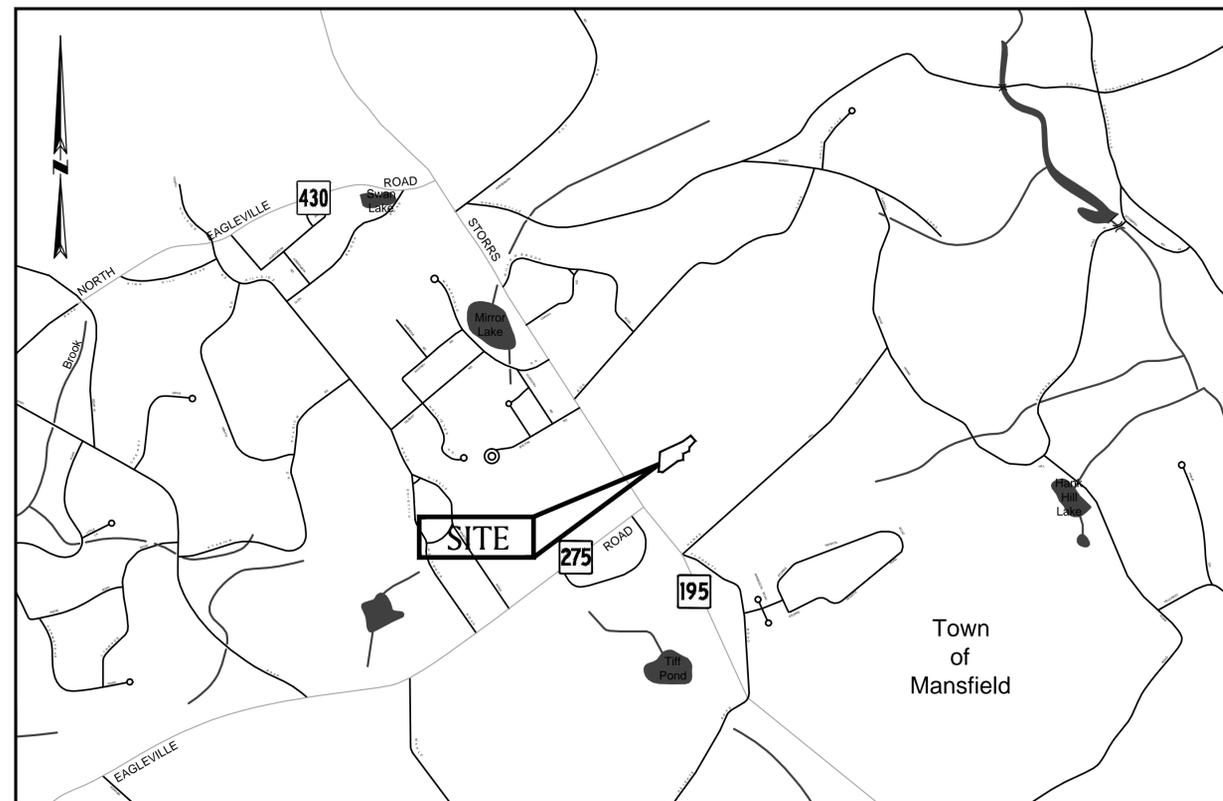
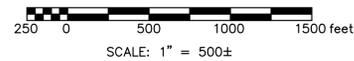


EDUCATIONAL PLAYCARE FACILITY

VILLAGE STREET, STORRS CENTER
MANSFIELD, CONNECTICUT
SEPTEMBER 26, 2013



LOCUS MAP



INDEX OF DRAWINGS

T100	TITLE SHEET
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C100	EROSION & SEDIMENTATION CONTROL PLAN
C200	GRADING & DRAINAGE PLAN
C300	LAYOUT & MATERIALS PLAN
C400-C402	DETAILS
L100	PLANTING PLAN
CP-02	VS-11 CONCEPT PLAN (FOR REFERENCE ONLY)

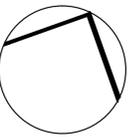
PREPARED FOR:

EDUCATIONAL PLAYCARE
144 SIMSBURY ROAD
AVON, CT 06001

PREPARED BY:

 **BSC GROUP**
180 Glastonbury Boulevard
Suite 103
Glastonbury, Connecticut 06033
860 652 8227

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



A New Facility for:
Educational Playcare
 Storrs Center Storrs, Connecticut

REVISIONS:

SCALE: 1" = 20'-0"
 DATE: 26, SEPTEMBER 2013

KENYON & CUTLER
 ARCHITECT

ONE DARLING DRIVE
 AVON, CONNECTICUT 06001
 (860) 677-7588
 (860) 674-8824 FAX

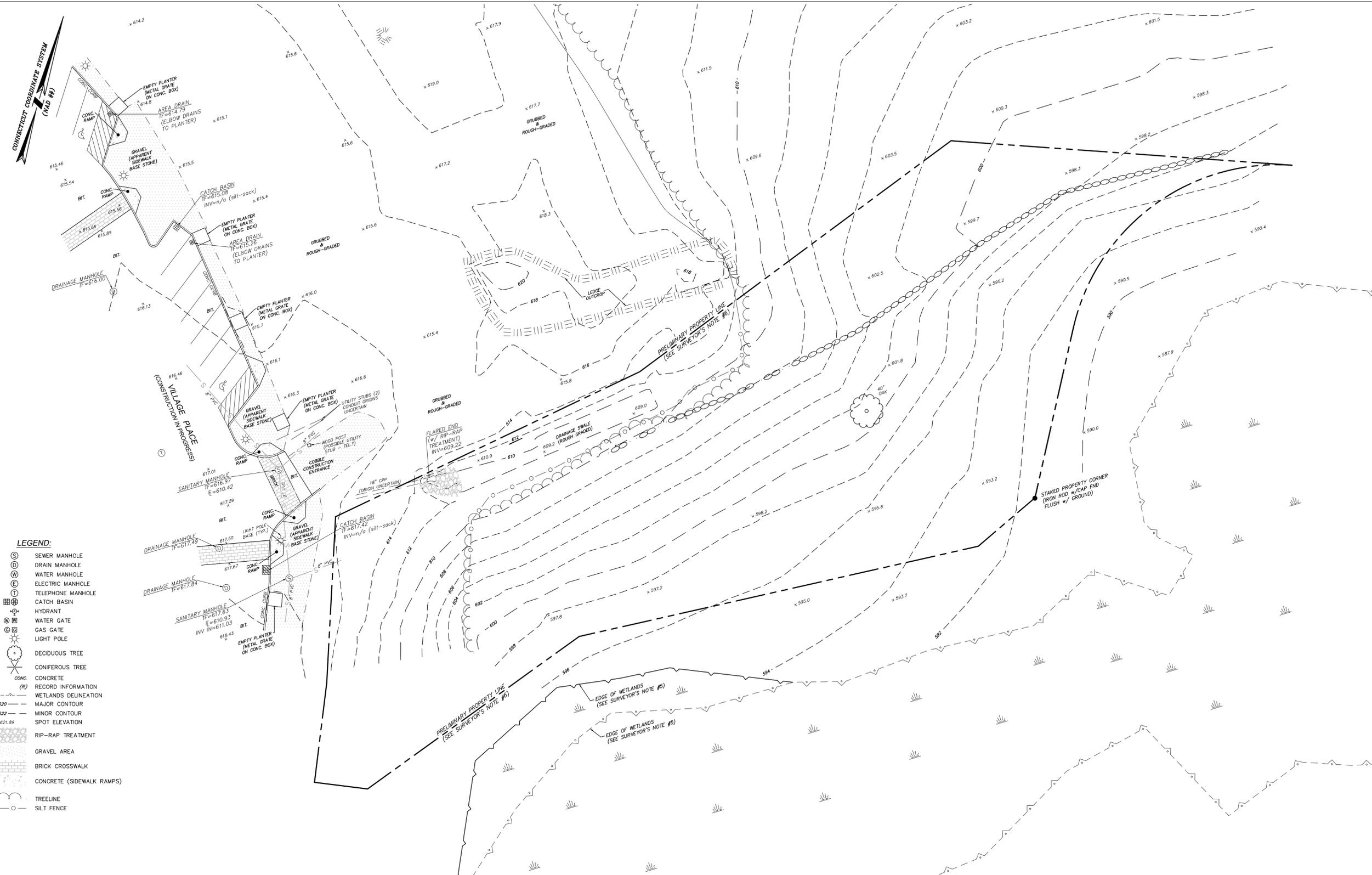
SHEET NAME

EXISTING CONDITIONS
 PLAN

EX100

SCALE: 1" = 20'
 0 10 20 40

BSC GROUP
 180 Glastonbury Boulevard
 Suite 103
 Glastonbury, Connecticut 06033
 860 652 8227

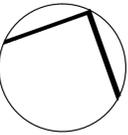


LEGEND:

	SEWER MANHOLE
	DRAIN MANHOLE
	WATER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	HYDRANT
	WATER GATE
	GAS GATE
	LIGHT POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	CONCRETE
	RECORD INFORMATION
	WETLANDS DELINEATION
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	RIP-RAP TREATMENT
	GRAVEL AREA
	BRICK CROSSWALK
	CONCRETE (SIDEWALK RAMPS)
	TREELINE
	SILT FENCE

SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE 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.
 TYPE OF SURVEY: TOPOGRAPHIC
 CLASS OF HORIZONTAL ACCURACY: A2
 CLASS OF TOPOGRAPHIC ACCURACY: T2
 THE INTENT OF THIS SURVEY AND MAP: TO SUPPORT THE DESIGN OF SITE IMPROVEMENTS.
- REFERENCE HAS BEEN MADE TO THE FOLLOWING MAPS AND PLANS:
- THE FIELD SURVEY WAS PERFORMED ON THE GROUND BY THE BSC GROUP IN SEPTEMBER OF 2013. THE CONTOUR INTERVAL SHOWN IS 2-FOOT.
- THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. THE VERTICAL DATUM UTILIZED IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS DETERMINED FROM GPS OBSERVATIONS.
- THE WETLANDS DELINEATIONS SHOWN ARE BASED UPON CAD FILES PROVIDED TO THE BSC GROUP BY THE ARCHITECT. SOME WETLANDS FLAGS HAVE APPARENTLY BEEN RELOCATED WITHIN THIS AREA, AS EVIDENCED BY THE VARYING WETLANDS LINES. BSC GROUP HAS NOT PERFORMED A RE-VERIFICATION OF THE WETLANDS AS PART OF THIS SURVEY.
- CONCEPTUAL BOUNDARY LINES SHOWN ARE BASED UPON CAD FILES PROVIDED TO THE BSC GROUP BY THE ARCHITECT. THESE LINES SHOULD BE CONSIDERED PRELIMINARY AND DO NOT REPRESENT A SURVEYOR'S BOUNDARY DETERMINATION OR OPINION.
- EXISTING UTILITIES, WHERE DEPICTED HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION, OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS AND, COMMENCING DEMOLITION OR CONSTRUCTION. *CALL BEFORE YOU DIG* 1-800-922-4455.



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SHEET NAME

EROSION AND SEDIMENT CONTROL PLAN

C100

EROSION AND SEDIMENT CONTROL NOTES

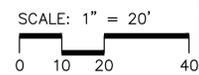
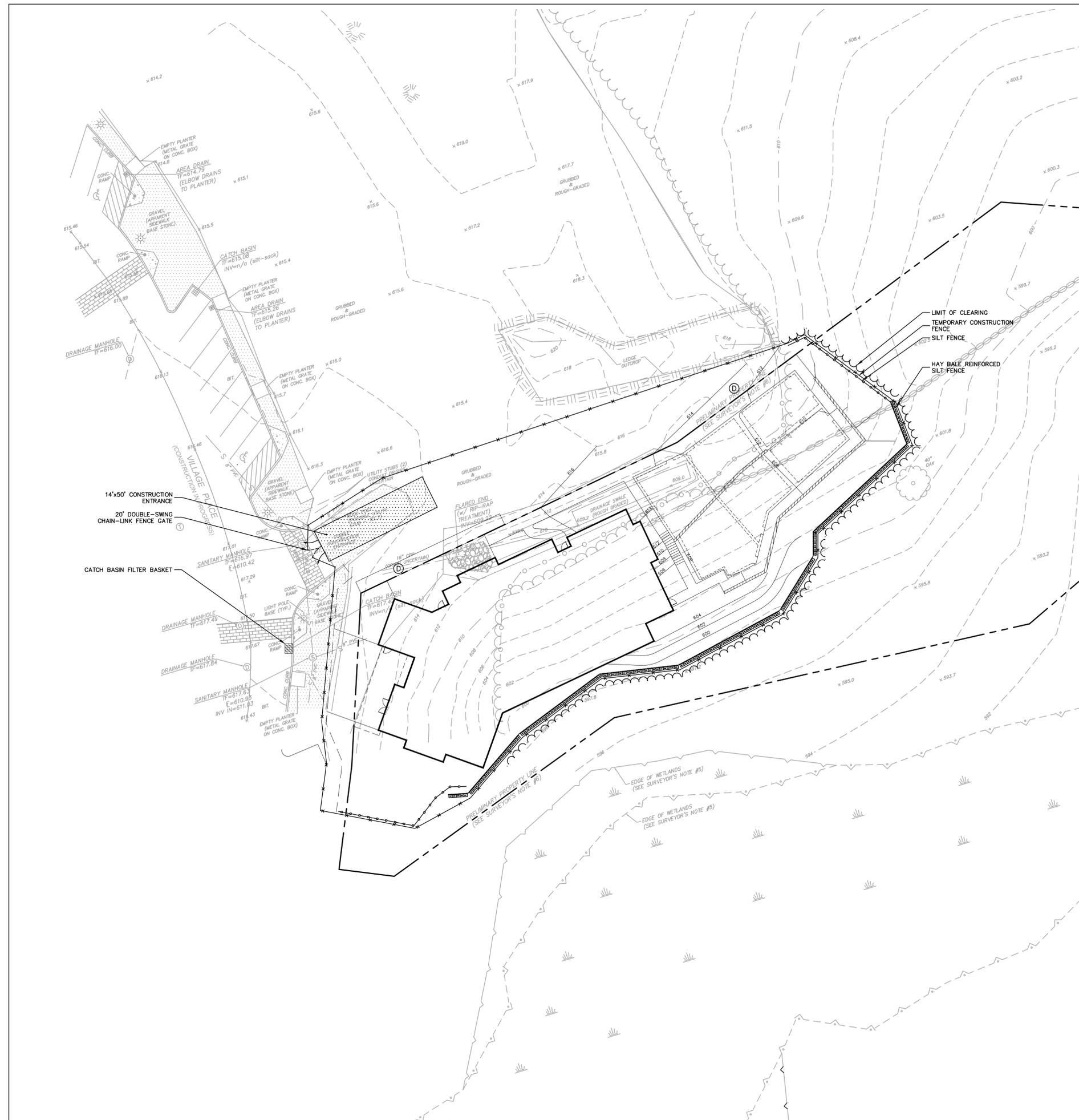
1. CONSTRUCTION EROSION SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
2. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL (E&S) MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN IN A GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO THE RESOURCE AREAS AND PROPERTIES ADJACENT TO THE CONSTRUCTION SITE. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS AS DIRECTED BY THE ENGINEER AND/OR THE TOWN AGENT.
3. WEEKLY AND POST-RAIN (>0.1-INCH RAINFALL WITHIN 24 HOURS) INSPECTION SHALL BE CONDUCTED ON ALL E&S MEASURES BY THE CONTRACTOR.
4. AFTER EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE, THE CONTRACTOR MAY STRIP SOILS AS REQUIRED. ALL STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL DEVICES THAT SHALL INCLUDE A MINIMUM OF SILT FENCE WITH HAY BALE SUPPORT AND STOCKPILE COVERS. OTHER METHODS MAY INCLUDE MULCHING OR OTHER METHODS THAT PREVENT EROSION CONDITIONS.
5. PROVIDE TEMPORARY SEEDING IN ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
6. DURING THE COURSE OF CONSTRUCTION, NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
7. ALL TEMPORARY SLOPES IN EXCESS OF 3(HOR) TO 1 (VERT) SHALL BE STABILIZED WITH JUTE MATTING, OR APPROVED EQUIVALENT.
8. THE CONSTRUCTION SITE SHALL BE CLEAN, WITHOUT ANY ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES. ALL NECESSARY PRECAUTIONS SHALL BE OBSERVED TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE, AS WELL AS THE ADHERENCE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE.
9. CONSTRUCTION ENTRANCE(S) TO BE LOCATED AS SHOWN ON THE PLANS, OR AS FIELD DIRECTED BY THE ENGINEER OR OWNER.
10. THE CONTRACTOR SHALL BE PREPARED AT ALL TIMES TO SWEEP ADJACENT DRIVEWAY/ROADWAY AREAS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE OWNER.
11. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
12. DEWATERING SETTLING BASINS (SEE DETAIL) SHALL BE USED IF GROUND WATER IS ENCOUNTERED.
13. CATCH BASIN SEDIMENT FILTER BASKETS SHALL BE INSTALLED AND CLEANED/CHANGED PER THE MANUFACTURER'S RECOMMENDATIONS. THEY SHALL BE INSTALLED COMPLETELY AROUND INLETS OF EXISTING AND PROPOSED STORMWATER STRUCTURES SO THAT NO RUNOFF IS ALLOWED TO ENTER DRAINAGE SYSTEM WITHOUT FILTERING THROUGH THE SACK.
14. INSTALL FILTER BASKETS IN ALL ROADWAY DRAINAGE INLETS DOWN-GRADIENT OF THE PROJECT SITE FOR A MINIMUM DISTANCE OF 500 FEET.
15. IF ENVIRONMENTAL CONDITIONS REQUIRE DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER TO KEEP THOSE SURFACES DAMP.

SUGGESTED CONSTRUCTION SEQUENCE

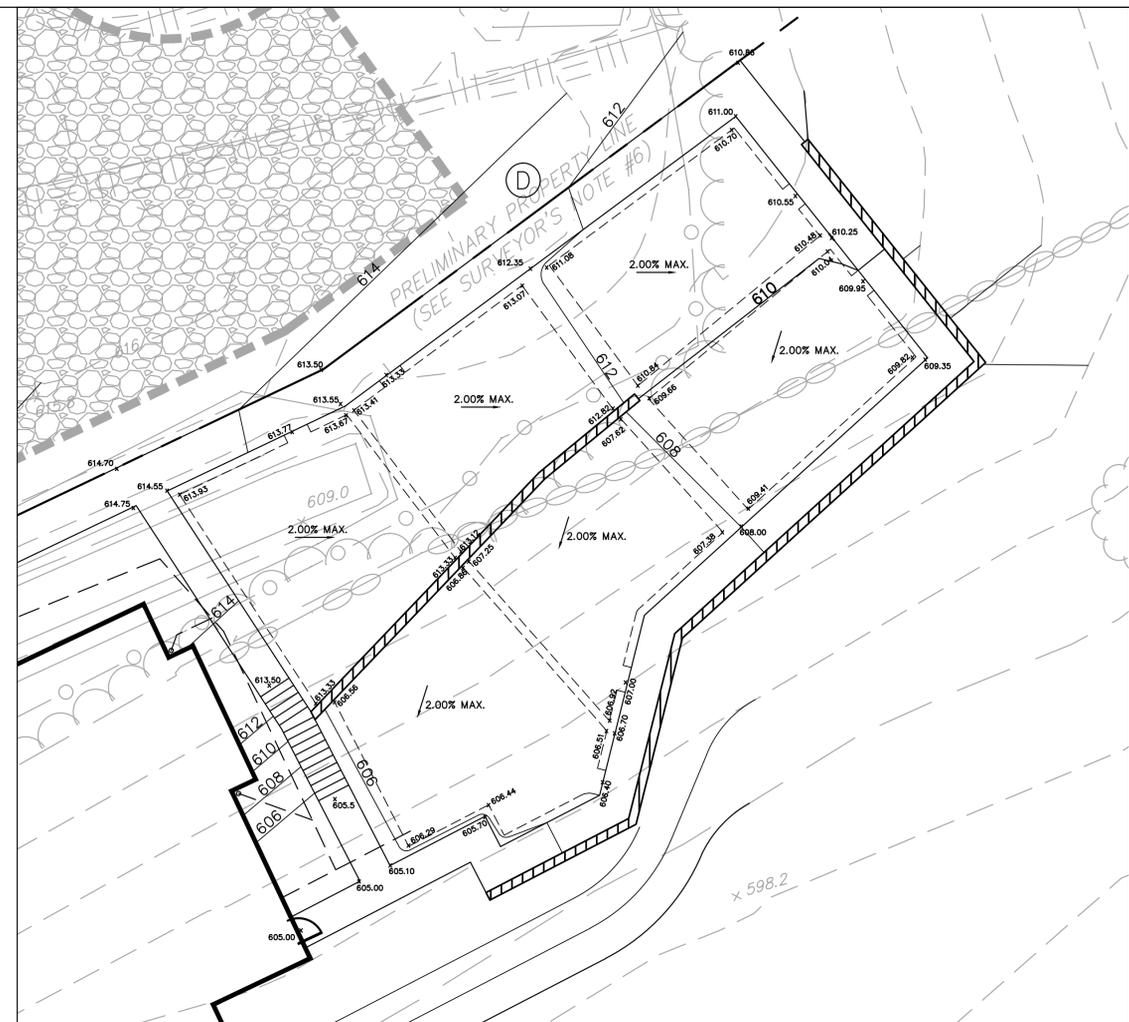
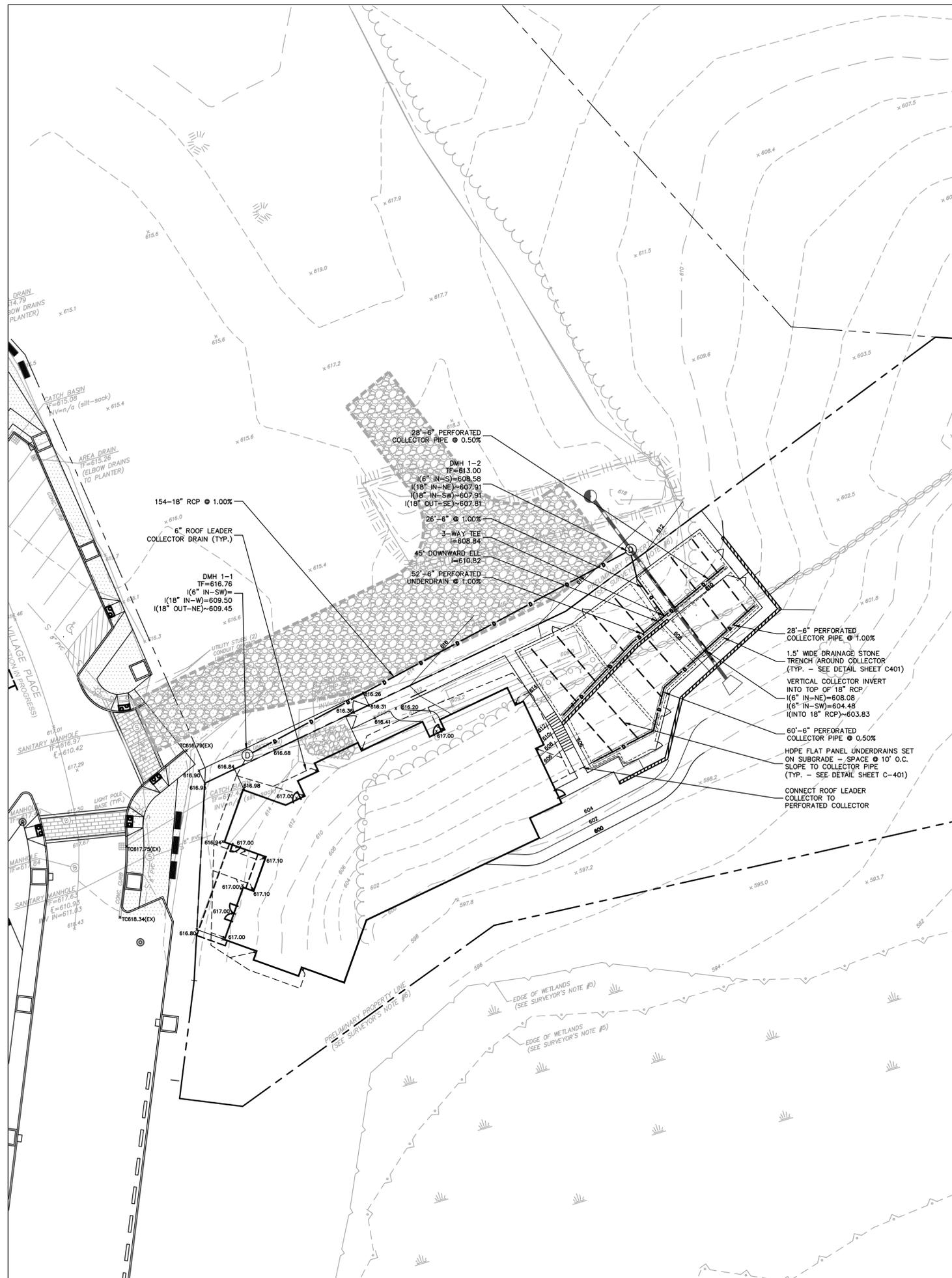
1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.
 2. INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE FILTER BASKETS IN EXISTING CATCH BASINS.
 3. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS (SEE DETAIL).
 4. CUT TREES SCHEDULED TO BE REMOVED AND PROCESS WOOD.
 5. EXCAVATE ALL STUMPS AND REMOVE TO AN APPROVED DISPOSAL SITE OR STOCKPILE AREA TO BE CHIPPED.
 6. STRIP ALL TOPSOIL WITHIN THE CONSTRUCTION LIMITS. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
 7. BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
 8. BEGIN INSTALLATION AND BACKFILL OF RETAINING WALLS.
 9. IMPORT FILL AND COMPACT TO ROUGH SUBGRADE.
 10. INSTALL ALL DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADE. ENSURE THAT THE DRAINAGE OUTLET PROTECTION IS IN PLACE PRIOR TO ANY FLOW BEING ALLOWED TO DISCHARGE.
 11. PREPARE SUB-BASE, SLOPES, PARKING AREAS, OR ANY OTHER AREAS OF DISTURBANCE FOR FINAL GRADING.
 12. TOPSOIL AND GRADE IN ALL SLOPE AREAS TO WITHIN TWO (2) FEET OF THE PROPOSED EDGE OF PAVEMENT.
 13. INSTALL CONCRETE WALKS.
 14. INSPECT AND CLEAN DRAINAGE SYSTEM, AS NEEDED.
 15. FINE GRADE AROUND ALL WALKWAYS AND PLAY AREAS IN ACCORDANCE WITH THE GRADING PLAN.
 16. CONSTRUCT OTHER SITE IMPROVEMENTS.
 17. AFTER SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE E&S MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
- NOTE:** THE CONTRACTOR MAY MODIFY THE SUGGESTED CONSTRUCTION SEQUENCE SHOWN ABOVE, PROVIDED A REVISED SEQUENCE IS SUBMITTED FOR REVIEW AND APPROVED BY THE ENGINEER AND/OR OWNER.

LEGEND

- SILT FENCE
- HAYBALES
- HAYBALES AND SILT FENCE
- TEMPORARY CHAINLINK CONSTRUCTION FENCE
- WETLAND SETBACK
- CLEARING LIMIT
- CATCH BASIN FILTER BASKET
- AREA DRAIN FILTER BASKET
- CONSTRUCTION ENTRANCE



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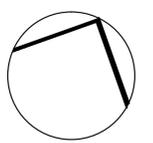
DETAILED PLAY AREA GRADING
SCALE 1" = 10'

NOTES:

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS APPROVED BY THE ENGINEER.
- GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
- AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM, INCLUDING NEW WORK AND EXISTING WORK THAT REMAINS OR IS INCORPORATED INTO THE NEW SYSTEM.

LEGEND

	TOPOGRAPHY: MAJOR INTERVAL WITH LABEL
	TOPOGRAPHY: MINOR INTERVAL
	TOPOGRAPHY: SPOTGRADE
	STORMWATER PIPE
	UNDERDRAIN
	ROOF LEADER
	STORM MANHOLE
	PERFORATED PIPE IN STONE TRENCH



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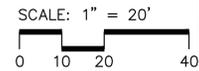
KENYON & CUTLER
ARCHITECT

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AVON, CONNECTICUT 06001
(860) 677-7598
(860) 674-8824 FAX

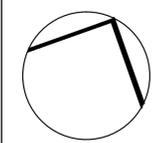
SHEET NAME

GRADING AND DRAINAGE PLAN

C200



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180 Glastonbury Boulevard
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860 652 8227



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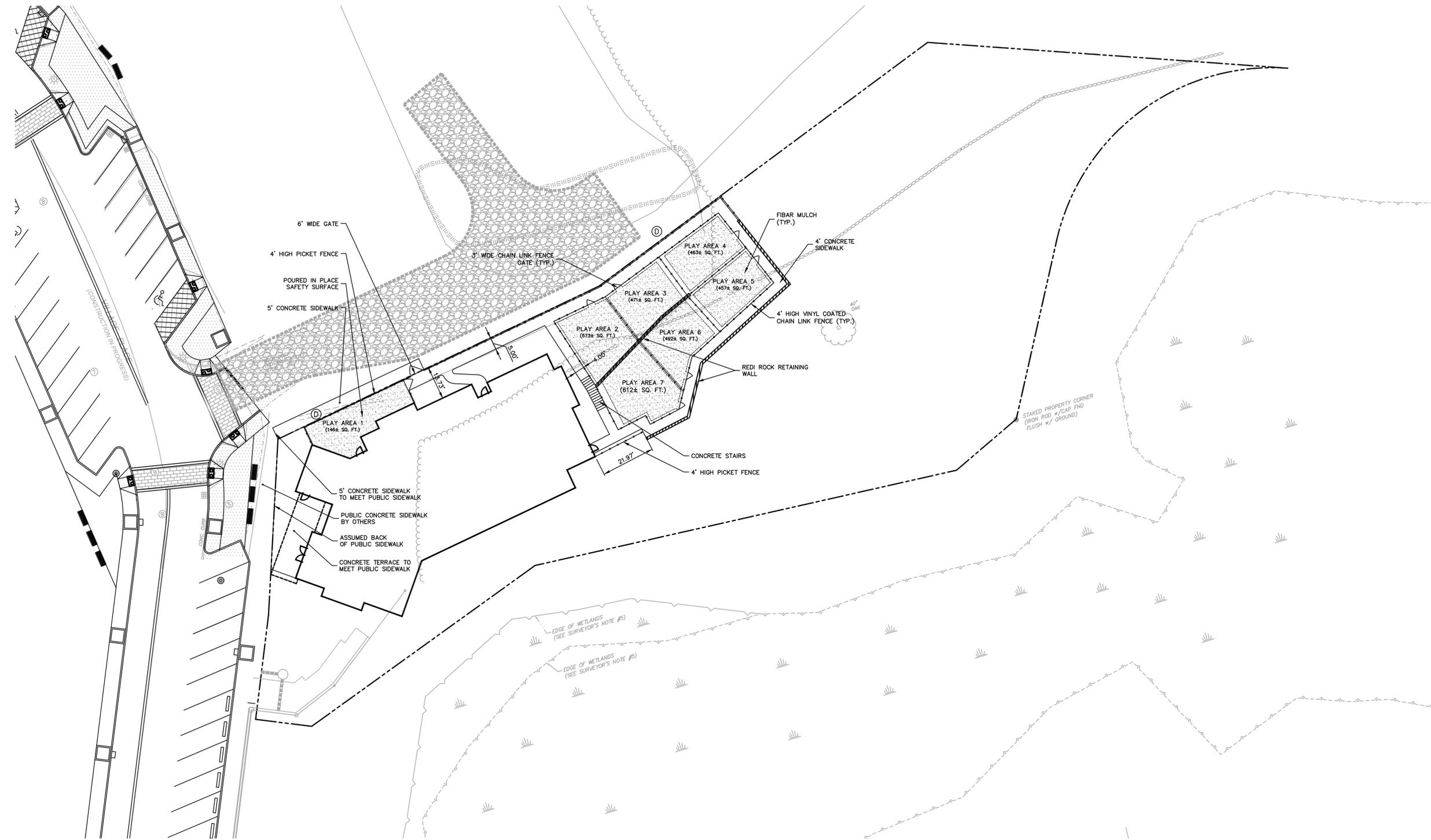
KENYON & CUTLER
 ARCHITECT

ONE DARLING DRIVE
 AVON, CONNECTICUT 06001
 (860) 677-7598
 (860) 674-8824 FAX

SHEET NAME

LAYOUT AND MATERIALS PLAN

C300

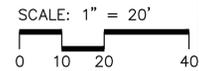


- NOTES:
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE UNIVERSITY PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
 - IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
 - THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
 - NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
 - UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEED, AND FERTILIZED.
 - ALL CURBING IS MONOLITHIC CURB WHERE IT ABUTS CONCRETE SIDEWALK.
 - THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL NOT EXCEED 1 IN 50 (2%).
 - CONSTRUCTION AND CONTROL JOINTS: SIDEWALK REINFORCEMENT SHALL NOT CONTINUE THROUGH CONSTRUCTION JOINTS. AT CONTROL JOINTS, CUT REINFORCEMENT WIRES. PRIOR TO INITIATION OF CONCRETE FLATWORK, SUBMIT PROPOSED CONSTRUCTION JOINT PLAN TO THE

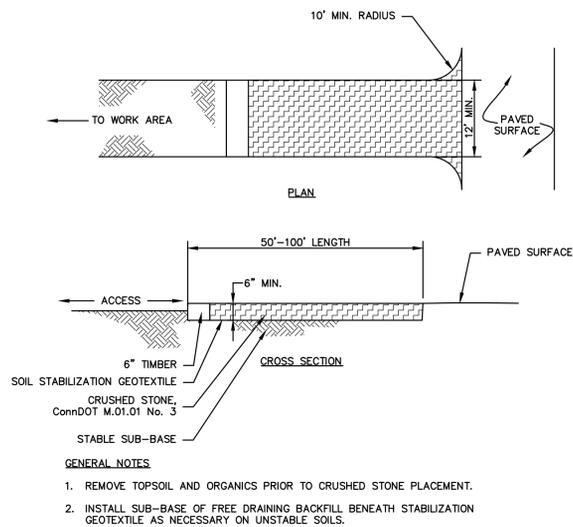
- ENGINEER FOR REVIEW AND APPROVAL. COORDINATE SUCH PLAN WITH THE JOINT PATTERNS DEPICTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL ENSURE THAT ACCESSIBLE ROUTES ARE CONSTRUCTED SO AS NOT TO EXCEED 5.00% LONGITUDINAL SLOPE AND 2.00% CROSS SLOPE.
 - ALL NON-ACCESSIBLE PARKING SPACES ARE 10' X 18'. VERIFY LAYOUT DIMENSIONS BASED ON THE NUMBER OF SPACES INDICATED.
 - THE GRADE ADJACENT TO THE WEST WATER WELL WILL BE RAISED. THE CONTRACTOR SHALL EXTEND THE WELL CASING TO A MINIMUM 18 INCHES ABOVE THE FINISHED GRADE. ALL MATERIALS AND CONSTRUCTION SHALL BE PER CT DPH REQUIREMENTS. SUBMIT SHOP DRAWING FOR REVIEW.
 - FIRE LANE: CURBING SHALL BE PAINTED YELLOW THE ENTIRE LENGTH OF BOTH SIDES OF THE FIRE LANE, WHICH SHALL ALSO HAVE "FIRE LANE" PAINTED ON THE BITUMINOUS CONCRETE IN LOCATIONS SHOWN. PAINTED LETTERS ON THE DRIVEWAY SHALL BE 12" HIGH. PAINTED MARKINGS AND FIRE LANE SIGNS SHALL BE SET AT 50' INTERVALS, EXCEPT THAT AFTER THE FIRST PAIR, THE SIGNS AND PAINTED MARKINGS SHALL BE ALTERNATED EVERY 25' SO AS TO STAGGER THE SIGNS AND MARKINGS, AS SHOWN. THE FIRE LANE SIGN AT THE EASTERMOST CURBING AT THE WEST SIDE OF THE SCHOOL SHALL HAVE AN ADDITIONAL SIGN READING "SCHOOL BUS STANDING ONLY".
 - USE CONCRETE SIDEWALK DETAIL FOR ALL CONCRETE PADS.
 - CONTRACTOR TO MAINTAIN UNIVERSAL FLUID ABSORBENT SPILL KIT ONSITE THROUGHOUT DURATION OF PROJECT. FOLLOWING PROJECT COMPLETION, CONTRACTOR SHALL SUPPLY OWNER WITH THEIR OWN PERMANENT 37 GALLON UNIVERSAL FLUID ABSORBENT SPILL KIT FOR USE AT THE COMPLETED FACILITY. UNIVERSAL SPILL KIT SHALL BE "PIG" BRAND "SPILL KIT IN LARGE MOBILE CONTAINER" ITEM #KIT259 OR APPROVED EQUAL.
 - CONTRACTOR SHALL SECURE WETLANDS PLACARDS EVERY 100', OR AS DIRECTED BY THE TOWN, ON THE SPLIT RAIL FENCE ADJACENT THE WETLANDS. THE PLACARDS SHALL BE PROVIDED BY THE TOWN. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A SHOP DRAWING DESCRIBING THE METHOD OF SECURING THE PLACARDS TO THE FENCE.

LEGEND

- TYP. - TYPICAL
 - RETAINING WALL
 - VINYL CHAIN LINK FENCE
 - PLAY AREA

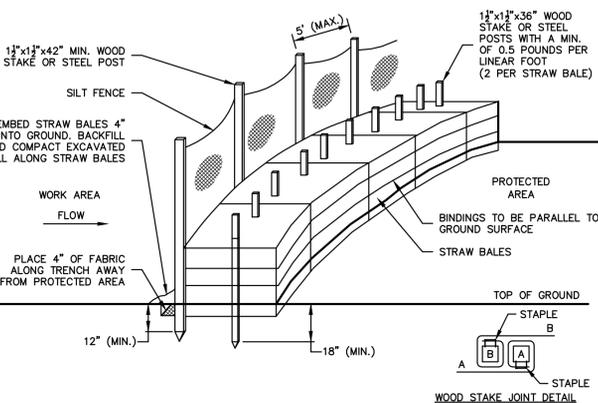


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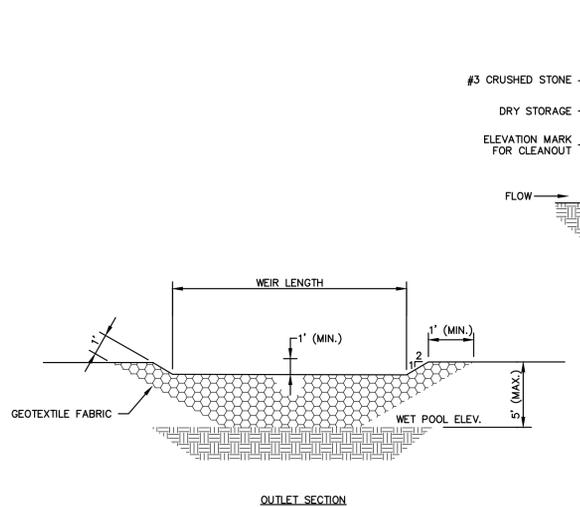
CONSTRUCTION ENTRANCE

SCALE: NONE
EC-101-C1



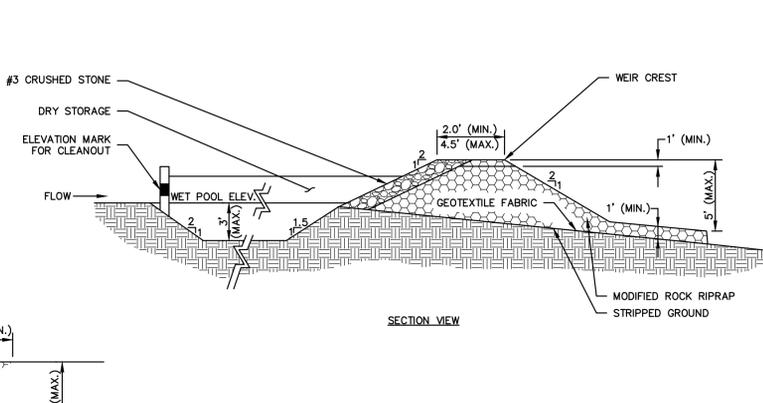
TEMPORARY DIVERSION SWALE

SCALE: NONE
EC-103-C1



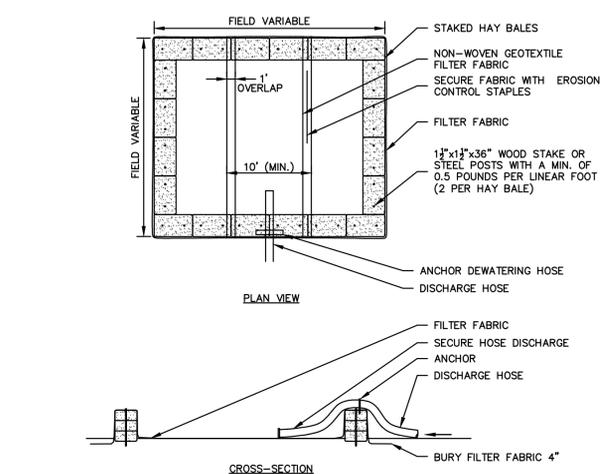
CATCH BASIN FILTER BASKET

SCALE: NONE
EC-104-C1



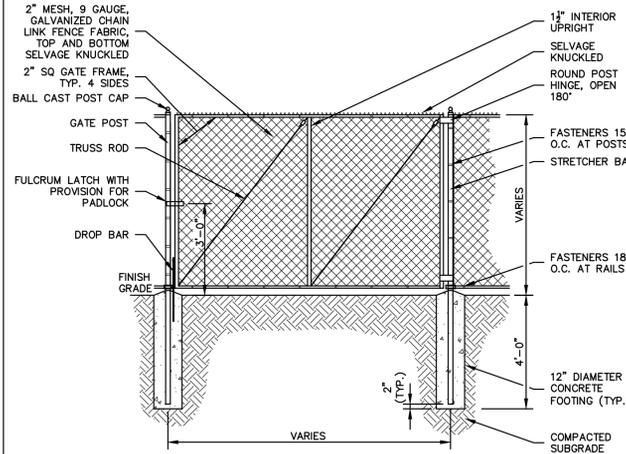
SILT FENCE BARRIER

SCALE: NONE
EC-107



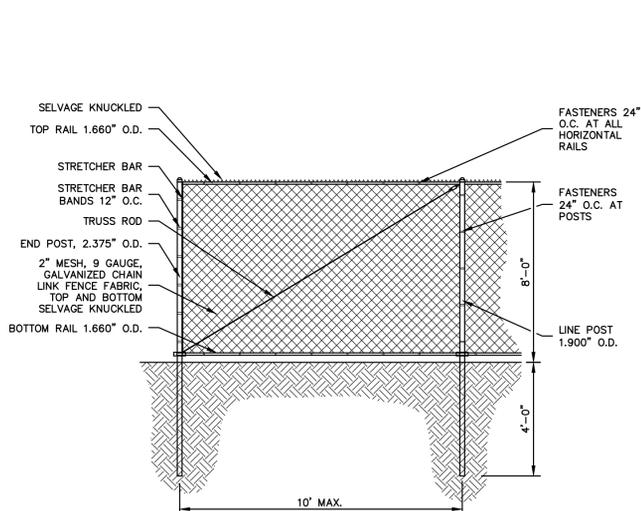
STRAW BALE REINFORCED SILT FENCE

SCALE: NONE
EC-105-C1



TEMPORARY SEDIMENT TRAP

SCALE: NONE
EC-109-C1



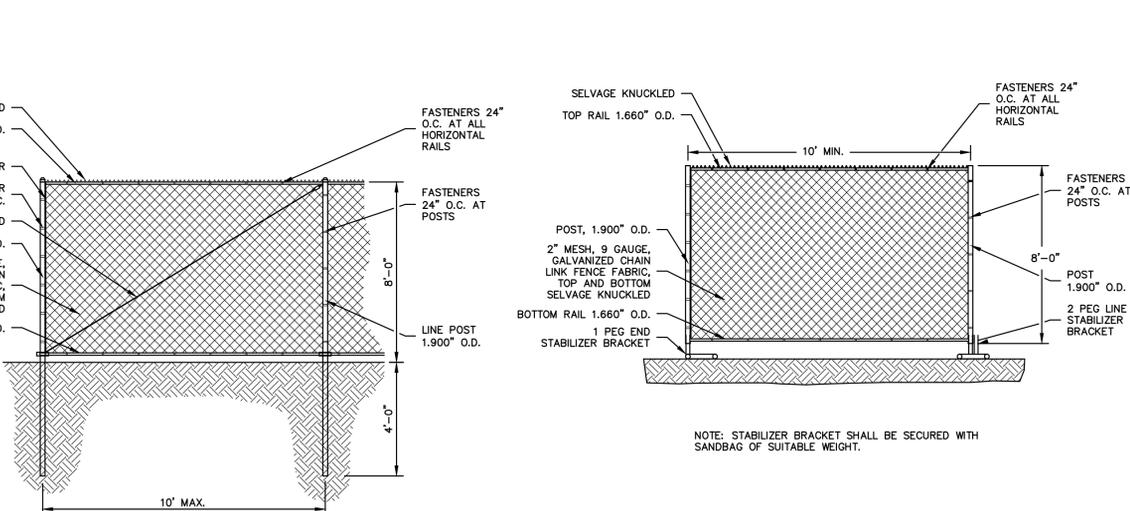
CHAIN LINK FENCE GATE

SCALE: NONE
FSN-102-C1

CHAIN LINK GATE FRAMEWORK SCHEDULE		
GATE LEAF SINGLE WIDTH	6' OR LESS	6' - 12'
GATE POST	2.875" O.D.	4" O.D.
GATE FRAME (4 SIDES)	2" SQ	2" SQ
INTERIOR UPRIGHT	NONE	1 1/2" SQ

CONSTRUCTION FENCE

SCALE: NONE
FSN-104-C1

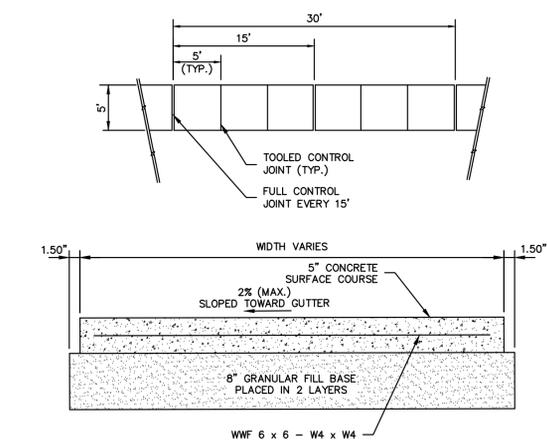


TEMPORARY PANELIZED CONSTRUCTION FENCE

SCALE: NONE
FSN-104b-C1

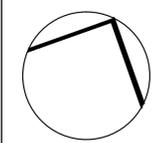
DEWATERING HAY BALE BASIN (TYPE 1)

SCALE: NONE
EC-114-C1



CONCRETE SIDEWALK

SCALE: NONE
SP-102a-C1



A New Facility for:
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 Storrs Center Storrs, Connecticut

REVISIONS:

 SCALE: AS NOTED
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KENYON & CUTLER
 ARCHITECT

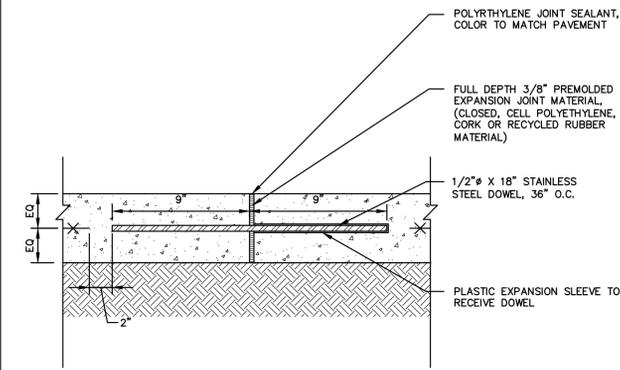
ONE DARLING DRIVE
 AVON, CONNECTICUT 06001
 (860) 677-7598
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SHEET NAME

DETAILS

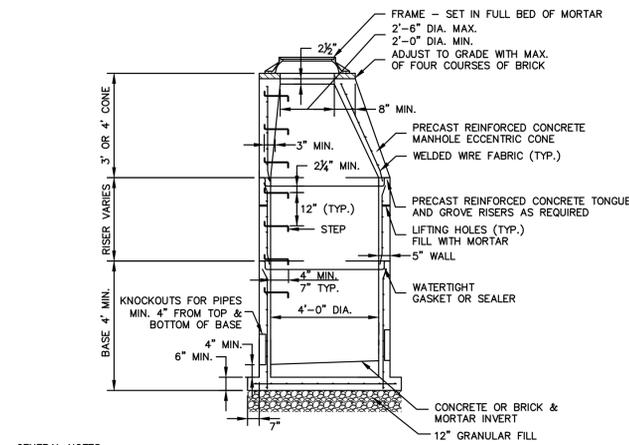
C400

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 860 652 8227



EXPANSION JOINT IN CONCRETE

SCALE: NONE
PVT-128-CT

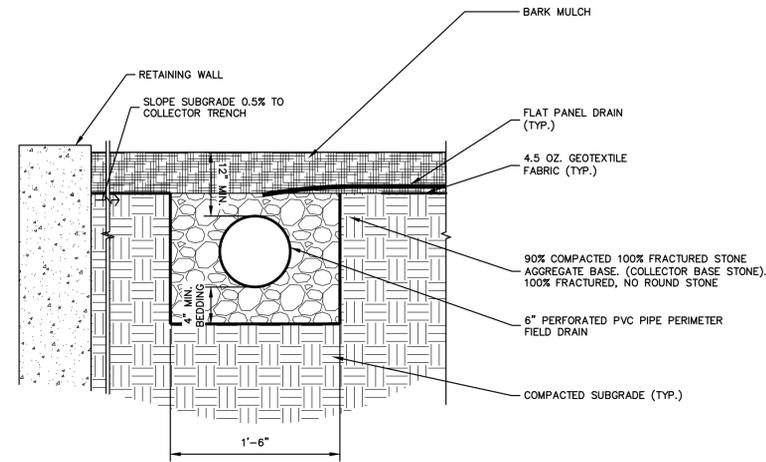


GENERAL NOTES

- 5' or 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
- FRAME DIAMETER OF 3'-3" WITH 4" FLANGE MUST BE USED WHEN THE TOP DIA. OF THE PRECAST CONE IS LESS THAN 3'-6". ALL OTHER FRAME DIMENSIONS ARE TO REMAIN THE SAME.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH OF F'c = 4000 PSI SHALL BE OBTAINED PRIOR TO SHIPPING.

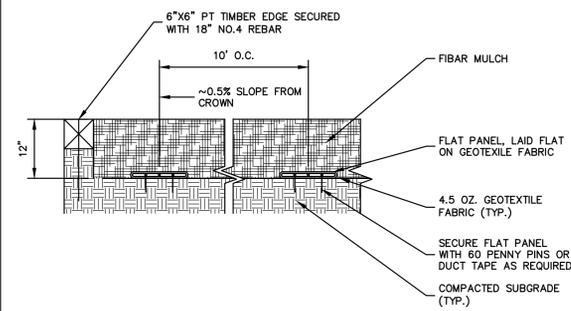
STORM DRAINAGE MANHOLE

SCALE: NONE
STM-109-CT



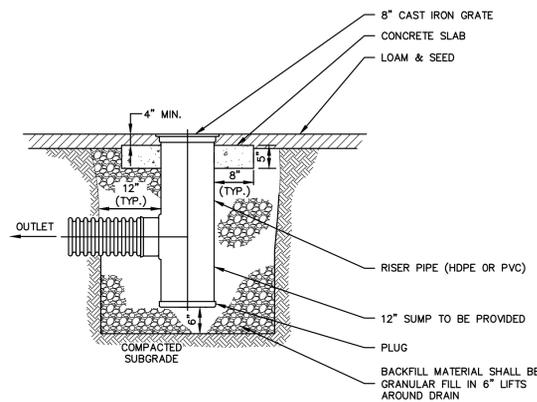
COLLECTOR DRAIN

SCALE: NONE



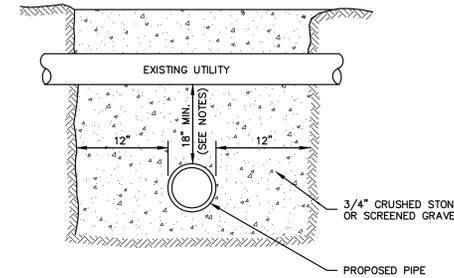
FIBAR MULCH WITH FLAT PANEL DRAIN

SCALE: NONE



AREA DRAIN (HDPE OR PVC)

SCALE: NONE
STM-116-CT

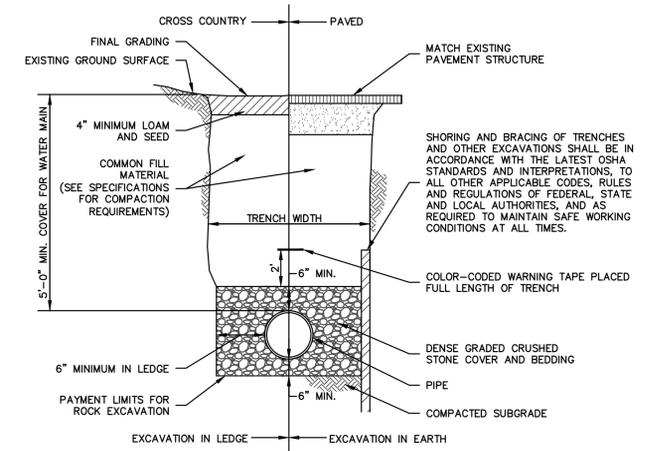


GENERAL NOTE

- CONCRETE IS TO BE USED TO ENCASE ALL SANITARY SEWERS AND SERVICE CONNECTIONS WHICH ARE WITHIN 18 INCHES OF A WATER MAIN. ENCASEMENT SHALL BE A MINIMUM OF 6 INCHES AROUND THE SANITARY SEWER, WATER PIPE AND/OR SERVICE CONNECTION AND EXTEND A MINIMUM OF 10 FEET BEYOND THE WATER PIPE AND 10' FEET BEYOND THE SEWER PIPE.
- SAFEGUARD AND PROTECT EXISTING UTILITIES FROM DAMAGE OR MOVEMENT AND PROVIDE TEMPORARY SUPPORT AS REQUIRED.

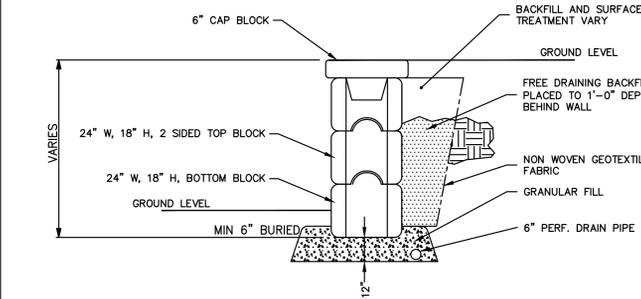
TYPICAL UTILITY CROSSING

SCALE: NONE
UTY-102-CT



TYPICAL PIPE TRENCH SECTION

SCALE: NONE
UTY-103-CT

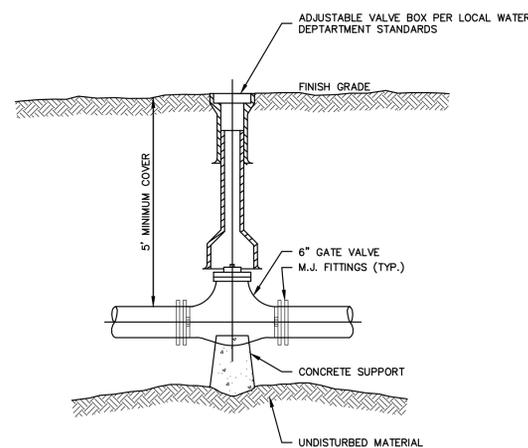


NOTES

- MODULAR BLOCK WALL SHALL BE REDI-ROCK PRODUCT LINE, COBBLESTONE FACE MOLD OR APPROVED EQUAL.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- A LEVELING PAD OF 3/4" CRUSHED STONE, 8" DEEP AND EXTENDING AT LEAST 12" BEYOND THE FRONT AND THE BACK OF THE BASE BLOCK, SHALL BE INSTALLED. A SURFACE TREATMENT OF TWO (2) COATS OF CHEMTEC ONE CONCRETE DENSIFIER SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATION. A MINIMUM SOIL BEARING CAPACITY OF 3000 PSF IS REQUIRED BENEATH THE LEVELING PAD.

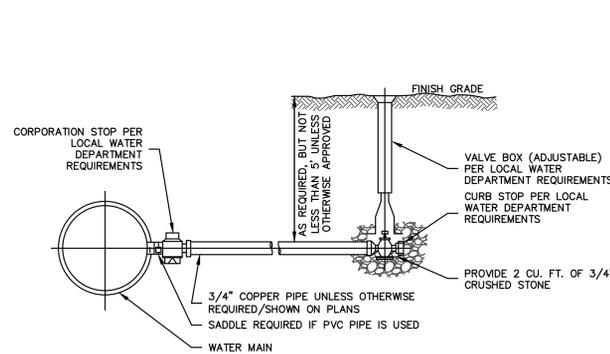
GRAVITY RETAINING WALL

SCALE: NONE



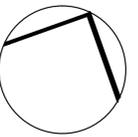
GATE VALVE

SCALE: NONE
WIR-102-CT



WATER SERVICE CONNECTION

SCALE: NONE
WIR-104-CT



REVISIONS:

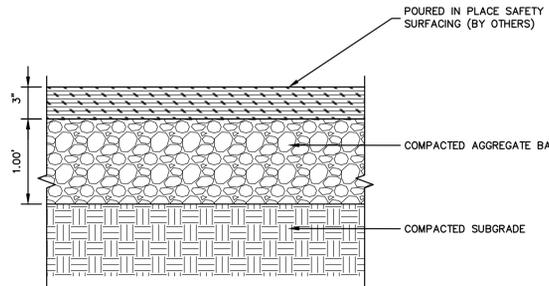
SCALE: AS NOTED
DATE: 26, SEPTEMBER 2013

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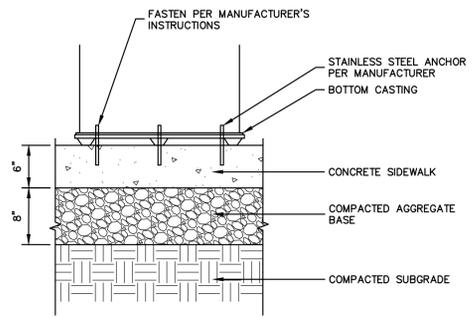
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AVON, CONNECTICUT 06001
(860) 677-7598
(860) 674-8824 FAX

SHEET NAME

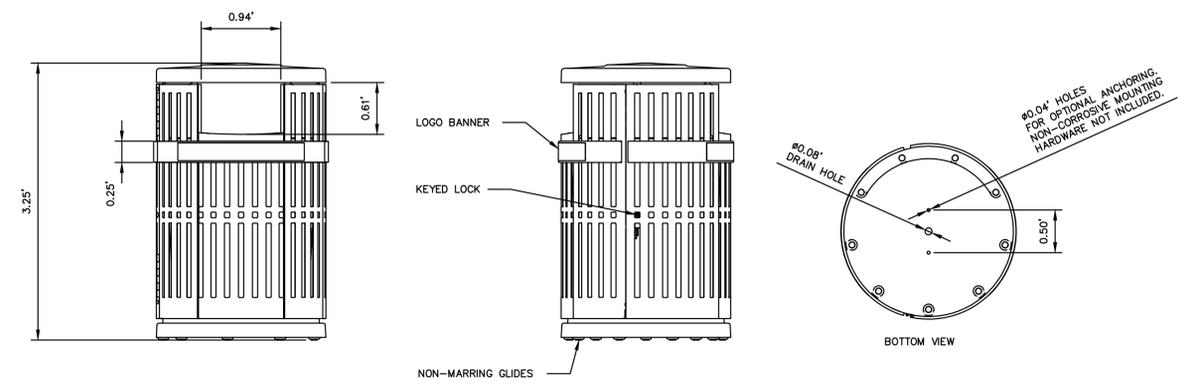
DETAILS



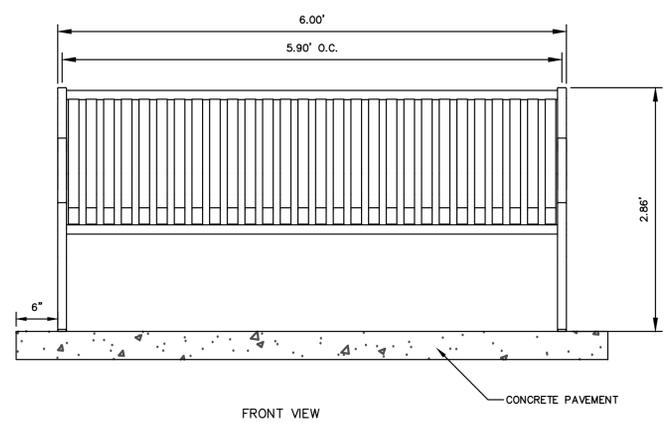
POURED IN PLACE SAFETY SURFACING
SCALE: 1 1/2" = 1'-0"



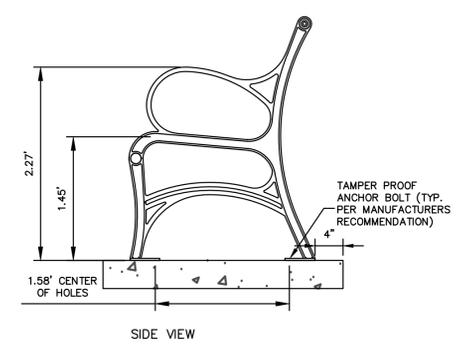
SITE FURNITURE MOUNTED IN CONCRETE
SCALE: 1" = 1'-0"



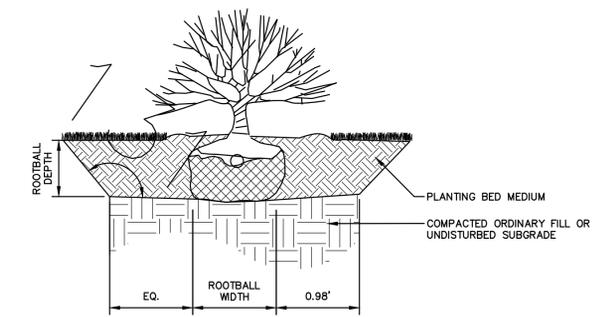
TRASH AND RECYCLING RECEPTACLE
SCALE: 1" = 1'-0"



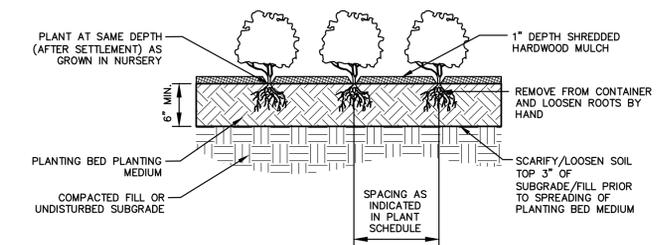
METAL PARK BENCH
SCALE: NONE



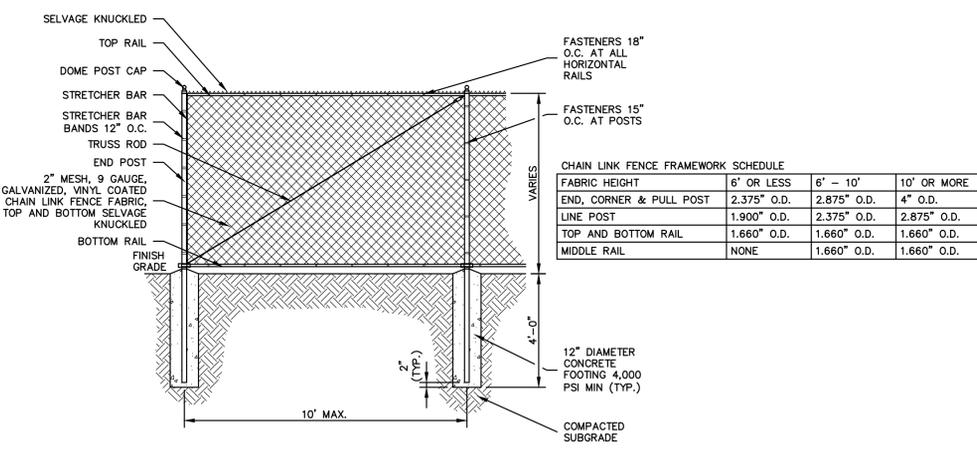
- NOTES
1. LOOSE OR CRACKED ROOT BALLS ARE UNACCEPTABLE.
 2. EXCAVATE TO REQUIRED DEPTH AND DO NOT EXCAVATE BELOW ROOT BALL DEPTH.
 3. SET SHRUBS PLUMB WITH ROOT FLARE 1" ABOVE FINISHED GRADE. BACKFILL WITH PLANTING MIX.
 4. FLOOD WATERING SAUCER TWICE IN FIRST 24 HOURS AFTER PLANTING.
 5. RAISE AND REPLANT ANY SHRUBS THAT SETTLE AFTER PLANTING & WATERING.
 6. REMOVE 1/3 BURLAP PRIOR TO BACKFILL. SYNTHETIC BURLAP UNACCEPTABLE.
 7. 2" DEPTH MULCH (KEEP MULCH 1" AWAY FROM SHRUB BASE) 3" HIGH EARTH WATERING SAUCER.
 8. 1'-0" BEYOND ROOT BALL PLANTING MIXTURE.
 9. FOR CONTAINERIZED PLANTS: REMOVE CONTAINER PRIOR TO PLANTING, SCARIFY ROOT BALL BELOW EDGE 1/2" DEEP IN FOUR LOCATIONS.



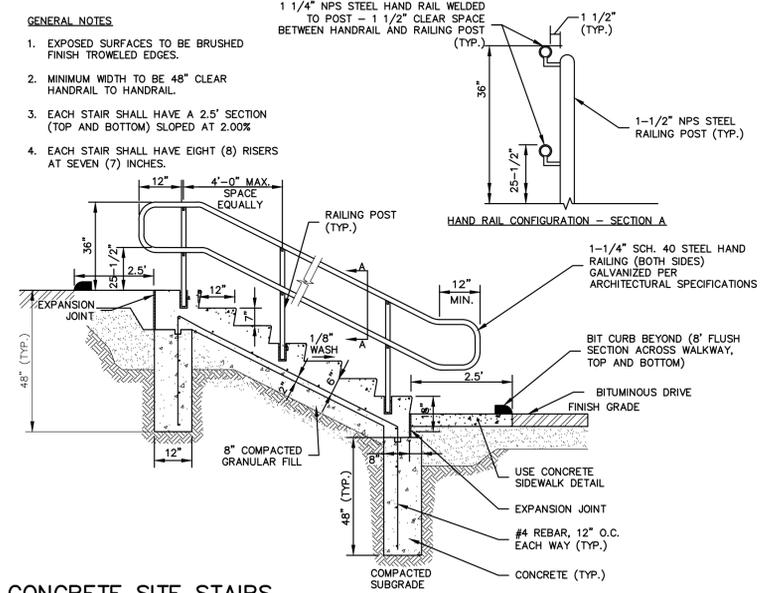
SHRUB PLANTING
SCALE: 1" = 1'-0"



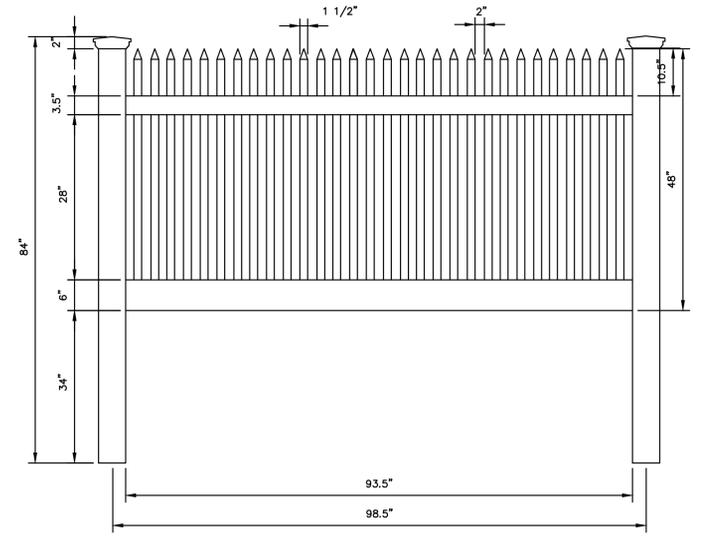
GROUNDCOVER PLANTING
SCALE: NONE



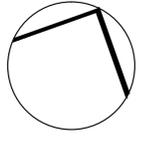
VINYL COATED CHAIN LINK FENCE
SCALE: NONE



CONCRETE SITE STAIRS
SCALE: NONE



4' VINYL PICKET FENCE
SCALE: NONE



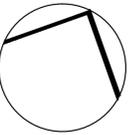
A New Facility for:
Educational Playcare
 Storrs Center Storrs, Connecticut

REVISIONS:

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 DATE: 26, SEPTEMBER 2013
KENYON & CUTLER
 ARCHITECT
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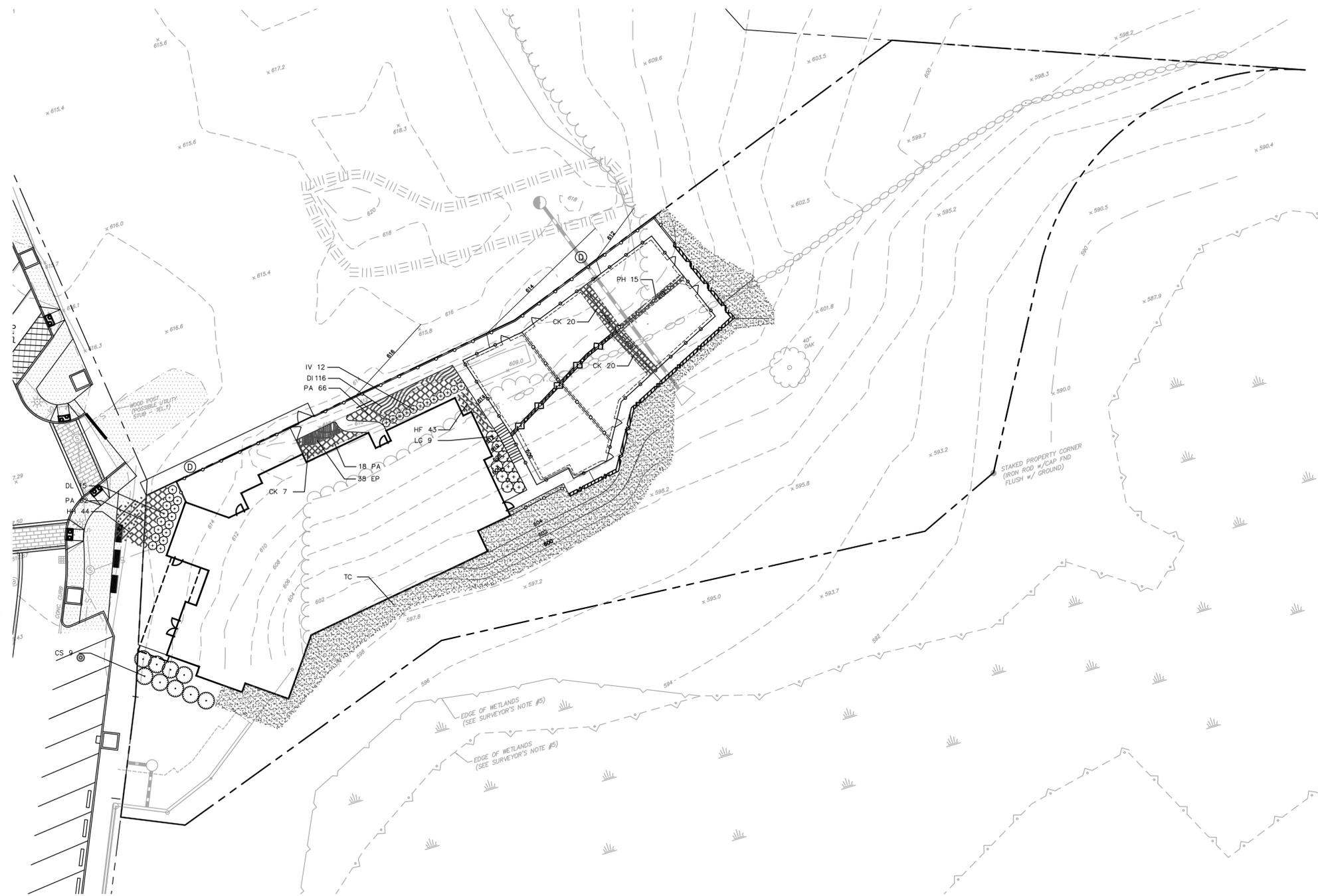


C402



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED. NO SUBSTITUTION OF PLANT SPECIES OR VARIETIES WILL BE ACCEPTABLE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
3. OWNER'S REPRESENTATIVE TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE AND AGAIN AT SITE PRIOR TO PLANTING. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.
4. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF FINAL GRADING.
5. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH GRADE. IMMEDIATELY REPLANT PLANTS WHICH SETTLE OUT OF PLUMB OR BELOW FINISH GRADE.
6. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
7. THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF SELECTIVE PRUNING AND THINNING, FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING OPERATIONS.
8. ALL TREES NOTED FOR CLEARING AND SELECTIVE PRUNING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.
9. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TAGGED BY THE LANDSCAPE ARCHITECT, "TO REMAIN".
10. ALL TREES TO BE SAVED SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE CIRCLING THE TREE AT A MINIMUM DISTANCE OF 1/2 THE CANOPY.
11. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.
12. PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.
13. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE LANDSCAPE ARCHITECT, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
14. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.
15. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
16. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB, PERENNIAL AND GROUNDCOVER PLANTINGS.
17. THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
18. PROVIDE 6" LOAM AND SEED ON ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
19. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
20. PLANT UNDER FULL SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR OWNER'S REPRESENTATIVE'S APPROVAL.
21. COMPLETE QUANTITIES OF PLANTS FOR EACH AREA TO BE AVAILABLE ON SITE AT THE TIME OF PLANTING FOR FIELD LAYOUT BY OWNER'S REPRESENTATIVE. NO PARTIAL LAYOUT AND PLANTING OF AREAS WILL BE ACCEPTABLE.
22. LOOSE OR CRACKED ROOTBALLS ARE UNACCEPTABLE.
23. RAISE AND REPLANT PLANTS THAT SETTLE AFTER PLANTING AND WATERING.
24. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HT.
CS	9	CORNUS SERICEA 'BAILEY'S REDTIG' / REDT WIG DOGWOOD	3 GAL	24"-36"
DI	15	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	3 GAL	18"-24"
IV	12	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	3 GAL	18"-24"
LG	9	LEUCOTHOE FONTANESIANA 'GIRARD'S RAINBOW' / GIRARD'S RAINBOW LEUCOTHOE	3 GAL	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING
DI	116	DELOSPERMA X 'LAVENDER ICE' TM / LAVENDER ICE PLANT	4" POT	12" o.c.
HH	44	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL	18" o.c.
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING
CK	47	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	24" o.c.
EP	38	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL	15" o.c.
HF	43	HOSTA X 'FIRE AND ICE' / PLANTAIN LILY	FLAT	15" o.c.
PH	15	PANICUM VIRGATUM 'HANS HEARNS' / RED SWITCH GRASS	1 GAL	24" o.c.
PA	177	PENNISETUM ALOPECUROIDES 'HAMELIN' / HAMELIN DWARF FOUNTAIN GRASS	1 GAL	18" o.c.
SPECIALTY SEED MIX	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING
TC	3,297 SF	TURF HYDROSEED CONSERVATION MIX / NEW ENGLAND CONSERVATION/WILDLIFE MIX	SEED	

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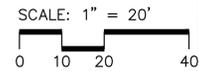
SCALE: 1"=20'-0"
 DATE: 26, SEPTEMBER 2013

KENYON & CUTLER
 ARCHITECT

ONE DARLING DRIVE
 AVON, CONNECTICUT 06001
 (860) 677-7598
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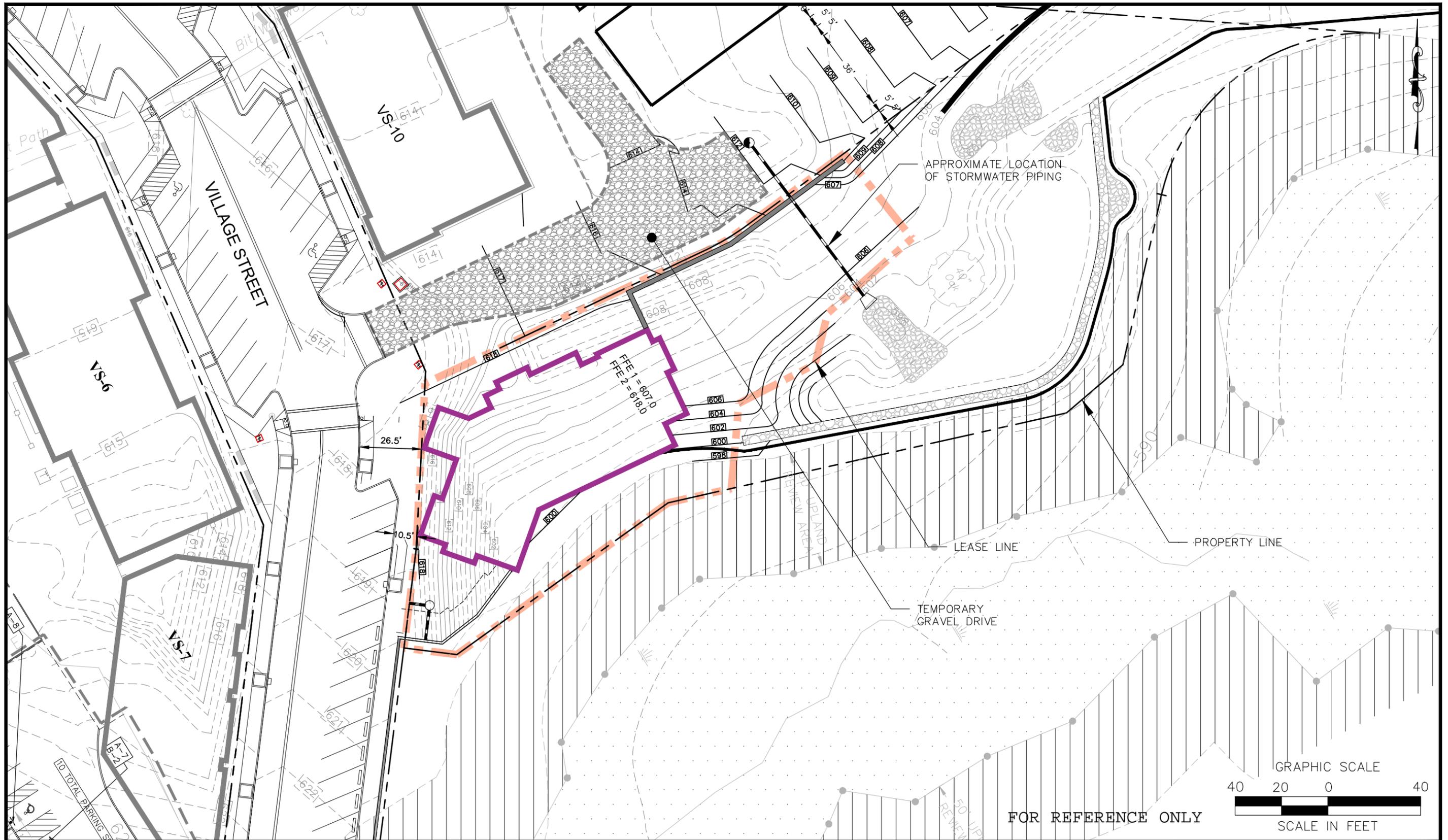
SHEET NAME

PLANTING PLAN



BSC GROUP
 180 Glastonbury Boulevard
 Suite 103
 Glastonbury, Connecticut 06033
 860 652 8227

L100



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

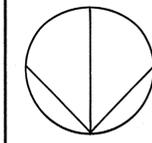
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

VS-11 CONCEPT PLAN

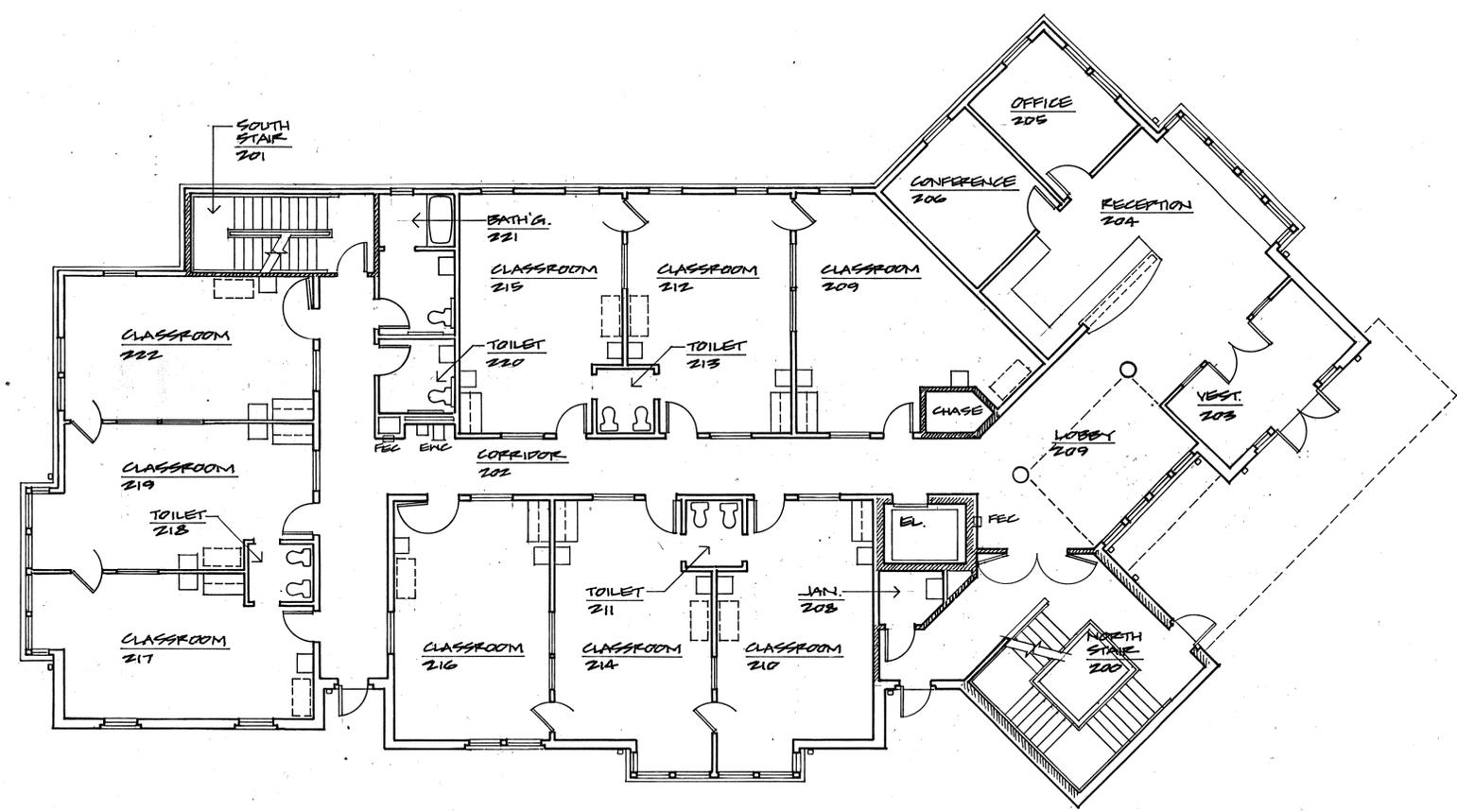
EDUCATIONAL PLAYCARE
STORRS CENTER
STORRS-MANSFIELD, CONNECTICUT

Designed J.J.U.
Drawn E.L.Z.
Checked
Approved
Scale 1"=40'
Project No. 03C667-X
Date 2013.09.27
CAD File CP03C66702-VS11

CP-02.VS11



PLAN NORTH



1 MAIN FLOOR PLAN
1/8" = 1'-0"

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SCALE:
DATE:

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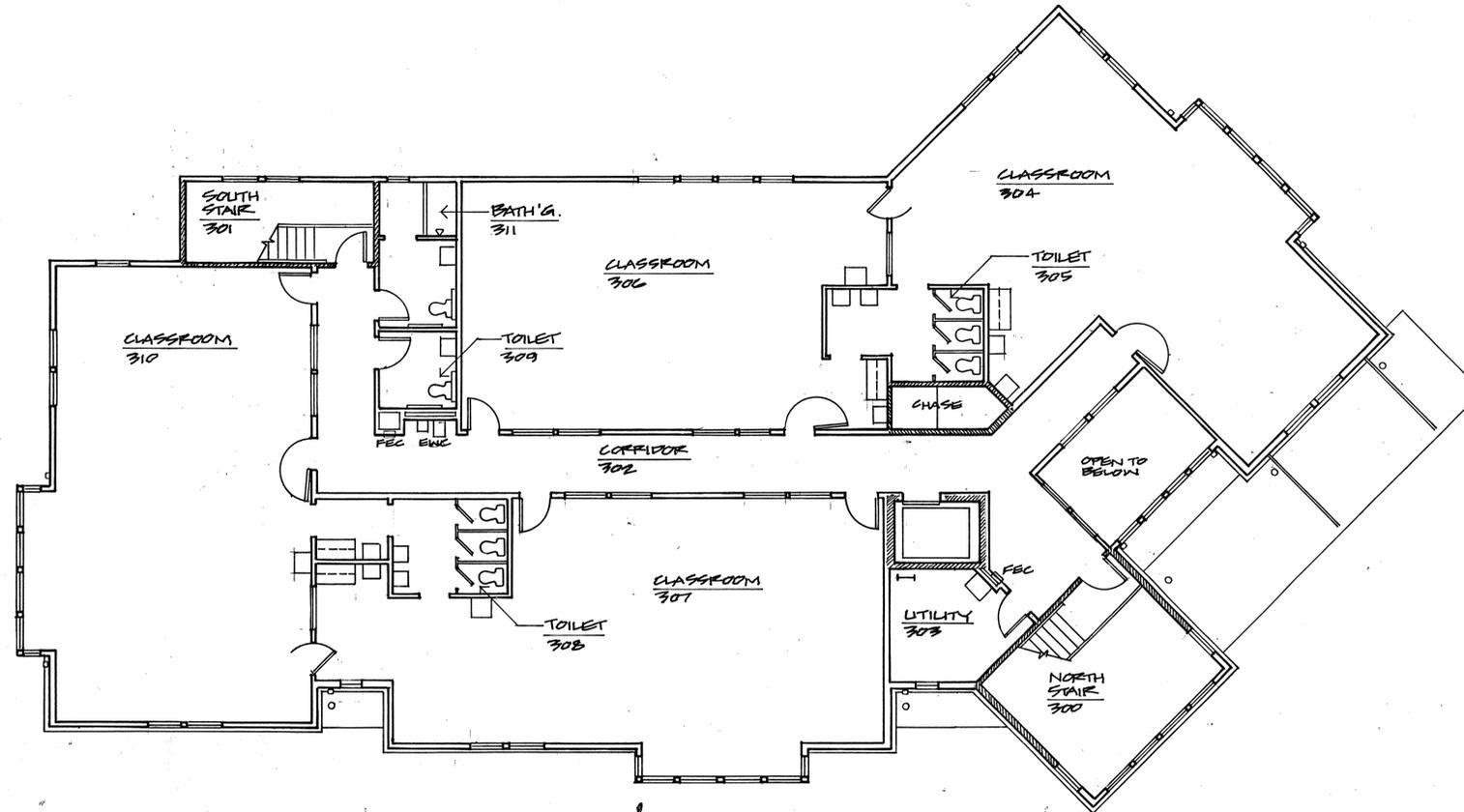
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PROGRESS PRINT
DATE 08.23.13

MAIN FLOOR PLAN



PLAN NORTH



1 UPPER FLOOR PLAN
1/8" = 1'-0"

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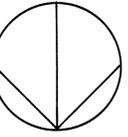
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DATE:

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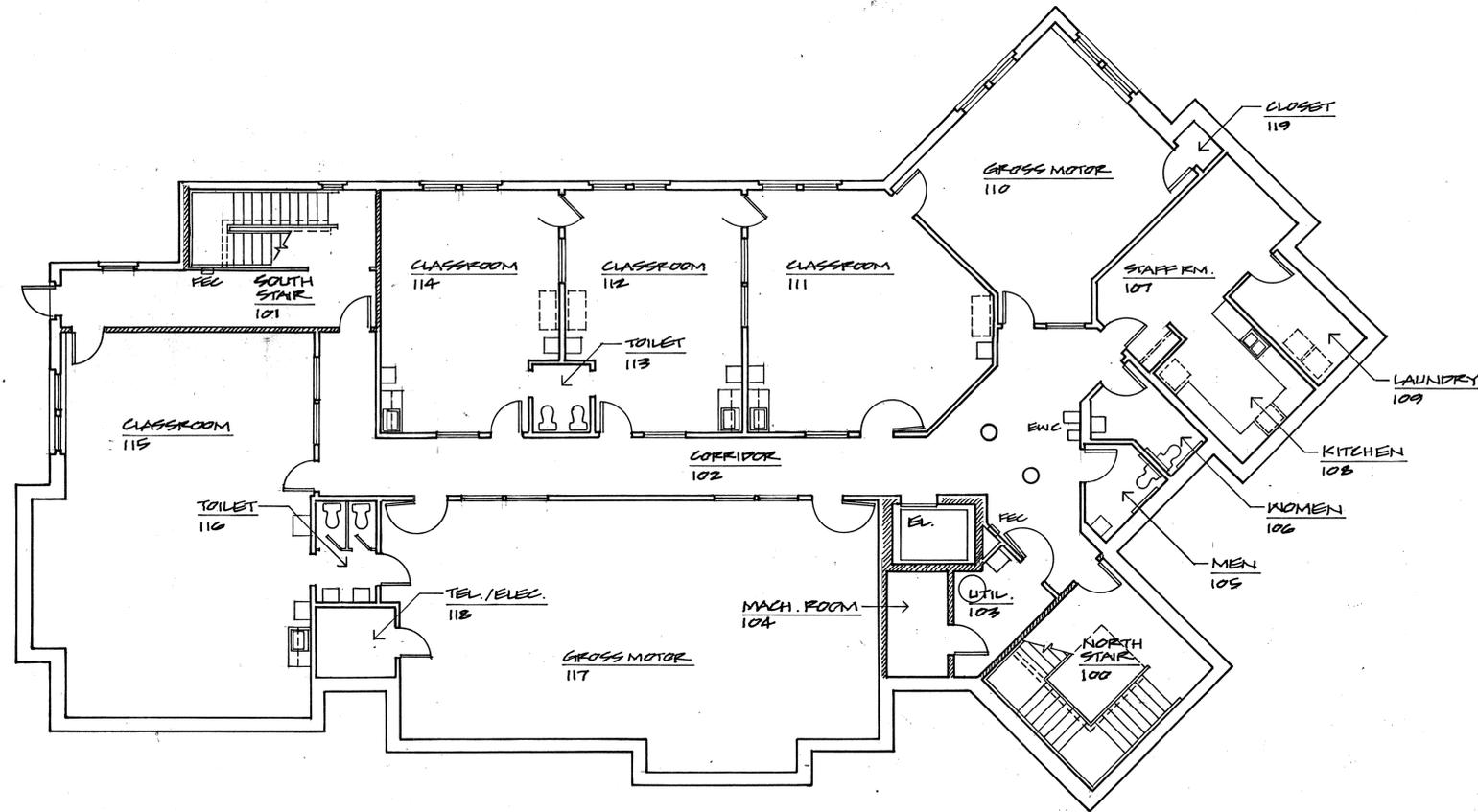
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UPPER FLOOR
PLAN

PROGRESS PRINT
DATE 6.28.13



PLAN NORTH



1 LOWER FLOOR PLAN
1/8" = 1'-0"

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Storrs Center

Storrs, Connecticut

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SCALE:
DATE:

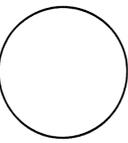
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LOWER FLOOR
PLAN

PROGRESS PRINT

DATE 6.22.13



PLAN NORTH



1 SOUTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

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EXTERIOR
ELEVATIONS

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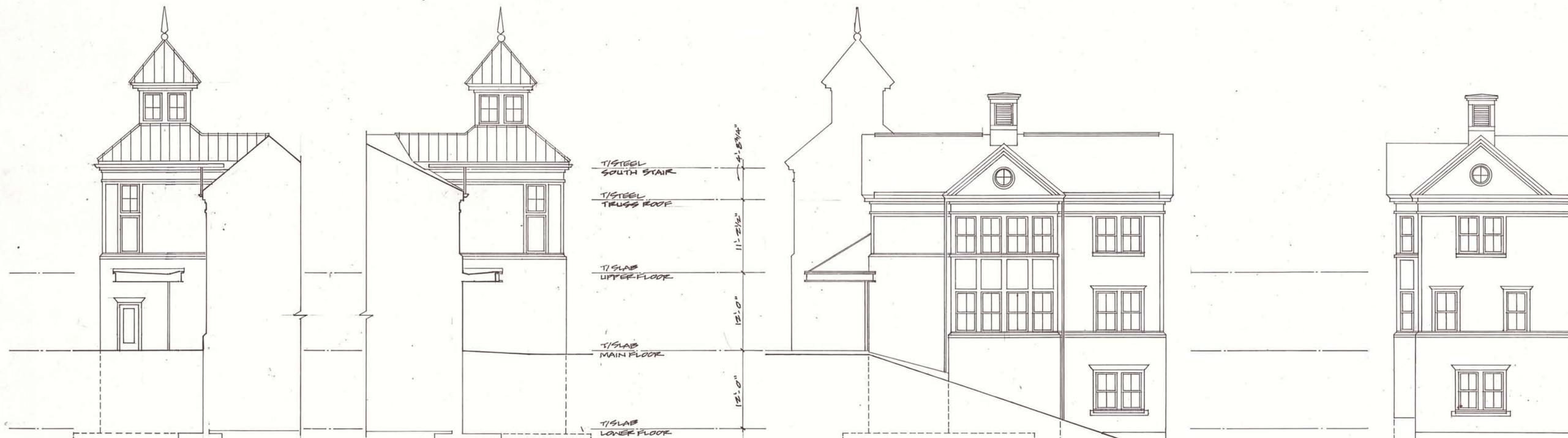


PLAN NORTH



1 NORTH ELEVATION
1/8" = 1'-0"

2 NORTHWEST ELEVATION
1/8" = 1'-0"



3 SOUTHWEST
1/8" = 1'-0"

4 NORTHEAST
1/8" = 1'-0"

5 SOUTHWEST
1/8" = 1'-0"

6 SOUTHWEST
1/8" = 1'-0"

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Educational Playcare

Storrs Center Storrs, Connecticut

REVISIONS:

SCALE:
DATE:

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ARCHITECTS

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(860) 674-6824 FAX

EXTERIOR ELEVATIONS