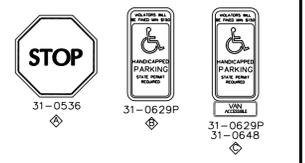


GENERAL NOTES

- 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 #0901280010G & #0901280005C, EFFECTIVE JANUARY 2, 1981.
- THE SITE IS LOCATED IN ZONE SC-DD, STORRS CENTER SPECIAL DESIGN DISTRICT.

NOT FOR CONSTRUCTION

SIGN LEGEND



Date	Description	No.
REVISIONS		

JOHN D. PLANTE
CT PROFESSIONAL ENGINEER #19399

LANGAN

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ABU DHABI ATHENS DOKKI DUBAI ISTANBUL

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Langan International LLC
Collectively known as Langan

Project

**STORRS CENTER
PHASE II**

MANSFIELD CONNECTICUT

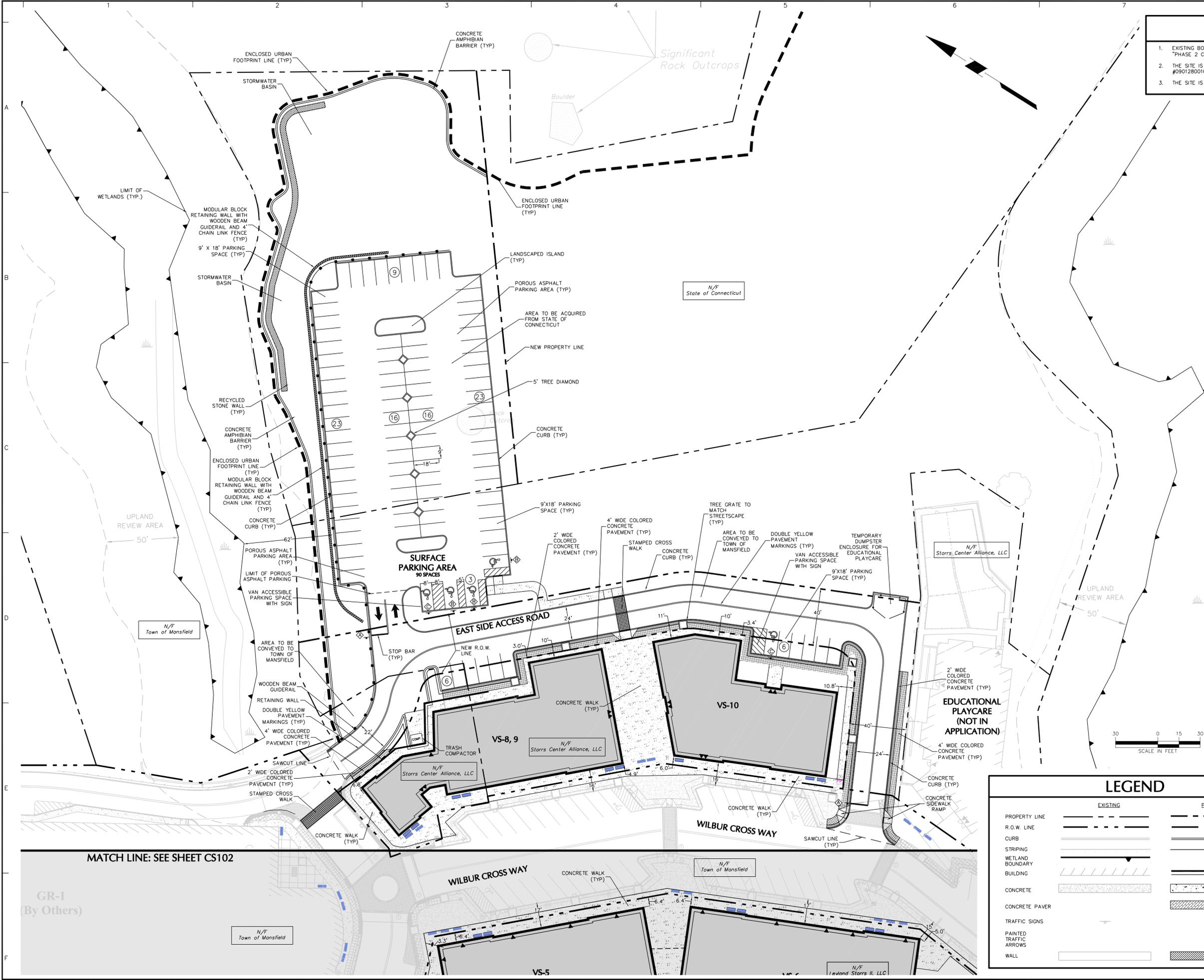
Drawing Title

**SITE PLAN
EAST**

Project No. 140105801	Drawing No. CS101
Date 4/3/14	
Scale 1"=30'	
Drawn By JRM	
Checked By TSO	

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
CURB	---	---
STRIPING	---	---
WETLAND BOUNDARY	---	---
BUILDING	---	---
CONCRETE	---	---
CONCRETE PAVER	---	---
TRAFFIC SIGNS	---	---
PAINTED TRAFFIC ARROWS	---	---
WALL	---	---



MATCH LINE: SEE SHEET CS102

GENERAL NOTES

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MATCH LINE: SEE SHEET CS101

NOT FOR CONSTRUCTION

SIGN LEGEND



Date	Description	No.
REVISIONS		

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STORRS CENTER PHASE II

MANSFIELD CONNECTICUT

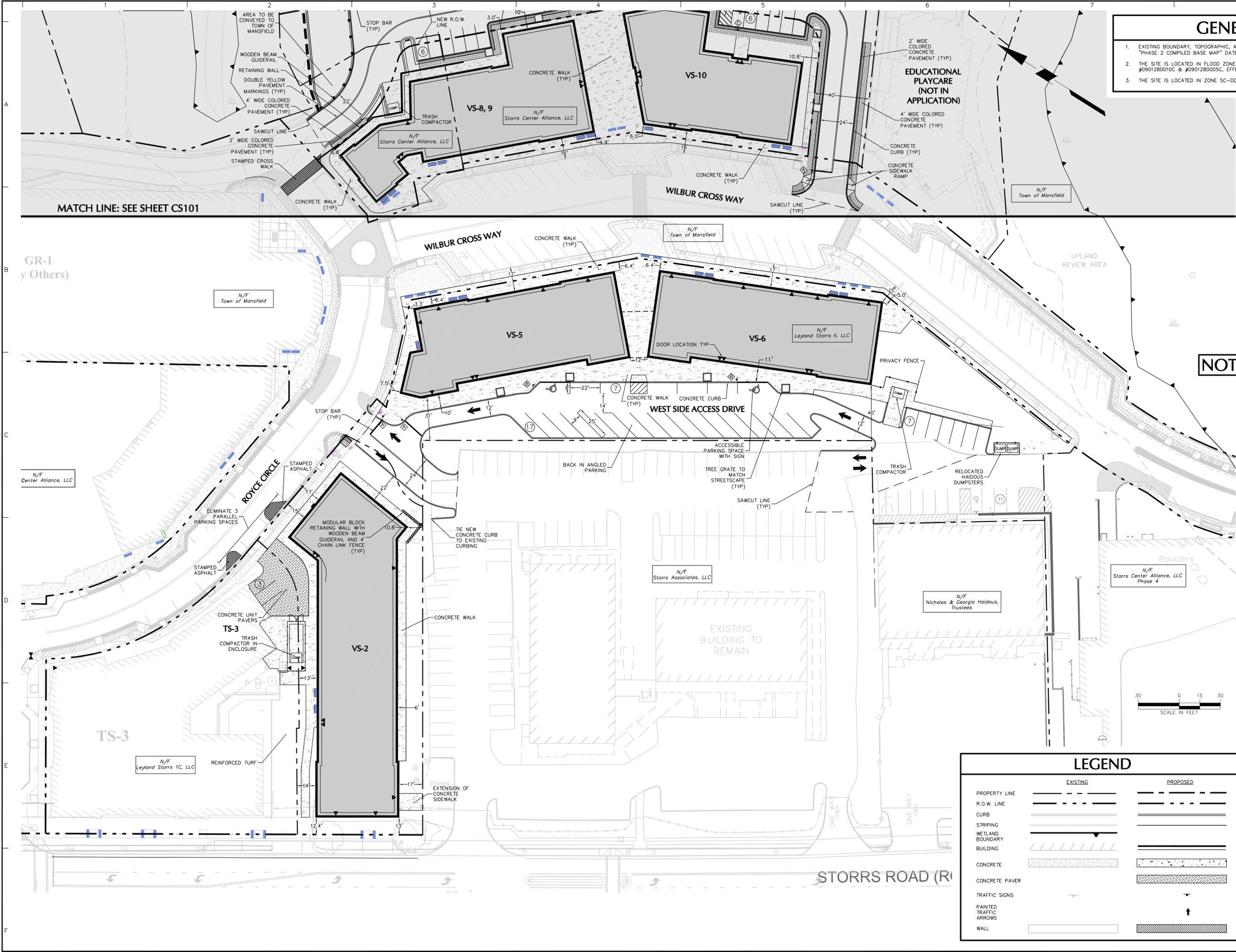
Drawing Title

SITE PLAN WEST

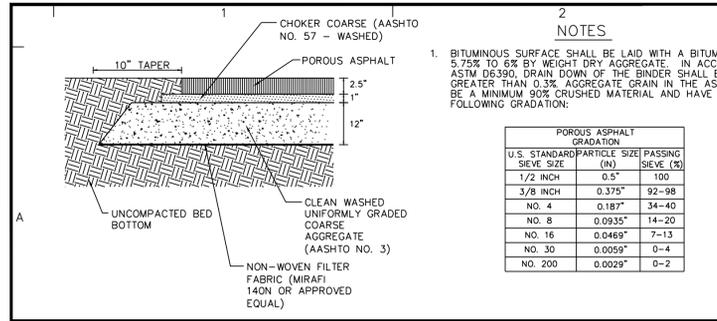
Project No. 140105801	Drawing No. CS102
Date 4/3/14	
Scale 1"=30'	
Drawn By JRM	
Checked By TSO	

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
CURB	---	---
STRIPING	---	---
WETLAND	---	---
BOUNDARY	---	---
BUILDING	---	---
CONCRETE	---	---
CONCRETE PAVER	---	---
TRAFFIC SIGNS	---	---
PAINTED TRAFFIC ARROWS	---	---
WALL	---	---

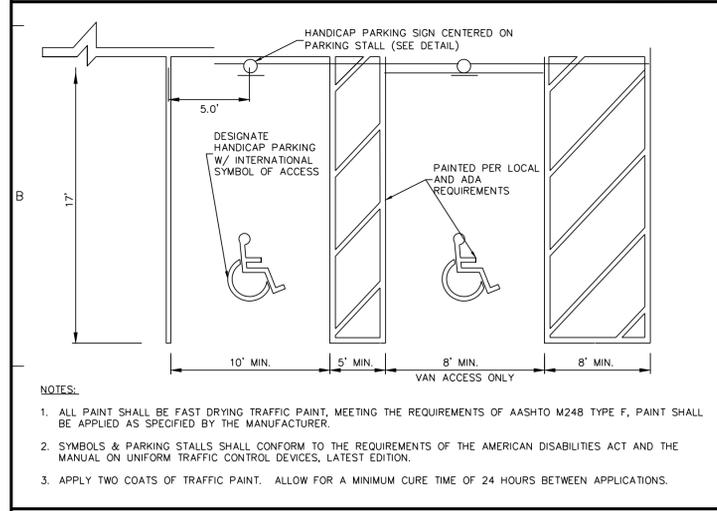


PROJECT No. 140105801

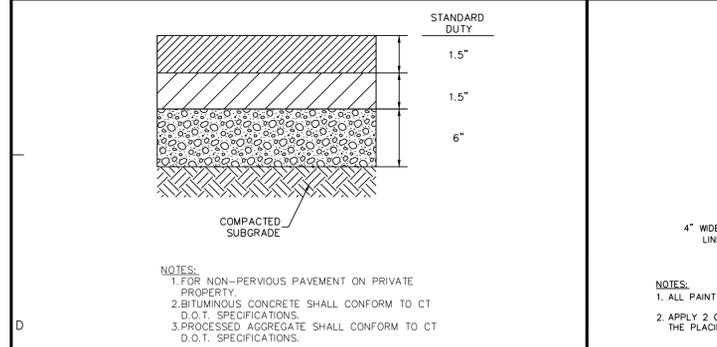


POROUS ASPHALT

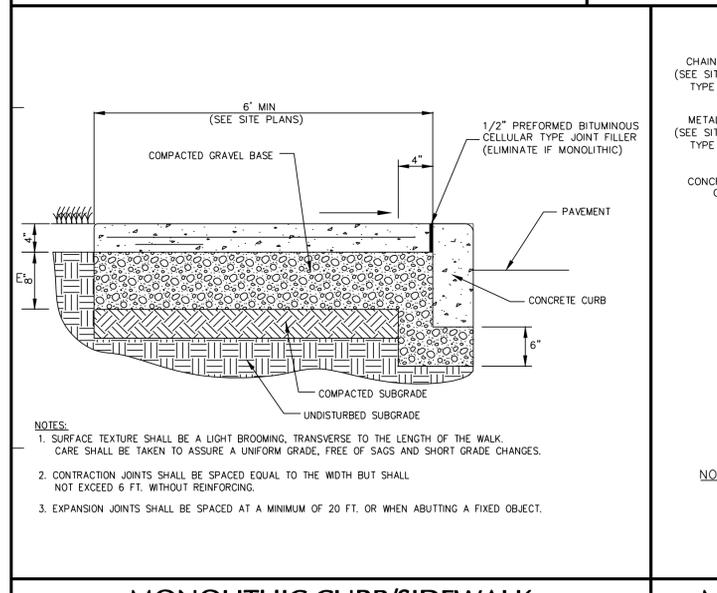
POROUS ASPHALT GRADATION		
U.S. STANDARD PARTICLE SIZE	(IN)	PASSING (%)
1/2 INCH	0.5"	100
3/8 INCH	0.375"	92-98
No. 4	0.1875"	34-40
No. 8	0.09375"	14-20
No. 16	0.046875"	7-13
No. 30	0.0059"	0-4
No. 200	0.00075"	0-2



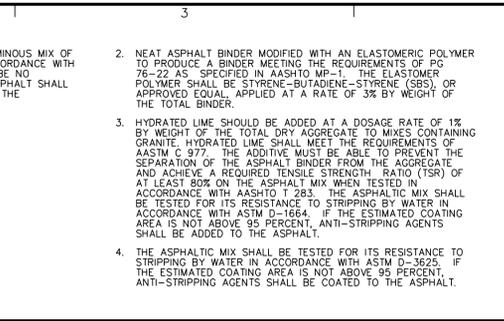
HANDICAP PARKING STALL STRIPING



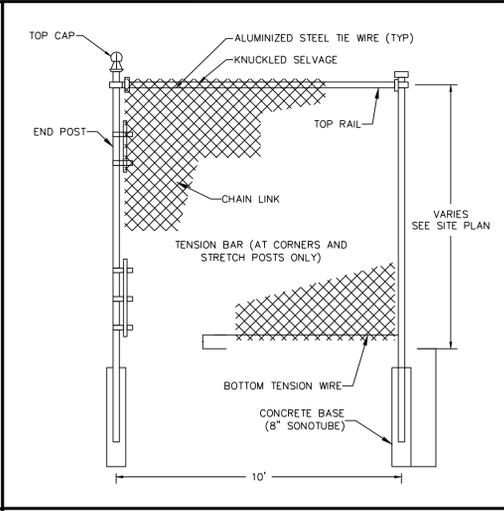
BITUMINOUS CONC. PAVEMENT SECTION



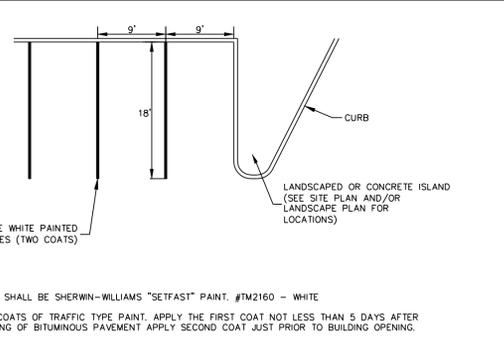
MONOLITHIC CURB/SIDEWALK



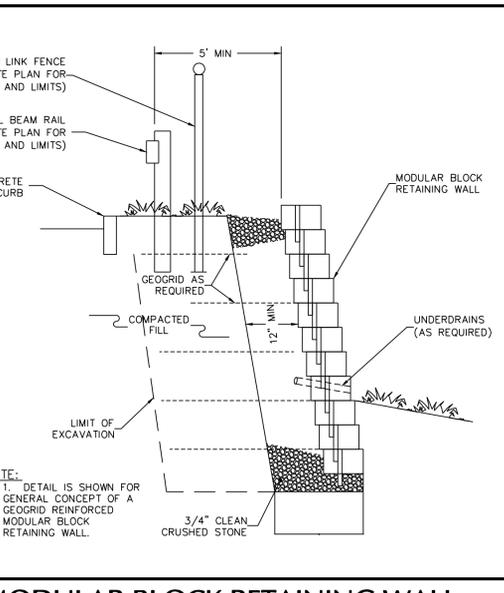
CHAIN LINK FENCE



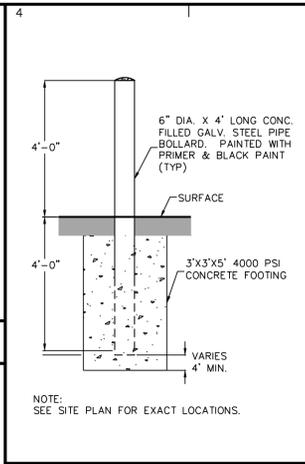
PARKING STALL STRIPING



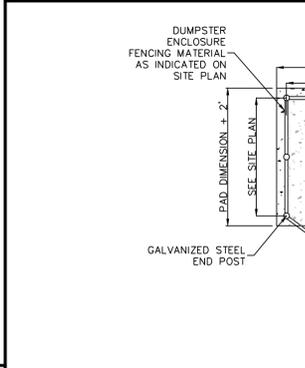
MODULAR BLOCK RETAINING WALL



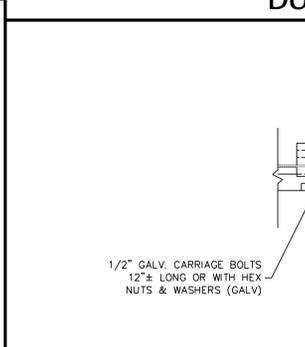
DUMPSTER ENCLOSURE



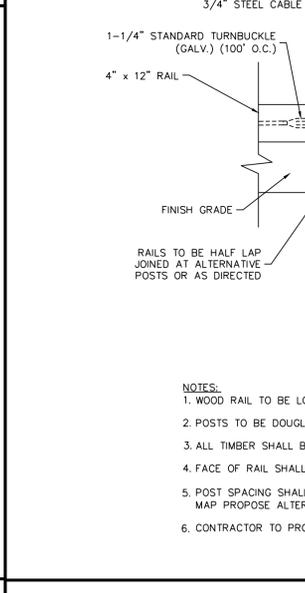
BOLLARD



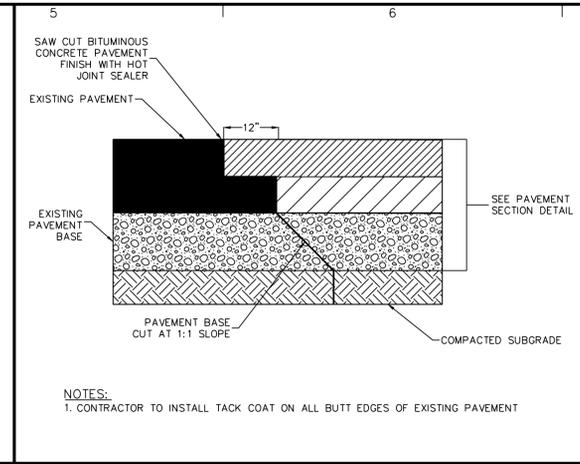
SAW CUT PAVEMENT SECTION



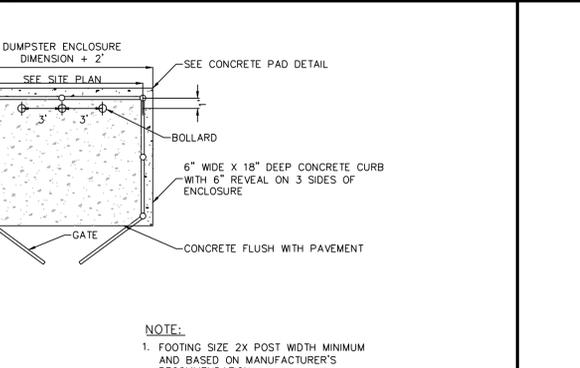
GUIDERRAIL PLAN



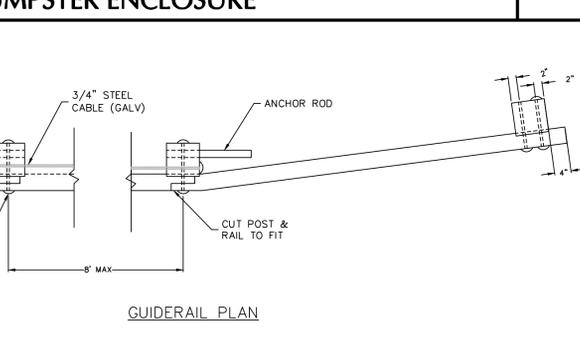
GUIDERRAIL ELEVATION



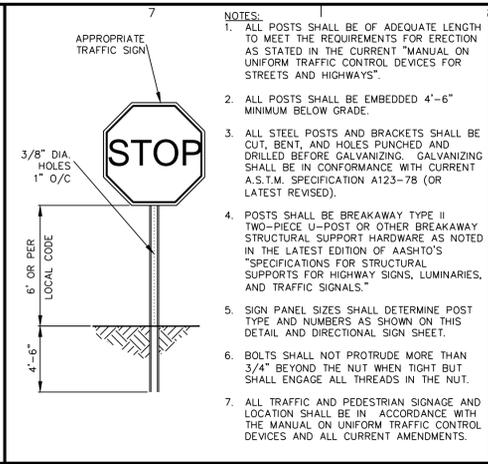
TRAFFIC SIGN POST



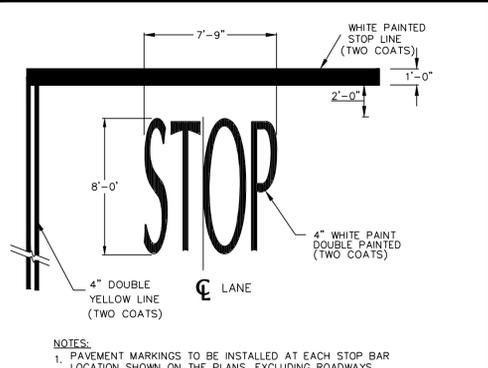
STOP BAR



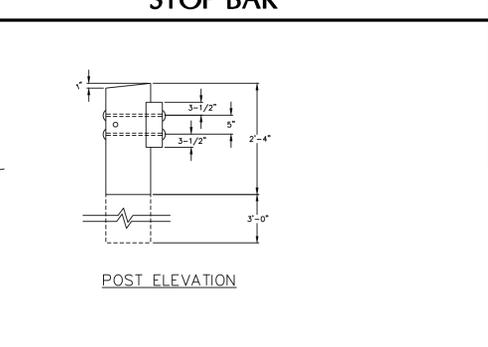
WOODEN BEAM GUIDERRAIL



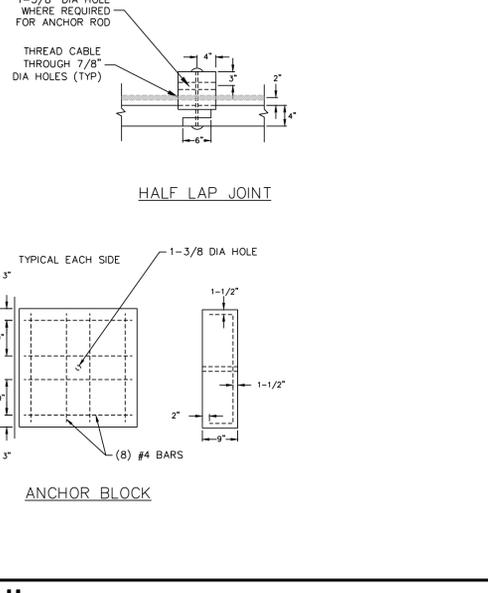
STOP SIGN



STOP BAR



ANCHOR BLOCK



HALF LAP JOINT

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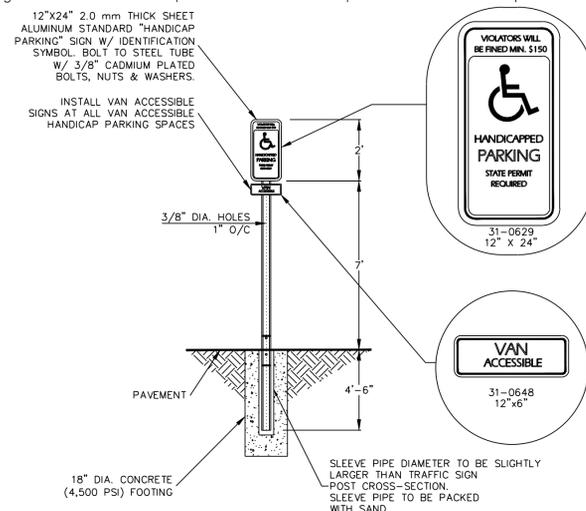
Langan Engineering, Environment, Surveying and Landscape Architecture, P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan International LLC
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Project: **STORRS CENTER PHASE II**

MANSFIELD CONNECTICUT
 Drawing Title: **SITE DETAILS I (PRIVATE LAND)**

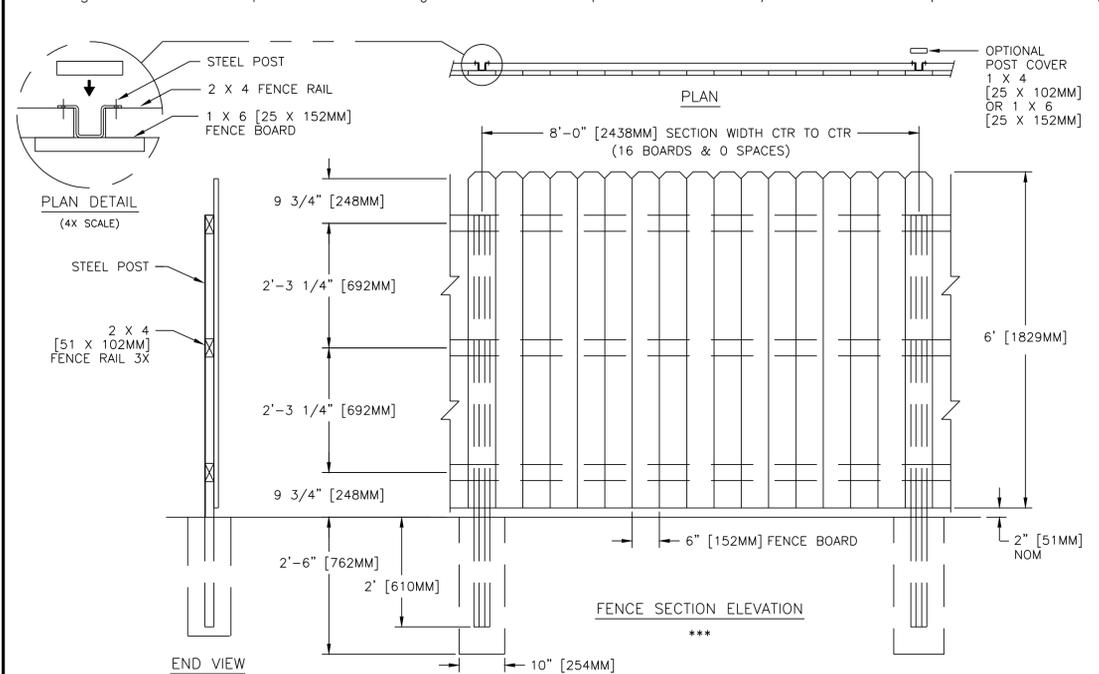
Project No. **140105801** Drawing No. **CS501**
 Date: **04/03/14**
 Scale: **NTS**
 Drawn By: **HLS**
 Checked By: **CVZ**

PROJECT No. 140105801



- HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.
- NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 2. ALL POSTS SHALL BE EMBEDDED 4'-6" MINIMUM BELOW GRADE.
 3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
 4. POSTS SHALL BE BREAKAWAY TYPE II TWO-PIECE U-POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS."
 5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
 6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
 7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.

HANDICAP PARKING SIGN



MASTER HALCO POSTMASTER STEEL POSTS for Wood Fence Systems by Master Halco Orange, CA Phone No.: 800-229-5615 www.FenceOnline.com	6' SOLID BOARD FENCE DETAIL STYLE: FLAT TOP	BY: JRR DATE: 01-25-99	DWG: 10-1100
	NOM 6' [1829MM] FENCE HEIGHT 1 X 6 [25 X 152MM] FENCE BOARDS	REV: E REV DATE: 09-22-06	LAYER: 1 SCALE: 1/2" = 1'-0"

BOARD ON BOARD SCREEN FENCE

Date	Description	No.
REVISIONS		

JOHN D. PLANTE
CT PROFESSIONAL ENGINEER #19399

LANGAN

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Project

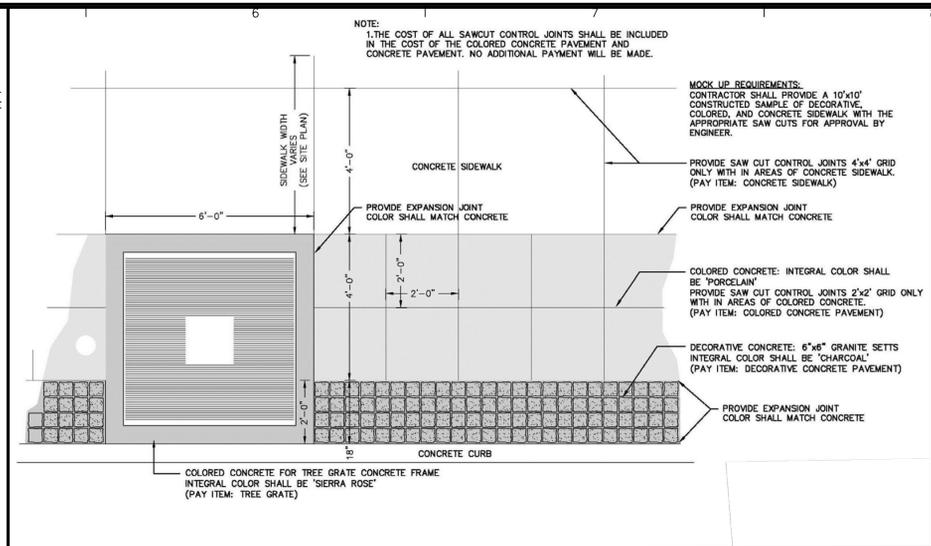
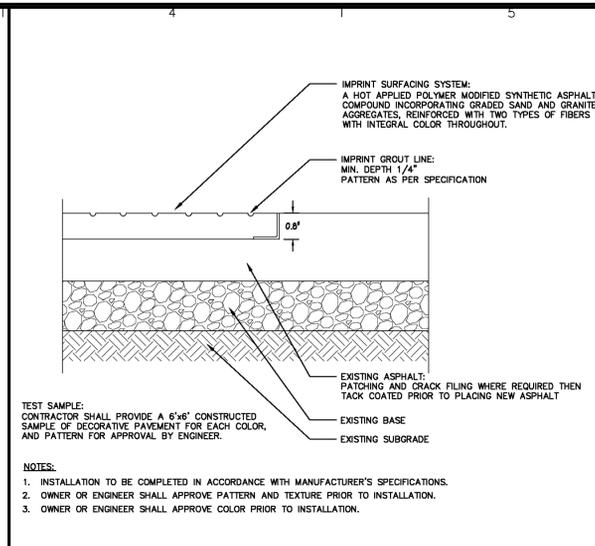
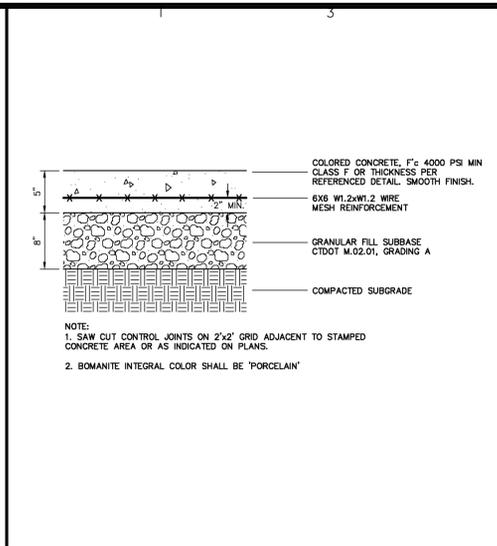
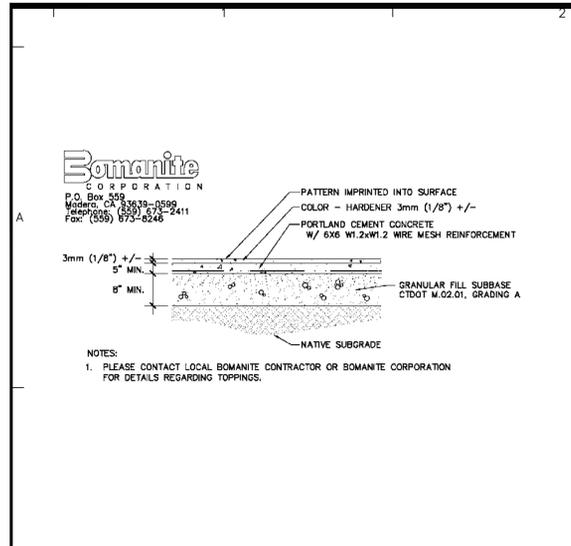
**STORRS CENTER
PHASE II**

MANSFIELD CONNECTICUT

Drawing Title

**SITE DETAILS II
(PRIVATE LAND)**

Project No. 140105801	Drawing No. CS502
Date 04/03/14	
Scale NTS	
Drawn By HLS	
Checked By CVZ	

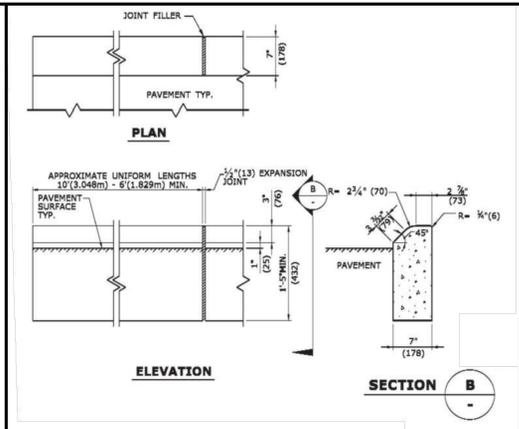
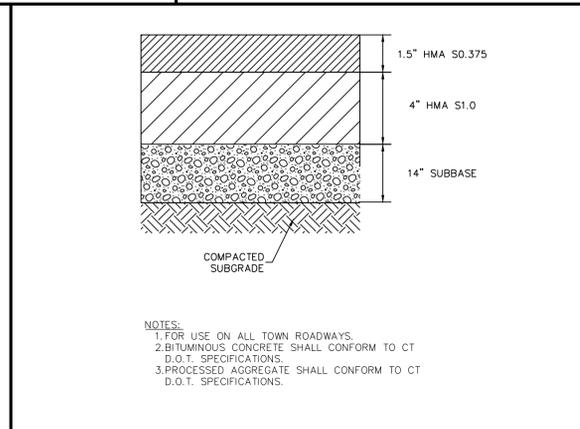
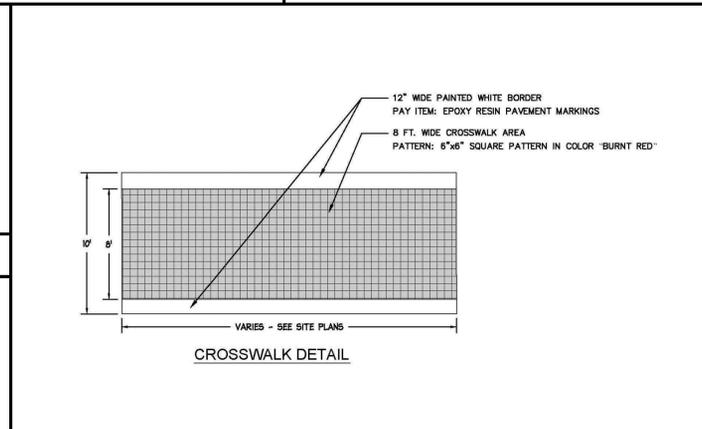
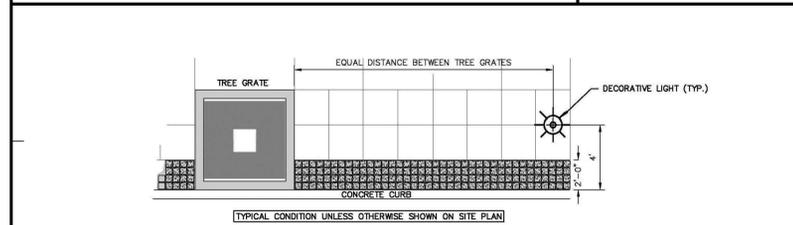


DECORATIVE CONCRETE

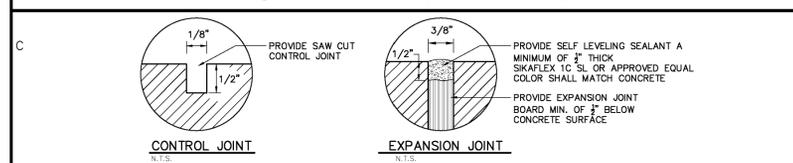
COLORED CONCRETE

DECORATIVE BIT CONCRETE (CROSSWALK)

SPECIAL TREATMENT AREAS



DECORATIVE LIGHT LAYOUT



CONTROL & EXPANSION JOINT

CROSSWALK

BITUMINOUS CONC. PAVEMENT SECTION

4" (100) CONCRETE PARK CURBING

Date	Description	No.
REVISIONS		
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Project		
STORRS CENTER PHASE II		
MANSFIELD CONNECTICUT		
Drawing Title		
SITE DETAILS III (PUBLIC R.O.W.)		
Project No.	Drawing No.	
140105801	CS503	
Date	04/03/14	
Scale	NTS	
Drawn By	HLS	
Checked By	CVZ	

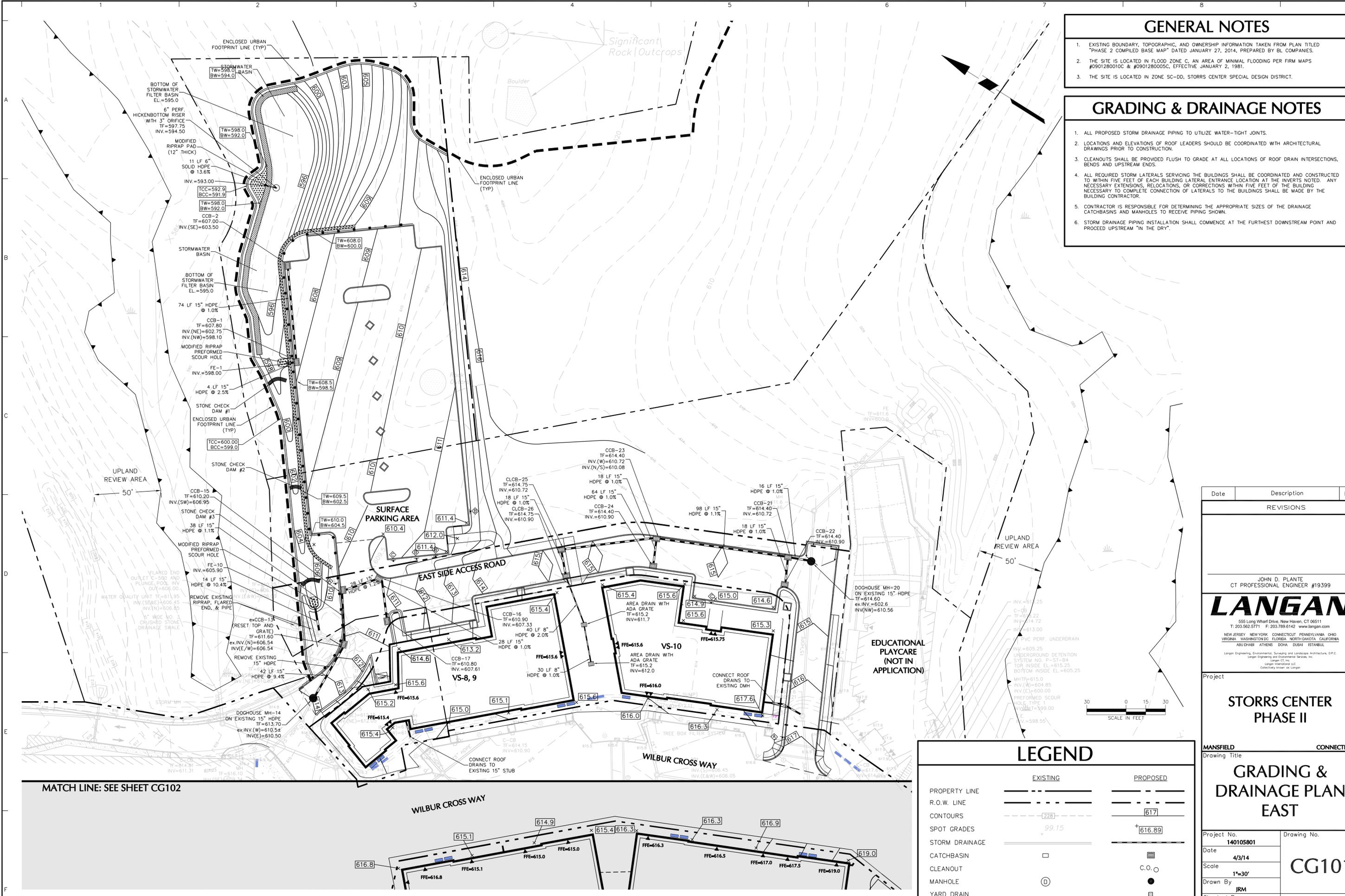
LANGAN PROJECT No. 140105801

GENERAL NOTES

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GRADING & DRAINAGE NOTES

- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL 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 CATCHBASINS AND MANHOLES TO RECEIVE PIPING SHOWN.
- STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".



Date	Description	No.
REVISIONS		
JOHN D. PLANTE CT PROFESSIONAL ENGINEER #19399		
LANGAN		
555 Long Wharf Drive, New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO VIRGINIA WASHINGTON DC FLORIDA NORTH DAKOTA CALIFORNIA ARIZONA ARKANSAS IOWA ILLINOIS INDIANA LANGAN Engineering, Environmental, Surveying and Landscape Architecture, P.C. Langan CT Inc. Langan International LLC Collectively known as Langan		
Project		

STORRS CENTER PHASE II

MANSFIELD CONNECTICUT
Drawing Title

GRADING & DRAINAGE PLAN EAST

Project No.	140105801	Drawing No.	CG101
Date	4/3/14	Drawn By	JRM
Scale	1"=30'	Checked By	TSO

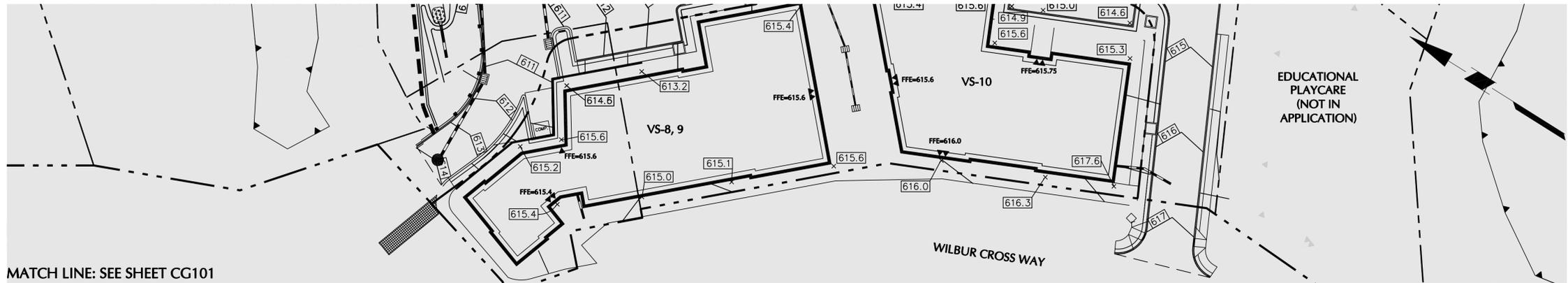
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
CONTOURS	---(228)---	---(617)---
SPOT GRADES	99.15	616.89
STORM DRAINAGE	---	---
CATCHBASIN	□	▣
CLEANOUT	○	●
MANHOLE	⊙	●
YARD DRAIN	---	---

MATCH LINE: SEE SHEET CG102



PROJECT No. 140105801



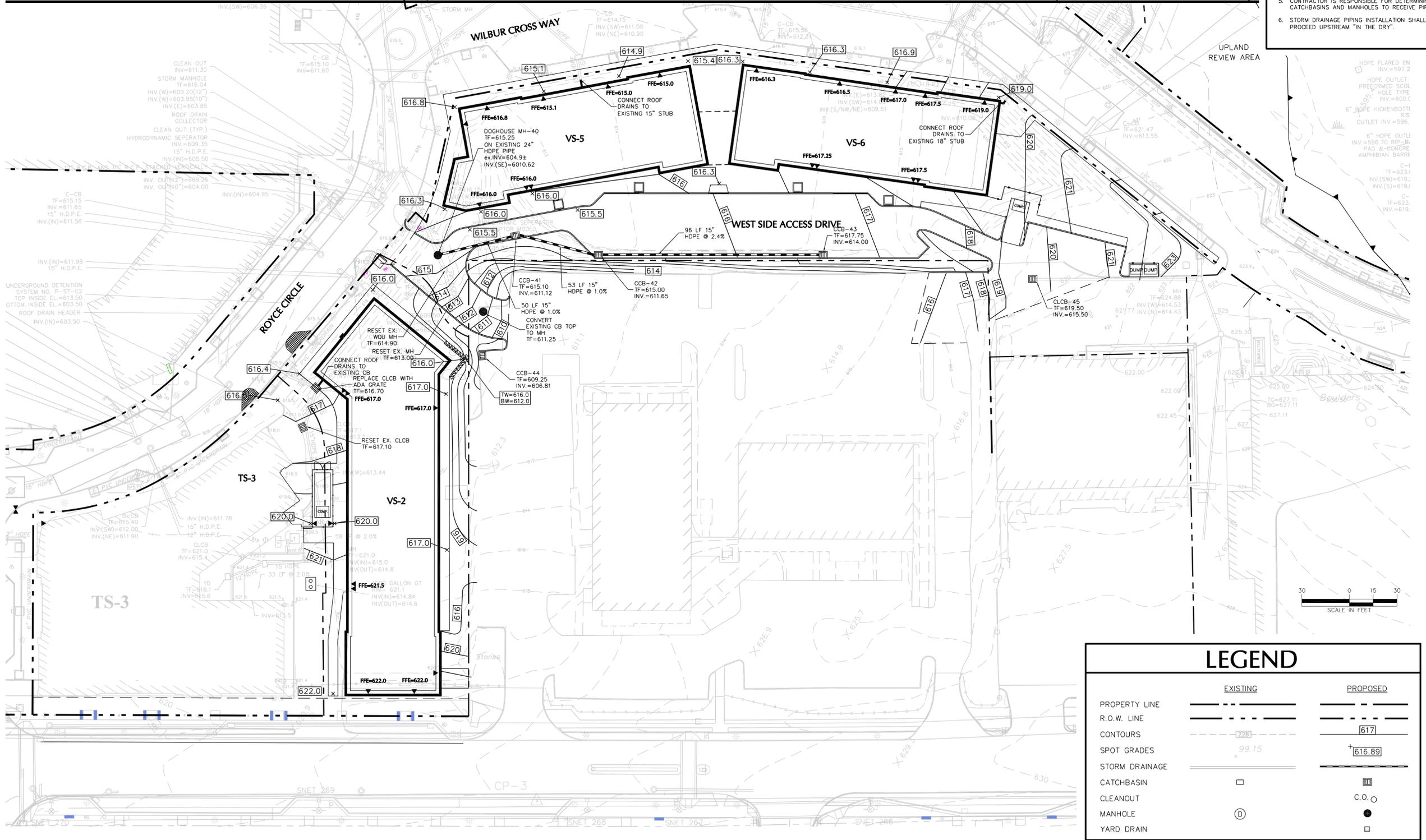
MATCH LINE: SEE SHEET CG101

GENERAL NOTES

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Date	Description	No.
REVISIONS		
JOHN D. PLANTE CT PROFESSIONAL ENGINEER #19399		
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Project
**STORRS CENTER
PHASE II**

MANSFIELD CONNECTICUT
Drawing Title
**GRADING &
DRAINAGE PLAN
WEST**

Project No.
140105801

Date
4/3/14

Scale
1"=30'

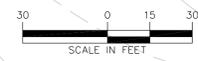
Drawn By
JRM

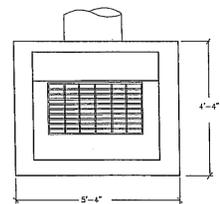
Checked By
TDO

Drawing No.
CG102

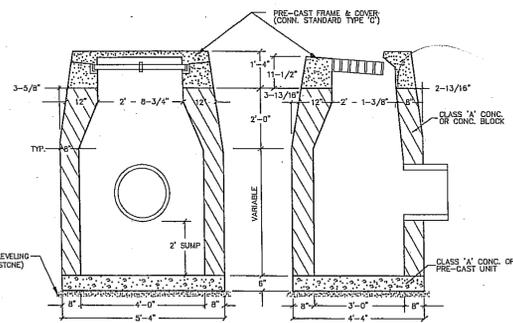
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
CONTOURS	---[228]---	---[617]---
SPOT GRADES	99.15	+616.89
STORM DRAINAGE	---	---
CATCHBASIN	□	■
CLEANOUT	○	○
MANHOLE	⊙	●
YARD DRAIN	---	---

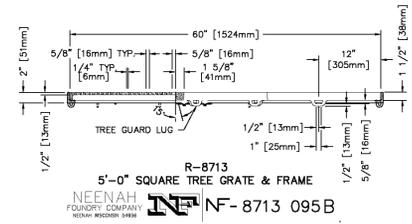
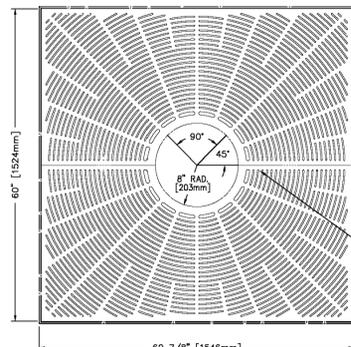




CONN. TYPE 'C' TOP SHOWN
TYPE 'C-L' TOP



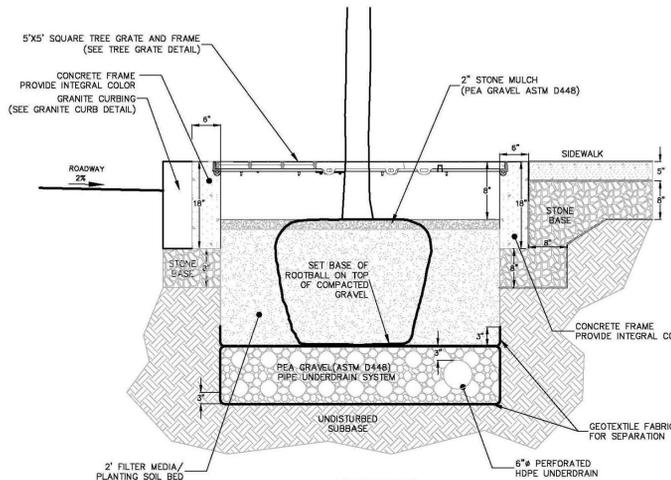
CONN. STATE STANDARD CATCH BASIN



NEENAH
FOUNDRY COMPANY
R-8713
NF-8713 095B

SPECIFICATIONS:
NOTE: FRAME CROSS BAR REQUIRES REMOVAL AFTER INSTALLATION.
ALL DIMENSIONS ARE SHOWN IN ENGLISH AND [METRIC]
COMPONENT NOS: (4) 5'-0" FRAME 8500-6060; (2) TREE GRATE 8713-0006
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NOT PAINTED
WEIGHT: 500#/SET

TREE GRATE

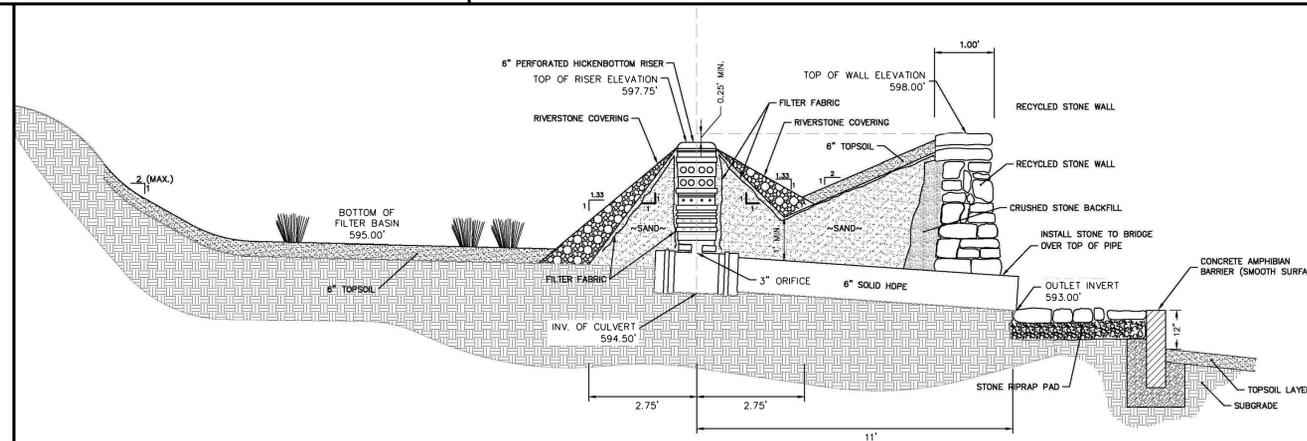


SECTION

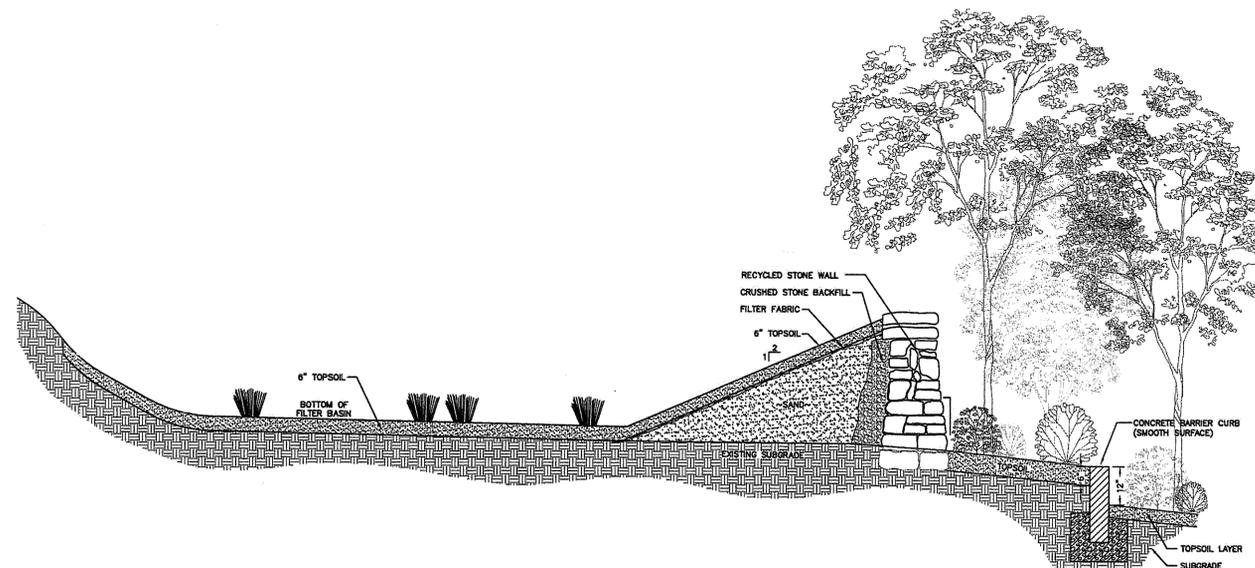
TREE GRATE SYSTEM



AMPHIBIAN BARRIER IN WOODED AREAS



FILTER BASIN AT OUTLET STRUCTURE



FILTER BASIN WITH BARRIER

Date	Description	No.
REVISIONS		

JOHN D. PLANTE
CT PROFESSIONAL ENGINEER #19399

LANGAN

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ABU DHABI ATHENS DOHA DUBAI ISTANBUL

Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C.
Langan Engineering and Environmental Services, Inc.
Langan (UK) Limited
Collectively known as Langan

Project
**STORRS CENTER
PHASE II**

MANSFIELD CONNECTICUT
Drawing Title

**GRADING &
DRAINAGE
DETAILS I**

Project No. 140105801	Drawing No. CG501
Date 04/03/14	
Scale NTS	
Drawn By HLS	
Checked By CVZ	

LANGAN PROJECT No. 140105801