

GENERAL DYNAMICS
Electric Boat

Crystal Mall Adaptive Reuse
850 Hartford Turnpike
Waterford, Connecticut 06385

Revised: January 26, 2026
January 2026

PROPERTY OWNER & APPLICANT

Property Owner:
Electric Boat Corporation
75 Eastern Point Road
Groton, Connecticut 06340

Applicant:
Electric Boat Corporation
75 Eastern Point Road
Groton, Connecticut 06340

CURRENT ZONE

Regional Commercial (C-R)

PROJECT TEAM

Project Manager



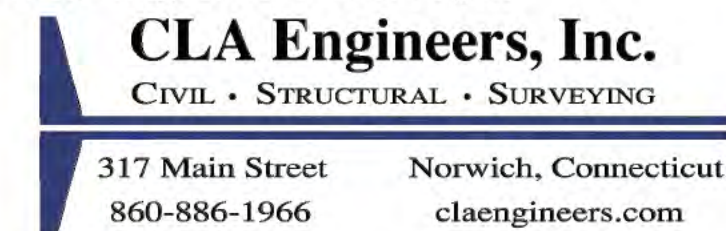
Traffic Engineer



Architect



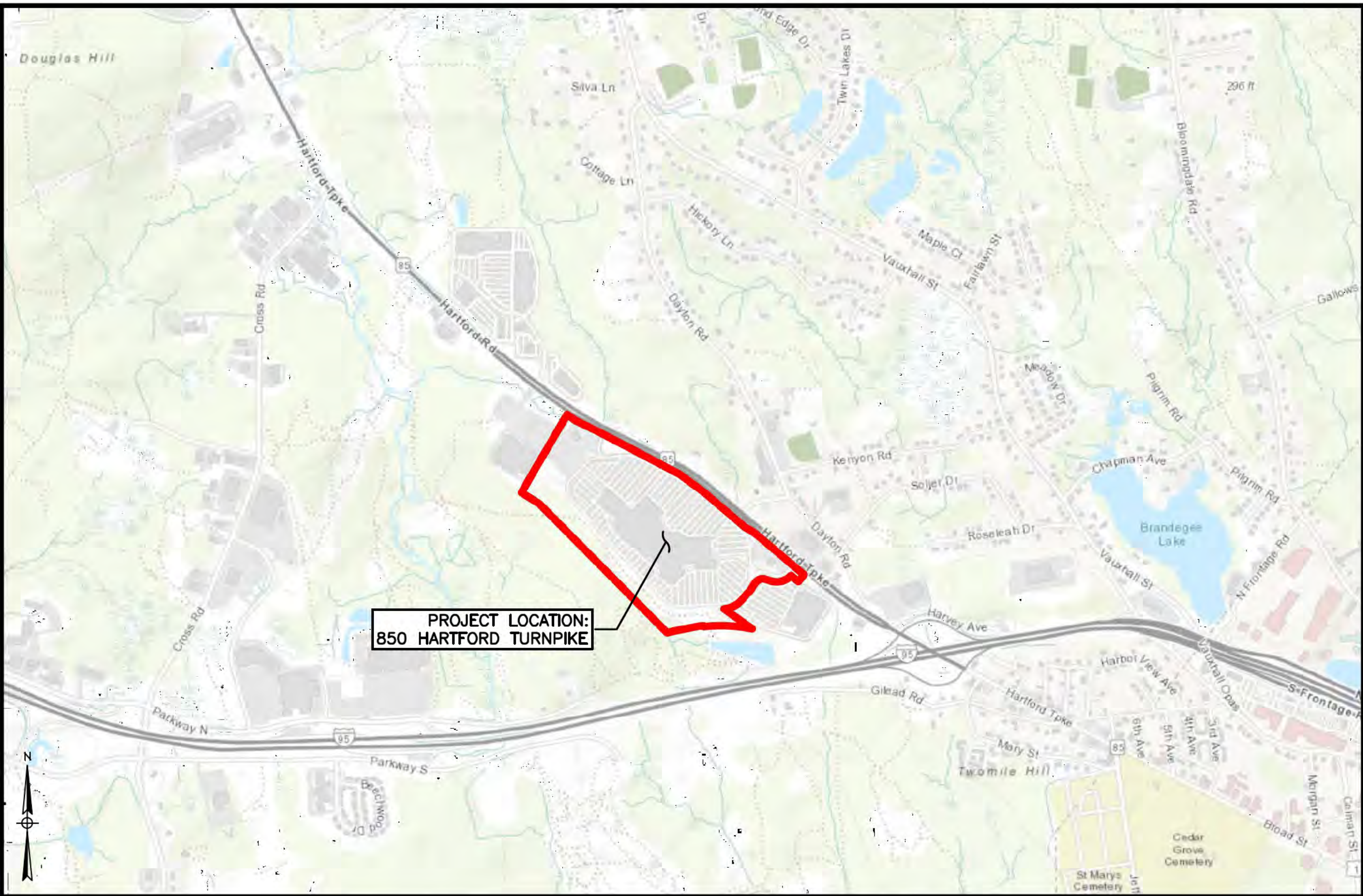
Civil Engineer / Surveyor



Structural Engineer



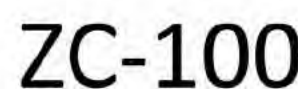
Landscape Architect

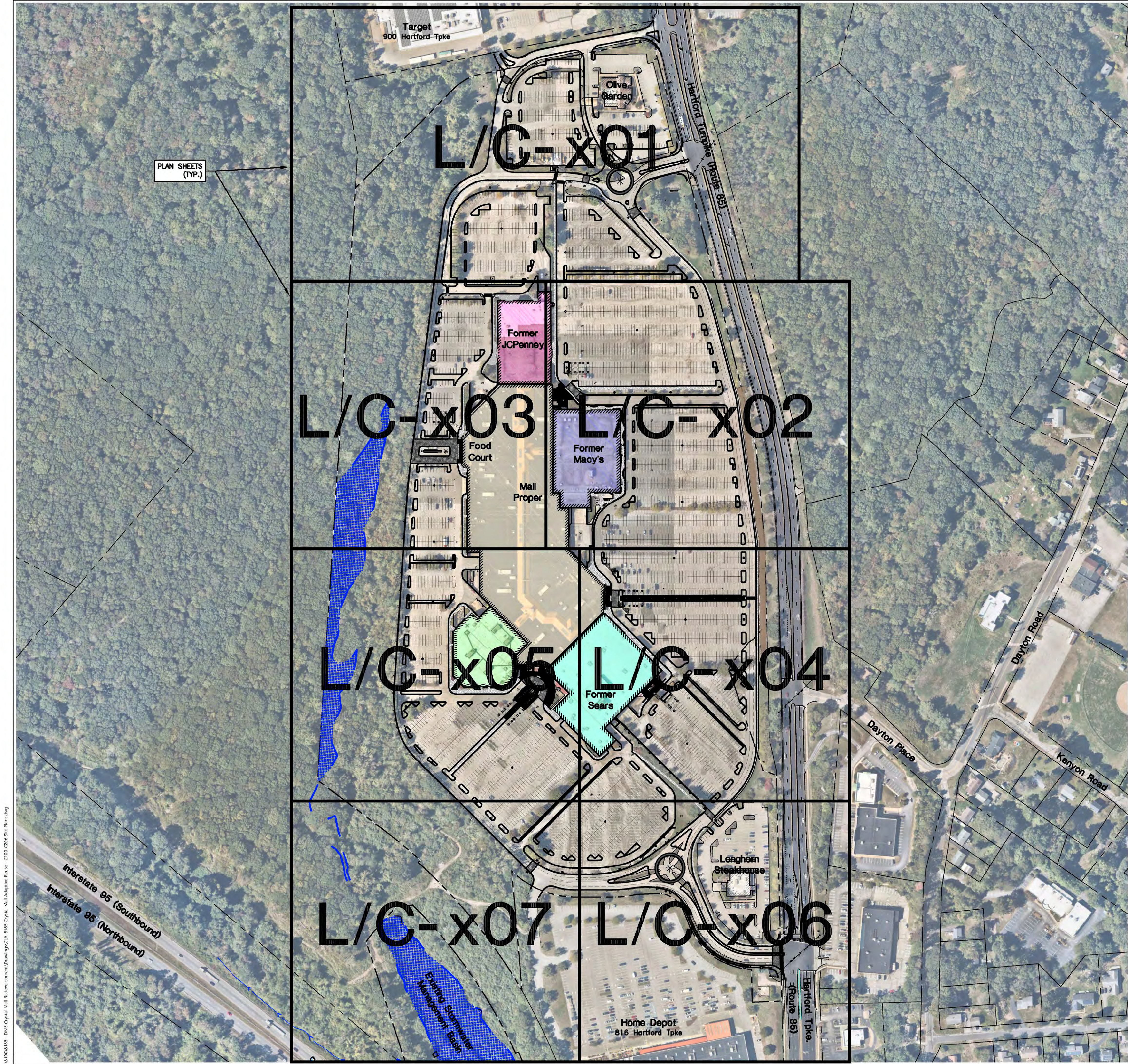


LOCATION MAP
Scale: 1"=±1,000'

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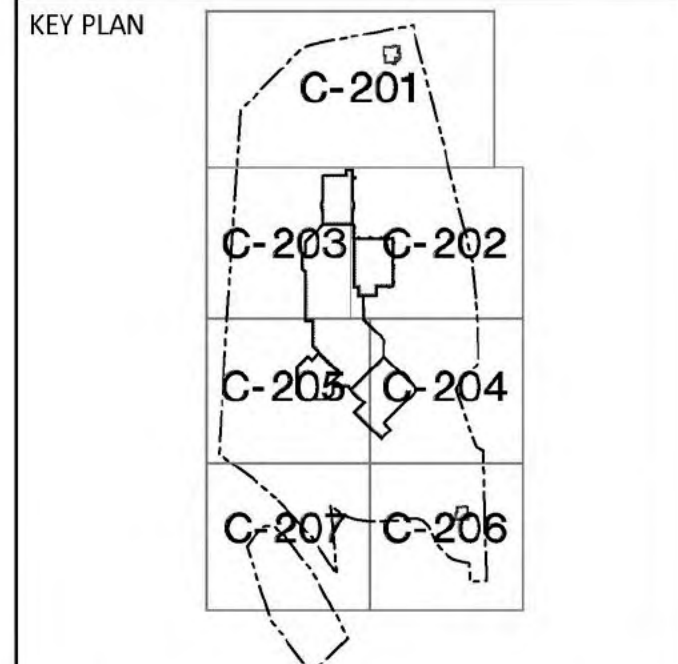
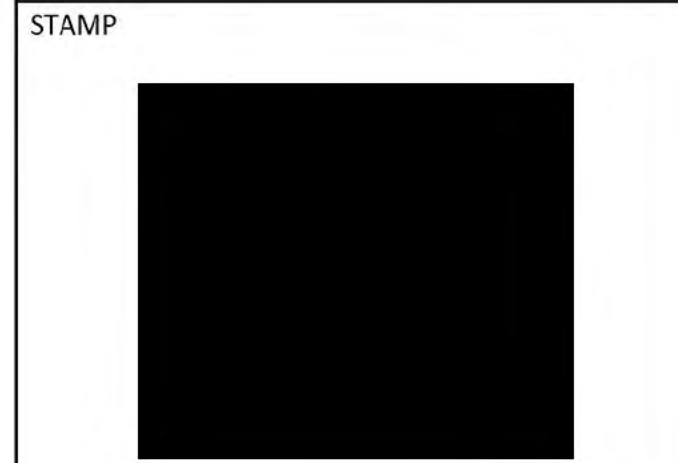
LEGEND TO CIVIL DRAWINGS		
EXISTING		PROPOSED
	PROPERTY LINE	
	PROP. MONUMENT, IPIN	
	EDGE OF ROAD (NO CURB)	
	EDGE OF ROAD (CURBED)	
	CONTOUR	
	SPOT GRADE	
	STONE WALL	
	RETAINING WALL	
	UTILITY POLE	
	OVERHEAD WIRES	
	GUIDE RAIL	
	CATCH BASIN & CULVERT	
	SEWER MANHOLE	
	GRAVITY SEWER/SEPTIC	
	SEWER FORCE MAIN	
	WATER MAIN & VALVE	
	HYDRANT	
	GAS MAIN & VALVES	
	UNDERGROUND COMM.	
	UNDERGROUND ELEC.	
	SITE LIGHT	
	FENCE/TIMBER RAIL	
	TREE OR SHRUB	
	TREE/BRUSH LINE	
	WETLAND FLAGS/LIMITS	



PROJECT
GENERAL DYNAMICS
Electric Boat

**CRYSTAL MALL
ADAPTIVE REUSE**
850 HARTFORD TURNPIKE
WATERFORD, CT 06385

CONSULTANTS
FCA
Architecture
Interior Design
Planning
LANDSCAPE
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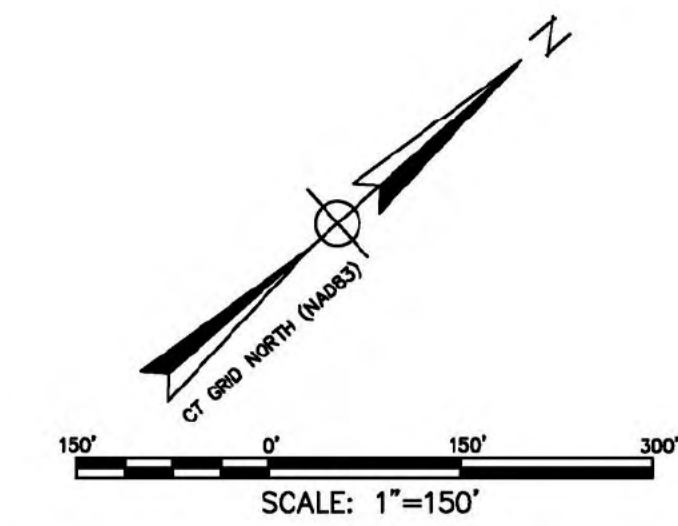


REV	DESCRIPTION	DATE
	Zoning Submission	1/26/2026

KEY MAP

DRAWN BY: KJH	K-100
CHECKED BY: KJH	
SCALE: AS NOTED	

PROJECT #: CLA-8185





SITE IMPROVEMENTS KEY

- 1 TRAFFIC IMPROVEMENTS AT SOUTH ENTRAI WITH SPECIAL PAVING, ORNAMENTAL PLAN SIGNAGE AND PLACEMAKING STRUCTURE
- 2 TRAFFIC IMPROVEMENTS AT NORTH ENTRAI WITH SPECIAL PAVING, , WAYFINDING SIG STRUCTURE
- 3 EXTERIOR VEHICULAR LOOP
- 4 INTERIOR VEHICULAR AND SHUTTLE LOOP
- 5 PEDESTRIAN WALKWAY: 1 MILE LOOP
- 6 CAMPUS THRESHOLD: SPECIALTY PAVEMENT SIGNAGE AND PLACEMAKING STRUCTURE
- 7 REALIGNED PARKING: TREE ISLAND AND PL IMPROVE SAFETY
- 8 OUTDOOR PLAZA SPACE
- 9 PRIMARY ENTRANCE
- 10 MAIN ENTRANCE FOR VISITORS: GATEWAY PAVING AND WAYFINDING SIGNAGE
- 11 EVERGREEN TREE SCREENING
- 12 DECIDUOUS TREE PLANTING
- 13 WORKFORCE DEVELOPMENT ENTRANCE



PROJECT
GENERAL DYNAMICS
Electric Boat

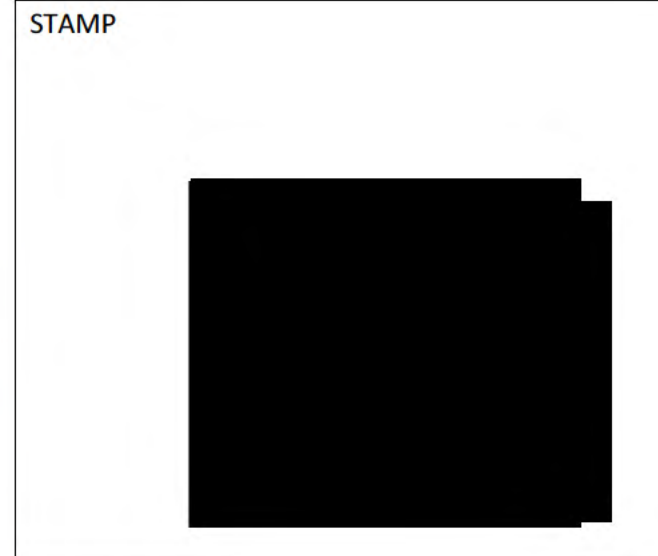
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850 HARTFORD TURNPIKE
WATERFORD, CT 06385

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Architecture
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KEY PLAN

REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

CAMPUS MASTER PLAN

DRAWN BY: TM, AB, EM
CHECKED BY: TM, CF
SCALE: AS NOTED
PROJECT #: 2025018

L-000

APPROVALS AND REFERENCE

1. THE FOLLOWING STANDARDS OF CARE ARE INCLUDED BY REFERENCE:
 - INLAND WETLAND & WATERCOURSE REGULATIONS FOR THE TOWN OF WATERFORD- AS AMENDED
 - 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AND ITS' ERRATA SHEET
 - 2024 CONNECTICUT STORMWATER QUALITY MANUAL
 - GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES AS ADMINISTERED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
9. THE MOST RECENTLY ADOPTED VERSION(S) OF THE FOLLOWING GOVERNING CODES SHALL APPLY:
 - STATE OF CONNECTICUT BUILDING CODE 2022
 - 2021 INTERNATIONAL BUILDING CODE
 - ICC/ANSI A117.1 2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2021 INTERNATIONAL EXISTING BUILDING CODE
 - 2021 INTERNATIONAL PLUMBING CODE
 - 2021 INTERNATIONAL MECHANICAL CODE
 - 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2020 NFPA 70, NATIONAL ELECTRIC CODE, OF THE NATIONAL FIRE PROTECTION ASSOCIATION, INC.
 - 2021 INTERNATIONAL RESIDENTIAL CODE OF THE INTERNATIONAL CODE COUNCIL, INC.
 - UNIFORM FEDERAL ACCESSIBILITY STANDARDS - AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" IS TO BE NOTIFIED PRIOR TO ANY CONSTRUCTION. (800-922-4455). MARKINGS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. IF ANY MARKING IS ELIMINATED DUE TO CONSTRUCTION ACTIVITIES IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE A "CALL BEFORE YOU DIG" RE-ESTABLISH THE UTILITY MARKING.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE CONSTRUCTION PERMITS, PRIOR TO CONSTRUCTION, FROM THE TOWN OF WATERFORD ALONG WITH ANY OTHER APPLICABLE AGENCIES. ALL AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE MUNICIPAL AGENT, LANDSCAPE ARCHITECT, AND CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF ANY DISTURBANCE OR CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES APPLICABLE TO A GIVEN AREA OF CONSTRUCTION SHALL BE IN PLACE AND APPROVED BY EITHER THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORK IN THAT AREA.
4. ALL DISTURBED SOIL SHALL BE HYDRO-SEEDED.
5. ALL AREAS OF PROPOSED FILL SHALL BE FINISH GRADED WITH 4" OF TOPSOIL AND SEEDED WITH AN APPROPRIATE SEED MIXTURE BASED ON RECOMMENDATION APPROPRIATE FOR USE AND SEASON AS DELINEATED BY THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL NARRATIVE.
6. NO STUMPS, VEGETATIVE MATER, CONSTRUCTION DEBRIS, OR OTHER MAN-MADE OBJECTS ARE PERMITTED TO BE BURIED ON SITE.
7. ALL FILL SHALL BE PLACED IN SIX INCH (6") LIFTS AND MECHANICALLY COMPACTED. FILL UNDER HARDSCAPE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASSHTO T-180(D). QUALITY AND METHOD OF PLACEMENT SHALL CONFORM TO D.O.T. FORM 819 OR THE MOST CURRENT VERSION AS AMENDED . SPECIAL CARE SHALL BE TAKEN FOR FILL AREAS WITH LARGE ROCK. COMPACTION IN ROCK FILL SHALL MEET THE 95% MAXIMUM DENSITY AND A RECORD OF THE RESULT SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
8. ALL CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY CLEARING OR GRUBBING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT PLANTINGS SUITABLE TO MUNICIPAL AGENT AND OR LANDSCAPE ARCHITECT FOR ANY SIGNIFICANT ENCROACHMENT BEYOND CLEARING LIMITS.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DISTANCES AND LOCATIONS AND QUANTITIES AS DEPICTED ON THE APPROVED CONSTRUCTION DOCUMENTS. IF THERE ARE ANY DISCREPANCIES OR CHANGES IN FIELD CONDITIONS NOT ADDRESSED BY THESE DOCUMENTS, THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION MODIFICATIONS.
10. ALL EXCESS MATERIAL RESULTING FROM EXCAVATION AND CONSTRUCTION BECOMES PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE. NO MATERIAL SHALL BE PLACED BEYOND THE LIMITS OF CONSTRUCTION OR WITHIN WETLAND AREAS.

- CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES OR WATER BODIES, AND TO FULLY MANAGE POSSIBLE EROSION CONDITIONS THROUGHOUT THE CONSTRUCTION LIMITS. NO CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL THE HEREIN STATED SOIL EROSION AND SEDIMENT CONTROL PLAN HAS BEEN CERTIFIED AND THOSE CONTROL MEASURES DEPICTED HEREIN HAVE BEEN FULLY INSTALLED AND ARE FUNCTIONAL.
12. CONTRACTOR IS RESPONSIBLE FOR ENGAGING THE PROPER UTILITY COMPANIES FOR RELOCATION AND/OR REMOVAL OF EQUIPMENT, NOT LIMITED TO UTILITY POLES, GUY WIRES, AND OVERHEAD WIRES.
13. NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO ANY ACTIVITY REQUIRING FIELD OBSERVATION
14. STOCKPILING OF BUILDING MATERIALS SHALL BE CONFINED WITHIN THE AREAS OF CONSTRUCTION DISTURBANCE. MATERIAL STOCKPILES SHALL BE MAINTAINED IN A SAFE AND WORKMANLIKE MANNER. TRASH CONTAINERS AND COLLECTION POINTS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL REFUSE IS TO BE REMOVED TO AN APPROPRIATE FACILITY.
15. VEHICULAR MOVEMENT SHALL BE LIMITED TO ESTABLISHED CONSTRUCTION ACCESS POINTS. UNNECESSARY ENCROACHMENT OF CONSTRUCTION EQUIPMENT OR OTHER VEHICLES SHALL NOT BE ALLOWED IN NON-CONSTRUCTION PORTIONS OF THE PROPERTY. VEHICULAR ACCESS TO AREAS OUTSIDE THE AREAS OF DISTURBANCE SHALL BE RESTRICTED TO THE MINIMUM NECESSARY TO PERFORM ESSENTIAL AND REQUIRED CONSTRUCTION ACTIVITIES.

PEDESTRIAN CONTROL

1. TEMPORARY CONSTRUCTION FENCING SHALL BE USED TO PREVENT PEDESTRIAN ACCESS TO THE CONSTRUCTION SITE UNTIL SUBSTANTIAL COMPLETION HAS BEEN REACHED FOR THE PHASE OF THE PROJECT.
2. ALL PUBLIC SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE UNTIL THERE IS A THREAT TO PUBLIC HEALTH, SAFETY OR WELFARE.
3. WHEN IT IS UNSAFE FOR THE PUBLIC TO USE THESE SIDEWALKS OR WHEN WORK IS BEING PERFORMED, TEMPORARY PEDESTRIAN DETOUR SIGNAGE AND BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR.

CONSTRUCTION WITHIN TREE PROTECTION AREAS:

1. TREE PROTECTION AREA: THE LAND AREA DIRECTLY UNDER THE TREE CANOPY AS MEASURED FROM THE TRUNK TO THE OUTER MOST LEAVES OF THE CANOPY OR DRIP LINE. SOIL COMPACTION AND, PHYSICAL OR CHEMICAL DAMAGE TO ROOTS WITHIN THIS AREA CAN BE DETRIMENTAL TO THE HEALTH OF THE TREE.
2. A NUMBER OF EXISTING TREES SHALL BE PRESERVED AND PROTECTED AS PART OF THIS PROJECT. MANY OF THESE TREES WILL BE IMPACTED WITH THE INSTALLATION OF NEW WALKWAYS, FOUNDATIONS AND UTILITIES. ALL CONSTRUCTION ACTIVITIES WITHIN THESE AREAS SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT.
3. EXISTING ROOTS PROXIMATE TO PROPOSED AND EXISTING PAVING SHALL BE EXPOSED USING AN AIRSPADE OR BY HAND. IN AREAS WHERE ROOTS MUST BE REMOVED FOR CONSTRUCTION OF WALKS, FOUNDATIONS, WALLS, ETC, ROOTS SHALL BE SEVERED PRIOR TO EXCAVATION TO ELIMINATE UNNECESSARY TEARING OF ROOTS BY HEAVY EQUIPMENT.
4. TREE ROOTS SHALL NOT BE PRUNED OR CUT UNLESS THEIR REMOVAL IS UNAVOIDABLE OR ABSOLUTELY NECESSARY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO ANY OPERATION KNOWN OR SUSPECTED TO INVOLVE CUTTING OF MORE THAN:
 - a. TWO ROOTS, THREE (3) INCHES OR MORE IN DIAMETER; AND/OR
 - b. FOUR ROOTS BETWEEN TWO (2) AND THREE (3) INCHES IN DIAMETER. THE ARBORIST SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT THAT ROOTS IN EXCESS OF THAT DESCRIBED ABOVE ARE CUT, TORN, RIPPED, OR OTHERWISE INJURED.
4. WHEN EXCAVATING FOR CONSTRUCTION OF INLETS, WALLS, FOUNDATIONS, ETC. EXCAVATED SOIL SHALL BE DEPOSITED IN TRUCKS AND HAULED OFF OR DEPOSITED TEMPORARILY ON 3/4-INCH THICK PLYWOOD. EXCAVATED AND FILL SOIL SHALL NOT BE DEPOSITED, EVEN TEMPORARILY, ON UNPROTECTED NATURAL GRADE. EXCAVATED FILL SOIL SHALL BE RETURNED AS BACKFILL WHERE POSSIBLE.
5. ALL TRENCING OR OTHER WORK UNDER THE DRIPLINE OF ANY TREE SHALL BE DONE BY HAND OR BY OTHER METHODS, WHICH WILL PREVENT BREAKAGE OR OTHER INJURY TO BRANCHES AND ROOTS.
6. LIMIT GRADING TO A MAXIMUM OF TWO (2) INCHES OF FILL OVER NATURAL GRADE WITHIN CRITICAL ROOT ZONES. FILL SHOULD CONSIST OF SANDY LOAM TOPSOIL. PLAY SOILS SHALL NOT BE USED AS FILL. WHEN USING FILL SOIL, THE EXISTING SURFACE TO RECEIVE FILL SHOULD BE SCARIFIED PRIOR TO FILLING. ANY FILLING OPERATION SHOULD NOT OCCUR DURING WATER SATURATED SOIL CONDITIONS.

WATERCOURSE AND WETLAND IMPACT
AVOIDANCE AND MINIMIZATION
MEASURES:

1. THE FOLLOWING MEASURES WILL BE TAKEN TO AVOID OR MINIMIZE IMPACTS TO WATERCOURSES AND WATERBODIES DURING PROJECT ACTIVITIES. ALL WORK IN OR NEAR WATERCOURSES AND WATERBODIES WILL BE IN ACCORDANCE WITH PROJECT MAPPING AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS ALONG THE ROW WHERE CONSTRUCTION ACTIVITIES DISTURB SOILS NEAR WATERCOURSES. THESE CONTROLS WILL BE INSTALLED AND MAINTAINED TO MINIMIZE THE POTENTIAL FOR SEDIMENTATION INTO WATER RESOURCES. SEDIMENT THAT ACCUMULATES BEHIND THESE CONTROLS WILL PERIODICALLY BE REMOVED AND PLACED IN UPLAND AREAS, IN A MANNER THAT WILL PRECLUDE THE POTENTIAL FOR SUBSEQUENT DEPOSITION INTO WATERCOURSES, INLAND WETLAND AREAS, OR WILL OTHERWISE BE DISPOSED OF OFF-SITE.
3. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED FROM FORDING STREAMS.
4. EXCEPT FOR EQUIPMENT THAT IS NOT READILY MOBILE OR MUST REMAIN ON-SITE FOR PROLONGED PERIODS TO SAFELY COMPLETE A CONSTRUCTION TASK, CONSTRUCTION VEHICLES AND EQUIPMENT WILL NOT BE REFUELED WITHIN 100 FEET OF A WATERCOURSE OR OPEN WATERS. FOR REFUELING THAT MUST BE PERFORMED LESS THAN 25 FEET FROM A WATERCOURSE, APPROPRIATE SPILL PREVENTION MEASURES AS DETAILED IN THE CONTRACTOR'S SPILL PREVENTION AND CONTROL PLAN WILL BE APPLIED.

WETLAND RESTORATION PLAN:

1. AS NECESSARY, WETLAND AREAS AFFECTED BY CONSTRUCTION MAY BE STABILIZED TEMPORARILY WITH ANNUAL RYEGRASS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR LONG-TERM STABILIZATION IN AREAS WHERE THE TOPSOIL LAYER (CONTAINING WETLAND SEEDS) WAS DISTURBED BY CONSTRUCTION, ANNUAL RYE GRASS, A WETLAND SEED MIX, OR AN EQUIVALENT MIX WILL BE APPLIED AT THE LABEL-RECOMMENDED SEEDING RATE. IF FINE GRADING IS NECESSARY, IT SHOULD BE PERFORMED DURING THE GROWING SEASON AND IN A MANNER THAT RETAINS THE EXISTING WETLAND TOPSOIL AND ROOT MASS TO THE EXTENT PRACTICABLE. ONCE COMPLETE, DISTURBED AREAS AFFECTED BY GRADING SHALL BE SEEDED IMMEDIATELY.
2. TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE LEFT IN PLACE AND MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED. RESTORATION TYPICALLY WILL BE PERMANENT SUCCESSFUL BASED ON THE ESTABLISHMENT OF DEEMED VEGETATIVE COVER. BEFORE THE END OF THE 60 DAYS OF POST-CONSTRUCTION INSPECTIONS OF AREAS OF STABILIZATION, THE LANDSCAPE ARCHITECT WILL DETERMINE THE APPROPRIATE TIMEFRAME FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROLS.

ENVIRONMENTAL BMP & PROTECTION:

1. NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL METHODS HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.
2. NO EQUIPMENT, MATERIALS OR MACHINERY SHALL BE STORED, CLEANED OR REPAIRED WITHIN SEVENTY-FIVE (75) FEET OF ANY WETLAND OR WATERCOURSE.
3. NO OBJECTIONABLE MATERIALS RESULTING FROM ANY CLEARING ACTIVITY SHALL BE DISPOSED OF IN ANY WETLAND OR WATERCOURSE. THIS INCLUDES, BUT IS NOT LIMITED TO, STUMPS, TREE ROOTS, MATTED ROOTS, WOOD CHIPS AND OTHER DEBRIS.
4. FORDING STREAMS WITH EQUIPMENT SHALL BE PROHIBITED UNLESS SPECIFIED ELSEWHERE. APPROVAL FROM THE TOWN OF WATERFORD CONSERVATION COMMISSION WILL BE REQUIRED FOR ANY HAUL ROAD OR TEMPORARY STRUCTURE PLACED IN WETLANDS OR WATERCOURSES.
5. NO SOIL FILL OR OTHER MATERIALS SHALL BE DEPOSITED IN SURROUNDING WETLANDS OR WATERCOURSES EXCEPT AS OTHERWISE APPROVED BY THE TOWN OF WATERFORD CONSERVATION COMMISSION AND DEPICTED HEREON.
6. WHERE DEWATERING IS NECESSARY, THE PUMP SHALL NOT DISCHARGE DIRECTLY INTO ANY WETLAND OR WATERCOURSE. PROPER METHODS AND DEVICES SHALL BE UTILIZED, SUCH AS PUMPING THE WATER INTO A TEMPORARY SEDIMENTATION POOL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF THE PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.
7. ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF FROM REENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS, AND RE-VEGETATED WITH SUITABLE VEGETATION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.
8. DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON

SITE. VEHICLE MAINTENANCE EXCEPT DAILY AND PERIODIC PROCEDURES SHALL BE COMPLETED OFF SITE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

9. EVERY PRECAUTION SHALL BE USED WHILE WORKING NEAR A WATERWAY TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.
10. DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM AND DURING A MAJOR STORM EVENT. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND THE EROSION CONTROL BARRIERS SHALL BE REPAIRED AND MULCHING. SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS WHICH ARE NOT SUBJECT TO EROSION, OR WHICH ARE NOT TO BE PAVED OR BUILT UPON.
11. HAY BALES, SILT FENCING AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE CONTINUOUSLY MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED, ALL DISTURBED AREAS UPGRADATION OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED AND ALL NEWLY GRASSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE SHOWN ON THE PLANS OR PRESCRIBED HEREIN SHALL BE PUT IN PLACE, WHENEVER NECESSARY, TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE TOWN.

12. DISTURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT. ALL EXISTING TREES AND SHRUBS SHALL BE CONSERVED WHERE POSSIBLE, EXCEPT THOSE WHOSE REMOVAL IS REQUIRED TO PERFORM THE PROPOSED WORK. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD PRIOR TO STARTING ANY ACTUAL CONSTRUCTION ACTIVITIES AND SHALL BE GENERALLY AS DEPICTED BY THE GRADING/SITE DEVELOPMENT DRAWINGS.

EROSION AND SEDIMENT CONTROL

1. SEE EROSION AND SEDIMENT CONTROL PLANS FOR APPLICABLE E&S NOTES IN ADDITION TO THOSE STATED BELOW.

DEMOLITION

1. CONTRACTOR SHALL USE CAREFUL CONSTRUCTION PRACTICES TO MINIMIZE DISTURBANCE OF ALL ITEMS TO REMAIN.
2. SITE CLEANUP AND DISPOSAL OF ALL DEBRIS AND UNSUITABLES GENERATED BY DEMOLITION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE PER LOCAL AND STATE REGULATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO SURROUNDING PROPERTY AS A RESULT OF CONSTRUCTO ACTIVITIES.

LANDSCAPE LAYOUT

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ANY DISCREPANCIES OF THE DESIGN TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
2. STAKE OR OTHERWISE FLAG ALL DESIGN ELEMENTS AND FEATURES IN THE FIELD. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM THE FACE OF WALL OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS RELATING TO BUILDING ARE FROM FACE OF THE BUILDING FOUNDATION
4. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE STATED.
5. ANY CHANGES TO PROPOSED DIMENSIONS SHOWN ON THIS DRAWING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
6. JUNCTIONS BETWEEN EXISTING AND PROPOSED WALKS AND WITH BUILDING THRESHOLDS MUST HAVE FLUSH TRANSITIONS AND MUST BE DOWELED (IF APPLICABLE) TO PREVENT SETTLING.

PLANTING

1. THE WETLAND ENHANCEMENT PLANTINGS SHALL BE SUPERVISED BY A WETLAND SCIENTIST TO VERIFY SPECIES SELECTION, PLANTING LOCATIONS AND SUITABILITY OF HYDROLOGY.
2. PLANTING BEDS AND SEEDED LAWN AREAS SHALL RECEIVE TEMPORARY IRRIGATION UNTIL PLANTINGS HAVE BEEN

ESTABLISHED IF NO IRRIGATION SYSTEM IS PLANNED, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN TEMPORARY IRRIGATION MAY BE REMOVED.

- PLANT LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT. INDIVIDUAL STAKES SHALL BE PLACED FOR TREES AND SHRUBS. EDGE OF PLANTING BEDS SHALL BE PAINTED. NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DESIRED APPROVAL.
4. PLANTS SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK". PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. PLANTS SHALL BE FREE OF DEFECTS, DISEASES AND ALL FORMS OF INSECT INFESTATIONS.
5. ALL PLANTS SHALL BE PLANTED TO SAME DEPTH AS AT PLACE OF GROWTH, EXCEPT WHERE NOTED OTHERWISE.
6. ALL PLANTING BEDS SHALL RECEIVE 12" OF SPECIFIED SOIL MIXTURE: 11" SCREENED LOAM, 1" OF COMPOST. BLEND COMPOST INTO TOP 4" OF SOIL. PLANTING SOIL MIXTURE SHALL BE FREE OF SUBSOIL, LUMPS, STONES, PLANTS, ROOTS, AND OTHER FOREIGN MATTER.
7. ALL LAWN AREAS SHALL RECEIVE A MIN. OF 4" OF SCREENED LOAM.
8. ALL PLANTING BEDS SHALL BE MULCHED WITH FINELY SHREDDED, HARDWOOD BARK MULCH. TREES AND SHRUBS SHALL RECEIVE 3 INCHES, PERENNIAL AND GROUNDCOVER BEDS SHALL RECEIVE 2 INCHES. PROVIDE LANDSCAPE ARCHITECT WITH A 1 GALLON ZIP-LOCK SAMPLE FOR APPROVAL. KEEP ALL MULCH AWAY FROM TRUNKS AND PLANT CROWNS.
9. NO SUBSTITUTIONS OF PLANT SPECIES OR CULTIVARS IS ALLOWED BY THE CONTRACTOR UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF PLANT AVAILABILITY ISSUES AS PER THE SPECIFICATIONS.
10. BURLAP, TWINE, AND WIRE SHALL BE COMPLETELY REMOVED OR CUT AWAY FROM TOP 1/3 OF ROOT BALL AT TIME OF INSTALLATION (SEE SPECIFICATION).
11. SEE SPECIFICATIONS FOR PLANT WARRANTY.
12. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER IMPROVEMENTS SHALL BE HYDROSEEDDED AS LAWN. HYDROSEED GRASS MIX SHALL BE DETERMINED BASED ON SEASON OF INSTALLATION.
13. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING BEDS PRIOR TO PLANTING OR BACKFILLING. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AS WORK PROGRESSES.
14. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SEE GRADING PLAN AND NOTES.
15. ALL TOP SOIL STRIPPED FOR REUSE SHALL BE SENT TO AND TESTED BY AN ACCREDITED SOIL TESTING LABORATORY AND AMENDED PER THEIR REQUIREMENTS. IF SOILS ARE UNSUITABLE THEY MUST BE REMOVED FROM SITE AND DISPOSED OF OFF PROPERTY PER LOCAL, STATE, AND FEDERAL LAW.

ABBREVIATIONS:

HP	HIGH POINT	O/S	OFF SET
LP	LOW POINT	±	CENTER LINE
TW	TOP OF WALL	±	PLUS/MINUS
BW	BOTTOM OF WALL	PC	POINT OF CURVE
TC	TOP OF CURB	PRC	POINT OF REVERSE CURVE
BC	BOTTOM OF CURB	PT	POINT OF TANGENT
TS	TOP OF STEP	LT	LEFT
BS	BOTTOM OF STEP	RT	RIGHT
CB	CATCH BASIN	L	LENGTH
TF	TOP OF FRAME	R	RADIUS
INV	INVERT	D	DEGREES
MH	MAN HOLE	C	CHORD LENGTH
RCP	REINFORCED CONCRETE PIPE	CNR	CORNER
VIF	VERIFY IN FIELD	BLDG	BUILDING
VFF	VERIFY FLOOR ELEVATION	MAX	MAXIMUM
VIF	VERIFY IN FIELD	HDPE	HIGH DENSITY POLYETHYLENE
EX	EXISTING		
EQ	EQUAL		

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PROJECT

GENERAL DYNAMICS
Electric Boat

CRYSTAL MALL ADAPTIVE REUSE

850 HARTFORD TURNPIKE
WATERFORD, CT 06385

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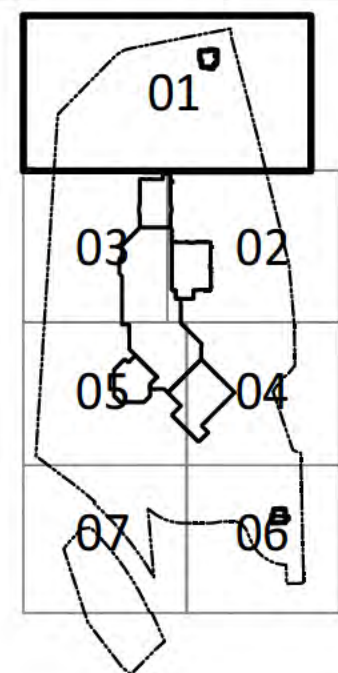
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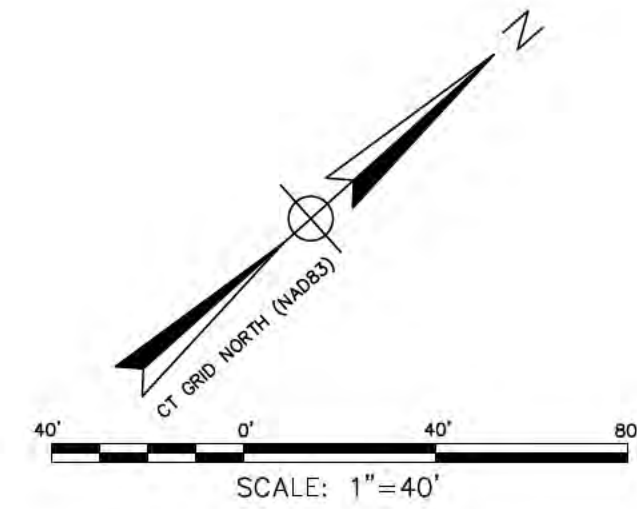
KEY PLAN

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LANDSCAPE NOTES

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SCALE:
PROJECT #: 2025018

L-101



Target
900 Hartford Tpke

VEHICULAR CONCRETE CROSSWALK
L-602
1
CAMPUS WAYFINDING SIGNAGE
L-605
1

EXISTING LIGHT POLE WITH
NEW ARM MOUNTED LIGHT

Olive
Garden

CAMPUS WAYFINDING
SIGNAGE
L-605
1
RAISED CROSSWALK
ENLARGEMENT
L-602
2

EXISTING CONCRETE STAIR
STRIPED CROSSWALK, TYP

CAMPUS ENTRY SIGN
L-605
2

CONCRETE PAVEMENT
L-601
1
SIDEWALK WITH INTEGRAL
CURB, TYP ALONG ROADWAY
DRIVE LANE STRIPING, TYP

MAFIA BLOCK SALT BIN
L-603
4

RECLAIM ASPHALT AND REPAVE
ENTIRE PARKING LOT & DRIVES, TYP

PARKING LOT LIGHT
L-604
6

CONCRETE UNIT PAVEMENT
VEHICULAR RATED
L-601
9

PLACEMAKING SCULPTURE

TYPICAL PLANTING ISLAND
SOIL IMPROVEMENTS
L-606
8

CAMPUS WAYFINDING
SIGNAGE
L-605
1
RAISED CROSSWALK
ENLARGEMENT
L-602
2

PAINTED PARKING
LOT ISLAND, TYP

PAINTED PARKING BAY
STRIPING, TYP

Hartford Turnpike (Route 85)

Match Line - See Sheet 02



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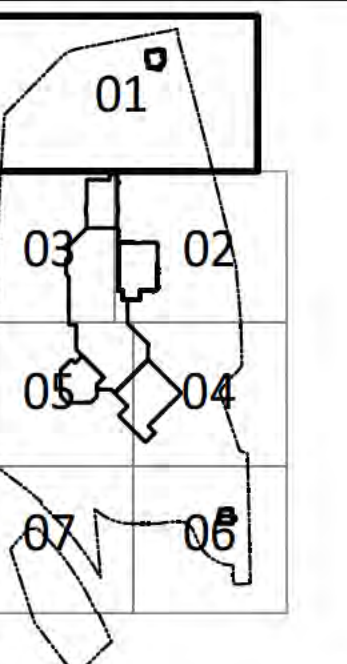
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KEY PLAN

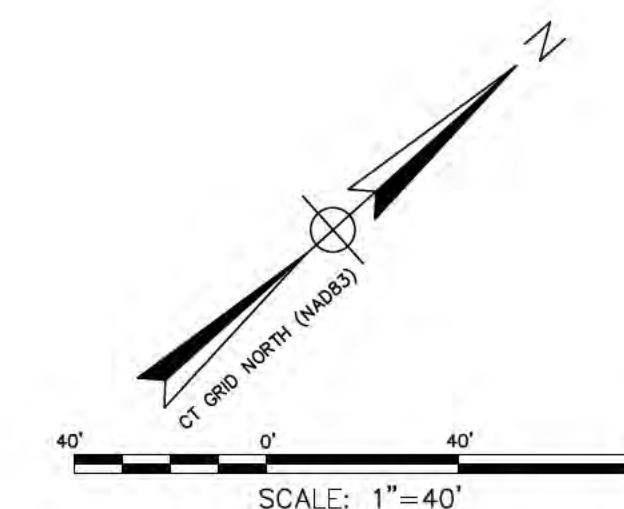
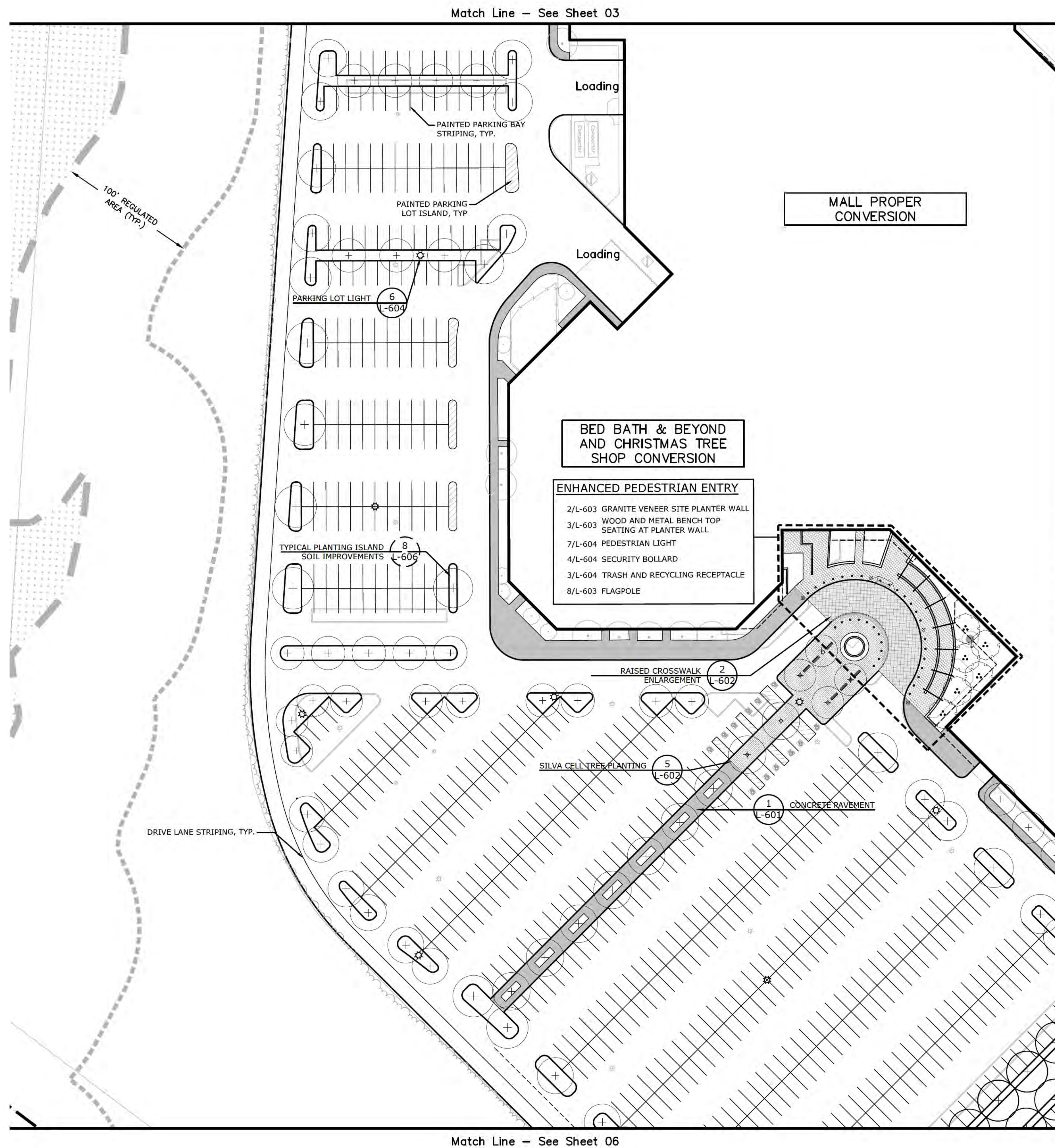


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	ZONING SUBMISSION	1/26/2026

LANDSCAPE IMPROVEMENTS

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L-201



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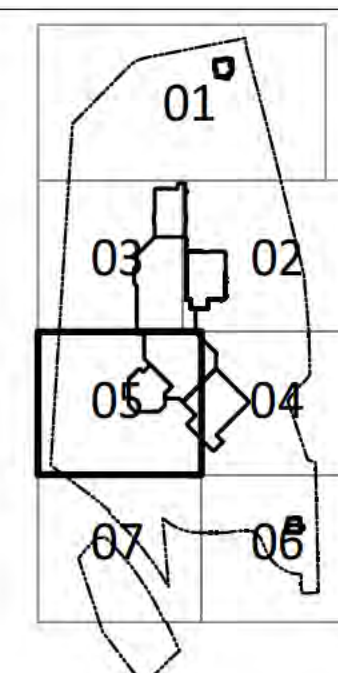
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KEY PLAN

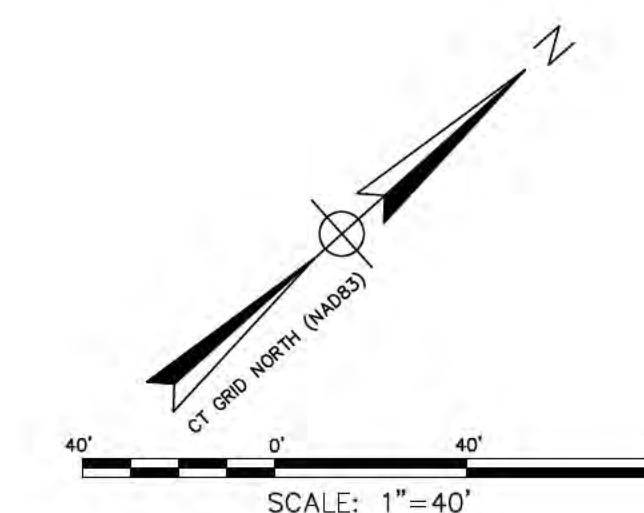
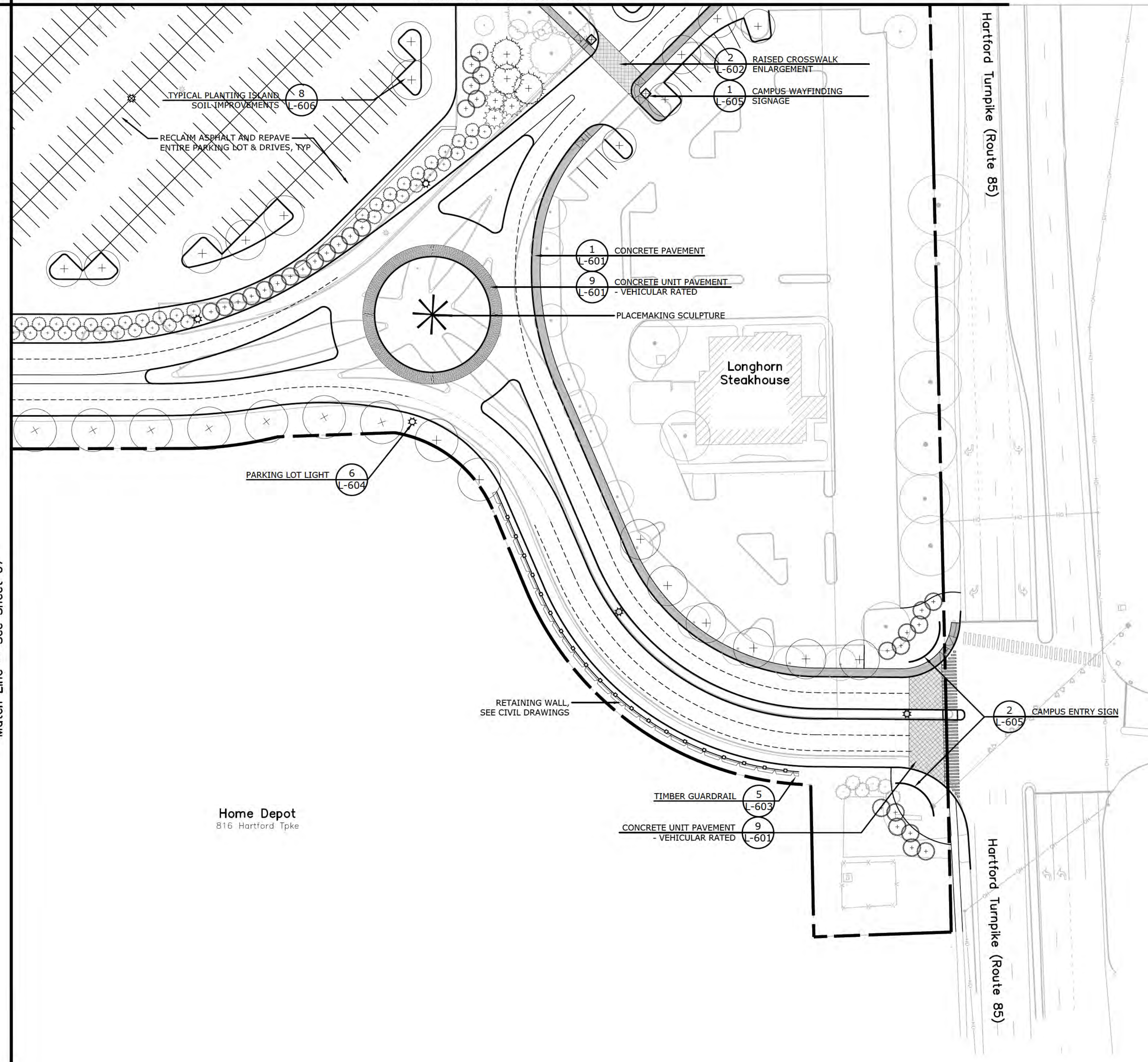
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LANDSCAPE IMPROVEMENTS

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L-205

Match Line - See Sheet 04



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Electric Boat

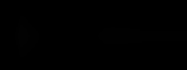
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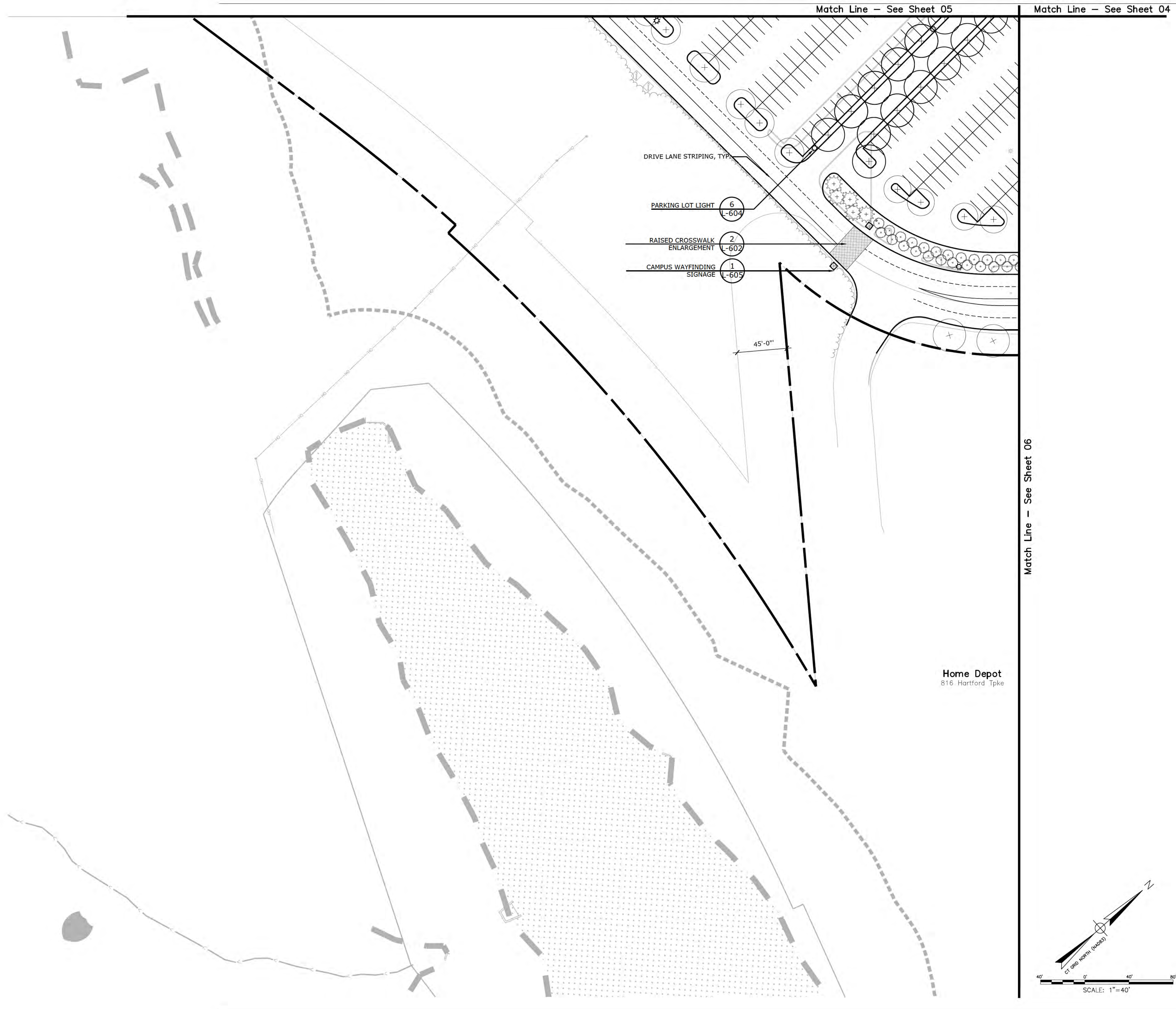
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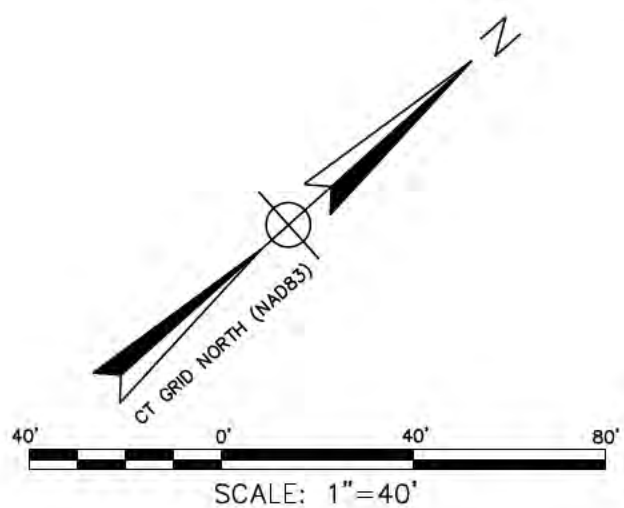
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L-207



PLANTING LEGEND:

	PLANTING ISLANDS		EXISTING TREELINE
	BUILDING PERIMETER / PLAZA		EXISTING TREE
	HILLSIDE		PROPOSED TREE
	EXISTING PLANTING TO REMAIN		
	LAWN		



Target
900 Hartford Tpke



Match Line – See Sheet 02



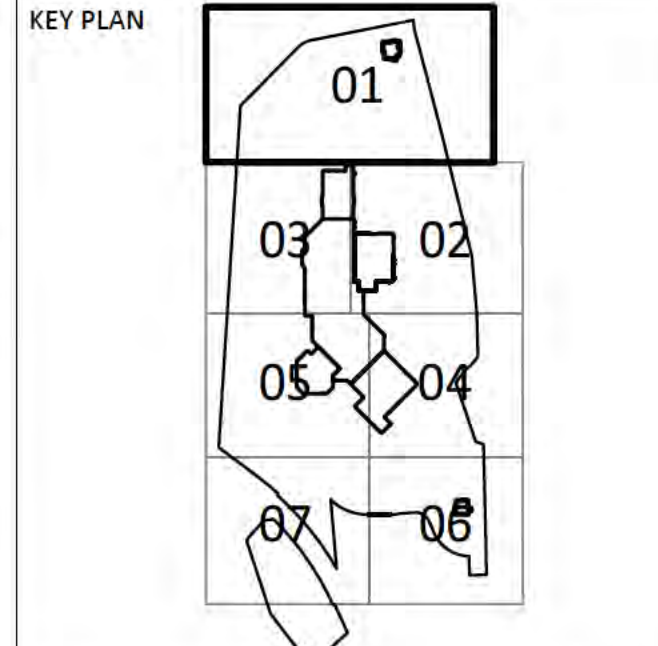
PROJECT
GENERAL DYNAMICS
Electric Boat

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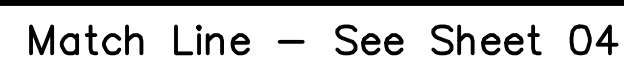
REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

SITE PLANTING

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SCALE: 1" = 40' XREF
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L-301

Match Line – See Sheet 03



PLANTING ISLANDS

EXISTING TREELINE

BUILDING PERIMETER / PLAZA

EXISTING TREE

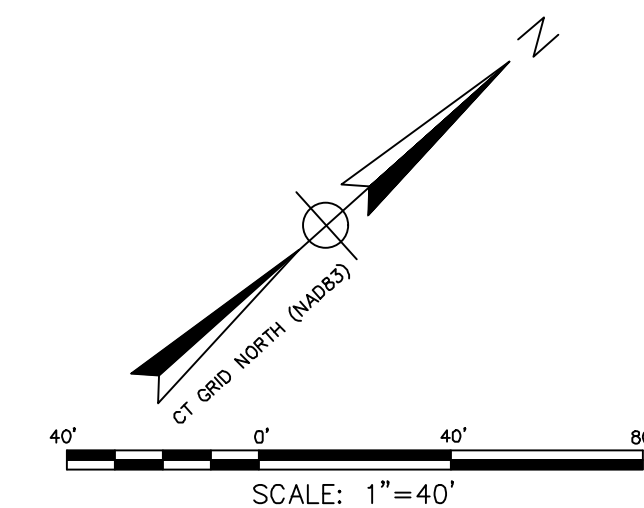
HILLSIDE

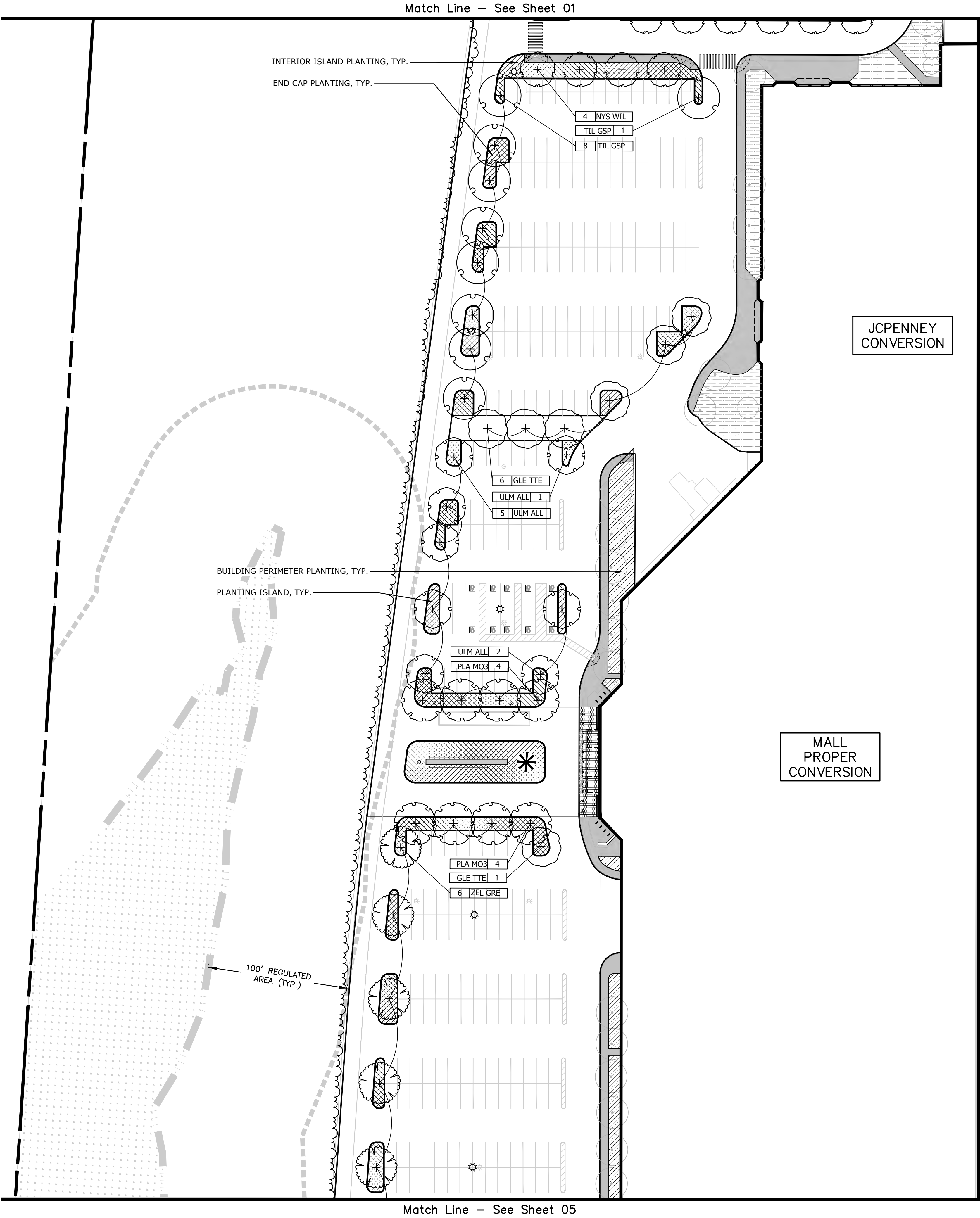
PROPOSED TREE

EXISTING PLANTING TO REMAIN

LAWN

L-302

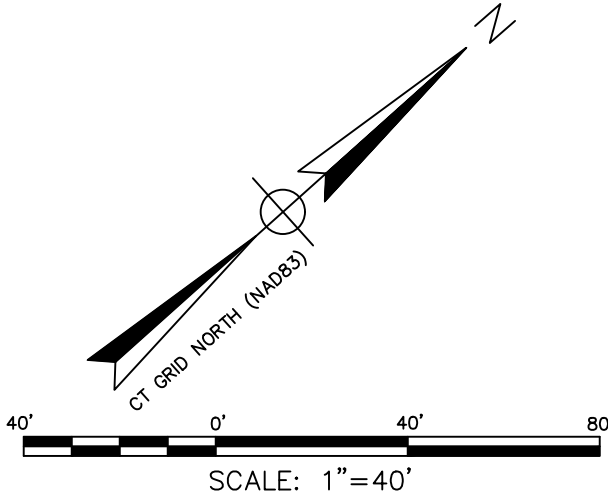




PLANTING LEGEND:

	PLANTING ISLANDS		EXISTING TREELINE
	BUILDING PERIMETER / PLAZA		EXISTING TREE
	HILLSIDE		PROPOSED TREE
	EXISTING PLANTING TO REMAIN		
	LAWN		

Match Line — See Sheet 02



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Electric Boat

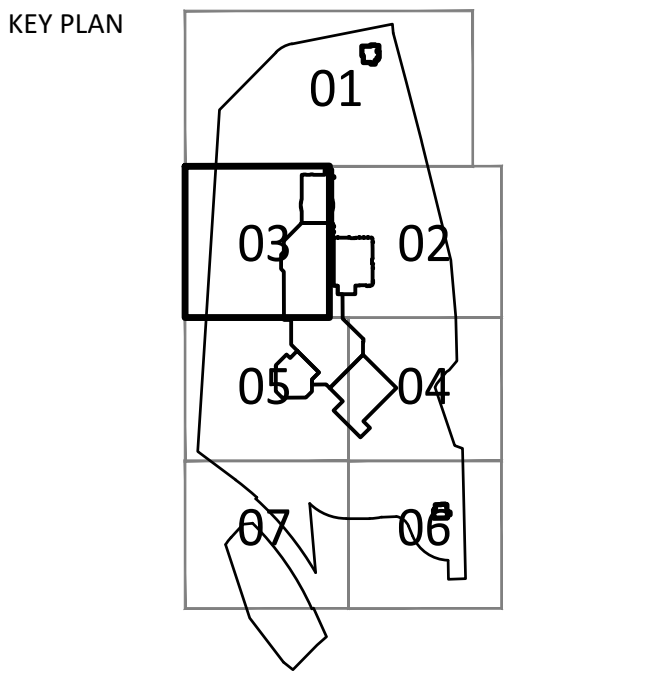
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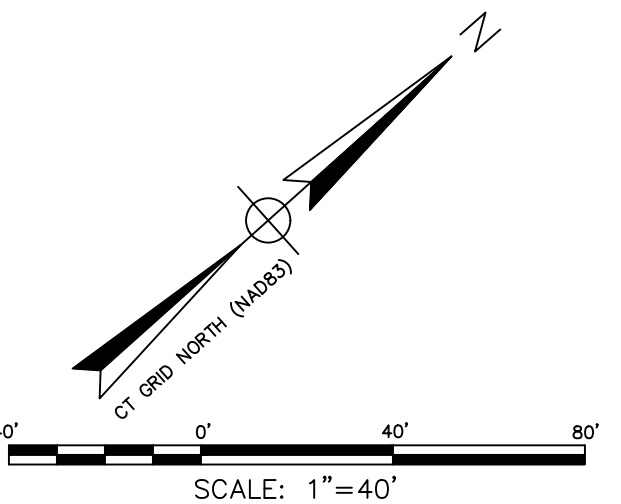
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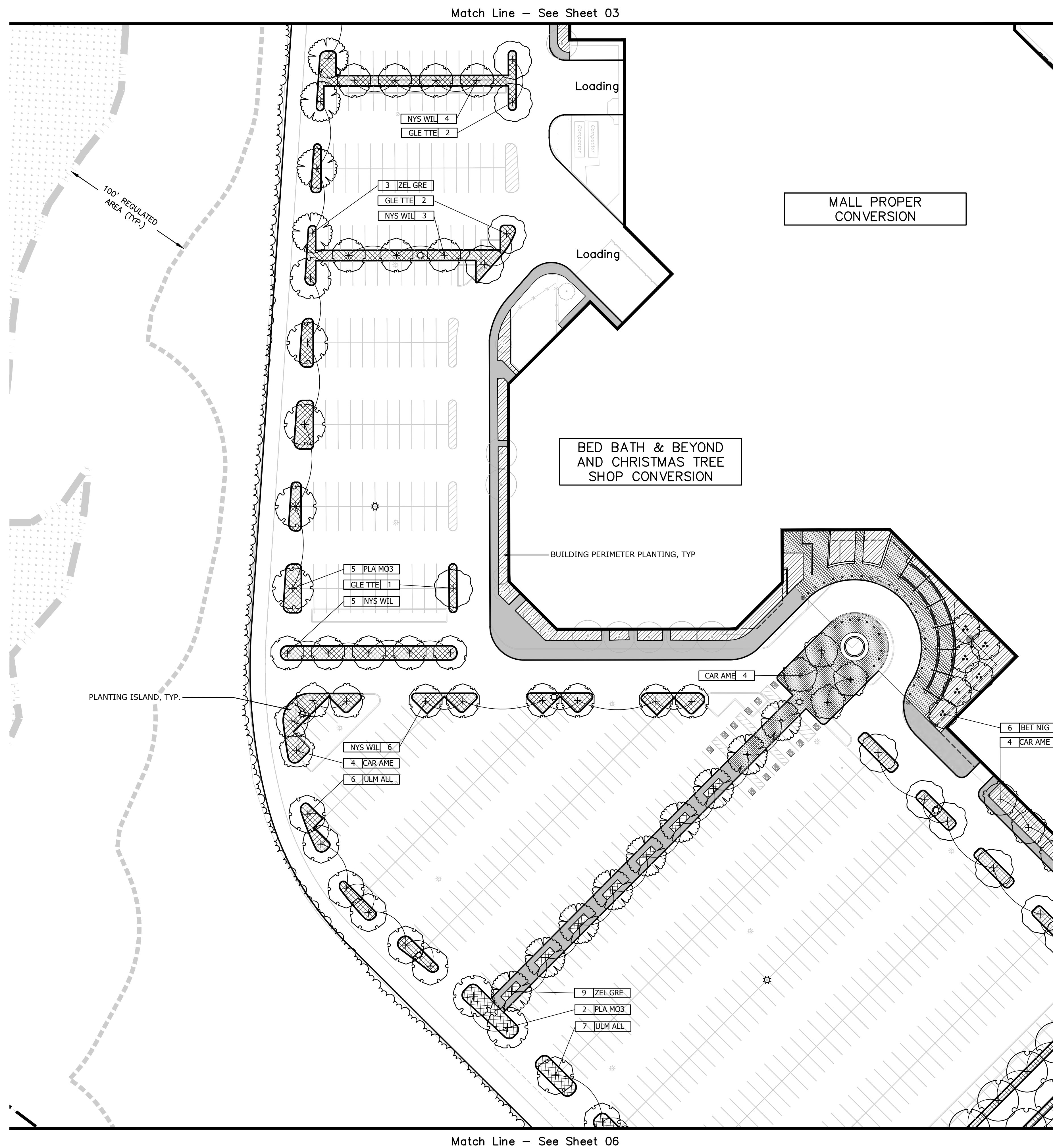


REV	DESCRIPTION	DATE
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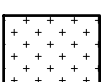
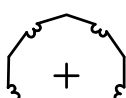
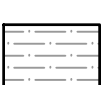
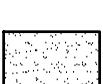
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SCALE: 1" = 40' XREF	
PROJECT #: 2025018	





PLANTING LEGEND:

	PLANTING ISLANDS		EXISTING TREELINE
	BUILDING PERIMETER / PLAZA		EXISTING TREE
	HILLSIDE		PROPOSED TREE
	EXISTING PLANTING TO REMAIN		
	LAWN		

Match Line – See Sheet 04



PROJECT

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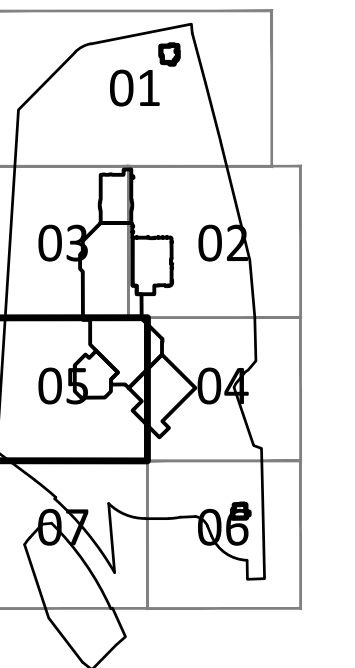
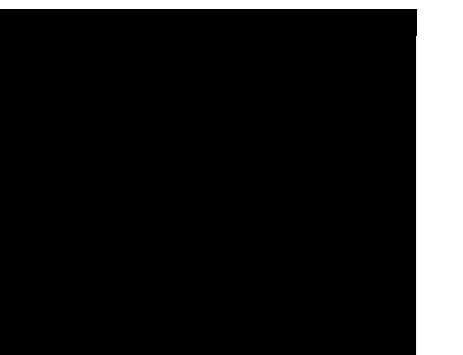
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SITE PLANTING

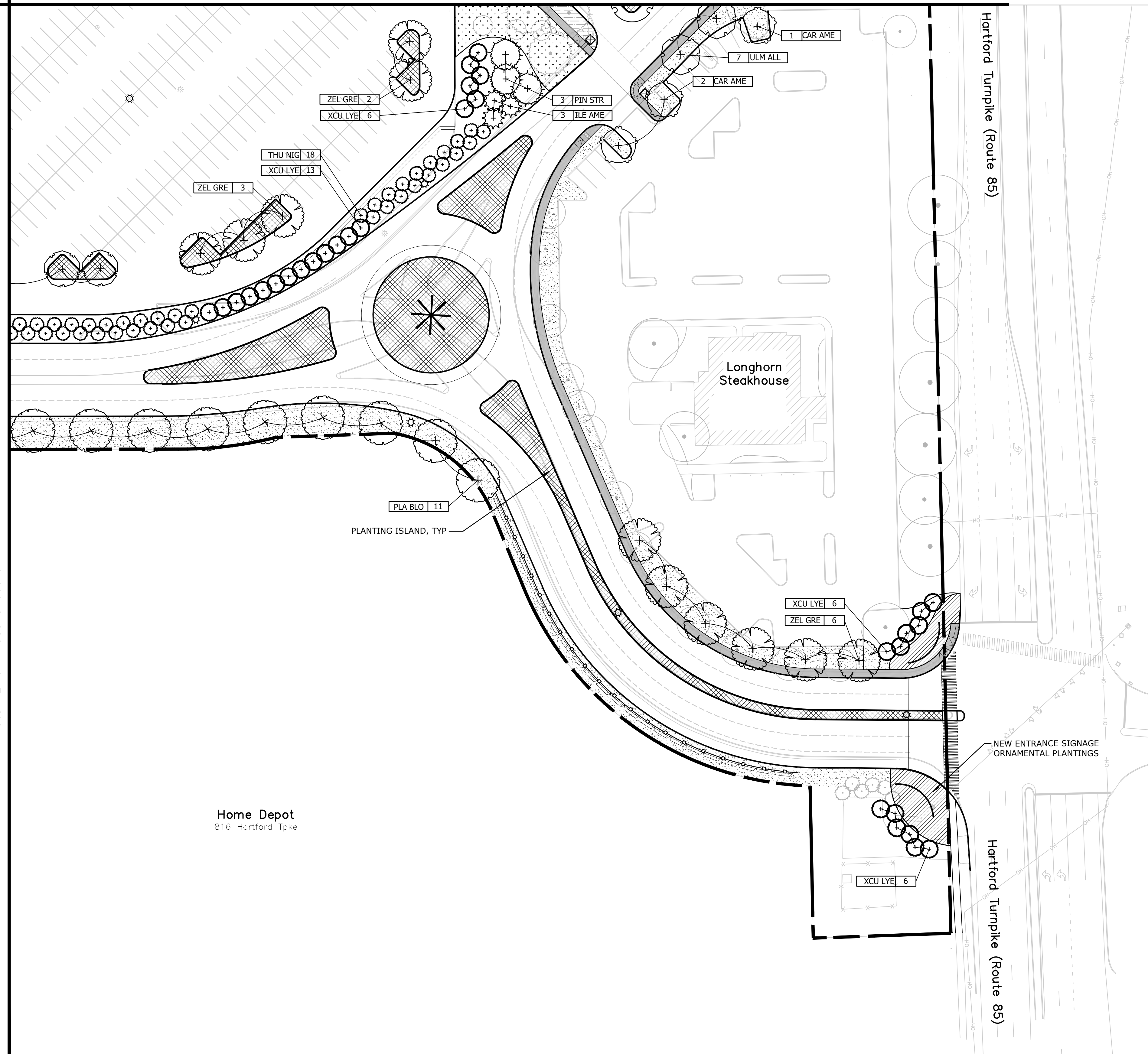
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-305

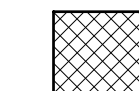
Match Line – See Sheet 05

Match Line – See Sheet 04

Match Line – See Sheet 07



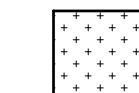
PLANTING LEGEND:



PLANTING ISLANDS



BUILDING PERIMETER /
PLAZA



HILLSIDE



EXISTING PLANTING
TO REMAIN



LAWN



EXISTING TREELINE



EXISTING TREE



PROPOSED TREE

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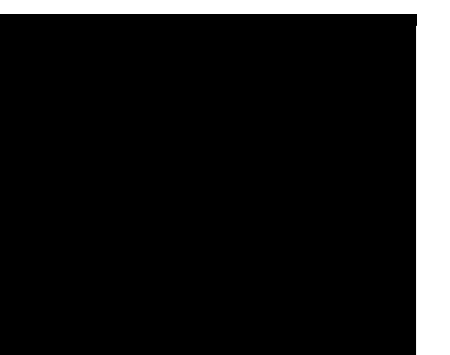
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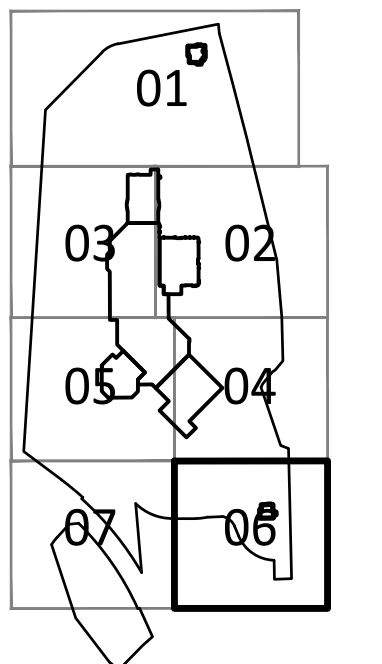
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KEY PLAN

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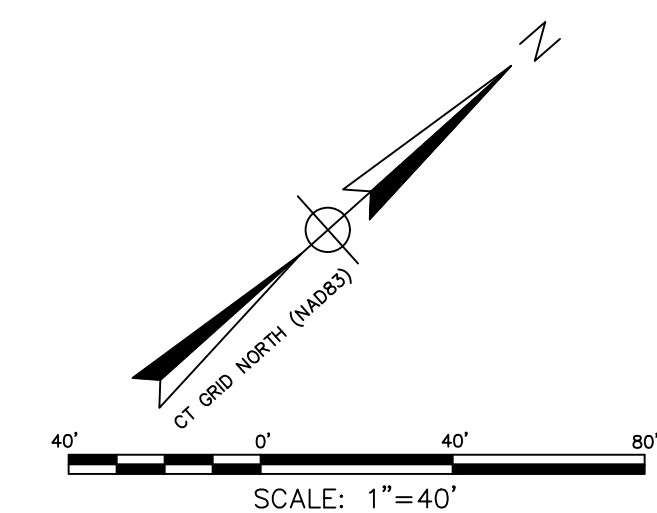
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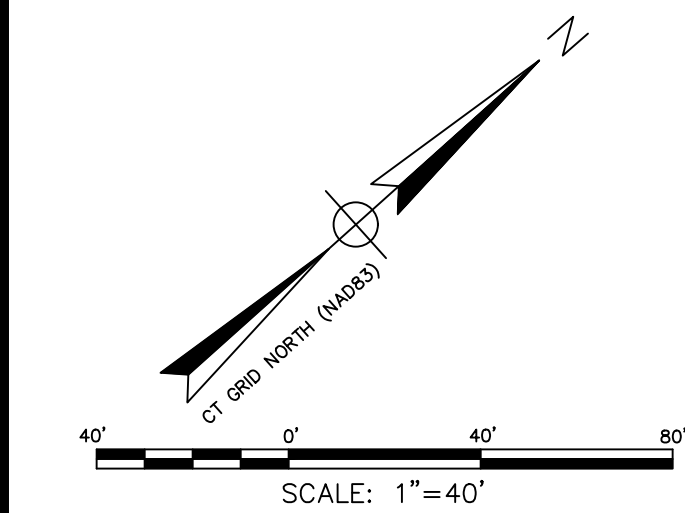
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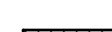
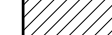
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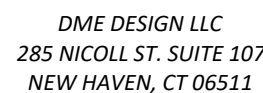
PROJECT #: 2025018

L-306





PLANTING ISLANDS Hardy drought, salt, and heat tolerant evergreen and deciduous shrubs.	BUILDING PERIMETER / PLAZA Low to medium maintenance evergreen and deciduous shrubs and perennials.	HILLSIDE Hardy drought, salt, and heat tolerant evergreen and deciduous shrubs, for soil stabilization and screening.	PLANTING LEGEND:  PLANTING ISLANDS  EXISTING TREELINE  BUILDING PERIMETER / PLAZA  EXISTING TREE  HILLSIDE  PROPOSED TREE  EXISTING PLANTING TO REMAIN  LAWN
<u>Hardy Evergreen Groundcovers</u> Juniperus Horizontalis / Creeping Juniper Juniperus chinensis 'Sargentii Viridis' / Green Sargent Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper Microbiota decussata / Russian Cypress <u>Hardy Deciduous Shrubs</u> Spiraea japonica 'Little Princess' / Little Princess Spirea Deutzia gracilis 'Nikko' / Slender Deutzia Comptonia peregrina / Sweet Fern Dasiphora fruticosa / Shrubby Cinquefoil Itea virginica / Virginia Sweetspire <u>Hardy Ornamental Grasses</u> Muhlenbergia capillaris / Pink Muhly Grass Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Chasmanthium latifolium / Northern sea oats	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea Itea virginica 'Sprich' / Little Henry Sweetspire Viburnum plicatum tomentosum / Summer Snowflake Viburnum Ilex glabra 'Shamrock' / Shamrock Inkberry Holly Ilex glabra 'Gembok' / Gem Box Inkberry Holly Aronia melanocarpa 'Ground Hug' / Ground Hug Chokeberry Rhus aromatica 'Grow-Low' / Grow-Low Fragrant Sumac Hydrangea macrophylla Dwarf Rhododendron Liriope muscari / Lilyturf Nepeta x faassenii 'Dropmore' / Catmint Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass Salvia yangii / Russian Sage	Juniperus chinensis 'Sea Green' / Sea Green Juniper Rhus aromatica / Fragrant Sumac Cornus sericea / Red Twig Dogwood Amelanchier stolonifera / Serviceberry Itea virginica / Virginia Sweetspire	



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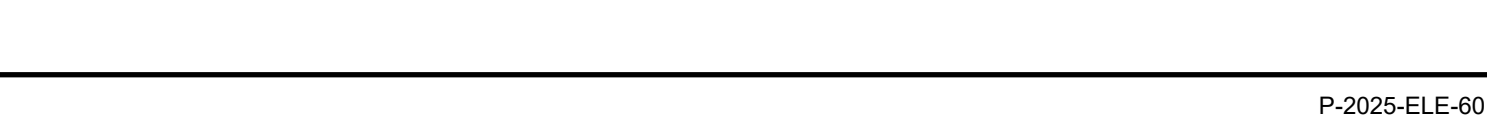
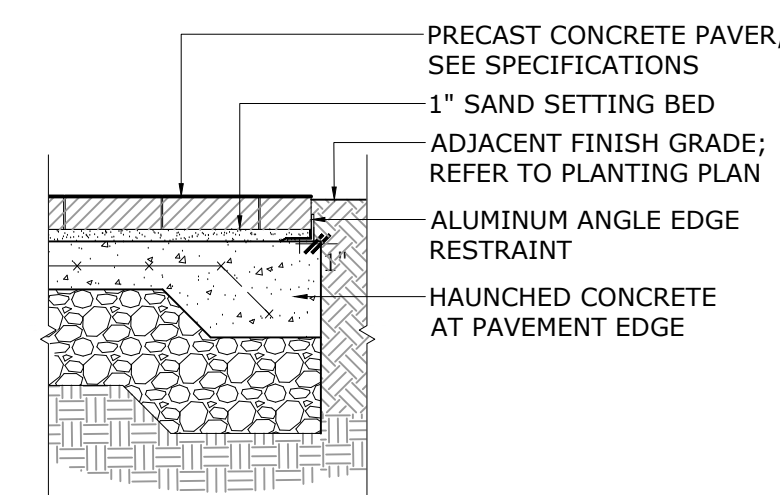
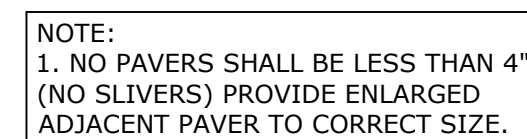
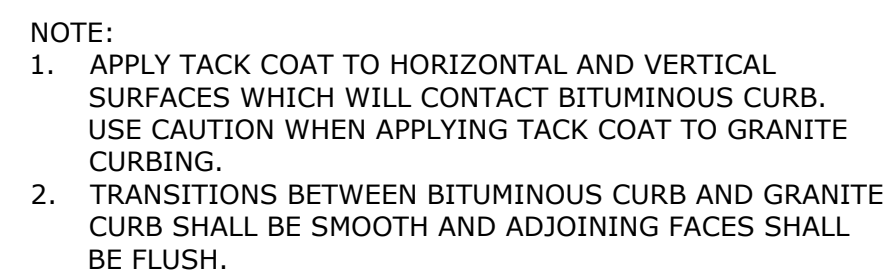
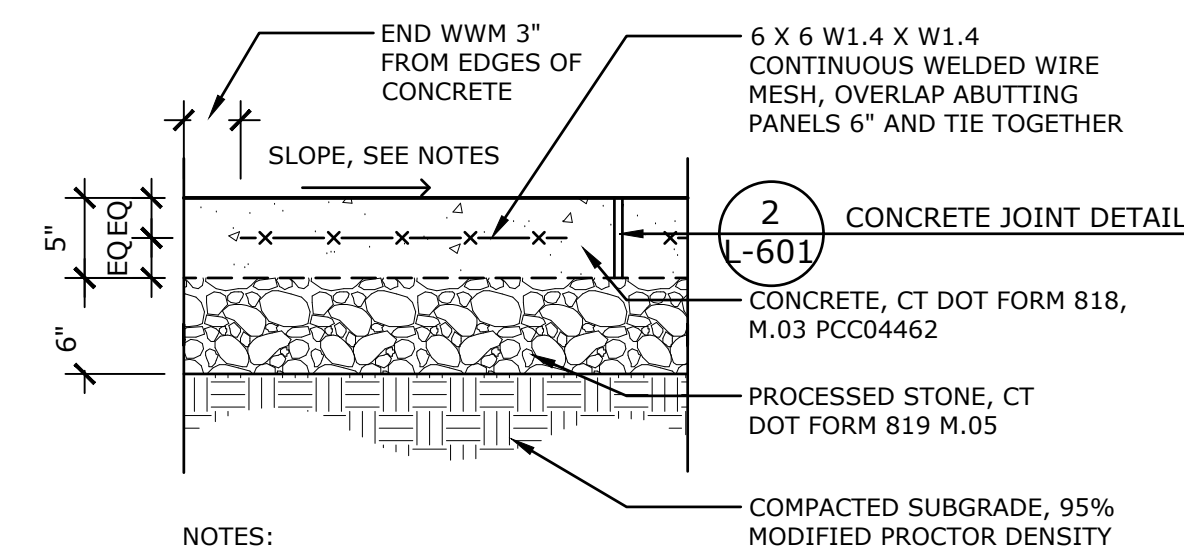
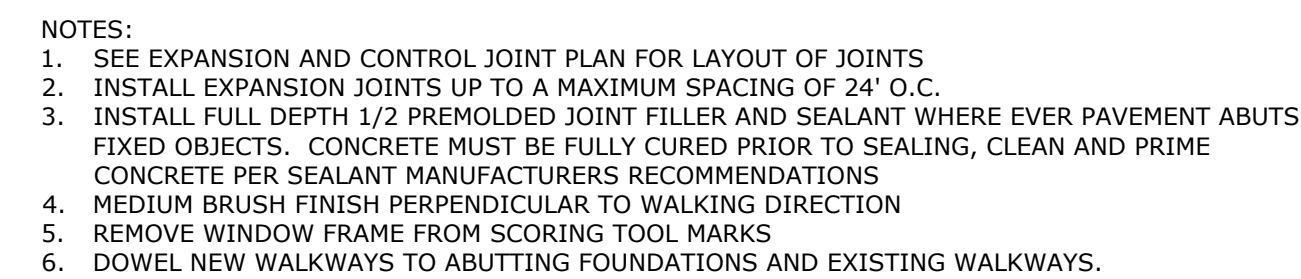
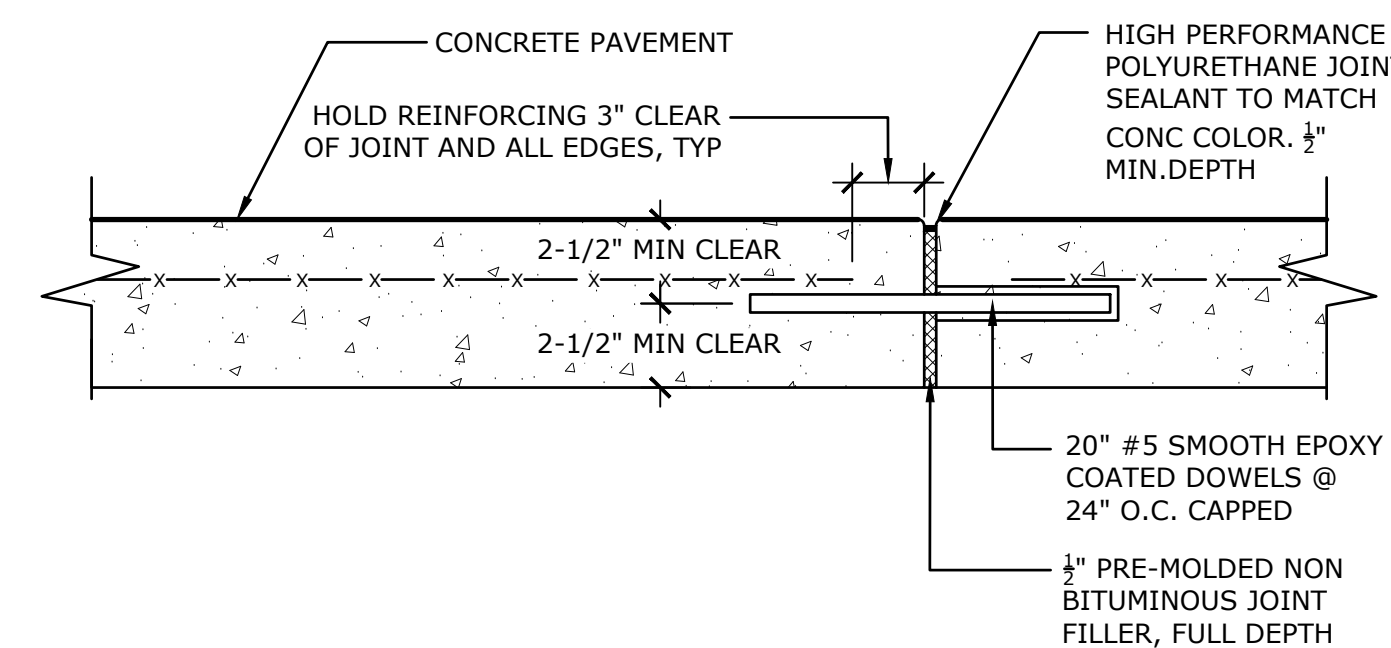
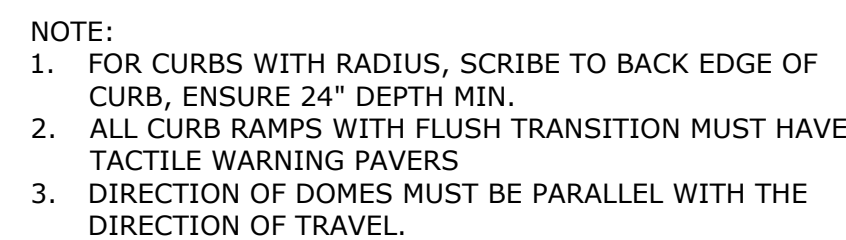
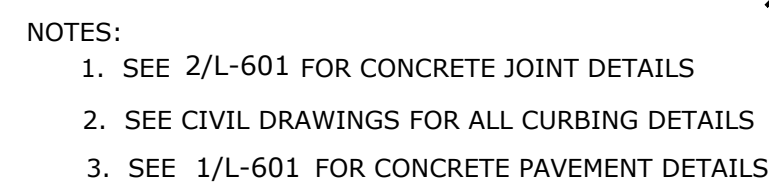
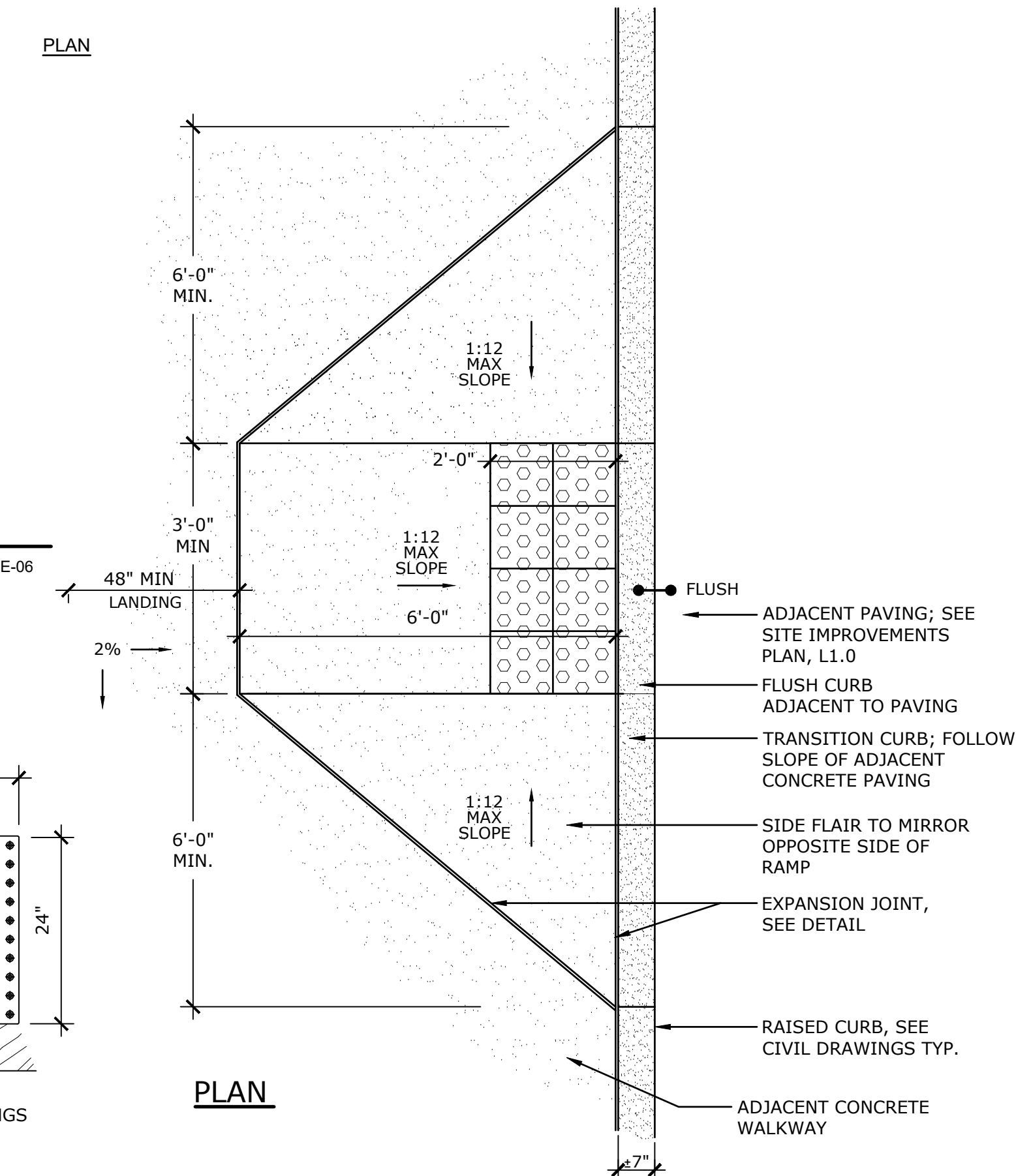
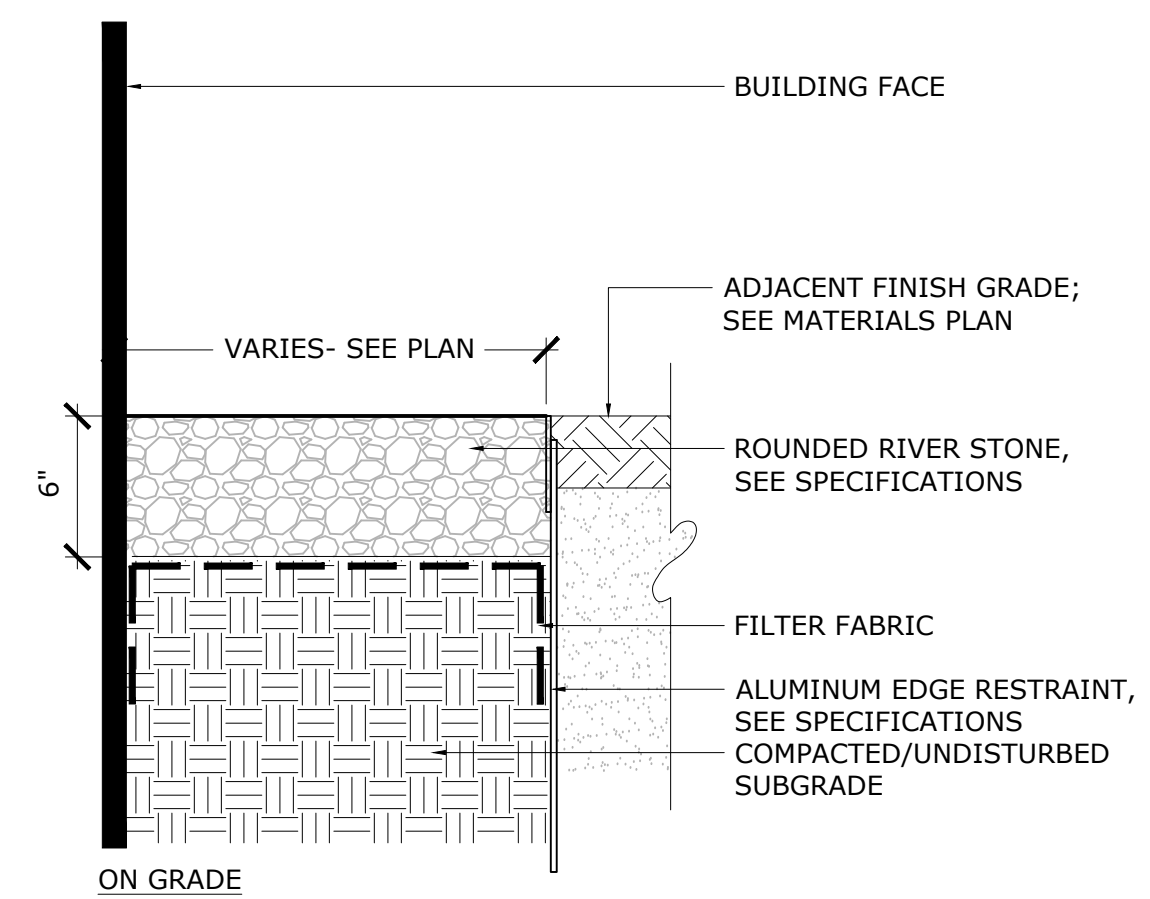
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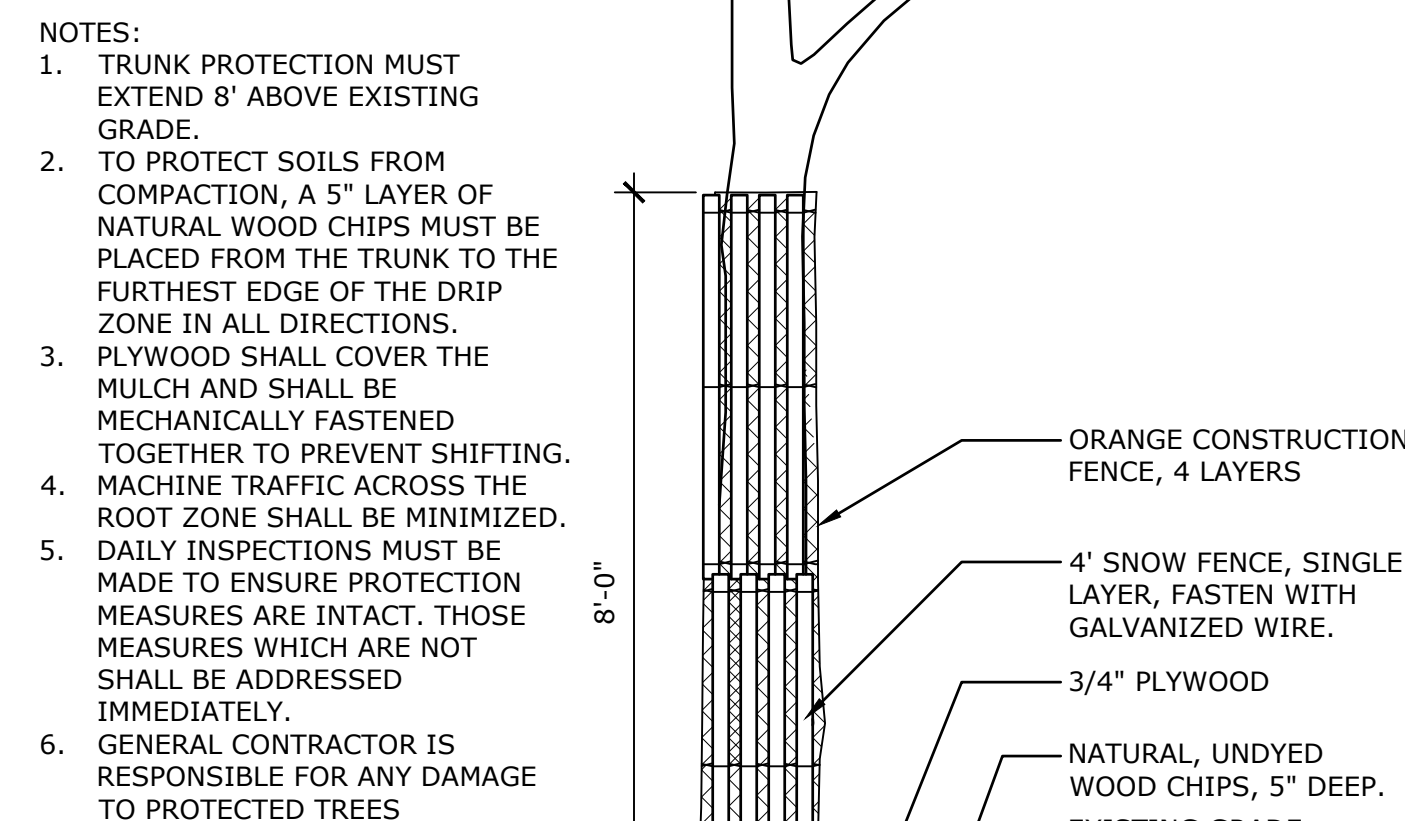
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SITE LIGHTING

L-401







REFER TO CONSTRUCTION
DOCUMENTS FOR PROPER
PROCEDURES FOR DEMOLITION
CONSTRUCTION