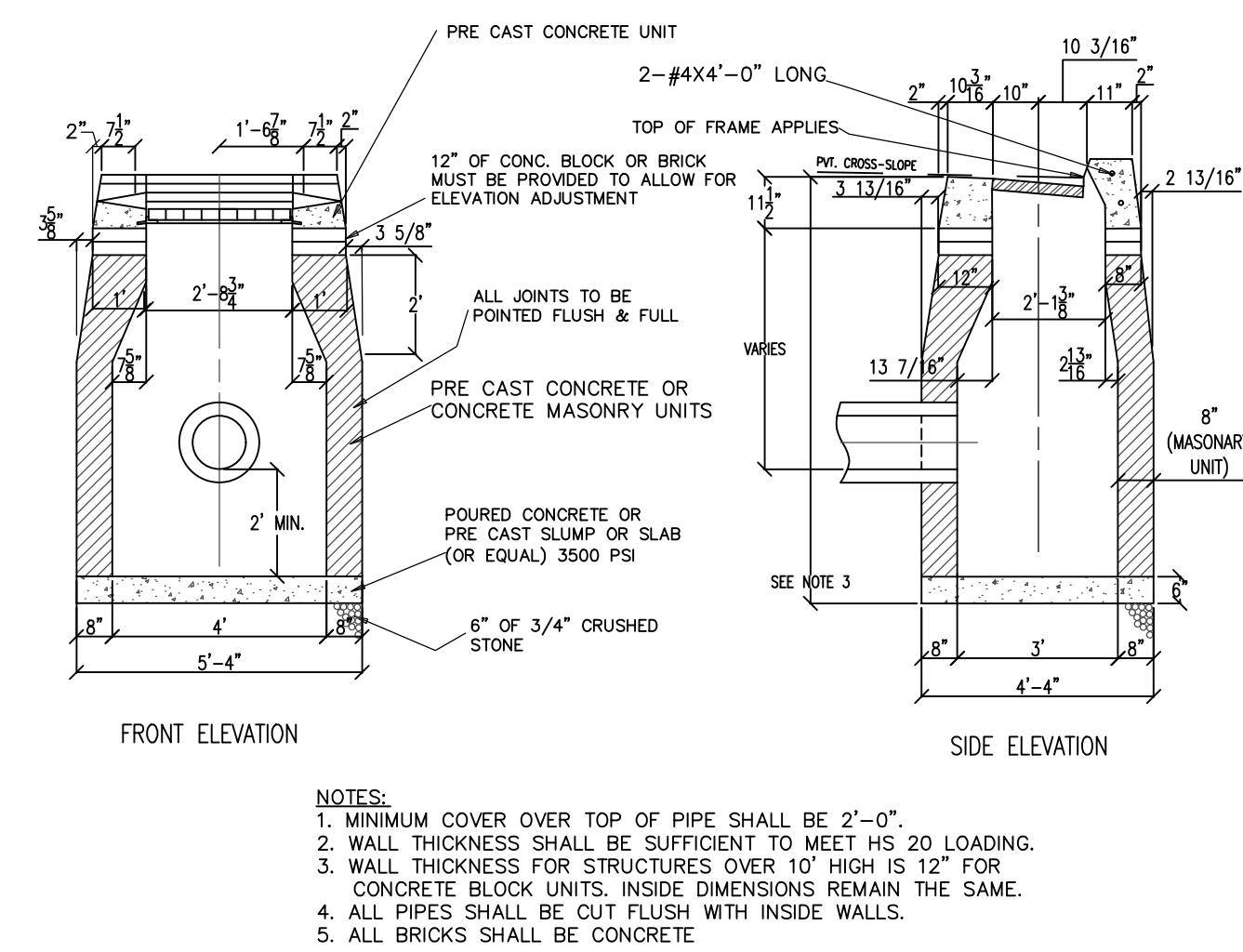
DRAIN TRENCH DETAIL

NOT TO SCALE



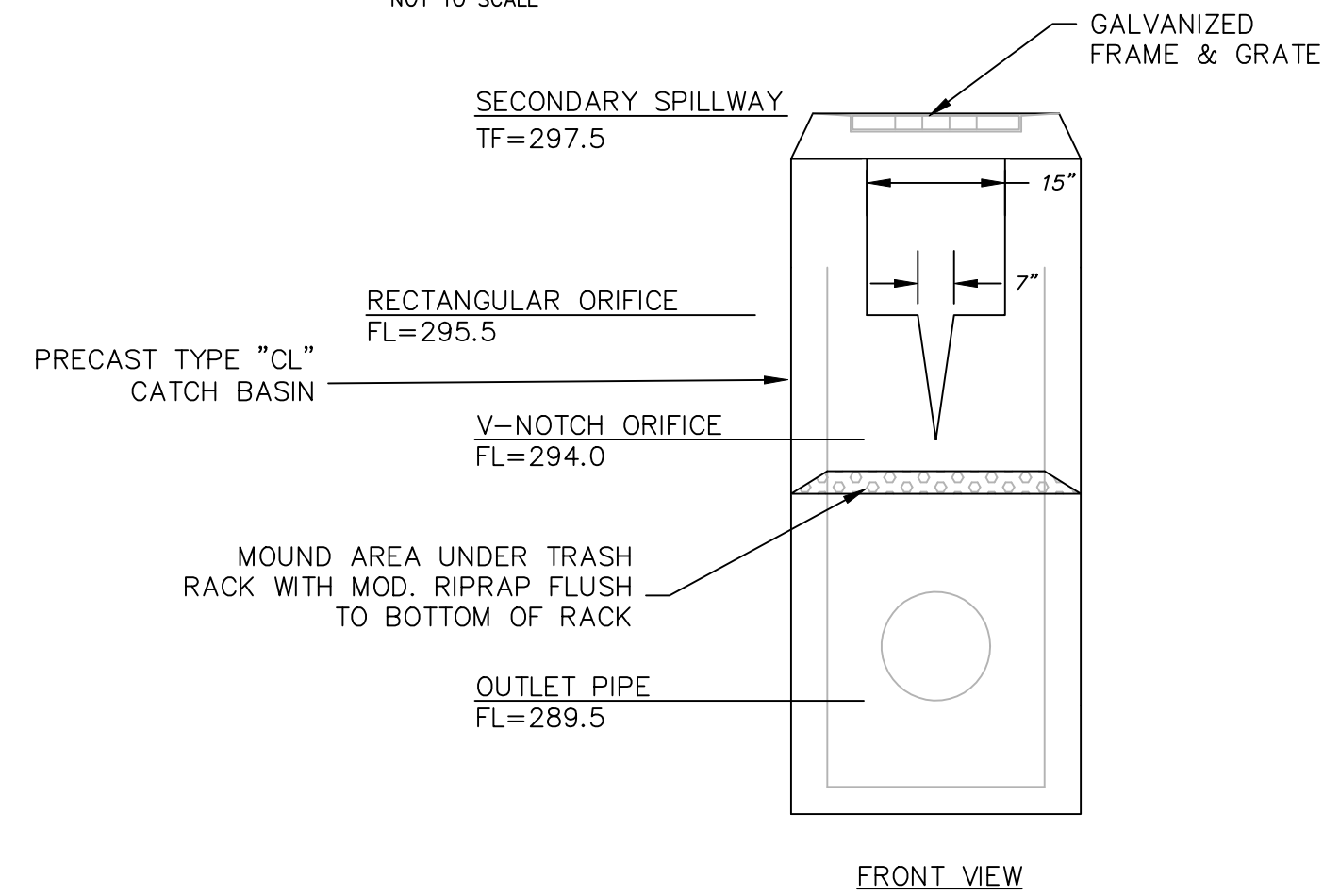
YARD DRAIN DETAIL

N.T.S.

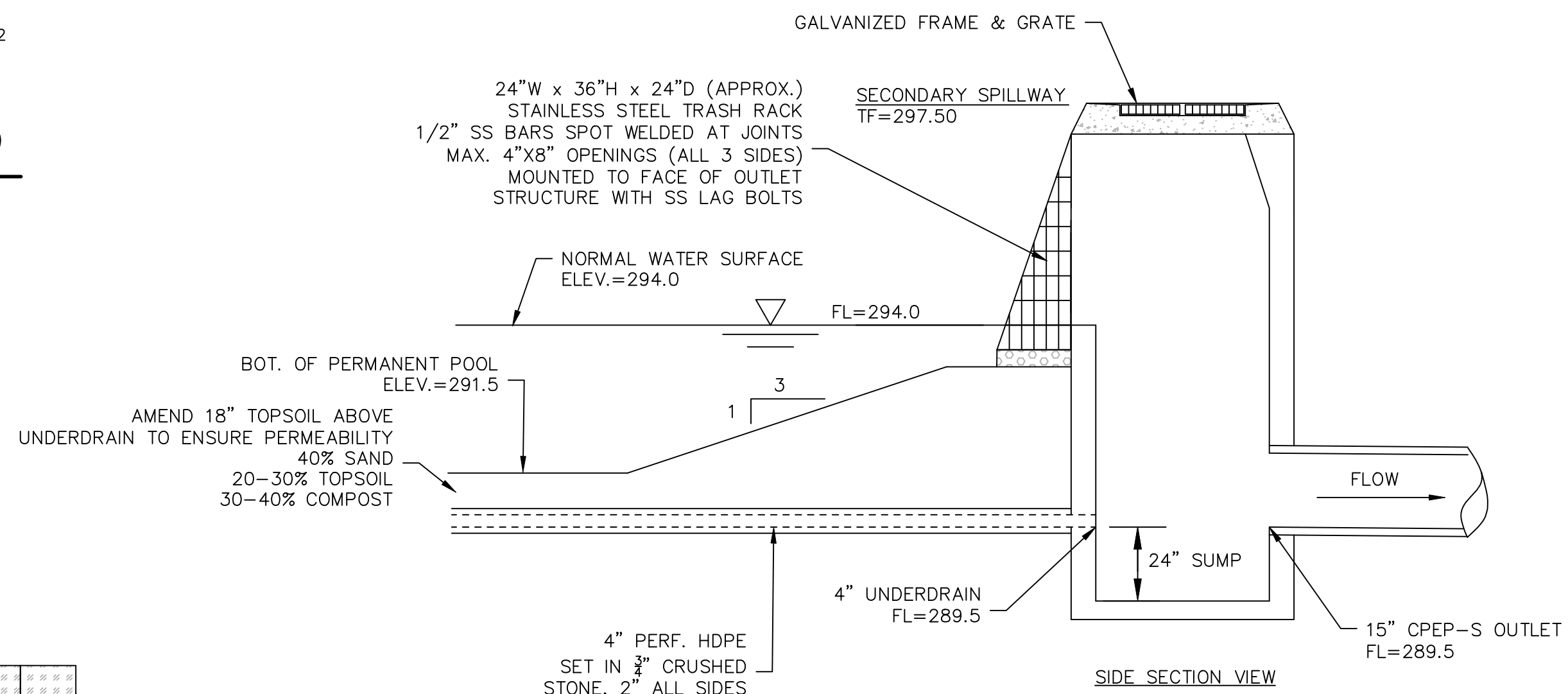


TYPE "C" CATCH BASIN

NOT TO SCALE

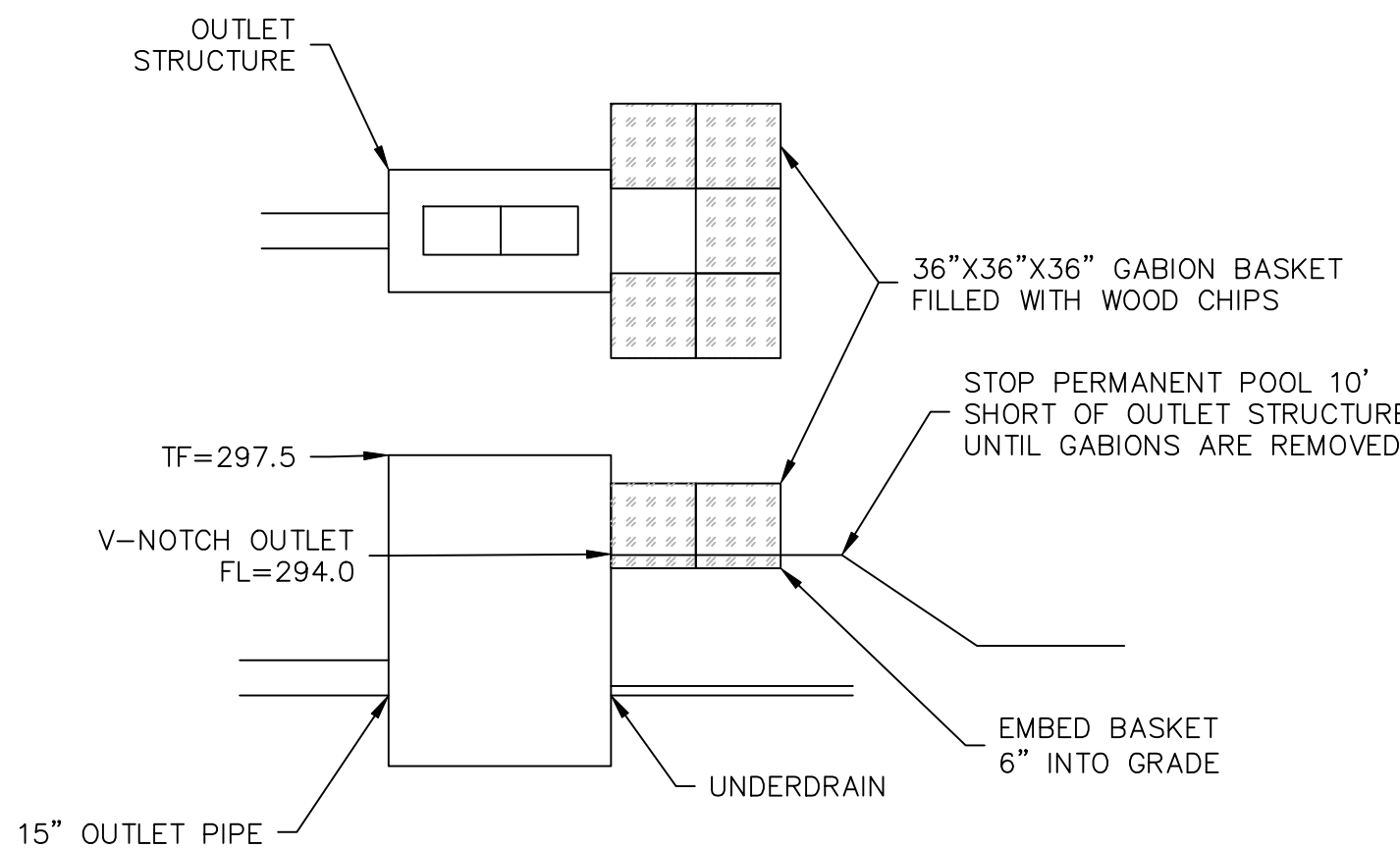


OUTLET STRUCTURE



STORMWATER POND ACCESS DRIVE

NOT TO SCALE



GABION/WOOD CHIP FILTER

NOT TO SCALE

GENERAL NOTE REGARDING DETAILS:

ALL MATERIALS SHALL CONFORM TO CT DOT FORM 817, LATEST EDITION, UNLESS OTHERWISE NOTED.

8/26/20	Update sheet total
8/12/20	Road width detail
3/22/20	Outlet structure, add drain to road sec.

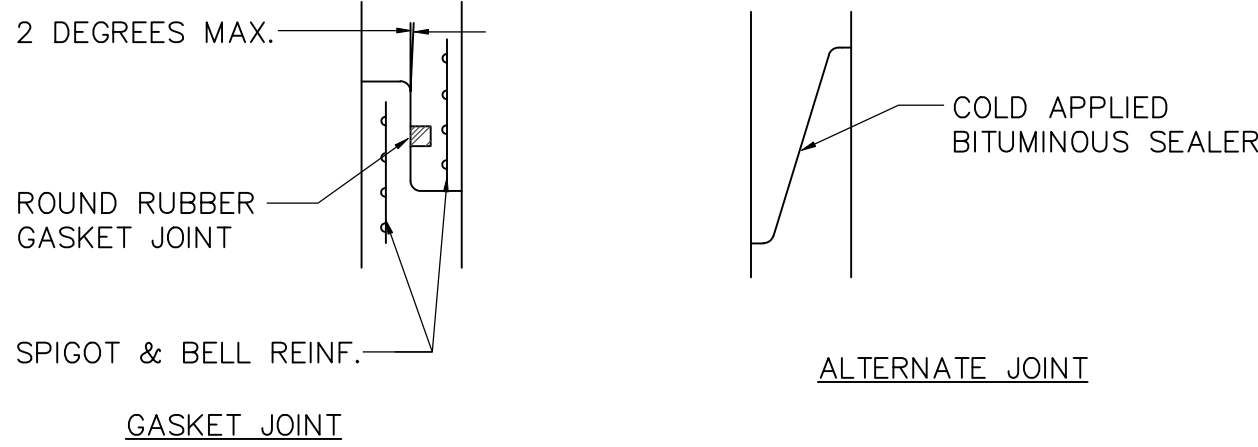
REVISIONS

BY: DPS CHK: JEU

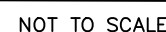
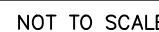
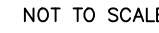
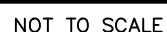
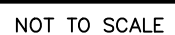
Kilkenny Heights II
Maskel Road & Abbe Road
South Windsor, Connecticut
Map 139 Lot 7-13 Zone: A-30
Map 148 Lot 31 Zone: RR

Detail Sheet

DATE	12-16-19
SCALE	AS NOTED
JOB NUMBER	2019-022
SHEET	15 of 16



NOT TO SCALE



**ALL MATERIALS SHALL CONFORM TO
CT DOT FORM 817, LATEST EDITION,
UNLESS OTHERWISE NOTED.**

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