

_____ FOR _____



LOCATION OF SITE

WATERFORD, CT, 06385

MAP: 105 | LOT: 8981

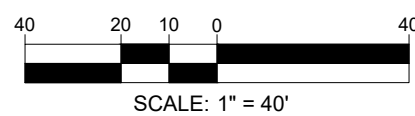
REVISION 1 - 12/10/2025

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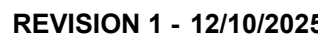
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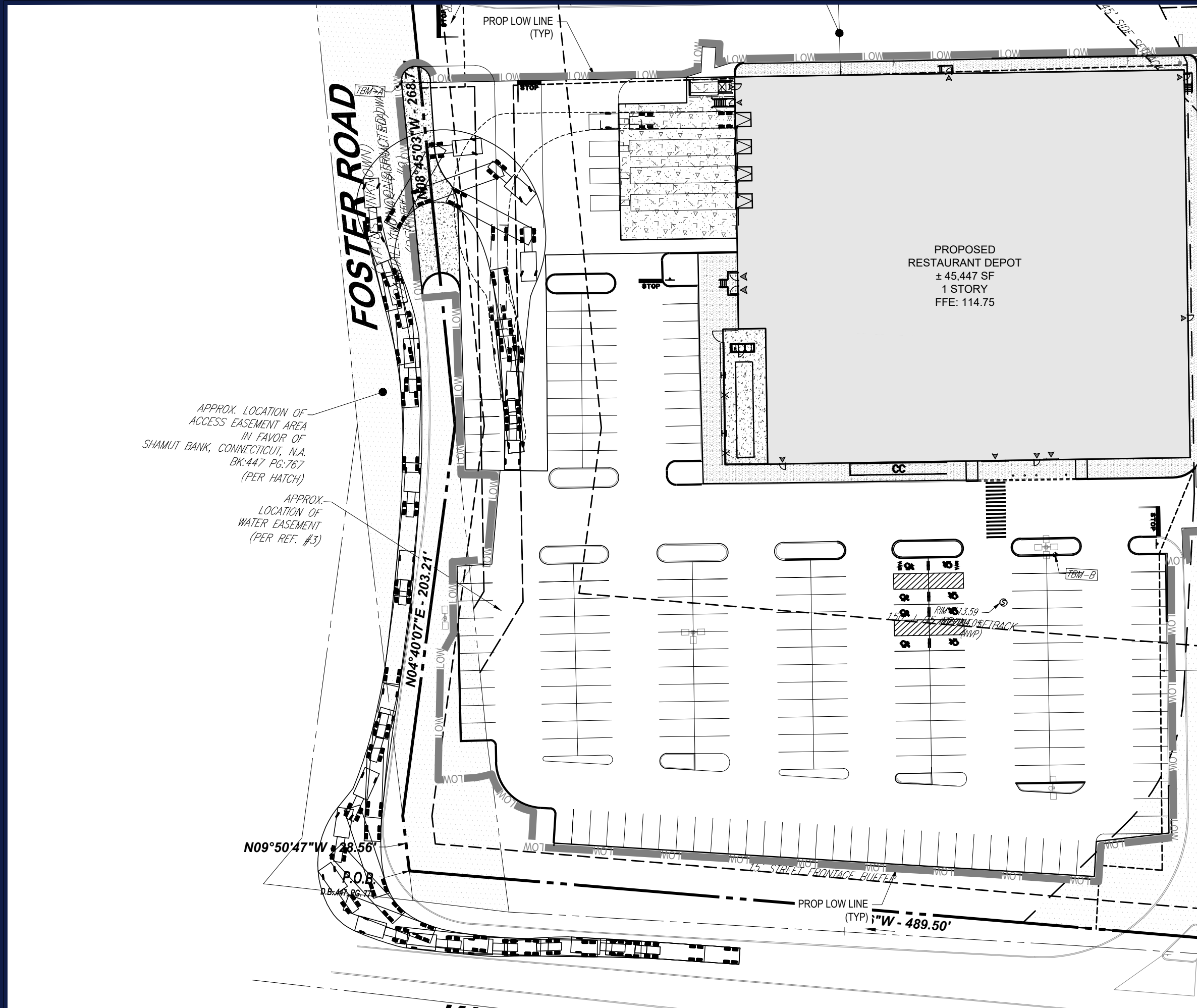
C-102

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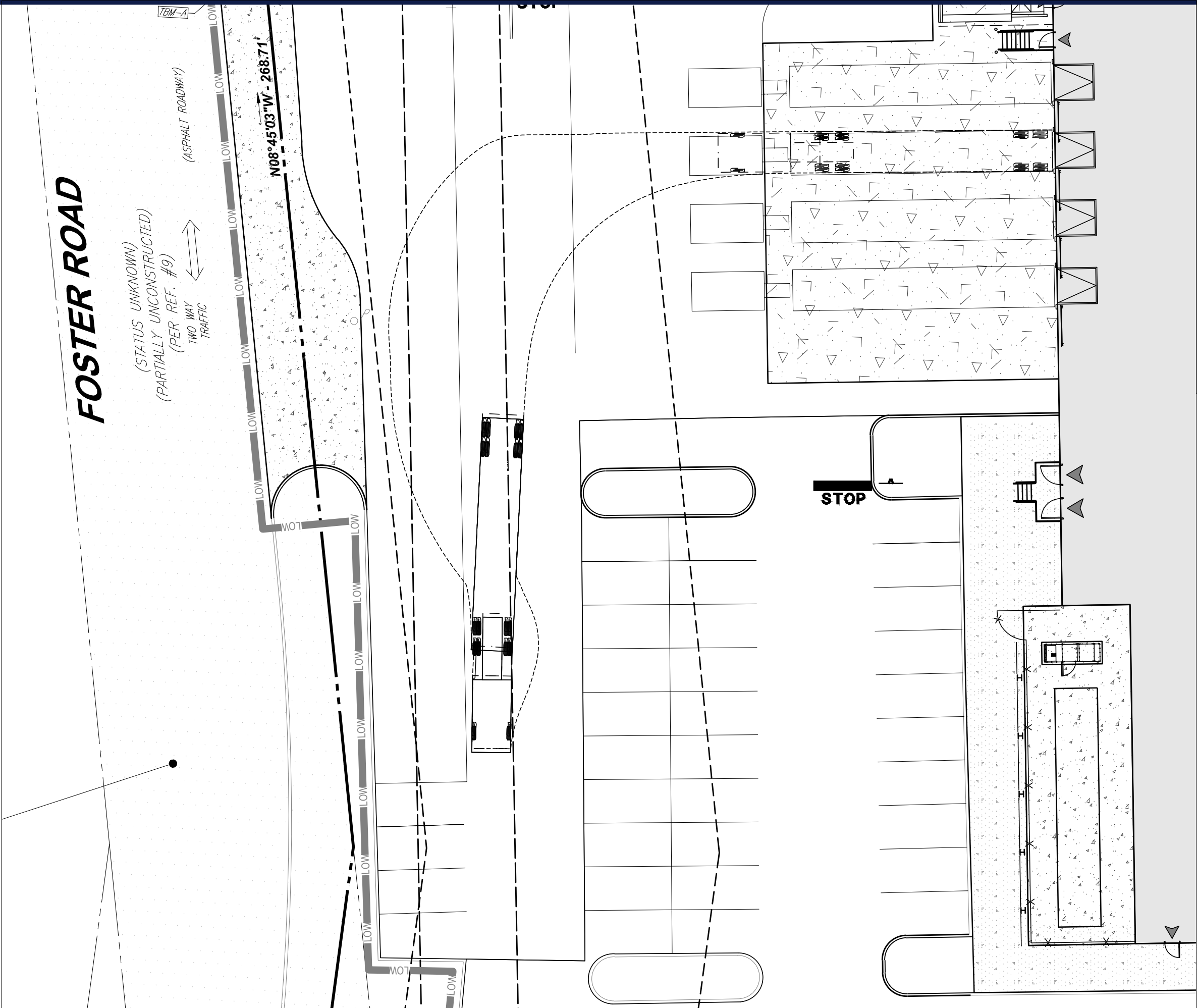
1. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS. RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
4. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELECTERIOUS MATERIALS, AND/OR DEBRIS THAT OBSCURE THE WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND LANDSCAPING MATERIALS, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
6. THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.).
7. WHERE THE LIMIT OF THE EXISTING UTILITY, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
8. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE TO AND EXCESSIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
9. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY THE DOT AND NOT BE A PART OF THE PROJECT. THE SIGNAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIGNAL SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
10. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND/OR SERVICE LINES PRIOR TO EXCAVATION. PRIOR TO UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPOSED MAIN LINE. SUCH SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL AND STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

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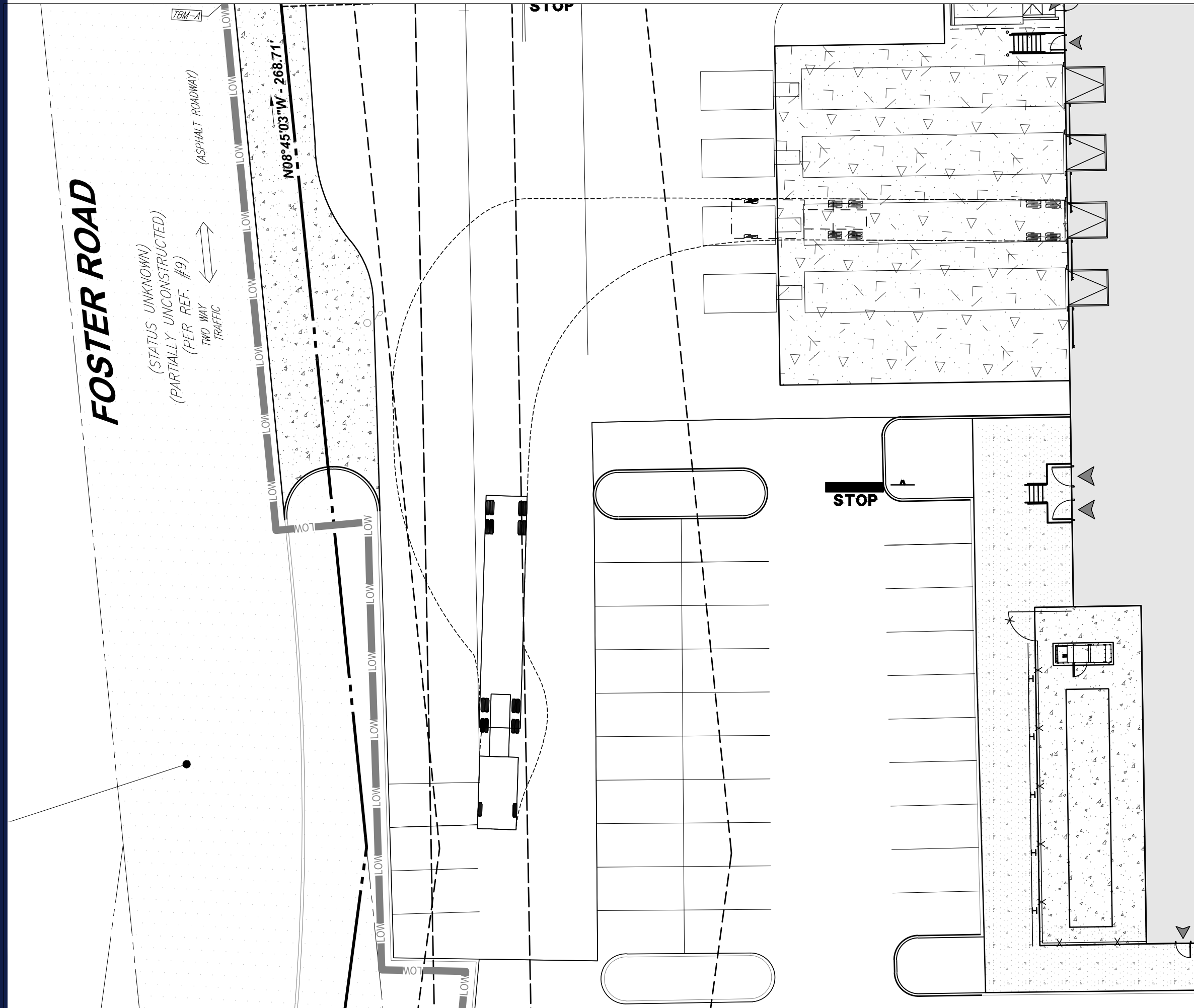
WB-62 WESTBOUND ON WATERFORD PARKWAY TO BAY 1

SCALE: 1" = 50'



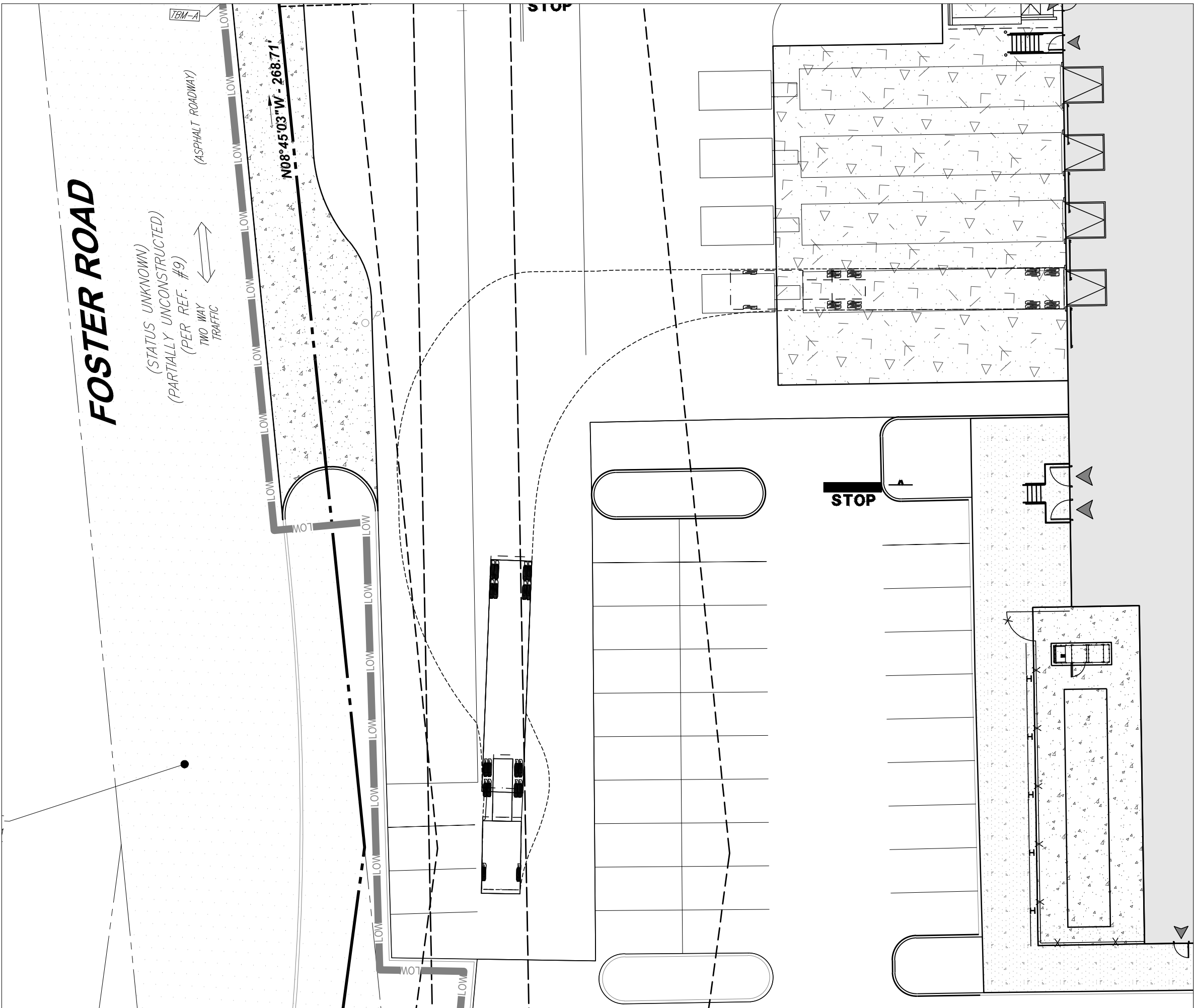
WB-62 TO BAY 2

SCALE: 1" = 20'



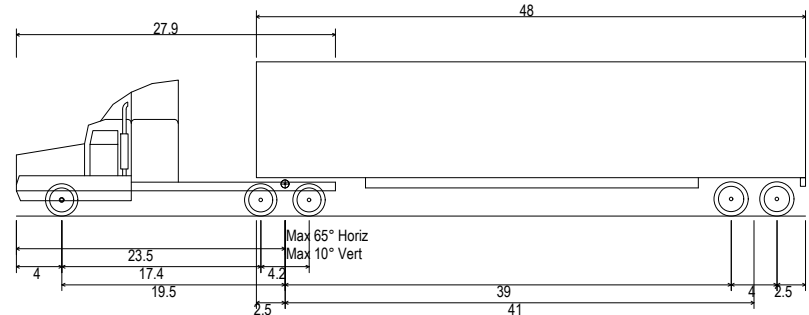
WB-62 TO BAY 3

SCALE: 1" = 20'



WB-62 TO BAY 4

SCALE: 1" = 20'



WB-62 - Interstate Semi-Trailer
Overall Length 69'00\"/>

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PROGRAM MANAGEMENT
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REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	12/10/2025	PER TOWN COMMENTS	WEH CWE



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PROJECT No.: CTA250060.00-1B
DRAWN BY: WEH
CHECKED BY: CWE
DATE: 09/12/2025
CAD ID: P-CIVIL-SITE

PROJECT:

**SITE
DEVELOPMENT
PLANS**
FOR



PROPOSED
RESTAURANT DEPOT
161 WATERFORD PKWY NORTH
NEW LONDON COUNTY
WATERFORD, CT
MAP & LOT: 105 - 8981

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900

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SHEET TITLE:

**TRUCK
MOVEMENT
PLAN A**

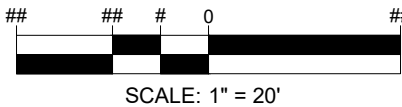
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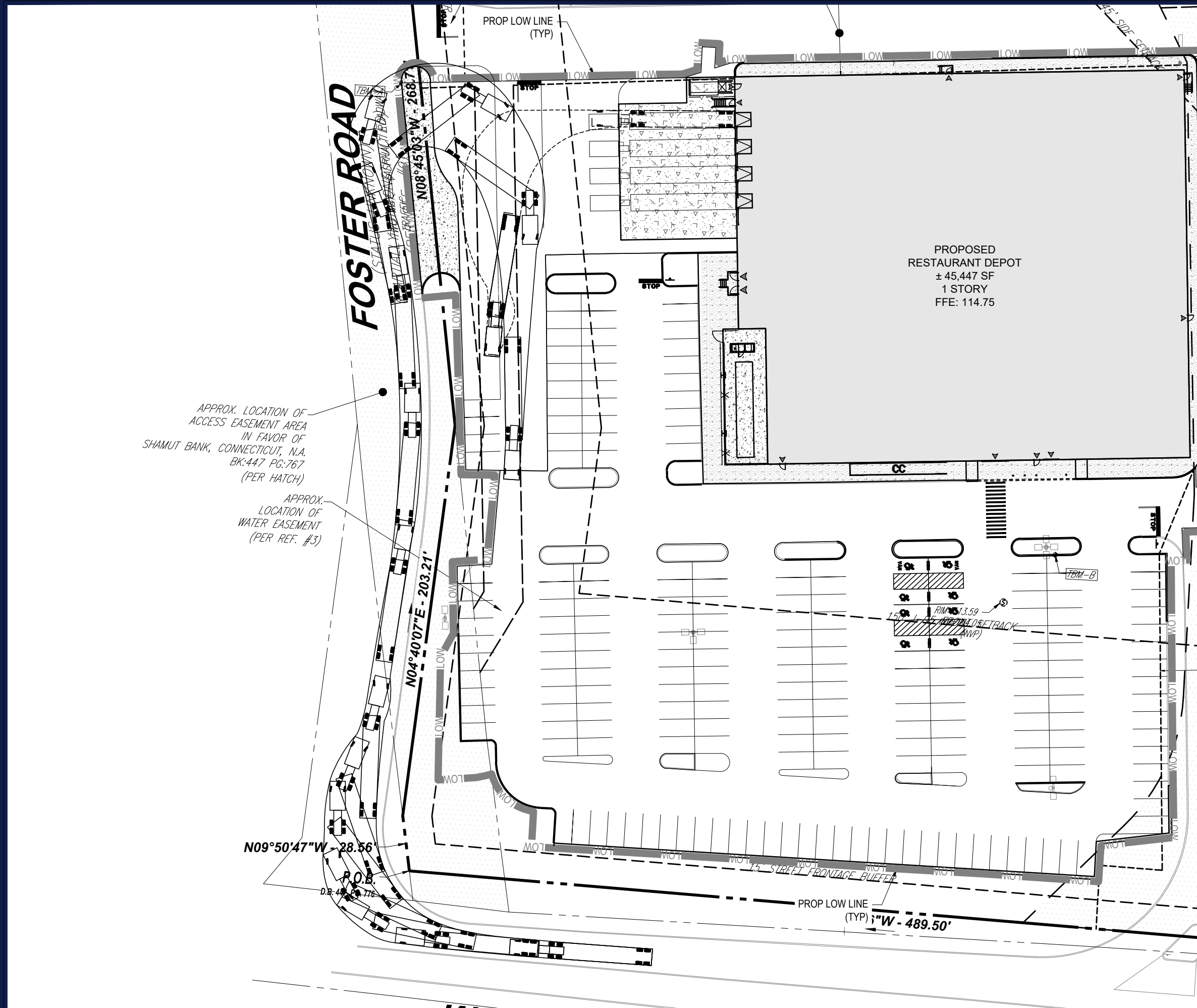
C-302

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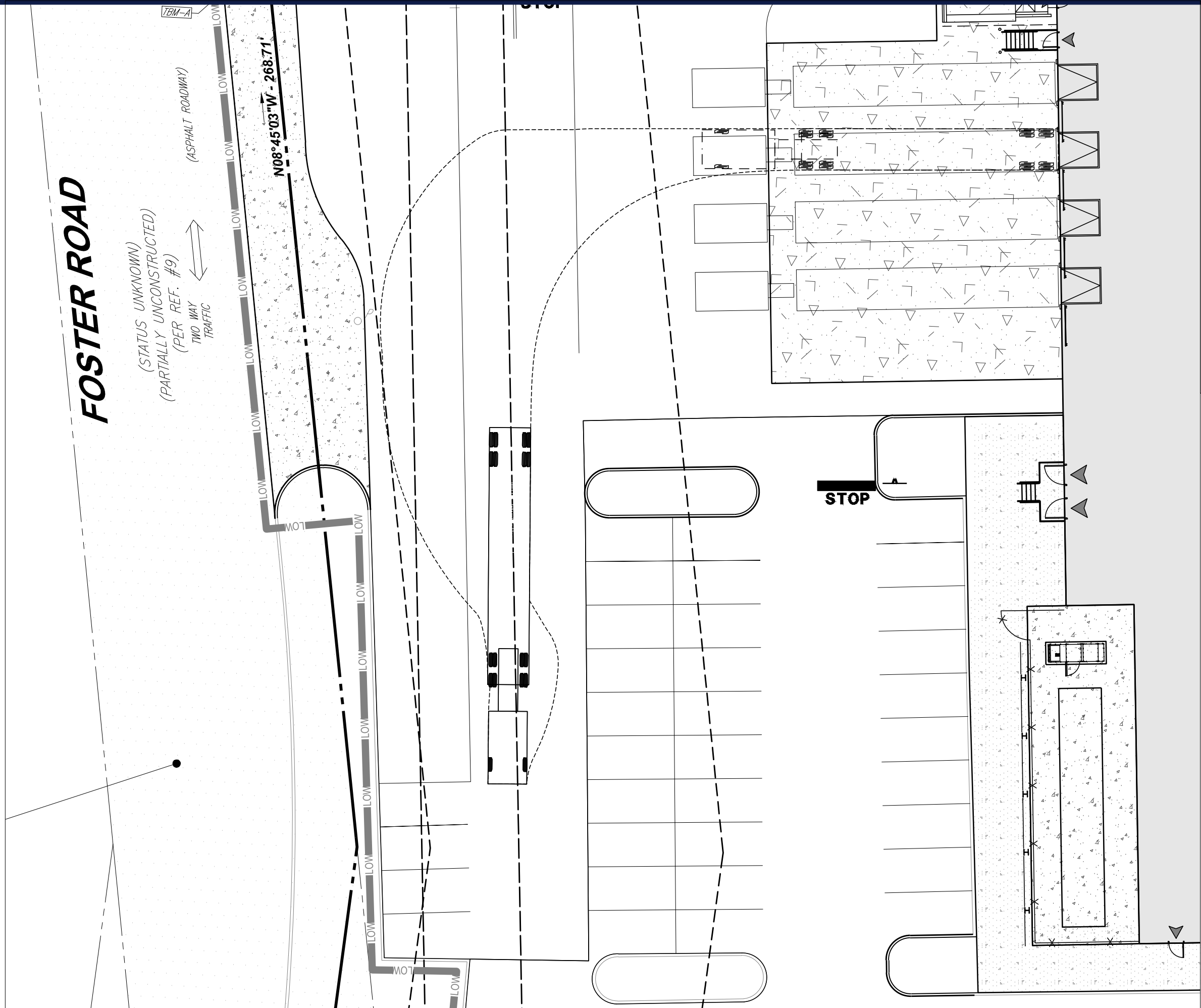
THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY





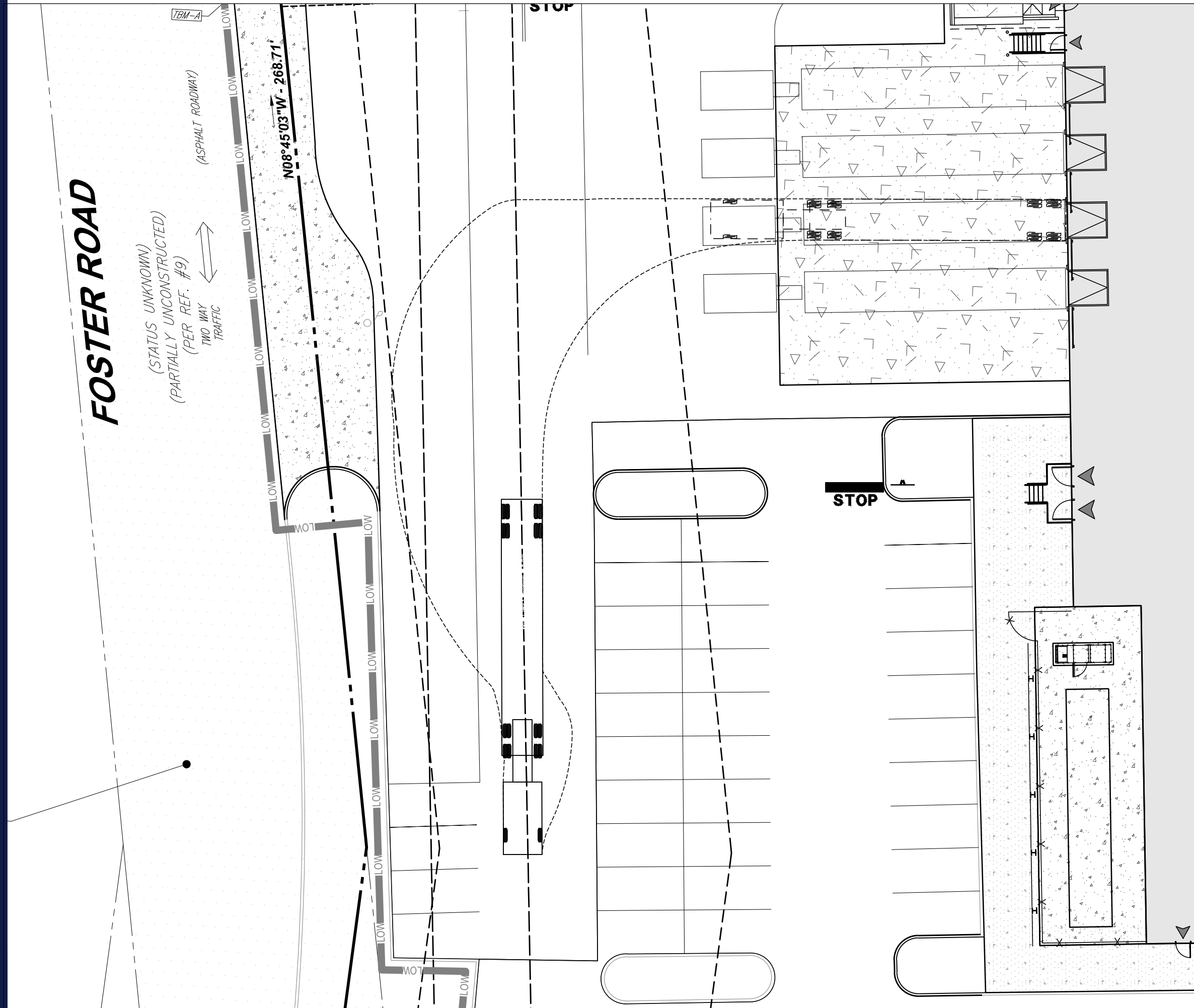
WB-67 WESTBOUND ON WATERFORD PARKWAY TO BAY 1

SCALE: 1" = 50'



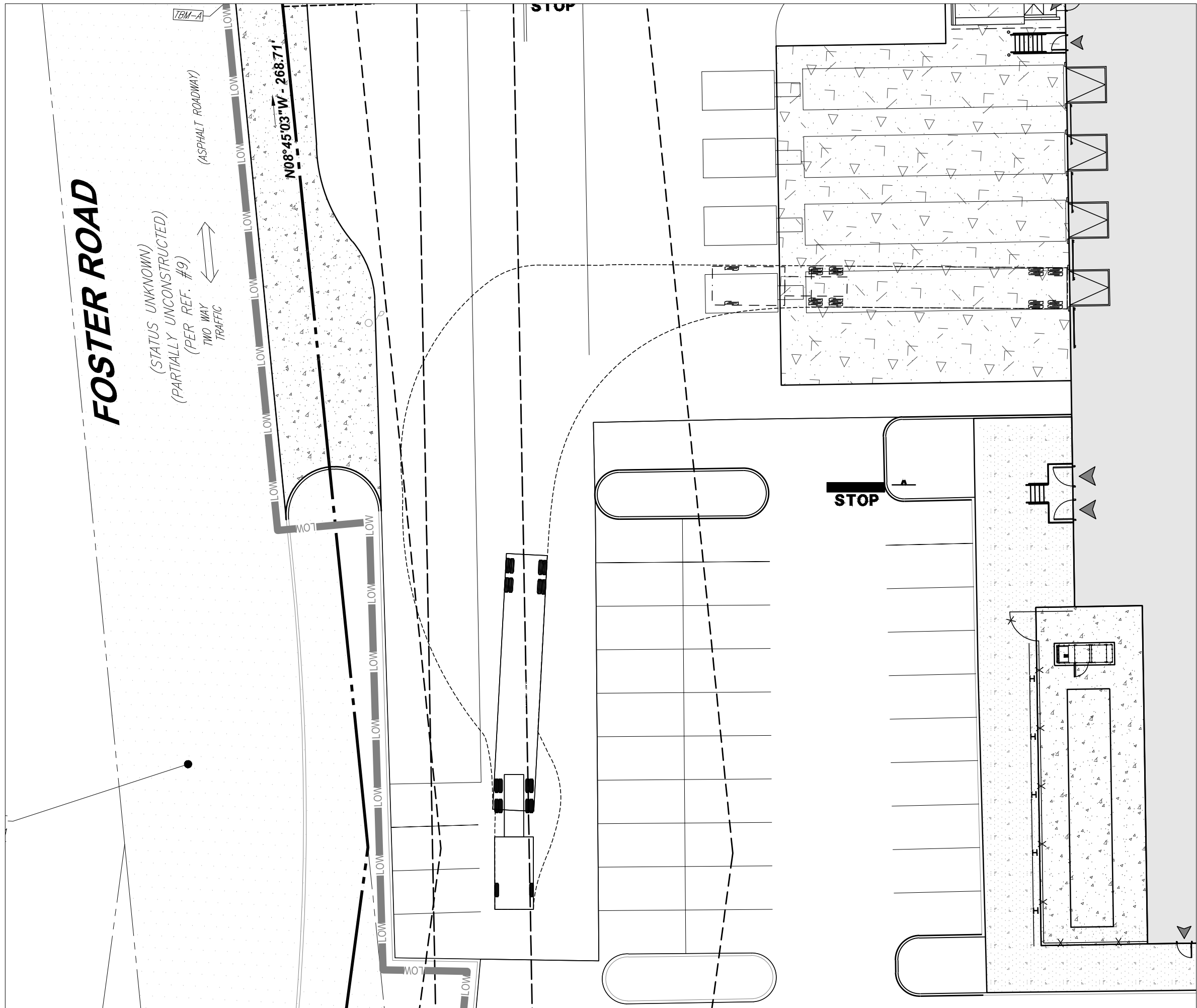
WB-67 TO BAY 2

SCALE: 1" = 20'



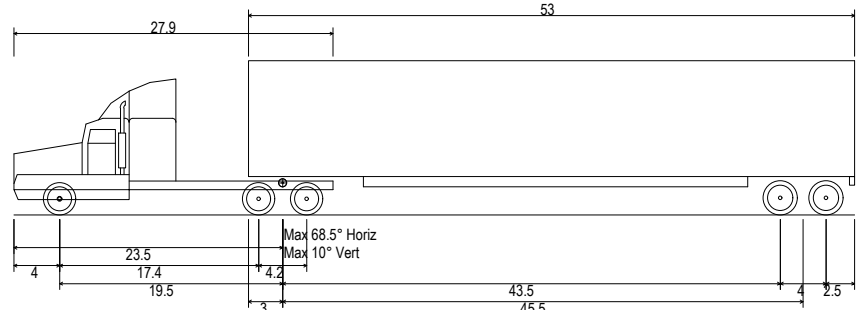
WB-67 TO BAY 3

SCALE: 1" = 20'



WB-67 TO BAY 4

SCALE: 1" = 20'



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

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PROJECT No.: CTA250060.00-1B
DRAWN BY: WEH
DATE: 09/12/2025
CAD ID: P-CIVIL-SITE

PROJECT: SITE DEVELOPMENT PLANS FOR

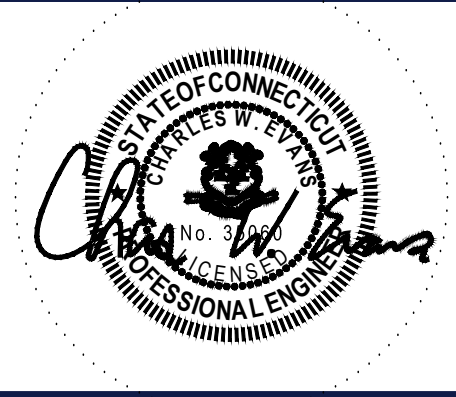


PROPOSED RESTAURANT DEPOT
161 WATERFORD PKWY NORTH
NEW LONDON COUNTY
WATERFORD, CT
MAP & LOT: 105 - 8981

BOHLER

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WEST HARTFORD, CT 06107
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SHEET TITLE: TRUCK MOVEMENT PLAN B

SHEET NUMBER: C-303

REVISION 1 - 12/10/2025



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 20'



40 20 10 0

SCALE: 1" = 40'

(Rev. 5/2024)

- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE FLOW FOR THE MINIMUM WHERE THE REQUIREMENTS ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
- THE FOLLOWING DRAINAGE REQUIREMENTS SHALL BE MET:
1. THE TOP AND BOTTOM OF WALL ELEVATIONS (GH & G) SHALL REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND THE BOTTOM OF THE WALL AND NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (IE. ANY CAP UNITS OR COURSE ABOVE GRADE INCLUDING FOOTINGS ARE EXCLUDED). WALL FLOOR/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN.
2. THE CONTRACTOR SHALL SUBMIT DRAINAGE DESIGN AND DETAIL DRAWINGS SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THE DRAINAGE DESIGN SHALL BE CONSTRUCTED TO THE STANDARD OF CARE AND ALL APPLICABLE RULES TO BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL. IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES.
3. MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP).
4. STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE PROHIBITED.
5. BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
6. THE OWNER AND ENGINEER SHALL REVIEW THE SUBMITTALS FOR DESIGN GUIDELINES AND REQUIREMENTS.
7. FOR ALL RETAINING WALLS 3 FEET OR GREATER IN HEIGHT:
- 8.1. THE OWNER OR THE OWNER'S CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN APPROVED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, AVAILABLE ELEVATION, EXISTING SLOPES, SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE ALLEYS, ROADS, FENCING, GUIDEWALLS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS, LIVE LOADS, AND OTHER SITE-SPECIFIC INFORMATION) SHALL BE PROVIDED TO THE ENGINEER OF RECORD. SOIL CONSTRUCTIBILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
- 8.2. THE OWNER AND ENGINEER SHALL REVIEW THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY, SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE. SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/ANSI STANDARDS.
10. CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES TO PROVIDE FULL PROTECTION (E.G. FENCING OR RAILING) IN ACCORDANCE WITH SAID CODE.
11. CONTRACTOR SHALL SUBMIT DRAINAGE DESIGN AND DETAIL DRAWINGS SET BASED UPON FINAL EXISTING EXISTING PAVEMENT AREAS TO REMAIN AND SHALL CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAINAGE BY FIXING ANY EXISTING AREAS OF PONDING.
12. THE CONTRACTOR SHALL SUBMIT DRAINAGE DESIGN AND DETAIL DRAWINGS SET BASED UPON FINAL EXISTING EXISTING MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

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PROJECT No.: CTA250060.00-1B
DRAWN BY: WEH
CHECKED BY: CWE
DATE: 09/12/25
CAD I.D.: P-CIVL-GRAD

PROJECT:

**PROPOSED
RESTAURANT DEPOT**
161 WATERFORD PKWY NORTH
NEW LONDON COUNTY
WATERFORD, CT
MAP & LOT: 105 - 8981

**65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107**
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SHEET NUMBER:

C-401

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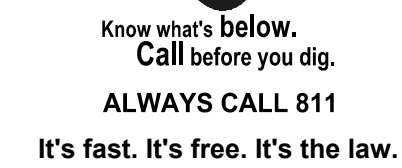
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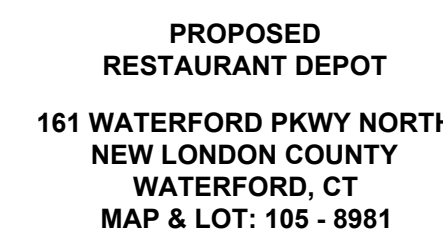
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DATE:	09/12/25
CAD I.D.:	P-CIVL-EROS

PROJECT:

**SITE
DEVELOPMENT
PLANS**

_____ FOR _____

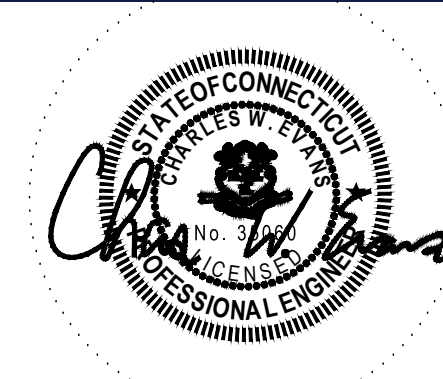


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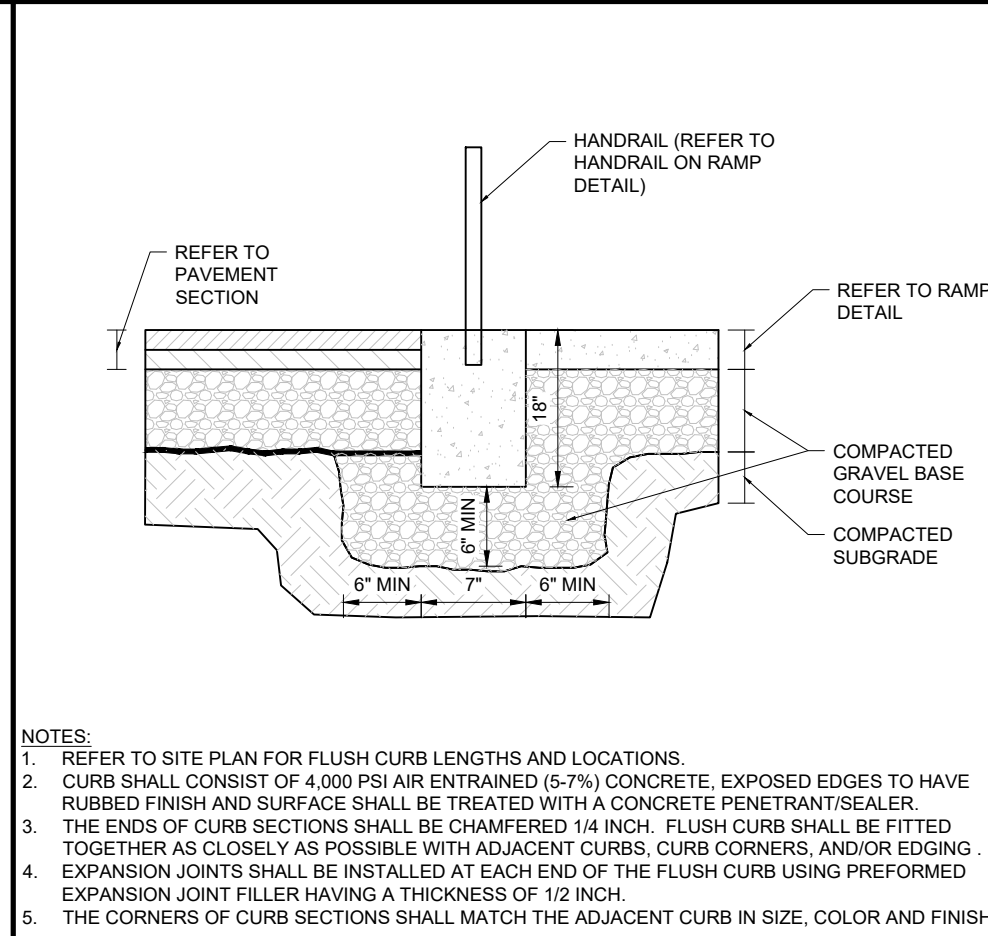
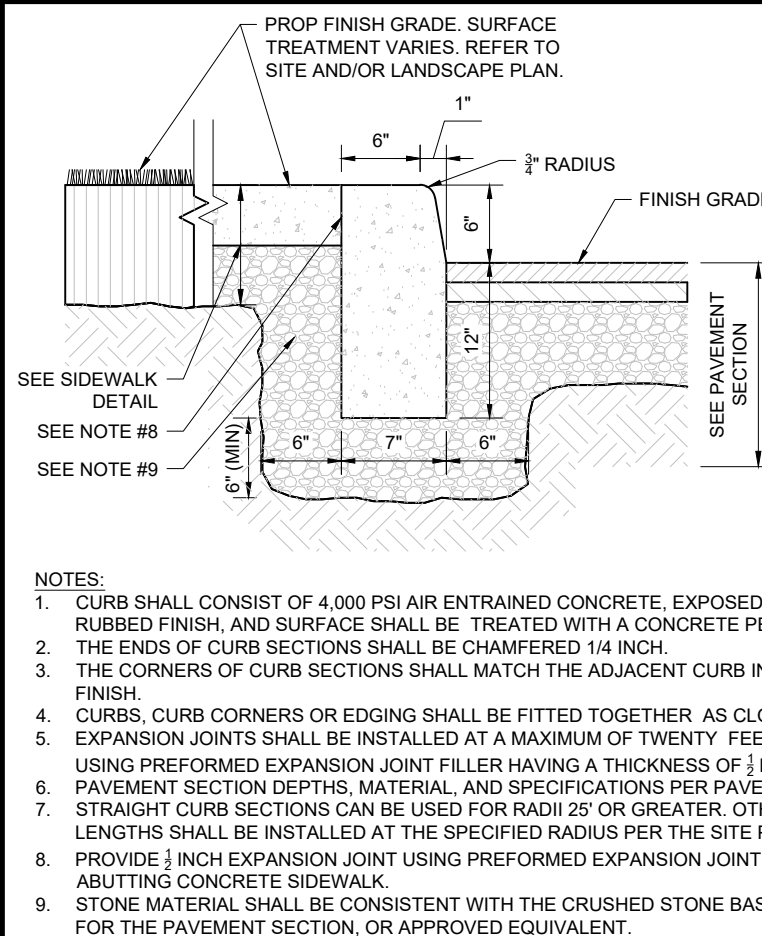
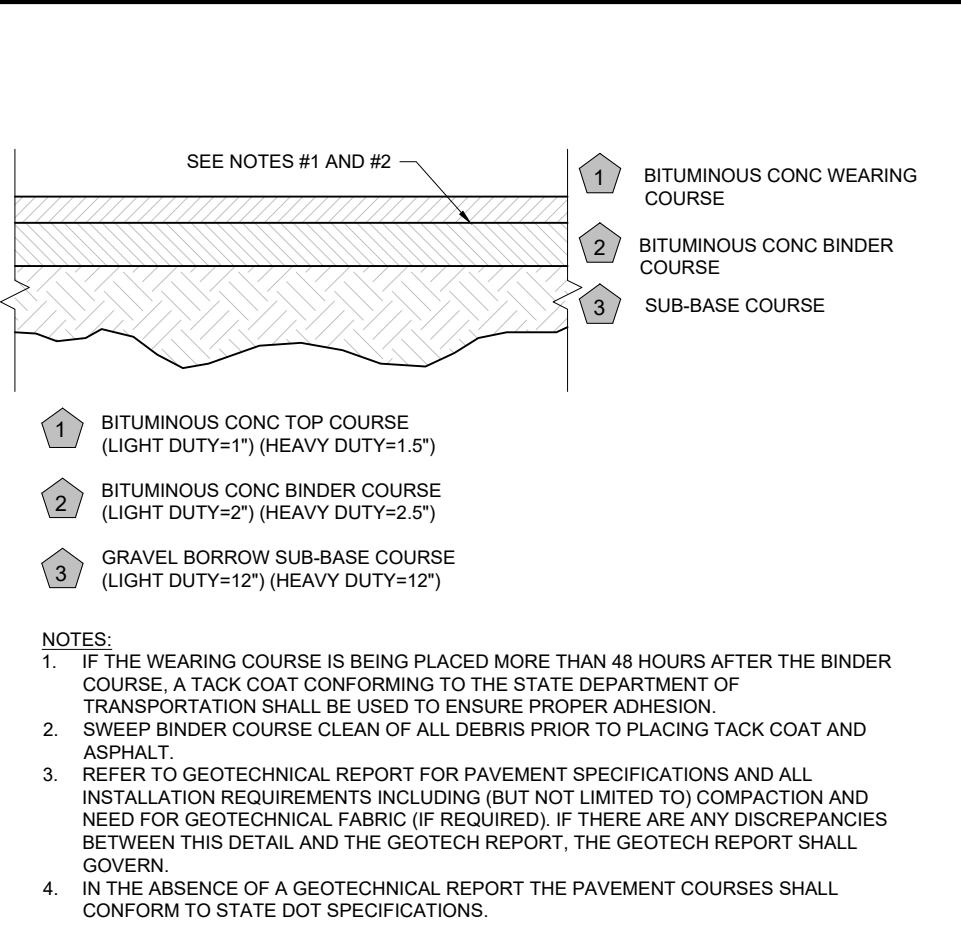
SHEET TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-801

REVISION 1 - 12/10/2025



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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

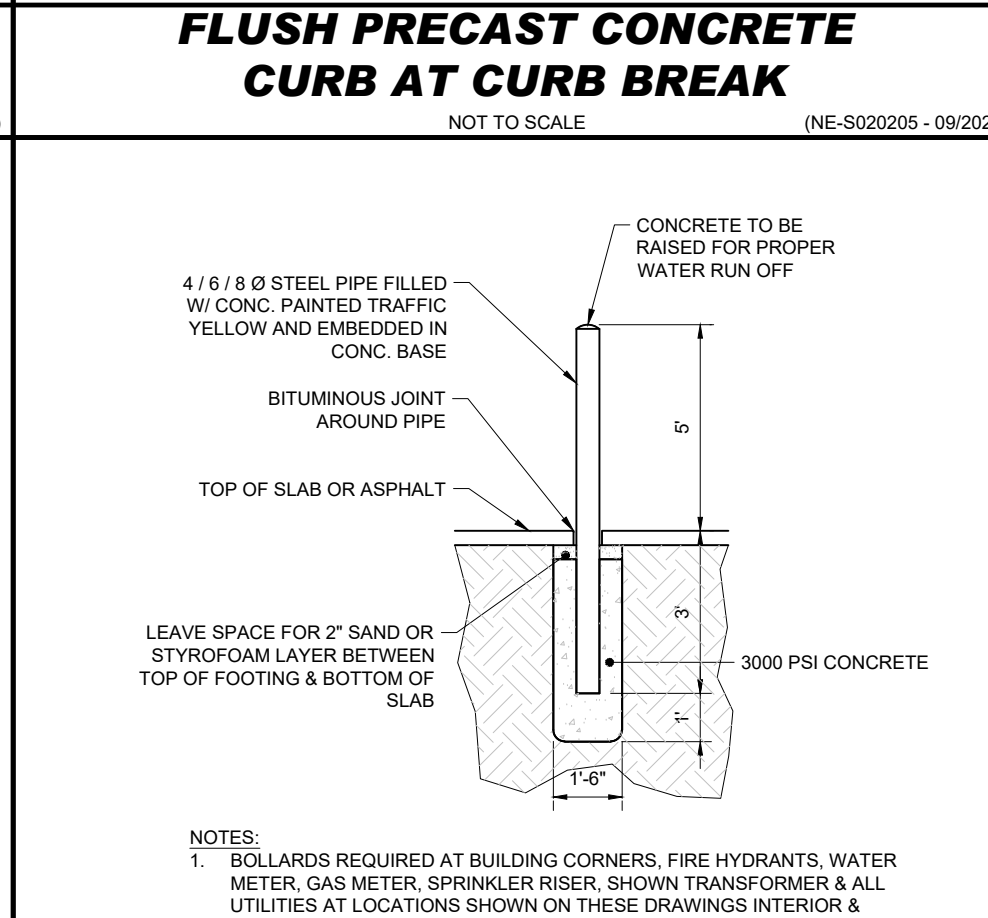
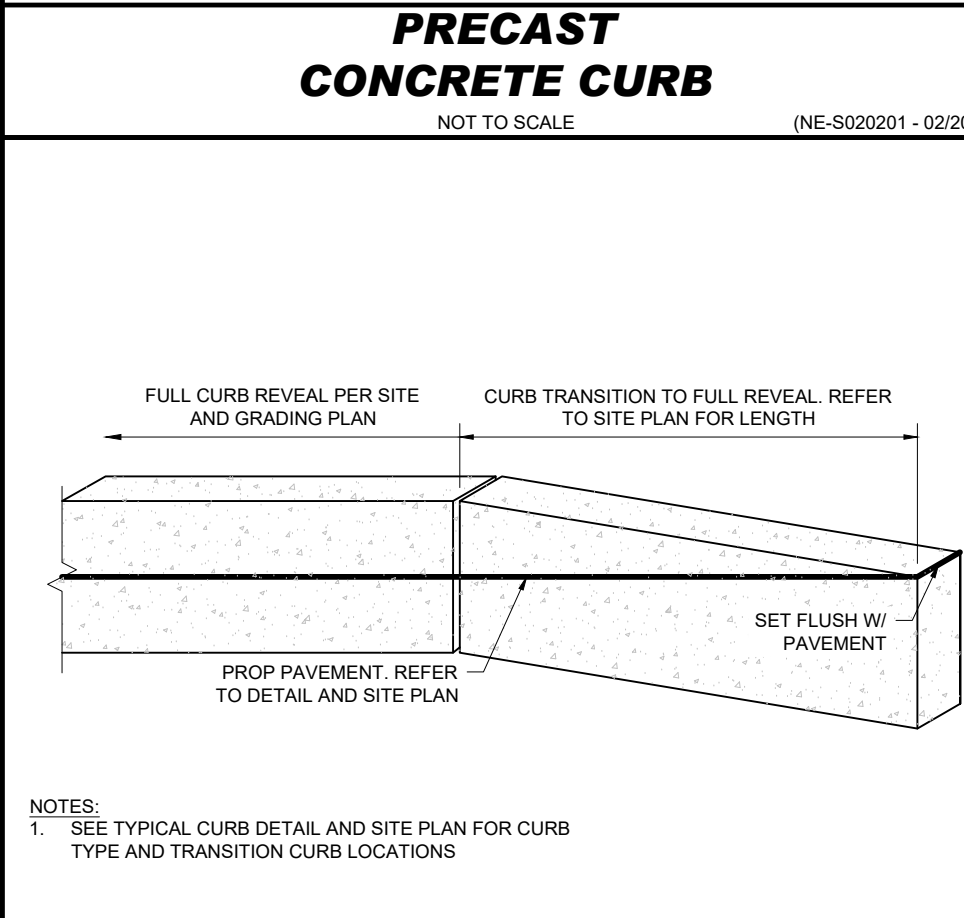
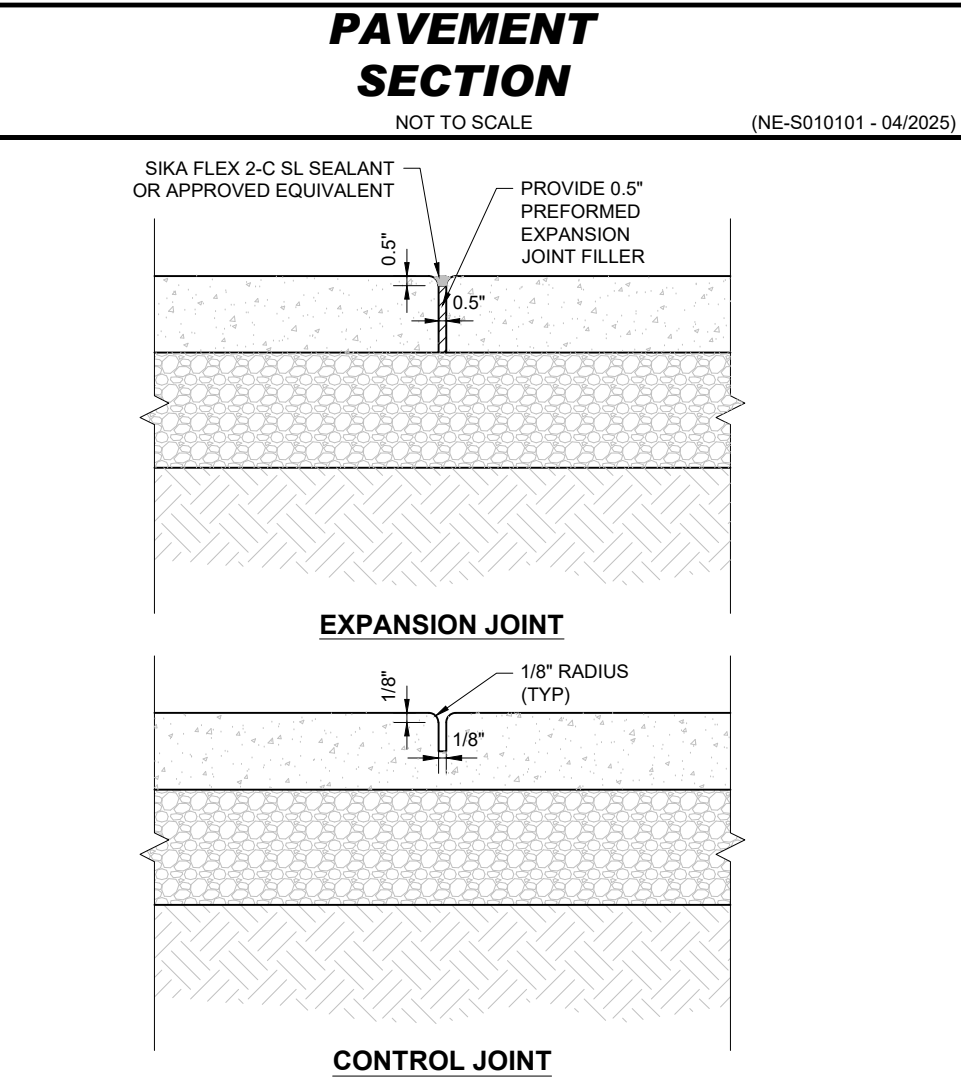
LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

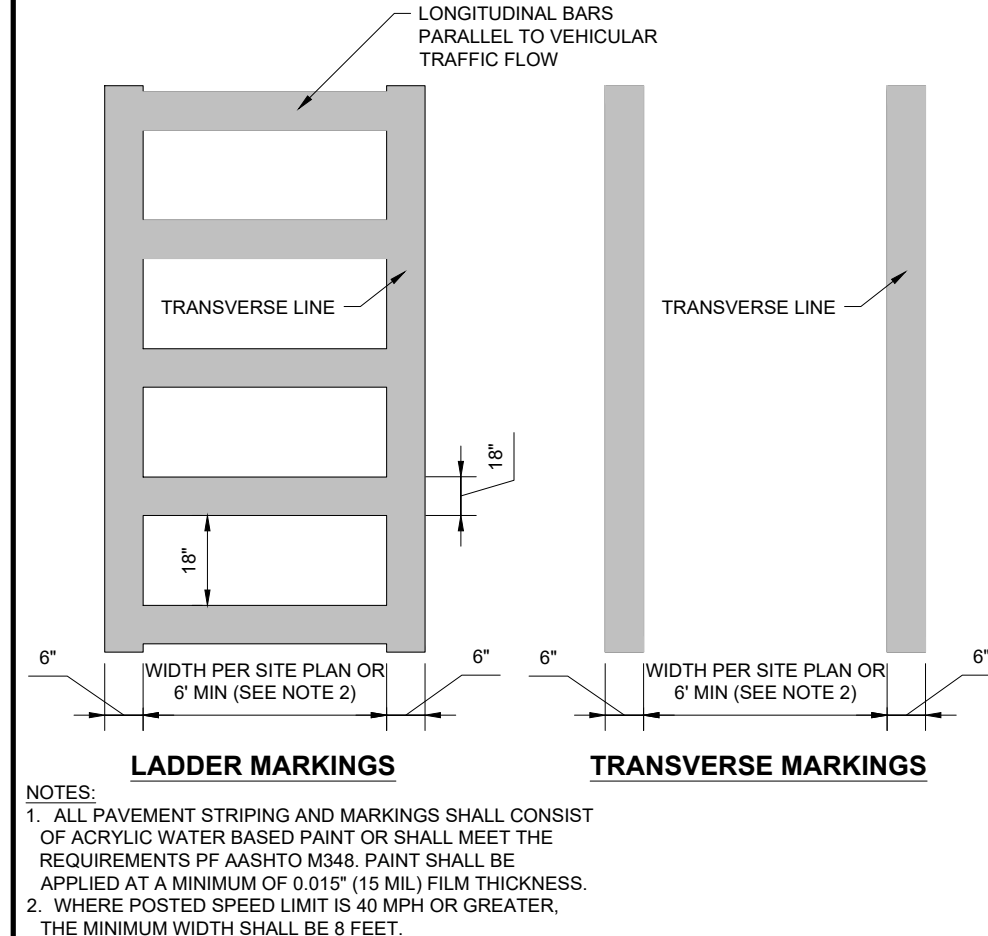
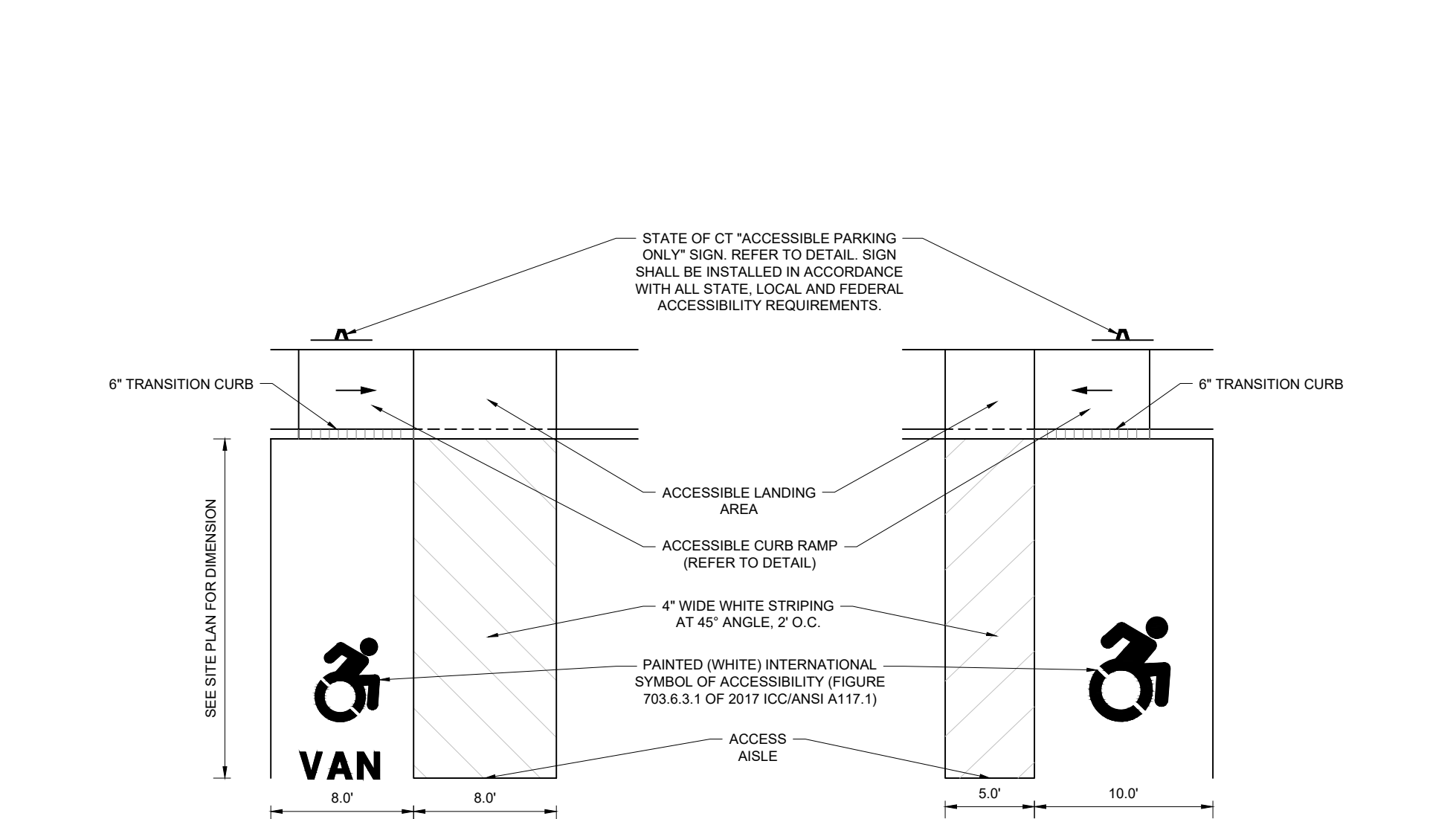
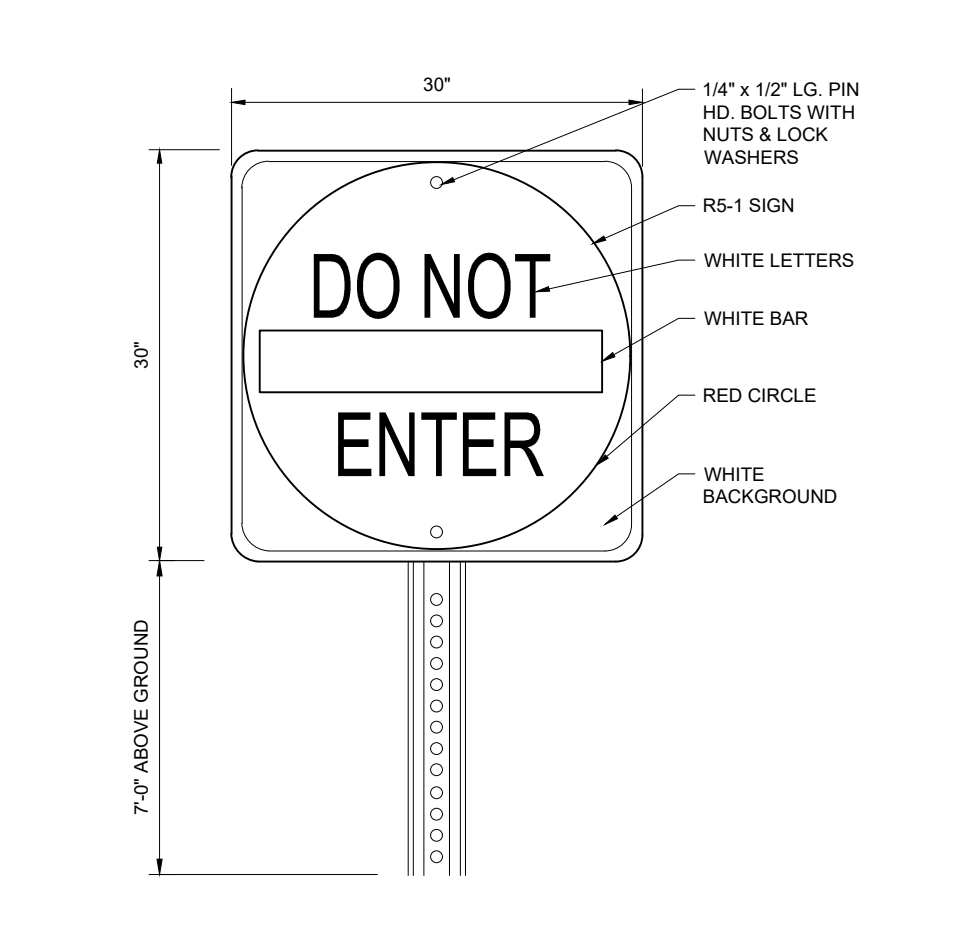
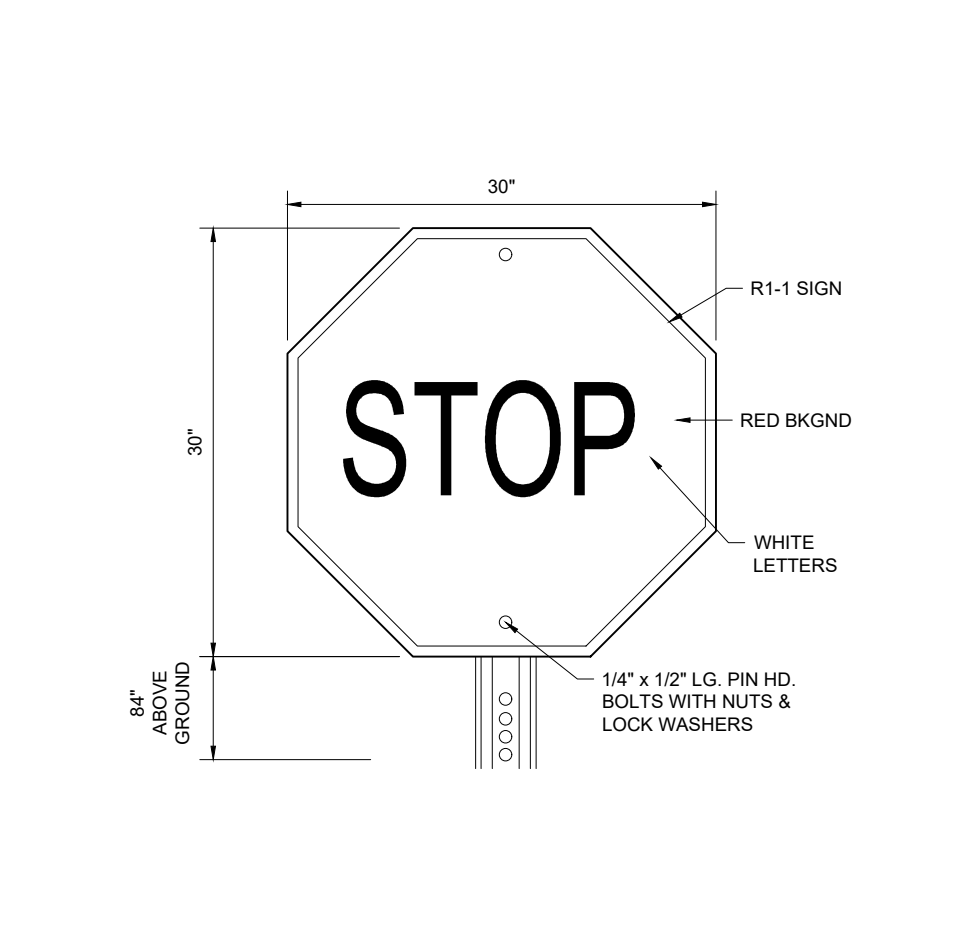
TRANSPORTATION SERVICES

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[illegible]

CONSTRUCTION

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PROJECT No.: CTA250060.00-1B
DRAWN BY: WEH
CHECKED BY: CWE
DATE: 09/12/25
CAD I.D.: P-CIVL-CNDS

PROJECT:

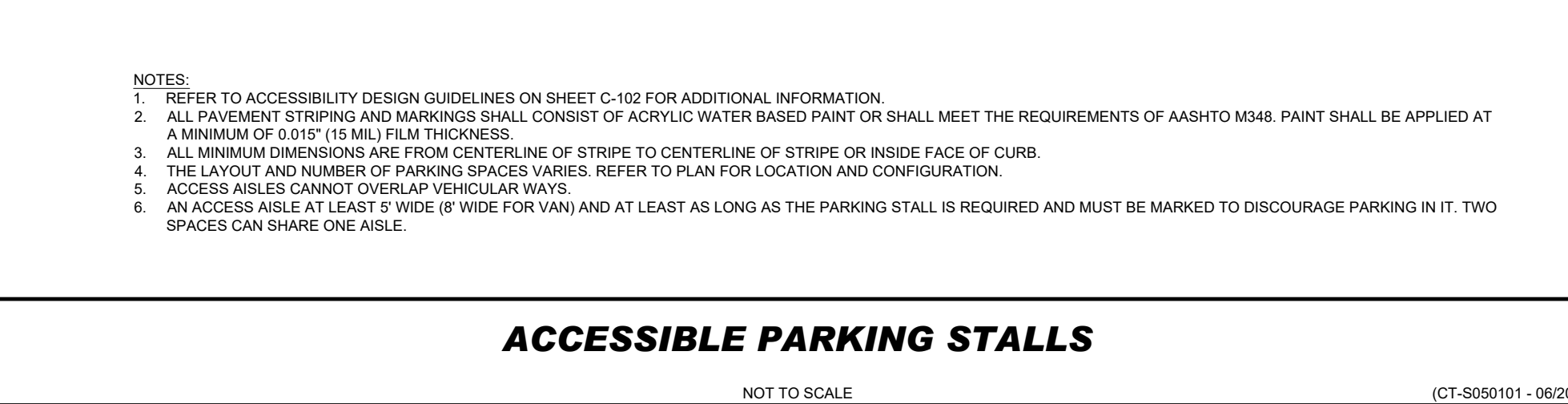
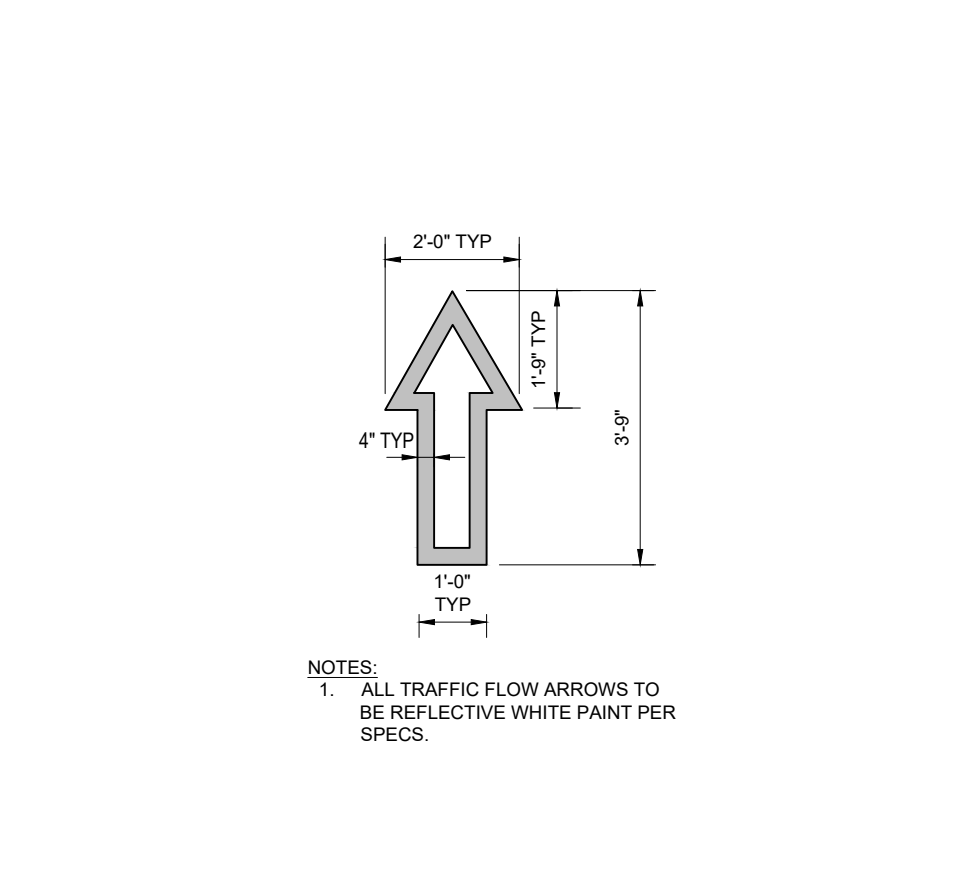
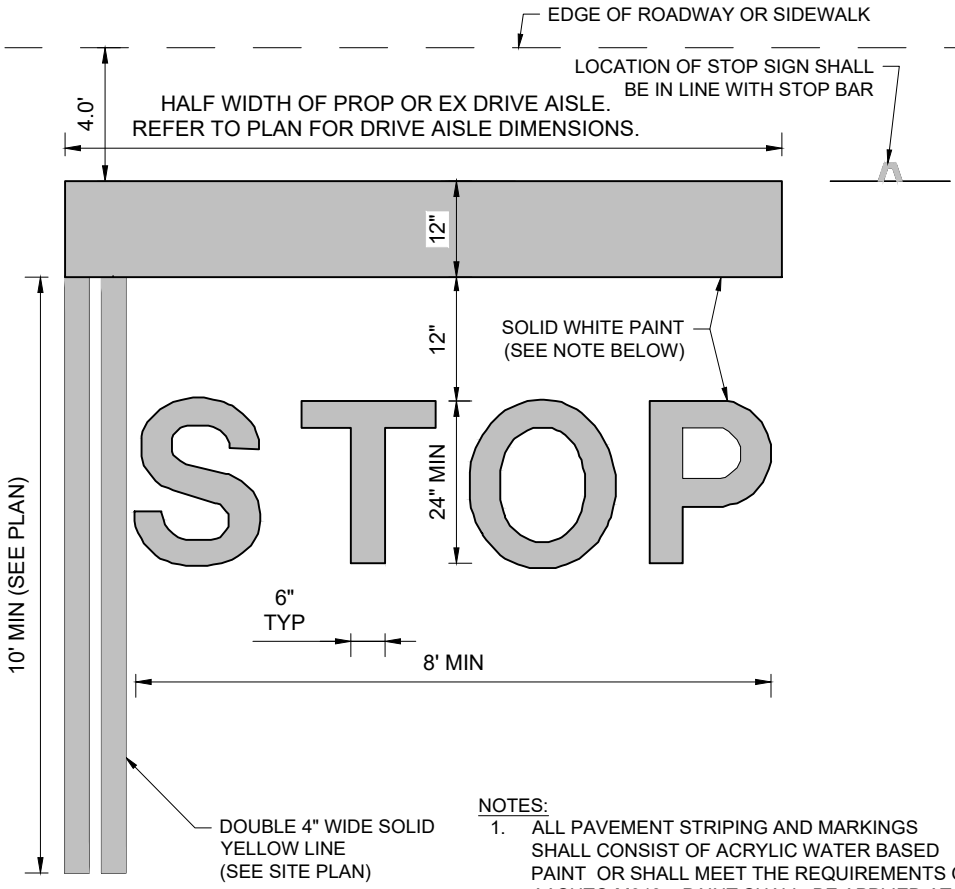
**SITE
DEVELOPMENT
PLANS**

FOR



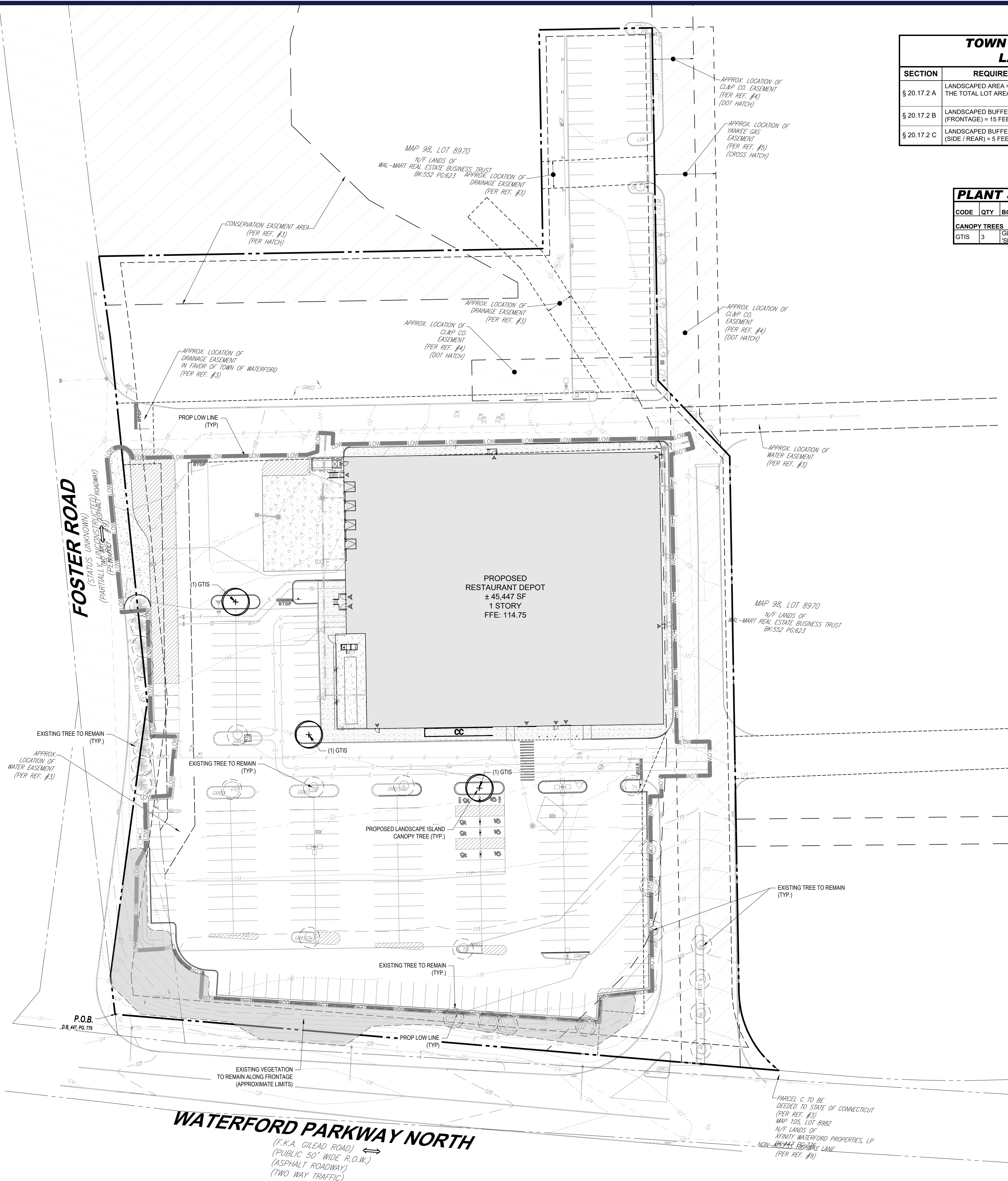
RESTAURANT DEPOT

**161 WATERFORD PKWY NORTH
NEW LONDON COUNTY
WATERFORD, CT
MAP & LOT: 105 - 8981**

[illegible]



ZONE X-UNSHADED
(PER REF. #9)



TOWN OF WATERFORD, CONNECTICUT LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED	CALCULATION
\$ 20.17.2 A	LANDSCAPED AREA = MIN. 10% OF THE TOTAL LOT AREA	22.5%	TOTAL LOT AREA = 266,479 SF (6.12 AC) PROP. LANDSCAPED AREA = 60,000 SF ±
\$ 20.17.2 B	LANDSCAPED BUFFER STRIP (FRONTAGE) = 15 FEET	20 FEET	
\$ 20.17.2 C	LANDSCAPED BUFFER STRIP (SIDE / REAR) = 5 FEET	5 FEET	

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
GTIS	3	GLEDITSIA TRIACANTHOS INERMIS	SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	12/10/2025	PER TOWN COMMENTS	WEH	CWE



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PROJECT No.: CTA250060.00-1B
DRAWN BY: WEH
CHECKED BY: CWE
DATE: 09/1/2025
CAD ID: P-CIVIL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED
RESTAURANT DEPOT
161 WATERFORD PKWY NORTH
NEW LONDON COUNTY
WATERFORD, CT
MAP & LOT: 105 - 8981

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

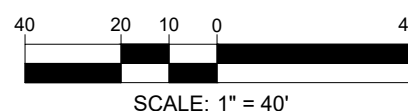
L-101

REVISION 1 - 12/10/2025

GENERAL LANDSCAPE NOTES:

- THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOWING, AND SEASONAL MAINTENANCE.

THIS PLAN TO BE UTILIZED
FOR LANDSCAPE
PURPOSES ONLY



SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION AND PLANTING, INCLUDING OR SOILING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

a) ALL DEBRIS, ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

b) TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0 IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOS.

c) LAWN:

i) ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR PERMIT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS OUTLINED IN THE TOPSOIL SPECIFICATIONS.

ii) LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

iii) SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES SHOULD BE PLANTED WITH A 3" THICK LAYER OF TOPSOIL IN PLACE.

iv) MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.

d) FERTILIZER

i) FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF BOX SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

ii) WATER SOLUBLE FERTILIZER SHALL BE USED. FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. CONTRACTOR TO ADHERE TO STATE REGULATIONS REGARDING APPLICATION OF FERTILIZERS.

e) PLANT MATERIALS

i) ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1). LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).

ii) IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

iii) PLANTS SHALL BE LEGITIMATELY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

iv) A FRESH CUT BRANCH OR BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

v) PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PROPER SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

vi) ALL PLANTING OPERATIONS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER IS FIVE INCHES (5") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

vii) CALIPER SHALL BE MEASURED TO THE AVERAGE HEIGHT OR CALIPER OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

viii) TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

a) CONTRACTOR TO FOLLOW WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

b) WASTE MATERIALS SHALL BE REMOVED FROM THE SITE, LEGITIMATELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS. DEBRIS SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

a) BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

b) ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND CLEAN. ANY CUTS THAT ARE NOT CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED IN A BAG OR CONTAINER AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK AND DROUGHT.

c) CONTRACTOR SHALL ARRANGE TO HAVE UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

a) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

b) A FOUR INCH (4") MINIMUM THICKNESS NEW ARCHED OR ORANGE COLORED HIGH-DENSITY VISIFENCE OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

c) WHEN TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

d) AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

a) CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

b) LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR.

c) THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

d) TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

e) TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO TO INCREASE DRAINAGE. ADD MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

f) MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATERIAL AND/OR DIRT. SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

a) UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

b) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TOPSOIL. IF TOPSOIL HAS BEEN ESTABLISHED, THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").

c) ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ARIPT CHANG OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ARCHITECT.

d) ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

a) CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR PERMIT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

b) ON TOPSOIL, MULCH OR OTHER MATERIALS, CONTRACTOR SHALL MEET THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

c) CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE ANALYSIS SHOULD BE CONDUCTED BY A CERTIFIED SOIL LABORATORY. SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

d) ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE. DEBRIS SHALL BE REMOVED FROM A FOUR (4) SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.).

e) 20 POUNDS (20 POUNDS) OF APPROVED SOIL CONDITIONER/FERTILIZER

f) 20 POUNDS (20 POUNDS) OF APPROVED SOIL CONDITIONER/FERTILIZER

g) THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

a) INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL, OR MULCH TO HELP PRESERVE ROOT MOISTURE. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL, OR MULCH TO HELP PRESERVE ROOT MOISTURE. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL, OR MULCH TO HELP PRESERVE ROOT MOISTURE. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL, OR MULCH TO HELP PRESERVE ROOT MOISTURE.

b) PLANTING MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE PROPER SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

c) PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE PROPER SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

d) POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

e) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE PLANS, SHALL BE INSPECTED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

(fa) PLANTS: MARCH 15 TO DECEMBER 15

(fb) LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

(fc) PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE DISCRETION OF THE APPROVING AGENCY. CONTRACTOR SHALL CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.



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