

LANDSCAPING INFORMATION - GPDD

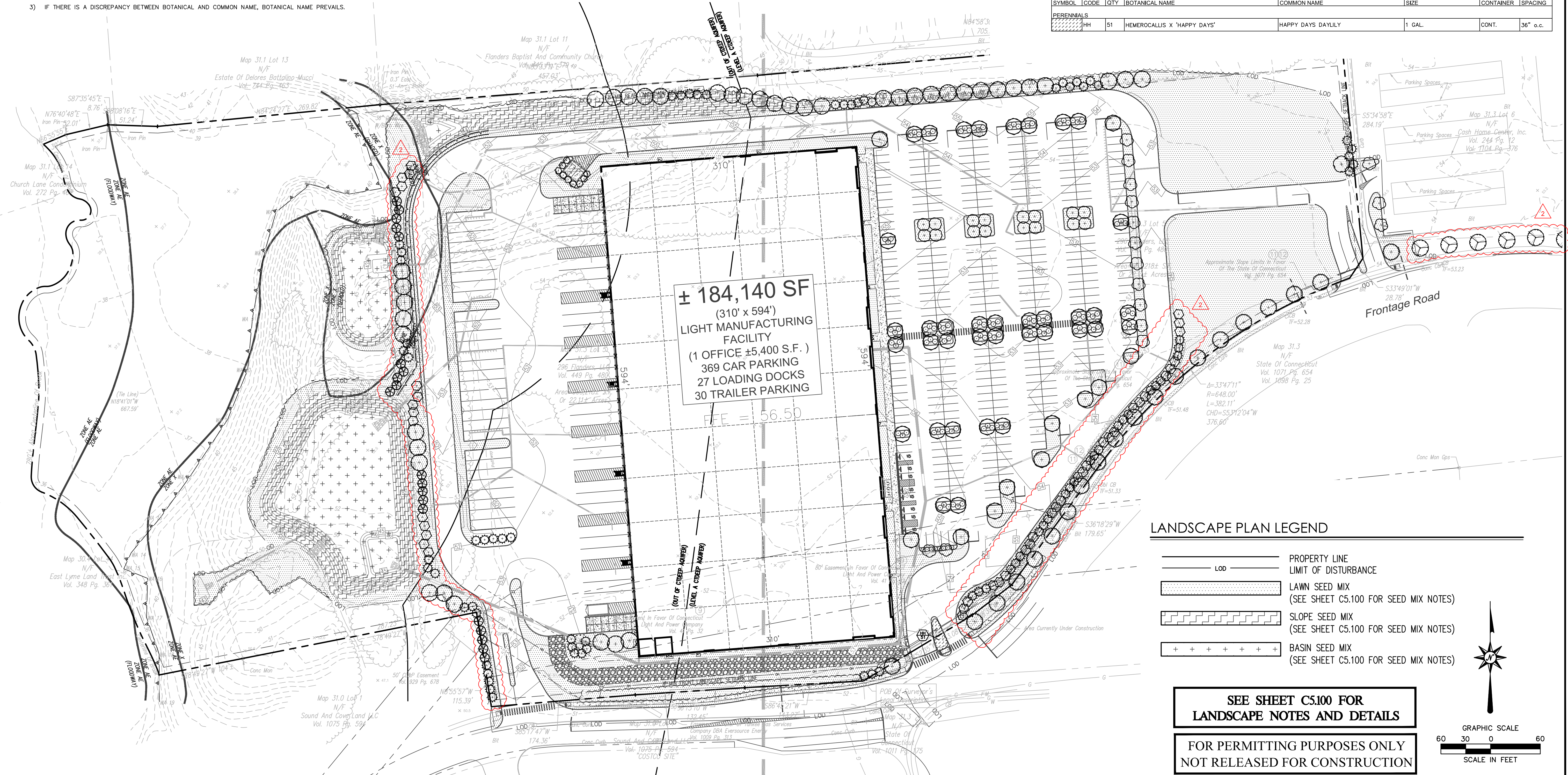
| LOCATION: TOWN OF EAST LYME, NEW LONDON COUNTY, CONNECTICUT                                          |                                     |                                                                                                                                                                                                                                                                     |                                                                                                                                               |          |
|------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| ZONE: GPDD (GATEWAY PLANNED DEVELOPMENT DISTRICT) AND GCMD (GATEWAY COMMONS MASTER DEVELOPMENT PLAN) |                                     |                                                                                                                                                                                                                                                                     |                                                                                                                                               |          |
| USE: LIGHT MANUFACTURING FACILITIES (SPECIAL PERMIT USE)                                             |                                     |                                                                                                                                                                                                                                                                     |                                                                                                                                               |          |
| ITEM #                                                                                               | ITEM                                | REQUIREMENTS                                                                                                                                                                                                                                                        | PROPOSED                                                                                                                                      | VARIANCE |
| 1                                                                                                    | BUFFERS<br>11A.2.1.D.               | A BUFFER CONSISTING OF A PUBLIC GREEN SPACE A MINIMUM OF 50' WIDE AND A LANDSCAPED AREA MEETING THE STANDARDS OF A BUFFER BETWEEN CONTRASTING USES SHALL BE REQUIRED BETWEEN THE CEMETERY AND ANY OTHER USE.                                                        | EXISTING 50 FEET DENSE VEGETATION ALONG PROPERTY LINE BETWEEN CEMETERY TO REMAIN, ADDITIONAL PLANTINGS PROP.                                  | NO       |
| 2                                                                                                    | INTERIOR PARKING AREAS<br>11A.2.2   | A MINIMUM OF 3 CANOPY TREES, 2 UNDERSTORY TREES AND 6 SHRUBS FOR EACH 24 P.K. SPACES.                                                                                                                                                                               | 50 CANOPY TREES, 32 UNDERSTORY TREES AND 119 SHRUBS PROPOSED WITHIN PARKING LOT AREA                                                          | NO       |
|                                                                                                      |                                     | THE MINIMUM LANDSCAPED AREA WITHIN THE PARKING LOT SHALL BE NO LESS THAN 10% OF THE TOTAL PAVED PARKING AND VEHICULAR CIRCULATION AREA<br>TOTAL PAVED PARKING AND V.C.A. = ±133,006 S.F.<br>10% = ±13,300 S.F. REQ.                                                 | ±17,030 S.F. PROP. (12.8%)                                                                                                                    | NO       |
| 3                                                                                                    | STREET TREE<br>11A.2.3              | STREET TREES SHALL BE REQUIRED ALONG ALL ROADS WITHIN THE DISTRICT SPACED 25-35 FT O.C. AND PLACED 4 FT FROM THE CURB LINE OF THE ROAD.<br>705 FT STREET FRONTAGE (EXCLUDE PAVEMENT AREA AND EXISTING EVERGREEN ROW OF TREES TO REMAIN) / 35 = 20 STREET TREES REQ. | 20 STREET TREES PLANTED 35' O.C. ALONG ROADS.                                                                                                 | NO       |
| 4                                                                                                    | FRONT LANDSCAPING<br>24.B.2.d.      | EACH LOT WILL BE PROVIDED WITH A LANDSCAPED STRIP MORE THAN 6 FT IN WIDTH ALONG THE STREET LINE. AT A MINIMUM, ONE DECIDUOUS SHADE OR EVERGREEN TREE, WILL BE PLANTED FOR EACH 20 FT OF LOT FRONTAGE OR FRACTION THEREOF.                                           | 8 FT LANDSCAPED STRIP PLANTED AT LEAST 1 SHADE TREE OR EVERGREEN TREE PLANTED 20 FT O.C.                                                      | NO       |
| 5                                                                                                    | BUFFER STRIP<br>24.B.3.a.           | A MINIMUM 10 FT WIDTH LANDSCAPED BUFFER STRIP WILL BE REQUIRED ALONG LOT BOUNDARIES ABUTTING ANY OTHER LOT.                                                                                                                                                         | 10 FT WIDTH EVERGREEN BUFFER PROPOSED BETWEEN BOUNDARIES ABUTTING ANY OTHER LOT                                                               | NO       |
| 6                                                                                                    | PARKING AREA LANDSCAPING<br>24.B.4. | ALL OFF STREET PARKING AREAS OF 30 OR MORE SPACES WILL INCLUDE A MINIMUM OF 15 S.F. OR INTERIOR LANDSCAPING FOR EACH P.K. SPACE<br>369 x 15 = 5,535 S.F. REQ.                                                                                                       | ±17,030 S.F. PROP.                                                                                                                            | NO       |
| 7                                                                                                    | PARKING AREA LANDSCAPING<br>24.B.5. | SCREENING - ALL OUTSIDE STORAGE AREA, LOADING BAYS, MACHINERY AND EQUIPMENT INSTALLATIONS, AND DISPOSAL CONTAINERS WILL BE FULLY SCREENED FROM VIEW FROM ANY STREET BY LANDSCAPE NOT LESS THAN 6 FT IN HT.                                                          | 6-7 FT HT EVERGREEN SCREENING PROP. ALONG OUTSIDE STORAGE AREA, LOADING BAYS, MACHINERY AND EQUIPMENT INSTALLATIONS, AND DISPOSAL CONTAINERS. | NO       |

- NOTES:
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
  - 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
  - 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

LANDSCAPING INFORMATION - GCMD

| LOCATION: TOWN OF EAST LYME, NEW LONDON COUNTY, CONNECTICUT                                          |                          |                                                                                                                                                                                                                          |                                            |          |
|------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------|
| ZONE: GPDD (GATEWAY PLANNED DEVELOPMENT DISTRICT) AND GCMD (GATEWAY COMMONS MASTER DEVELOPMENT PLAN) |                          |                                                                                                                                                                                                                          |                                            |          |
| USE: LIGHT MANUFACTURING FACILITIES (SPECIAL PERMIT USE)                                             |                          |                                                                                                                                                                                                                          |                                            |          |
| ITEM #                                                                                               | ITEM                     | REQUIREMENTS                                                                                                                                                                                                             | PROPOSED                                   | VARIANCE |
| 1                                                                                                    | BUFFERS                  | A LANDSCAPED BUFFER CONSISTING OF NATIVE EVERGREEN AND DECIDUOUS SPECIES SHALL BE REQUIRED ALONG THE OUTER PERIMETER OF THE MAP AREA TO PROVIDE SUITABLE VISUAL SCREENING                                                | EVERGREEN AND DECIDUOUS SCREENING PROP.    | NO       |
| 2                                                                                                    | LANDSCAPED BUFFER WIDTH  | MINIMUM WIDTH OF THE REQUIRED LANDSCAPED BUFFER<br>a. 6 FT ALONG ANY PUBLIC STREET OR HIGHWAY<br>b. 20 FT ALONG ANY ABUTTING NONRESIDENTIALLY ZONED PROPERTY<br>c. 50 FT ALONG ANY ABUTTING RESIDENTIALLY ZONED PROPERTY | COMPLIED WITH CODE REQUIREMENTS            | NO       |
| 3                                                                                                    | PARKING AREA LANDSCAPING | A MINIMUM OF 3 CANOPY TREES, 2 UNDERSTORY TREES AND 6 SHRUBS SHALL BE REQUIRED WITHIN EACH PARKING AREA FOR EVERY 30 P.K. SPACES<br>MINIMUM LANDSCAPED AREA = 10% OF THE TOTAL PAVED PARKING AREA                        | COMPLIED WITH CODE REQUIREMENTS            | NO       |
| 4                                                                                                    | STREET TREE              | STREET TREES CONSISTING OF NATIVE EVERGREEN AND DECIDUOUS SPECIES SHALL BE REQUIRED ALONG ALL PUBLIC STREETS SPACED AT AN INTERVAL NO MORE THAN 50 FEET O.C. AND PLACED WITHIN THE PUBLIC R-O-W WHERE POSSIBLE           | STREET TREES PLANTED 35' O.C. ALONG ROADS. | NO       |
| 5                                                                                                    | SCREENING                | OUTSIDE STORAGE AREAS, LOADING BAYS, MACHINERY AND EQUIPMENT, AND DISPOSAL CONTAINERS SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC STREET OR PUBLIC PLAZA.                                                                | COMPLIED WITH CODE REQUIREMENTS            | NO       |

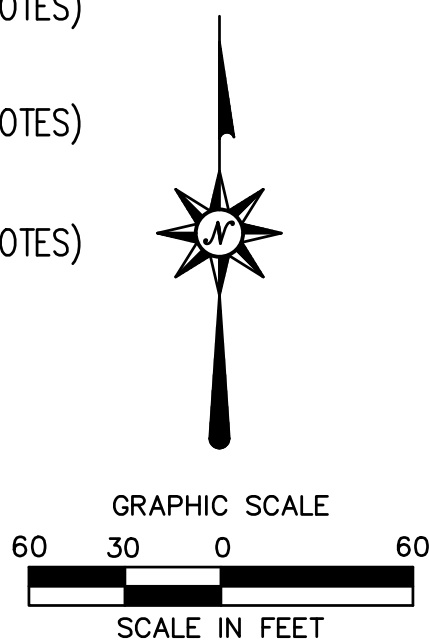
| PLANT SCHEDULE                                                                      |      |     |                                               |                                      |                       |           |          |
|-------------------------------------------------------------------------------------|------|-----|-----------------------------------------------|--------------------------------------|-----------------------|-----------|----------|
| SYMBOL                                                                              | CODE | QTY | BOTANICAL NAME                                | COMMON NAME                          | SIZE                  | CONTAINER |          |
| CANOPY TREES                                                                        |      |     |                                               |                                      |                       |           |          |
|  | AR   | 6   | ACER RUBRUM 'OCTOBER GLORY'                   | OCTOBER GLORY RED MAPLE              | 2"-2.5" CAL.          | B&B       |          |
|  | GT   | 48  | GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'       | IMPERIAL®HONEY LOCUST                | 2"-2.5" CAL.          | B&B       |          |
| EVERGREEN TREES                                                                     |      |     |                                               |                                      |                       |           |          |
|  | JV   | 78  | JUNIPERUS VIRGINIANA                          | EASTERN RED CEDAR                    | 6'-7" HT.             | B&B       |          |
|  | PG   | 42  | PICEA PUNGENS 'GLAUCA'                        | BLUE COLORADO SPRUCE                 | 6'-7" HT.             | B&B       |          |
|  | PS   | 36  | PINUS STROBUS                                 | WHITE PINE                           | 6'-7" HT.             | B&B       |          |
|  | TO   | 9   | THUJA OCCIDENTALIS 'NIGRA'                    | BLACK ARBORVITAE                     | 6'-7" HT.             | B&B       |          |
|  | TG   | 20  | THUJA X 'GREEN GIANT'                         | GREEN GIANT ARBORVITAE               | 6'-7" HT.             | B&B       |          |
| STREET TREE                                                                         |      |     |                                               |                                      |                       |           |          |
|  | QR   | 11  | QUERCUS RUBRA                                 | NORTHERN RED OAK                     | 2.5" CAL (8FT HT MIN) | B&B       |          |
|  | ZG   | 20  | ZELKOVA SERRATA 'GREEN VASE'                  | GREEN VASE JAPANESE ZELKOVA          | 2.5" CAL (8FT HT MIN) | B&B       |          |
| UNDERSTORY TREES                                                                    |      |     |                                               |                                      |                       |           |          |
|  | AG   | 16  | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE APPLE SERVICEBERRY | 1.5"-2" CAL.          | B&B       |          |
|  | CF   | 16  | CORNUS FLORIDA 'WHITE'                        | WHITE FLOWERING DOGWOOD              | 1.5"-2" CAL.          | B&B       |          |
| SHRUBS                                                                              |      |     |                                               |                                      |                       |           |          |
|  | IGS  | 8   | ILEX GLABRA 'SHAMROCK'                        | SHAMROCK INKBERRY HOLLY              | 5 GAL ( MIN 24" HT)   | CONT.     |          |
|  | JHB  | 111 | JUNIPERUS HORIZONTALIS 'BLUE CHIP'            | BLUE CHIP CREEPING JUNIPER           | 3 GAL.                | CONT.     |          |
| SYMBOL                                                                              | CODE | QTY | BOTANICAL NAME                                | COMMON NAME                          | SIZE                  | CONTAINER | SPACING  |
| PERENNIALS                                                                          |      |     |                                               |                                      |                       |           |          |
|  | HH   | 51  | HEMEROCALLIS X 'HAPPY DAYS'                   | HAPPY DAYS DAYLILY                   | 1 GAL.                | CONT.     | 36" o.c. |



| LANDSCAPE PLAN LEGEND |                                                         |
|-----------------------|---------------------------------------------------------|
|                       | PROPERTY LINE                                           |
|                       | LIMIT OF DISTURBANCE                                    |
|                       | LAWN SEED MIX<br>(SEE SHEET C5.100 FOR SEED MIX NOTES)  |
|                       | SLOPE SEED MIX<br>(SEE SHEET C5.100 FOR SEED MIX NOTES) |
|                       | BASIN SEED MIX<br>(SEE SHEET C5.100 FOR SEED MIX NOTES) |

SEE SHEET C5.100 FOR  
LANDSCAPE NOTES AND DETAILS

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



PROPOSED LIGHT MANUFACTURING  
294-2 FLANDERS ROAD  
EAST LYME, CONNECTICUT

| REVISIONS |           | DESIGNED                 |             |
|-----------|-----------|--------------------------|-------------|
| No.       | Date      | Drawn                    | N.Y.Y.      |
| 1         | 8/27/2024 | Reviewed                 | J.C.W.      |
| 2         | 4/04/2025 | Scale                    | 1"=60'      |
|           |           | Project No.              | 2302349     |
|           |           | Date                     | 06/17/2024  |
|           |           | CAD File:                | C2302349-50 |
|           |           | Title                    |             |
|           |           | OVERALL LANDSCAPING PLAN |             |
|           |           | Sheet No.                |             |

C5.00