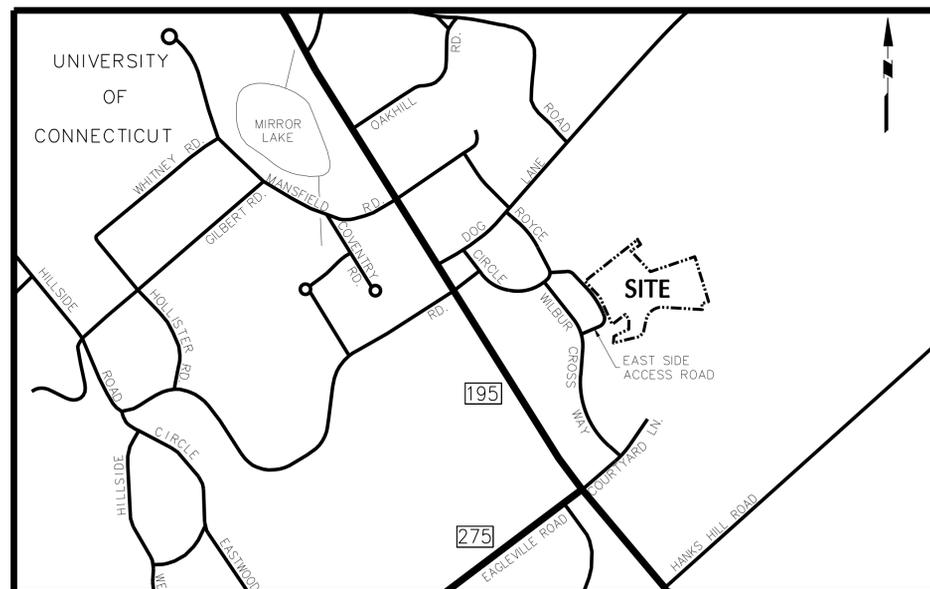


STORRS CENTER ZONING PERMIT APPROVAL PLANS FOR PHASE III DEVELOPMENT MAIN STREET HOMES MANSFIELD, CONNECTICUT



PROJECT VICINITY MAP
1"=500'

DRAWING LIST

NUMBER	TITLE	DATE	REVISED
CS001	COVER SHEET	03/26/15	
CS002	LEGEND & GENERAL NOTES	03/26/15	
VB301	PROPOSED PHASE III PERIMETER SURVEY	03/26/15	
CS301	SITE PLAN	03/26/15	
CS501	SITE DETAILS I	03/26/15	
CS502	SITE DETAILS II	03/26/15	
CS503	SITE DETAILS III	03/26/15	
CG301	GRADING & DRAINAGE PLAN	03/26/15	
CG501	GRADING & DRAINAGE DETAILS I	03/26/15	
CG502	GRADING & DRAINAGE DETAILS II	03/26/15	
CU301	UTILITY PLAN	03/26/15	
CU302	SANITARY SEWER PLAN	03/26/15	
CU501	UTILITY DETAILS I	03/26/15	
CU502	UTILITY DETAILS II	03/26/15	
CU503	UTILITY DETAILS III	03/26/15	
CU504	UTILITY DETAILS IV	03/26/15	
CE301	SOIL EROSION & SEDIMENT CONTROL PLAN	03/26/15	
CE501	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	03/26/15	
LL301	LIGHTING PLAN	03/26/15	
LL501	LIGHTING NOTES AND DETAILS	03/26/15	
LP301	LANDSCAPE PLAN	03/26/15	
LP501	LANDSCAPE PLAN NOTES AND DETAILS	03/26/15	
LP502	LANDSCAPE DETAILS II	03/26/15	

APPLICANTS

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RELEASE DATES

DATE	DESCRIPTION
03/26/15	ZONING PERMIT APPROVAL

PERMITTING SET ONLY - NOT FOR CONSTRUCTION

LANGAN

LEGEND		EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE		---	---	○	●
R.O.W. LINE		---	---	S	S
WETLAND BOUNDARY		▲	▲	W	W
BUILDING LINE		////	////	G	G
BUILDING ENTRY		▽	▽	E	E
STRIPING		---	---	T	T
CURB LINE		---	---	COM	COM
ADA ACCESSIBLE RAMP		▲	▲	C	C
TRAFFIC SIGN		▽	▽	VE	VE
SIGN DESIGNATION		◇	◇		
PARKING COUNT		23	23		
TRANSFORMER		T	T		
RETAINING WALL					
FENCE		---	---		
CONTOUR		228	617		
SPOT ELEVATION		101.01	101.01		
STORM MANHOLE		○	●		
CATCH BASIN		□	■		
YARD DRAIN		○	○		
RIPRAP OUTLET PROTECTION		■	■		
LIGHTING FIXTURE		*	*		
PAINTED TRAFFIC ARROWS		↑	↑		
STORM DRAINAGE		---	---		
CLEANOUT		○	○		
FLARED END SECTION		▲	▲		
SANITARY MANHOLE		○	●		
SANITARY SEWER PIPE		S	S		
WATER MAIN		W	W		
UNDERGROUND GAS LINE		G	G		
UNDERGROUND ELECTRIC LINE		E	E		
UNDERGROUND TELEPHONE LINE		T	T		
EDR COMMUNICATION LINE		COM	COM		
CABLE LINE		C	C		
TELEPHONE/CABLE LINE		VE	VE		
FIRE HYDRANT		▽	▽		
GATE VALVE		○	○		
CONSTRUCTION ENTRANCE		---	---		
RECYCLED STONE WALL					
SILT FENCE		---	---		
SILT SOCK		---	---		
SOIL TYPE BOUNDARY		---	---		
HAYBALES		---	---		
LIMIT OF DISTURBANCE		---	---		
GUIDERAIL		---	---		
PROPOSED INLET PROTECTION		---	---		
EXISTING INLET PROTECTION		---	---		
STANDARD CONCRETE		---	---		
HEAVY DUTY CONCRETE		---	---		

CONTRACTOR NOTES

- THE WORK TO BE PERFORMED IS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS MAY NOT COMPLETELY REPRESENT ALL SPECIFIC DETAILS OF INSTALLATION REQUIRED FOR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL ENGINEERING INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND RECEIVING REVIEWS AND/OR DIRECTION ON WRITTEN REQUESTS FOR INFORMATION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE AND SHALL BE DEEMED TO HAVE MADE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ANY AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR A CHANGE ORDER.
- IT IS SPECIFICALLY NOTED THAT INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING REQUESTING CLARIFICATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTE THAT THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL APPLICABLE REQUIREMENTS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT "CALL-BEFORE-YOU-DIG" 1-800-922-4455 FOR THE LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL REFER TO MEP AND ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, GAS, AND TELEPHONE SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, AND DETAILS OF ALL DOORS, STAIRS, RAMPS, SIDEWALKS, CONCRETE PADS, WALLS, CANOPIES, EXTERIOR COLUMNS AND BOLLARDS ASSOCIATED WITH THE BUILDING.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE THE PROPOSED SANITARY AND STORM PIPING WILL CROSS EXISTING UTILITIES AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS SO THAT AN APPROPRIATE MODIFICATION CAN BE MADE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE TOWN OF MANSFIELD TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- THESE PLANS DETAIL SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, TOWN OF MANSFIELD, AND STATE OF CONNECTICUT.

ABBREVIATIONS

ABBREVIATIONS ARE AS FOLLOWS:

N.I.C. = NOT IN CONTRACT	HDPE = HIGH DENSITY POLYETHYLENE PIPE
TYP = TYPICAL	PVC = POLYVINYL CHLORIDE PIPE
CB = CATCH BASIN	TF = TOP OF FRAME
CCB = CURBED CATCH BASIN	DIP = DUCTILE IRON PIPE
CLCB = CURBLESS CATCH BASIN	CMP = CORRUGATED METAL PIPE
DCB = DOUBLE CATCH BASIN	INV = INVERT
MH = MANHOLE	OR = ORIFICE
YD = YARD DRAIN	LF = LINEAR FEET
CO = CLEAN OUT	MAX = MAXIMUM
RCP = REINFORCED CONCRETE PIPE	MIN = MINIMUM
LA = LANDSCAPE AREA	NTS = NOT TO SCALE

UTILITY NOTES

GENERAL:

- ALL WATER PIPE AND ASSOCIATED INFRASTRUCTURE SHOULD BE INSTALLED PER CONNECTICUT WATER COMPANY REQUIREMENTS.
- ALL SANITARY AND SEWER PIPE AND ASSOCIATED INFRASTRUCTURE SHOULD BE INSTALLED PER THE TOWN OF MANSFIELD PUBLIC WORKS AND WPCA STANDARDS, AND STATE HEALTH REQUIREMENTS WHERE APPLICABLE.
- ALL ELECTRIC LINES AND ASSOCIATED INFRASTRUCTURE SHOULD BE INSTALLED PER EVERSOURCE REQUIREMENTS.
- ALL GAS LINES AND ASSOCIATED INFRASTRUCTURE SHOULD BE INSTALLED PER CONNECTICUT NATURAL GAS REQUIREMENTS.
- ALL TELEPHONE LINES AND ASSOCIATED INFRASTRUCTURE SHOULD BE INSTALLED PER AT&T REQUIREMENTS.
- ALL UNDERGROUND UTILITIES MUST BE CLEARLY & PERMANENTLY MARKED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
- LOCATIONS AND ELEVATIONS OF UTILITY LINES ENTERING BUILDINGS SHOULD BE COORDINATED WITH THE ARCHITECTURAL & MEP DRAWINGS PRIOR TO CONSTRUCTION.
- ALL MANHOLE COVERS, GRATES, RIMS, AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
- CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
- A ONE FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT, AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
- RELOCATION OF UTILITY PROVIDER FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
- ALL REQUIRED UTILITY LINES SERVICING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING ENTRANCE LOCATION. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.

ELECTRIC, TELEPHONE, & GAS:

- CONTRACTOR TO COORDINATE GAS MAIN, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES OR AS REQUIRED BY THE UTILITY COMPANY.
- ALL DETAILS OF ELECTRIC, GAS, & TELEPHONE UTILITY SERVICE SHALL BE APPROVED BY THE APPLICABLE UTILITY COMPANY AND INSTALLED TO THEIR REQUIREMENTS AS WELL AS THOSE OF THE DIRECTOR OF PUBLIC WORKS.

WATER & SANITARY:

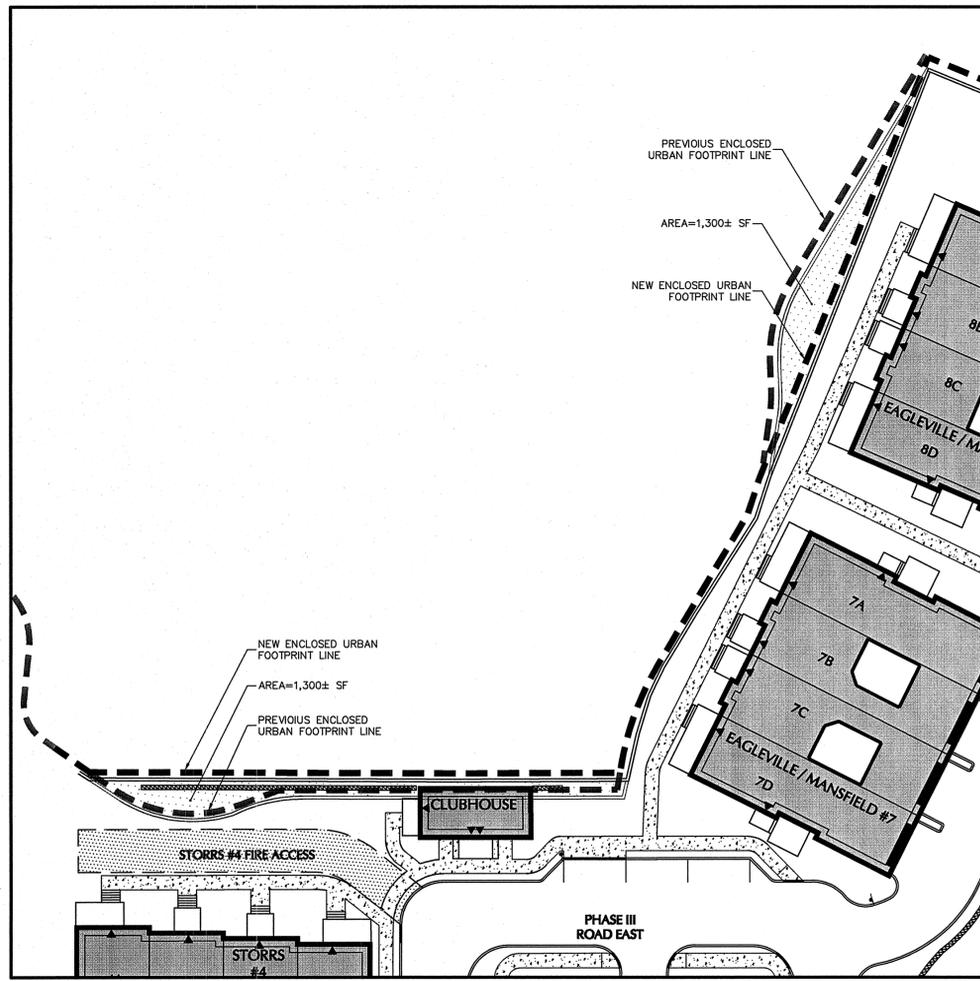
- THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE, AND SERVICEABILITY OF THE EXISTING WATER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
- ALL SANITARY SEWER PIPE TO BE PUSH JOINT POLYVINYL CHLORIDE (PVC) PIPE SDR-35. ALL JOINTS BETWEEN PVC PIPE SECTIONS AND BETWEEN PIPE AND PRECAST MANHOLES SHALL HAVE WATER-TIGHT RUBBER GASKET CONNECTIONS. ALL PVC PIPES AND FITTINGS SHALL COMPLY WITH ASTM D3034-93. ALL MAINS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LOW PRESSURE AIR TEST METHOD.
- WHERE THE SANITARY SEWER LINE PASSES LESS THAN 18" BELOW THE WATER LINE, PROVIDE CONCRETE ENCASEMENT. THE LENGTH OF THE ENCASEMENT TO BE INCREASED TO THE NEAREST JOINT.
- WHERE THE SANITARY SEWER LINE PASSES ABOVE THE WATER LINES, ENCASE SEWER IN 6" THICK CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER GASKETED PRESSURE PIPE FOR THE PIPE BEING USED FOR THE SAME DISTANCE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING OR DEEPER IF REQUIRED BY WATER COMPANY.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND PLUGS.
- ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
- ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
- ALL PIPES USED FOR WATER MAINS MUST BE CLASS S2 CEMENT LINED, DUCTILE IRON.
- ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE ENCASED PER CONNECTICUT WATER COMPANY REQUIREMENTS.

GENERAL NOTES

- EXISTING BOUNDARY, TOPOGRAPHIC, AND OWNERSHIP INFORMATION TAKEN FROM PLAN TITLED "PHASE 2 COMPILED BASE MAP" DATED JANUARY 27, 2014, PREPARED BY BL COMPANIES.
- THE SITE IS LOCATED IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING PER FIRM MAPS #0901280010C & #0901280050C, EFFECTIVE JANUARY 2, 1981.
- THE SITE IS LOCATED IN ZONE SC-DD, STORRS CENTER SPECIAL DESIGN DISTRICT.
- EXISTING CONDITIONS MAPPING IS BASED ON A COMPILATION OF ON-THE-GROUND SURVEY COMPLETED BY BL COMPANIES AND MILTON C. BEEBE & SONS CONSTRUCTION AND DIGITIZED CONSTRUCTION DRAWINGS AND SITE OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ACTUAL SITE CONDITIONS PRIOR TO ANY CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER IMMEDIATELY OF ANY DISCREPANCIES.
- PHASE 2 IMPROVEMENTS BASED ON PLANS TITLED "STORRS CENTER CONSTRUCTION DOCUMENTS FOR PHASE II DEVELOPMENT" BY LANGAN ENGINEERING DATED 04/03/2014, REVISED 10/13/2014 PER BULLETIN NO. 1.

GRADING & DRAINAGE NOTES

- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL & MEP DRAWINGS PRIOR TO CONSTRUCTION.
- CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
- ALL REQUIRED STORM LATERALS SERVICING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE DRAINAGE STRUCTURES (CATCH BASINS, MANHOLES, YARD DRAINS, ETC.) TO ACCOMMODATE THE PIPING SHOWN.
- STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
- CONTRACTOR SHALL CONNECT ALL NEW ROOF AND FOOTING DRAINS TO DRAINAGE SYSTEM. LOCATIONS AND ELEVATIONS OF ROOF LEADERS AND FOOTING DRAINS SHOULD BE COORDINATED WITH MEP AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE ENTIRE DRAINAGE SYSTEM OF ALL DEBRIS AND OBSTRUCTIONS BOTH DURING CONSTRUCTION AND AT THE END OF CONSTRUCTION PRIOR TO ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF ALL FORMWORK FROM STRUCTURES, CONCRETE AND MORTAR DROPPINGS, CONSTRUCTION DEBRIS, AND DIRT. THE SYSTEM SHALL BE THOROUGHLY FLUSHED CLEAN AND THE CONTRACTOR SHALL FURNISH ALL NECESSARY HOSE, PUMPS, PIPE, AND OTHER EQUIPMENT THAT MAY BE REQUIRED FOR THIS PURPOSE. NO DEBRIS SHALL BE FLUSHED INTO EXISTING STORM DRAINS, WETLANDS, OR WATERCOURSES; ALL DEBRIS SHALL BE REMOVED FROM THE SYSTEM AND DISPOSED OF IN ACCORDANCE WITH ALL GOVERNING AGENCIES.
- ALL MANHOLE COVERS, GRATES, INLETS, AND RIMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
- CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
- WALL DRAINS SHALL CONNECT TO STORM DRAINAGE SYSTEM AS SHOWN ON WALL DESIGN DRAWINGS.



ENCLOSED URBAN FOOTPRINT LINE REVISION
1"=30'

NOT FOR CONSTRUCTION

REVISIONS

JOHN D. PLANTE
CT PROFESSIONAL ENGINEER #19399

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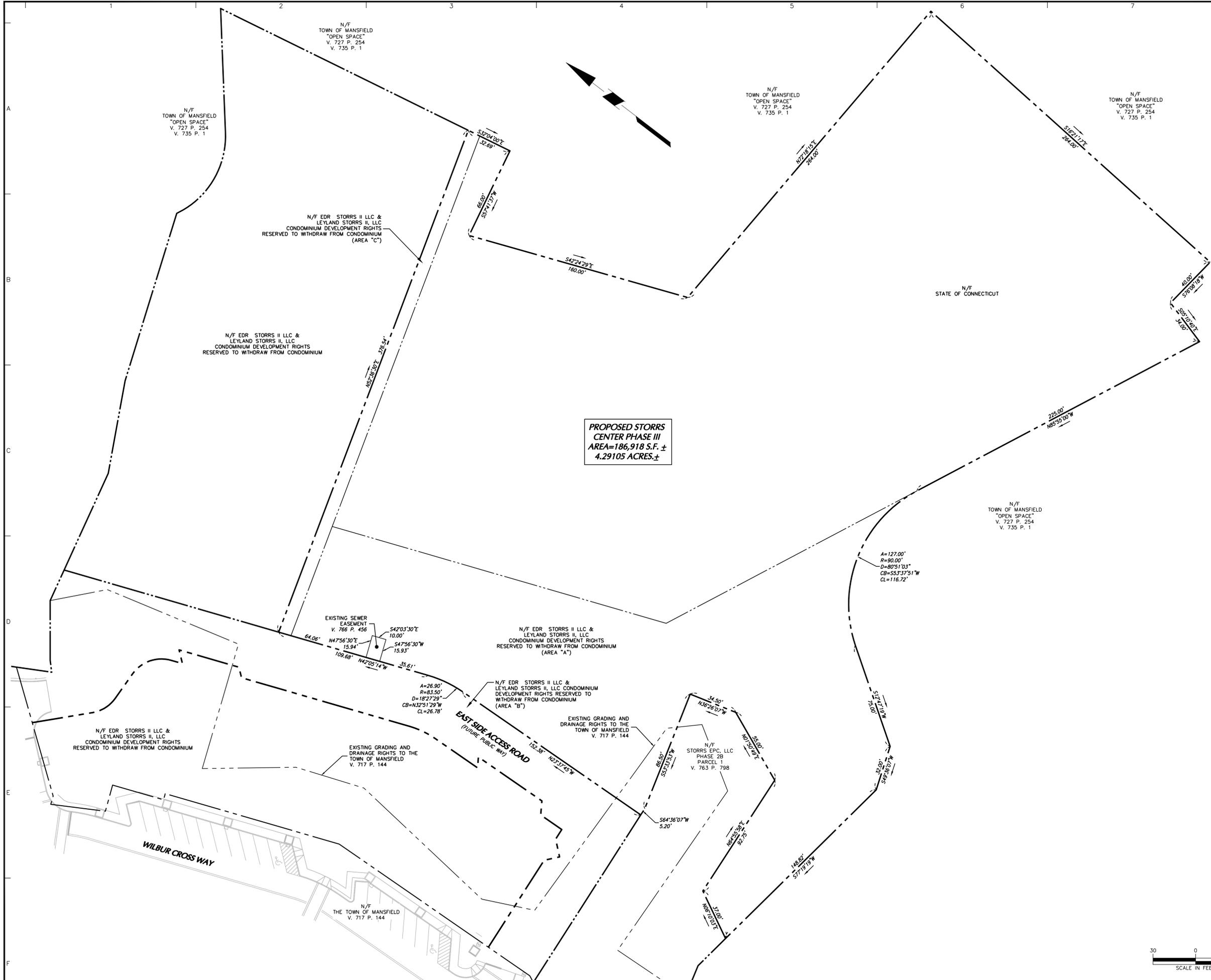
Project

STORRS CENTER PHASE III

MANSFIELD CONNECTICUT
Drawing Title

LEGEND & GENERAL NOTES

Project No.	140105801	Drawing No.	CS002
Date	MARCH 26, 2015		
Scale	NTS		
Drawn By	BP		
Checked By	TSO		



GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED PERIMETER OF STORRS CENTER PHASE III.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS AND REFERENCED PLANS.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 ESTABLISHED THROUGH GPS METHODS AND REFERENCED PLANS.
- ALL BUILDINGS SHOWN AS PROPOSED AND IMPROVEMENTS SHOWN NEED NOT BE BUILT.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

MAP REFERENCES

- MAP TITLED "STORRS CENTER STORRS ROAD & POST OFFICE ROAD MANSFIELD, CONNECTICUT - PROPERTY ACQUISITION PLAN" SHEET NO. BS-5, DATED 07/17/2012, LAST REVISED 08/13/2012, BY BL COMPANIES.
- MAP TITLED "STORRS CENTER STORRS ROAD & POST OFFICE ROAD MANSFIELD, CONNECTICUT - LOT CONSOLIDATION PLAN" SHEET NO. BS-5A, DATED 10/31/2012, LAST REVISED 12/20/2012, BY BL COMPANIES.
- MAP TITLED "STORRS CENTER STORRS ROAD MANSFIELD, CONNECTICUT - BOUNDARY SURVEY - PHASE 1C - B AREA" SHEET NO. BS-6B, DATED 11/01/2012, BY BL COMPANIES.
- MAP TITLED "PROPOSED SUBDIVISION BY STORRS CENTER ALLIANCE, LLC - STORRS CENTER PHASE 2B SUBDIVISION WILBUR CROSS WAY MANSFIELD, CONNECTICUT" SHEET NO. BS-8, DATED 11/14/2013, LAST REVISED 01/06/2014, BY BL COMPANIES.
- MAP TITLED "CONDOMINIUM SURVEY PLAN - SURVEY OF EDR-LEYLAND STORRS PHASE 2 CONDOMINIUM" SHEETS CS-101 & CS-102, DATED 6/26/14, LAST REVISED 8/28/14, BY LANGAN CT, INC.
- MAP TITLED "SANITARY SEWER EASEMENT PLAN - EDR-LEYLAND STORRS PHASE 2 CONDOMINIUM" SHEET EA-601 DATED 8/12/14, BY LANGAN CT, INC.
- MAP TITLED "PROPERTY ACQUISITION PLAN" BY BL COMPANIES DATED 4/22/2014.



PROPOSED STORRS CENTER PHASE III
AREA=186,918 S.F. ±
4.29105 ACRES.±

Date	Description	No.

REVISIONS

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

SIGNATURE _____ DATE SIGNED _____
 PROFESSIONAL LAND SURVEYOR
 CONNECTICUT LIC. No. 70286

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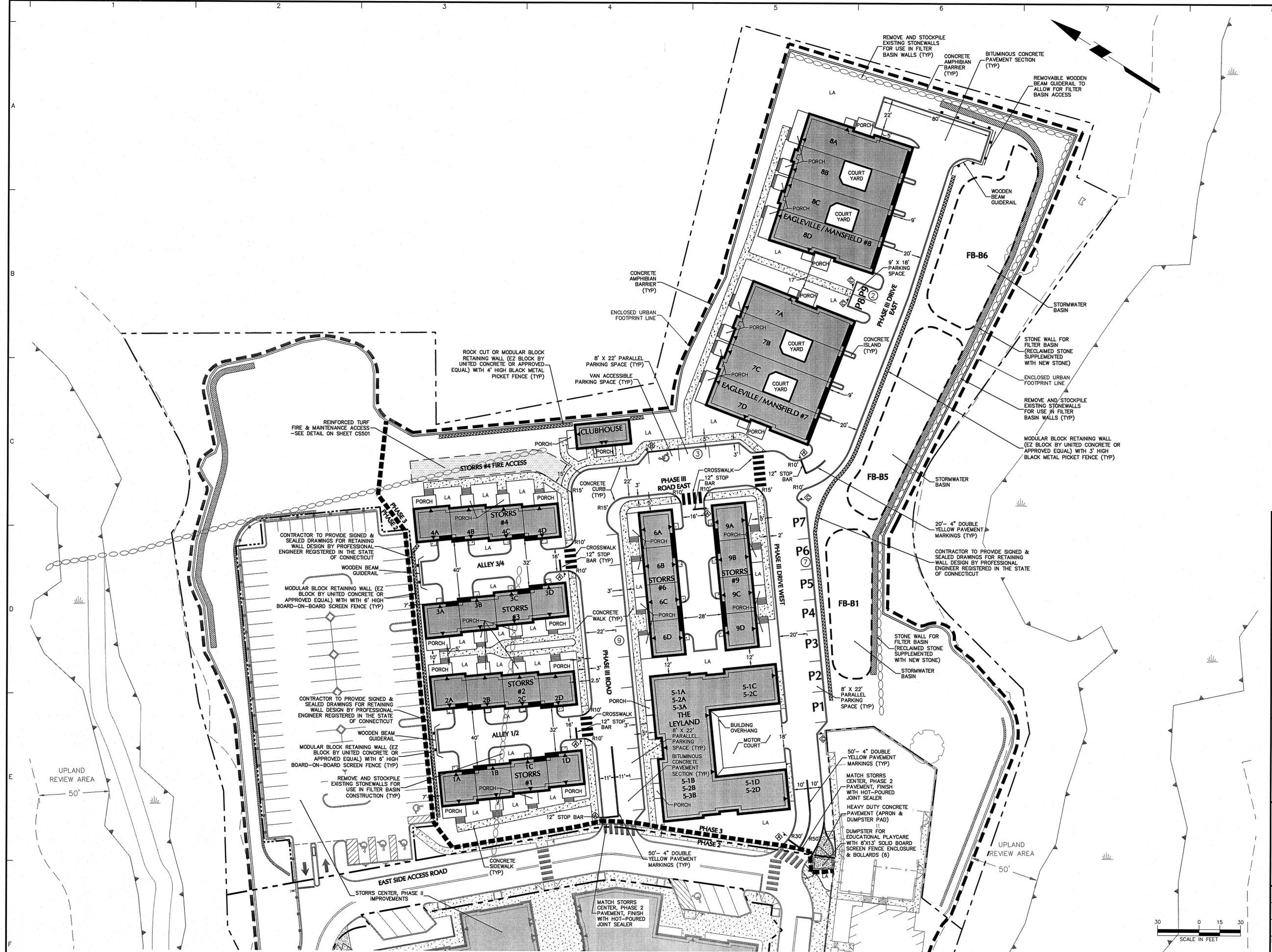
Project

STORRS CENTER PHASE III
 MANSFIELD CONNECTICUT
 Drawing Title

PROPOSED PERIMETER SURVEY

Project No. 140105801	Drawing No. VB301
Date 3/25/2015	
Scale 1"=30'	
Drawn By AMC	
Checked By AGI	SHEET 1 OF 1





SIGN LEGEND

31-0536	31-0629P 31-0648	

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REVISIONS

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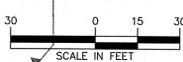
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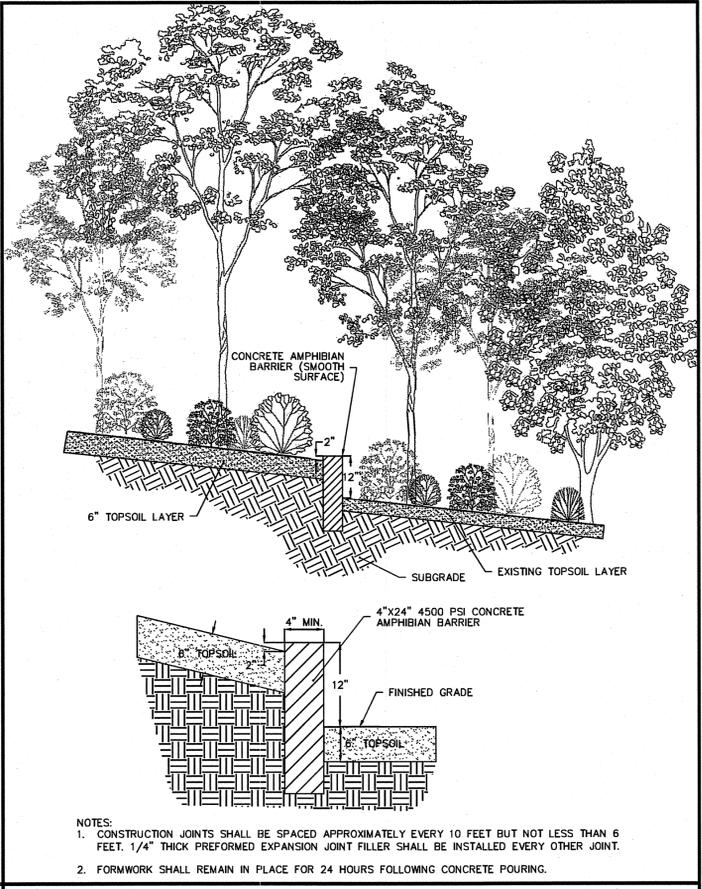
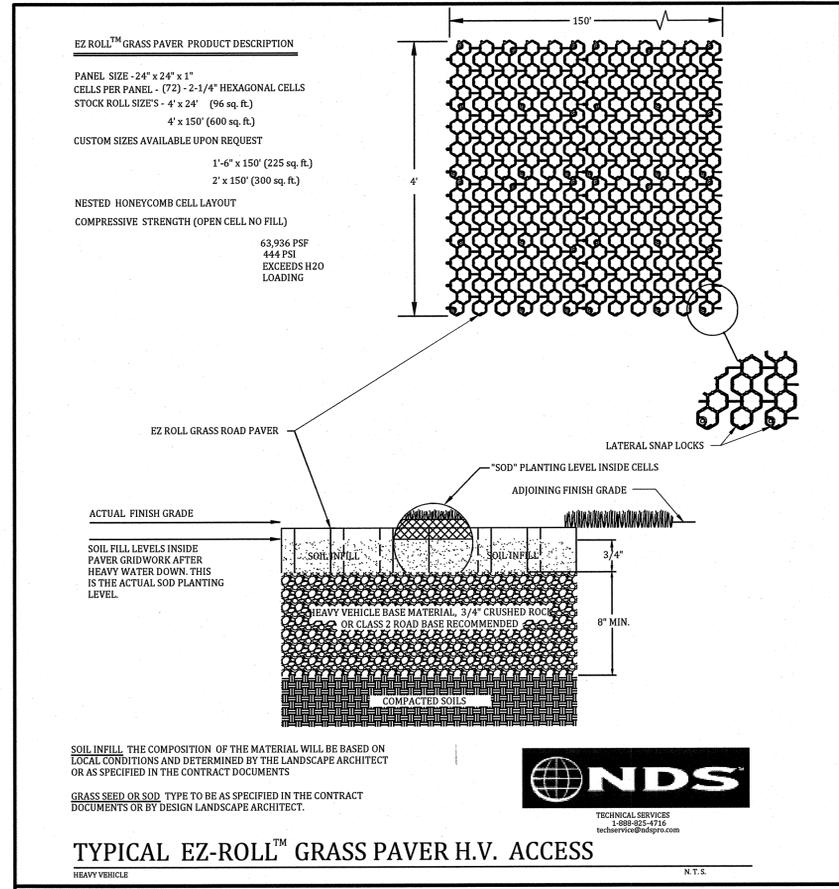
STORRS CENTER PHASE III

MANSFIELD CONNECTICUT
Drawing Title

SITE PLAN

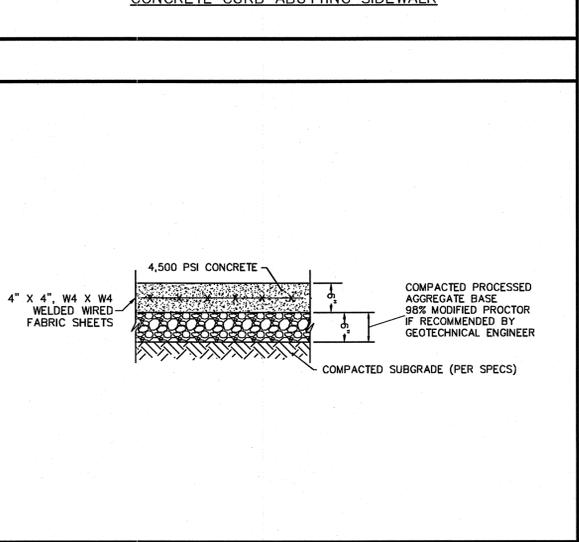
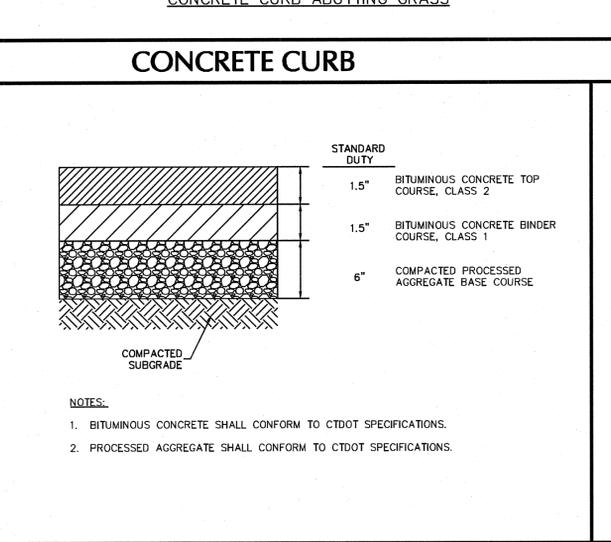
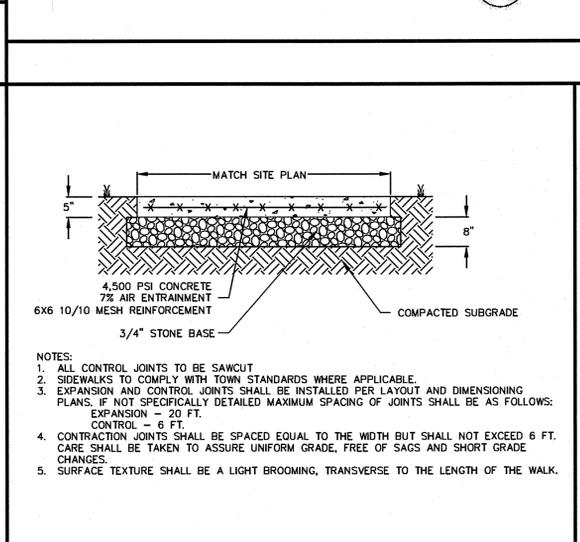
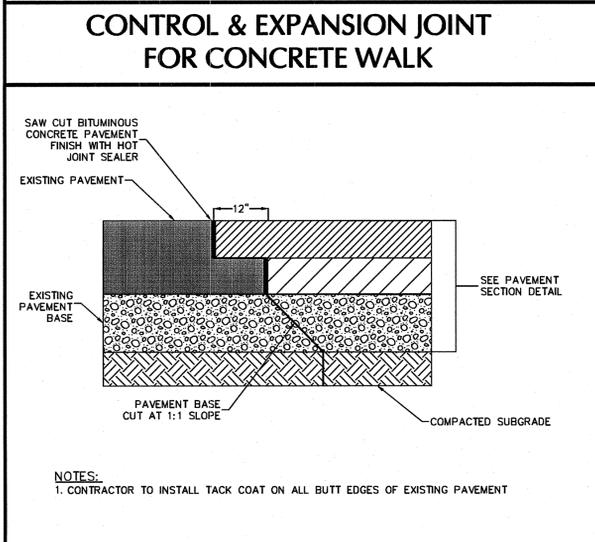
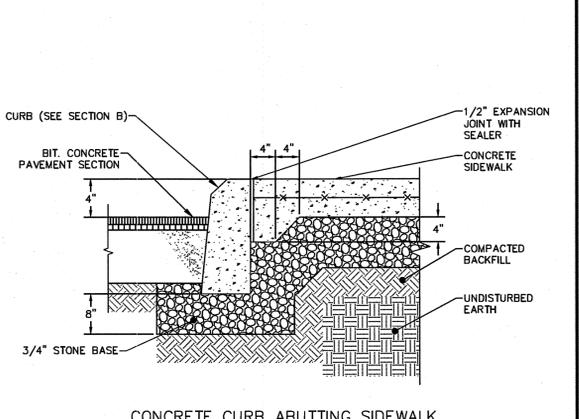
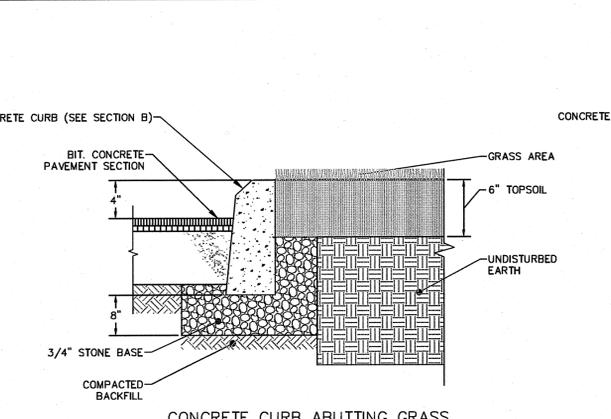
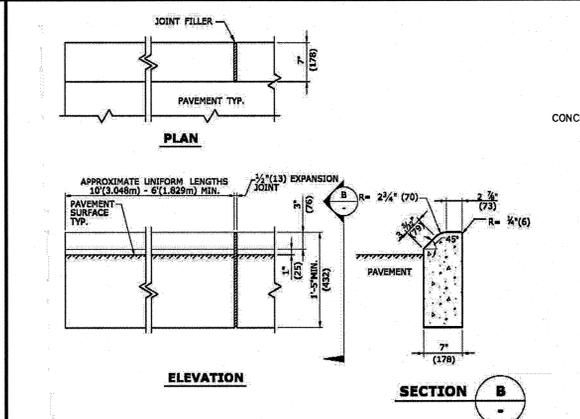
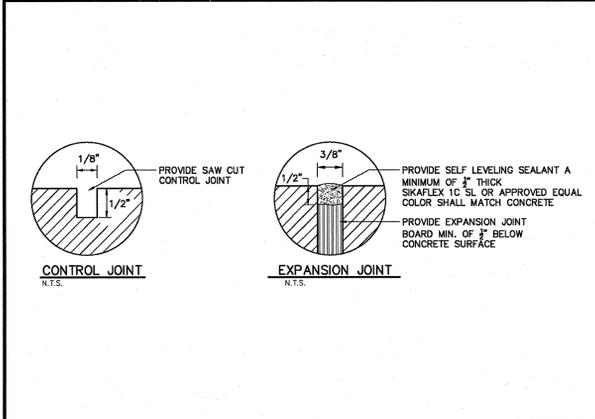
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Date MARCH 26, 2015	
Scale 1"=30'	
Drawn By CVZ	
Checked By TSO	





REINFORCED TURF

CONCRETE AMPHIBIAN BARRIER



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Project

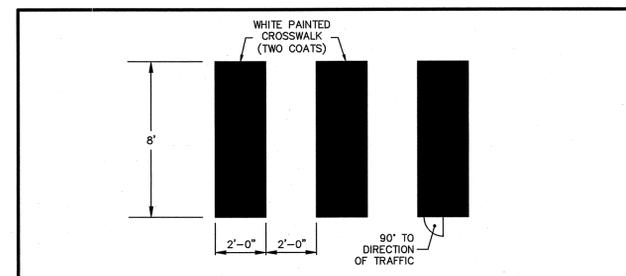
STORRS CENTER PHASE III

MANSFIELD CONNECTICUT
 Drawing Title

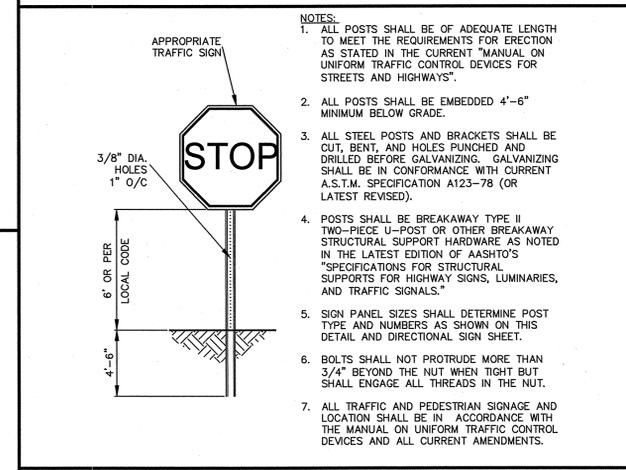
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Project No. 140105801
 Date MARCH 26, 2015
 Scale NTS
 Drawn By BP
 Checked By TSO

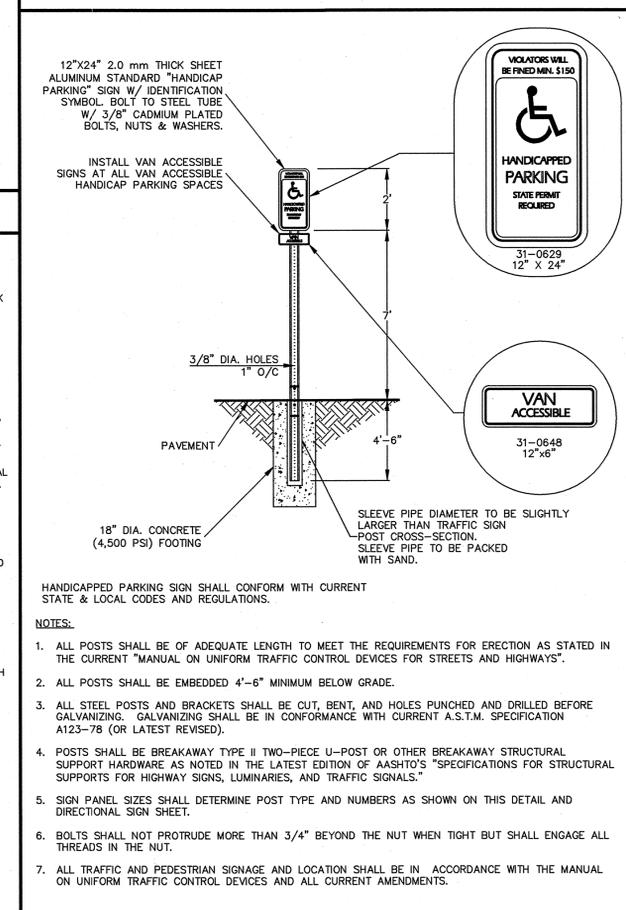
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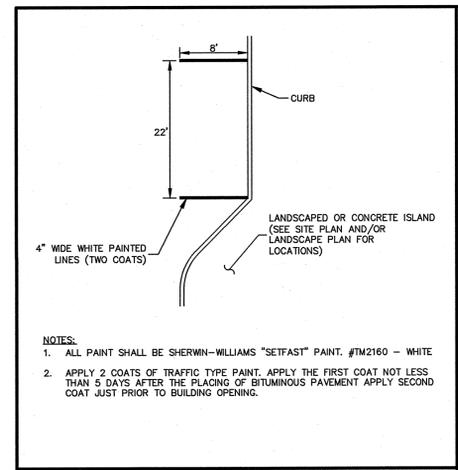
CROSSWALK



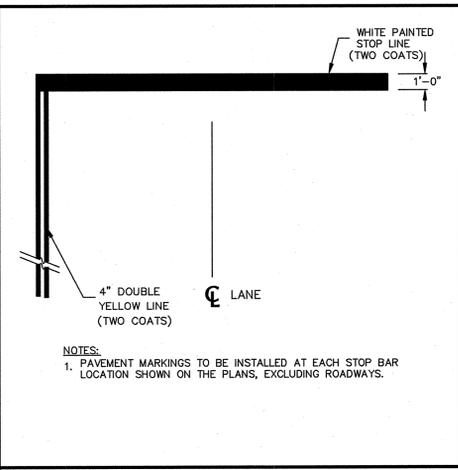
TRAFFIC SIGN POST



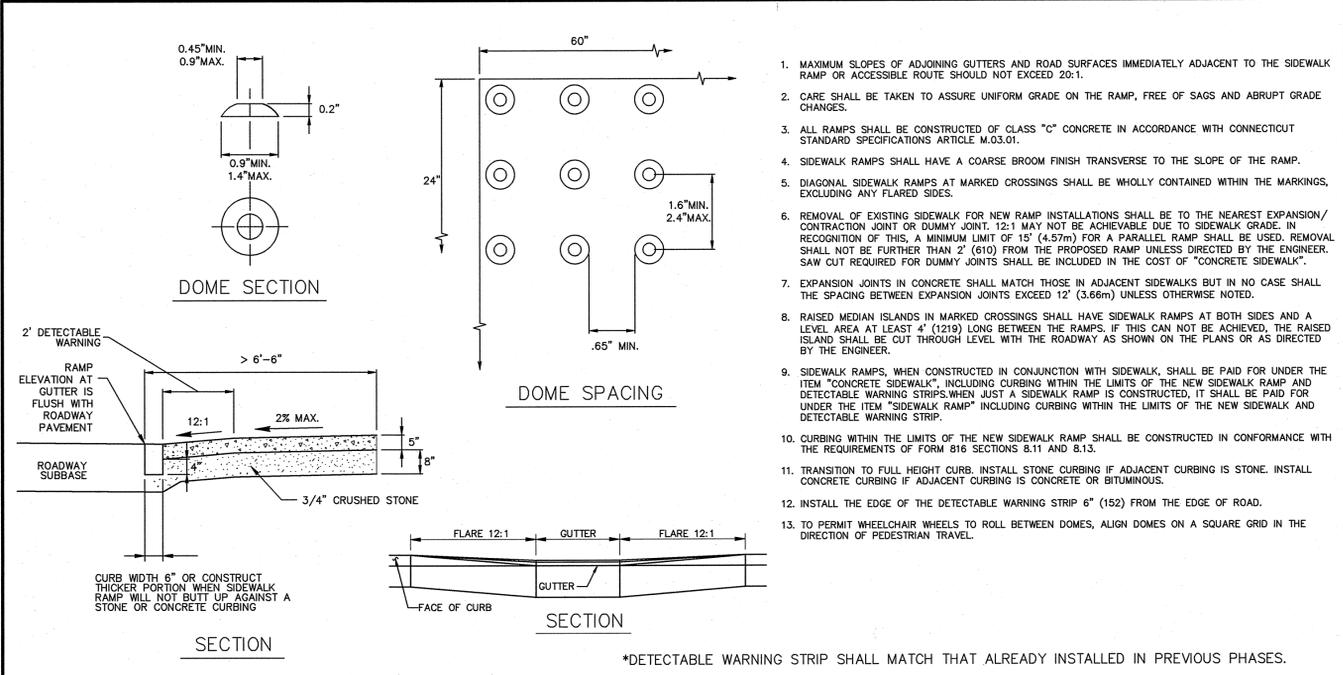
HANDICAP PARKING SIGN



PARKING SPACE STRIPING



STOP BAR



CONCRETE SIDEWALK RAMP

- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
- CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
- ALL RAMP SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
- SIDEWALK RAMP SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
- DIAGONAL SIDEWALK RAMP AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
- REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' (4.57m) FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' (610) FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK".
- EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' (3.66m) UNLESS OTHERWISE NOTED.
- RAISED MEDIAN ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMP AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' (1219) LONG BETWEEN THE RAMP. IF THIS CAN NOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- SIDEWALK RAMP, WHEN CONSTRUCTED IN CONJUNCTION WITH SIDEWALK, SHALL BE PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK", INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS. WHEN JUST A SIDEWALK RAMP IS CONSTRUCTED, IT SHALL BE PAID FOR UNDER THE ITEM "SIDEWALK RAMP" INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK AND DETECTABLE WARNING STRIP.
- CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 816 SECTIONS 8.11 AND 8.13.
- TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
- INSTALL THE EDGE OF THE DETECTABLE WARNING STRIP 6" (152) FROM THE EDGE OF ROAD.
- TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.

*DETECTABLE WARNING STRIP SHALL MATCH THAT ALREADY INSTALLED IN PREVIOUS PHASES.

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Project: **STORRS CENTER PHASE III**

MANSFIELD CONNECTICUT
Drawing Title

SITE DETAILS II

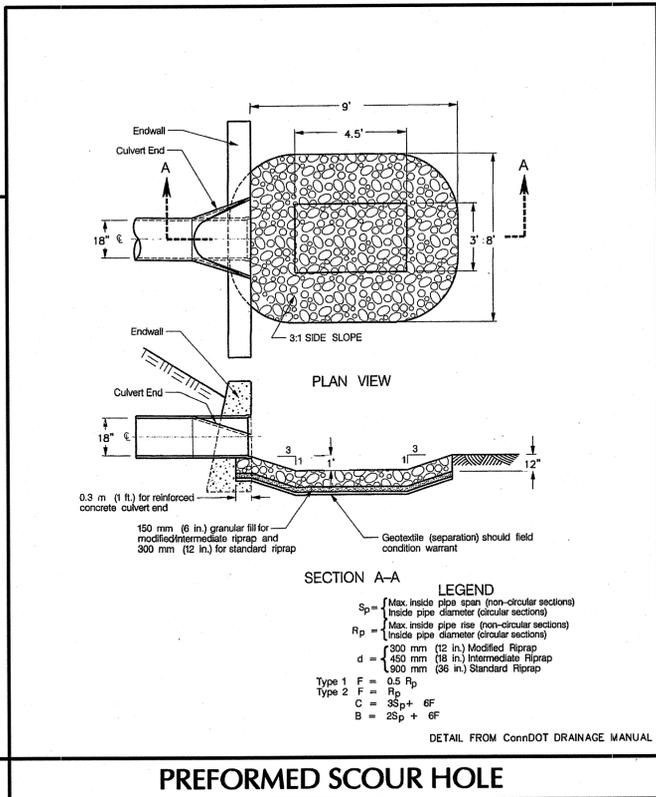
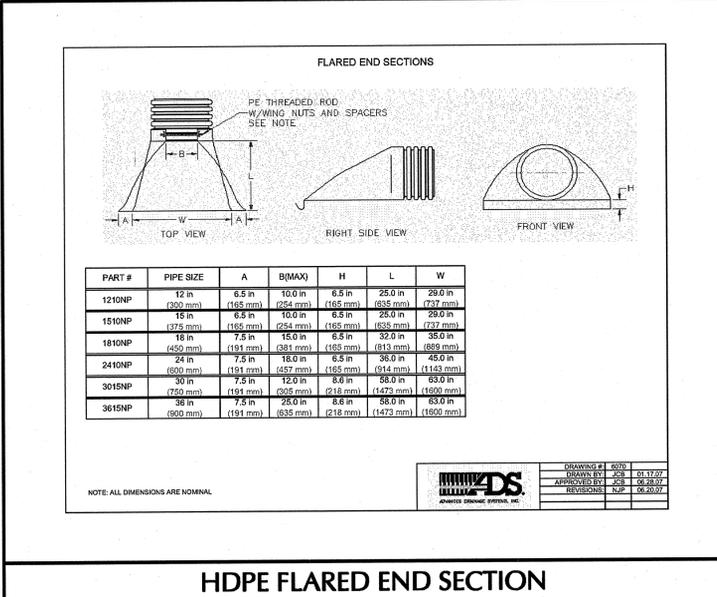
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Date: **MARCH 26, 2015**

Scale: **NTS**

Drawn By: **BP**

Checked By: **TSO**



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JOSEPH D. PLANTE
CT PROFESSIONAL ENGINEER #19399

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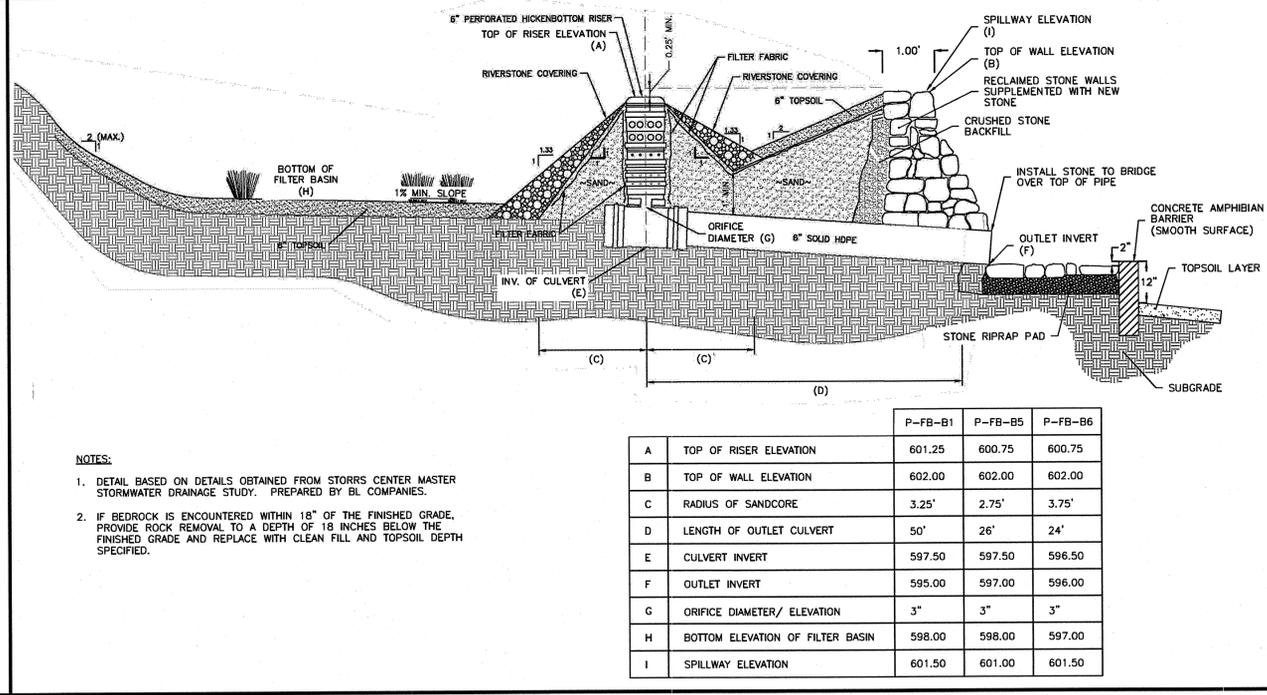
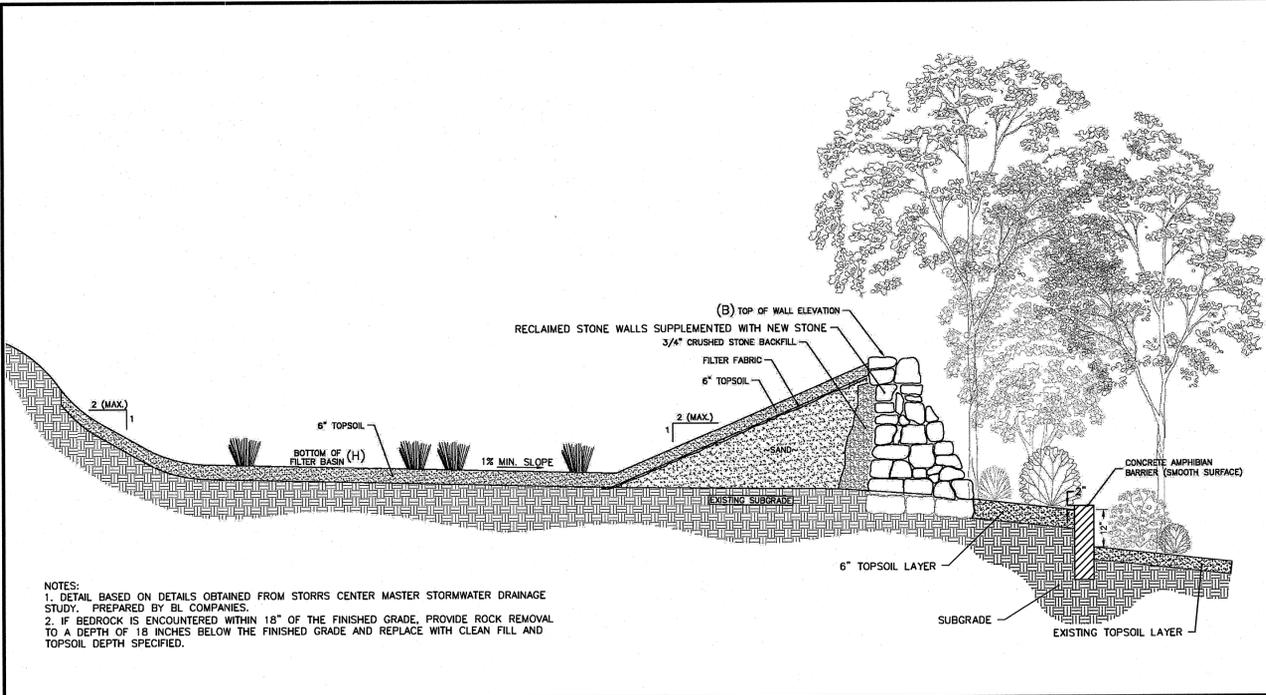
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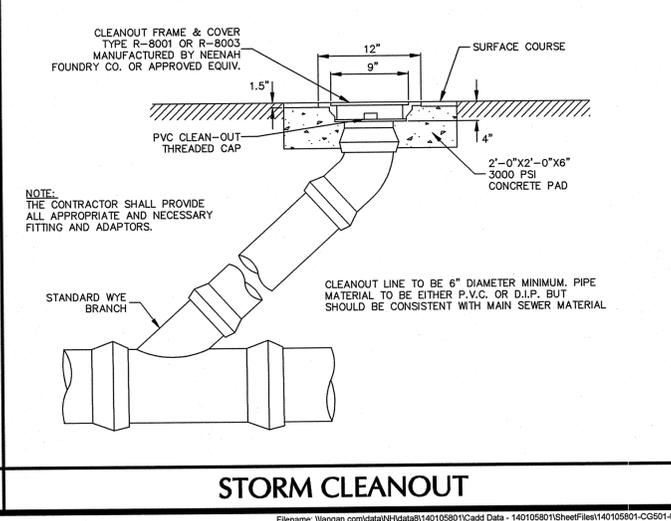
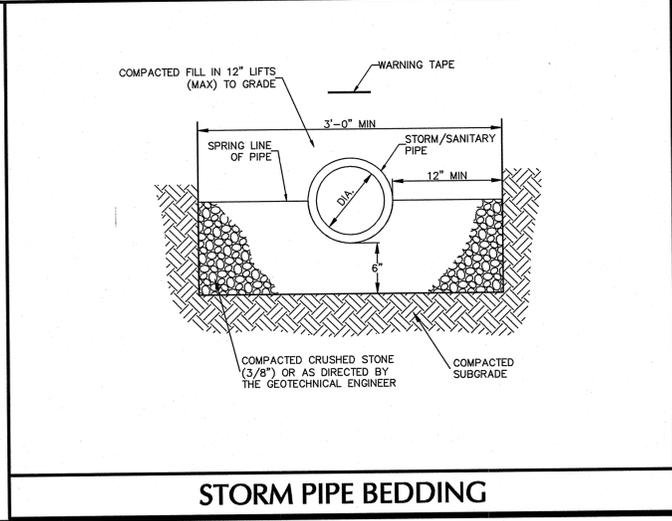
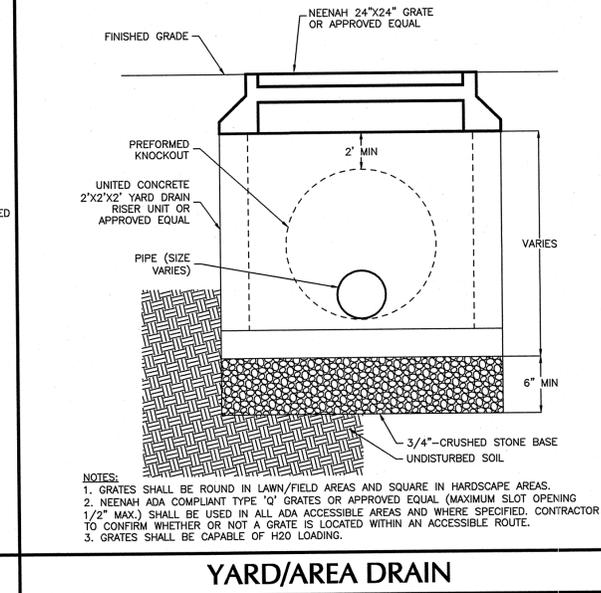
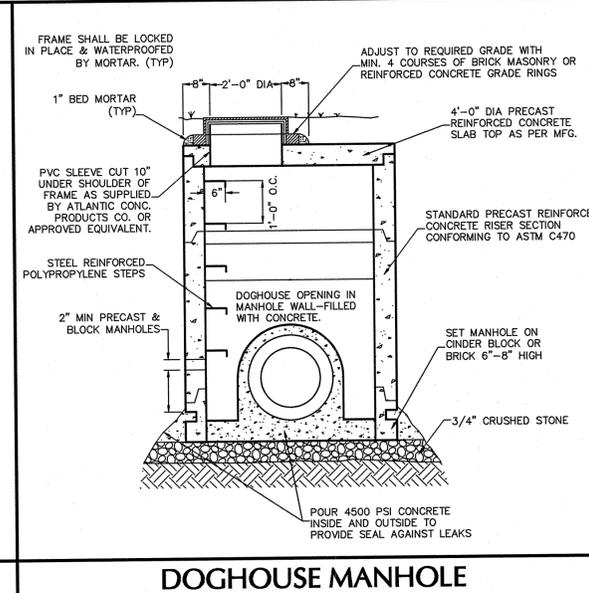
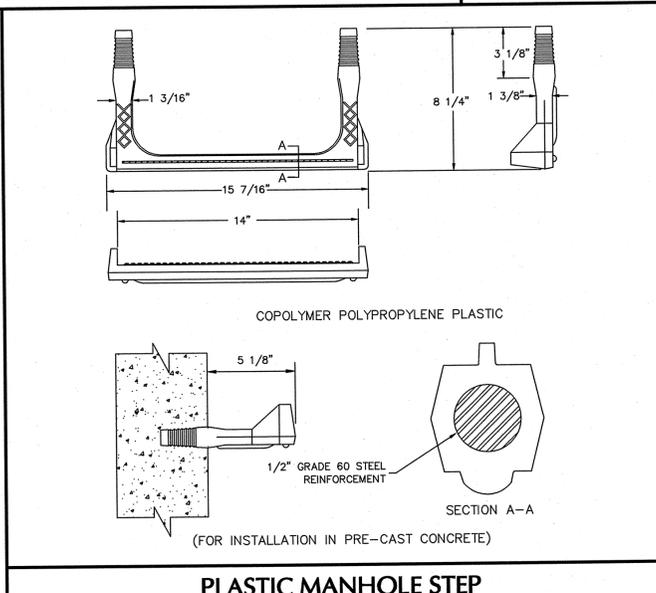
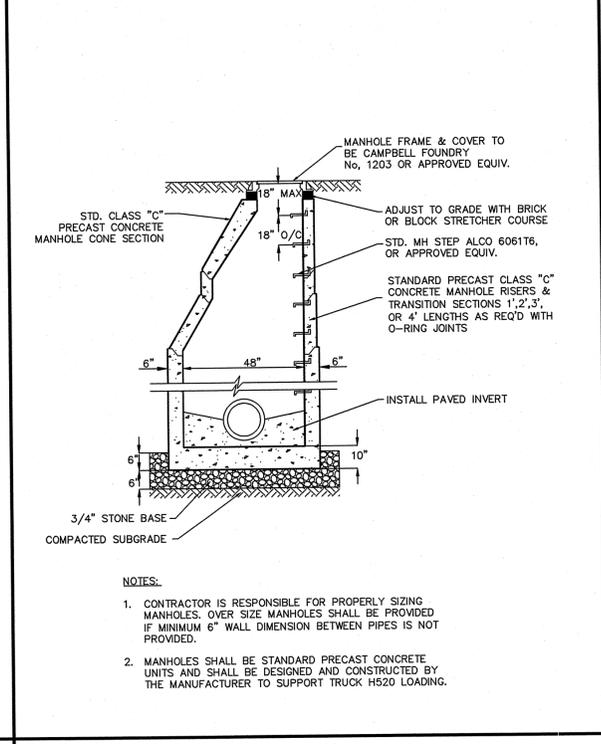
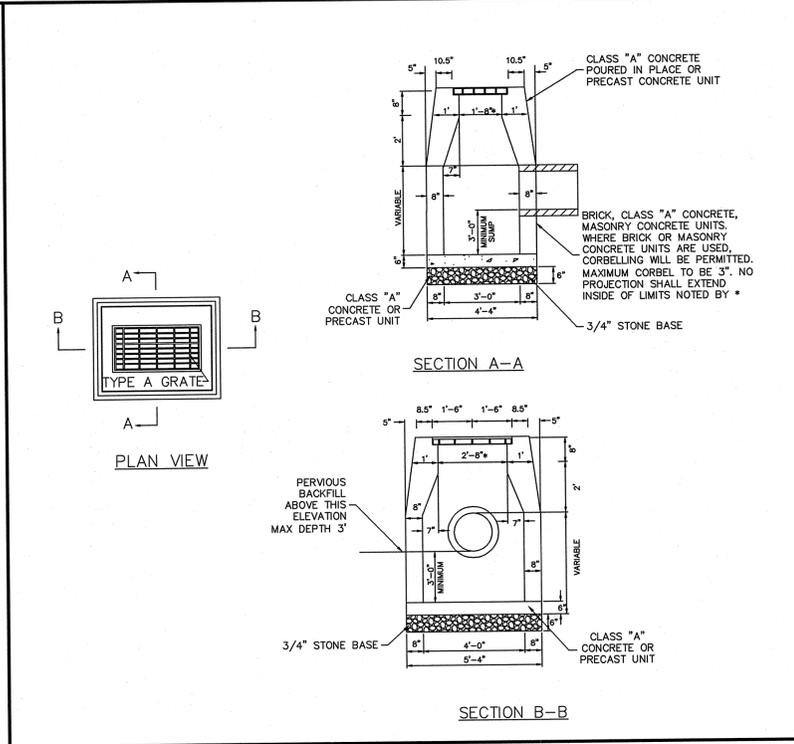
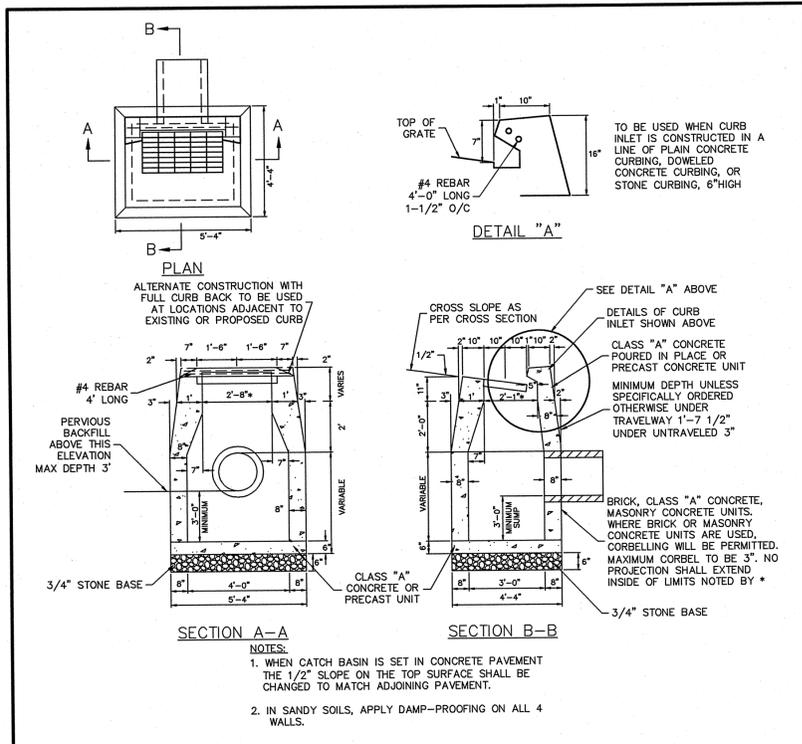
STORRS CENTER
PHASE III

GRADING &
DRAINAGE
DETAILS I

Project No.	140105801	Drawing No.	CG501
Date	MARCH 26, 2015		
Scale	NTS		
Drawn By	BP		
Checked By	TSO		



NOTES:
1. DETAIL BASED ON DETAILS OBTAINED FROM STORRS CENTER MASTER STORMWATER DRAINAGE STUDY. PREPARED BY BL COMPANIES.
2. IF BEDROCK IS ENCOUNTERED WITHIN 18" OF THE FINISHED GRADE, PROVIDE ROCK REMOVAL TO A DEPTH OF 18 INCHES BELOW THE FINISHED GRADE AND REPLACE WITH CLEAN FILL AND TOPSOIL DEPTH SPECIFIED.



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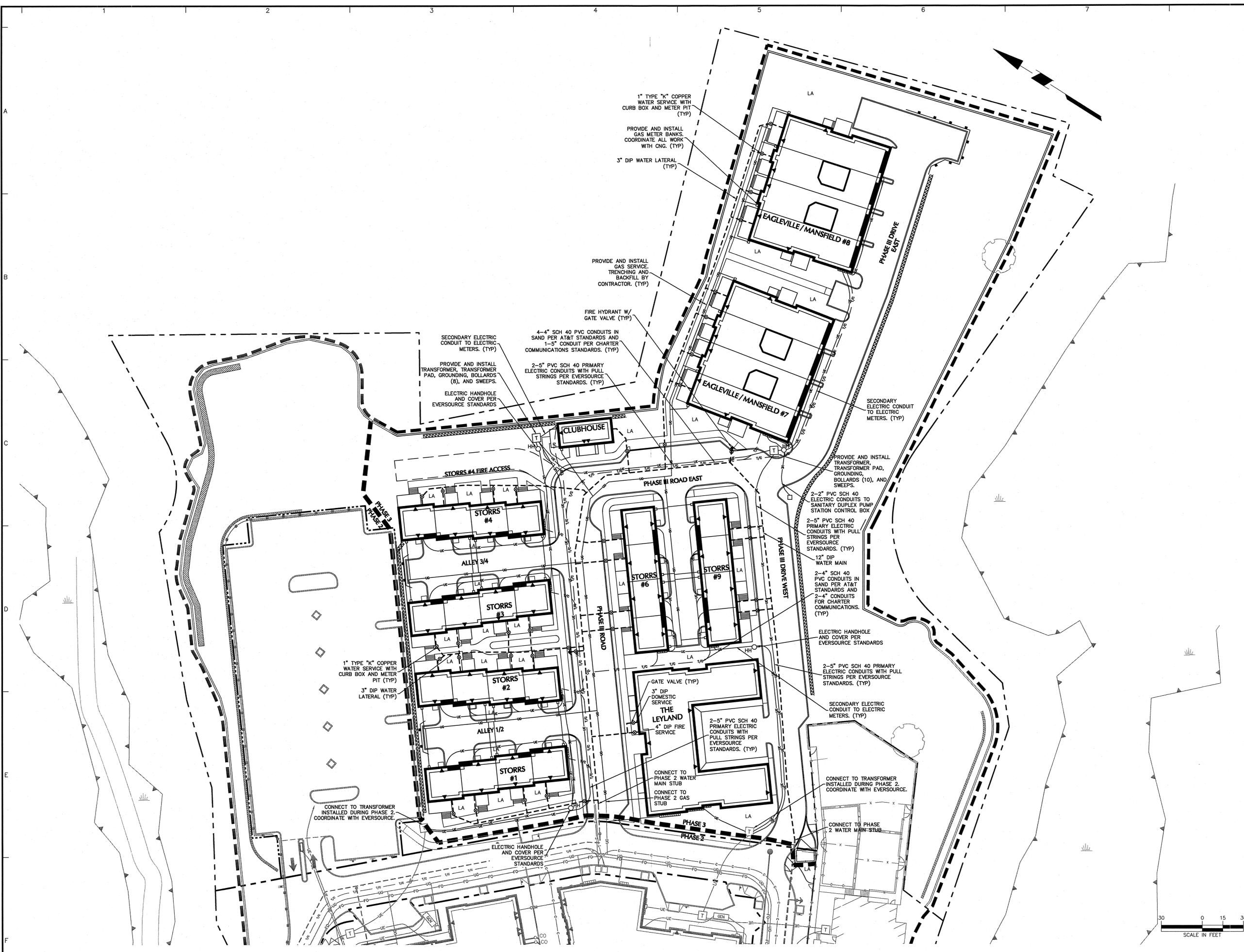
STORRS CENTER PHASE III

MANSFIELD CONNECTICUT

Drawing Title

GRADING & DRAINAGE DETAILS II

Project No. 140105801	Drawing No. CG502
Date MARCH 26, 2015	
Scale NTS	
Drawn By BP	
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**STORRS CENTER
PHASE III**

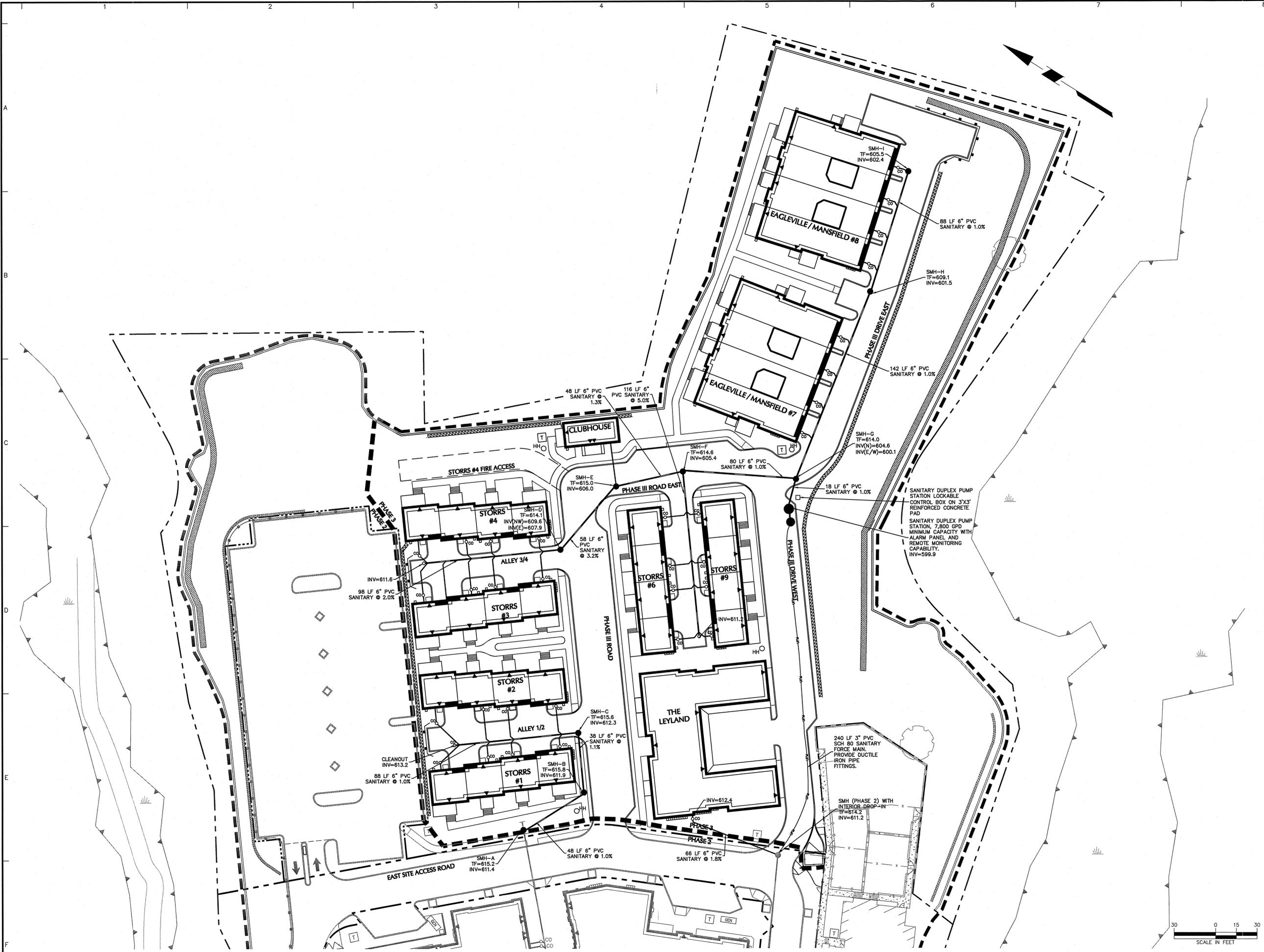
MANSFIELD CONNECTICUT

Drawing Title

UTILITY PLAN

Project No. 140105801	Drawing No. CU301
Date MARCH 26, 2015	
Scale 1" = 30'	
Drawn By CJM	
Checked By TSO	





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STATE OF CONNECTICUT
 JOHN D. PLANTE
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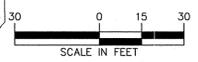
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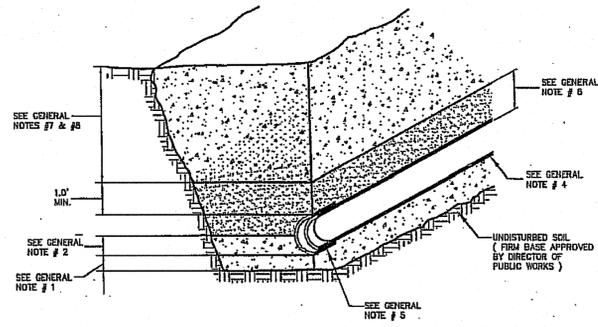
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**STORRS CENTER
 PHASE III**

MANSFIELD CONNECTICUT
 Drawing Title
**SANITARY
 SEWER PLAN**

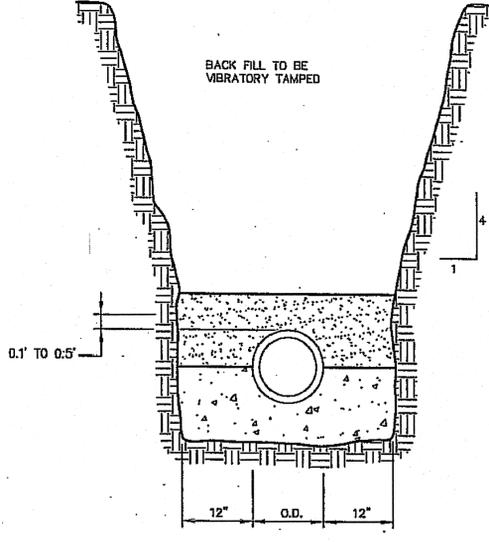
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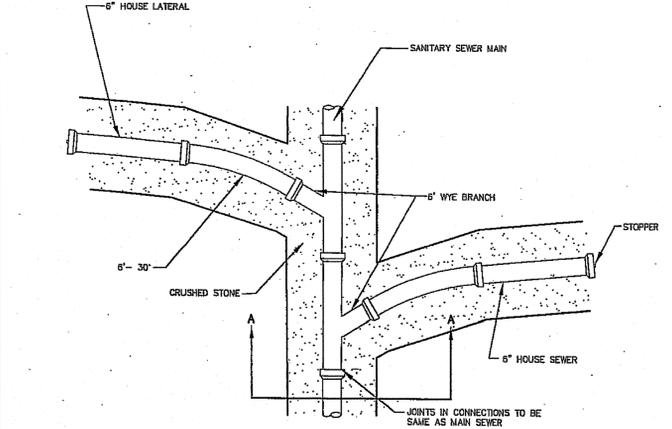
- GENERAL NOTES**
1. CRUSHED STONE FOUNDATION 3/4" MAXIMUM SIZE SHALL BE PLACED 6" UNDER PIPE AND UP TO THE PIPE GRADE. THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD PIPE IN PLACE.
 2. CRUSHED STONE HAUNCHING, 3/4" MAXIMUM SIZE, SHALL BE BROUGHT TO A LEVEL HALFWAY UP THE PIPE, AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.
 3. VIBRATING MECHANICAL TAMPERS SHALL NOT BE USED WITHIN THREE PIPE DIAMETERS OVER THE TOP OF THE PIPE.
 4. PIPE IS TO BE GIVEN CONTINUOUS BEARING FOR ITS FULL LENGTH. BRIDGING WILL NOT BE ALLOWED.
 5. HOLES SHALL BE DUG TO CONTAIN BELL SO THAT PIPE WILL REST UPON ITS BARREL.
 6. COARSE SAND OR FINE GRAVEL (3/4" MAX.) SUITABLE FOR BACK FILL SHALL BE PLACED IN LAYERS OF 4" PUDDLED OR TAMPED PER TOWN OF MANSFIELD SPECIFICATIONS AND/OR AS ORDERED BY THE DIRECTOR OF PUBLIC WORKS.
 7. 1' ABOVE PIPE TO ROADWAY BASE WITH FREE DRAINING MATERIAL (8" MINUS) AND BACK FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" AND PUDDLED OR TAMPED PER TOWN OF MANSFIELD SPECIFICATIONS AND AS ORDERED BY THE DIRECTOR OF PUBLIC WORKS.
 8. IN EXCESS OF 8'-0" SHORING AND BRACING SHALL BE REQUIRED.

TYPICAL TRENCH CROSS SECTION (SANITARY)

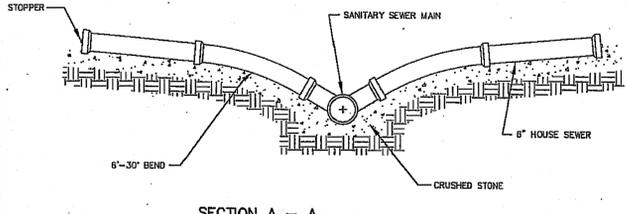


THE STRENGTH OF PIPE REQUIRED BY THIS SPECIFICATION IS DESIGNED TO CARRY THE DEAD AND LIVE LOADS AS CALCULATED AT A POINT ONE-FOOT ABOVE THE TOP OF THE PIPE, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED BY THE OPERATIONS OF THE CONTRACTOR, THE ENGINEER WILL RECHECK THE DESIGN OF THE PIPE.

TYPICAL TRENCH WIDTH (SANITARY)

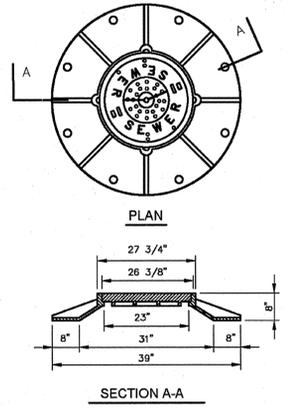


PLAN N.T.S.

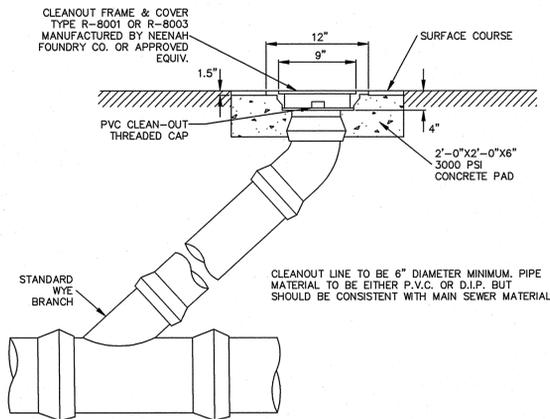


SECTION A - A

SERVICE CONNECTION FOR SHALLOW SERVICE



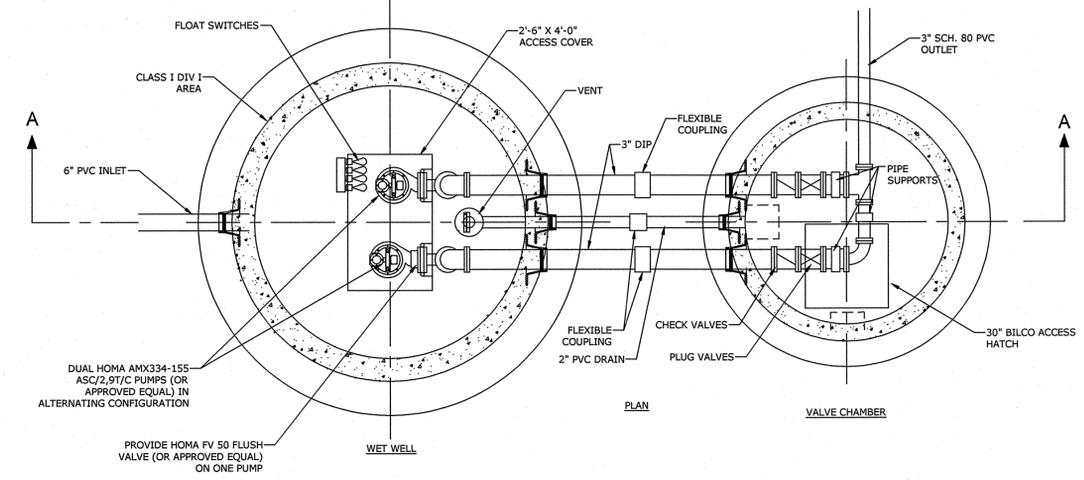
MANHOLE FRAME & COVER



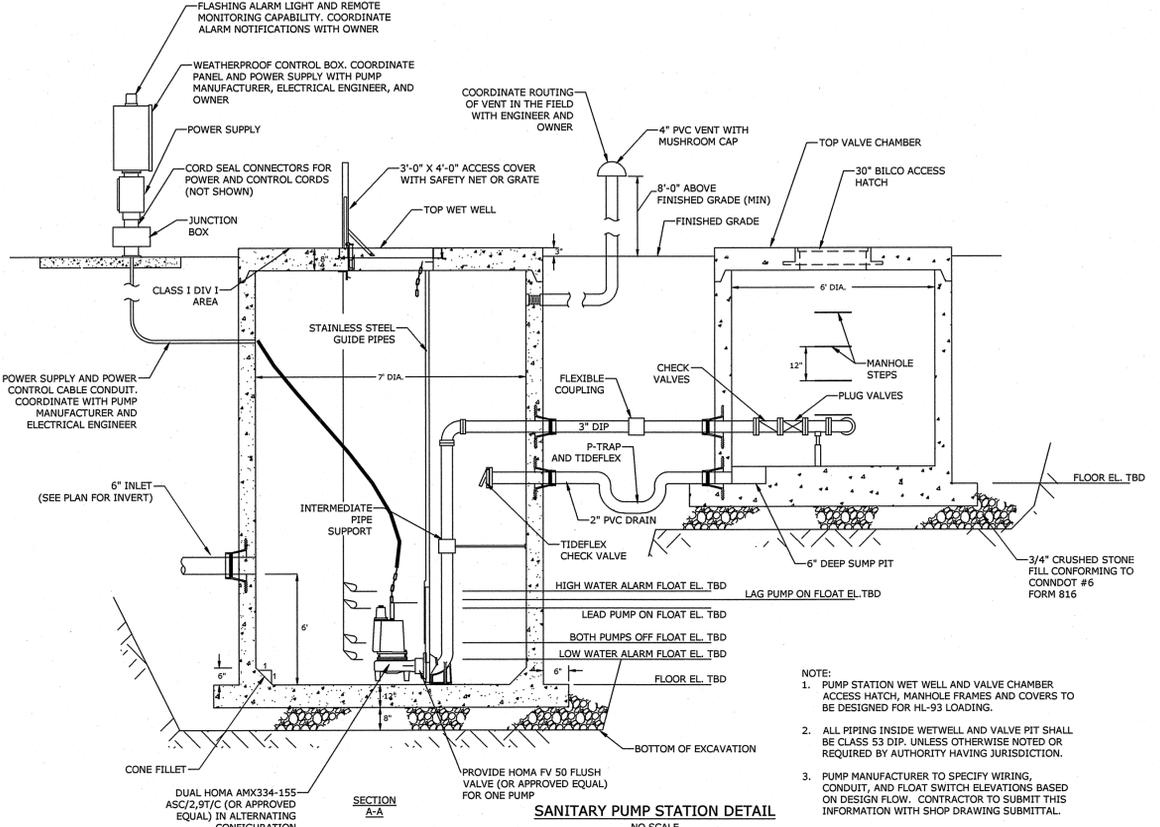
SANITARY CLEANOUT

MANHOLE FRAME & COVER

SANITARY CLEANOUT



SANITARY DUPLEX STATION

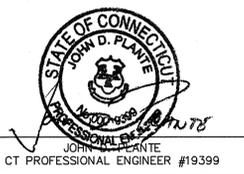


SANITARY PUMP STATION DETAIL

- NOTE:**
1. PUMP STATION WET WELL AND VALVE CHAMBER ACCESS HATCH, MANHOLE FRAMES AND COVERS TO BE DESIGNED FOR HL-93 LOADING.
 2. ALL PIPING INSIDE WETWELL AND VALVE PIT SHALL BE CLASS 53 DIP, UNLESS OTHERWISE NOTED OR REQUIRED BY AUTHORITY HAVING JURISDICTION.
 3. PUMP MANUFACTURER TO SPECIFY WIRING, CONDUIT, AND FLOAT SWITCH ELEVATIONS BASED ON DESIGN FLOW. CONTRACTOR TO SUBMIT THIS INFORMATION WITH SHOP DRAWING SUBMITTAL.
 4. CONTRACTOR TO SUBMIT BUOYANCY CALCULATIONS WITH SHOP DRAWING SUBMISSION.

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REVISIONS



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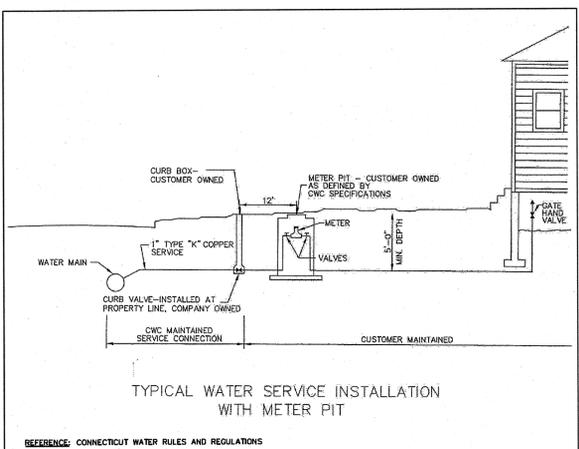
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STORRS CENTER PHASE III

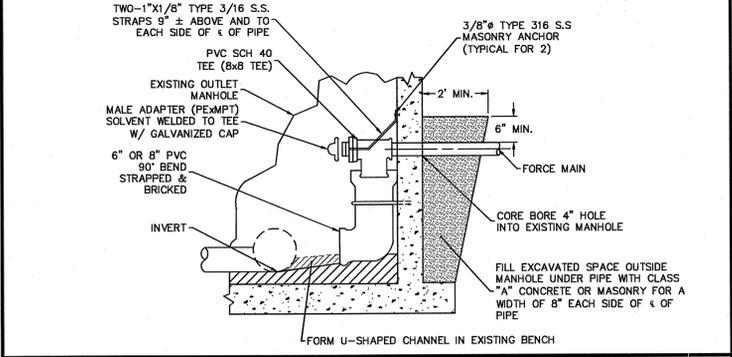
MANSFIELD CONNECTICUT

UTILITY DETAILS I

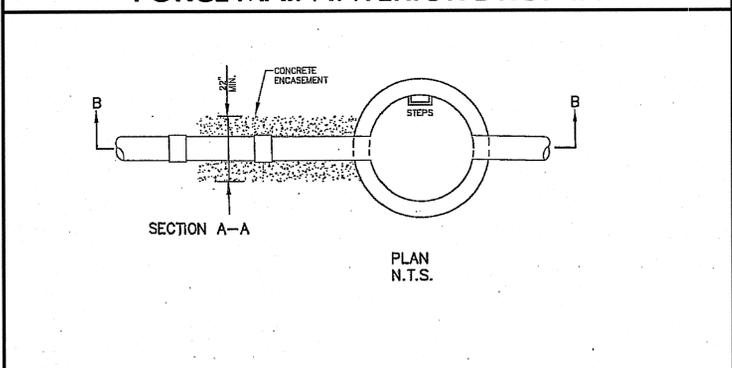
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Date	MARCH 26, 2015		
Scale	NTS		
Drawn By	CJM		
Checked By	CVZ		



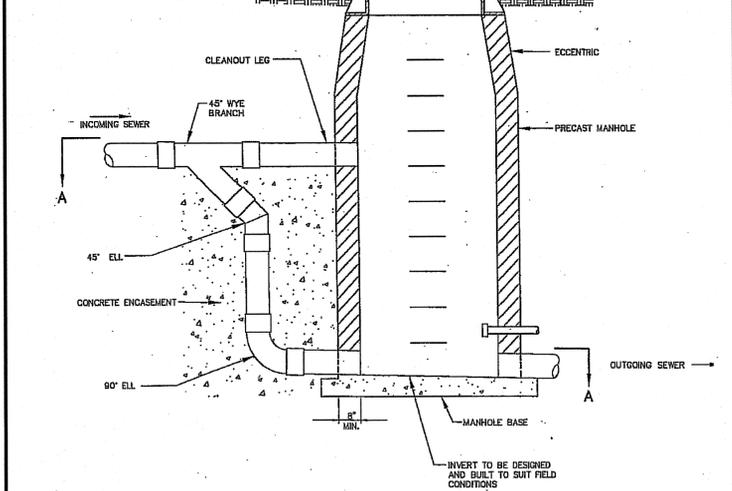
TYPICAL WATER SERVICE INSTALLATION WITH METER PIT
REFERENCE: CONNECTICUT WATER RULES AND REGULATIONS



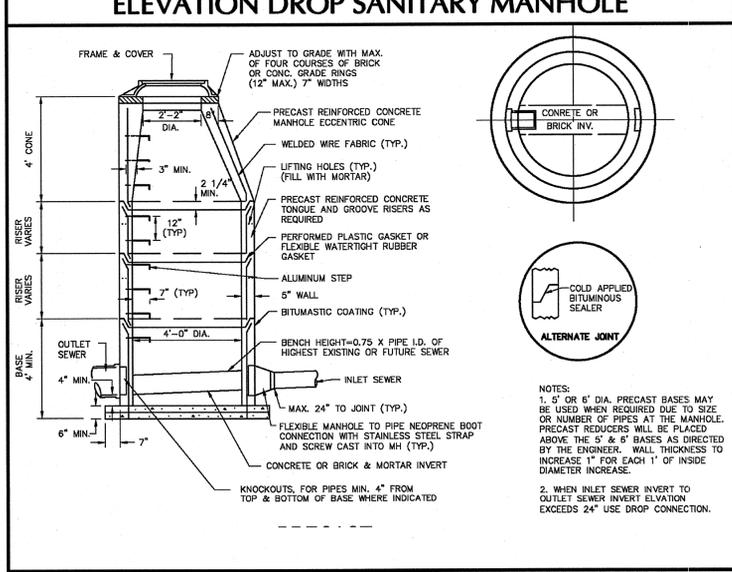
FORCE MAIN INTERIOR DROP-IN



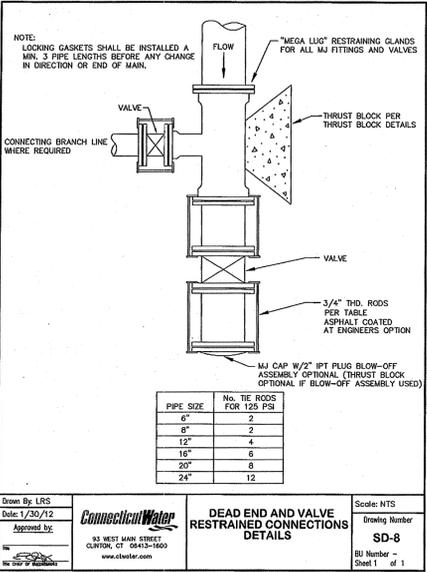
SECTION A-A
PLAN N.T.S.



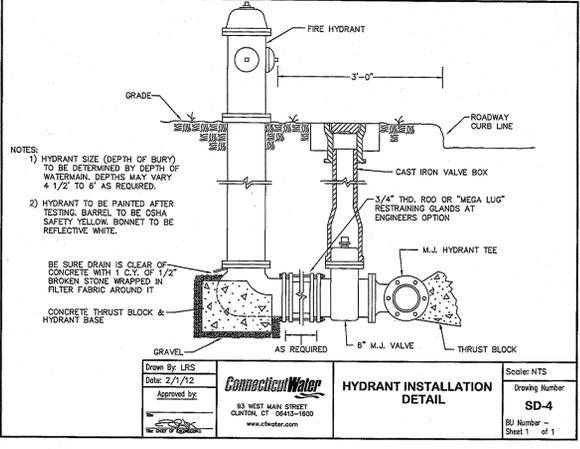
ELEVATION DROP SANITARY MANHOLE



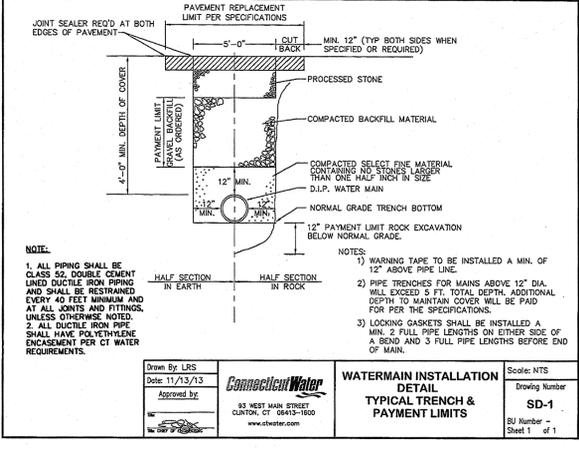
PRECAST SANITARY MANHOLE



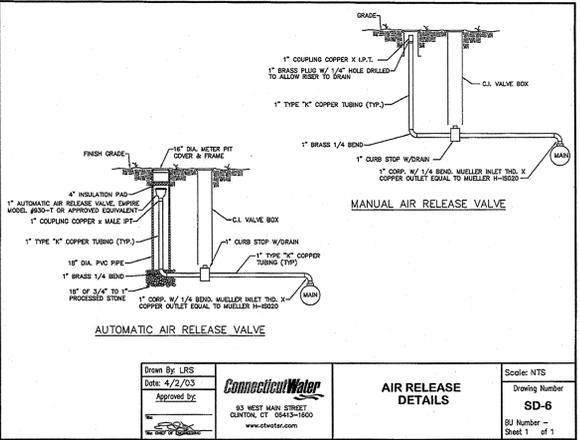
DEAD END AND VALVE RESTRAINED CONNECTIONS DETAILS



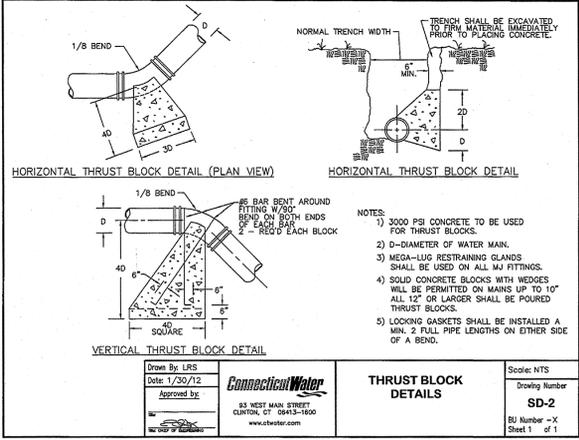
HYDRANT INSTALLATION DETAIL



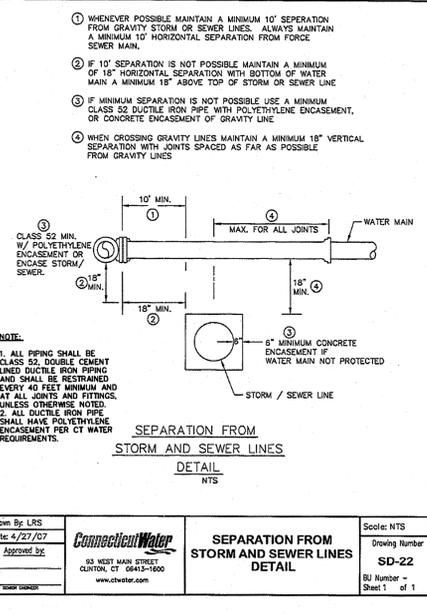
WATERMAIN INSTALLATION DETAIL TYPICAL TRENCH & PAYMENT LIMITS



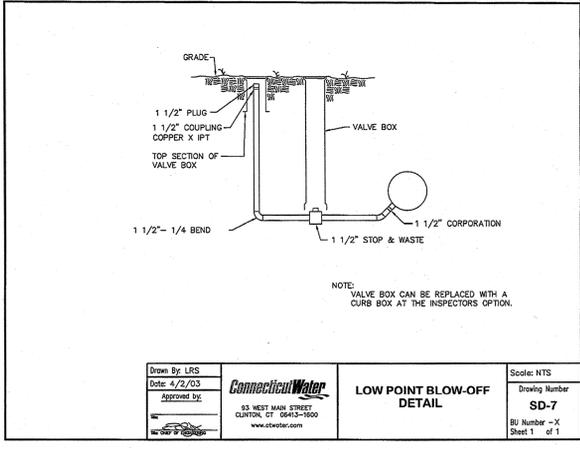
MANUAL AIR RELEASE VALVE
AUTOMATIC AIR RELEASE VALVE



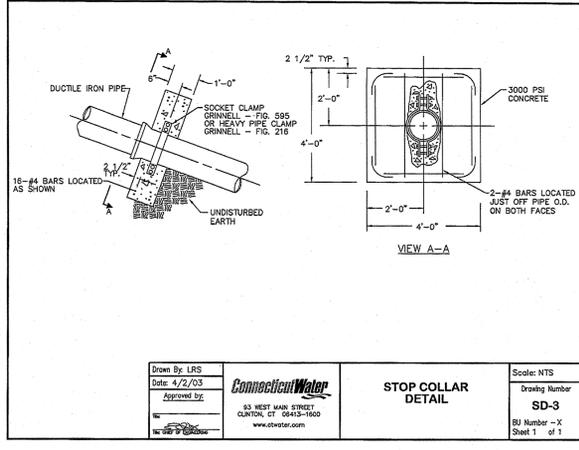
HORIZONTAL THRUST BLOCK DETAIL (PLAN VIEW)
VERTICAL THRUST BLOCK DETAIL



SEPARATION FROM STORM AND SEWER LINES DETAIL



AIR RELEASE DETAILS
LOW POINT BLOW-OFF DETAIL



THRUST BLOCK DETAILS
STOP COLLAR DETAIL

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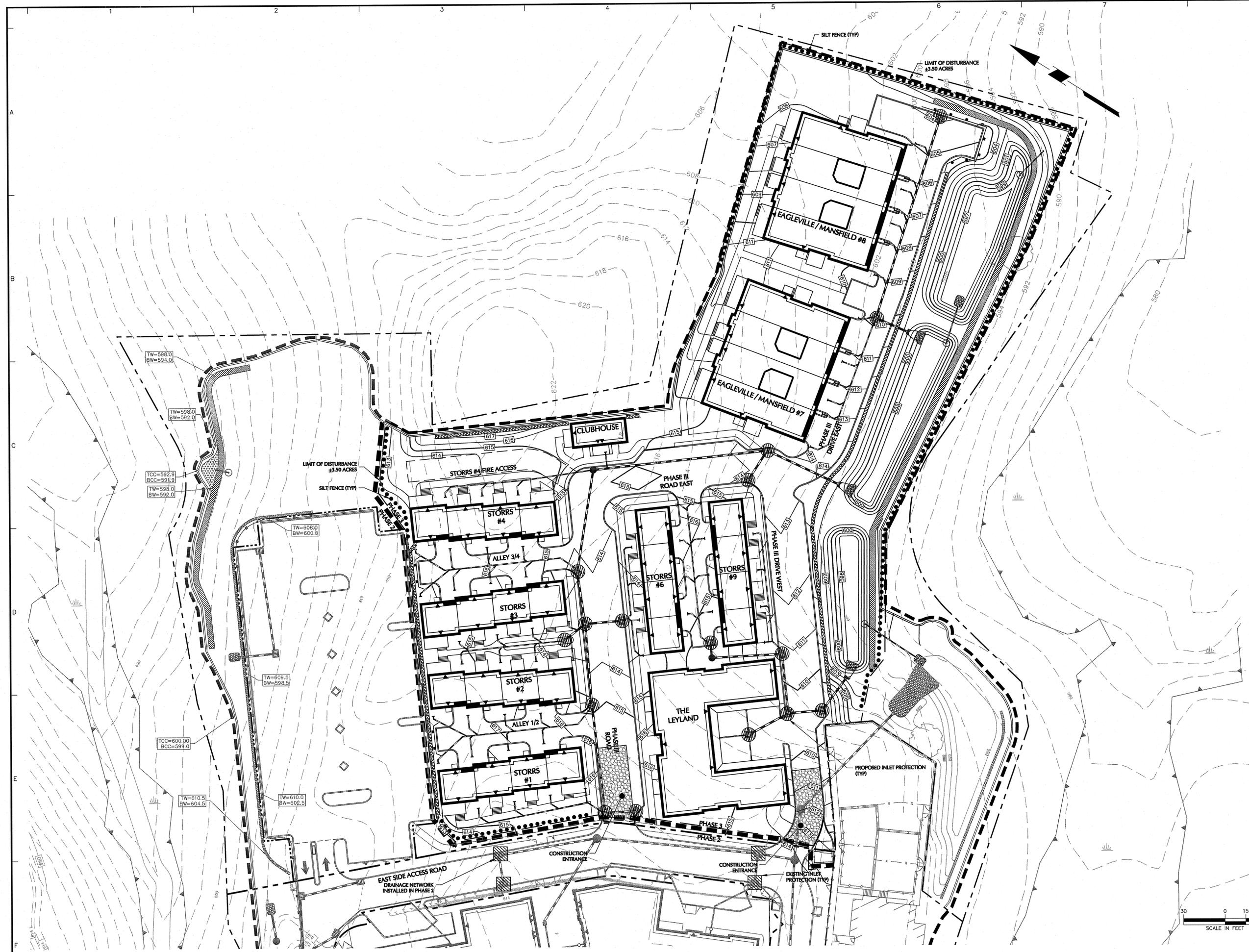
Project
**STORRS CENTER
PHASE III**

MANSFIELD CONNECTICUT
Drawing Title

UTILITY DETAILS II

Project No. 140105801
Date MARCH 26, 2015
Scale NTS
Drawn By CIM
Checked By CVZ

Drawing No. CU502



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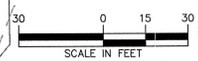
REVISIONS

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Project
**STORRS CENTER
PHASE III**

MANSFIELD CONNECTICUT
Drawing Title
**SOIL EROSION
& SEDIMENT
CONTROL PLAN**

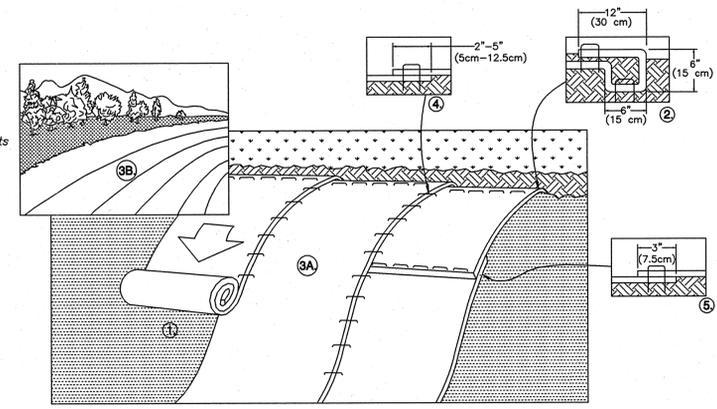
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Date MARCH 26, 2015	
Scale 1" = 30'	
Drawn By CJM	
Checked By TSO	



PROJECT NO. 140105801

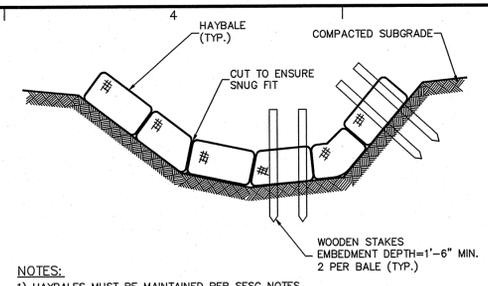
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SC150BN SINGLE NET STRAW BLANKET – BIODEGRADABLE
 SLOPE INSTALLATION

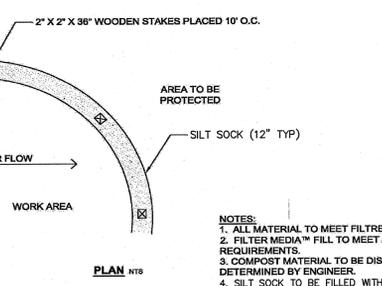
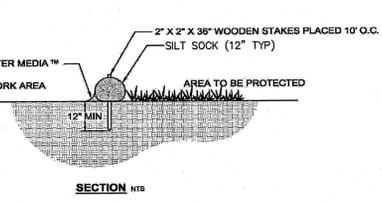


- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
 - ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
 - CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
- NOTE:
 *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
- NOTE:
 CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR STEEPER.

EROSION CONTROL BLANKET



HAYBALE PROTECTION

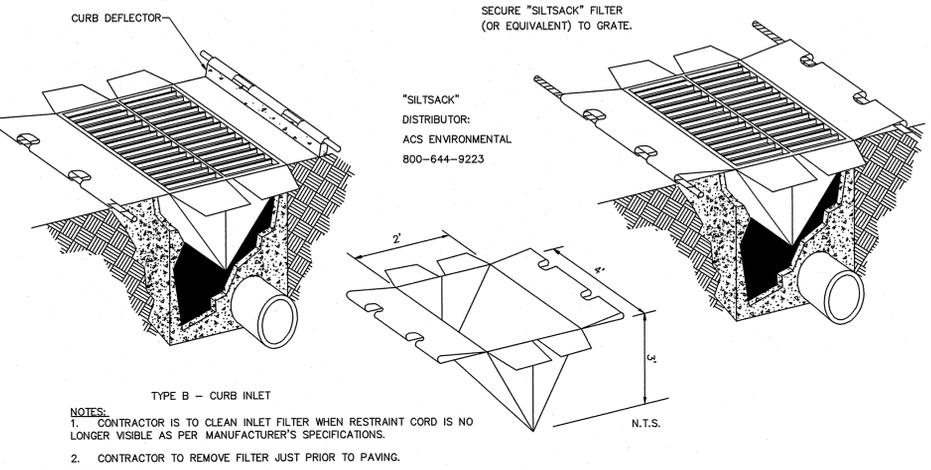
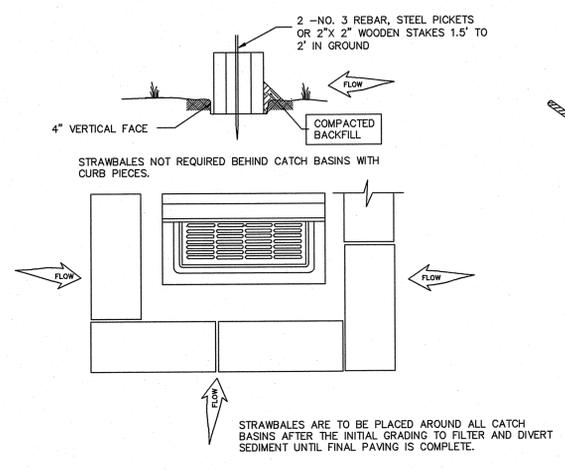


SILT SOCK

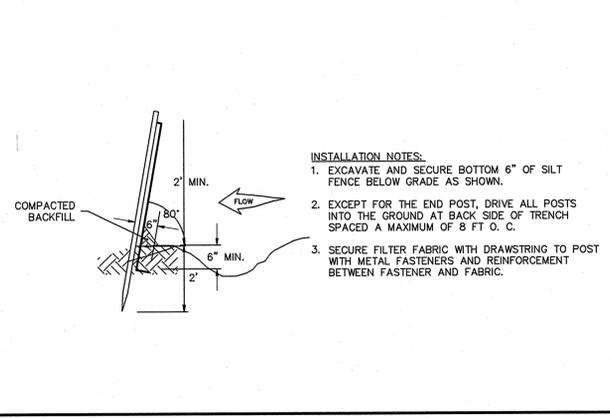
- NOTIFY ALL APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH ALL APPROVALS.
- PLACE CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE AND SET UP CONSTRUCTION TRAILERS AND FENCE.
- INSTALL SEDIMENT FILTER FENCE AND APPROPRIATE INLET PROTECTION.
- CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL FROM REMAINING CONSTRUCTION AREA.
- EXCAVATE SITE CUTS AND PLACE COMPACTED FILLS IN ACCORDANCE WITH THE GRADING PLAN.
- BEGIN BUILDING FOUNDATION CONSTRUCTION.
- PLACE 4" TOPSOIL ON COMPLETED EMBANKMENTS, SEED AND STABILIZE.
- INSTALL STORM DRAINAGE SYSTEM, INCLUDING PIPE AND MANHOLES
- INSTALL INLET PROTECTION AT ALL NEW INLETS.
- INSTALL UTILITIES WHERE SHOWN AND WHERE TEMPORARILY NECESSARY.
- COMPLETE BUILDING FOUNDATION CONSTRUCTION.
- COMPLETE UNDERGROUND UTILITY CONSTRUCTION.
- COMPLETE FINAL GRADING.
- INSTALL BITUMINOUS CONCRETE BASE COURSE.
- INSTALL CURBING.
- PLACE LANDSCAPE TREES AND SHRUBS AS NOTED ON THE LANDSCAPE PLAN.
- INSTALL BITUMINOUS CONCRETE TOP COURSE AND STRIPE.
- UPON TURF ESTABLISHMENT, REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- FLUSH AND CLEAN STORM DRAINAGE SYSTEM.
- OBTAIN ALL REQUIRED SIGN-OFFS FROM ALL APPROPRIATE TOWN DEPARTMENTS.
- END CONSTRUCTION.

SOIL EROSION-SEDIMENT CONTROL NOTES

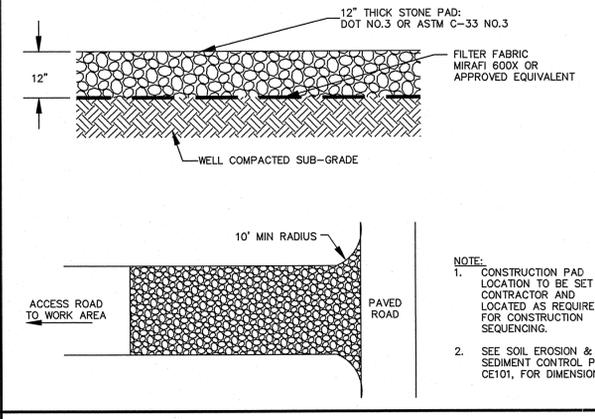
- PROPOSED DEVELOPMENT**
- DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
 - THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN ON DRAWING CE501. PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.
 - A REPRESENTATIVE WILL BE DESIGNATED RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL PLAN IMPLEMENTATION PRIOR TO ANY CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN.
 - DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
 - FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
 - ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
 - ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
 - SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:
 A. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 5 LB. PER 1,000 SF.
 B. MULCH ALL NEWLY SEEDDED AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.
 - BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDED PER NOTE #7 ABOVE.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.
 - ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.
 - SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2"-0" OVER ITS TOTAL AREA OR TO 70% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
 - ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED WHEN 50% CAPACITY IS REACHED.
 - ALL EXPOSED SURFACES WILL BE TREATED WITH 6" OF TOPSOIL PRIOR TO FINAL STABILIZATION.
 - PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.
 - SOIL EROSION AND SEDIMENT CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE ABOVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 - ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.



INLET PROTECTION



SILT FENCE



STABILIZED CONSTRUCTION PAD

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Project
STORRS CENTER PHASE III
 MANSFIELD CONNECTICUT
 Drawing Title
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

Project No. 140105801
 Date MARCH 26, 2015
 Scale NTS
 Drawing No. CE501
 Drawn By HLS
 Checked By CVZ

TRANSPLANT PLANT SCHEDULE

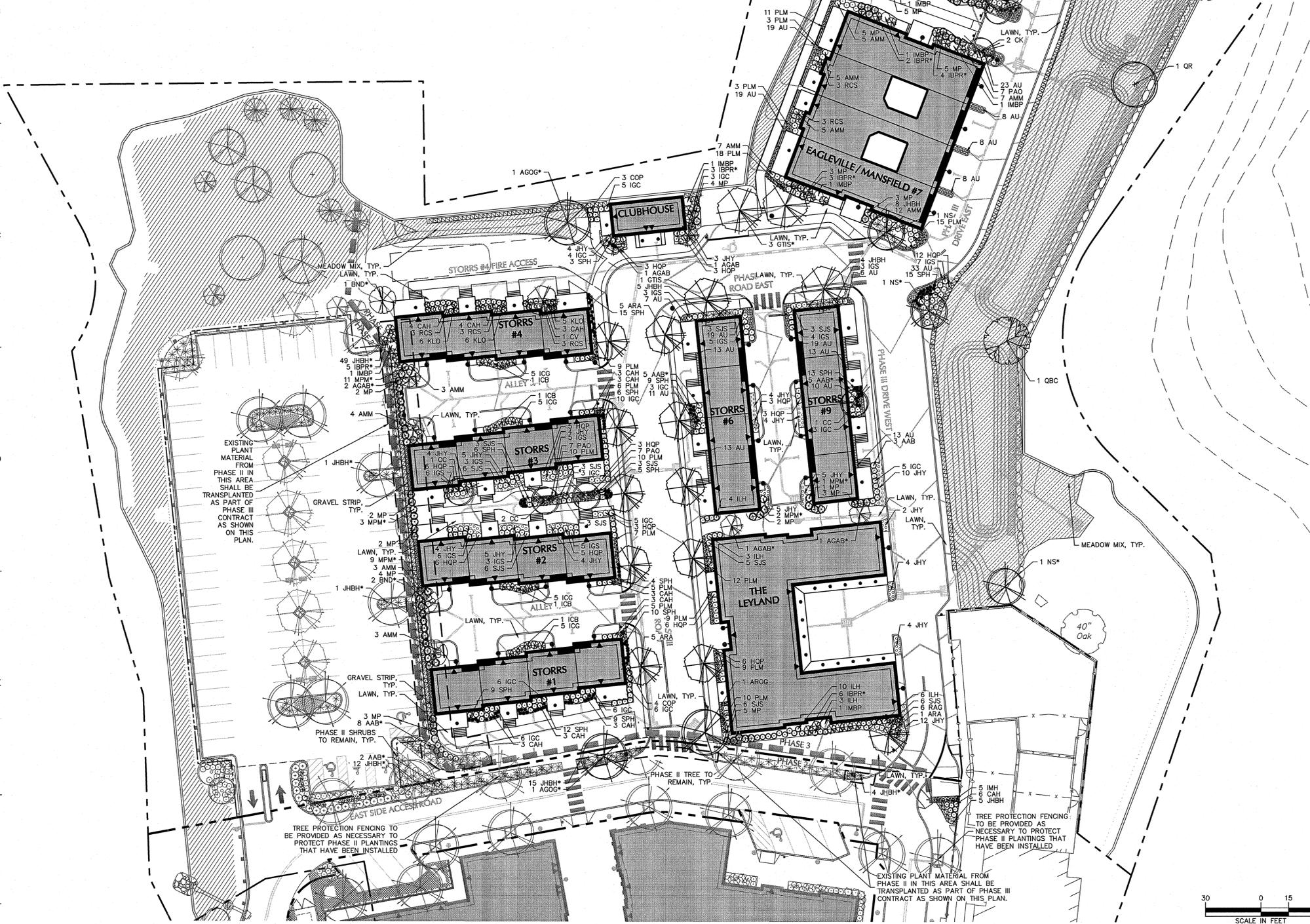
KEY	QTY.	BOTANICAL NAME	COMMON NAME
SHADE TREE(S)			
AROG	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
GTIS	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
NS	2	NYSSA SYLVATICA	SOURGUM OR TUPELO
ORNAMENTAL TREE(S)			
AGAB	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
BND	3	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH
EVERGREEN SHRUB(S)			
IBPR	37	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY
JHBH	82	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER
DECIDUOUS SHRUB(S)			
AAB	20	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY
MPM	27	MYRICA PENNSYLVANICA 'MORTON'	BAYBERRY

NOTE: NEW TRANSPLANT LOCATIONS FROM THIS SCHEDULE ARE INDICATED ON PLANTING PLAN USING AN ASTERISK.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARA	11	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL.	B+B	-
AROG	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	-
GTIS	1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	-
NS	1	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B	-
OBC	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B+B	FALL DIG HAZARD
OR	1	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B	FALL DIG HAZARD
ORNAMENTAL TREE(S)						
AGAB	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10'	B+B	-
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	8'-10'	B+B	-
CK	2	CORNUS KOUSA	KOUSA DOGWOOD	8'-10'	B+B	-
CV	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8'-10'	B+B	-
EVERGREEN TREE(S)						
IO	3	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B	-
EVERGREEN SHRUB(S)						
ICB	4	ILEX X MESERVEAE 'CHINA BOY'	CHINA BOY HOLLY	30-36"	CONTAINER	-
ICG	20	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	30-36"	CONTAINER	-
IGC	65	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	24-30"	CONTAINER	-
IGS	50	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER	-
IMBP	8	ILEX X MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	30-36"	CONTAINER	-
IMH	5	ILEX X MESERVEAE 'HECKENSTAR'	CASTLE WALL BLUE HOLLY	4-5'	CONTAINER	-
KLO	29	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30-36"	CONTAINER	-
MP	56	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER	-
PLM	154	PRUNUS LAUROCERASUS 'MT. VERNON'	MT. VERNON CHERRYLAUREL	24-30"	CONTAINER	-
RCS	18	RHODODENDRON CATAWBIENSE 'CHIONOIDES'	CHIONOIDES RHODODENDRON	24-30"	CONTAINER	-
DECIDUOUS SHRUB(S)						
AAB	3	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24-30"	CONTAINER	-
AMM	76	ARONIA MELANOCARPA 'MORTON'	MORTON BLACK CHOKEBERRY	24-30"	CONTAINER	-
CAH	38	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	30-36"	CONTAINER	-
COP	17	COMPTONIA PEREGRINA	SWEETFERN	24-30"	CONTAINER	-
HQP	64	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24-30"	CONTAINER	-
ILH	26	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	18-24"	CONTAINER	-
RAG	6	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	18-24" SPRD	CONTAINER	-
SJS	47	SPIREA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	24-30"	CONTAINER	-
GROUND COVER						
AU	315	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	12-15"	CONTAINER	-
JHBH	22	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	18-24" SPRD.	CONTAINER	-
JHY	83	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	CONTAINER	-
PAO	49	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	2 GAL.	CONTAINER	-
ORNAMENTAL GRASS(ES)						
SPH	143	SPOROBOLUS HEREROLEPIS	PRARIE DROPSEED	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



- NOTE:**
- REFER TO PHASE II PLANS, SHEET LP101, FOR PROPOSED PLANTS TO BE RELOCATED AS PART OF PHASE III.
 - REFER TO SHEET LP501 FOR LANDSCAPE NOTES AND DETAILS.

NOT FOR CONSTRUCTION

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Project
STORRS CENTER PHASE III

MANSFIELD CONNECTICUT
Drawing Title
LANDSCAPE PLAN

Project No. 140105801 Drawing No. LP301
Date MARCH 26, 2015
Scale 1"=30'
Drawn By ALM
Checked By MH/JOS

PROJECT No. 140105801

GENERAL LANDSCAPE PLANTING NOTES

- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- DELIVERY, STORAGE, AND HANDLING
 - PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETRIORATION AND WEATHER STORED AT SITE.
 - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED SOIL SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
- PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

TRANSPLANT NOTES:

- CONTRACTOR TO ENSURE THAT SITE CONDITIONS ARE APPROPRIATE FOR TRANSPLANTING PRIOR TO ANY WORK.
- ALL TREES AND SHRUBS SHALL BE INSPECTED IN THE FIELD PRIOR TO TRANSPLANTING TO ENSURE THAT THE PLANT IS IN GOOD CONDITION. ANY TREES OR SHRUBS PROPOSED FOR TRANSPLANTING WHICH ARE DETERMINED TO BE UNSATISFACTORY SHALL BE REMOVED AND A NEW TREE OR SHRUB OF THE SAME SPECIES AND SIZE BE PROVIDED.
- ALL EXISTING CURBING SHALL BE REMOVED FROM ISLANDS PRIOR TO TRANSPLANTING PROCEDURES.
- CONTRACTOR TO ENSURE THAT THE ROOT MASS OF ALL TRANSPLANTS ARE INTACT.
- THE ROOT BALL OF ALL TRANSPLANTS SHALL BE BALLED AND BURLAPPED UPON REMOVAL FROM ITS ORIGINAL LOCATION.
- CONTRACTOR SHALL STOCKPILE ALL TRANSPLANTS AT A LOCATION APPROVED BY THE LANDSCAPE ARCHITECT UNTIL TIME OF RE-PLANTING.
- PLANTS SHALL BE MAINTAINED BY WATERING, FERTILIZING, PRUNING AND ANY OTHER METHOD TO KEEP PLANTS IN HEALTHY CONDITION.
- ALL TRANSPLANTS ARE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL COMPLETION. ANY TRANSPLANTS THAT DIE DURING THAT PERIOD WILL BE REPLACED TO THE CORRECT SIZE AND SPECIES AT THE CONTRACTORS EXPENSE.

PLANTING SOIL SPECIFICATIONS

PLANTING SOIL SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA. IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

- PLANTING SOIL:
 - CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARP/AULIN UNTIL TIME OF ACTUAL USE.
 - THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
 - PARTICLE SIZE ANALYSIS - SILT LOAM: 40-65% SAND, 25-60% SILT AND <5-20% CLAY
 - FERTILITY ANALYSIS: pH (6.5-6.9), SOLUBLE SALTS (0.25-0.60 MICRO-OHMS/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
 - ORGANIC MATTER CONTENT: 2.5-5%
 - TOXIC SUBSTANCE ANALYSIS
 - MATERIAL DRAINAGE RATE

ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT. SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".

- SOIL AMENDMENT FOR PLANT MATERIAL:
 - SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
 - AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
 - GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED - BRING PH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
 - BRING PH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
 - TERRA-SOLUBLE PLANT HEALTH CARE (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS
 - MYCOR-RHIZOMYCELIUM (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.
- CLEAN SOIL FILL IN LANDSCAPE AREAS:
 - LANDSCAPE FILL MATERIAL SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.

- SOIL CONDITIONING:
 - CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS. PLANTING SOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN SIX INCH (6") LIFTS UNTIL FULL DEPTHS ARE ACHIEVED AS DESCRIBED ABOVE. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER PH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT DURING DELIVERY AND STORAGE AT SITE.
 - PLANTING SOIL AS SPECIFIED
 - REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIODEGRADABLE MATERIAL.
 - IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.
 - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
 - SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.

MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LAWN + MEADOW SEED SPECIFICATIONS

- LAWN SEED MIX
 - PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1" DIAMETER.
 - THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:

RED FESCUE	1 1/2 LBS./1,000 SF
PERENNIAL RYEGRASS	1 LB./1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF
SPREADING FESCUE	1 LB./1,000 SF
 - SEED MIX SHALL BE MULCHED WITH SALT HAY OR UNROTTED SMALL GRAIN STRAW AT A RATE OF 2 TONS/AC OR 90 LBS./1,000 SF
 - SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:

SPRING:	APRIL 1 - MAY 31
FALL:	AUGUST 16 - OCTOBER 31

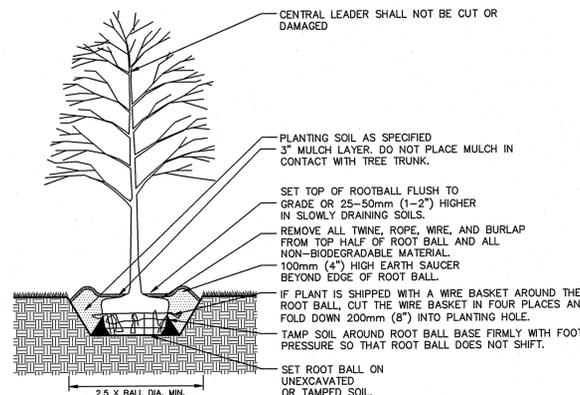
 GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL A STAND OF COVER IS ESTABLISHED AND ACCEPTED BY THE OWNER.
- MEADOW SEED MIX - A NEW ENGLAND WETLAND PLANTS "NEW ENGLAND EROSION CONTROL/RESTORATION MIX"

FESTUCA RUBRA	CREeping RED FESCUE
ELYMUS CANADENSIS	CANADA WILD RYE
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
LOLIUM PERENNIS	PERENNIAL RYEGRASS
BOUTELOUA GRACILIS	BLUE GRAMA
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
SORGHASTRUM NUTANS	INDIAN GRASS
AGROSTIS SCABRA	ROUGH BENTGRASS/TICKLEGRASS
AGROSTIS PERENNANS	UPLAND BENTGRASS

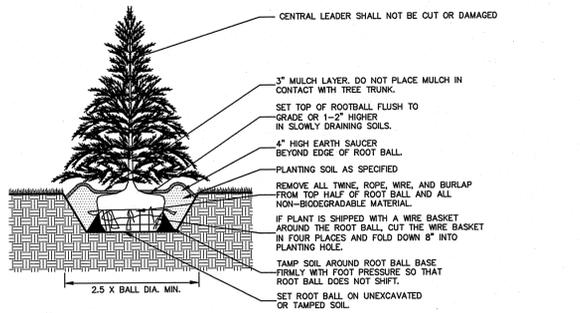
NOTE: SEED AT A RATE OF 35 LBS./ ACRE OF 100% PURE LIVE SEED.

TREE PROTECTION NOTES:

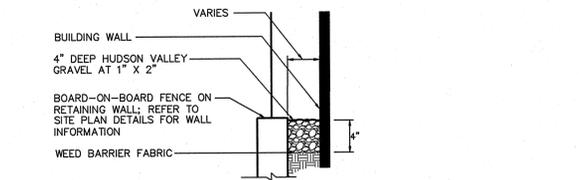
- ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF TREE PROTECTION FENCING. THE LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 18 TIMES THE MEASURED DIAMETER-AT-BREAST-HEIGHT (DBH), UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
- TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES WHERE WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
- IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
- TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
- DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
- ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDDED HARDWOOD MULCH AND THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.



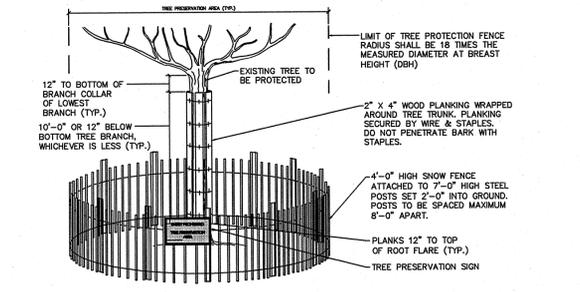
1 DECIDUOUS TREE PLANTING NTS



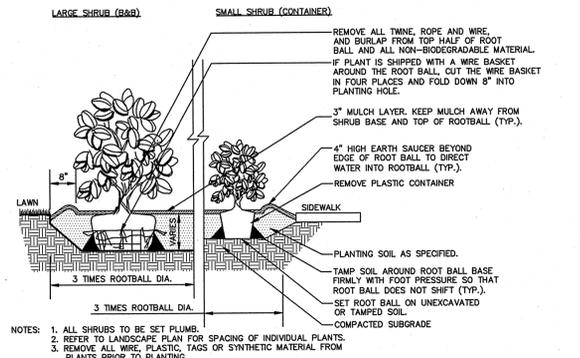
3 EVERGREEN TREE PLANTING NTS



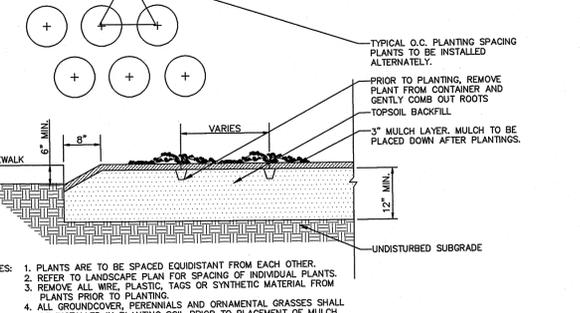
5 GRAVEL STRIP NTS



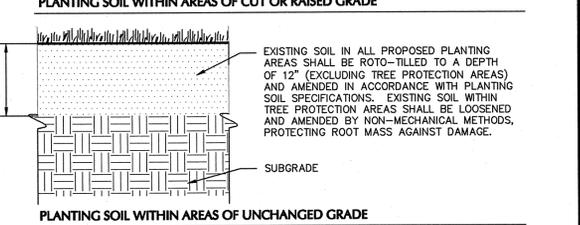
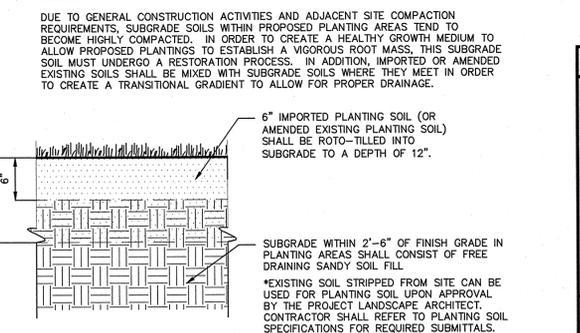
6 TREE PROTECTION FENCING AND PLANKING NTS



2 SHRUB PLANTING NTS



4 GROUNDCOVER PLANTING NTS



- NOTES:
- CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
 - RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 30" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
 - IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
 - CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.).
 - NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

7 PLANTING SOIL NTS

NOT FOR CONSTRUCTION

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Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C.
Langan Engineering and Environmental Services, Inc.
Langan Group, Inc.
Langan International LLC
Collectively known as Langan

Project

**STORRS CENTER
PHASE III**

MANSFIELD CONNECTICUT

Drawing Title

**LANDSCAPE NOTES
AND DETAILS**

Project No.	140105801	Drawing No.	
Date	MARCH 26, 2015		
Scale	NTS		LP501
Drawn By	ALM		
Checked By	MH		

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	LAMP MOUNTING HEIGHT	FIXTURE CATALOGUE NO.	LAMP WATTAGE	LAMP SOURCE	OPTICS	INITIAL LAMP LUMENS	LLF	IES FILE	POLE/ARM MANUFACTURER	POLE/ARM DESCRIPTION	POLE/ARM CATALOGUE NO.	REMARKS
●	A	2	ARCHITECTURAL AREA LIGHTING	PROVIDENCE MEDIUM LED	SINGLE POST-TOP FIXTURE; ALUMINUM HOUSING LENS: NONE, CUTOFF COLOR: BLACK TEMPERATURE=5,100K	14'-0"	PROV-T3-32 LED-5K-700 -STND-MNT -BLK	76 W	LED	TYPE III	ABSOLUTE	0.90	PROV-T3-32LED-5K-700.IES	ARCHITECTURAL AREA LIGHTING	LENGTH: 12'-0" DECORATIVE ROUND ALUMINUM COLOR: BLACK	POLE: DBI2-4R12-226-PTF-BLK	TO MATCH EXISTING. COORDINATE WITH MANUFACTURER ON EXACT SPECIFICATIONS
●	B	8	ARCHITECTURAL AREA LIGHTING	PROVIDENCE MEDIUM LED	SINGLE POST-TOP FIXTURE; ALUMINUM HOUSING LENS: NONE, CUTOFF COLOR: BLACK TEMPERATURE=3,000K	14'-0"	PROV-T3-32 LED-3K-700 -STND-MNT -BLK	76 W	LED	TYPE III	ABSOLUTE	0.90	PROV-T3-32LED-3K-700.IES	ARCHITECTURAL AREA LIGHTING	LENGTH: 12'-0" DECORATIVE ROUND ALUMINUM COLOR: BLACK	POLE: DBI2-4R12-226-PTF-BLK	TO MATCH EXISTING EXCEPT FOR COLOR TEMPERATURE AND BANNERS. COORDINATE WITH MANUFACTURER ON EXACT SPECIFICATIONS
●	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	WALL AND CANOPY MOUNTED FIXTURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SPECIFICATIONS, QUANTITIES, AND LOCATIONS.
●	D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	WALL AND CANOPY MOUNTED FIXTURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SPECIFICATIONS, QUANTITIES, AND LOCATIONS.

NOTE: EXISTING PHOTOMETRIC DATA IS BASED ON PHASE II "SITE LIGHTING SCHEDULE" ON SHEET LL101, "LIGHTING PLAN EAST" AS PREPARED BY LANGAN, DATED 04/13/14.

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
PHASE III ROAD	0.84 fc	2.07 fc	0.26 fc	8.0:1	3.2:1
PHASE III ROAD EAST	1.00 fc	2.11 fc	0.27 fc	7.8:1	3.7:1
PHASE III DRIVE EAST	1.20 fc	5.24 fc	0.09 fc	58.2:1	13.3:1
PHASE III DRIVE WEST	0.33 fc	2.07 fc	0.00 fc	NA	NA



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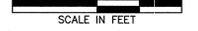
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Collectively known as Langan

Project: **STORRS CENTER PHASE III**

MANSFIELD CONNECTICUT
Drawing Title: **LIGHTING PLAN**

Project No. 140105801 Drawing No. LL301
Date: MARCH 26, 2015
Scale: 1"=30'
Drawn By: ALM
Checked By: MH

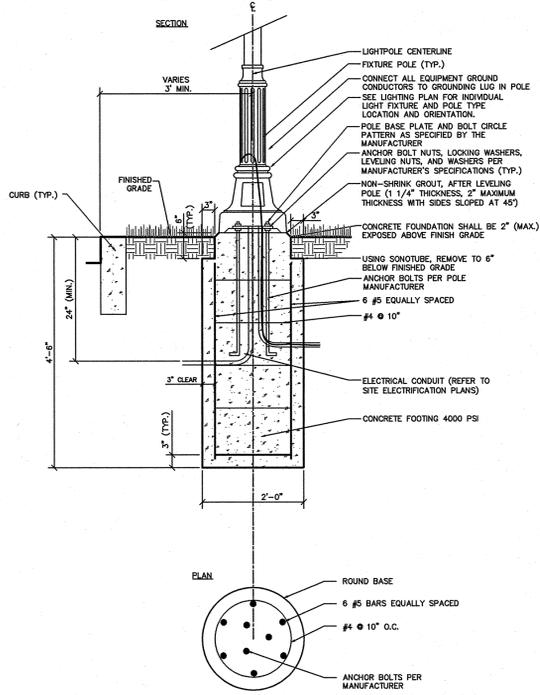
- NOTES:**
- REFER TO SHEET LL501 FOR LIGHTING NOTES AND DETAILS.
 - ALL DECORATIVE POLE FIXTURES SHALL BE LOCATED AT LEAST 2 FT. FROM FACE OF CURB.
 - WALL AND CANOPY MOUNTED FIXTURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SPECIFICATIONS, QUANTITIES, AND LOCATIONS.



PROJECT NO. 140105801

GENERAL LIGHTING NOTES:

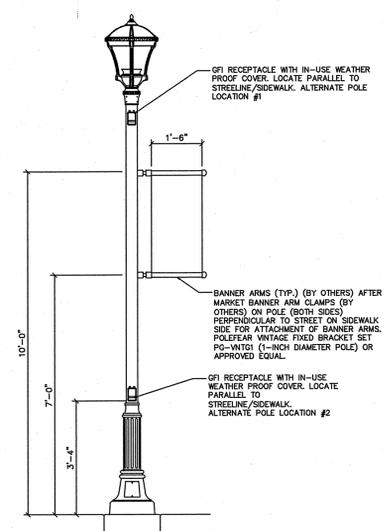
- PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
- CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
- CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
- AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
- INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
- POINT SPACING ON PLACE OF CALCULATION IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON A 0.90 MAINTENANCE FACTOR.
- POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES REPRESENTED ON THE PLANS PRESENT AN APPROXIMATION OF THE MAINTAINED LIGHT LEVELS DELIVERED TO THE GROUND PLANE. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, LAMP DEGRADATION, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. GIVEN THIS, AS-BUILT VALUES MAY VARY, GREATER THAN OR LESS THAN, THAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
- ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
- SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
- SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THE PLANS.
- REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
- SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
- POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
- ELECTRICIAN AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND SITE DRAWINGS FOR SAFETY AND TO PREVENT EXPOSED WIRES.
- LIGHT POLE, BRACKETS AND FIXTURES SHALL BE THE COLOR AS INDICATED IN THE LIGHTING SCHEDULE. LIGHTS SHALL BE MOUNTED ON POLES ON TOP OF CONCRETE BASES THAT ARE SET 2" OR 3" (CLEAR) FROM EITHER THE FRONT OF THE SIDEWALK OR BACK OF THE SIDEWALK. POLES SHALL BE AS SHOWN IN THE LIGHTING SCHEDULE.
- HANDLEHOLES LOCATED IN SIDEWALK AND PAVEMENT AREAS SHALL HAVE A CAST IRON COVER.



NOTES:

- SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDLEHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
- EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
- CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
- POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
- CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
- THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

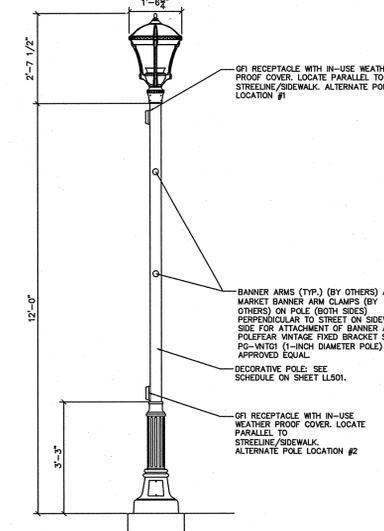
1 LIGHT POLE FOUNDATION FOR FIXTURES A AND B



NOTES:

- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF PRE-CAST CONCRETE BASE, A DRIVEN GROUND ROD WITH BARE COPPER WIRE AT EACH BASE, AND INSTALLATION OF THE POLE, LUMINAIRES AND LAMPS. CONNECTOUT LIGHT AND POWER SHALL PROVIDE WIRING BETWEEN UTILITY POLE AND POWER PEDESTAL, AND CONNECT TO THE METER IN THE POWER PEDESTAL. COORDINATE WITH CL&P FOR THEIR PORTION OF WORK.

2 DECORATIVE STREET POLE - FIXTURE TYPE A



3 DECORATIVE STREET POLE - FIXTURE TYPE B

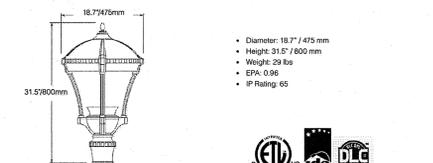


NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE. IT DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

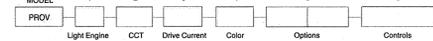
Providence® MicroCore™ - Medium Housing PROV | TYPE

- FEATURES**
- DLC Qualified
 - 3000K, 4200K, 5100K CCT
 - LifeShield™ thermal protection
 - Reliable, uniform, glare free illumination
 - 0-10V dimming ready
 - 13 standard powder coat finishes
 - Types II, III, IV, V and custom
 - Integral surge suppression

SPECIFICATIONS



ORDERING INFORMATION



- LIGHT ENGINE**
MicroCore Precision aimed optics
 TR-32-LED
 TR-32-LED
 TR-32-LED
 TR-32-LED
 TR-32-LED
 TR-32-LED
- COLOR TEMPERATURE**
 3K 4K 5K
- DRIVE CURRENT**
 700 450
- COLOR**
 AW1 CRT
 BLK MAL
 MTR MDS
 DGN ATG
 DSEZ LOV
 WRZ RAL/PURPHEMUM COLOR
 SHM CUSTOM COLOR
 VEL
- OPTIONS**
 SPK (fluorescent optic)
 BPS (Shut-pendant brass)
 LCL (Light-control lens)
 CLR (Clear lens)
 HSS (Haze-free glass)
 PPS (Photo-protective)
 EPA-C (Egress-Unauthorized)
 EPA-T (Egress-Unauthorized)
- CONTROL**
 WHI (Wavelength 1800-21000 PM transmitter and antenna)
 S2C (Programmable motion control, factory default is 50%, requires pole)
 PCA-C (Photo-protective-Controller)
 PCA-T (Photo-protective-Transistor)

ARCHITECTURAL AREA LIGHTING
16550 East Gate Ave. | City of Industry | CA 91707
P: 626.968.9686 | F: 626.269.2695 | www.aal.net
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Providence® MicroCore™ - Medium Housing PROV | TYPE

Optical System	Secondary Lens of Shield	Distribution	Ordering Code												Drive Current	System Watts
			Light Engine	Color	Temp	AC	Max	Temp	Dimming	Max	Temp	Dimming	Max	Temp		
No Lens (Standard)	Type 3	Type 3	TYPE 1	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 2	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 3	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 4	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
MicroCore	HSS	Type 4	TYPE 1	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 2	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 3	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 4	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
No Lens (Standard)	Type 4	Type 4	TYPE 1	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 2	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 3	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75
			TYPE 4	TR-32-LED	3000K	4200K	5100K	700	450	3K	4K	5K	700	450	700	75

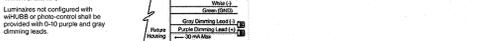
DesignLights Consortium® Qualified Product

Optical System	Ordering Code	LED Drive mA	System Watts	Line Voltage VAC	Line Hz	Line Size	Driver				Dimming					
							Amps AC	Power Factor	Max. Temp. Range	Operating Temp. Range	Source current out of circuit	Min. Typical	Max. Typical	Max. Typical		
MicroCore	32LED	700	700	75	120/277	16/6	0.8	0.9	1.9	20	30°C to 100°C	100%	0-10V	0-10V	0-10V	+10V

LED COLOR

Ordering Code	Color	Temp. Range
3000K	3000K	3000K
4200K	4200K	4200K
5100K	5100K	5100K
3000K-5100K	3000K-5100K	3000K-5100K
4200K-5100K	4200K-5100K	4200K-5100K

WIRING LEADS



TM-21 LIFETIME CALCULATION

Optical System	Ordering Code	Ambient Environment °C	Projected Lumen Maintenance (% vs. hrs)	Reported L70
MicroCore	32LED	35	15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95	>60khrs
		40	15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95	>60khrs
		45	15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95	>60khrs

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3 DECORATIVE AREA LIGHT- FIXTURES A AND B

NOT FOR CONSTRUCTION

REVISIONS

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Langan Engineers, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CL, Inc.
Langan International LLC
Collectively known as Langan

Project

STORRS CENTER PHASE III

MANSFIELD CONNECTICUT

Drawing Title

LIGHTING NOTES AND DETAILS

Project No. 140105801

Date MARCH 26, 2015

Scale NTS

Drawn By ALM

Checked By MH

Drawing No. LL501