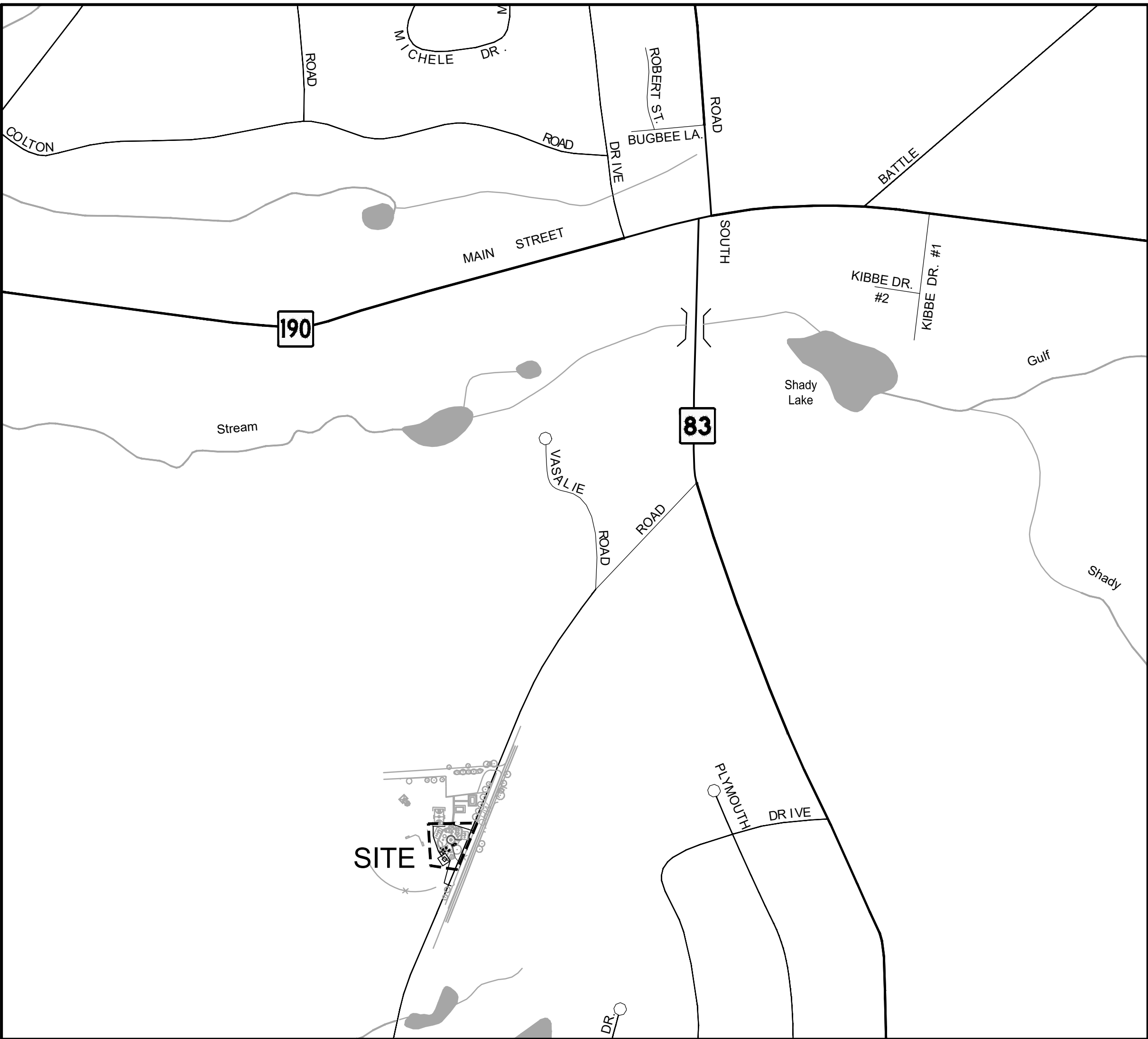
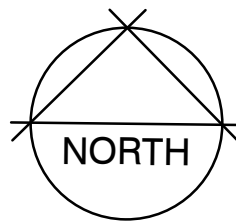
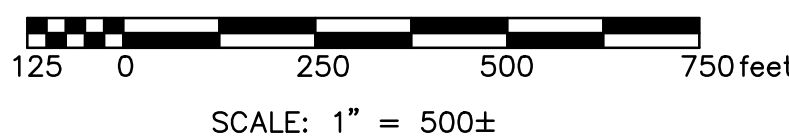


CONNOR'S PLACE PLAYGROUND IMPROVEMENTS

96 FIELD ROAD
SOMERS, CONNECTICUT
FEBRUARY 4, 2026



LOCUS MAP



PREPARED FOR:

TOWN OF SOMERS
600 MAIN STREET
SOMERS, CT 06071

DRAWING INDEX	
Sheet Number	Sheet Title
T1.0	TITLE SHEET
EXC-1.0	EXISTING CONDITIONS PLAN
L-1.0	SITE PREPARATION PLAN
L-2.0	SITE PLAN
L-3.0	DETAILS

PREPARED BY:

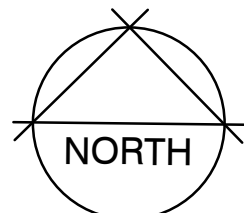
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LEGEND

- OHW — OVERHEAD WIRES
— X — CHAIN LINK FENCE
✕ CONIFEROUS TREE
○ DECIDUOUS TREE



GENERAL NOTES:

- EXISTING CONDITIONS DEPICTED HEREON IS A COMPILATION OF: (1) FIELD OBSERVATIONS BY BSC GROUP OCTOBER 2025; AND (2) 2019 ORTHOIMAGERY; AND (3) IMAGERY FROM BING; AND (4) PDF'S OF DRAWINGS FROM GAMETIME. AS SUCH, THE EXISTING CONDITIONS HEREON ARE APPROXIMATE AND TO BE USED FOR REFERENCE PURPOSES ONLY. ALL FINAL LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD.
- REVIEW ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNERS REPRESENTATIVE PRIOR TO STARTING WORK.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.

CONNOR'S PLACE
PLAYGROUND
IMPROVEMENTS

96 FIELD ROAD
IN
SOMERS
CONNECTICUT

EXISTING CONDITIONS
PLAN

FEBRUARY 4, 2026

REVISIONS:

PREPARED FOR:
TOWN OF SOMERS
600 MAIN STREET
SOMERS, CT 06071

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SCALE: 1" = 10'

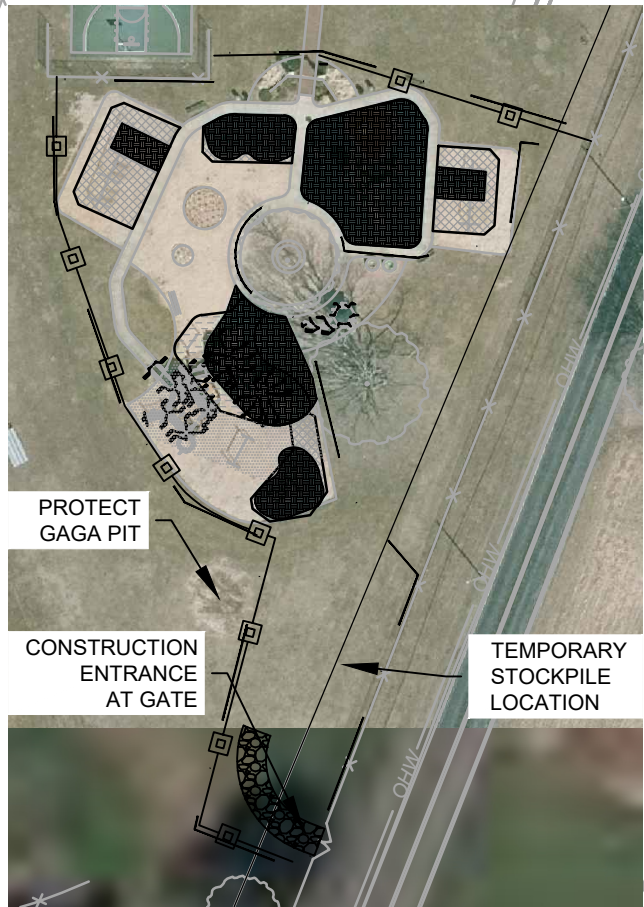
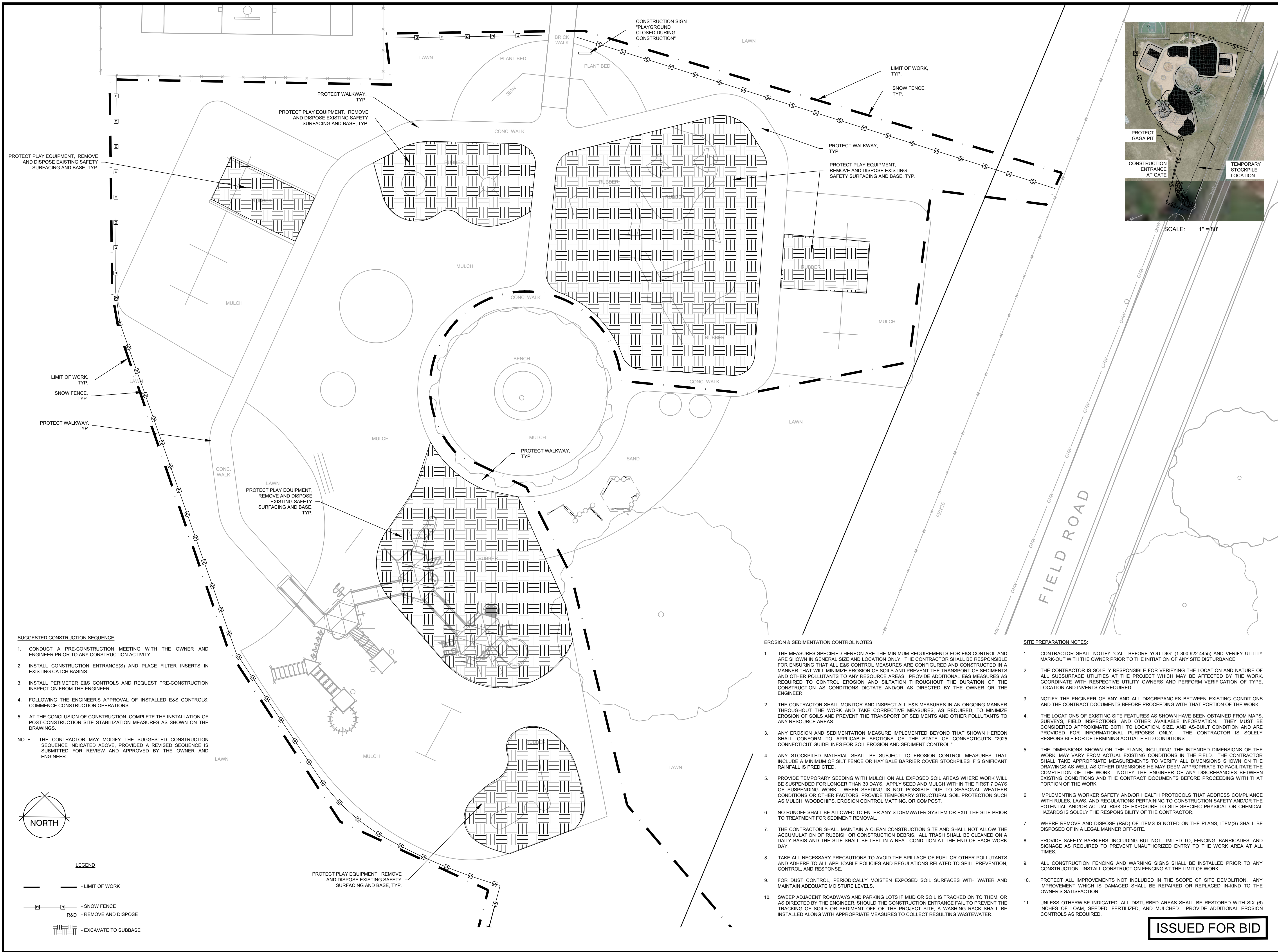


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DWG. NO:

JOB. NO: 0101946.00

EXC-1.0



SCALE: 1" = 80'

CONNOR'S PLACE PLAYGROUND IMPROVEMENTS

96 FIELD ROAD
IN
SOMERS
CONNECTICUT

SITE PREPARATION PLAN

FEBRUARY 4, 2026

REVISIONS:

PREPARED FOR:
TOWN OF SOMERS
600 MAIN STREET
SOMERS, CT 06071

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SCALE: 1" = 10'
0 5 10 20 FEET

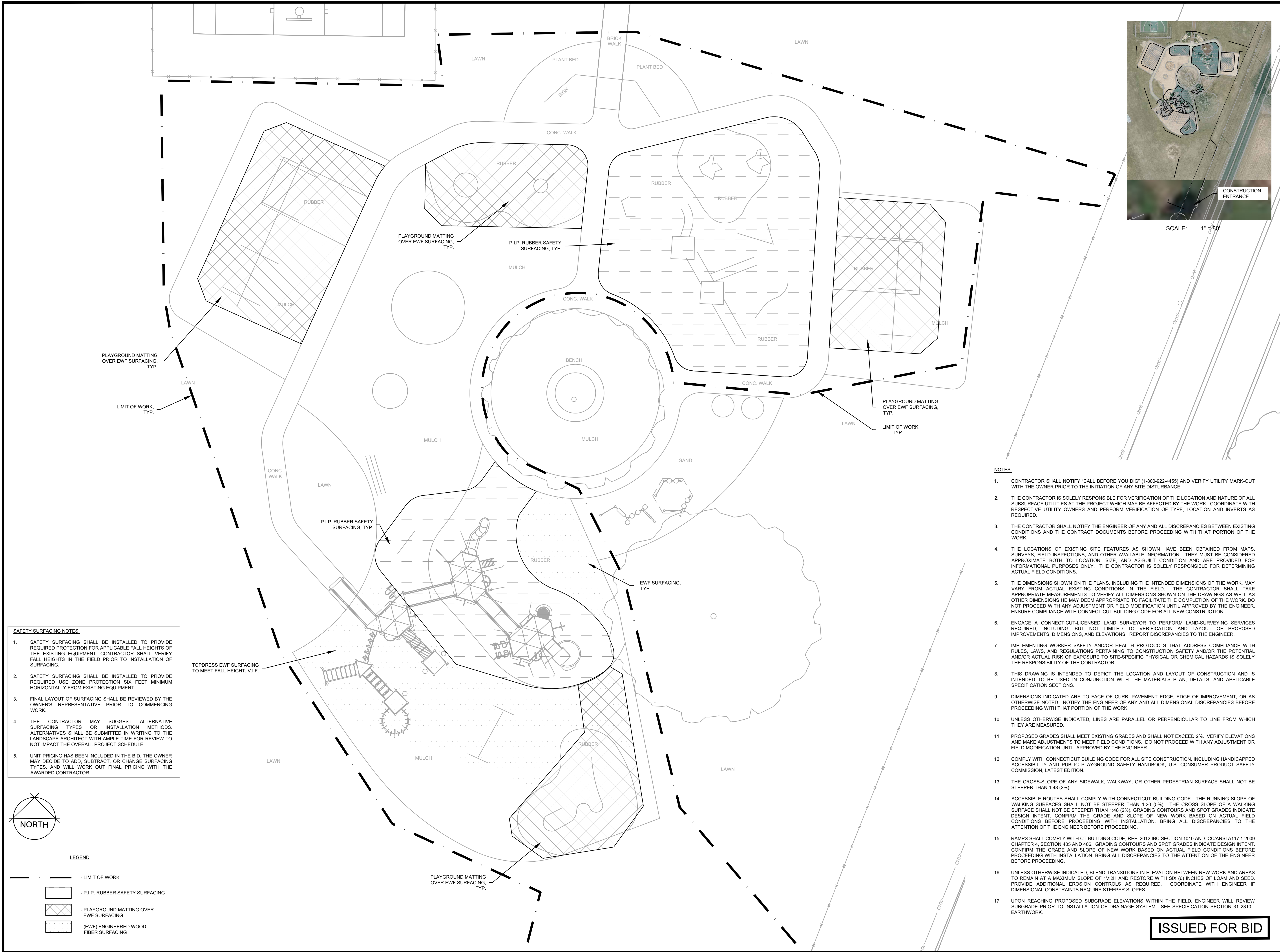
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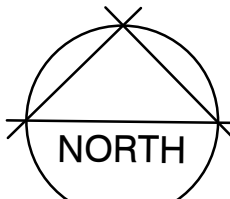
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L-1.0

ISSUED FOR BID



- SAFETY SURFACING NOTES:**
1. SAFETY SURFACING SHALL BE INSTALLED TO PROVIDE REQUIRED PROTECTION FOR APPLICABLE FALL HEIGHTS OF THE EXISTING EQUIPMENT. CONTRACTOR SHALL VERIFY FALL HEIGHTS IN THE FIELD PRIOR TO INSTALLATION OF SURFACING.
 2. SAFETY SURFACING SHALL BE INSTALLED TO PROVIDE REQUIRED USE ZONE PROTECTION SIX FEET MINIMUM HORIZONTALLY FROM EXISTING EQUIPMENT.
 3. FINAL LAYOUT OF SURFACING SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
 4. THE CONTRACTOR MAY SUGGEST ALTERNATIVE SURFACING TYPES OR INSTALLATION METHODS. ALTERNATIVES SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT WITH AMPLE TIME FOR REVIEW TO NOT IMPACT THE OVERALL PROJECT SCHEDULE.
 5. UNIT PRICING HAS BEEN INCLUDED IN THE BID. THE OWNER MAY DECIDE TO ADD, SUBTRACT, OR CHANGE SURFACING TYPES, AND WILL WORK OUT FINAL PRICING WITH THE AWARDED CONTRACTOR.



LEGEND

- LIMIT OF WORK
- P.I.P. RUBBER SAFETY SURFACING
- PLAYGROUND MATTING OVER EWF SURFACING
- (EWF) ENGINEERED WOOD FIBER SURFACING

- NOTES:**
1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
 2. 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.
 3. 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.
 4. 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.
 5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER. ENSURE COMPLIANCE WITH CONNECTICUT BUILDING CODE FOR ALL NEW CONSTRUCTION.
 6. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF PROPOSED IMPROVEMENTS, DIMENSIONS, AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
 7. 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.
 8. THIS DRAWING IS INTENDED TO DEPICT THE LOCATION AND LAYOUT OF CONSTRUCTION AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE MATERIALS PLAN, DETAILS, AND APPLICABLE SPECIFICATION SECTIONS.
 9. DIMENSIONS INDICATED ARE TO FACE OF CURB, PAVEMENT EDGE, EDGE OF IMPROVEMENT, OR AS OTHERWISE NOTED. NOTIFY THE ENGINEER OF ANY AND ALL DIMENSIONAL DISCREPANCIES BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
 10. UNLESS OTHERWISE INDICATED, LINES ARE PARALLEL OR PERPENDICULAR TO LINE FROM WHICH THEY ARE MEASURED.
 11. PROPOSED GRADES SHALL MEET EXISTING GRADES AND SHALL NOT EXCEED 2%. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
 12. COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY AND PUBLIC PLAYGROUND SAFETY HANDBOOK, U.S. CONSUMER PRODUCT SAFETY COMMISSION, LATEST EDITION.
 13. THE CROSS-SLOPE OF ANY SIDEWALK, WALKWAY, OR OTHER PEDESTRIAN SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%).
 14. ACCESSIBLE ROUTES SHALL COMPLY WITH CONNECTICUT BUILDING CODE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). GRADING CONTOURS AND SPOT GRADES INDICATE DESIGN INTENT. CONFIRM THE GRADE AND SLOPE OF NEW WORK BASED ON ACTUAL FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
 15. RAMPS SHALL COMPLY WITH CT BUILDING CODE, REF. 2012 IBC SECTION 1010 AND ICC/ANSI A117.1 2009 CHAPTER 4, SECTION 405 AND 406. GRADING CONTOURS AND SPOT GRADES INDICATE DESIGN INTENT. CONFIRM THE GRADE AND SLOPE OF NEW WORK BASED ON ACTUAL FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
 16. UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 1V:2H AND RESTORE WITH SIX (6) INCHES OF LOAM AND SEED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. COORDINATE WITH ENGINEER IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.
 17. UPON REACHING PROPOSED SUBGRADE ELEVATIONS WITHIN THE FIELD, ENGINEER WILL REVIEW SUBGRADE PRIOR TO INSTALLATION OF DRAINAGE SYSTEM. SEE SPECIFICATION SECTION 31 2310 - EARTHWORK.

ISSUED FOR BID

CONNOR'S PLACE PLAYGROUND IMPROVEMENTS

96 FIELD ROAD
IN
SOMERS
CONNECTICUT

SITE PLAN

FEBRUARY 4, 2026

REVISIONS:

PREPARED FOR:
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600 MAIN STREET
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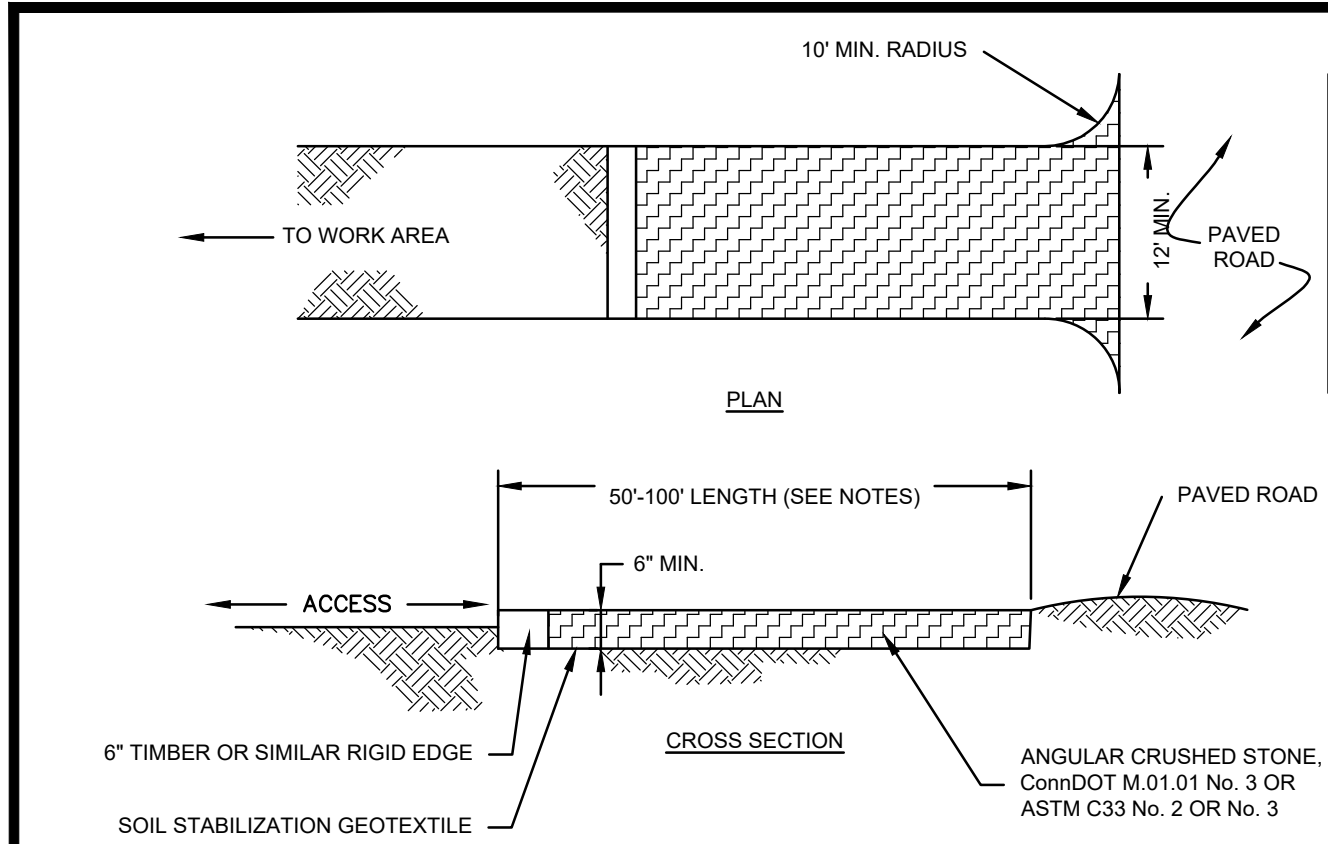
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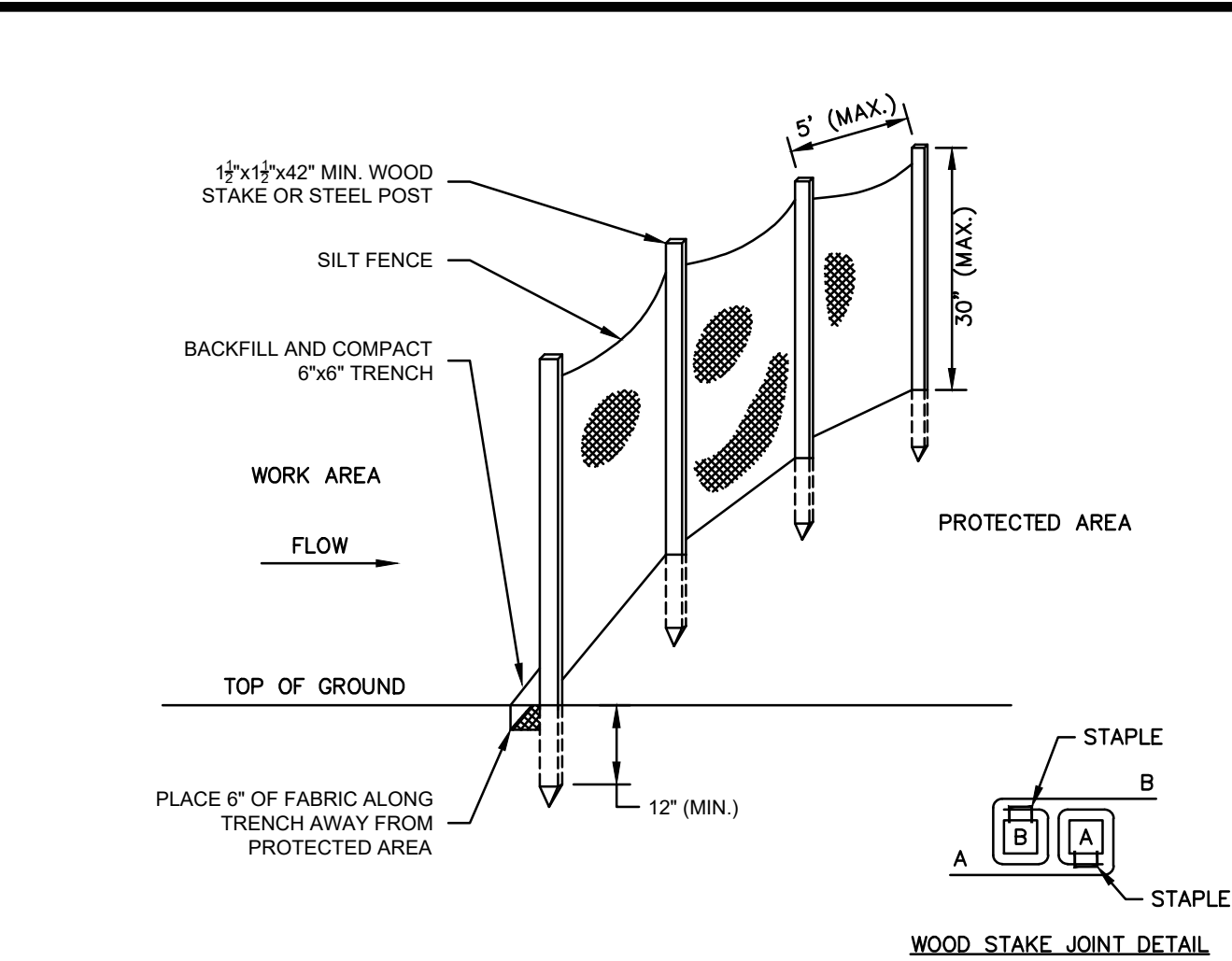
L-2.0



- NOTES:
1. REMOVE TOPSOIL AND ORGANICS PRIOR TO CRUSHED STONE PLACEMENT.
 2. INSTALL SUB-BASE OF FREE DRAINING BACKFILL OR ROAD STABILIZATION GEOTEXTILE AS NECESSARY ON UNSTABLE SOILS.
 3. LENGTH SHALL BE 50 FOOT MINIMUM. WHERE TRACKED SEDIMENTS CONTAIN LESS THAN 80% SAND, LENGTH SHALL BE 100 FOOT MINIMUM.
 4. IF THE GRADE OF THE CONSTRUCTION ENTRANCE DRAINS TO THE PAVED SURFACE AND IT EXCEEDS 2% SLOPE, CONSTRUCT ENTRANCE AT LEAST 15 FEET FROM ITS ENTRANCE ONTO THE PAVED SURFACE WHILE DIVERTING RUN-OFF WATER TO A SETTLING OR FILTERING AREA.
 5. CONSTRUCT ANY DRAINAGE AND SETTLING FACILITIES REQUIRED TO ACCOMMODATE VEHICLE WASHING OPERATIONS. DIVERT ALL WASH WATER AWAY FROM ENTRANCE TO THE SETTLING AREA.
 6. MAINTAIN ENTRANCE IS A CONDITION THAT WILL PREVENT WASHING OF SEDIMENT ONTO PAVED SURFACES.

CONSTRUCTION ENTRANCE

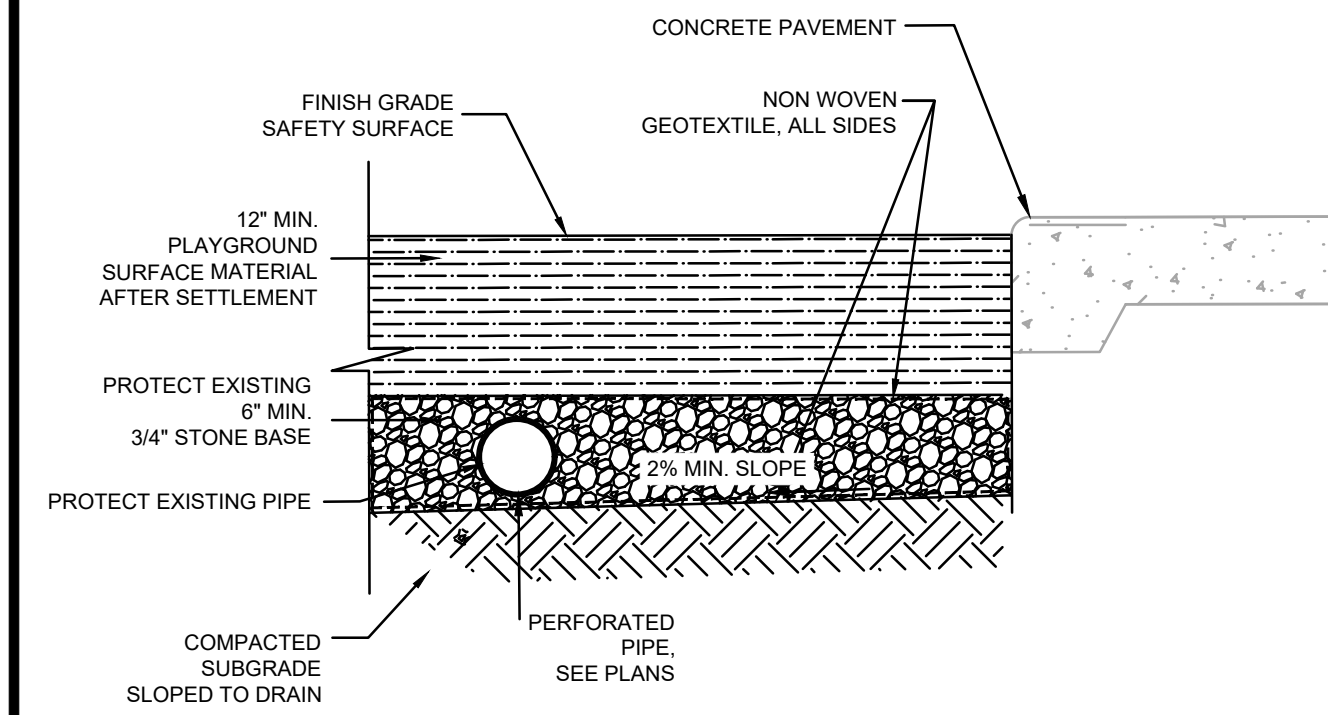
SCALE: NONE



- NOTES:
1. FOR SLOPE & SWALE INSTALLATIONS, EXTEND FENCE UP SLOPE SUCH THAT BOTTOM ENDS OF FENCE WILL BE HIGHER THAN THE TOP OF THE LOWEST PORTION OF FENCE.
 2. FOR FENCE INSTALLED ON LEVEL TERRAIN INSTALL WING SECTIONS PERPENDICULAR TO MAIN BARRIER AT 50'-100' INTERVALS.

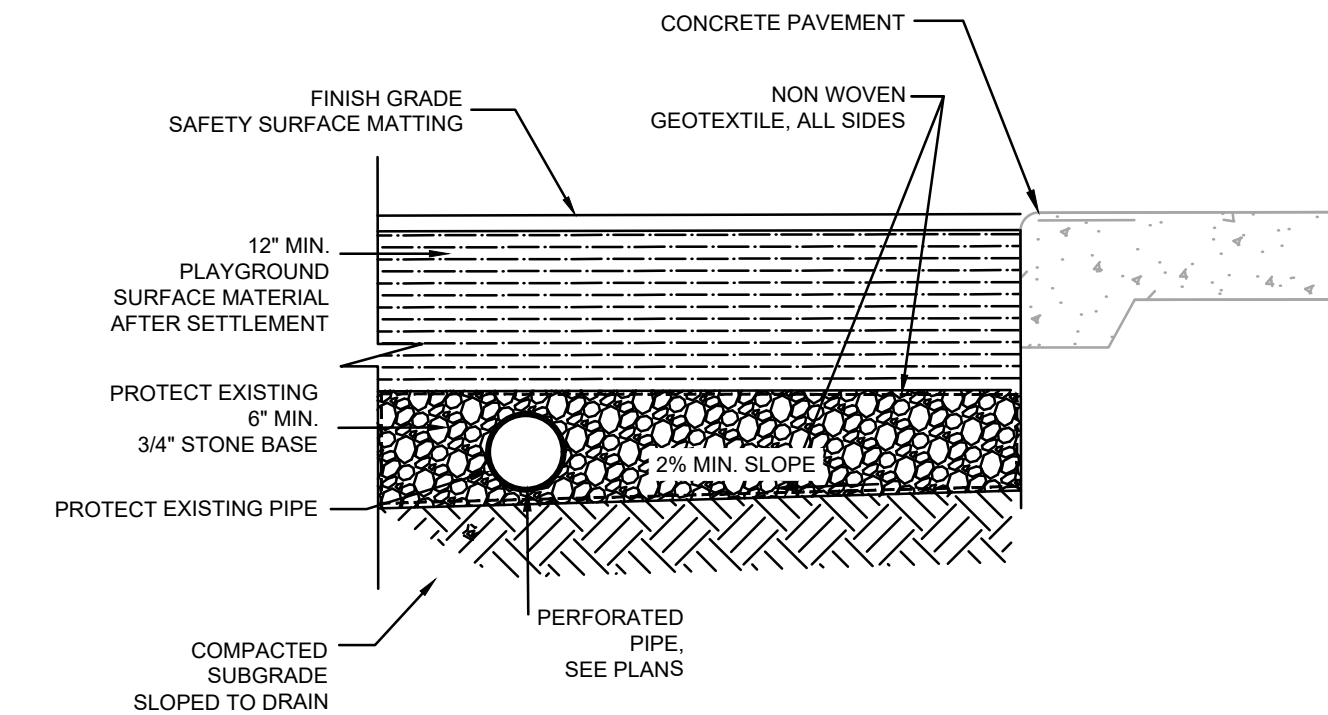
SILT FENCE BARRIER

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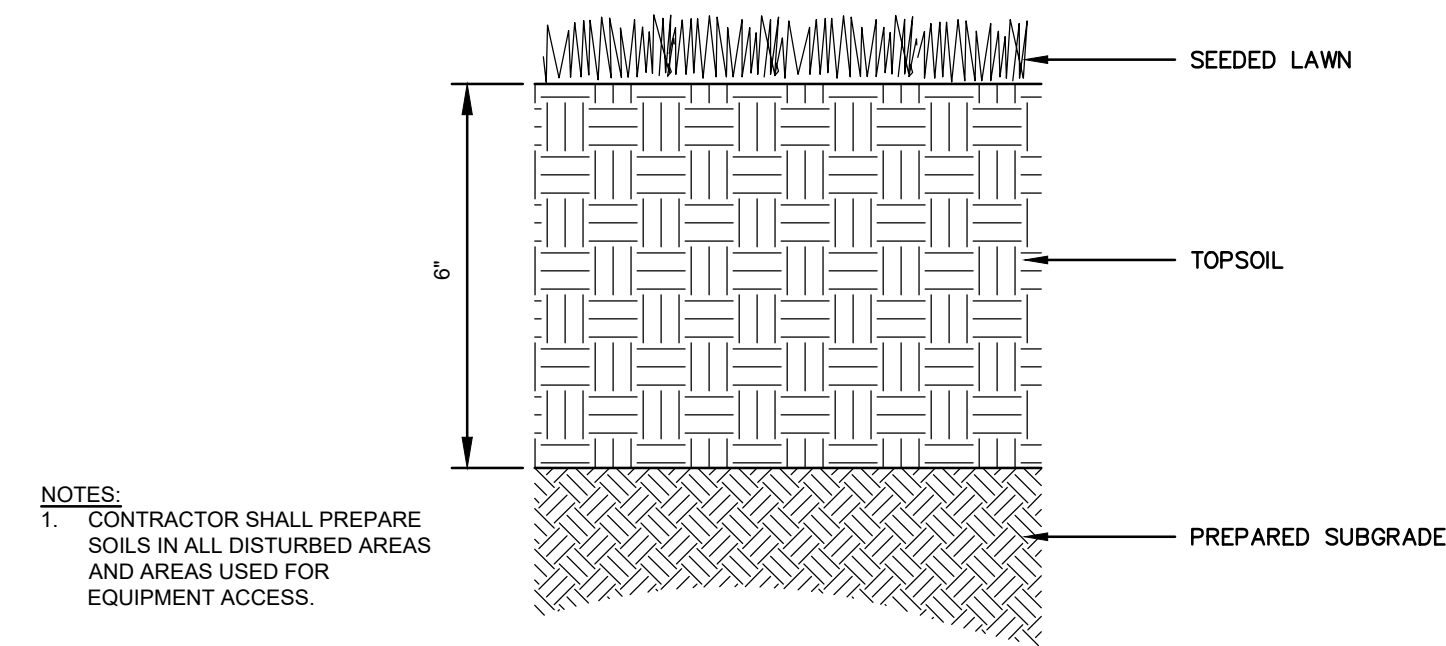
PLAYGROUND MULCH SAFETY SURFACE

SCALE: NONE



PLAYGROUND MATTING SURFACE

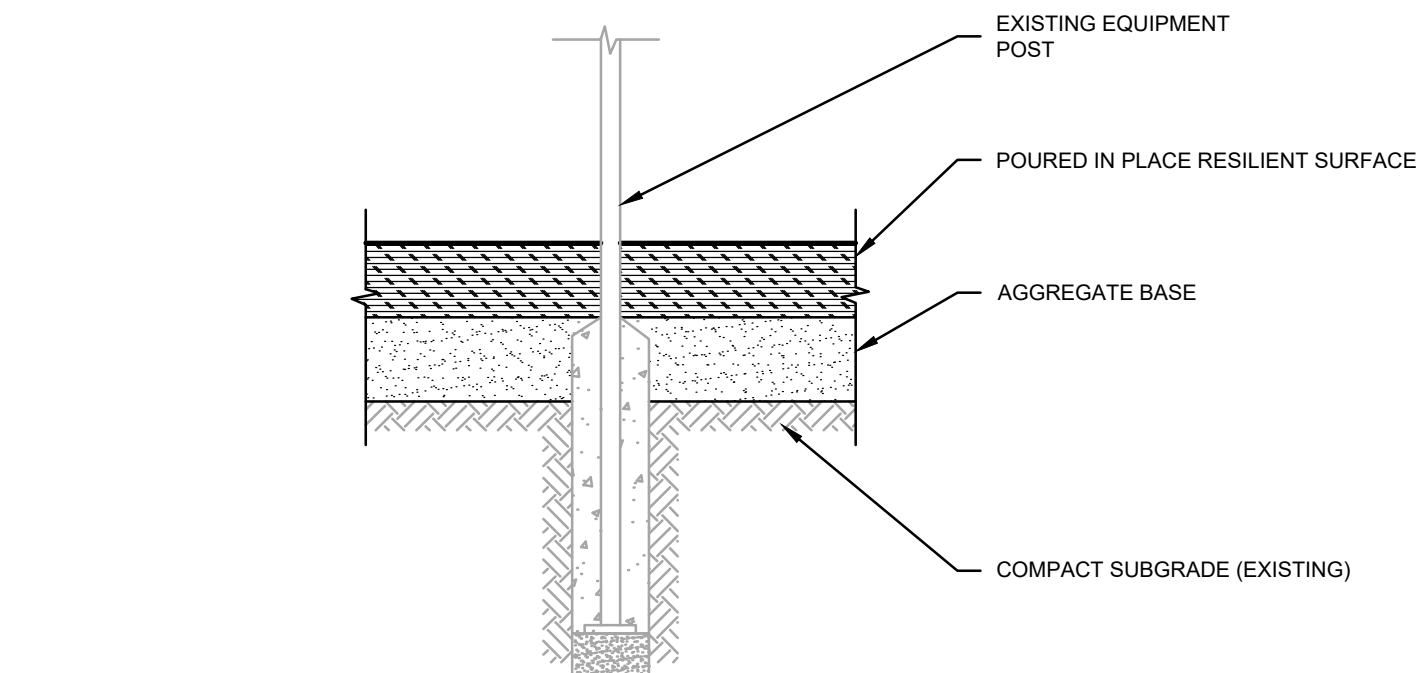
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- NOTES:
1. CONTRACTOR SHALL PREPARE SOILS IN ALL DISTURBED AREAS AND AREAS USED FOR EQUIPMENT ACCESS.

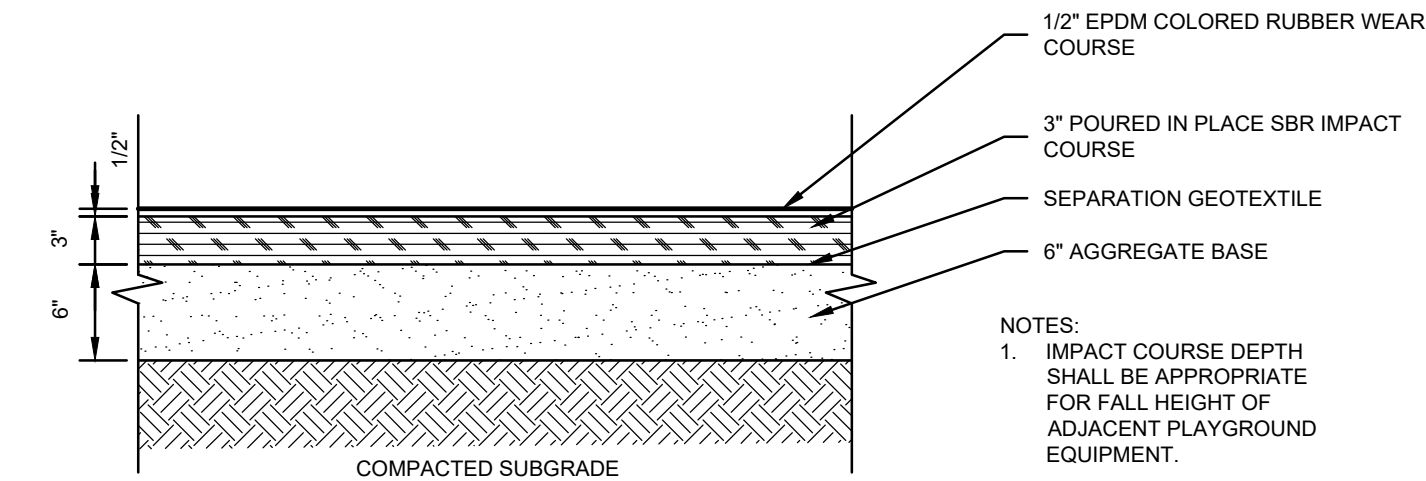
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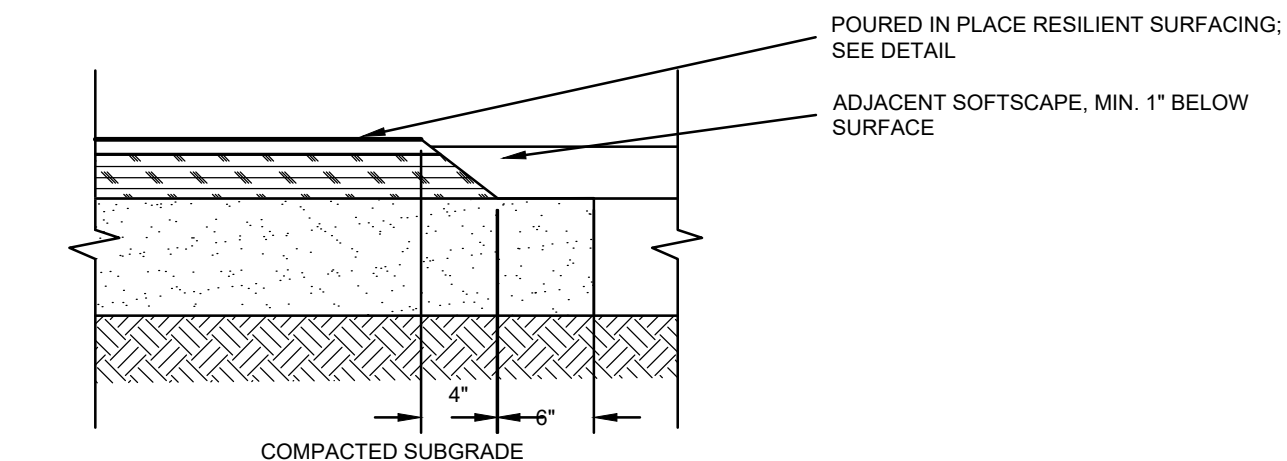
FOOTING IN RESILIENT SURFACING

SCALE: NONE



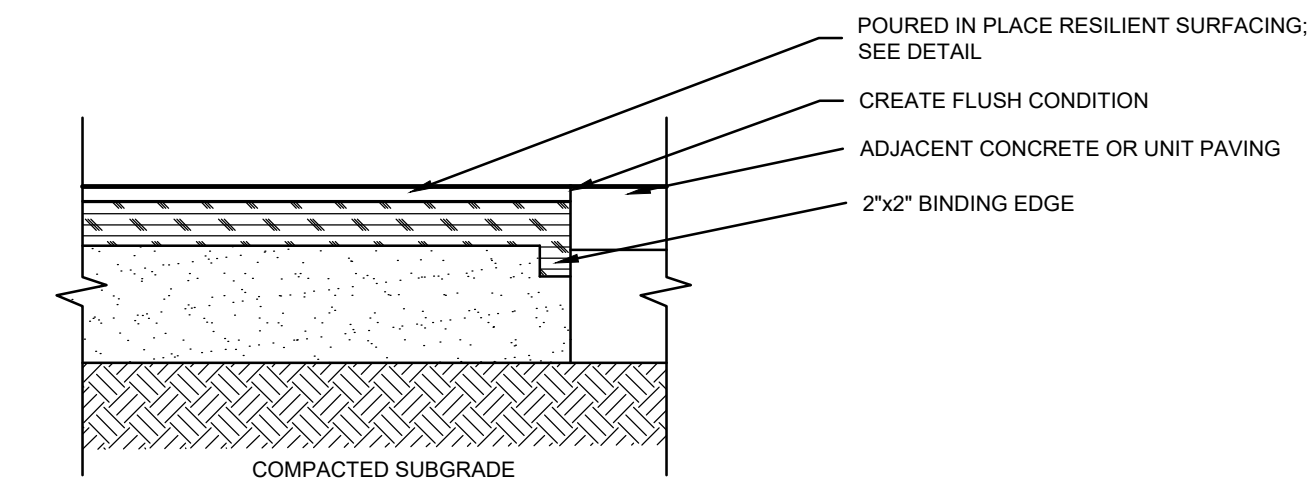
POURED IN PLACE RESILIENT SURFACING

SCALE: NONE



POURED IN PLACE RESILIENT SURFACING AT SOFT EDGE

SCALE: NONE



POURED IN PLACE RESILIENT SURFACING AT HARD EDGE

SCALE: NONE

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96 FIELD ROAD

IN
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CONNECTICUT

DETAILS

FEBRUARY 4, 2026

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SCALE: AS SHOWN

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