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(978) 369-8978

PHASE:  
WATERFORD PLANNING AND  
ZONING COMMISSION

REVISIONS

NO	DATE	DESCRIPTION
1	07/11/2025	RESPONSE TO COMMENTS

PROJECT NAME:  
LEARN - EARLY  
CHILDHOOD SCHOOL

PROJECT ADDRESS:  
51 DANIELS AVE,  
WATERFORD, CT 06385

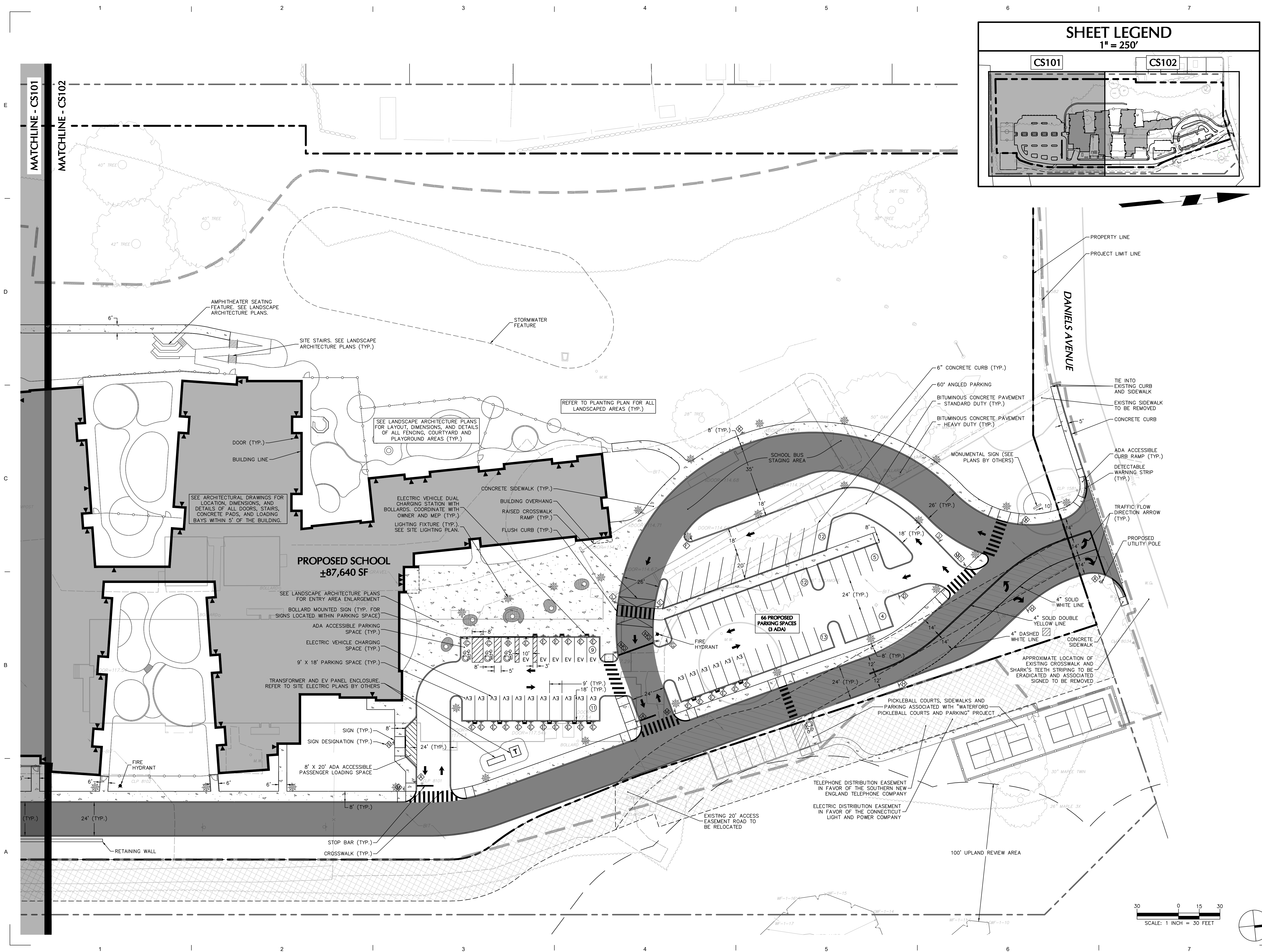
STATE PROJECT NUMBER:  
245-0090 MAG/N/PF  
NEWMAN PROJECT NUMBER:  
20240069

DRAWING TITLE:  
OVERALL SITE  
PLAN

SCALE: As indicated	DRAWN BY: BTW
DATE: 05/01/2025	CHECKED BY: KEG

DRAWING NUMBER:  
CS100





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## REVISIONS

NO	DATE	DESCRIPTION
1	07/11/2025	RESPONSE TO COMMENTS

PROJECT NAME: **LEARN - EARLY CHILDHOOD SCHOOL**

PROJECT ADDRESS:  
**51 DANIELS AVE,  
WATERFORD, CT 06385**

STATE PROJECT NUMBER:  
**245-0090 MAG/N/PF**

NEWMAN PROJECT NUMBER:  
**20240069**

DRAWING TITLE:

**SITE PLAN II**

SCALE: <b>As indicated</b>	DRAWN BY: <b>BTW</b>
DATE: <b>05/01/2025</b>	CHECKED BY: <b>KEG</b>

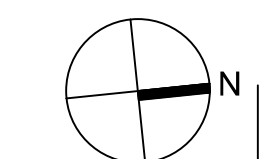
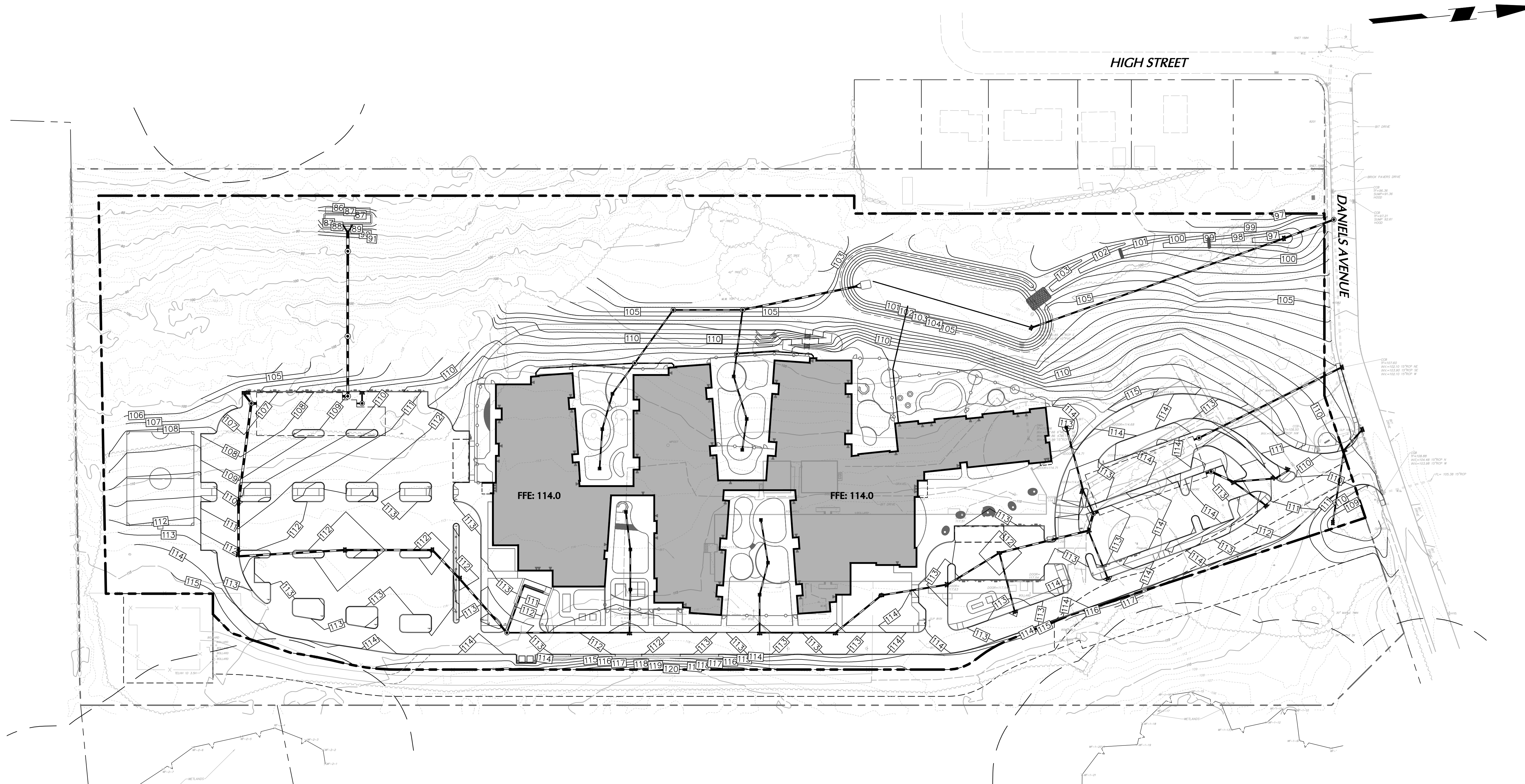
DRAWING NUMBER:

# CS102

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[illegible]

# CG100



This architectural floor plan depicts the 'B' wing of a building, likely a university campus. The plan shows a complex arrangement of rooms, corridors, and service areas. Key features include a large central corridor, several smaller rooms, and a prominent entrance area on the right side. The drawing is a detailed line drawing, showing the layout of the building and its surrounding environment.

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[illegible]

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STATE PROJECT NUMBER:  
**245-0090 MAG/N/PF**

NEWMAN PROJECT NUMBER:  
**20240069**

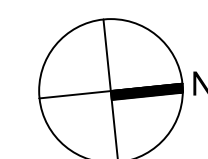
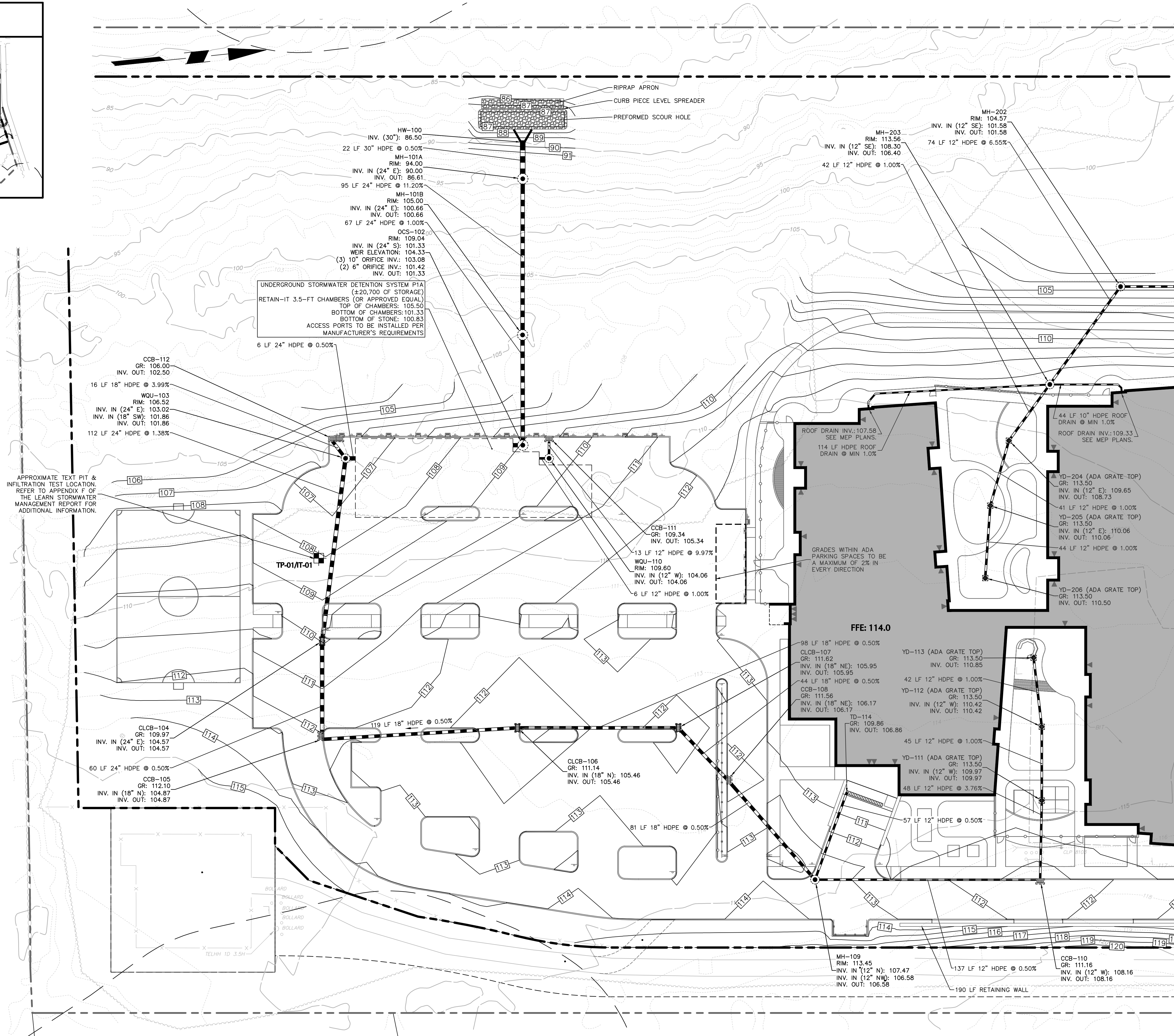
DRAWING TITLE:

**GRADING AND  
DRAINAGE PLAN I**

SCALE: <b>As indicated</b>	DRAWN BY: <b>BTW</b>
DATE: <b>05/01/2025</b>	CHECKED BY: <b>KEG</b>

DRAWING NUMBER:

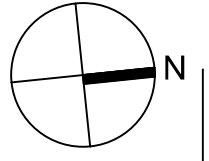
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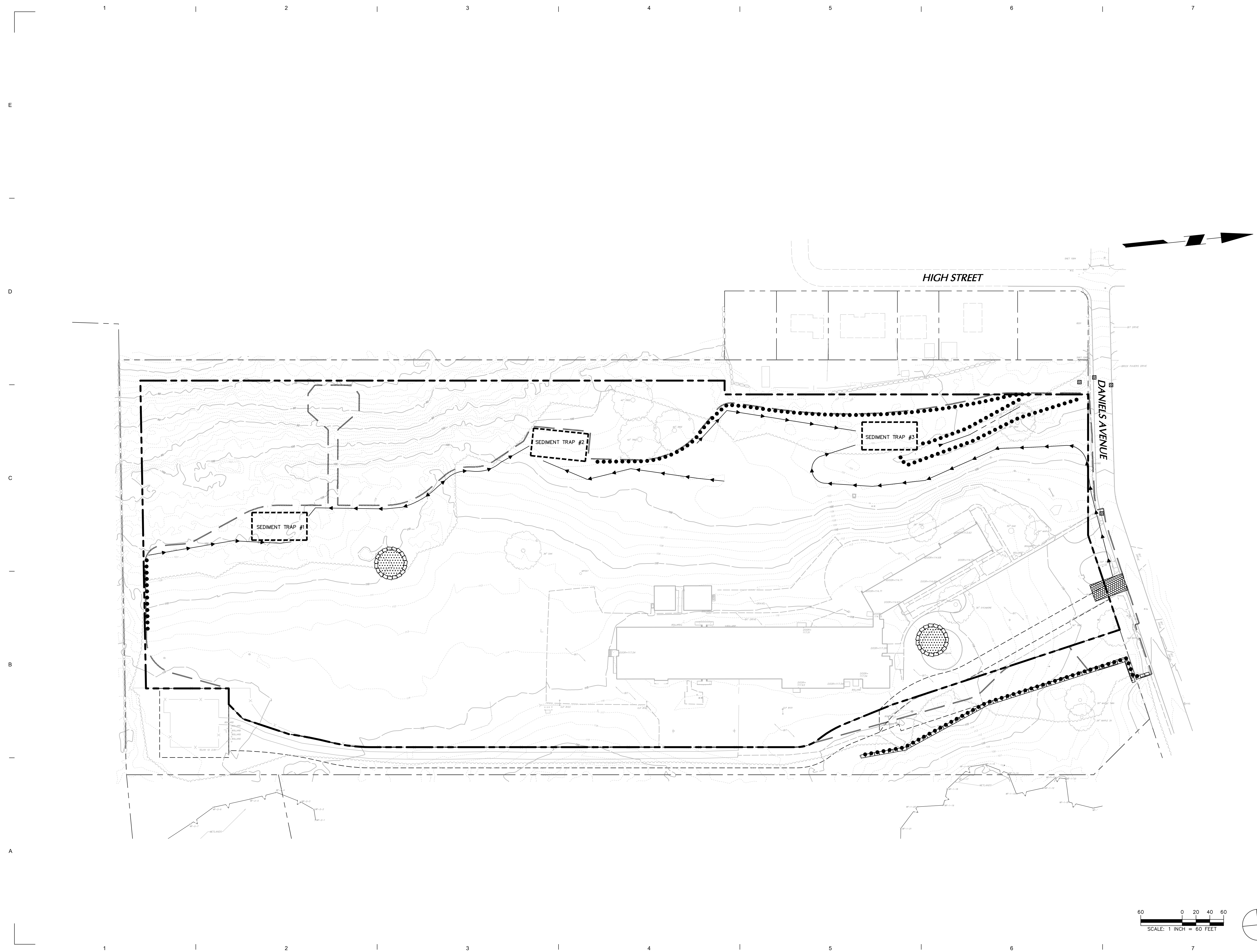
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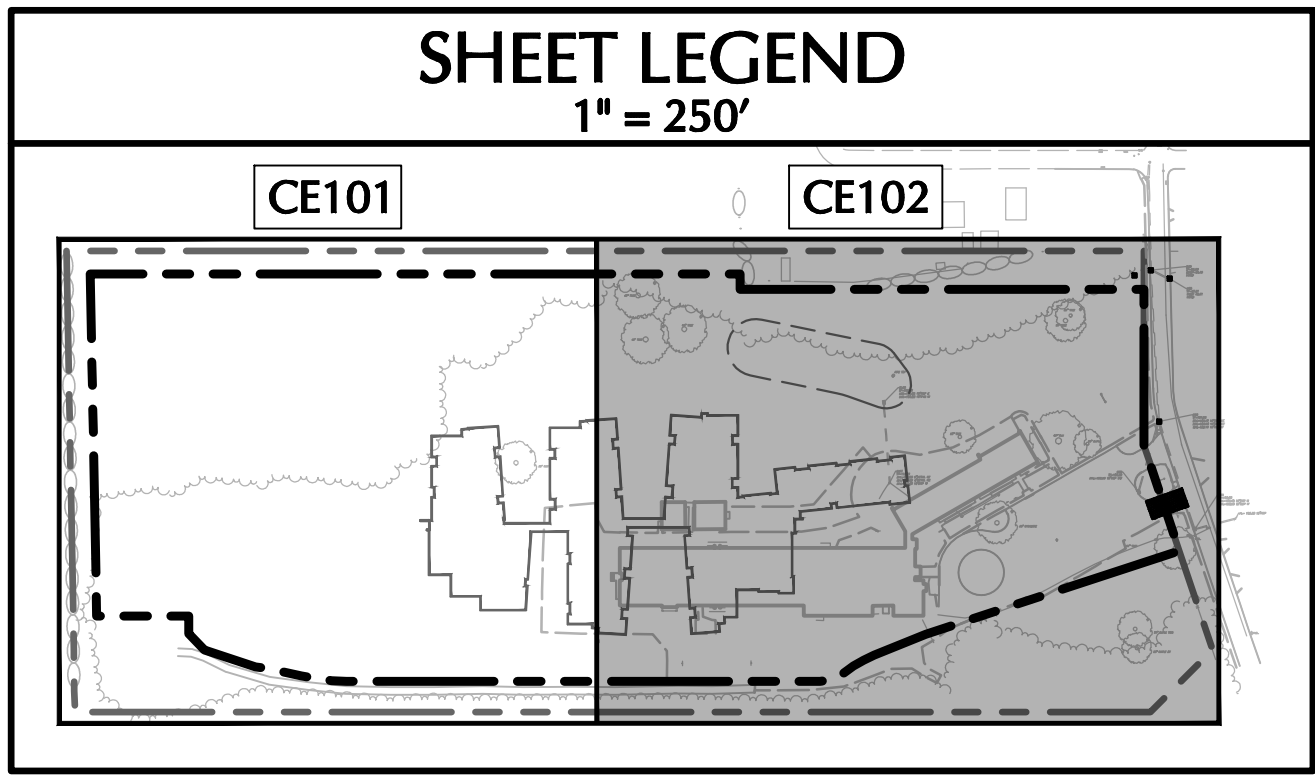
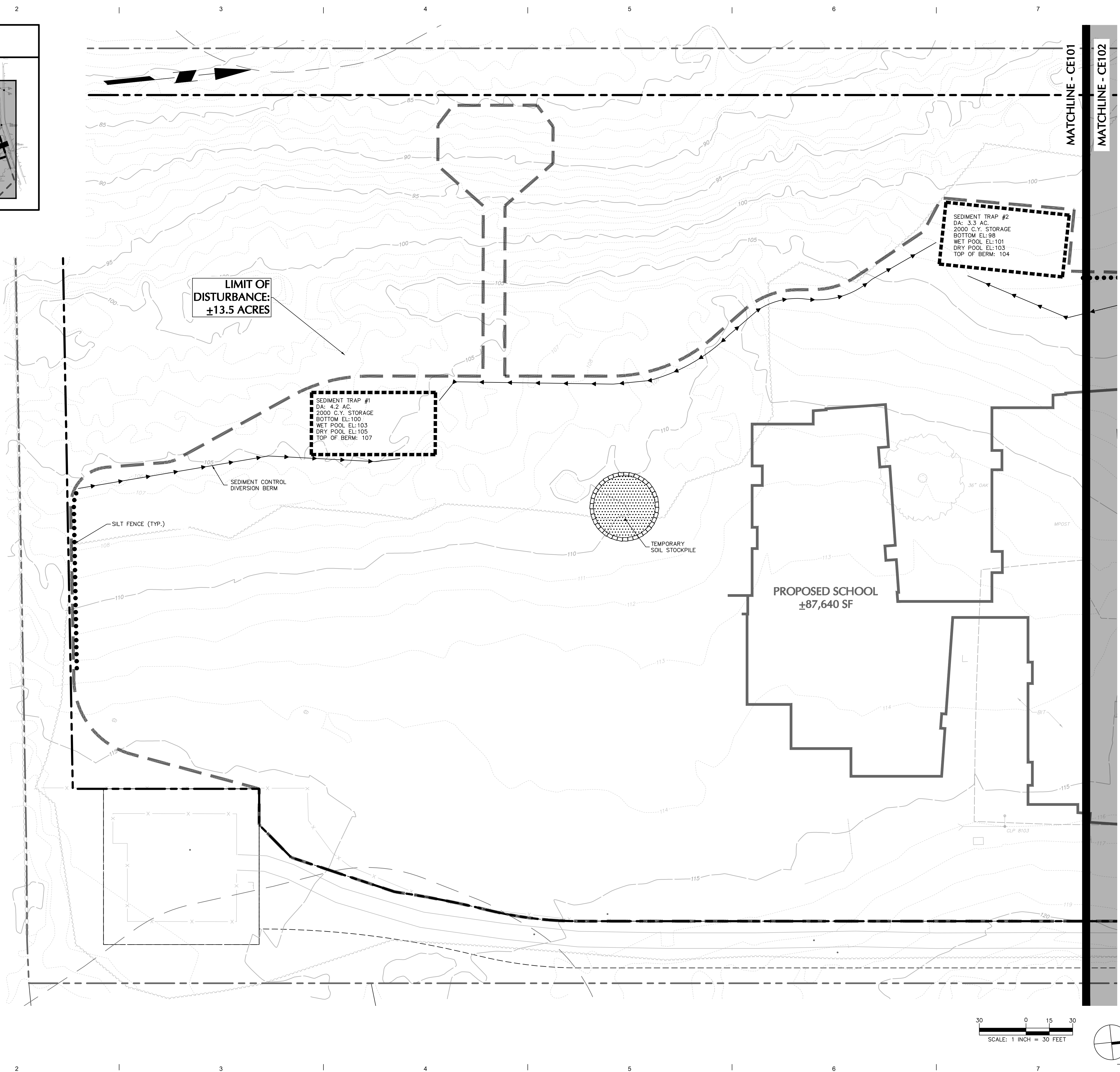
DRAWING NUMBER:

**CG102**









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PHASE:  
**WATERFORD PLANNING AND  
ZONING COMMISSION**

## REVISIONS

[illegible]

PROJECT NAME: **LEARN - EARLY CHILDHOOD SCHOOL**

PROJECT ADDRESS:  
**51 DANIELS AVE,  
WATERFORD, CT 06385**

STATE PROJECT NUMBER:  
**245-0090 MAG/N/PF**

NEWMAN PROJECT NUMBER:  
**20240069**

DRAWING TITLE:  
**SOIL EROSION &  
SEDIMENT CONTROL  
PLAN I PHASE 1**

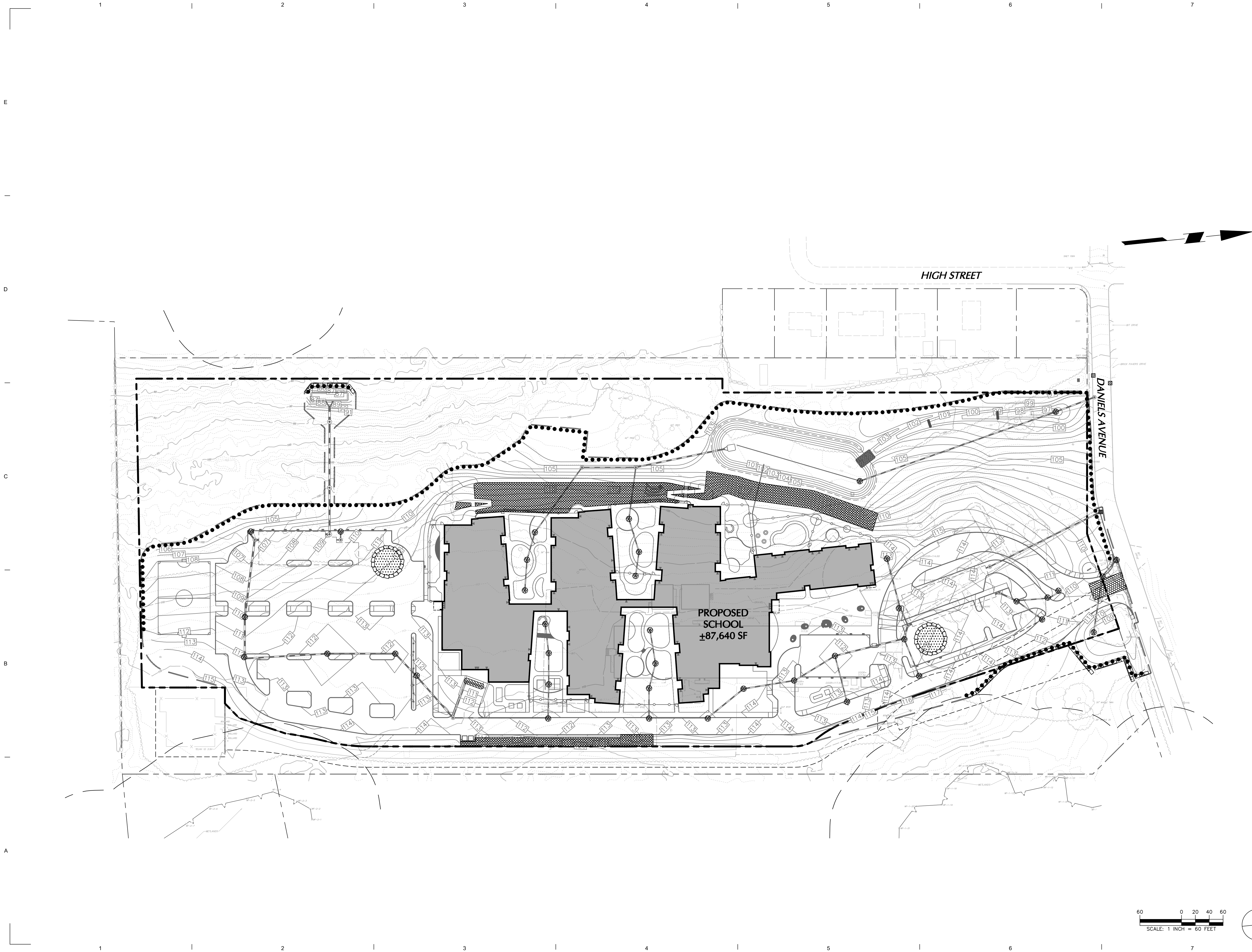
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DATE:	CHECKED BY:
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**05101**

# CE101





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REVISIONS

NO	DATE	DESCRIPTION
1	07/11/2025	RESPONSE TO COMMENTS

PROJECT NAME:  
**LEARN - EARLY  
CHILDHOOD SCHOOL**

PROJECT ADDRESS:  
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STATE PROJECT NUMBER:  
**245-0090 MAG/N/PF**

NEWMAN PROJECT NUMBER:  
**20240069**

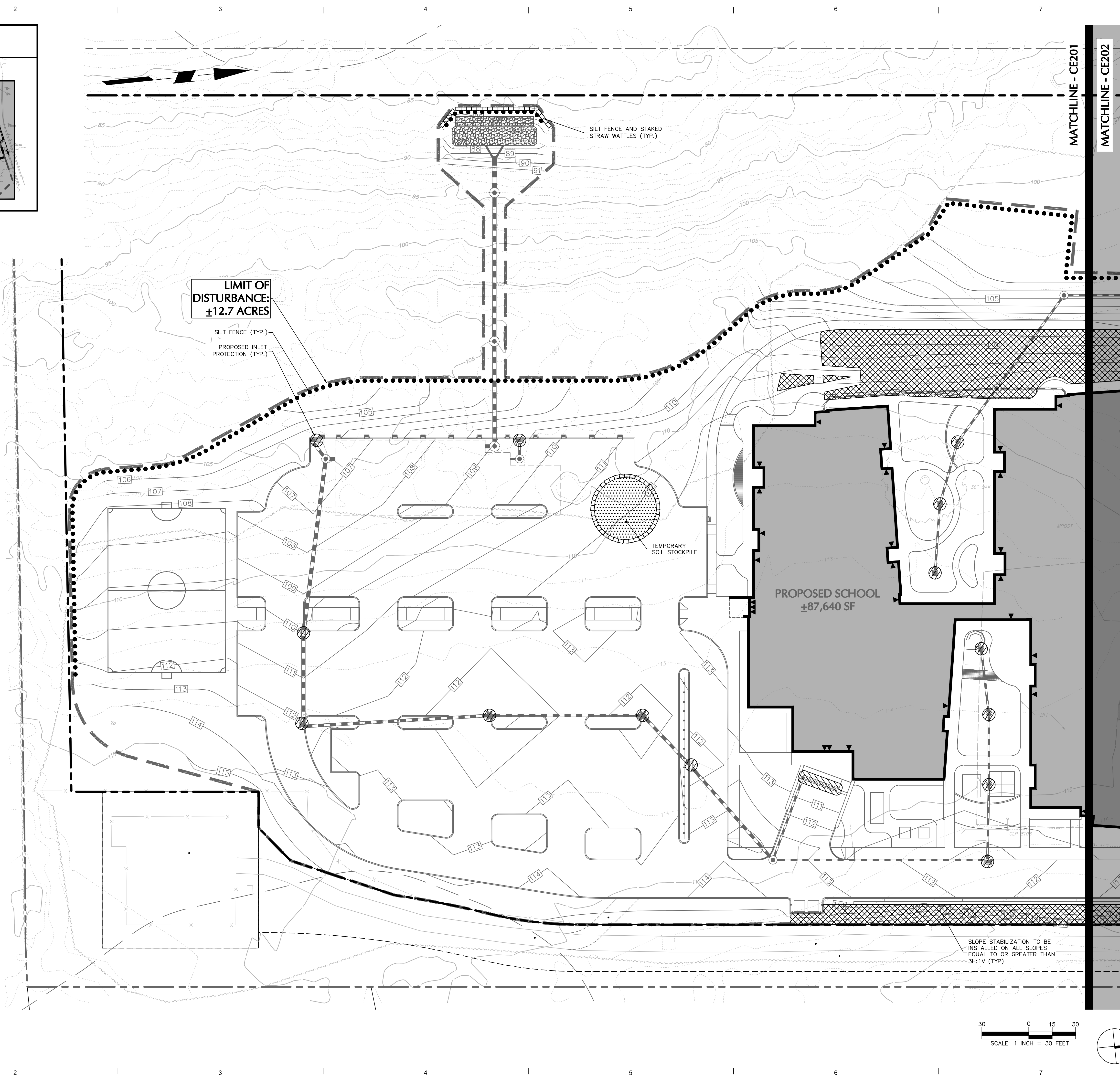
DRAWING TITLE:  
**OVERALL SOIL EROSION  
& SEDIMENT CONTROL  
PLAN PHASE 2**

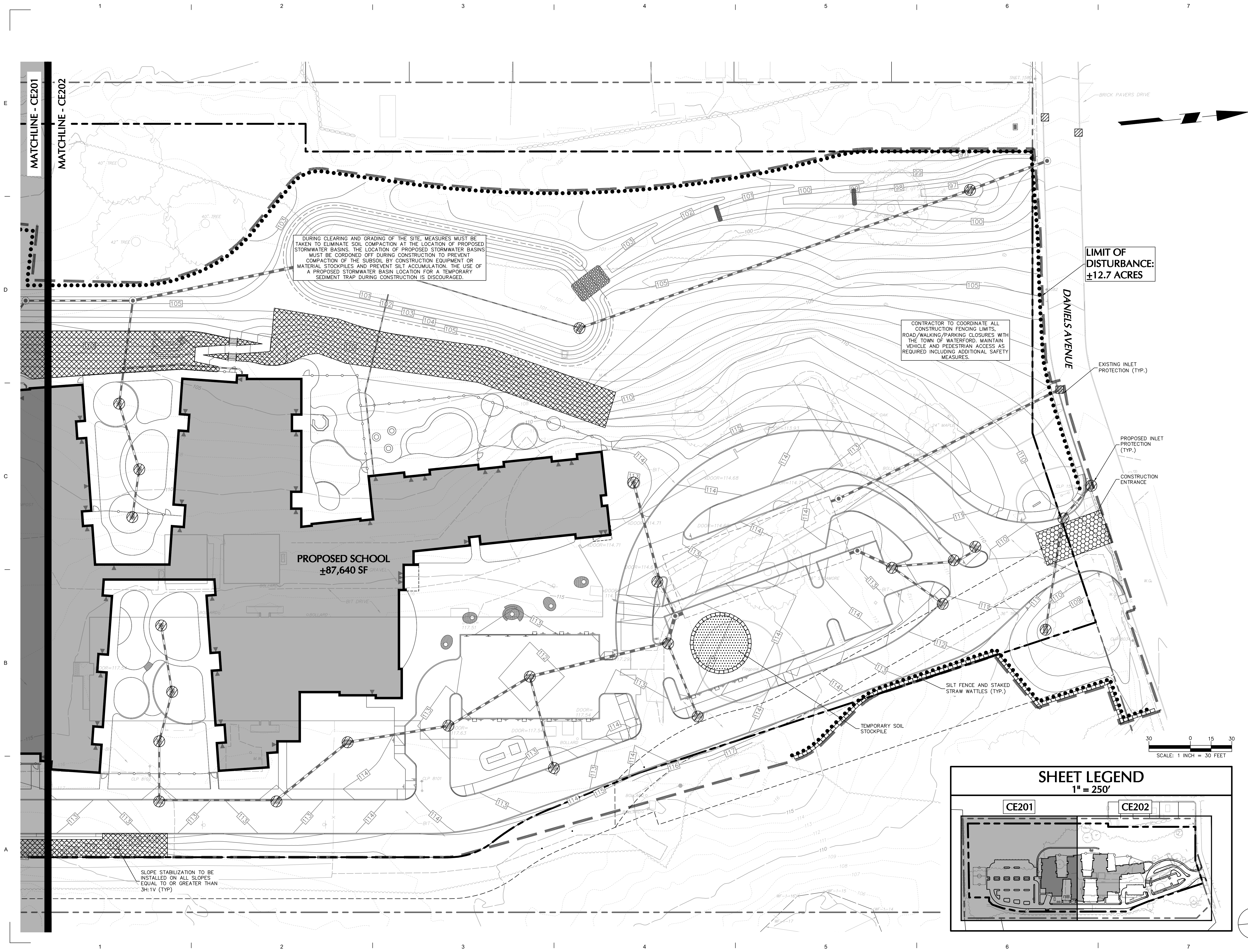
SCALE: <b>As indicated</b>	DRAWN BY: <b>SGS</b>
DATE: <b>07/11/2025</b>	CHECKED BY: <b>KEG</b>

DRAWING NUMBER:  
**CE200**

60 0 20 40 60  
SCALE: 1 INCH = 60 FEET







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PHASE:  
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## REVISIONS

NO	DATE	DESCRIPTION
1	07/11/2025	RESPONSE TO COMMENTS

PROJECT NAME:  
**LEARN - EARLY CHILDHOOD SCHOOL**

PROJECT ADDRESS:  
**51 DANIELS AVE,  
WATERFORD, CT 06385**

STATE PROJECT NUMBER:  
**245-0090 MAG/N/PF**

NEWMAN PROJECT NUMBER:  
**20240069**

DRAWING TITLE:  
**SOIL EROSION & SEDIMENT CONTROL  
PLAN II PHASE 2**

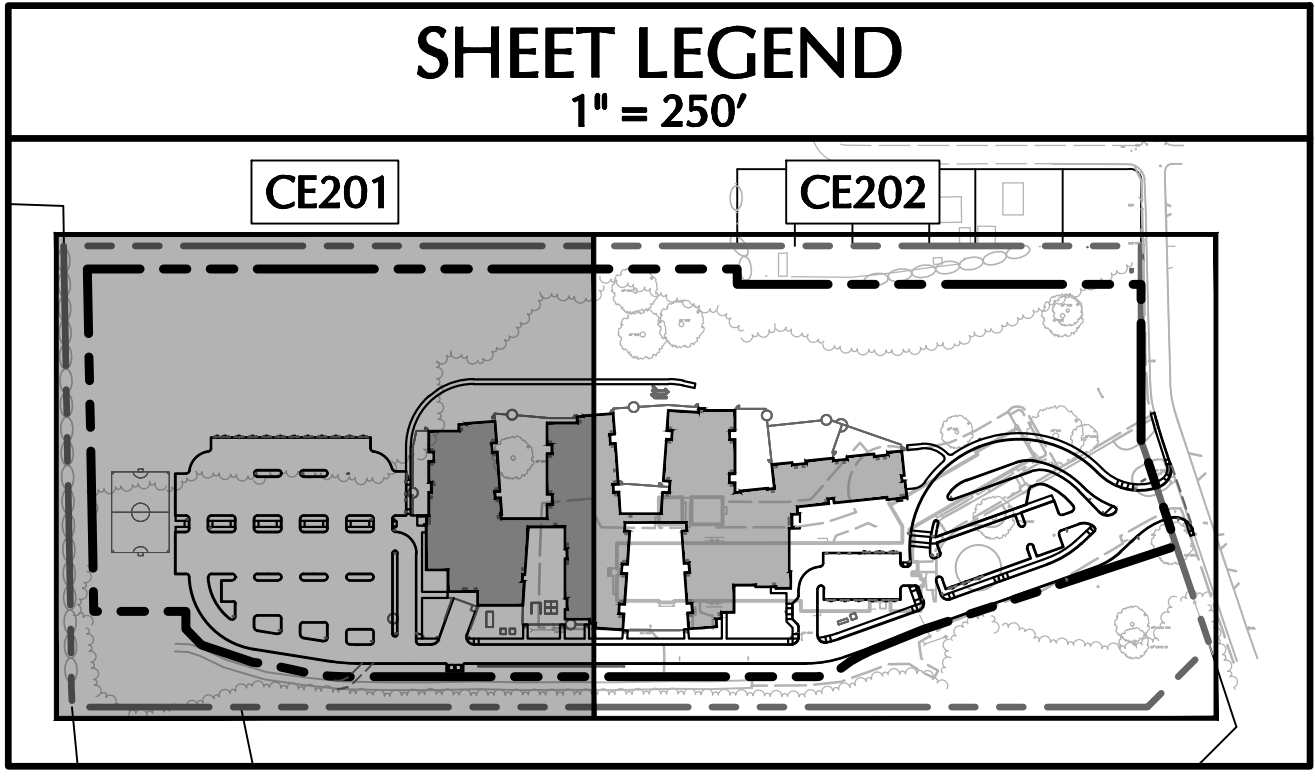
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**As indicated**

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**SGS**

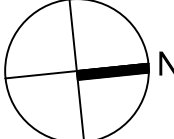
DATE:  
**07/11/2025**

CHECKED BY:  
**KEG**

DRAWING NUMBER:  
**CE202**



30 0 15 30  
SCALE: 1 INCH = 30 FEET





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## REVISIONS

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STATE PROJECT NUMBER: <b>245-0090 MAG/N/PF</b>
NEWMAN PROJECT NUMBER: <b>20240069</b>

DRAWING TITLE:

**SOIL EROSION &  
SEDIMENT CONTROL  
PLAN II PHASE 2**

SCALE:	DRAWN BY:
<b>As indicated</b>	<b>SGS</b>

DATE:	CHECKED BY:
<b>07/11/2025</b>	<b>KEG</b>

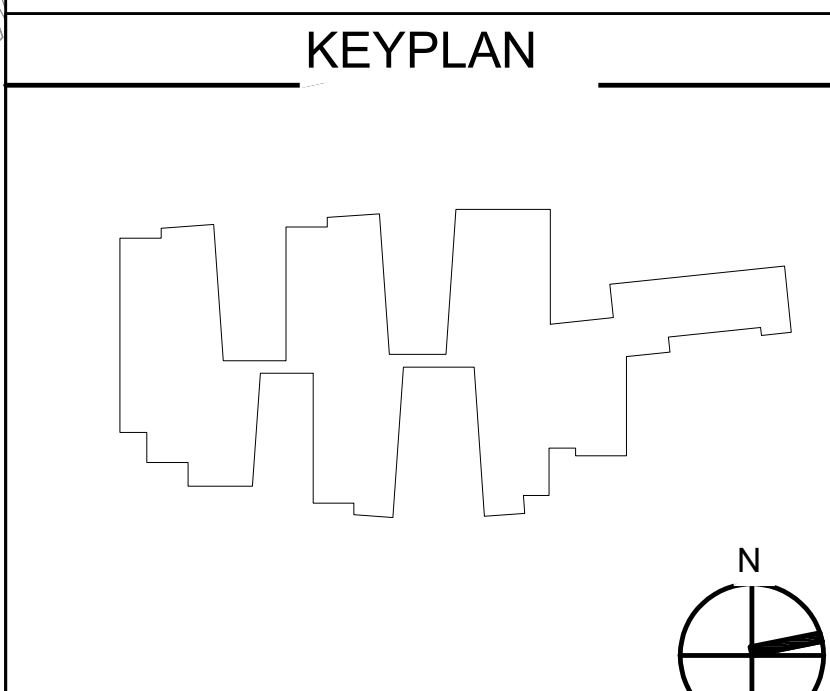
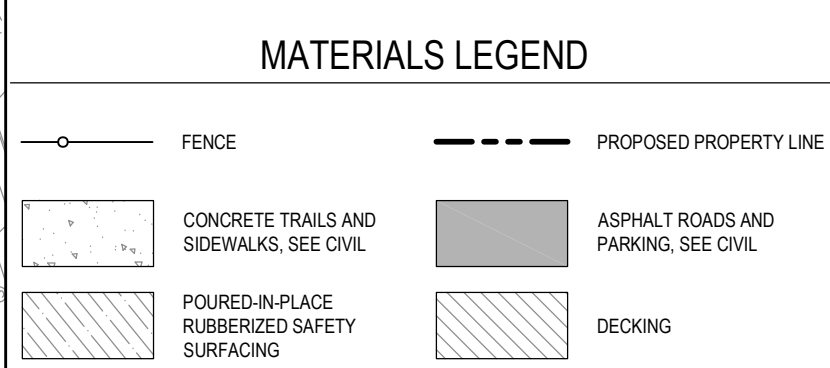
DRAWING NUMBER:  
**05000**

CE202

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	<u>REMARKS</u>
---------------	-------------	--------------------------------	-------------	------------------	------------	----------------

DECIDUOUS TREES					
•	AB	Acer buergerianum / Tokidoki Maple	2' C&B	B&B	4
•	CO	Celtis occidentalis / Common Hackberry	2' C&B	B&B	17
•	GI	Gleditsia triacanthos inermis / Thornless Honey Locust	2' C&B	B&B	24
•	TA	Tilia americana / American Linden	2' C&B	B&B	4
•	ZS	Zelkova serrata / Japanese Zelkova	2' C&B	B&B	9

GRASSES				
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	CONT.
	MC	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	CONT.



### SITE PLANTING PLAN NOTES

- \_\_\_\_\_

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[illegible]PROJECT NAME:

PROJECT ADDRESS:  
**51 DANIELS AVE.  
WATERFORD CT 06385**

NEWMAN PROJECT NUMBER:  
**PROJECT NO 20240069**

PROJECT NO. E-1000

SCALE: <b>1" = 60'</b>	DRAWN BY: <b>EH</b>

DRAWING NUMBER:	
-----------------	--

## L04.01



7/10/2025 1:05:51 PM

**A1 SOUTH LANDSCAPE PLAN ENLARGEMENT**  
1" = 30'

**NOTE: REFER TO SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET G0.01 FOR GENERAL NOTES.**

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PHASE:

## WATERFORD SUBMISSION

## REVISIONS

[illegible]

PROJECT NAME:

## LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:  
**51 DANIELS AVE.**  
**WATERFORD, CT 06385**

STATE PROJECT NUMBER:  
**245-0090 MAG/N/PR**

NEWMAN PROJECT NUMBER:  
**PROJECT NO 20240069**

DRAWING TITLE:

## SOUTH LANDSCAPE PLAN ENLARGEMENT

SCALE:  
**1" = 30'**

DATE:  
**05/05/2025**






DRAWN BY  
**EH**

DATE:	CHECKED BY:
<b>05/05/2025</b>	<b>AM</b>







DRAWING NUMBER

## L04.02

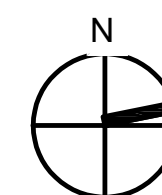
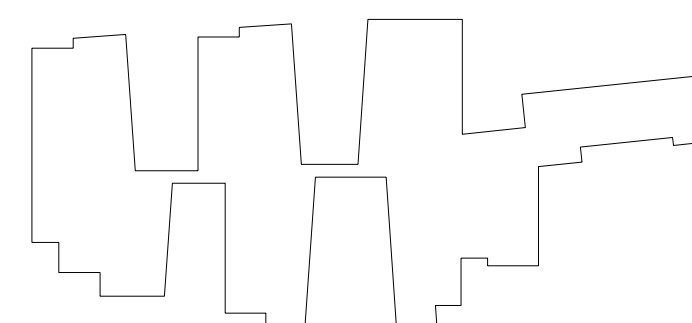
### PLANTING LEGEND

	PROPOSED PROPERTY LINE		ROCK MULCH
	SOD, SEE SPECS		TURF SEED, SEE SPECS
	BIORETENTION SEED, SEE SPECS		NATIVE SEED, SEE SPECS

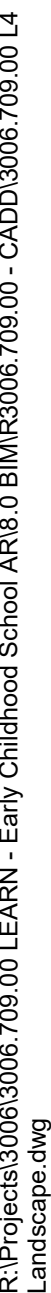
## MATERIALS LEGEND

	FENCE		PROPOSED PROPERTY LINE
	CONCRETE TRAILS AND SIDEWALKS, SEE CIVIL		ASPHALT ROADS AND PARKING, SEE CIVIL
	POURED-IN-PLACE RUBBERIZED SAFETY SURFACING		DECKING

## KEYPLAN







A1



**A5**

**NOTE: REFER TO SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET G0.01 FOR GENERAL NOTES.**

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MONROE, CT 06468  
(203) 497-3064

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23 BRADFORD  
CONCORD, MA 01742  
(978) 369-8978

PHASE

**WATERFORD SUBMISSION**

## REVISIONS

[illegible]

PROJECT NAME

## LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:  
**51 DANIELS AVE.**  
**WATERFORD, CT 06385**

STATE PROJECT NUMBER:  
**245-0090 MAG/N/P**

NEWMAN PROJECT NUMBER:

PROJECT NO 20240069

DRAWING TITLE

# SOUTH PLAYGROUND LANDSCAPE PLAN ENLARGEMENTS

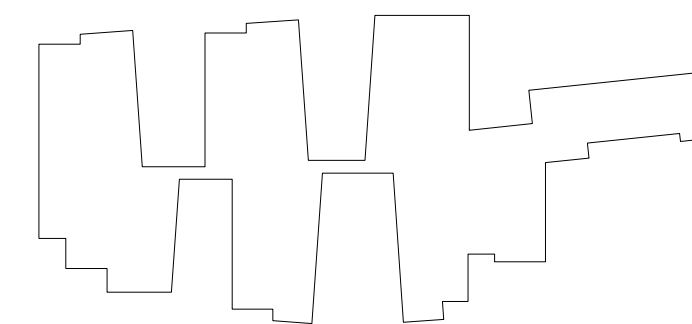
SCALE:

1" = 10

DATE:	CHECKED
<b>05/05/2025</b>	<b>AM</b>

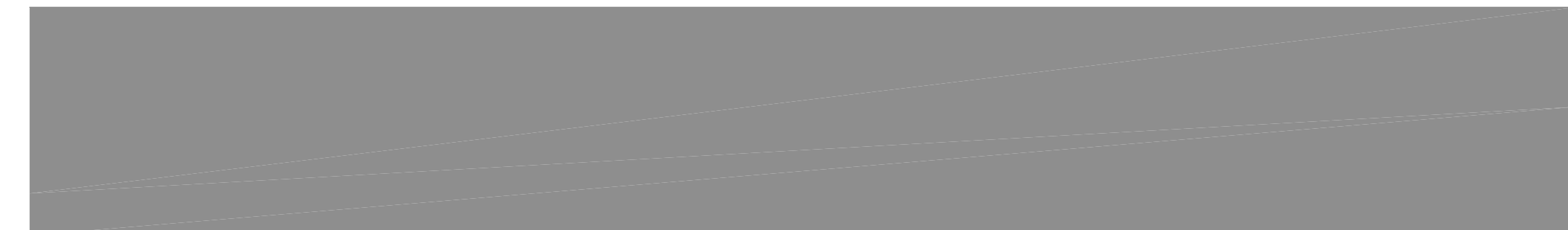
DRAWING NUMBER

## L04.04





**A1** **NOR**  
1° = 10°



**A4** NC  
1" =

**NOTE: REFER TO SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET G0.01 FOR GENERAL NOTES.**

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477 MAIN ST  
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THE GREEN ENGINEER  
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CONCORD, MA 01742  
(978) 369-8978

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**WATERFORD SUBMISSION**

## REVISIONS

[illegible]

PROJECT NAME

## LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS

**51 DANIELS AVE.  
WATERFORD, CT 06385**

STATE PROJECT NUMBER

245-0090 MAG/N/PR

NEWMAN PROJECT NUMBER

**PROJECT NO 20240069**

DRAWING TITLE

# NORTH PLAYGROUND LANDSCAPE PLAN ENLARGEMENTS

SCALE

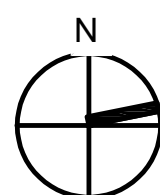
**1" = 10**

DATE:  
**05/05/2025**

[illegible]

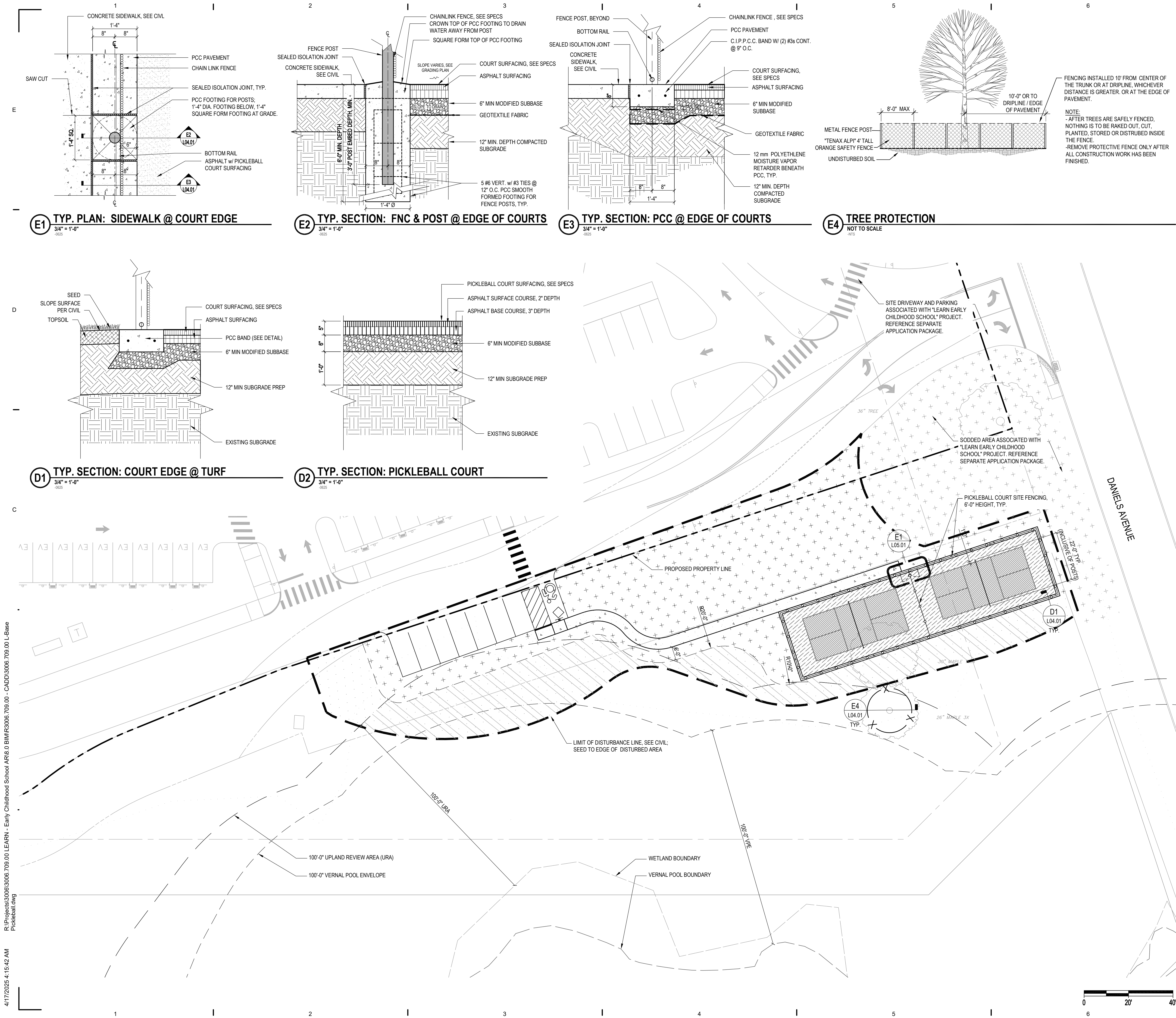
DRAWING NUMBER

## L04.05





**A1 NORTHWEST PLAYGROUND LANDSCAPE PLAN ENLARGEMENT**  
1" = 10'



NOTE: REFER TO SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET G0.01 FOR GENERAL NOTES.

### SITE PLANTING PLAN NOTES

- Finish grades in all landscape areas are to be reviewed by the Landscape Architect prior to any seeding, sodding, or planting. The Contractor shall submit a written request for review five (5) days prior to the desired date of review. No compensation for re-seeding, re-sodding, or re-planting of an area requiring remedial grading shall be allowed resulting from failure to comply with this requirement.
- The Contractor shall preserve areas of existing vegetation, including grass, that occur within the Contract Limits but are not needed for construction. Repair all of these existing areas to their original condition which are disturbed during construction at no cost to the Owner.
- All areas disturbed during construction, outside of the Contract Limits, shall be repaired to their original condition at no expense to the Owner.
- Prior to planting, verify that soil adjacent to pavements and curbs are at the correct elevation to assure a level transition from the pavement to the mulched beds. No compensation for removal and replacement of installed plants and mulch, due to unacceptable transition from one surface to the other (i.e. plant bed too high or too low), will be allowed resulting from failure to comply with this requirement.
- The Landscape Contractor shall be responsible for all trees to be straight and vertical at the time of the final inspection scheduled at the end of the one year warranty period. Should the Contractor choose to stake or guy the trees, staking and guying shall be placed per the Contract Documents and the Contractor is responsible for removing and off-site disposal of all stakes, wires, cables, and anchors immediately before the one year warranty inspection.
- The ±8,000 SF enhancement area will consist of planting with select native shrubs and trees following grading activities and placement of topsoil to establish a dense buffer of woody plants that will enhance water quality and wildlife habitat functions for the adjacent wetland and vernal pool habitat.
- Planting stock used in the enhancement area shall be inspected for pests, disease and overall health to ensure suitable specimens are used. Unsuitable specimens will be rejected and replaced with suitable specimens. Any planting substitutions must be approved by the Project Wetland Scientist. All woody plant stock shall be container-grown or burlap balled. Deviations to the planting plan must be approved by the Project Wetland Scientist. Only plant materials native and indigenous to Connecticut shall be used. Invasive plant species will not be used in the mitigation area.
- Under-sow enhancement area with a New England Conservation/Wildlife Seed Mix (New England Wetland Plants, Inc., or approved equivalent). Seed mix shall be applied at the manufacturer's recommended seeding rate and protected with a weed-free straw mulch or hydroseeded with a bonded fiber matrix. Permanent cover of native grasses and forbs will provide both good erosion control and wildlife habitat value.
- All plant materials installed shall meet or exceed the specifications of the "American Standards for Nursery Stock" by the American Association of Nurserymen. All plant materials shall be guaranteed for one year following date of final acceptance. No cultivars of the native plants identified in the planting schedule shall be used unless approved by the Project Wetland Scientist.
- Tree and shrub spacing is provided for general purposes. Actual locations of plants to be adjusted in the field based on available space. The Project Wetland Scientist will assist in selecting planting locations and spacing to simulate nature growth patterns.
- Plant black chokeberry, serviceberry, and bayberry along edge of clearing as species prefer full sun in order to set heavier fruit. All other trees and shrubs are shade tolerant.

TABLE 1 - PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	Size	Spacing
10	<i>Acer rubrum</i>	Red Maple	6-8"	10-20 feet
20	<i>Amenlancher canadensis</i>	Serviceberry	3-4"	7-10 feet
40	<i>Cornus racemosa</i>	Gray Dogwood	3-4"	7-10 feet
40	<i>Harelda pensylvanica</i>	Bayberry	3-4"	7-10 feet
40	<i>Photinia melanocarpa</i>	Black chokeberry	3-4"	7-10 feet
40	<i>Viburnum lentago</i>	Nannyberry	3-4"	7-10 feet

### MATERIALS LEGEND

	TREE		PROPOSED PROPERTY LINE
	FENCE		PICKLEBALL COURT SURFACING, COLOR ONE
	CONCRETE TRAILS AND SIDEWALKS		PICKLEBALL COURT SURFACING, COLOR TWO
	SOD		
	NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC.		
	8,000 SF UPLAND REVIEW / VERNAL POOL TERRESTRIAL ENHANCEMENT AREA; SEE TABLE 1 FOR QUANTITIES		



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### PHASE:

### WATERFORD SUBMISSION

### REVISIONS

NO	DATE	DESCRIPTION
1	7/11/2025	RESPONSE TO COMMENTS

### PROJECT NAME:

## WATERFORD PICKLEBALL COURTS AND PARKING

### PROJECT ADDRESS:

51 DANIELS AVE.  
WATERFORD, CT 06385

### STATE PROJECT NUMBER:

245-0090 MAG/A/PF

### NEWMAN PROJECT NUMBER:

20240069

### DRAWING TITLE:

## OVERALL SITE LANDSCAPE PLAN

### SCALE:

1" = 20'

### DATE:

05/01/2025

### DRAWING NUMBER:

L04.01

### DRAWN BY:

EH

### CHECKED BY:

AM