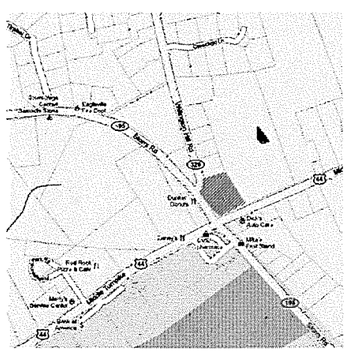
# PROPOSED CONVENIENCE STORE
# US 44 / CT 195 / CT 320

## TOWN OF MANSFIELD (STORRS), TOLLAND COUNTY, CONNECTICUT

### SITE DRAWING INDEX


| | | |
|---|---|---|
| G-001 | CHA | COVER SHEET |
| C-001 | CHA | EXISTING CONDITIONS PLAN |
| C-101 | CHA | SITE LAYOUT PLAN |
| C-201 | CHA | SITE GRADING PLAN |
| C-202 | CHA | EROSION $ SEDIMENT CONTROL PLAN |
| C-301 | CHA | SITE UTILITY PLAN |
| C-501 | CHA | SITE LANDSCAPING PLAN |
| C-601 | CHA | CONSTRUCTION DETAILS |
| C-602 | CHA | CONSTRUCTION DETAILS |
| C-603 | CHA | CONSTRUCTION DETAILS |
| | CFI | PROPOSED SIGN PLAN |
| | CFI | PROPOSED CANOPY ELEVATIONS |
| A1.1 | AA | FLOOR PLAN & PARTITION TYPES |
| A3.1 | AA | EXTERIOR ELEVATIONS |
| A3.2 | AA | EXTERIOR ELEVATIONS |
| | LSI | SITE LIGHTING PLAN |


### SITE LOCATION MAP



**ISSUED FOR SITE PLAN REVIEW**
**NOT FOR CONSTRUCTION**

**PREPARED FOR**

## CUMBERLAND GULF GROUP OF COMPANIES

**100 Crossing Boulevard - Framingham, MA 01702**

**JANUARY 23, 2012**

**PREPARED BY**


CHA

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**CHA Project No. 23016**


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TOWN OF MANSFIELD
PLANNING DEPARTMENT


| No. | Submittal / Revision | Appd | By | Date |
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| 1 | REVISED PER TOWN STAFF COMMENTS | MEH | KDT | 05/23/12 |

CUMBERLAND GULF GROUP OF COMPANIES
100 Crossing Boulevard
Framingham, MA 01702

Cumberland FARMS

STATE OF CONNECTICUT • MICHAEL E. HEBERT • No. 23018 • LICENSED PROFESSIONAL ENGINEER

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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

COVER SHEET

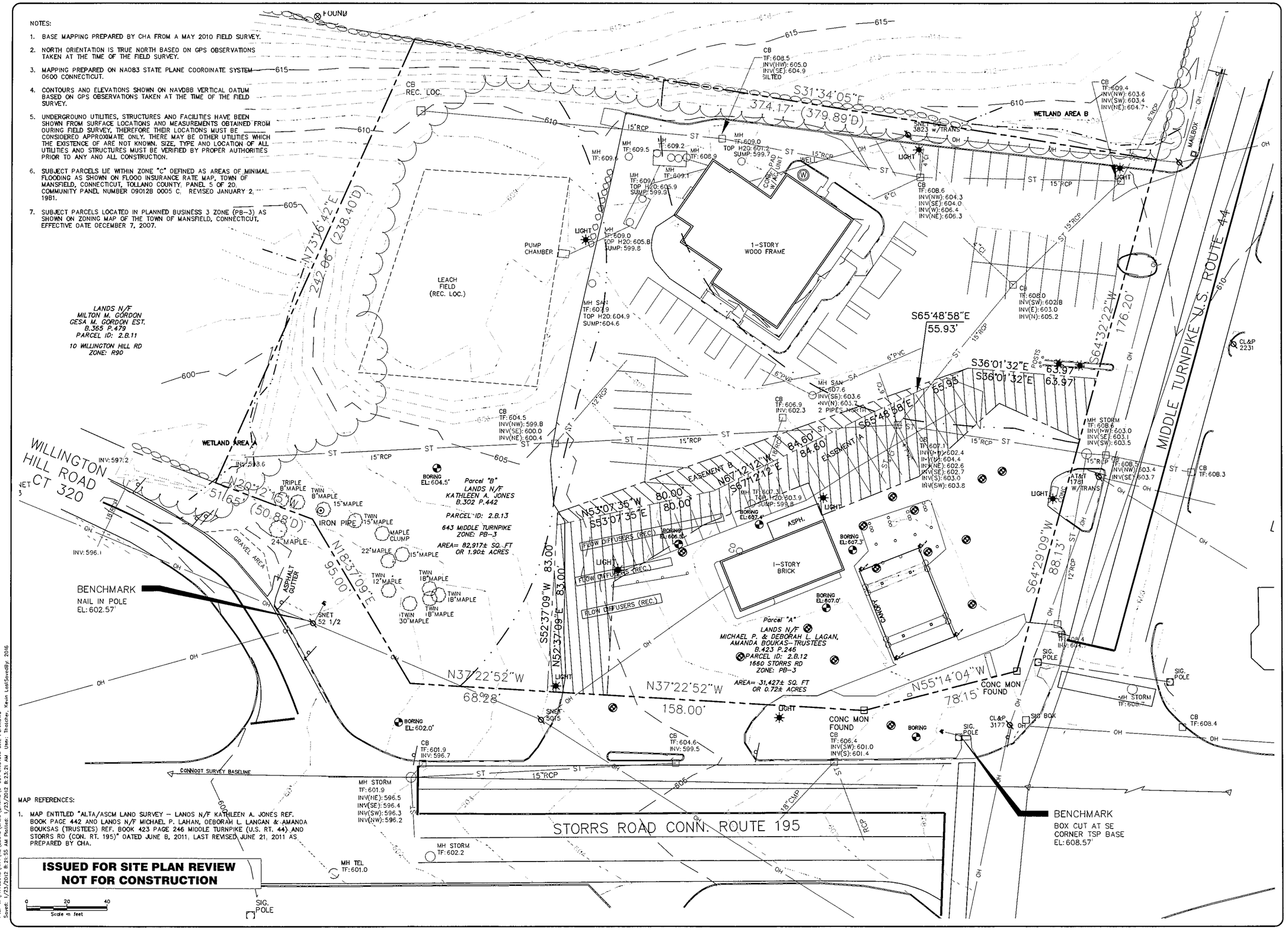
Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

G-001


File: V:\PROJECTS\ANY\X2\23016\CADD_ACAD\G-001 TITLE SHEET.DWG
Saved: 1/23/2012 8:15:59 AM Plotted: 1/23/2012 8:16:57 AM User: Thatcher, Kevin LastSavedBy: 2016

NOTES:

1. BASE MAPPING PREPARED BY CHA FROM A MAY 2010 FIELD SURVEY.
2. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.
3. MAPPING PREPARED ON NAD83 STATE PLANE COORDINATE SYSTEM 0600 CONNECTICUT.
4. CONTOURS AND ELEVATIONS SHOWN ON NAVD88 VERTICAL DATUM BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.
5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM DURING FIELD SURVEY, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION.
6. SUBJECT PARCELS LIE WITHIN ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF MANSFIELD, CONNECTICUT, TOLLAND COUNTY, PANEL 5 OF 20, COMMUNITY PANEL NUMBER 09012B 0005 C, REVISED JANUARY 2, 1981.
7. SUBJECT PARCELS LOCATED IN PLANNED BUSINESS 3 ZONE (PB-3) AS SHOWN ON ZONING MAP OF THE TOWN OF MANSFIELD, CONNECTICUT, EFFECTIVE DATE DECEMBER 7, 2007.

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CUMBERLAND GULF GROUP OF COMPANIES
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Cumberland FARMS

CONNECTICUT LICENSED PROFESSIONAL ENGINEER No. 27016 MICHAEL E. HOLLOWOOD

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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

EXISTING CONDITIONS PLAN

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

C-001

File: V:\PROJECTS\NHY\X23016\CADD_ACAD\C-001 EXISTING SITE PLAN.DWG
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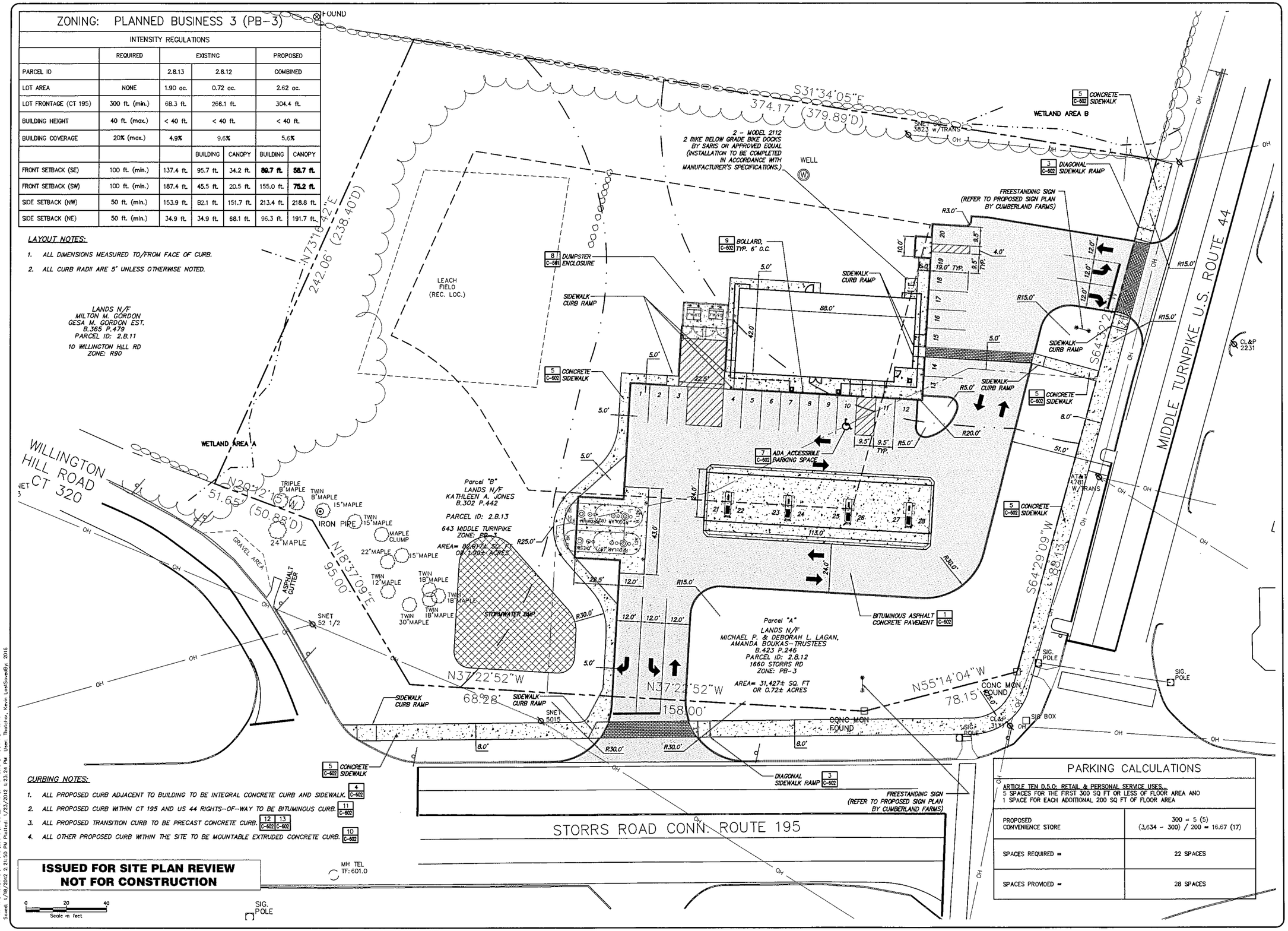
## ZONING: PLANNED BUSINESS 3 (PB-3)

INTENSITY REGULATIONS

| | REQUIRED | EXISTING | | | PROPOSED | |
|---|---|---|---|---|---|---|
| PARCEL ID | | 2.B.13 | 2.B.12 | | COMBINED | |
| LOT AREA | NONE | 1.90 ac. | 0.72 ac. | | 2.62 ac. | |
| LOT FRONTAGE (CT 195) | 300 ft. (min.) | 68.3 ft. | 266.1 ft. | | 304.4 ft. | |
| BUILDING HEIGHT | 40 ft. (max.) | < 40 ft. | < 40 ft. | | < 40 ft. | |
| BUILDING COVERAGE | 20% (max.) | 4.9% | 9.6% | | 5.6% | |
| | | | BUILDING | CANOPY | BUILDING | CANOPY |
| FRONT SETBACK (SE) | 100 ft. (min.) | 137.4 ft. | 95.7 ft. | 34.2 ft. | **80.7 ft.** | **58.7 ft.** |
| FRONT SETBACK (SW) | 100 ft. (min.) | 187.4 ft. | 45.5 ft. | 20.5 ft. | 155.0 ft. | **75.2 ft.** |
| SIDE SETBACK (NW) | 50 ft. (min.) | 153.9 ft. | 82.1 ft. | 151.7 ft. | 213.4 ft. | 218.8 ft. |
| SIDE SETBACK (NE) | 50 ft. (min.) | 34.9 ft. | 34.9 ft. | 68.1 ft. | 96.3 ft. | 191.7 ft. |

*LAYOUT NOTES:*

1. *ALL DIMENSIONS MEASURED TO/FROM FACE OF CURB.*
2. *ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.*




*CURBING NOTES:*

1. *ALL PROPOSED CURB ADJACENT TO BUILDING TO BE INTEGRAL CONCRETE CURB AND SIDEWALK.* 4 C-602
2. *ALL PROPOSED CURB WITHIN CT 195 AND US 44 RIGHTS-OF-WAY TO BE BITUMINOUS CURB.* 11 C-602
3. *ALL PROPOSED TRANSITION CURB TO BE PRECAST CONCRETE CURB.* 12 C-602 13 C-602
4. *ALL OTHER PROPOSED CURB WITHIN THE SITE TO BE MOUNTABLE EXTRUDED CONCRETE CURB.* 10 C-602

**ISSUED FOR SITE PLAN REVIEW**
**NOT FOR CONSTRUCTION**

## PARKING CALCULATIONS

ARTICLE TEN D.5.O: RETAIL & PERSONAL SERVICE USES...
5 SPACES FOR THE FIRST 300 SQ FT OR LESS OF FLOOR AREA AND
1 SPACE FOR EACH ADDITIONAL 200 SQ FT OF FLOOR AREA

| | |
|---|---|
| PROPOSED CONVENIENCE STORE | 300 = 5 (5)<br>(3,634 - 300) / 200 = 16.67 (17) |
| SPACES REQUIRED = | 22 SPACES |
| SPACES PROVIDED = | 28 SPACES |

| No. | Submittal / Revision | Appr'd | By | Date |
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Framingham, MA 01702
Cumberland FARMS

STATE OF CONNECTICUT REGISTERED PROFESSIONAL ENGINEER No. 27016 MICHAEL E. HOLLOWOOD

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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

SITE LAYOUT PLAN

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

**C-101**

File: V:\PROJECTS\ANY\K23\23016\CADD_ACAD\C-101 SITE LAYOUT PLAN.DWG
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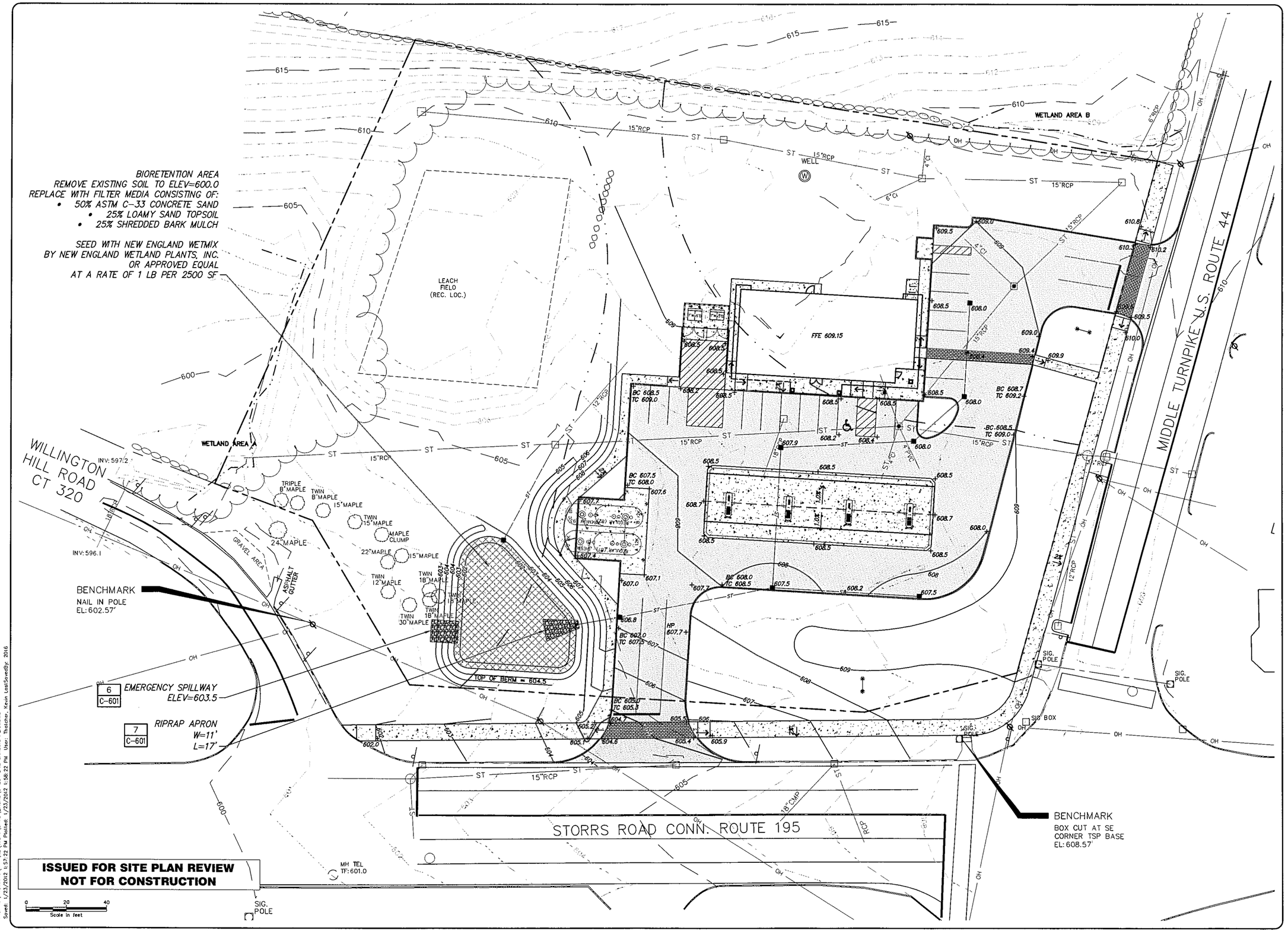


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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

SITE GRADING PLAN

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

**C-201**

File: V:\PROJECTS\ANY\K2\23016\CADD_ACAD\C-201 SITE GRADING PLAN.DWG
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## SEDIMENT & EROSION CONTROL NOTES

### MANAGEMENT STRATEGIES

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE. BARRICADE ALL OTHER ACCESS POINTS.

2. TEMPORARY SEED AND MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING.

3. EROSION CONTROL MEASURES SHALL BE INSPECTED CONTINUOUSLY, ESPECIALLY FOLLOWING SIGNIFICANT STORM EVENTS TO LOCATE FAILING CONTROL MEASURES AND CONDUCT ROUTINE MAINTENANCE OPERATIONS.

4. THE CONSTRUCTION SUPERINTENDENT SHALL INFORM ALL ON-SITE WORKERS OF THE EROSION CONTROL PROGRAM.

5. ALL SEDIMENT THAT IS WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

### VEGETATIVE CONTROL PRACTICES

1. TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED WITH SILT FENCE PROTECTION FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER.

2. TEMPORARY SEEDING: THE TEMPORARY SEDIMENT BASINS, TOPSOIL STOCKPILE AND ROUGH GRADED AREAS SHALL BE SEEDED WITH WINTER RYE AT A RATE OF 120 LBS. PER ACRE. ANY SOILS THAT ARE LEFT EXPOSED AND UNDISTURBED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED.

A. SITE PREPARATION
- COMPLETE ALL ROUGH GRADING ACTIVITIES
- REMOVE ALL ROCKS AND DEBRIS LARGER THAN 3" IN DIAMETER FROM AREAS TO BE TEMPORARILY SEEDED.
- EVENLY APPLY LIME TO ACHIEVE A PH VALUE OF 6.0.
- EVENLY APPLY 1000 LBS. OF 10-10-10 ANALYSIS FERTILIZER PER ACRE.
- SEEDBED IS TO BE LEFT IN FIRM AND SMOOTH CONDITION.
- THE LAST TILLAGE OPERATION SHALL BE PERFORMED ACROSS THE SLOPE.

B. ESTABLISHMENT
- EVENLY APPLY SEED BY MEANS OF BROADCASTING OR HYDROSEEDING.
- UNLESS HYDROSEEDED, COVER SEED WITH 1/4" TO 1/2" OF TOPSOIL
- APPLY MULCH IMMEDIATELY FOLLOWING SEEDING.
- VERIFY SEEDING DATES WITH ENGINEER. IF ENGINEER DETERMINES THAT SEED CANNOT BE APPLIED DUE TO CLIMATE, TOPSOIL SHALL NOT BE SPREAD AND MULCHING SHALL BE APPLIED TO THE EXPOSED SURFACE TO STABILIZE SOILS UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- PERMANENT SEEDING SHALL BE APPLIED BETWEEN APRIL 15 AND JUNE 1 AND AUGUST 15 AND SEPTEMBER 30. TEMPORARY SEEDING SHALL BE APPLIED TO ALL DISTURBED AREAS OUTSIDE THIS TIME FRAME, UPON APPROVAL OF THE ENGINEER.

C. MAINTENANCE
- ALL SEEDED/MULCHED AREAS SHALL BE INSPECTED & WATERED REGULARLY BY THE CONTRACTOR TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

### NONSTRUCTURAL CONTROL PRACTICES

1. SCARIFICATION: EXPOSED SLOPES EXCEEDING 4:1 SHALL BE SCARIFIED AT RIGHT ANGLES TO THE SLOPE. PROVIDE PERIODIC UPGRADING OF SERRATIONS DURING EXPOSED PERIOD UNTIL VEGETATION IS ESTABLISHED. PROVIDE VEGETATIVE COVER AS SOON AS POSSIBLE.

2. MULCH: HAY OR STRAW MULCH SHALL BE APPLIED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDING AND TO GRADED AREAS WHICH REMAIN EXPOSED OUTSIDE OF RECOMMENDED SEEDING DATES. MULCH SHALL BE APPLIED AT 4000 LBS. PER ACRE. CONTRACTOR SHALL PERIODICALLY INSPECT AND REAPPLY AS NECESSARY, PARTICULARLY FOLLOWING SIGNIFICANT STORM EVENTS.

3. TOPSOIL: DISTURBED AREAS SHALL BE TOPSOILED PRIOR TO SEED APPLICATION. APPLICATION STANDARDS:
- REMOVE ALL ROCKS AND DEBRIS OVER 1-1/2" IN DIAMETER.
- SCARIFY SURFACE PRIOR TO SEED APPLICATION.
- APPLY 6" DEPTH OF TOPSOIL

4. SILT FENCE: SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE. AT CULVERT OUTLET LOCATIONS, AND AS INDICATED ON THE DRAWINGS. SILT FENCE SHALL BE INSPECTED AND REPAIRED ROUTINELY, ESPECIALLY FOLLOWING SIGNIFICANT STORM EVENTS UNTIL THE SITE HAS BEEN STABILIZED BY VEGETATION.

### STRUCTURAL CONTROL PRACTICES

1. DUST CONTROL: IF NECESSARY TO CONTROL DUST, A WATER TRUCK SHALL BE AVAILABLE FOR DUST CONTROL WHILE WORK IS PROCEEDING.

2. MAINTENANCE: EROSION CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:

A. CB INLET PROTECTION SHALL BE INSPECTED FOR SILT ACCUMULATION. SEDIMENT SHALL BE REMOVED AFTER EACH STORM EVENT.

B. SILT FENCING SHALL BE INSPECTED REGULARLY FOR UNDERMINING AND DETERIORATION. REMOVE SEDIMENT FROM BEHIND FENCE WHEN IT BECOMES 6 INCHES DEEP.

C. SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

### CONSTRUCTION SEQUENCE

1. MOBILIZATION
2. ESTABLISH ENGINEERING CONTROL.
3. STAKE CLEARING / DISTURBANCE LIMITS.
4. INSTALL EROSION CONTROL MEASURES.
5. CLEAR AND GRUB STAKED AREAS.
6. REMOVE, STOCKPILE AND STABILIZE TOPSOIL.
7. ROUGH GRADE SITE PER DESIGN PLANS.
8. INSTALL UTILITIES, SEWERS, WATER LINES, ETC.
9. CONSTRUCT BUILDING FOUNDATIONS.
10. APPLY GRAVEL TO PROPOSED PARKING AREAS.
11. CONSTRUCT BUILDINGS.
12. PAVE PROPOSED PARKING AREAS.
13. CLEAN ACCUMULATED SEDIMENT FROM EROSION CONTROL MEASURES.
14. COMPLETE FINAL GRADING AND INSTALL PERMANENT SEEDING.
15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND GROUND STABILIZED, REMOVE EROSION CONTROL MEASURES AND RESEED ANY DISTURBED AREAS CREATED BY THEIR REMOVAL.

**ISSUED FOR SITE PLAN REVIEW**
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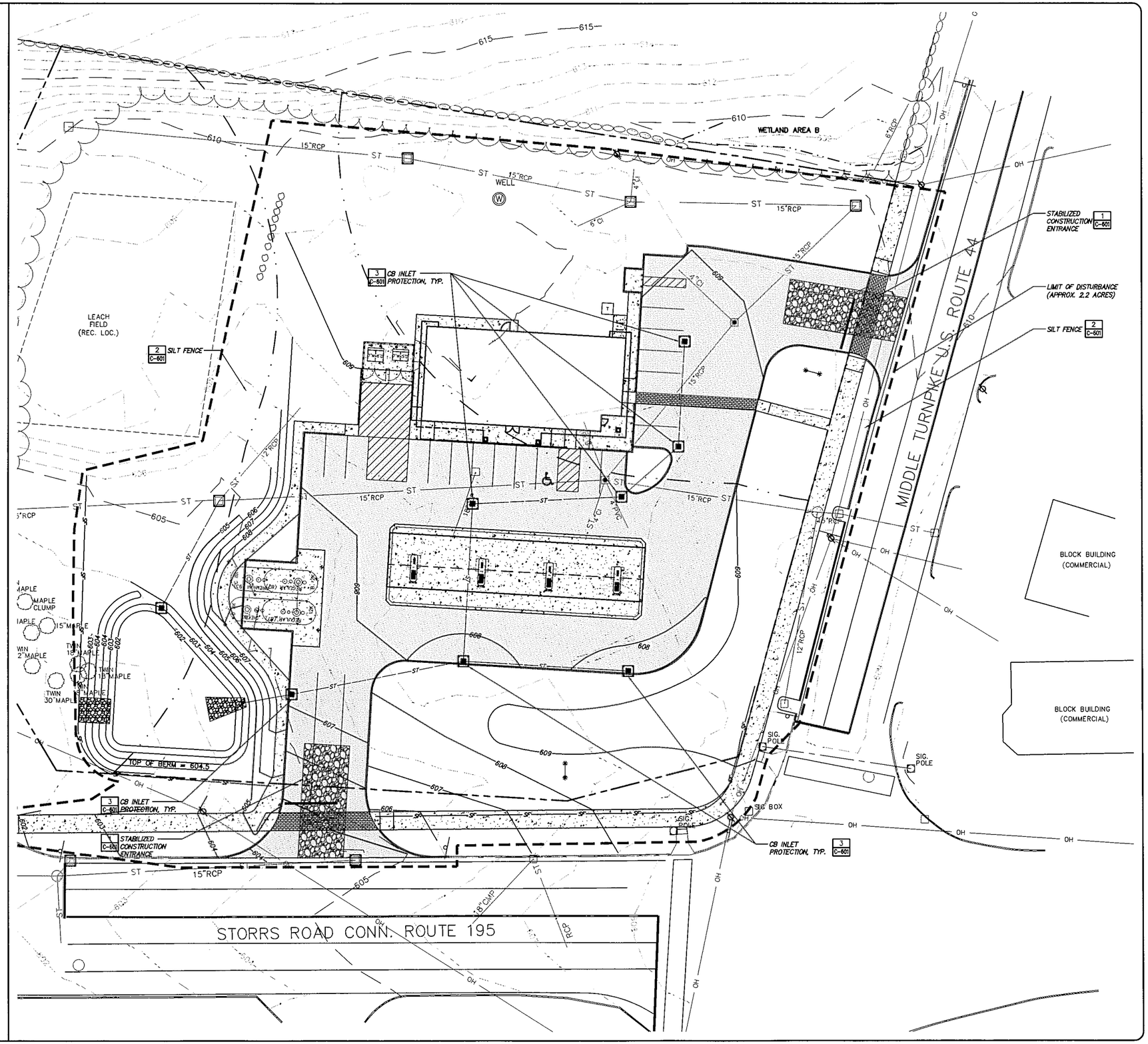
0 20 40
Scale in feet

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EROSION AND SEDIMENT CONTROL PLAN

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

C-202

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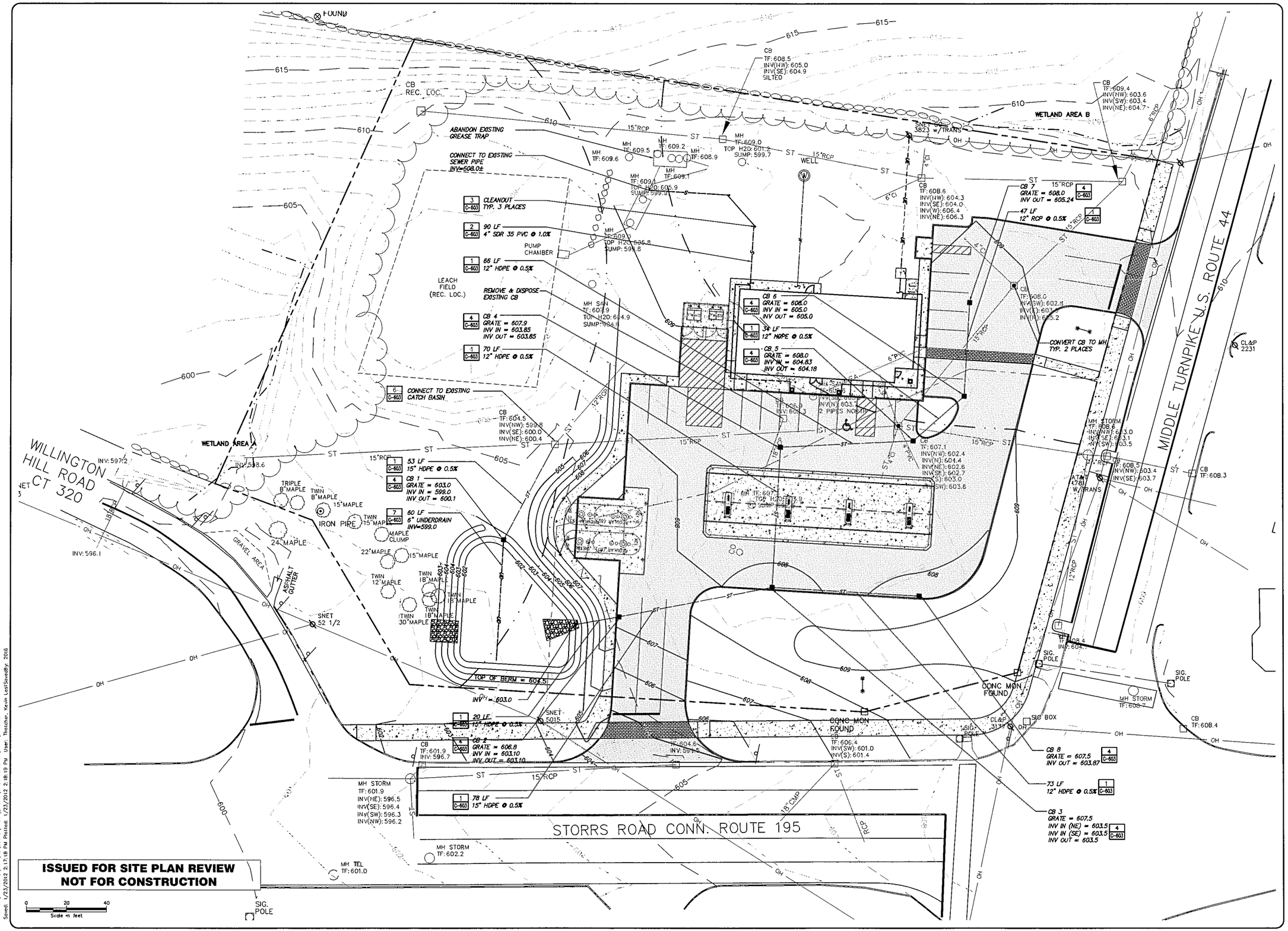


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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

SITE UTILITY PLAN

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

C-301

File: V:\PROJECTS\ANY\K2\23016\CADD_ACAD\C-301 SITE UTILITY PLAN.DWG
Saved: 1/23/2012 2:17:18 PM Plotted: 1/23/2012 2:18:19 PM User: Thatcher, Kevin LastSavedBy: 2016

| KEY | QTY | BOTANICAL NAME<br>COMMON NAME | SIZE | CONT. | Space | NOTES |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| GT | 5 | GLEDITSIA triacanthos var. inermis 'Skyline'<br>Skyline Thornless Honeylocust | 2"-2½" Col. | B&B | As Shown | Symmetrical high headed heavy specimen. |
| ML | 9 | MAGNOLIA liliflora x 'Ann'<br>Ann Magnolia | 6'-7' ht. | B&B | As Shown | Symmetrical single leader high headed specimen |
| SHRUBS | | | | | | |
| JC | 14 | JUNIPERUS chinensis 'Philtzeriana Compacta'<br>Compact Pfitzer Juniper | 18"-24" ht./spd. | #3 Cont. | As Shown | Uniform full plant specimen |
| KL | 16 | KALMIA latifolia 'Pink Charm'<br>Pink Charm Mountain Laurel | 3'-4' ht. | #7 Cont. | As Shown | Uniform full plant specimen |
| RC | 15 | RHODODENDRON catawbiense 'Cunningham White'<br>Cunningham's White Rhododendron | 24"-30" ht./spd. | #5 Cont. | As Shown | Uniform full plant specimen |
| TM | 45 | TAXUS x media 'Greenwave'<br>Greenwave Yew | 24"-30" ht./spd. | #5 Cont. | As Shown | Uniform full plant specimen |
| PERENNIALS | | | | | | |
| HS | 325 | HEMEROCALLIS x Stella O'Oro<br>Stella O'Oro Daylily | 8"-12" ht./spd. | #1 Cont. | 8" o.c. | Vigorous, well furnished plants, full fibrous root system |
| LS | 106 | LEUCANTHEMUM superbum 'Becky'<br>Shasta Daisy | 12"-18" ht./spd. | #1 Cont. | 18" o.c. | Vigorous, well furnished plants, full fibrous root system |
| MS | 58 | MISCANTHUS sinensis<br>Japanese Silver Grass | 12"-18" ht./spd. | #2 Cont. | As Shown | Vigorous, well furnished plants, full fibrous root system |

## SITE PREPARATION NOTES:

1. IN ALL AREAS OF IMPERVIOUS COVER PROPOSED AS LAWN OR LANDSCAPE SHALL RECEIVE DEEP TILL OF A MINIMUM OF 18" PRIOR TO THE ADDITION OF TOPSOIL. CONTRACTOR SHALL TAKE CARE WITHIN EXISTING TREE DRIPLINE AND TILL TOP 6" BY HAND ONLY WITHIN EXISTING DRIPLINE. AFTER DEEP TILL IS COMPLETE, CLEAR AND GRUB EXISTING SITE SOIL AS REQUIRED TO THE SATISFACTION OF THE ENGINEER. AMEND TOP 6" OF EXISTING SOIL TO MEET TOPSOIL REQUIREMENTS PRIOR TO THE ADDITION OF 6" OF TOPSOIL.

## TOPSOIL NOTES:

1. ALL AREAS TO BE SEEDED OR PLANTED SHALL RECEIVE TOPSOIL (6" MINIMUM DEPTH).
2. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION CONFORMING TO THE REQUIREMENTS OF CONNDOT AND MEETING THE FOLLOWING GRADATION, pH AND ORGANIC CONTENT REQUIREMENTS:

| SIEVE | PERCENT PASSING |
|---|---|
| 2" | 100 |
| 1" | 85-100 |
| ¼" | 65-100 |
| NO. 200 | 20-60 |

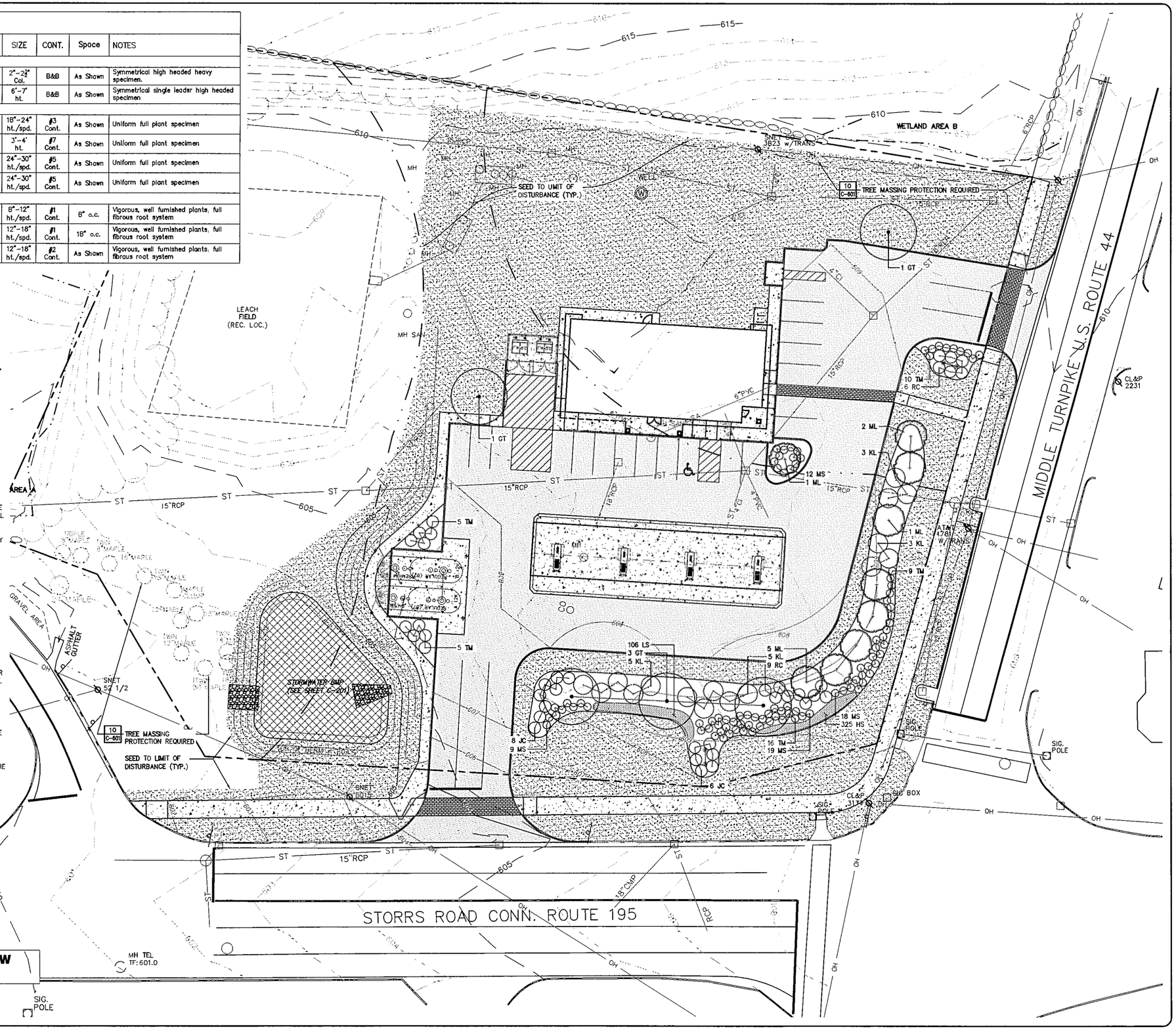
3. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.
4. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.

## SEEDING NOTES:

1. ALL AREAS TO BE SEEDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:
   - 30% NASSAU KENTUCKY BLUEGRASS
   - 25% BELMONT KENTUCKY BLUEGRASS
   - 25% P-105 KENTUCKY BLUEGRASS
   - 20% FINE TEXTURE RYE
2. WEED SEED CONTENT SHALL NOT EXCEED 0.25%.
3. THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
4. THE FERTILIZER SHALL BE A 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
5. SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.

## GUARANTEE:

1. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE FOR THE INSTALLED PLANT MATERIALS. THIS GUARANTEE SHALL BEGIN AT THE POINT OF SUBSTANTIAL COMPLETION AND EXTEND FOR A PERIOD NOT LESS THAN ONE (1) YEAR. ALL PLANT MATERIALS, INSTALLATION AND MAINTENANCE SHALL BE INCLUDED. THE GUARANTEE SHALL BE ADMINISTERED AT THE DISCRETION OF THE ENGINEER.




**ISSUED FOR SITE PLAN REVIEW**
**NOT FOR CONSTRUCTION**

| No. | Submissions / Revisions | Appd. | By | Date |
|---|---|---|---|---|
| 1 | REVISED PER TOWN STAFF COMMENTS | MEH | KDT | 10/23/12 |

CUMBERLAND GULF GROUP OF COMPANIES
100 Crossing Boulevard
Framingham, MA 01702
Cumberland FARMS

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Main: (860) 257-4607 - www.chacompanies.com

Designed: JTB | Drawn: MAJ | Checked: MLR

PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

SITE LANDSCAPING PLAN

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

**C-501**

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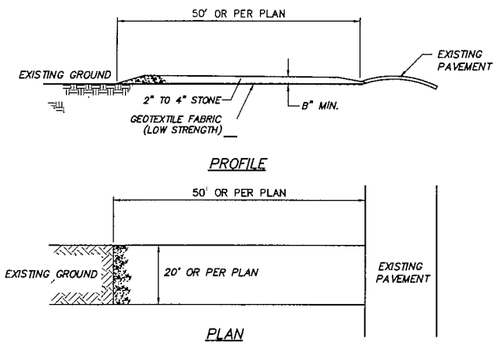
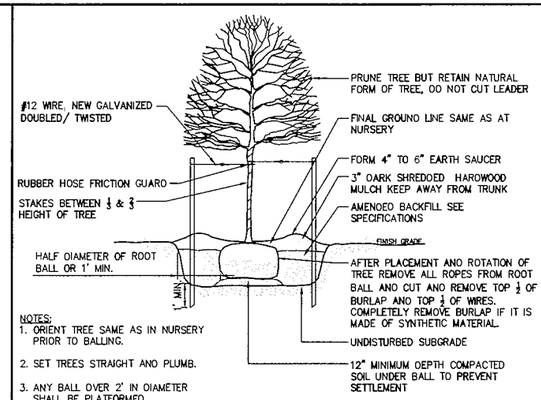



NOTES:
1. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
2. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.

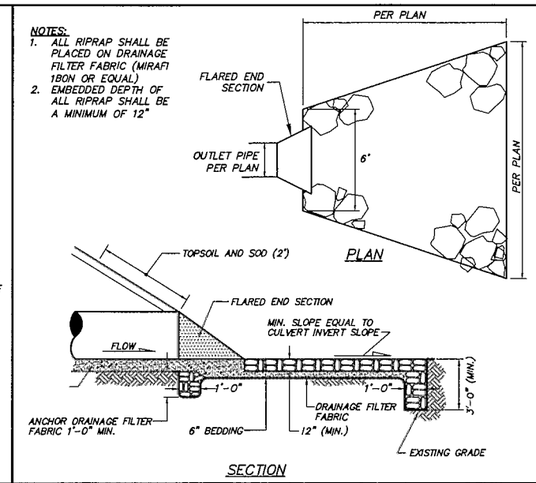
## 1 STABILIZED CONSTRUCTION ENTRANCE
SECTION, PLAN — SCALE: N.T.S.



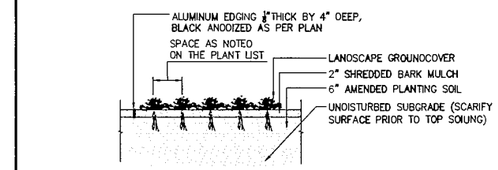

NOTES:
1. ORIENT TREE SAME AS IN NURSERY PRIOR TO BALLING.
2. SET TREES STRAIGHT AND PLUMB.
3. ANY BALL OVER 2' IN DIAMETER SHALL BE PLATFORMED

## 4 TYPICAL TREE PLANTING
SECTION — SCALE: N.T.S.

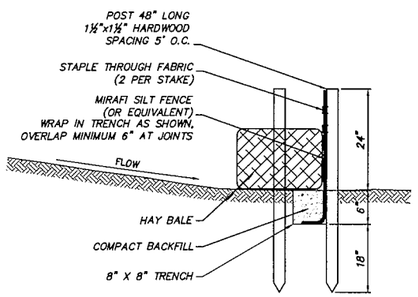
NOTES:
1. ALL RIPRAP SHALL BE PLACED ON DRAINAGE FILTER FABRIC (MIRAFI 180N OR EQUAL)
2. EMBEDDED DEPTH OF ALL RIPRAP SHALL BE A MINIMUM OF 12"




## 7 RIP RAP APRON
SECTION — SCALE: N.T.S.

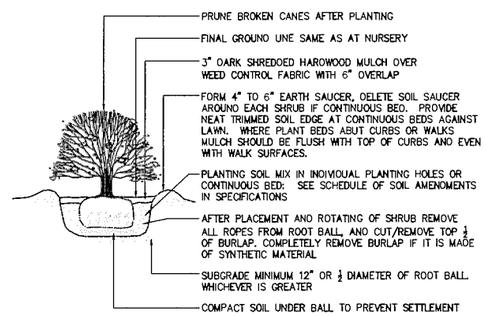



## 9 TYPICAL PERENNIAL AND GROUNDCOVER PLANTING
SECTION — SCALE: N.T.S.

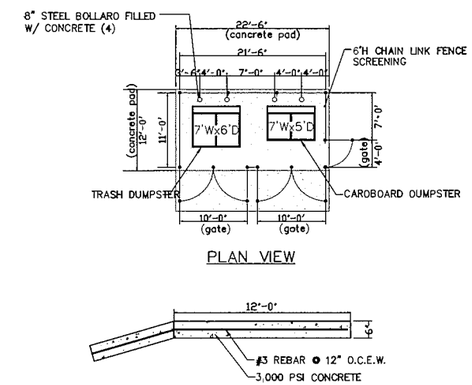



NOTES:
1. THE FENCING SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT TO ENSURE ITS PROPER FUNCTIONING. IF THE FENCING IS DAMAGED IT SHALL BE REPAIRED IMMEDIATELY.
2. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACKFILLED WITH TOPSOIL AND SEEDED.

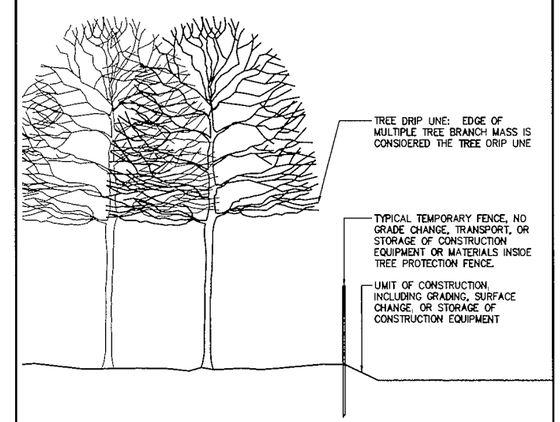
## 2 SILT FENCE
SECTION — SCALE: N.T.S.




## 5 TYPICAL SHRUB PLANTING
SECTION — SCALE: N.T.S.

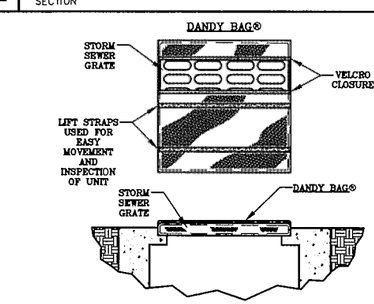



## 8 DUMPSTER ENCLOSURE
SECTION — SCALE: N.T.S.




NOTES:
1. IN INSTANCES WHERE A TREES DRIP LINE CROSSES THE LIMIT OF DISTURBANCE THE OWNER OR OWNERS REPRESENTATIVE DETERMINES IF THE TREE IS DEEMED TO BE PROTECTED.
2. WHEN A TREE IS DEEMED TO BE PROTECTED FOLLOW METHODS DESCRIBED IN THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, WHICH MAY INCLUDED SELECTIVE PRUNING, WATERING, AND FERTILIZING OR ANY OTHER METHOD APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWING, FOR ANY TREE THAT CONSTRUCTION WILL ENCROACH ON THE DRIPLINE, EXPLAINING METHOD OF PROTECTION BEFORE, DURING, AND AFTER CONSTRUCTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ANY TREE DEEMED TO BE PROTECTED SHALL BE INCLUDED IN THE CONTRACTORS (1) ONE YEAR LANDSCAPE WARRANTY. IF A TREE IS DEEMED TO NOT SURVIVE WITHIN THE WARRANTY PERIOD THE CONTRACTOR SHALL REMOVE AND REPLACE THE TREE IN KIND AT A SIZE OF 2½"–3" CAL. MEETING ALL STANDARDS FOR QUALITY NURSERY STOCK.
5. A TREE MAY BE DETERMINED TO NOT SURVIVE IF IT SHOWS SIGNS OF STRESS OR PARTIAL DIE BACK WITHIN THE LANDSCAPE WARRANTY PERIOD.

## 10 TREE MASSING PROTECTION DETAIL
SECTION — SCALE: N.T.S.

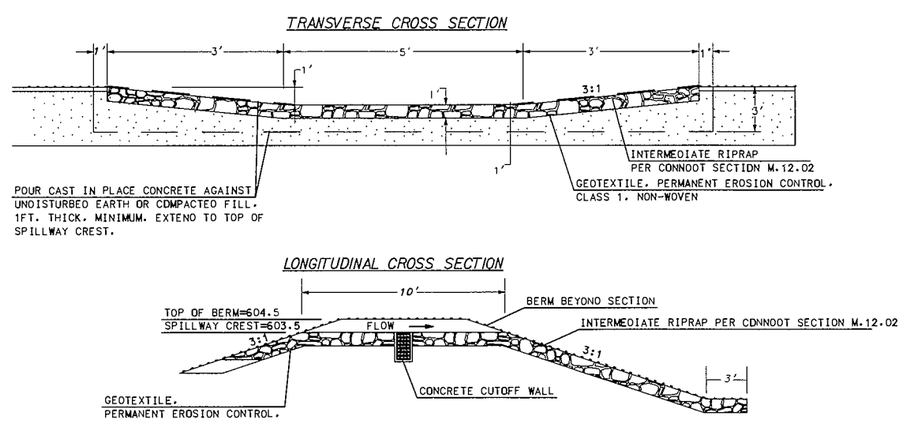



MATERIAL: DANDY BAG® BY DANDY PRODUCTS INC. OR APPROVED EQUAL

INSTALLATION:
1. PLACE THE EMPTY DANDY BAG® OVER THE GRATE AS THE GRATE STANDS ON END.
2. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW–GRADE SIDE) OF THE UNIT.
3. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE.
4. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE:
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG® AS NEEDED.
2. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

## 3 CATCH BASIN INLET PROTECTION
SECTION — SCALE: N.T.S.




## 6 SPILLWAY
SECTION — SCALE: N.T.S.

| No. | Submittal / Revision | Appr'd | By | Date |
|---|---|---|---|---|
| 1 | REVISED PER TOWN STAFF COMMENTS | MEH | KDT | 01/23/12 |

CUMBERLAND GULF GROUP OF COMPANIES
100 Crossing Boulevard
Framingham, MA 01702
Cumberland FARMS

CHRISTOPHER E. HALLGRIMSON, CONNECTICUT LICENSED PROFESSIONAL ENGINEER No. 27016

"ON THE GOOD AUTHORITY OF THE CONTRACTOR, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL LAWS"

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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

CONSTRUCTION DETAILS

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

C-601

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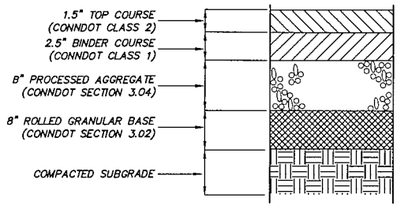
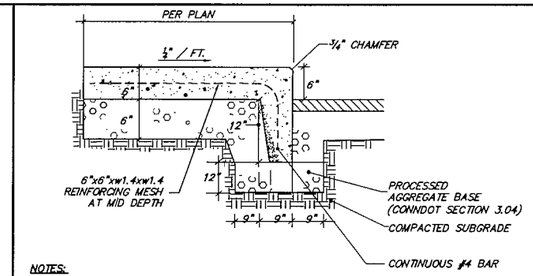



## 1 BITUMINOUS ASPHALT CONCRETE PAVEMENT SECTION

SECTION — SCALE: N.T.S.

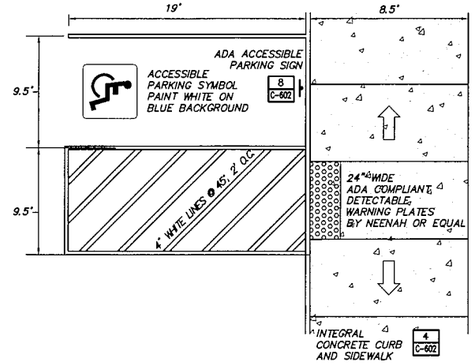



NOTES:

1. TRANSVERSE EXPANSION JOINTS TO BE PLACED AT A MAXIMUM LONGITUDINAL SPACING OF 20'.
2. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.
3. TRANSVERSE 1/4" CONTRACTION JOINTS TO BE CONSTRUCTED AT 5' INTERVALS, NO LONGITUDINAL JOINTS.
4. BROOM FINISH SURFACE PERPENDICULAR TO PEDESTRIAN FLOW.
5. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
6. PROVIDE A MINIMUM OF 4" FREE-DRAINING MATERIAL (<3% PASSING #200 SIEVE) BENEATH GRAVEL BASE WHERE SIDEWALK ABUTS BUILDING.

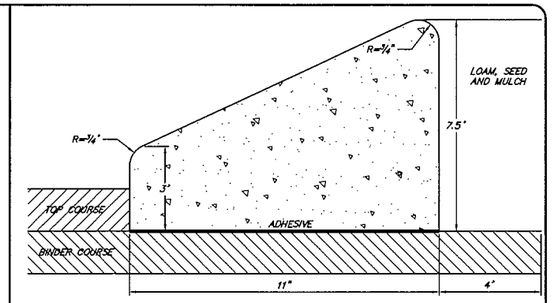
## 4 INTEGRAL CONCRETE CURB & SIDEWALK

SECTION — SCALE: N.T.S.




## 7 ADA ACCESSIBLE PARKING SPACE LAYOUT

PLAN — SCALE: N.T.S.

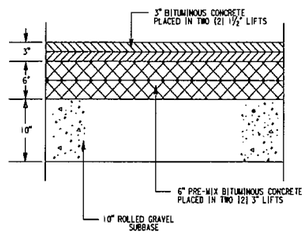



NOTES:

1. CONCRETE SHALL BE 4000 PSI WITH FIBER MESH.
2. SEE BITUMINOUS ASPHALT CONCRETE PAVEMENT SECTION DETAIL ON THIS SHEET FOR SUBBASE AND BITUMINOUS CONCRETE PAVEMENT THICKNESSES AND SPECIFICATIONS.

## 10 EXTRUDED MOUNTABLE CONCRETE CURB

SECTION — SCALE: N.T.S.



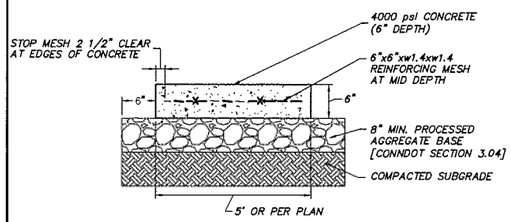

LEGEND
HMA - HOT MIX ASPHALT
S - SUPERPAVE
.5 - 7/8" STONE SIZE
*.5 - 1 1/2" STONE SIZE

NOT TO SCALE

REFER TO FORM 816-2004, SECTION 4.06 AND CTDOT HIGHWAY DESIGN MANUAL

## 2 US 44/CT 195 BITUMINOUS CONCRETE PAVEMENT

SECTION — SCALE: N.T.S.

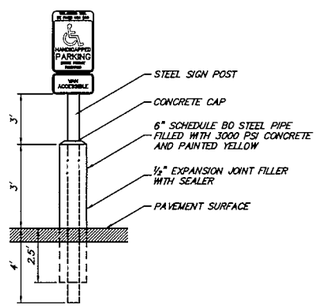



NOTES:

1. TRANSVERSE EXPANSION JOINTS TO BE PLACED AT A MAXIMUM LONGITUDINAL SPACING OF 20'.
2. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.
3. TRANSVERSE 1/4" CONTRACTION JOINTS TO BE CONSTRUCTED AT 5' INTERVALS, NO LONGITUDINAL JOINTS.
4. BROOM FINISH SURFACE PERPENDICULAR TO PEDESTRIAN FLOW.
5. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
6. PROVIDE A MINIMUM OF 4' FREE-DRAINING MATERIAL (<3% PASSING #200 SIEVE) BENEATH GRAVEL BASE WHERE SIDEWALK ABUTS BUILDING.

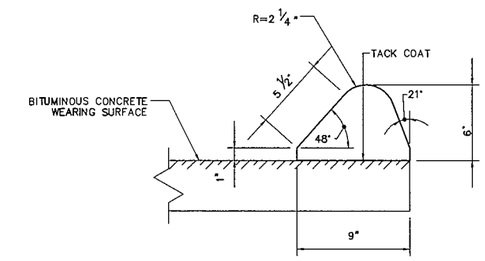
## 5 CONCRETE SIDEWALK

SECTION — SCALE: N.T.S.



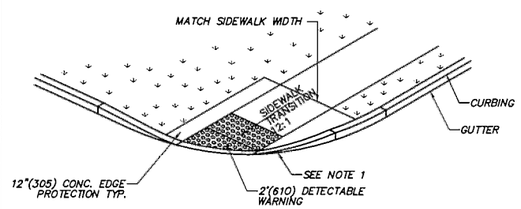

## 8 ADA ACCESSIBLE PARKING SIGN

SECTION — SCALE: N.T.S.




## 11 BITUMINOUS CONCRETE CURB

SECTION — SCALE: N.T.S.

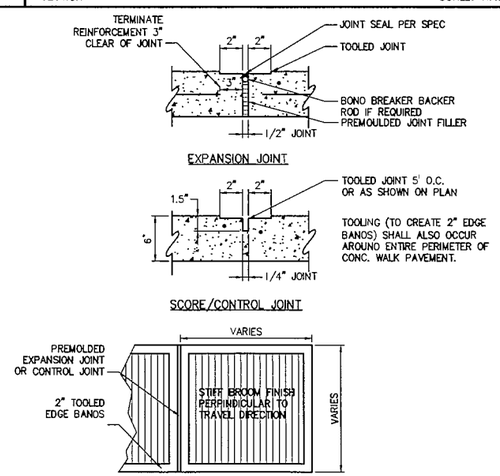



NOTE:

1. TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.

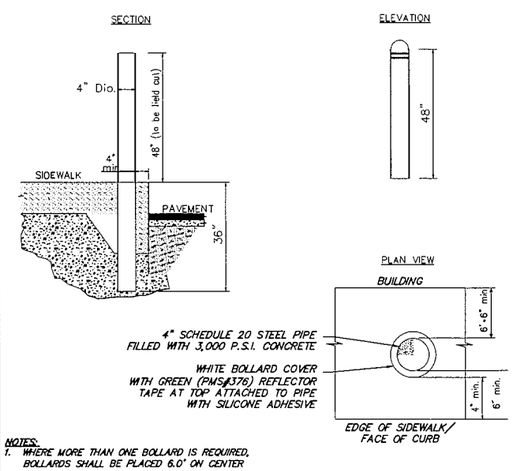
## 3 DIAGONAL SIDEWALK RAMP (TYPE 4d)

SECTION — SCALE: N.T.S.




## 6 CONCRETE SIDEWALK JOINTING AN FINISHING

SECTION — SCALE: N.T.S.

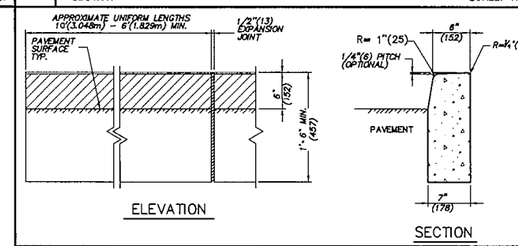



NOTES:

1. WHERE MORE THAN ONE BOLLARD IS REQUIRED, BOLLARDS SHALL BE PLACED 6.0' ON CENTER

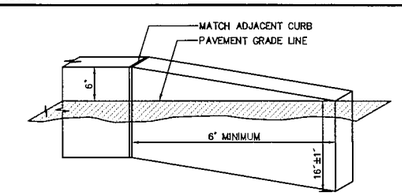
## 9 BOLLARD

SECTION — SCALE: N.T.S.




## 12 CONCRETE CURB

SECTION — SCALE: N.T.S.




## 13 TRANSITION CURB

SECTION — SCALE: N.T.S.

| No. | Submittal / Revision | Appr'l | By | Date |
|---|---|---|---|---|
| 1 | REVISED PER TOWN STAFF COMMENTS | MEH | KDT | 01/23/12 |

CUMBERLAND GULF GROUP OF COMPANIES
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Cumberland FARMS

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PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

CONSTRUCTION DETAILS

Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

C-602

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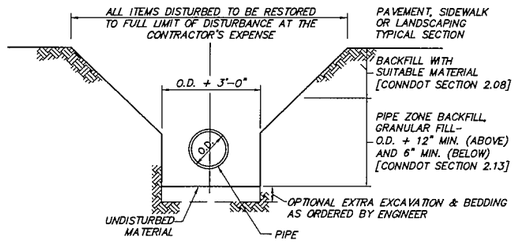
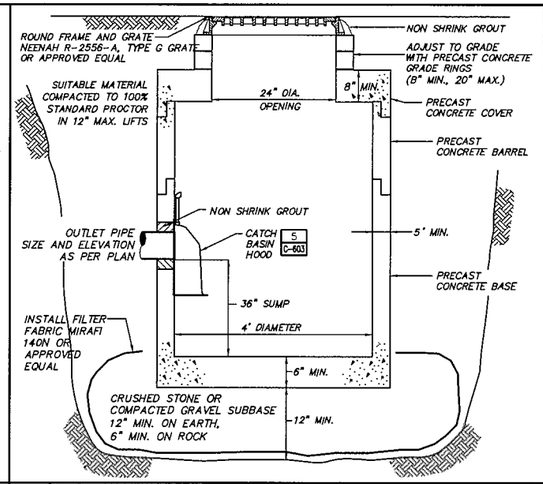
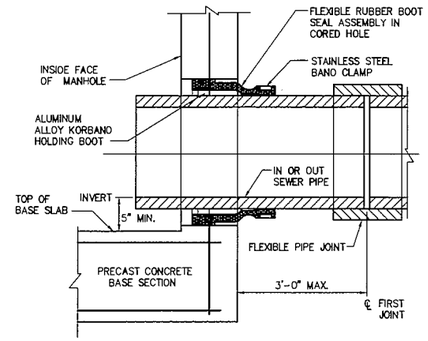



NOTE
BACKFILL AROUND PIPE MUST BE COMPACTED TO A MINIMUM DENSITY OF 95% PER AASHTO T-99

## 1 TYPICAL WATER/DRAINAGE TRENCH
SECTION — SCALE: N.T.S.

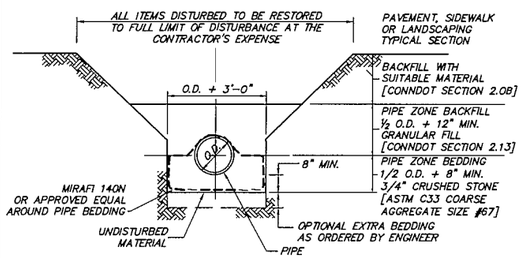



## 4 CATCH BASIN
SECTION — SCALE: N.T.S.



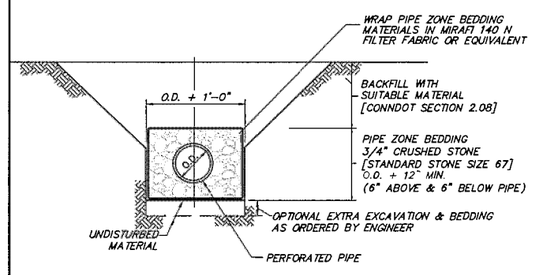

## 6 FLEXIBLE PIPE-TO-MH CONNECTION
SECTION — SCALE: N.T.S.

## 9 NOT USED
SECTION — SCALE: N.T.S.




NOTE
BACKFILL AROUND PIPE MUST BE COMPACTED TO A MINIMUM DENSITY OF 95% PER AASHTO T-99

## 2 TYPICAL SANITARY SEWER TRENCH
SECTION — SCALE: N.T.S.

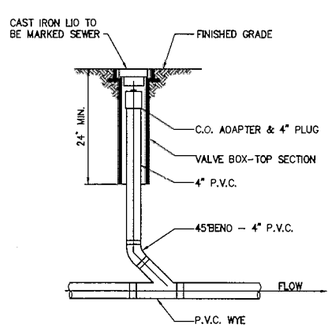



NOTES:

1. PERFORATED PIPE TO BE 6" PVC WITH AASHTO CLASS 1 PERFORATION PATTERN UNLESS OTHERWISE NOTED ON PLANS.
2. PERFORATED PIPE SHALL BE INSTALLED LEVEL WITH PERFORATIONS ON LOWER HALF OF PIPE.

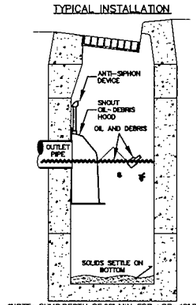
## 7 UNDERDRAIN
SECTION — SCALE: N.T.S.

## 10 NOT USED
SECTION — SCALE: N.T.S.



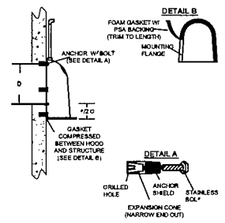

## 3 IN-LINE CLEANOUT
SECTION — SCALE: N.T.S.

TYPICAL INSTALLATION



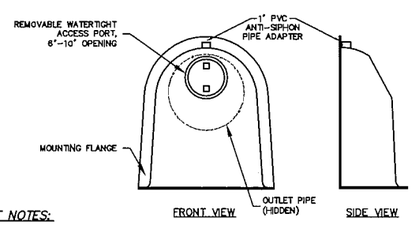

*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIAM.

INSTALLATION DETAIL




INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

CONFIGURATION DETAIL




SNOUT NOTES:

1. ALL NEW AND/OR EXISTING CATCH BASINS OR WATER QUALITY STRUCTURES SHALL BE OUTFITTED WITH THE SNOUT® OIL-DEBRIS SEPARATOR AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. OR APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

## 5 CATCH BASIN HOOD
SECTION — SCALE: N.T.S.

## 8 NOT USED
SECTION — SCALE: N.T.S.

## 11 NOT USED
SECTION — SCALE: N.T.S.

| No. | Submittal / Revision | Appd | By | Date |
|---|---|---|---|---|
| 1 | REVISED PER TOWN STAFF COMMENTS | MEH | KDT | 01/23/12 |


CUMBERLAND GULF GROUP OF COMPANIES
100 Crossing Boulevard
Framingham, MA 01702
Cumberland FARMS


JOE CONNECTICUT LICENSED PROFESSIONAL ENGINEER — MICHAEL E. HOOD — No. 18616 — PROFESSIONAL ENGINEER — CONNECTICUT

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS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CHA
2139 Silas Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336
Main: (860) 257-5687 - www.chacompanies.com


Designed: KDT | Drawn: MAJ | Checked: MLR

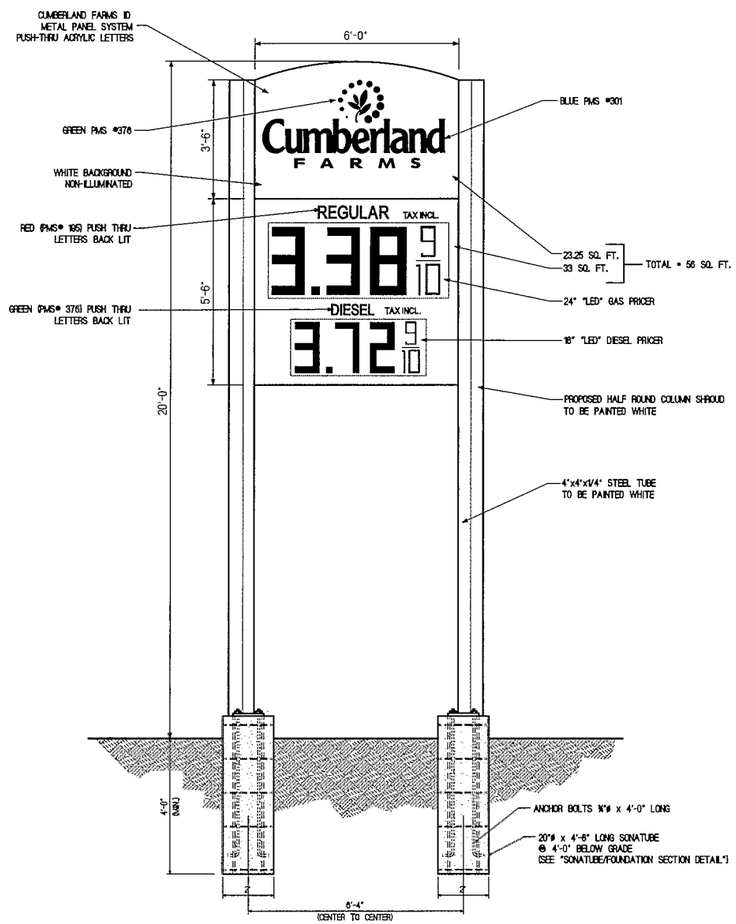
PROPOSED CONVENIENCE STORE
US 44 / CT 195 / CT 320
MANSFIELD (STORRS), CT

CONSTRUCTION DETAILS

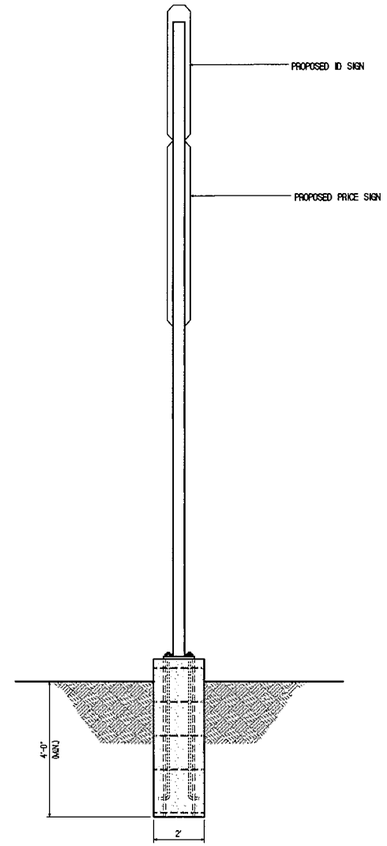
Issue Date: 12/09/11 | Project No.: 23016 | Scale: AS NOTED

C-603

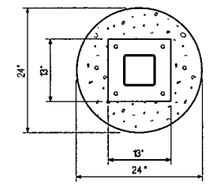

File: V:\PROJECTS\ANY\Y23\23016\CADD_ACAD\C-603 CONSTRUCTION DETAILS.DWG
Saved: 1/23/2012 2:32:31 PM Plotted: 1/23/2012 2:33:28 PM User: Thatcher, Kevin LastSavedBy: 2016




SIDE VIEW

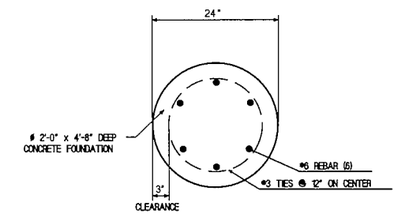



FRONT VIEW



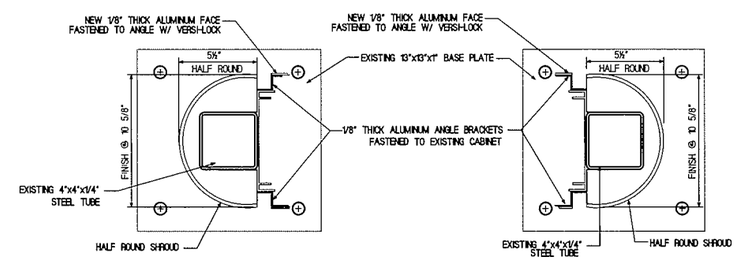

SONATUBE DETAIL

NOT TO SCALE




FOUNDATION SECTION DETAIL

NOT TO SCALE




COLUMN SHROUD DETAIL

NOT TO SCALE

| REVISIONS | | |
|---|---|---|
| DATE | REV. BY. | DESCRIPTION |
| | | |

V# NEW

Store # NEW

US ROUTE 44 & CT ROUTE 195

MANSFIELD (STORRS), CONNECTICUT

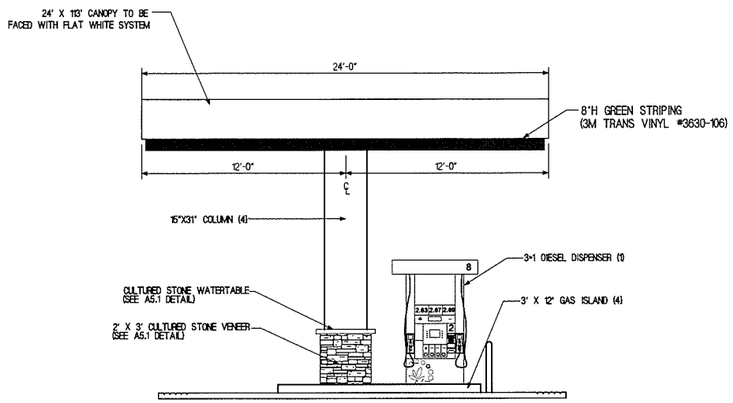
Cumberland FARMS

CUMBERLAND FARMS, INC.
100 Crossing Boulevard
Framingham, Massachusetts 01702

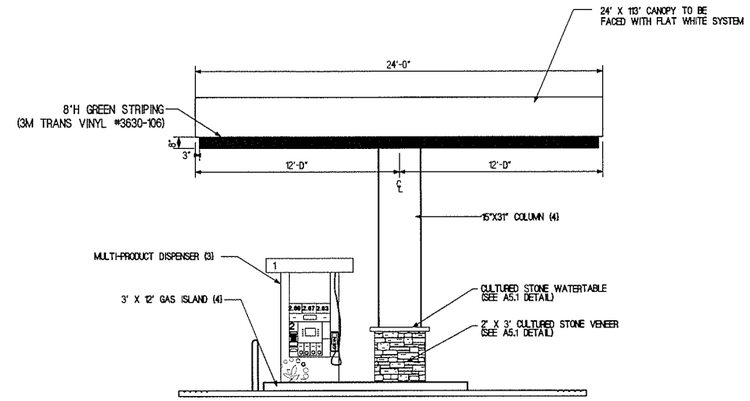
| | |
|---|---|
| SCALE: | 1/2" = 1'-0" |
| DATE: | 07-06-11 |
| FILE: | SIGN.dj/MANSFIELD.dj |
| DRAWN BY: | JDM |
| CHECKED BY: | |

PROPOSED SIGN PLAN

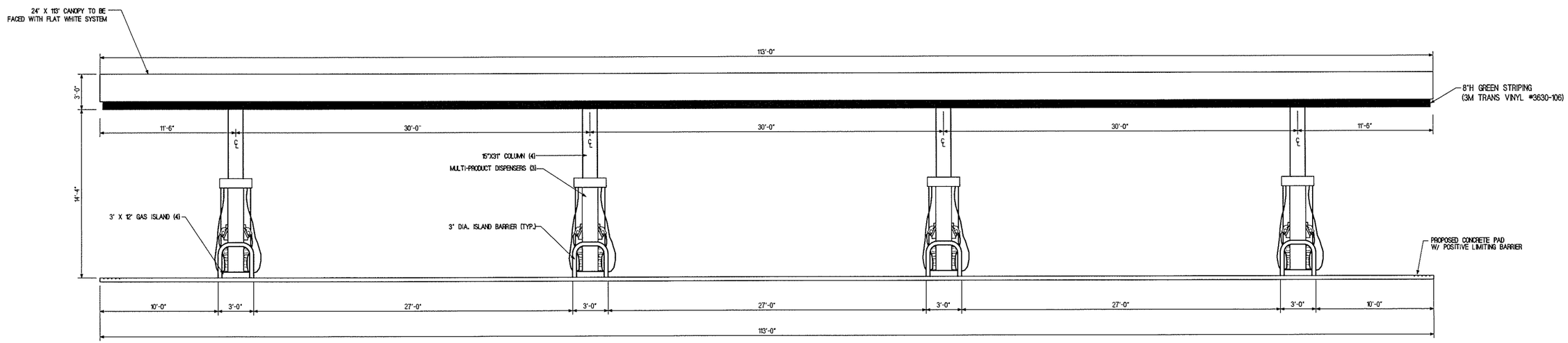
1 OF 1




LEFT SIDE ELEVATION




RIGHT SIDE ELEVATION




FRONT ELEVATION

GRAPHIC SCALE

4 0 4 8 12 16

scale: 1/4" = 1'-0"

| REVISIONS | | |
|---|---|---|
| DATE | REV. BY. | DESCRIPTION |
| | | |

V# NEW

Store# NEW

U.S. ROUTE 44 @ CT ROUTE 195

MANSFIELD (STORRS), CONNECTICUT

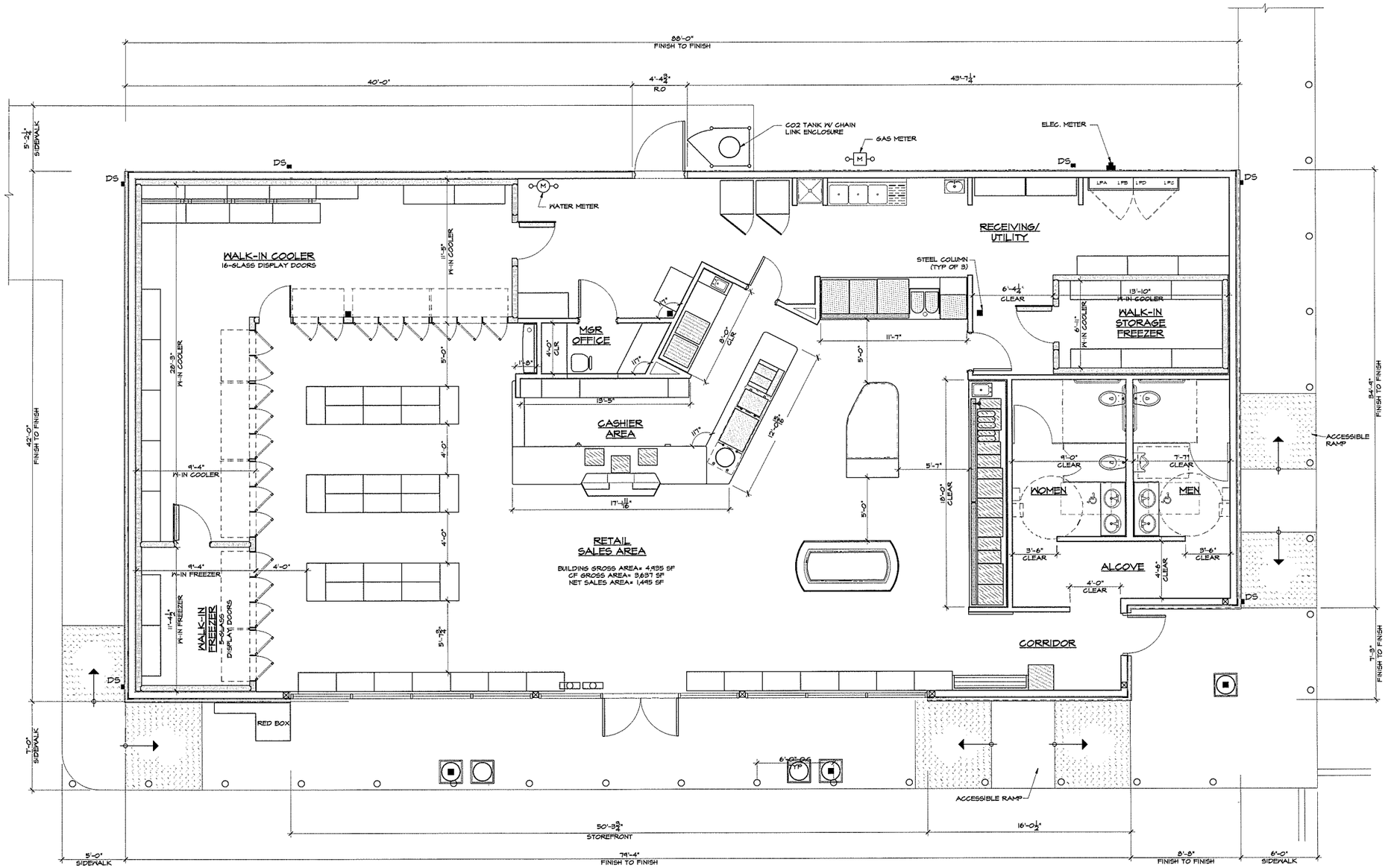
Cumberland FARMS

CUMBERLAND FARMS, INC.
100 Crossing Boulevard
Framingham, Massachusetts 01702

| | |
|---|---|
| SCALE: | 1/4" = 1'-0" |
| DATE: | 07-08-11 |
| FILE: | CANOPY/mansct.pj |
| DRAWN BY: | JDM |
| CHECKED BY: | |

PROPOSED CANOPY ELEVATIONS

1 OF 1




1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

N
PLAN

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ARCHITECTS

310 George Washington Highway
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*REVISIONS*

| NUMBER | REMARKS | DATE |
|---|---|---|
| | | |

FOR REVIEW

*PROJECT TITLE*

Cumberland FARMS
100 Crossing Blvd, Framingham, Massachusetts
STORE # NEW
PROPERTY # VXXXX

RTE. 195 @ US 44

MANSFIELD, CT
Tolland County

*DRAWING TITLE*

**FLOOR PLAN & PARTITION TYPES**

| DATE | PROJ NO |
|---|---|
| JULY 11, 2011 | 0000 |
| DRAWN BY | CHECKED BY |
| BB | AZ |

*DRAWING NUMBER*

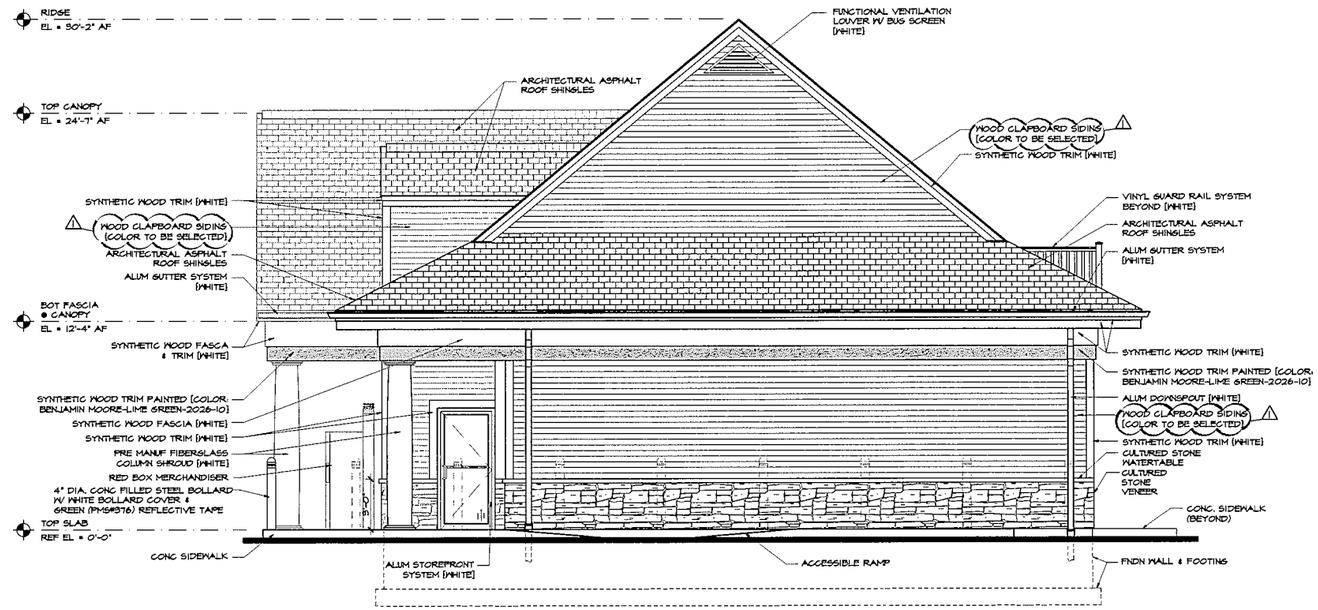
A1.1

## WALL SIGNAGE SPECIFICATION

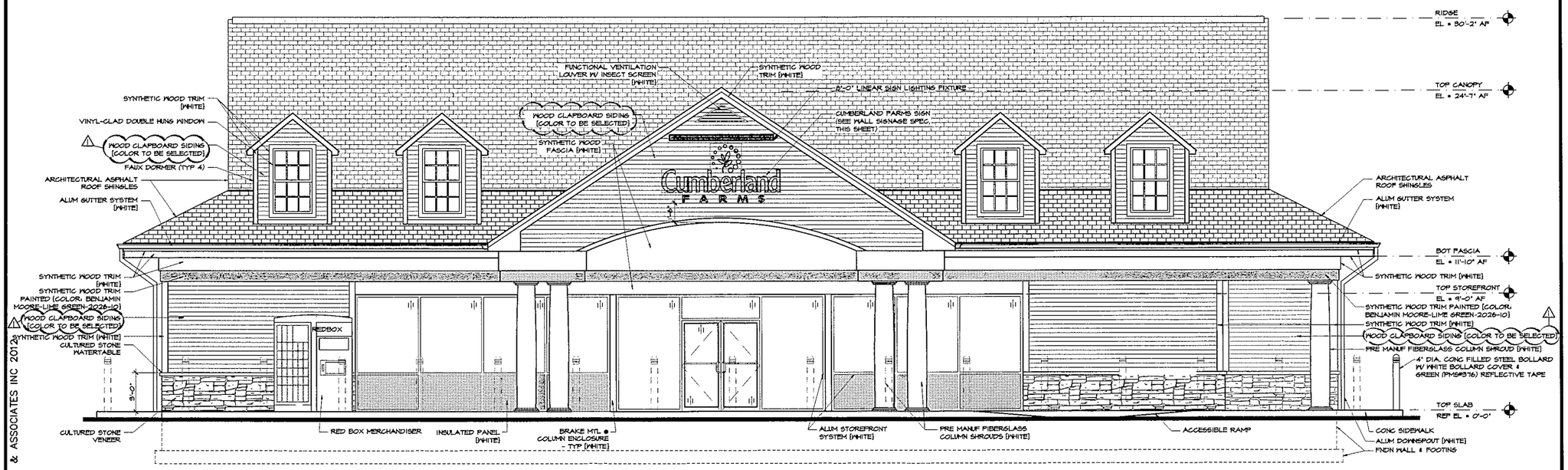
CUSTOM FABRICATED
EXTERNALLY ILLUMINATED

SUPPLIED BY OWNER - INSTALLED IN FIELD BY SIGN VENDOR
SIGN AREA = 25.7 SQ. FT.

3 WALL SIGNAGE DETAIL
SCALE: 1" = 1'-0"




2 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"




1 SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

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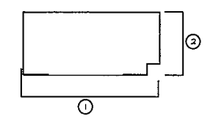



REVISIONS

| NUMBER | REMARKS | DATE |
|---|---|---|
| 1 | SIDING REVISION | 1/23/2012 |

FOR REVIEW

PROJECT TITLE

Cumberland FARMS
100 Crossing Blvd, Framingham, Massachusetts
STORE # NEW
PROPERTY # VXXXX

RTE. 195 • US 44

MANSFIELD, CT
Tolland County

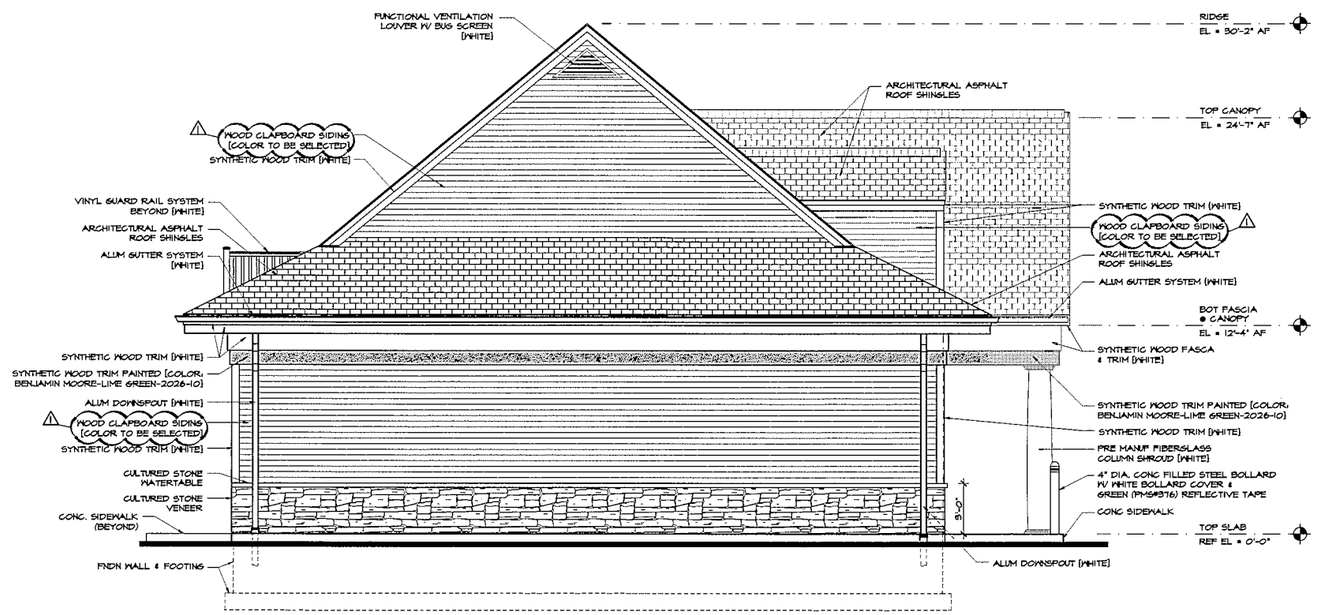
DRAWING TITLE

# EXTERIOR ELEVATIONS

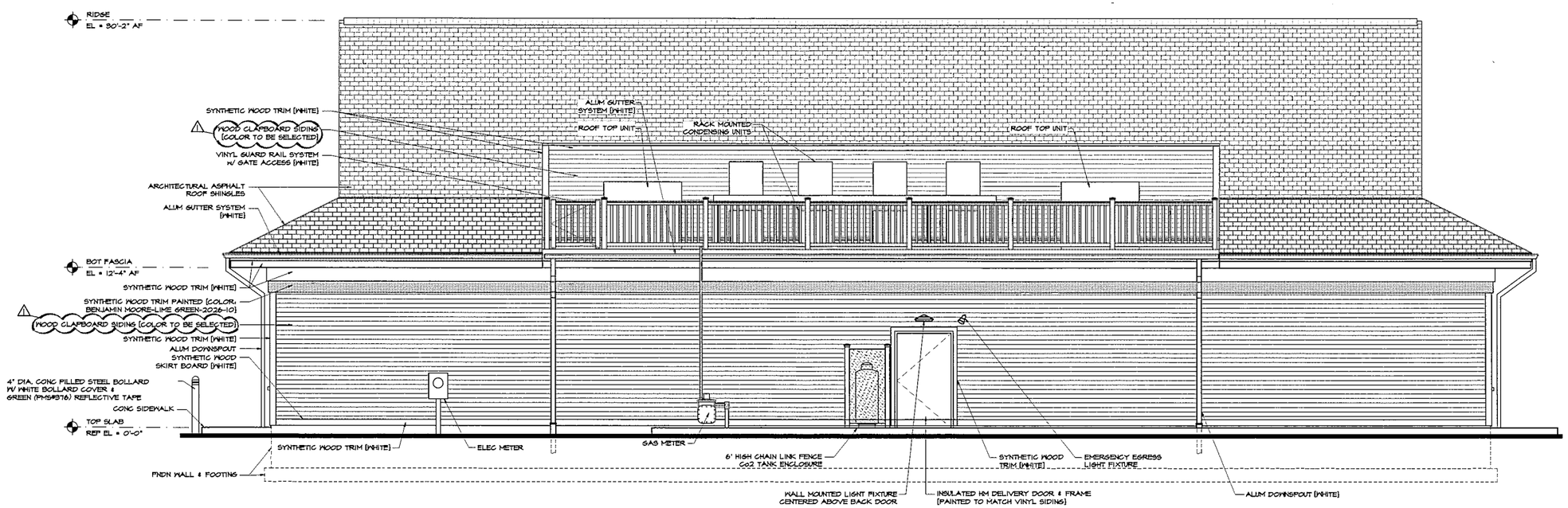
| DATE | PROJ NO |
|---|---|
| JULY 11, 2011 | 11107 |
| DRAWN BY | CHECKED BY |
| BB | AZ |

DRAWING NUMBER

A3.1




2 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"




1 NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

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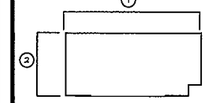



REVISIONS

| NUMBER | REMARKS | DATE |
|---|---|---|
| 1 | SIDING REVISION | 1/23/2012 |

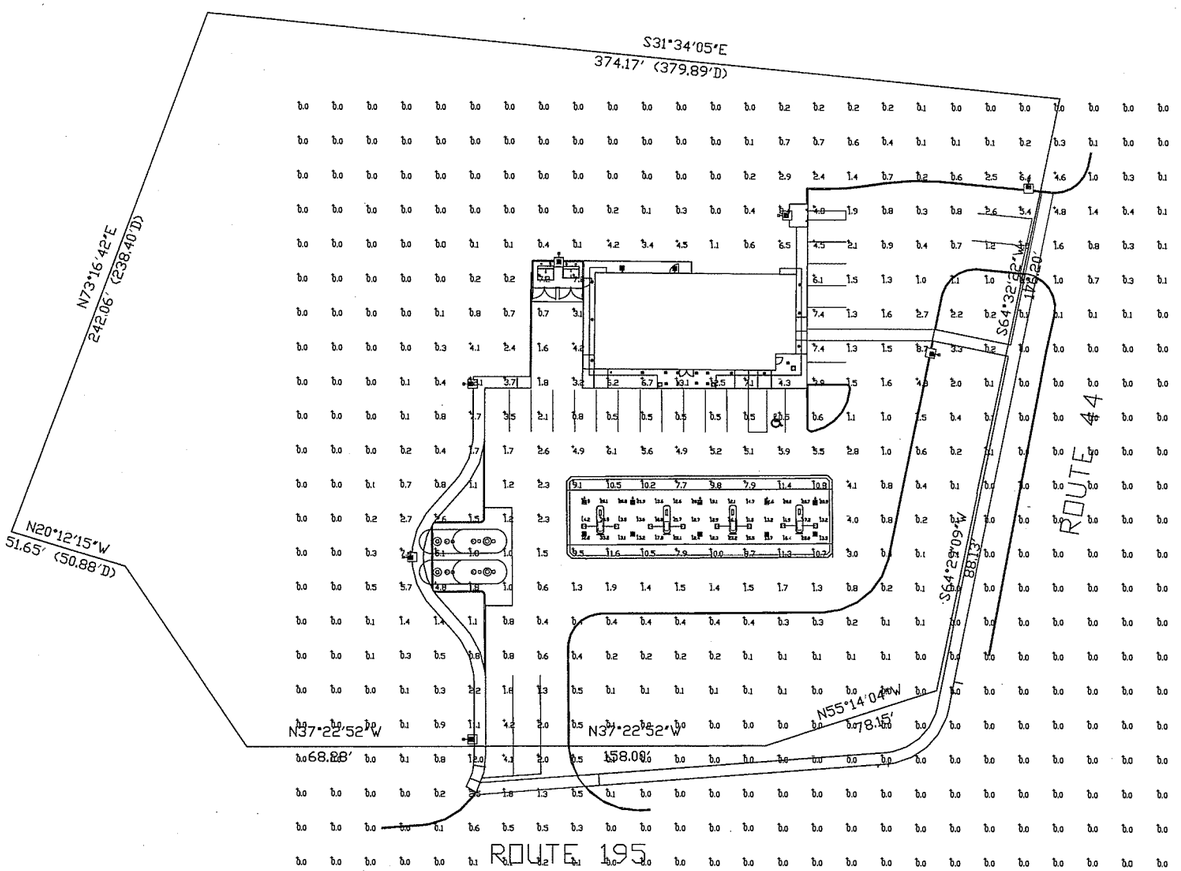
FOR REVIEW

PROJECT TITLE
Cumberland FARMS
100 Crossing Blvd, Framingham, Massachusetts
STORE # NEW
PROPERTY # VXXXX
RTE. 195 @ US 44
MANSFIELD, CT
Tolland County

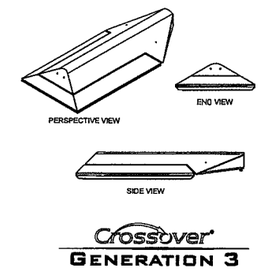
DRAWING TITLE
EXTERIOR ELEVATIONS

| DATE | PROJ NO |
|---|---|
| JULY 11, 2011 | 11107 |
| DRAWN BY | CHECKED BY |
| BB | AZ |

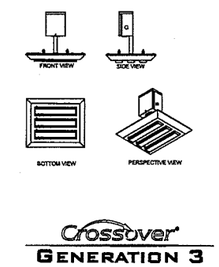
DRAWING NUMBER
A3.2



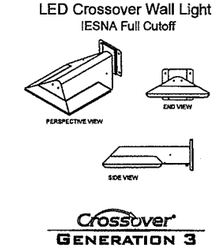

## XAM3
LED Crossover Area Light




## CRO3 FO
LED Crossover Focus (Single Deck)




## XAWS3
LED Crossover Wall Light
IESNA Full Cutoff




| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Lumens/Lamp | Arr. Lum. Lumens | Arr. Watts |
| | 7 | A | SINGLE | XAM3-FT-LED-119-350-CW-UE-S-14'POLE+2'BASE | 1.000 | N.A. | 10028 | 138 |
| | 8 | B | SINGLE | CRO3-FO-LED-30-CW-UE | 1.000 | N.A. | 2674 | 36.1 |
| | 5 | C | SINGLE | CRO3-ES-LED-84-350-CW-UE | 1.000 | N.A. | 7996 | 97 |
| | 5 | D | SINGLE | CRO3-A-LED-84-350-CW-UE | 1.000 | N.A. | 8900 | 99 |
| | 2 | E | SINGLE | XAWS-3-LED-63-CW-UE | 1.000 | N.A. | 7996 | 97 |
| ● | 19 | F | SINGLE | OM6LED27U-R6LED30KMDCS FIXTURE BY OTHERS | 1.000 | N.A. | 1416 | 26.9 |

Total Project Watts
Total Watts = 2096.8

NOTE: LSI INDUSTRIES WILL NOT BE RESPONSIBLE FOR THE PHOTOMETRIC ACCURACY OF ANY FIXTURES USED IN A LIGHTING PLAN NOT MANUFACTURED OR TESTED BY LSI.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALL CALC POINTS | Illuminance | Fc | 0.93 | 13.1 | 0.0 | N.A. | N.A. |
| CANOPY | Illuminance | Fc | 17.96 | 37.2 | 10.8 | 1.66 | 3.44 |
| PUMP_VERTICAL | Illuminance | Fc | 46.07 | 88.9 | 16.1 | 2.86 | 5.52 |
| INSIDE CURB | Illuminance | Fc | 3.05 | 11.6 | 0.3 | 10.17 | 38.67 |

Footcandle levels at grade

39'-1"

LSI INDUSTRIES™
10900 ALLIANCE RD. CINCINNATI, OHIO 45240 USA
PHONE 513.563.1000 • FAX PHONE 513.563.1003

LIGHTING PROPOSAL FOR

CUMBERLAND FARMS
RT 195 & RT 44
HANSFIELD,CT

| | |
|---|---|
| SCALE:1"=20' | LO-107154 |
| DATE:7-12-11 | |
| REVISE | SHEET 1 OF 1 |