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ARCHITECTURAL CONSULTANT & LANDSCAPE
RDG PLANNING & DESIGN
1302 HOWARD STREET
OMAHA, NE 68102
T 402.392.0133

CIVIL & GEOTECH ENGINEER
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(203) 497-3064

SUSTAINABILITY CONSULTANT
THE GREEN ENGINEER
23 BRADFORD
CONCORD, MA 01742
(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

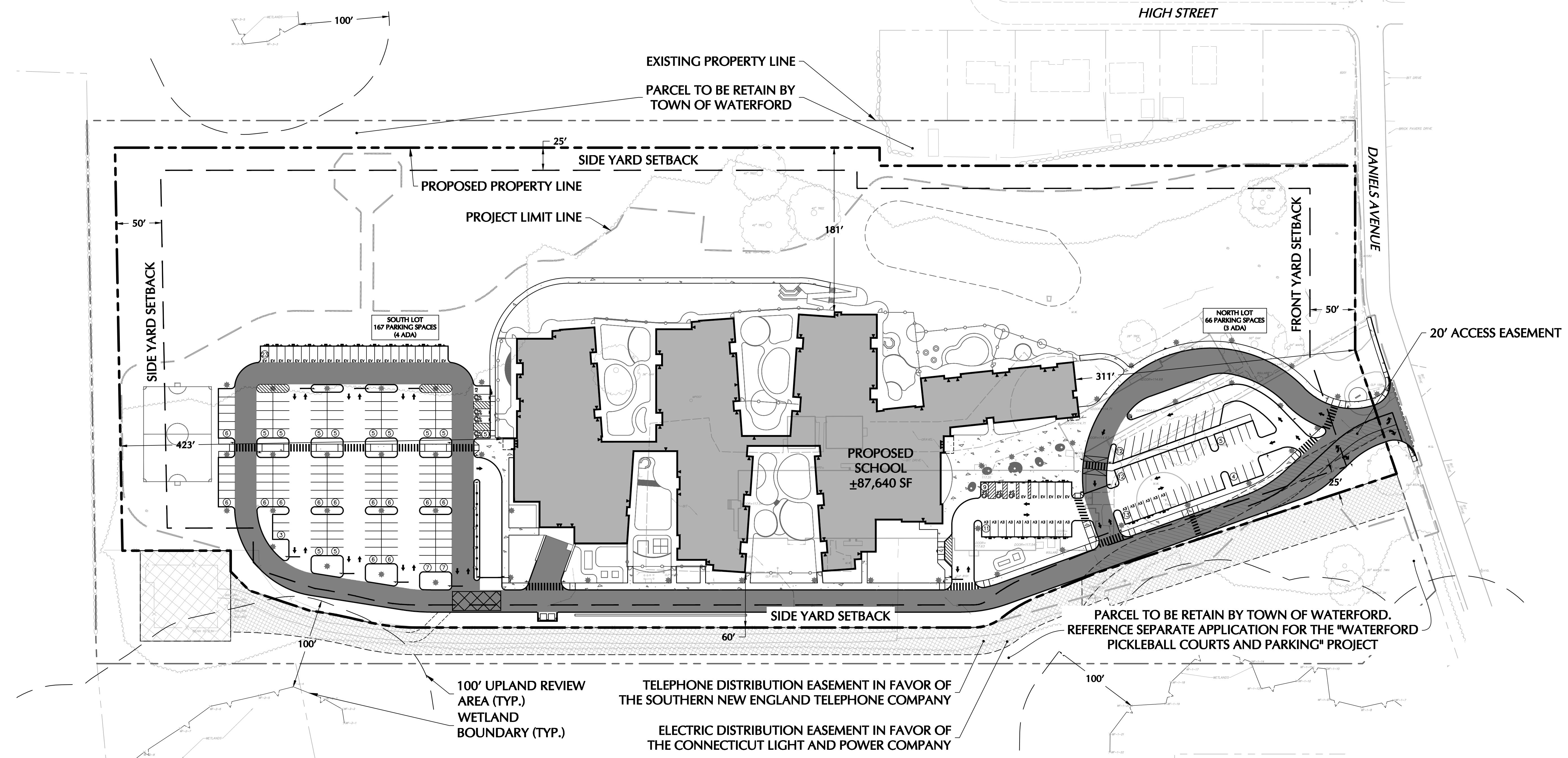
DRAWING NUMBER:
CS100



ZONING CHART				
ZONE: LOW DENSITY RESIDENTIAL DISTRICT (R-40)				
LAND USE: PUBLIC SCHOOL				
CRITERIA	REQUIRED	EXISTING	PROPOSED	SECTION
LOT/BUILDING				
MIN. LOT AREA [SQ. FT.]	40,000	854,656	669,075	5.1
MIN. FRONTAGE [FT]	100	534	348	5.3
MIN. LOT WIDTH [FT]	125	576	364	5.3
FRONT YARD SETBACK [FT]	50	139	311	5.4.1
SIDE YARD SETBACK [FT]	25	125	60	5.4.2
REAR YARD SETBACK [FT]	50	712	423	5.4.3
MAX. BUILDING COVERAGE [%]	20	4.90%	13.10%	5.5
MAX. BUILDING HEIGHT [FT]	35	-	<35	5.6
PARKING				
MIN. STANDARD SPACE DIMENSIONS [FT]	9 X 18	-	9 X 18	20.2a
MIN. NUMBER OF PARKING SPACES	66 ^{1.2}	89	233	20.3b
MIN. NUMBER OF ACCESSIBLE SPACES	7 (2 VAN)	-	7 (6 VAN)	2010 ADA STANDARDS
MIN. NUMBER OF EV SPACES	47 ³	-	47	CT CLEAN AIR ACT

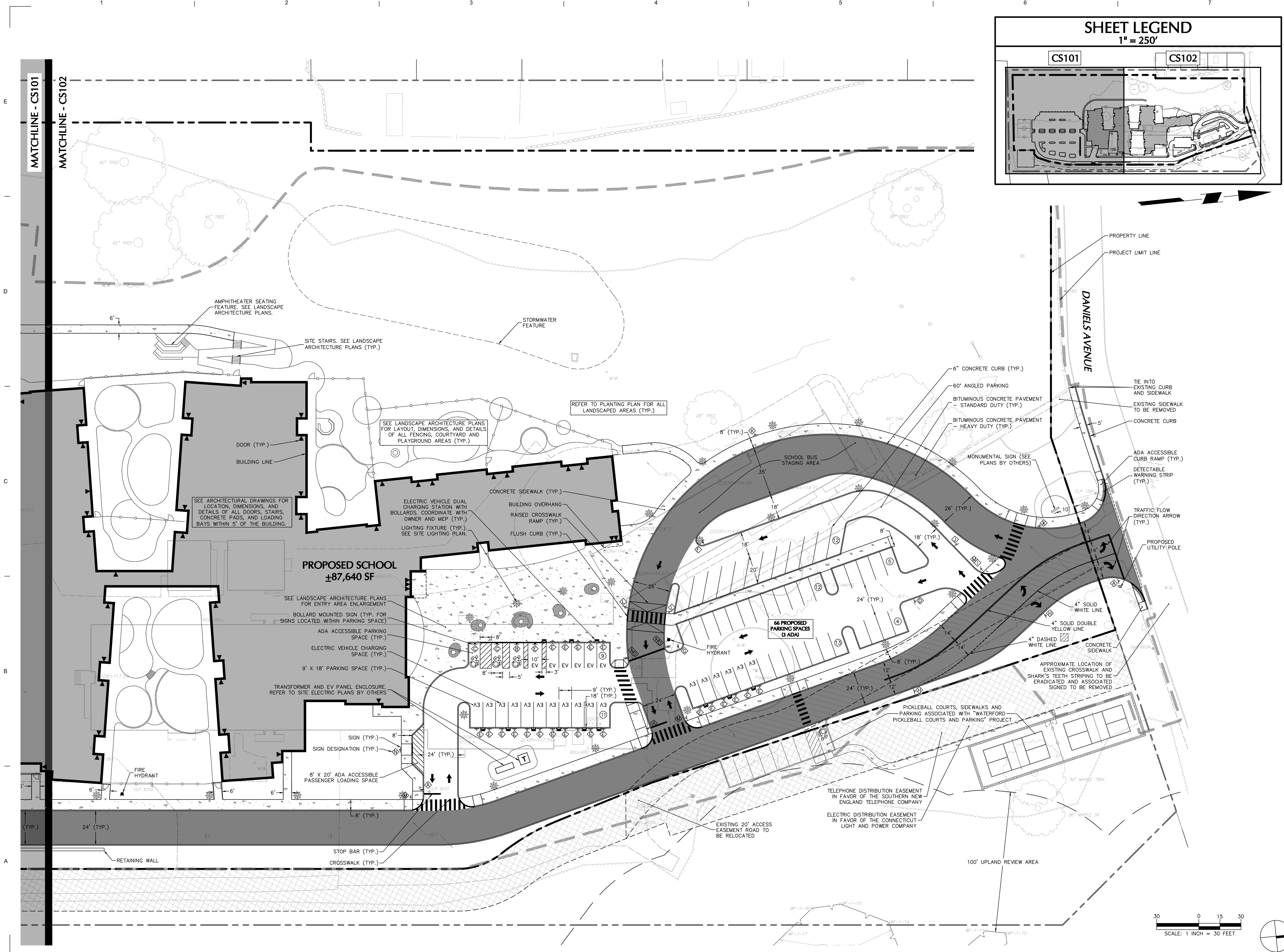
NOTES:

- PUBLIC SCHOOL - 2 SPACES FOR EACH CLASSROOM PLUS 1 SPACE FOR EVERY 4 FIXED SEATS IN AUDITORIUMS, GYMNASIUMS OR OTHER PLACES OF PUBLIC ASSEMBLY.
- KINDERGARTENS & CHILD CARE CENTERS - 2 SPACES FOR EACH CLASSROOM, BUT NOT LESS THAN 6 SPACES FOR ANY ONE BUILDING.
- PROPOSED SCHOOL INCLUDES 33 MAIN CLASSROOMS.
- PROVIDE LEVEL TWO EV CHARGERS IN AT LEAST 20% OF PARKING SPOTS.



SCALE: 1 INCH = 60 FEET

CS100



NEWMAN

NEWMAN ARCHITECTS, PC
265 Church Street, 15th Floor
New Haven, CT 06510
203.772.1990 Fax 203.772.1997
www.newmanarchitects.com

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The logo for RDG Planning & Design. It features the company name in a bold, sans-serif font. Below the name is a large, stylized 'RDG' monogram. To the right of the monogram, the word 'DESIGN' is written in a smaller, all-caps, sans-serif font. To the left of the monogram, the company's address '1302 HOWARD STREET' and 'OMAHA, NE 68102' is listed, along with the phone number 'T 402.392.0133'. The word 'PLANNING' is positioned above 'DESIGN' in a smaller font. The entire logo is set against a dark background.

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PHASE:
**WATERFORD PLANNING AND
ZONING COMMISSION**

REVISIONS

LEARN - EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:

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

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

20240069

SITE PLAN II

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

CS102

NEWMAN

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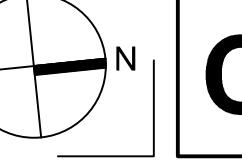
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**OVERALL
GRADING AND
DRAINAGE PLAN**

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As indicated DRAWN BY:
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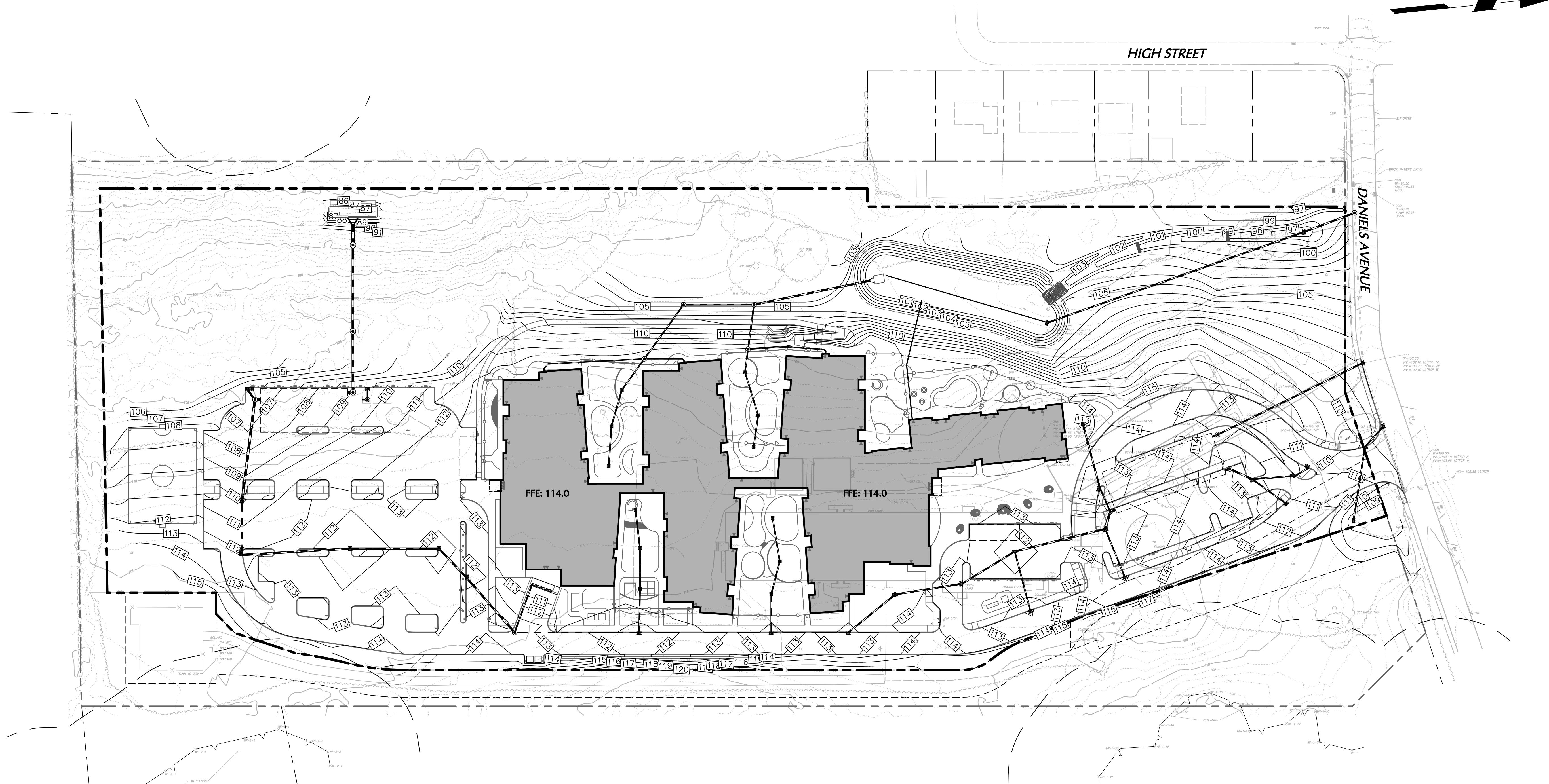
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DRAWING NUMBER:
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SCALE: 1 INCH = 60 FEET



CG100



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

NEWMAN PROJECT NUMBER:
20240069

DRAWING TITLE:
**GRADING AND
DRAINAGE PLAN II**

SCALE:
As indicated

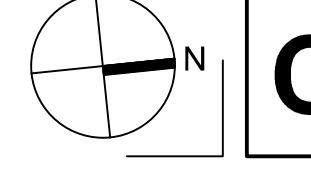
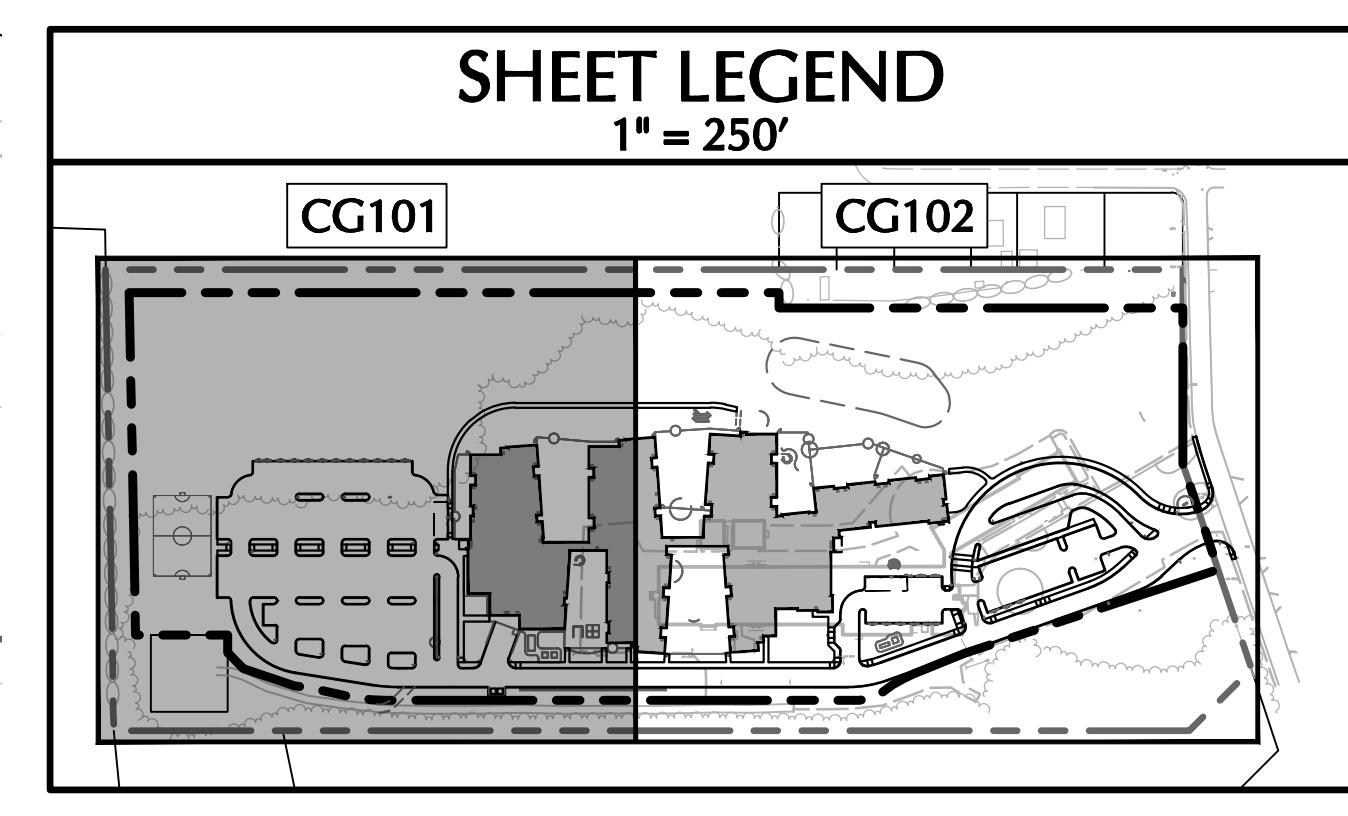
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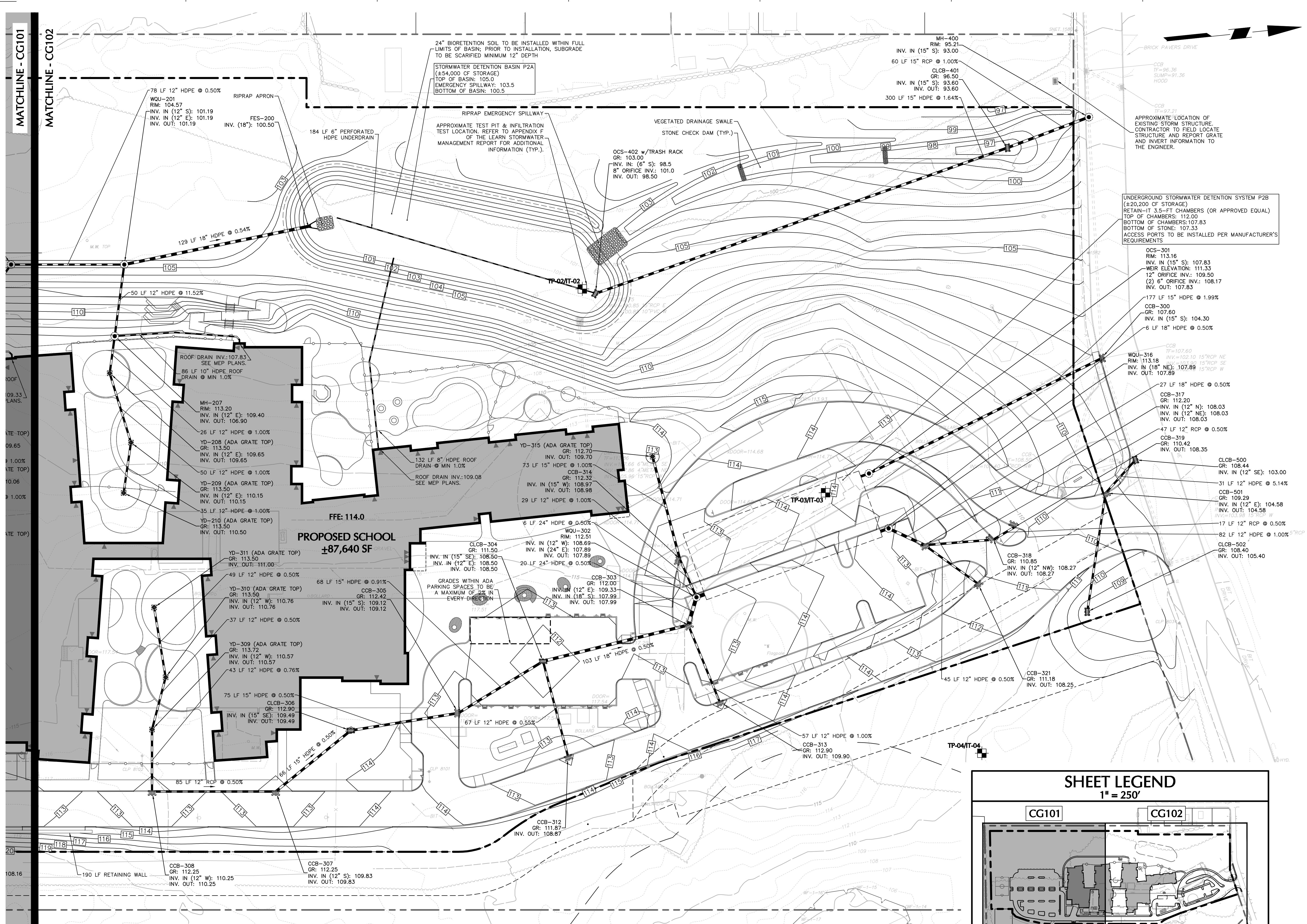
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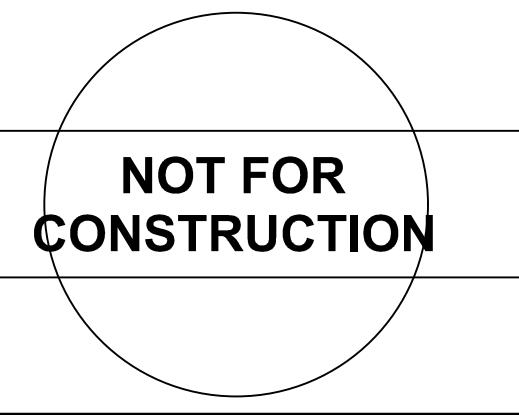
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CG102

SCALE: 1 INCH = 30 FEET



CG102





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CHILDHOOD SCHOOL

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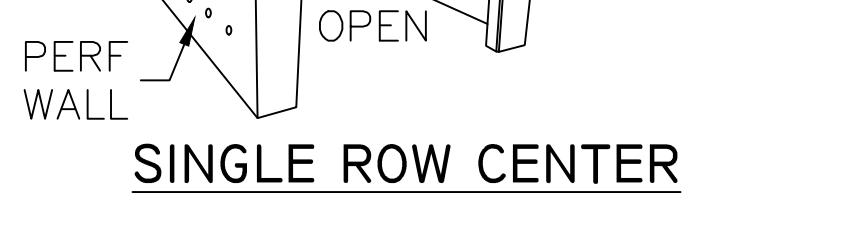
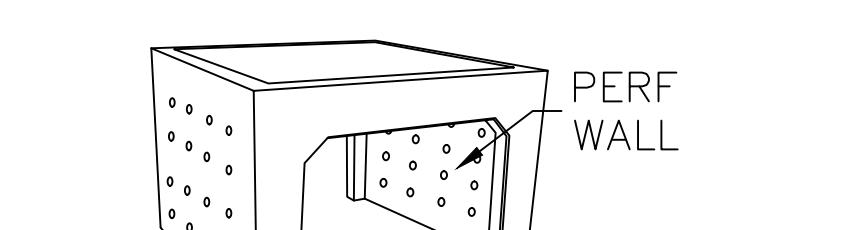
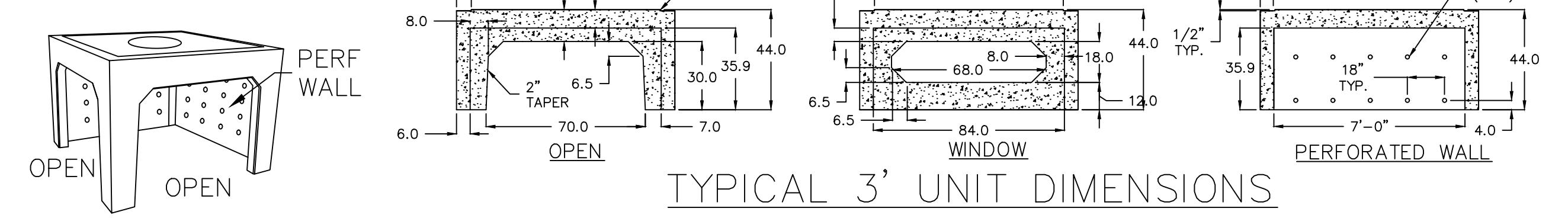
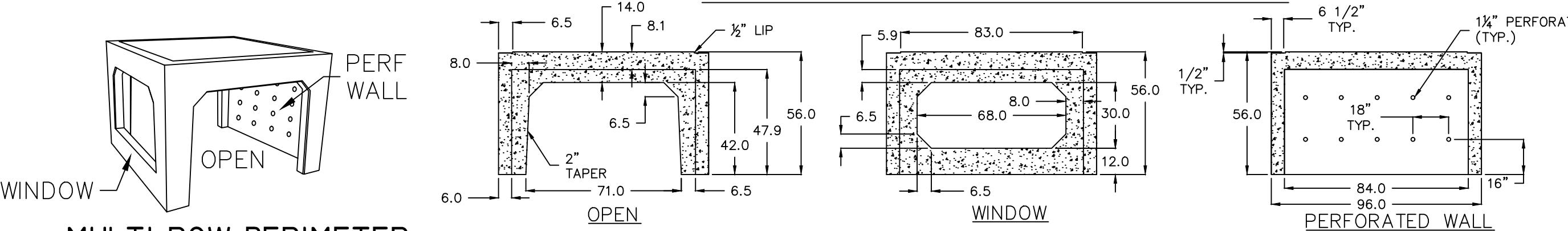
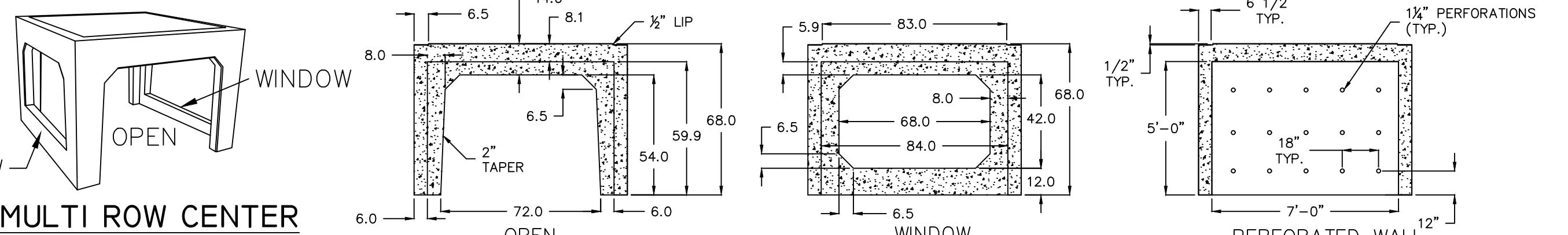
STATE PROJECT NUMBER:
245-0090 MAG/N/PF
NEWMAN PROJECT NUMBER:
20240069

DRAWING TITLE:
GRADING &
DRAINAGE
DETAILS III

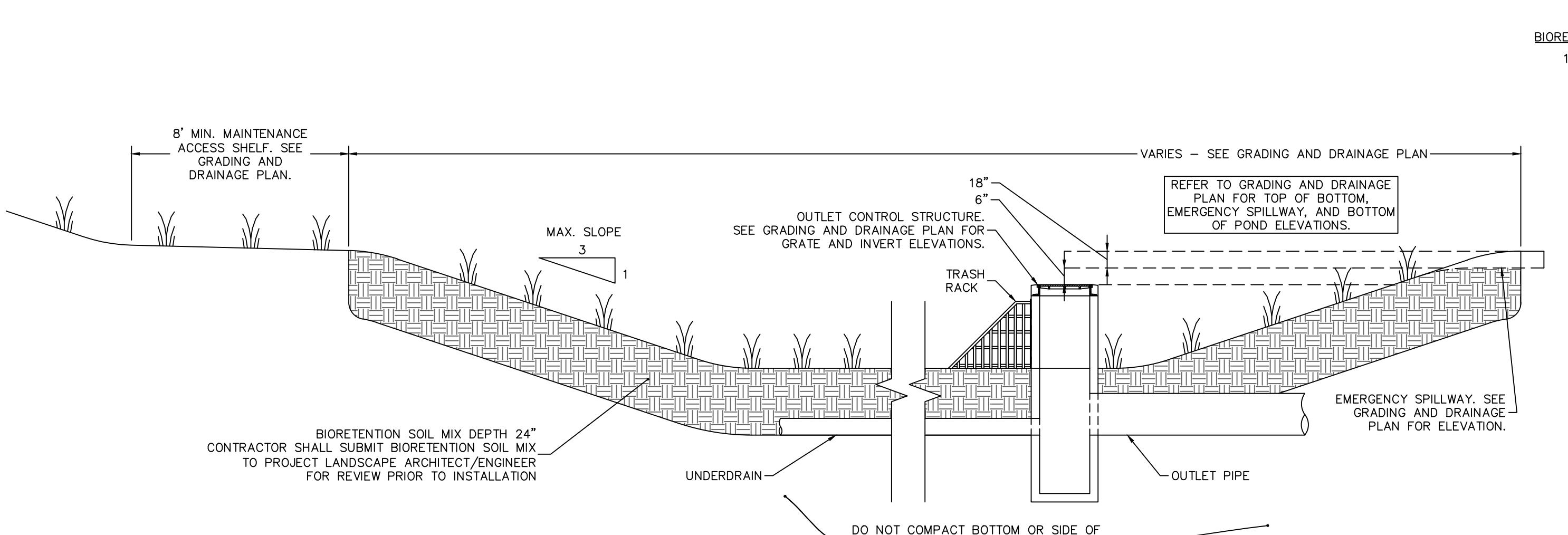
SCALE:
As indicated DRAWN BY:
BTW

DATE:
05/01/2025 CHECKED BY:
KEG

DRAWING NUMBER:
CG503



RETAIN-IT 3.5' AND 4.0' UNDERGROUND DETENTION SYSTEM (OR APPROVED EQUAL)



BIORETENTION SOIL MIX SPECIFICATIONS:

- BIORETENTION SOIL MIX**
 - BIORETENTION SOIL MIX IS TO BE USED IN ALL DETENTION BASINS AND RAIN GARDENS.
 - MIX TO CONSIST OF 60% COARSE SAND, 40% SUBMITTED TOPSOIL/HORTICULTURAL SOIL MIX
 - TOPSOIL/HORTICULTURAL SOIL MIX: REFER TO SPECIFICATIONS LISTED IN SECTION ABOVE
 - COARSE SAND
- 1) PARTICLE SIZE ANALYSIS**

SCREEN	PERCENT PASSING
3/8 INCH (9.5 MM)	100
NO 4 (4.75 MM)	95-100
NO 8 (2.36 MM)	80-100
NO 16 (1.18 MM)	50-85
NO 30 (.60 MM)	25-60
NO 50 (.30 MM)	10-30
NO 100 (.15 MM)	2-10
NO 200 (.075 MM)	2-5
- 2) CHEMICAL ANALYSIS**
 - PH: LOWER THAN 7.0
 - TOXIC SUBSTANCE ANALYSIS
- e. FINAL BIORETENTION MIX**
 - 1) PARTICLE SIZE ANALYSIS**
 - SAND - 80-85%
 - SILT - 8-15%
 - CLAY - 2-8%
 - NOT MORE THAN 1% OF MATERIAL TO BE RETAINED BY A #4 SIEVE
 - 2) CHEMICAL ANALYSIS**
 - PH - 5.5-6.5
 - SOLUBLE SALTS: LESS THAN 2 MMHO/CM
- 3) CONTRACTOR TO SUBMIT TOXIC SUBSTANCE ANALYSIS AND MATERIAL DRAINAGE RATE IN ADDITION TO INFORMATION LISTED ABOVE. DRAINAGE RATE OF MATERIAL TO EXCEED 1 INCH/HOUR**

NOTES:
1. SEE GRADING AND DRAINAGE PLAN FOR SIZES/DIMENSIONS

2. SEE GRADING AND DRAINAGE PLAN FOR SIZES/DIMENSIONS

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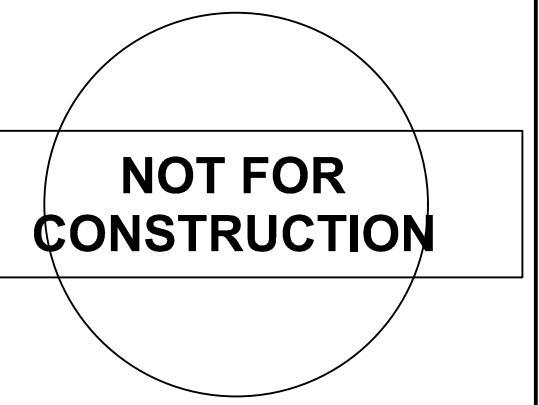
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PHASE:
WATERFORD PLANNING AND
ZONING COMMISSION
REVISIONS

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 SOIL EROSION
& SEDIMENT CONTROL
PLAN PHASE 1**

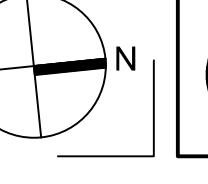
SCALE:
As indicated DRAWN BY:
SGS

DATE:
07/03/2025 CHECKED BY:
KEG

DRAWING NUMBER:

CE100

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



SHEET LEGEND

1" = 250'

A scale bar diagram. A horizontal line is marked with three tick marks. The first tick mark is labeled '30' above the line. The second tick mark is labeled '0' above the line. The third tick mark is labeled '15' above the line. Below the line, the text 'SCALE: 1 INCH = 30 FEET' is written.

 CE101

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PHASE:
**WATERFORD PLANNING AND
ZONING COMMISSION**

REVISIONS		
O	DATE	DESCRIPTION
1	07/11/2025	RESPONSE TO COMMENTS

PROJECT ADDRESS:
51 DANIELS AVE,

WATERFORD, CT 06385

245-0090 MAG/N/PF

DRAWING TITLE:
**SOIL EROSION &
SEDIMENT CONTROL**

PLAN I PHASE 1	
SCALE: As indicated	DRAWN BY: BTW

DATE:	CHECKED BY:
05/01/2025	KEG

DRAWING NUMBER:

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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

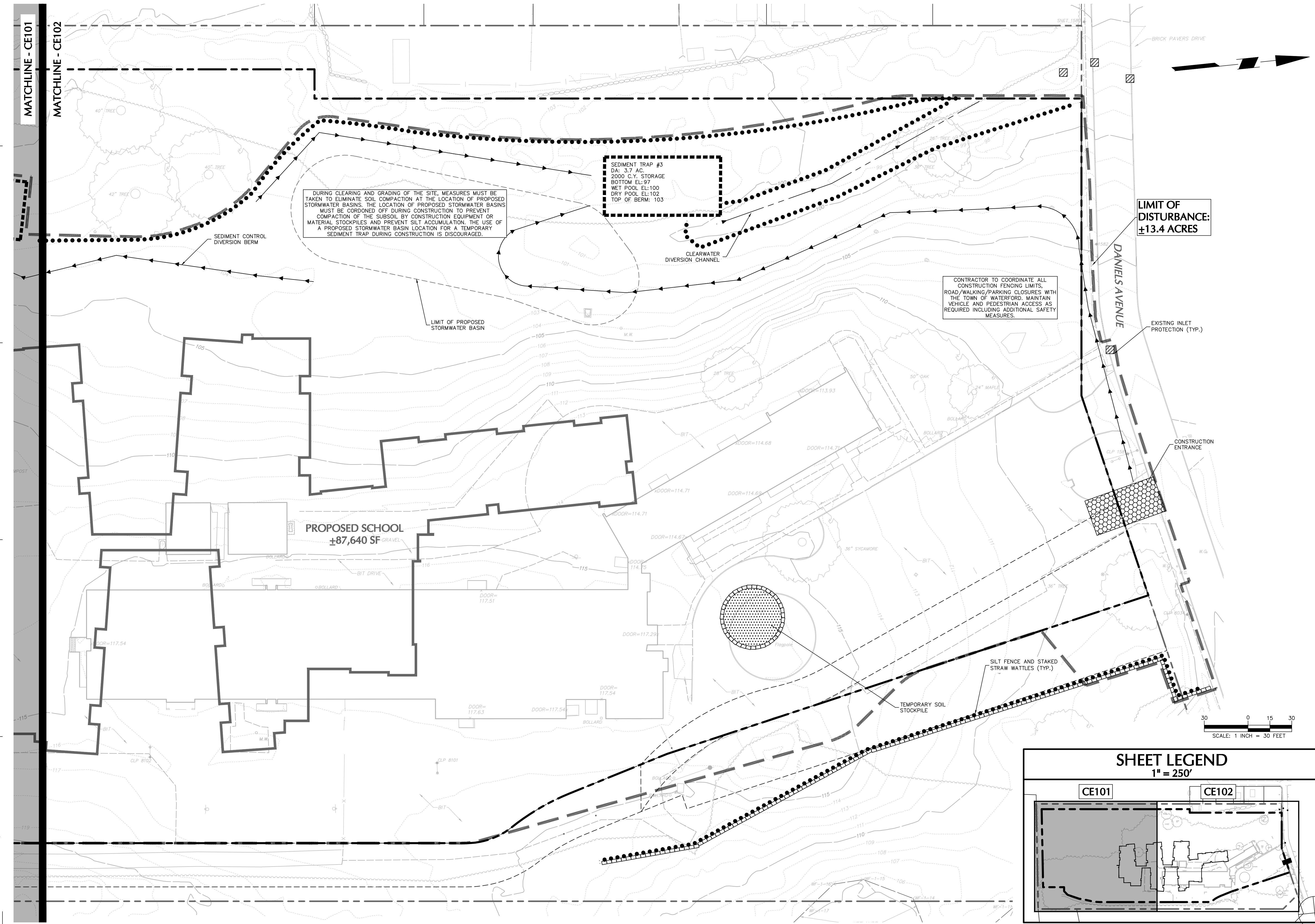
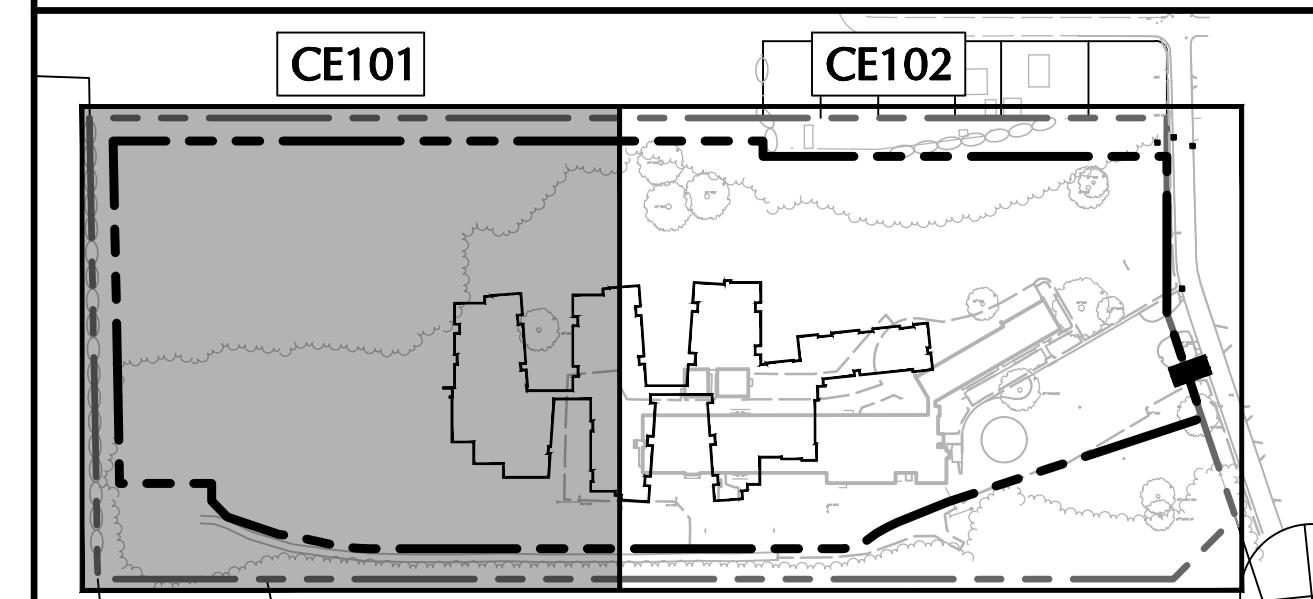
DRAWING TITLE:
SOIL EROSION &
SEDIMENT CONTROL
PLAN II PHASE 1

SCALE:
As indicated
DRAWN BY:
BTW

DATE:
05/01/2025
CHECKED BY:
KEG

DRAWING NUMBER:
CE102

SHEET LEGEND
1" = 250'



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PHASE:
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REVISIONS		
O	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

20240069

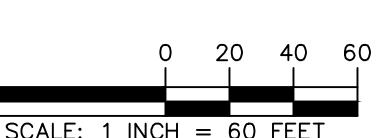
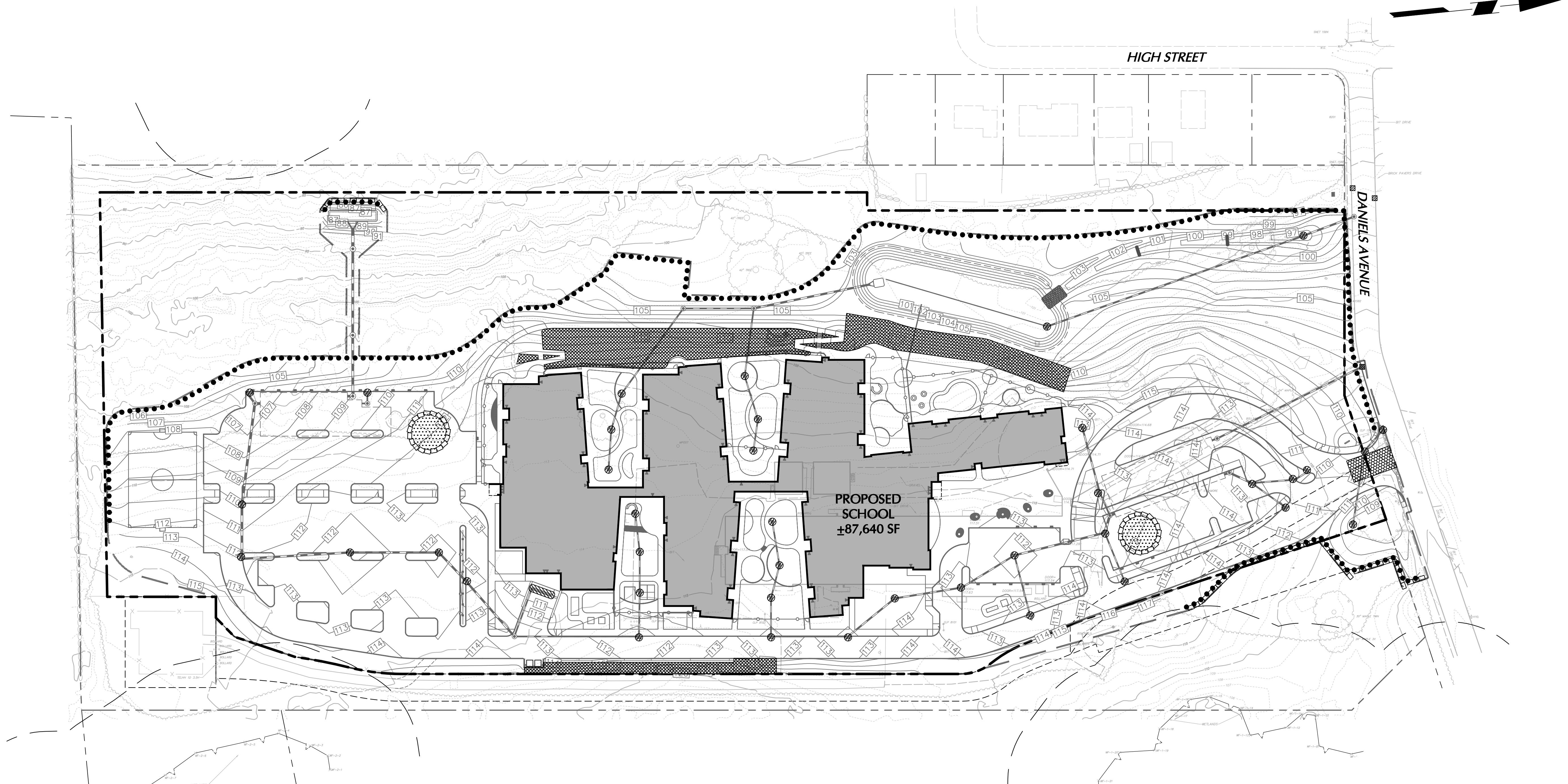
DRAWING TITLE:

**OVERALL SOIL EROSION
S SEDIMENT CONTROL**

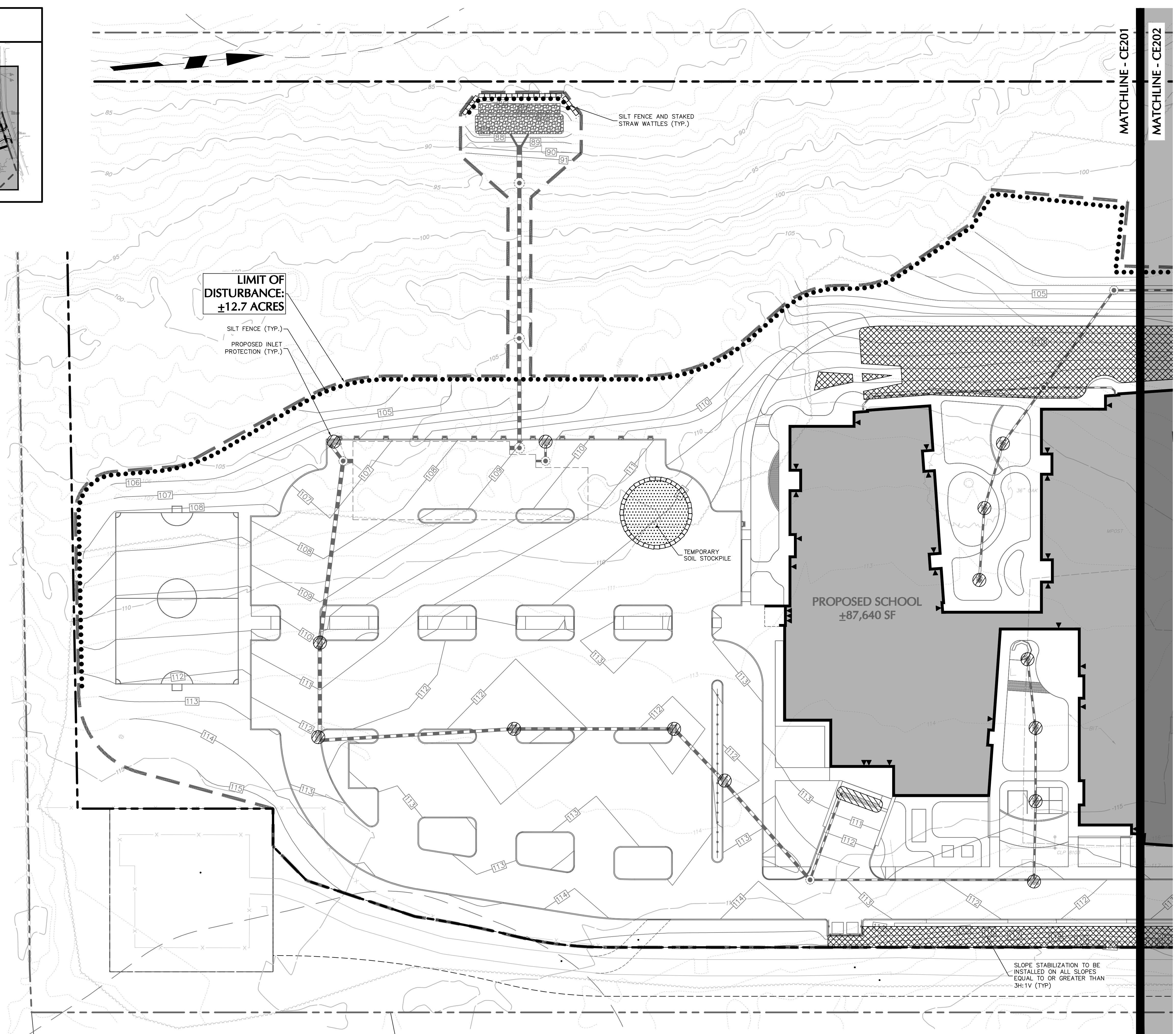
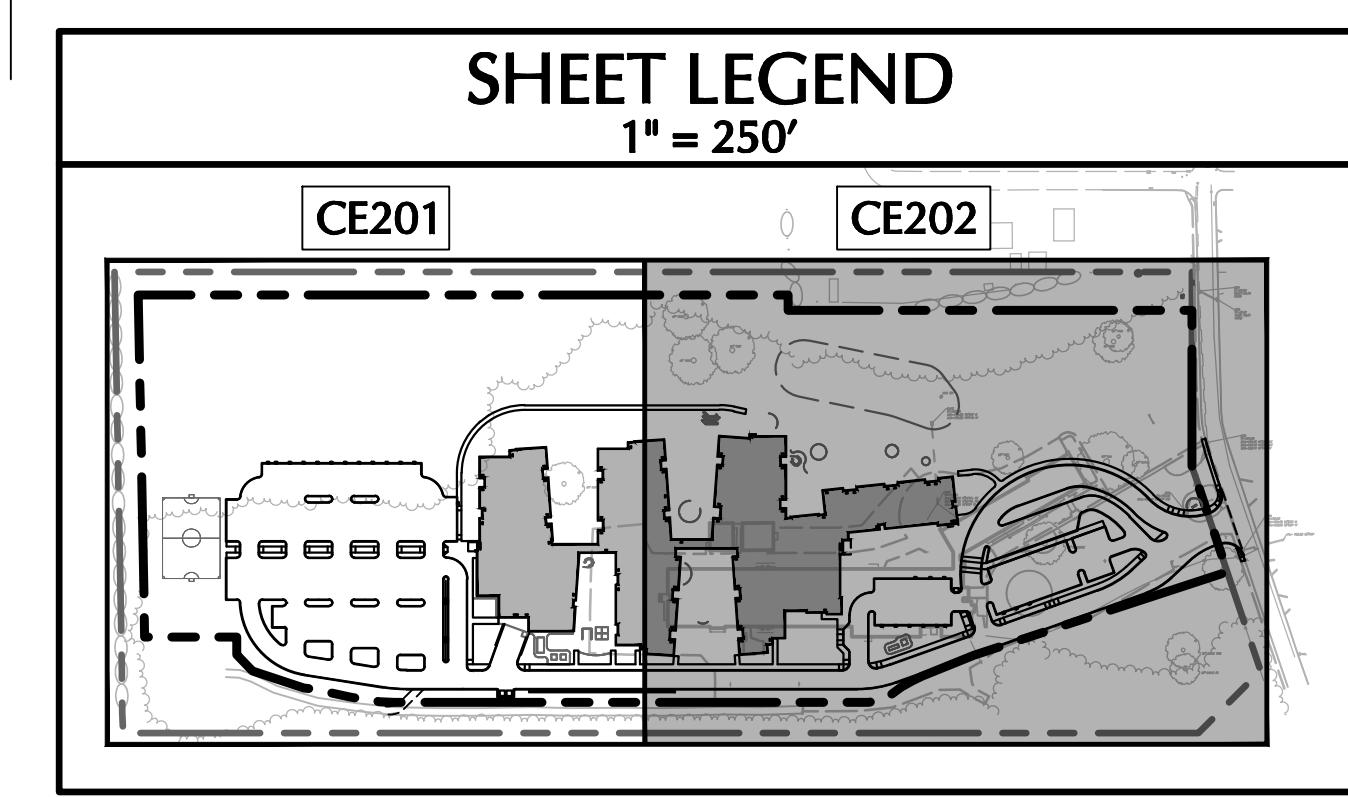
LAND USE & SEDIMENT CONTROL PLAN PHASE 2	
SCALE: As indicated	DRAWN BY: SGS
DATE:	CHECKED BY:

07/11/2025	KEG
DRAWING NUMBER:	
CE200	

CE200



CE200



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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

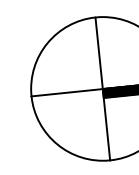
NEWMAN PROJECT NUMBER:
20240069

DRAWING TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN I PHASE 2

SCALE:	DRAWN BY:
As indicated	SGS

DATE: 07/11/2025 **CHECKED BY:** KEG

DRAWING NUMBER:
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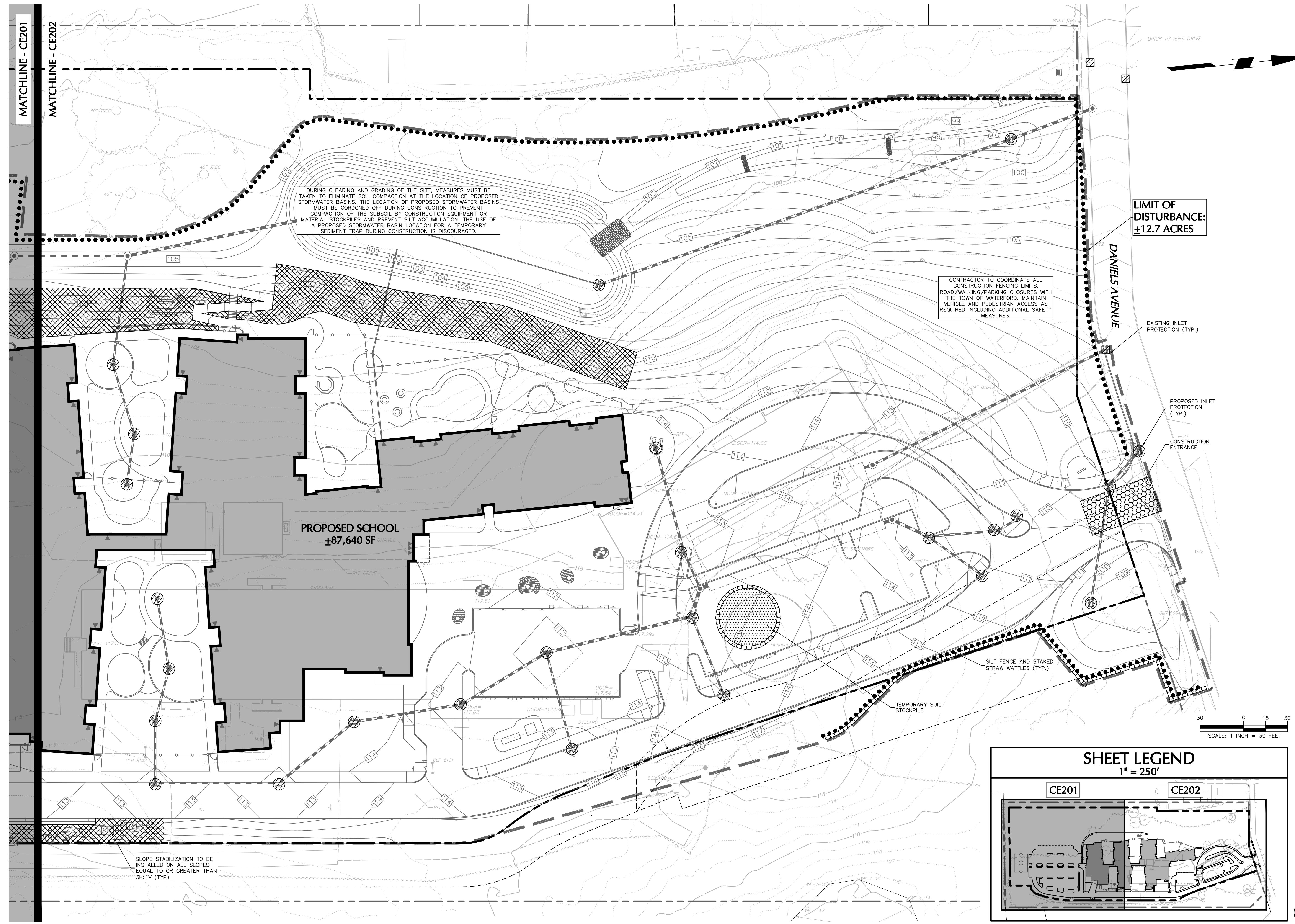
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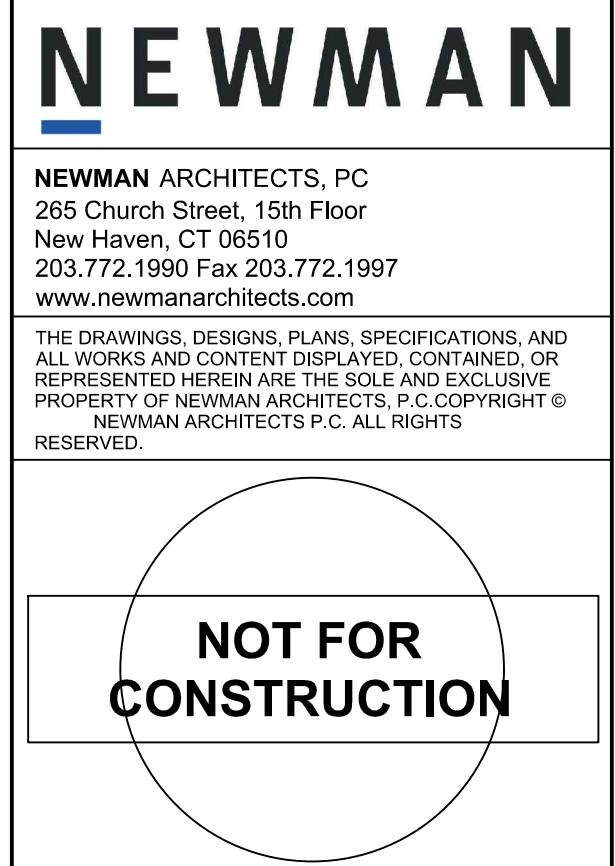
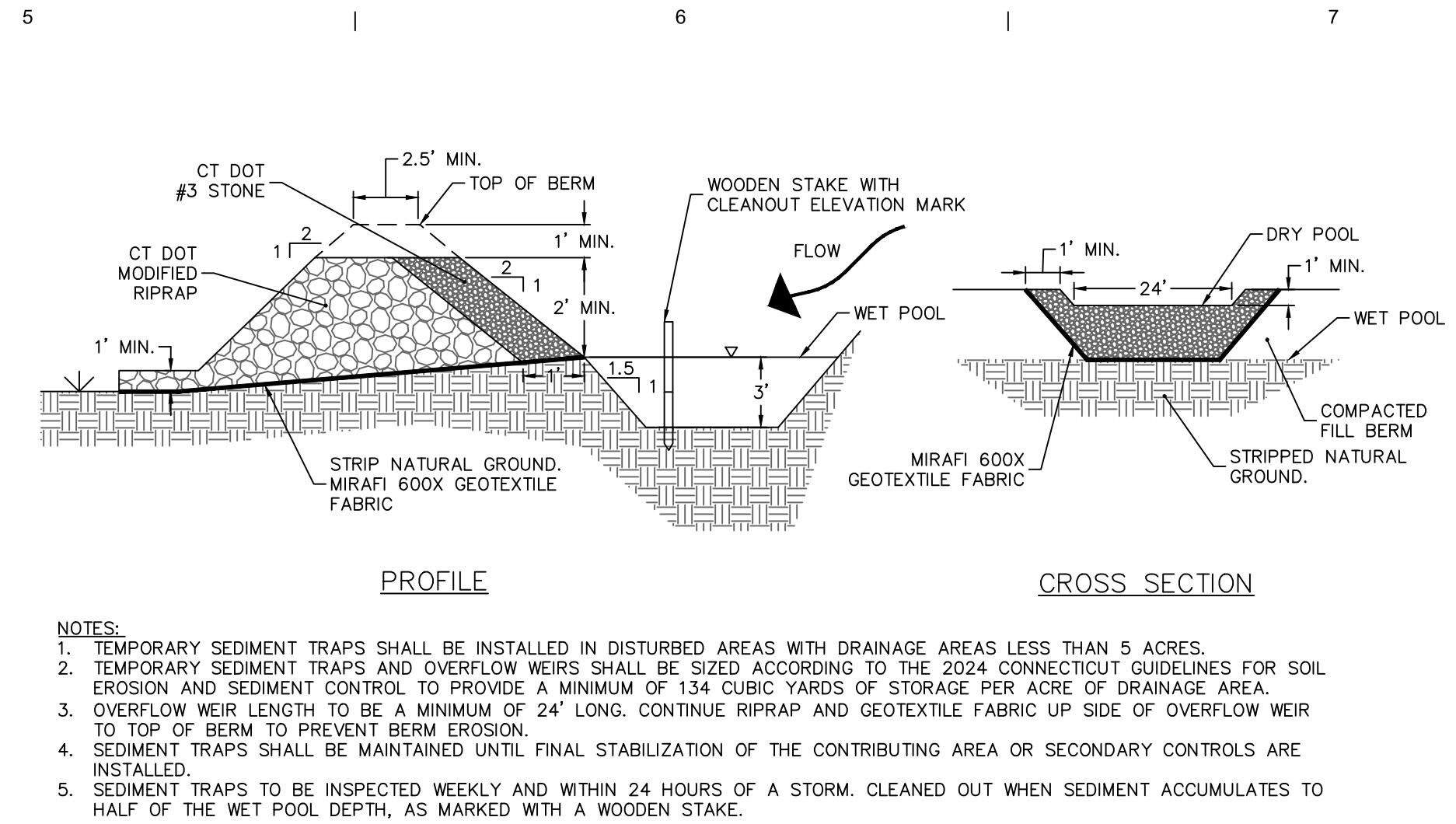
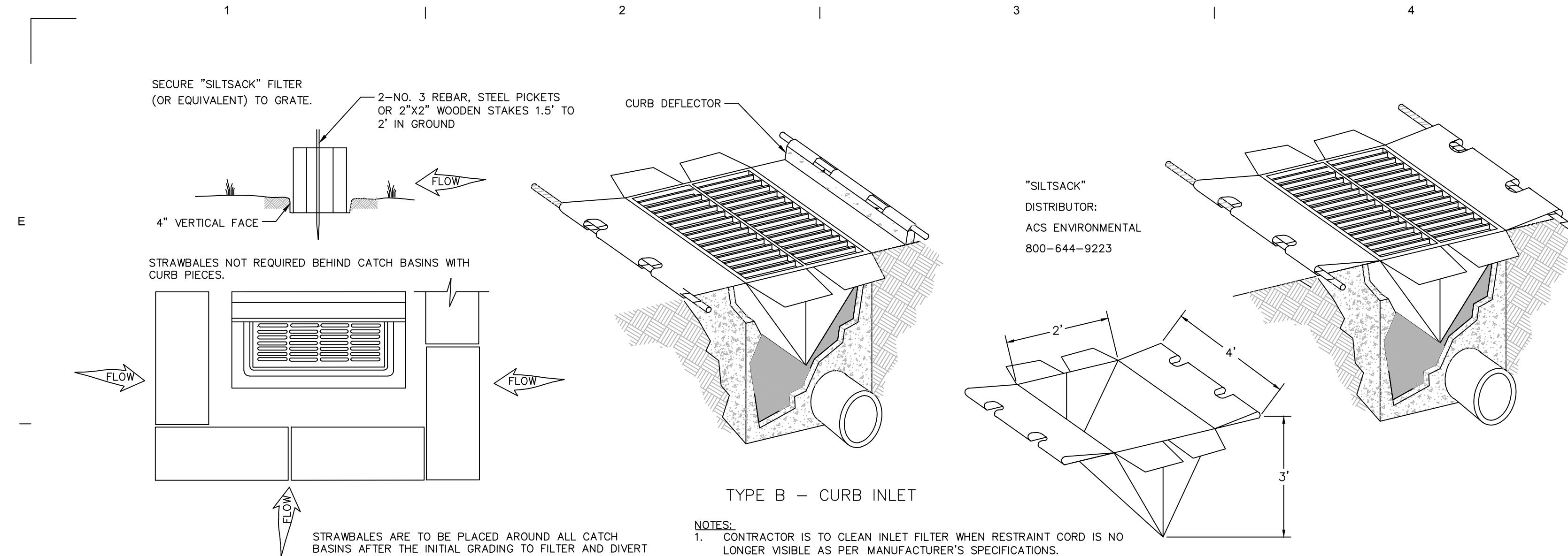
REVISIONS

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

PROJECT NAME:
LEARN - EARLY
CHILDHOOD SCHOOLPROJECT ADDRESS:
51 DANIELS AVE,
WATERFORD, CT 06385STATE PROJECT NUMBER:
245-0090 MAG/N/PFNEWMAN PROJECT NUMBER:
20240069DRAWING TITLE:
SOIL EROSION &
SEDIMENT CONTROL
PLAN II PHASE 2SCALE:
As indicated
DRAWN BY:
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DATE:
07/11/2025
CHECKED BY:
KEG
DRAWING NUMBER:

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REVISIONS

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

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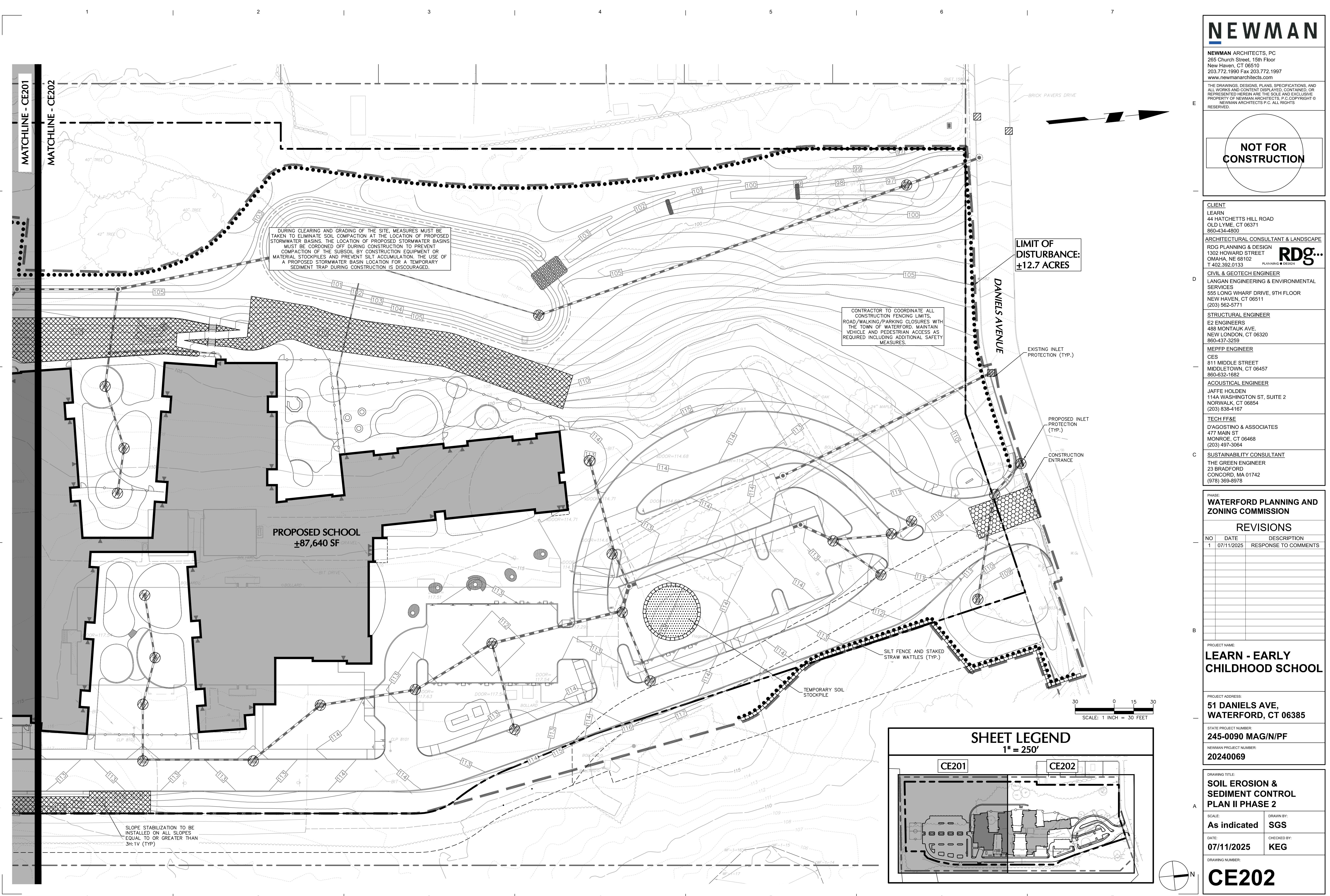
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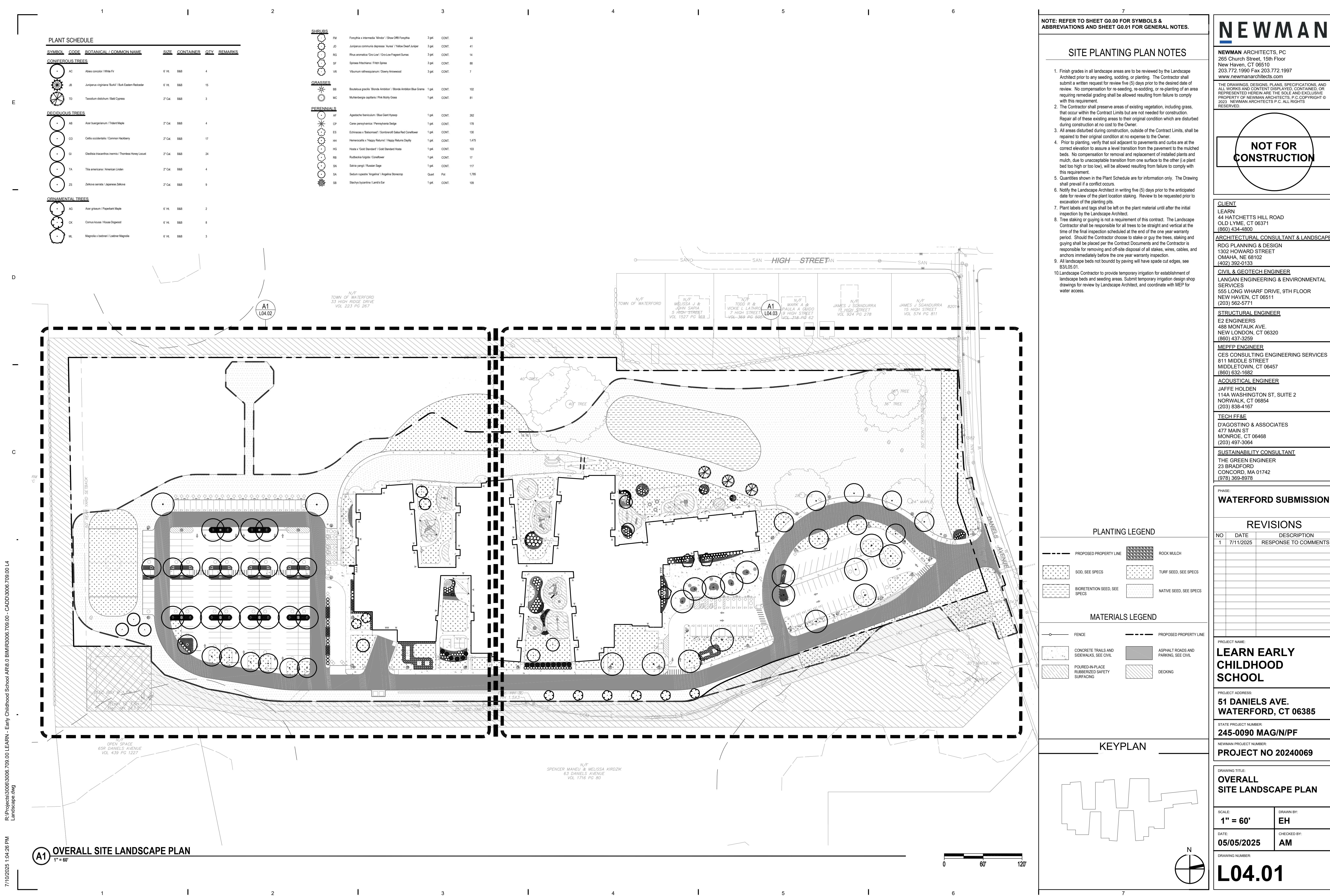
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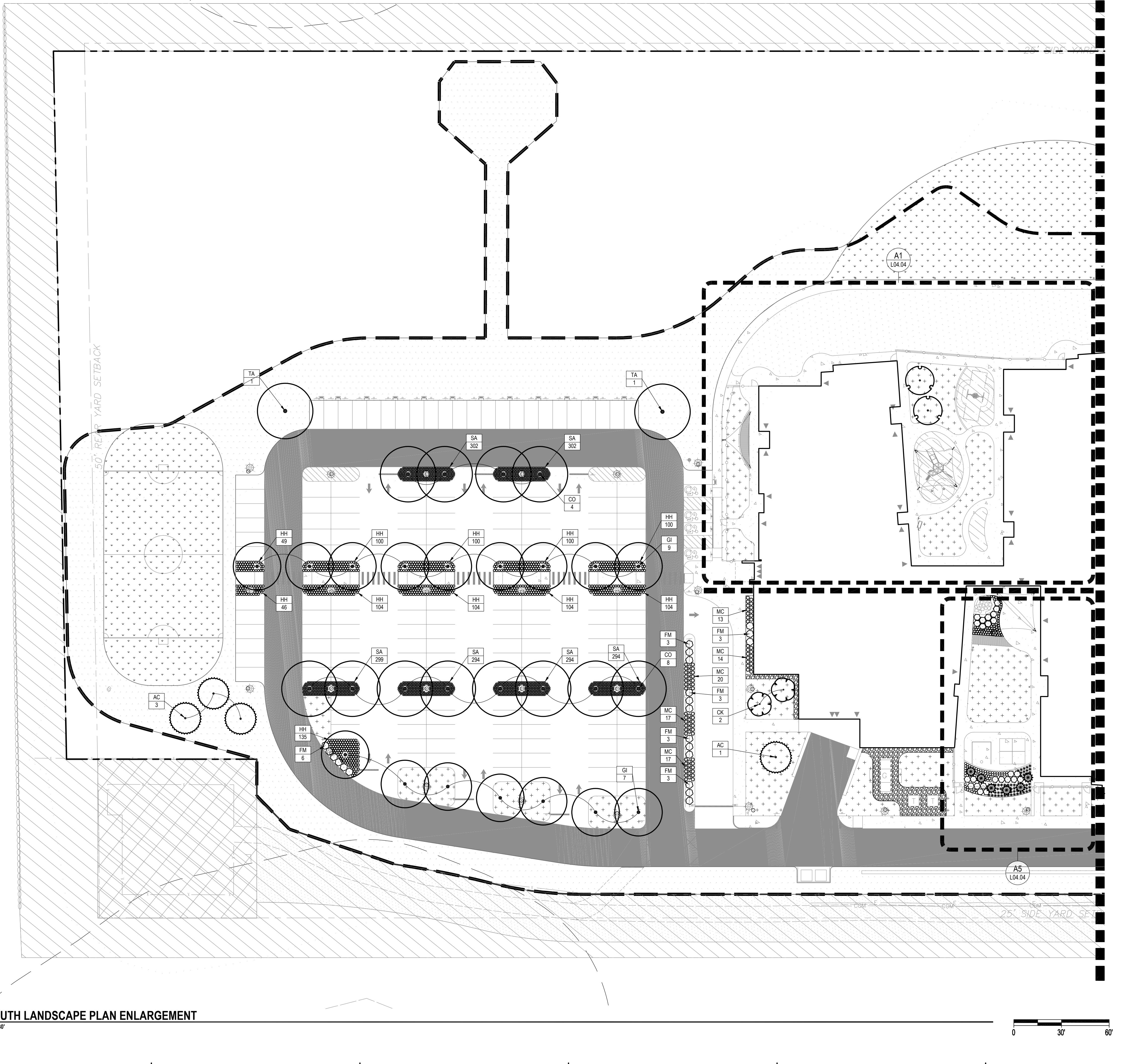
162

163

164







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

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(978) 369-978

PHASE: WATERFORD SUBMISSION

REVISIONS

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

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

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: PROJECT NO 20240069

DRAWING TITLE: SOUTH LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 30'

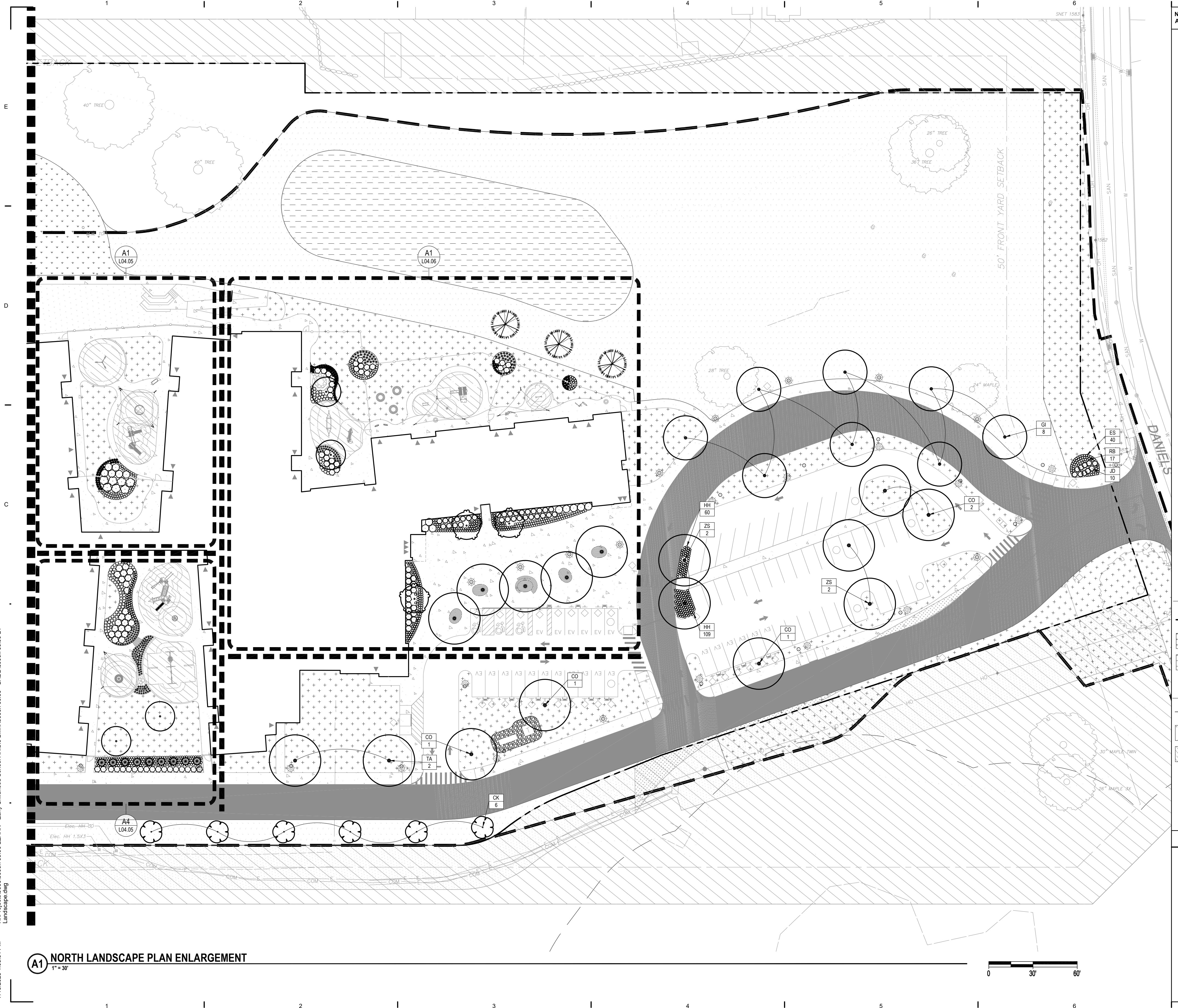
DRAWN BY: EH

DATE: 05/05/2025

CHECKED BY: AM

DRAWING NUMBER: L04.02

N



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ABBREVIATIONS AND SHEET G0.01 FOR GENERAL NOTES.**

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(978) 360-8078

PHASE:
WATERFORD SUBMISSION

REVISIONS

O	DATE	DESCRIPTION
1	7/11/2025	RESPONSE TO COMMENTS

PROJECT NAME:

LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
51 DANIELS AVE.

WATERFORD, CT 06385

NEWMAN PROJECT NUMBER:

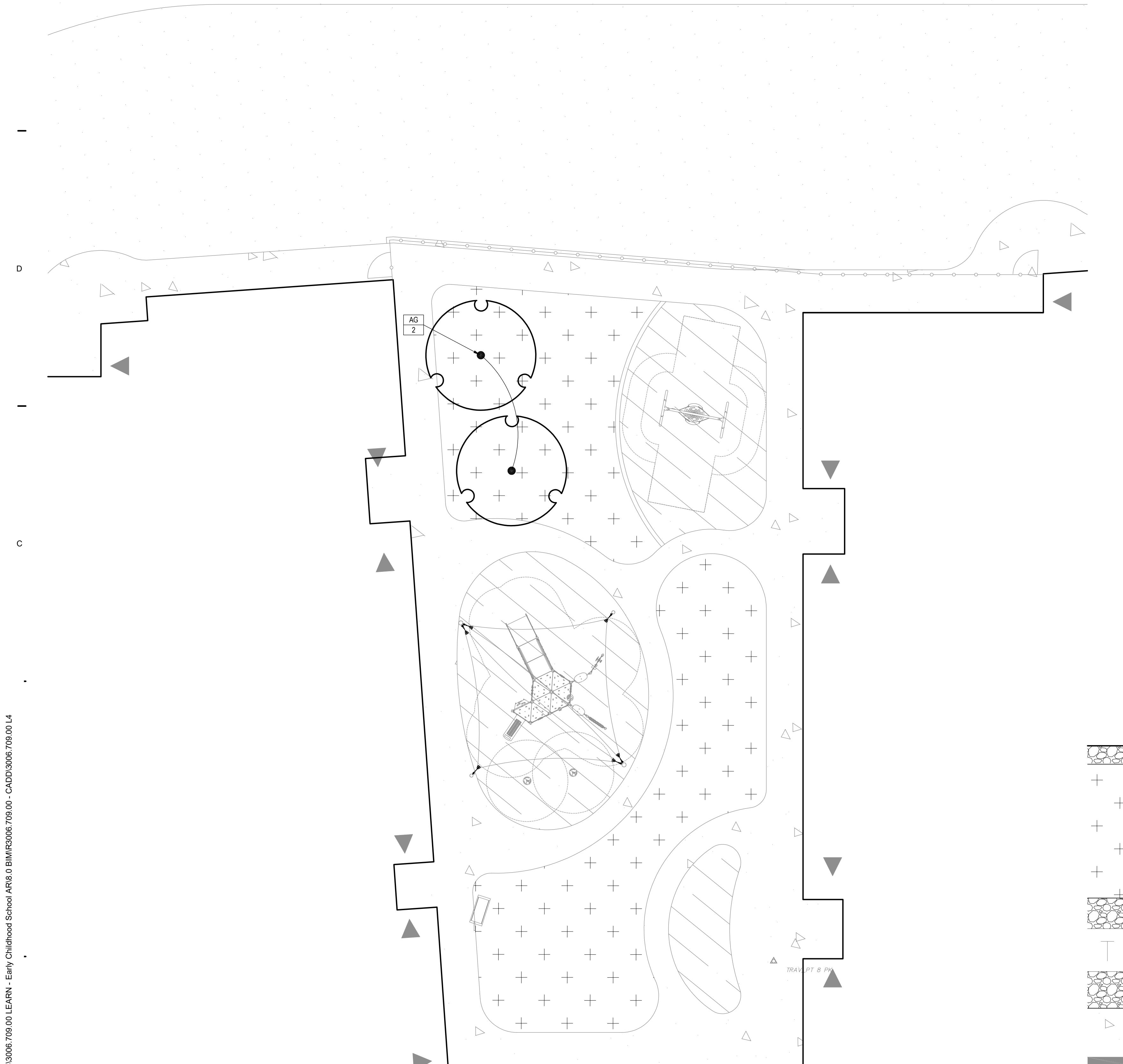
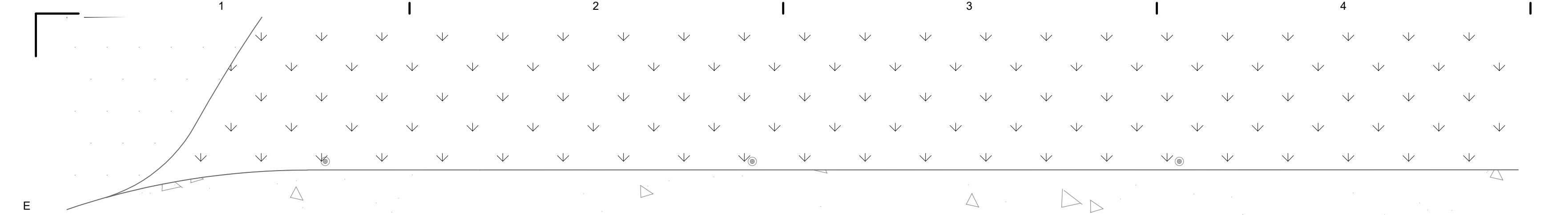
DRAWING TITLE:
NORTH LANDSCAPE PLAN

ENLARGEMENT

SCALE: 1" = 30'	DRAWN BY: EH
DATE:	CHECKED BY:

05/05/2025 | AM

L04.03



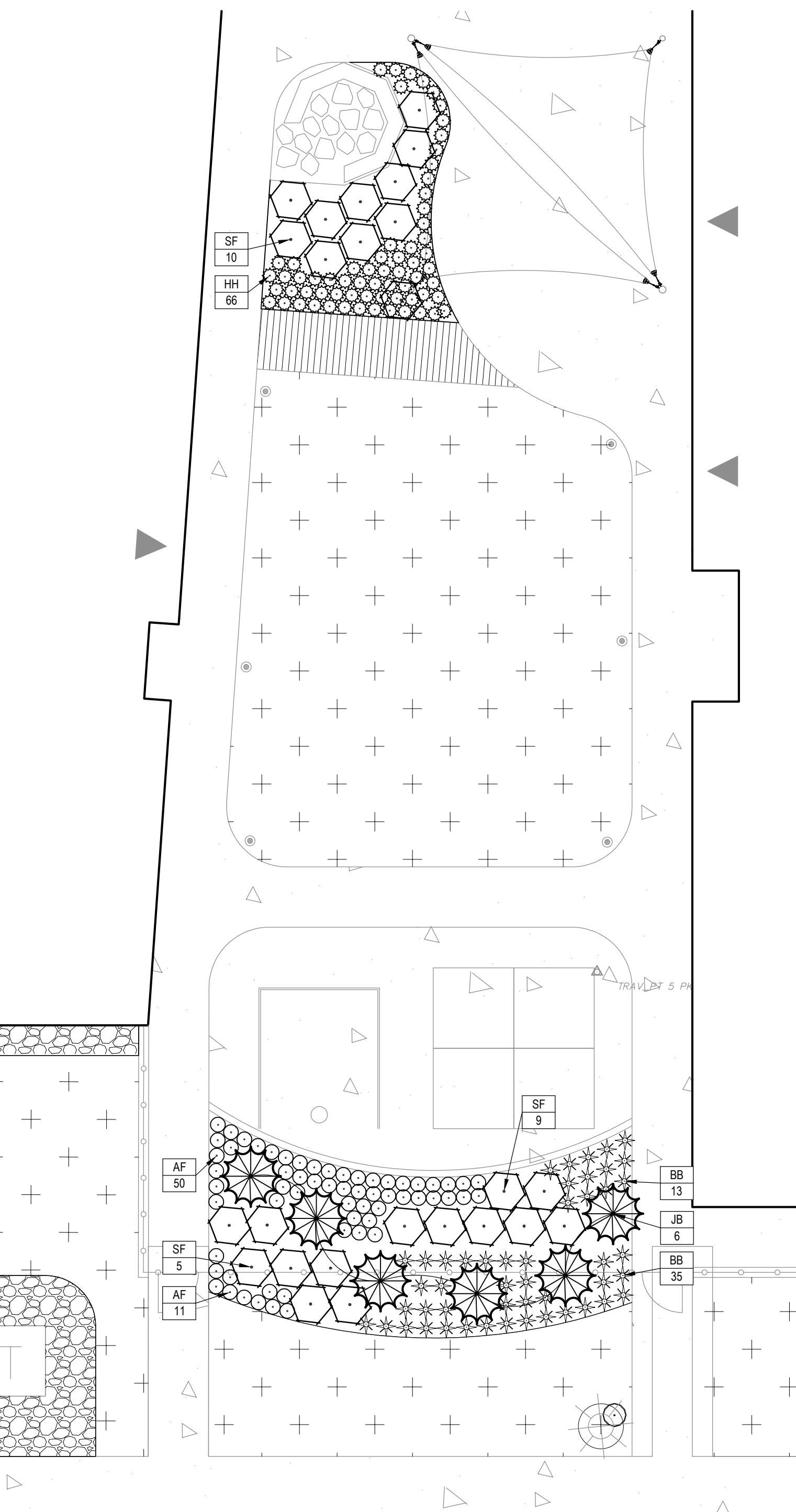
A1 SOUTHWEST PLAYGROUND LANDSCAPE PLAN ENLARGEMENT

105:51 PM

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Landscape.dwg

7/10/2025 1



A5 SOUTHEAST PLAYGROUND LANDSCAPE PLAN ENLARGEMENT

105:51 PM

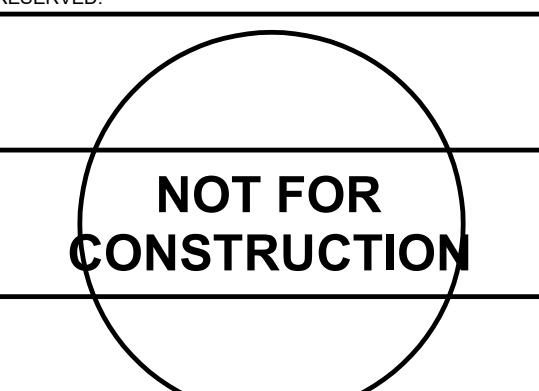
7/10/2025 1

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

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(978) 369-978

PHASE:
WATERFORD SUBMISSION

REVISIONS

NO DATE DESCRIPTION

1 7/11/2025 RESPONSE TO COMMENTS

PROPOSED PROPERTY LINE
ROCK MULCH

SOD, SEE SPECS
TURF SEED, SEE SPECS

BIORETENTION SEED, SEE SPECS
NATIVE SEED, SEE SPECS

FENCE
PROPOSED PROPERTY LINE

CONCRETE TRAILS AND
SIDEWALKS, SEE CIVIL
ASPHALT ROADS AND
PARKING, SEE CIVIL

POURED-IN-PLACE
RUBBERIZED SAFETY
SURFACING
DECKING

PROJECT NAME:
**LEARN EARLY
CHILDHOOD
SCHOOL**

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

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

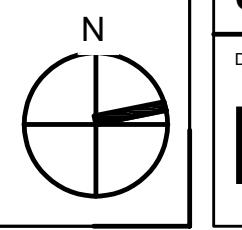
NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

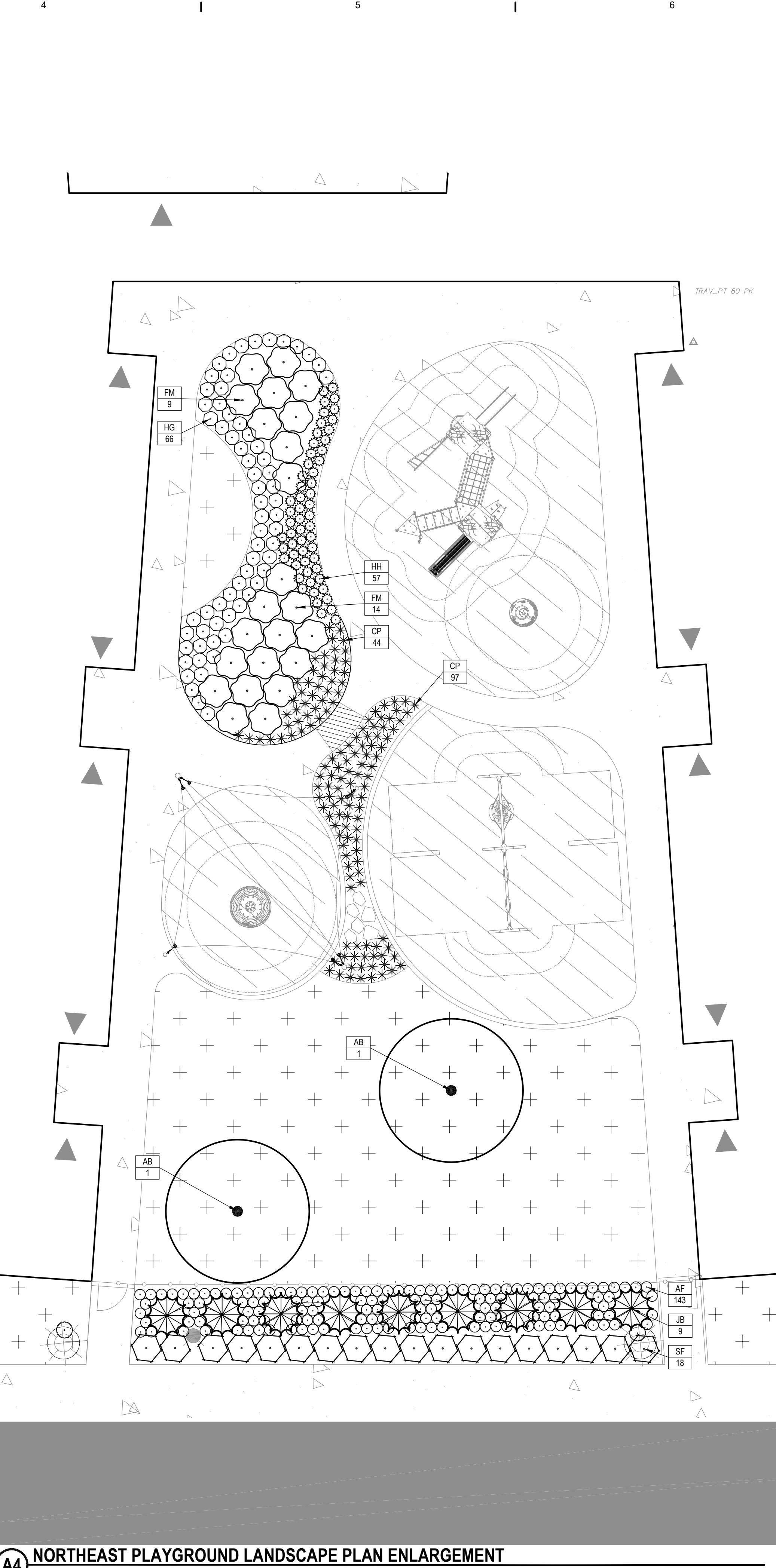
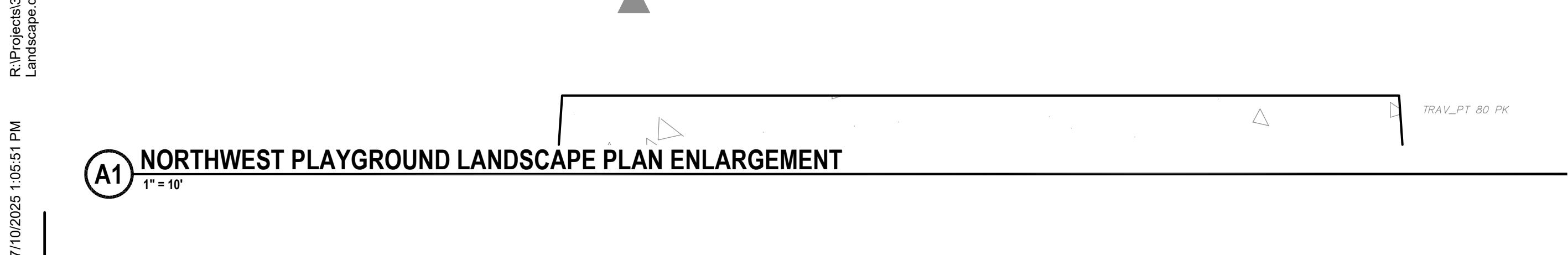
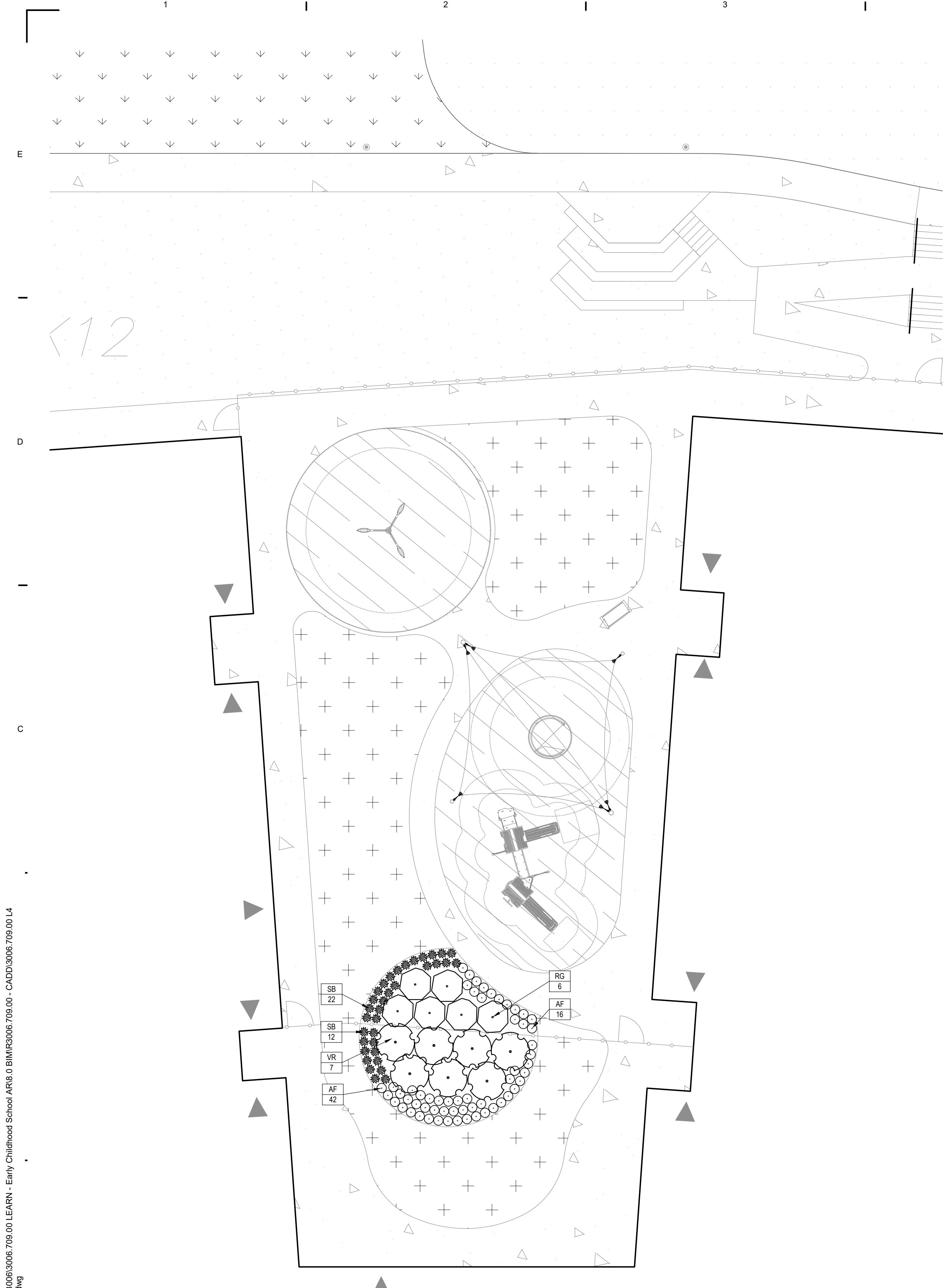
DRAWING TITLE:
**SOUTH PLAYGROUND
LANDSCAPE PLAN
ENLARGEMENTS**

SCALE: 1" = 10' DRAWN BY:
EH

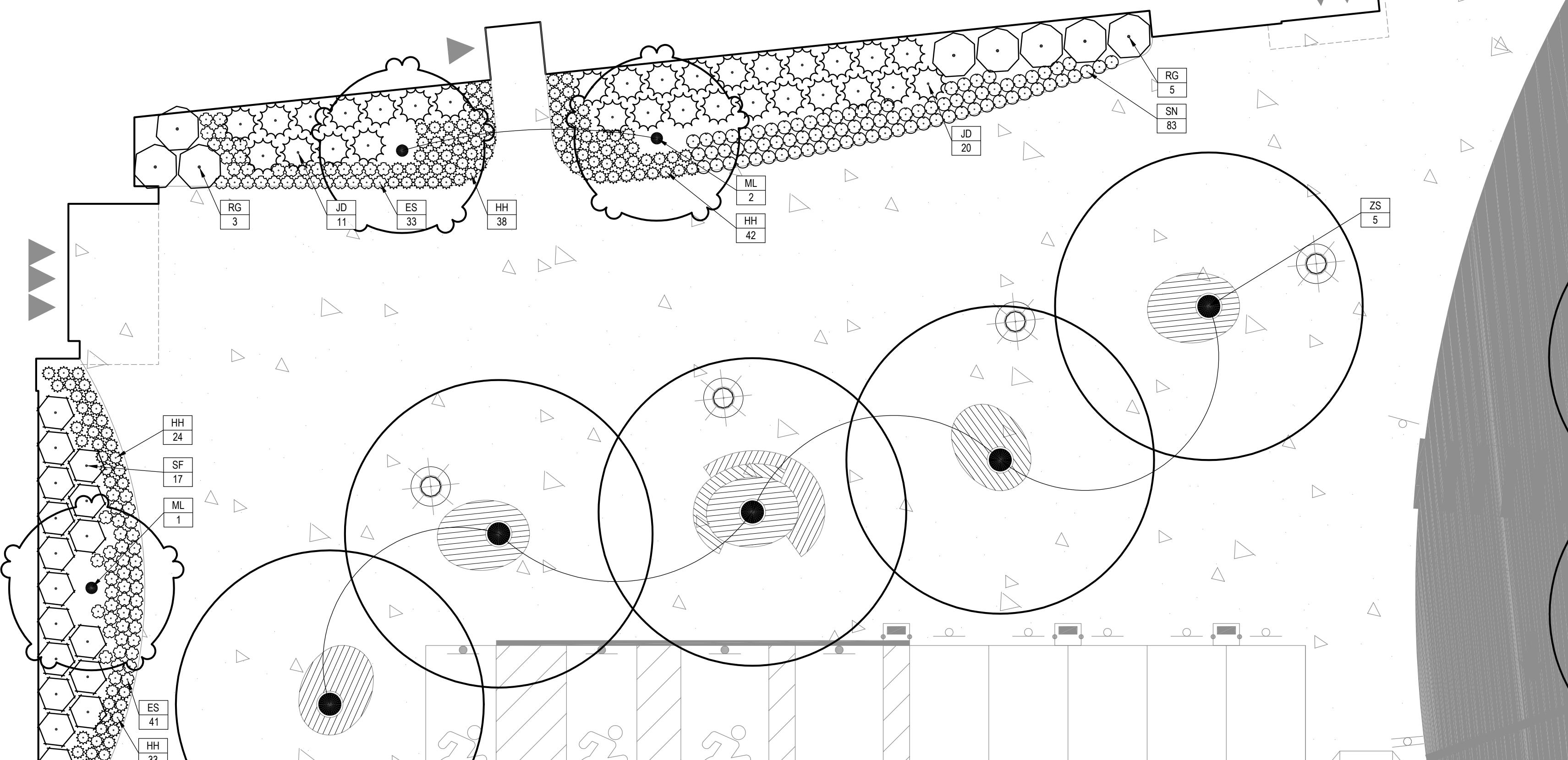
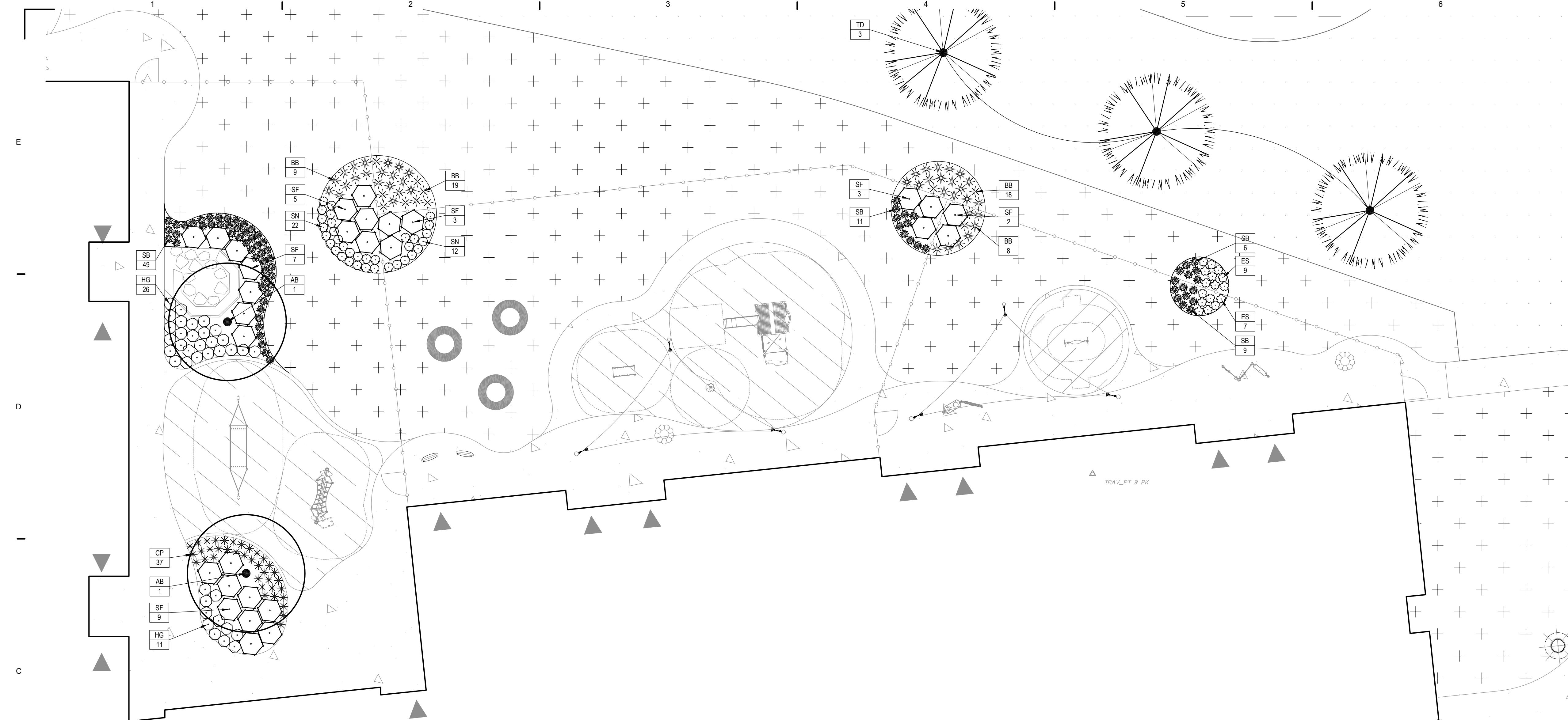
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DRAWING NUMBER:
L04.04





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PHASE: WATERFORD SUBMISSION						
REVISIONS						
NO	DATE	DESCRIPTION				
1	7/11/2025	RESPONSE TO COMMENTS				
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						
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: PROJECT NO 20240069						
DRAWING TITLE: NORTH PLAYGROUND LANDSCAPE PLAN ENLARGEMENTS						
SCALE:	1" = 10'	DRAWN BY:				
DATE:	05/05/2025	CHECKED BY:				
DRAWING NUMBER:						
L04.05						



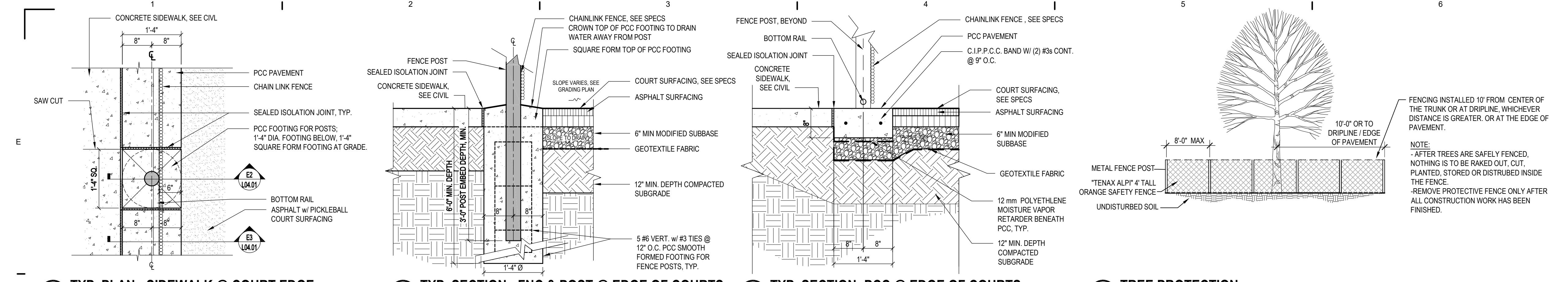
A1 NORTHWEST PLAYGROUND LANDSCAPE PLAN ENLARGEMENT

7/10/2025 10:51 PM

R:\Projects\3006\3006.709.00\LEARN - Early Childhood School AR8.0 BIM\IR3006.709.00 - CADD\3006.709.00\L4

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<p>SUSTAINABILITY CONSULTANT THE GREEN ENGINEER 23 BRADFORD CONCORD, MA 01742 (978) 369-978</p>								
<p>PHASE: WATERFORD SUBMISSION</p>								
<p>REVISIONS</p> <table border="1"> <tr> <td>NO</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>7/11/2025</td> <td>RESPONSE TO COMMENTS</td> </tr> </table>			NO	DATE	DESCRIPTION	1	7/11/2025	RESPONSE TO COMMENTS
NO	DATE	DESCRIPTION						
1	7/11/2025	RESPONSE TO COMMENTS						
<p>PLANTING LEGEND</p> <table border="1"> <tr> <td>PROPOSED PROPERTY LINE</td> <td>ROCK MULCH</td> </tr> <tr> <td>SOD, SEE SPECS</td> <td>TURF SEED, SEE SPECS</td> </tr> <tr> <td>BIORETENTION SEED, SEE SPECS</td> <td>NATIVE SEED, SEE SPECS</td> </tr> </table>			PROPOSED PROPERTY LINE	ROCK MULCH	SOD, SEE SPECS	TURF SEED, SEE SPECS	BIORETENTION SEED, SEE SPECS	NATIVE SEED, SEE SPECS
PROPOSED PROPERTY LINE	ROCK MULCH							
SOD, SEE SPECS	TURF SEED, SEE SPECS							
BIORETENTION SEED, SEE SPECS	NATIVE SEED, SEE SPECS							
<p>MATERIALS LEGEND</p> <table border="1"> <tr> <td>FENCE</td> <td>PROPOSED PROPERTY LINE</td> </tr> <tr> <td>CONCRETE TRAILS AND SIDEWALKS, SEE CIVIL</td> <td>ASPHALT ROADS AND PARKING, SEE CIVIL</td> </tr> <tr> <td>POURED-IN-PLACE RUBBERIZED SAFETY SURFACING</td> <td>DECKING</td> </tr> </table>			FENCE	PROPOSED PROPERTY LINE	CONCRETE TRAILS AND SIDEWALKS, SEE CIVIL	ASPHALT ROADS AND PARKING, SEE CIVIL	POURED-IN-PLACE RUBBERIZED SAFETY SURFACING	DECKING
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POURED-IN-PLACE RUBBERIZED SAFETY SURFACING	DECKING							
<p>PROJECT NAME: LEARN EARLY CHILDHOOD SCHOOL</p>								
<p>PROJECT ADDRESS: 51 DANIELS AVE. WATERFORD, CT 06385</p>								
<p>STATE PROJECT NUMBER: 245-0090 MAG/N/PF</p>								
<p>NEWMAN PROJECT NUMBER: PROJECT NO 20240069</p>								
<p>DRAWING TITLE: NORTH PLAYGROUND LANDSCAPE PLAN ENLARGEMENTS</p>								
<p>SCALE: 1" = 10'</p>								
<p>DRAWN BY: EH</p>								
<p>DATE: 05/05/2025</p>								
<p>CHECKED BY: AM</p>								
<p>DRAWING NUMBER: L04.06</p>								

N
L04.06



E1 TYP. PLAN: SIDEWALK @ COURT EDGE

3/4" = 1'-0"

E2 TYP. SECTION: FNC & POST @ EDGE OF COURTS

3/4" = 1'-0"

E3 TYP. SECTION: PCC @ EDGE OF COURTS

3/4" = 1'-0"

E4 TREE PROTECTION

NOT TO SCALE

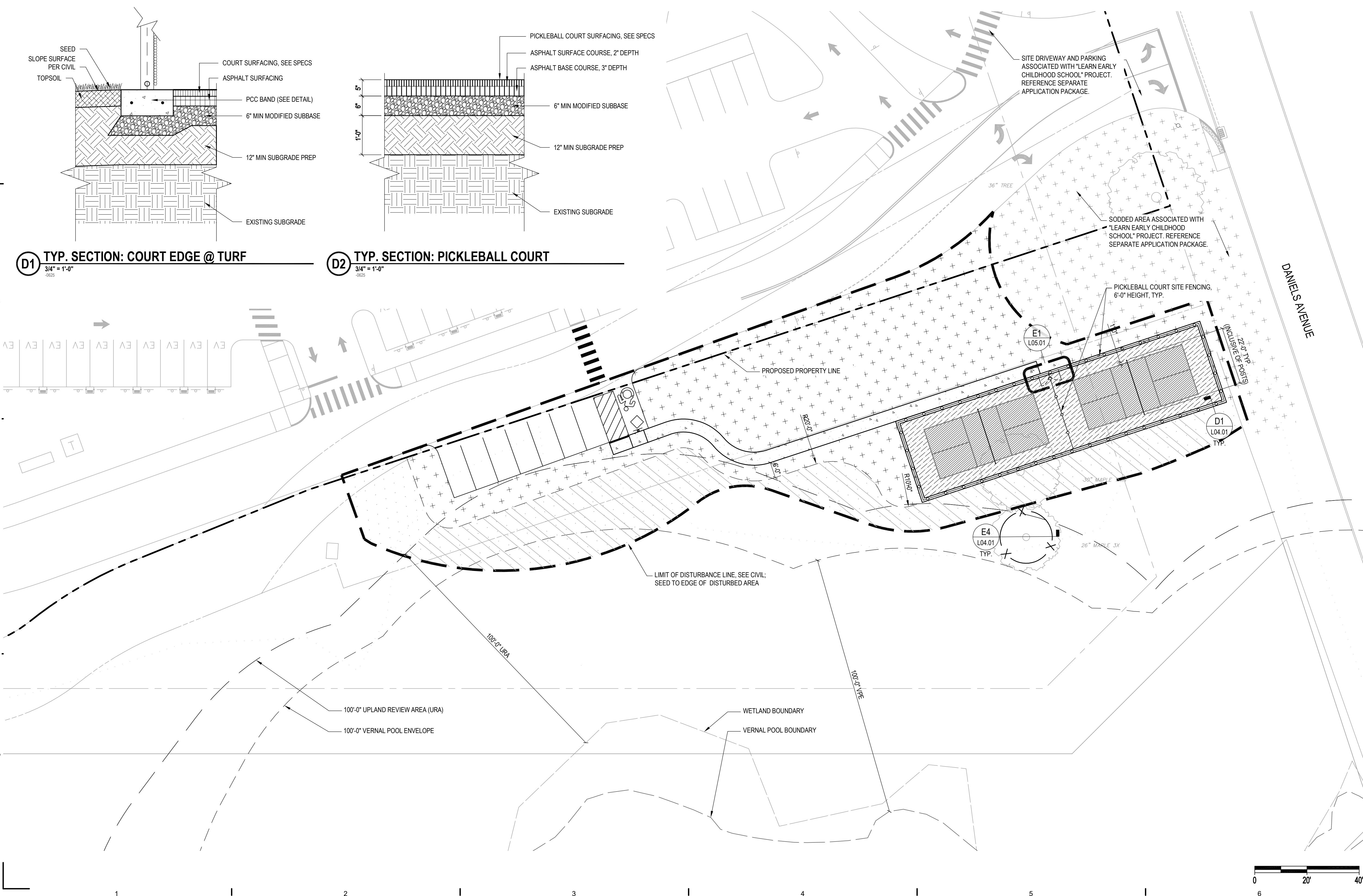
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SUSTAINABILITY CONSULTANT	THE GREEN ENGINEER 23 BRADFORD CONCORD, MA 01742 (978) 369-978

TABLE 1 - PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	Size	Spacing
10	Acer rubrum	Red Maple	6'-8"	10-20 feet
20	Amelanchier canadensis	Serviceberry	3'-4'	7-10 feet
40	Cornus racemosa	Common Dogwood	3'-4'	7-10 feet
40	Morella pensylvanica	Bayberry	3'-4'	7-10 feet
40	Photinia melanocarpa	Black chokeberry	3'-4'	7-10 feet
40	Viburnum lentago	Nannyberry	3'-4'	7-10 feet

PHASE: WATERFORD SUBMISSION

REVISIONS

NO	DATE	DESCRIPTION
1	7/1/2025	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

MATERIALS LEGEND

TREE	PROPOSED PROPERTY LINE
FENCE	
CONCRETE TRAILS AND SIDEWALKS	PICKLEBALL COURT SURFACING, COLOR ONE
SOD	PICKLEBALL COURT SURFACING, COLOR TWO
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	

DRAWING TITLE: OVERALL SITE LANDSCAPE PLAN

SCALE: 1" = 20'
DRAWN BY: EH
DATE: 05/01/2025
CHECKED BY: AM
DRAWING NUMBER: L04.01

