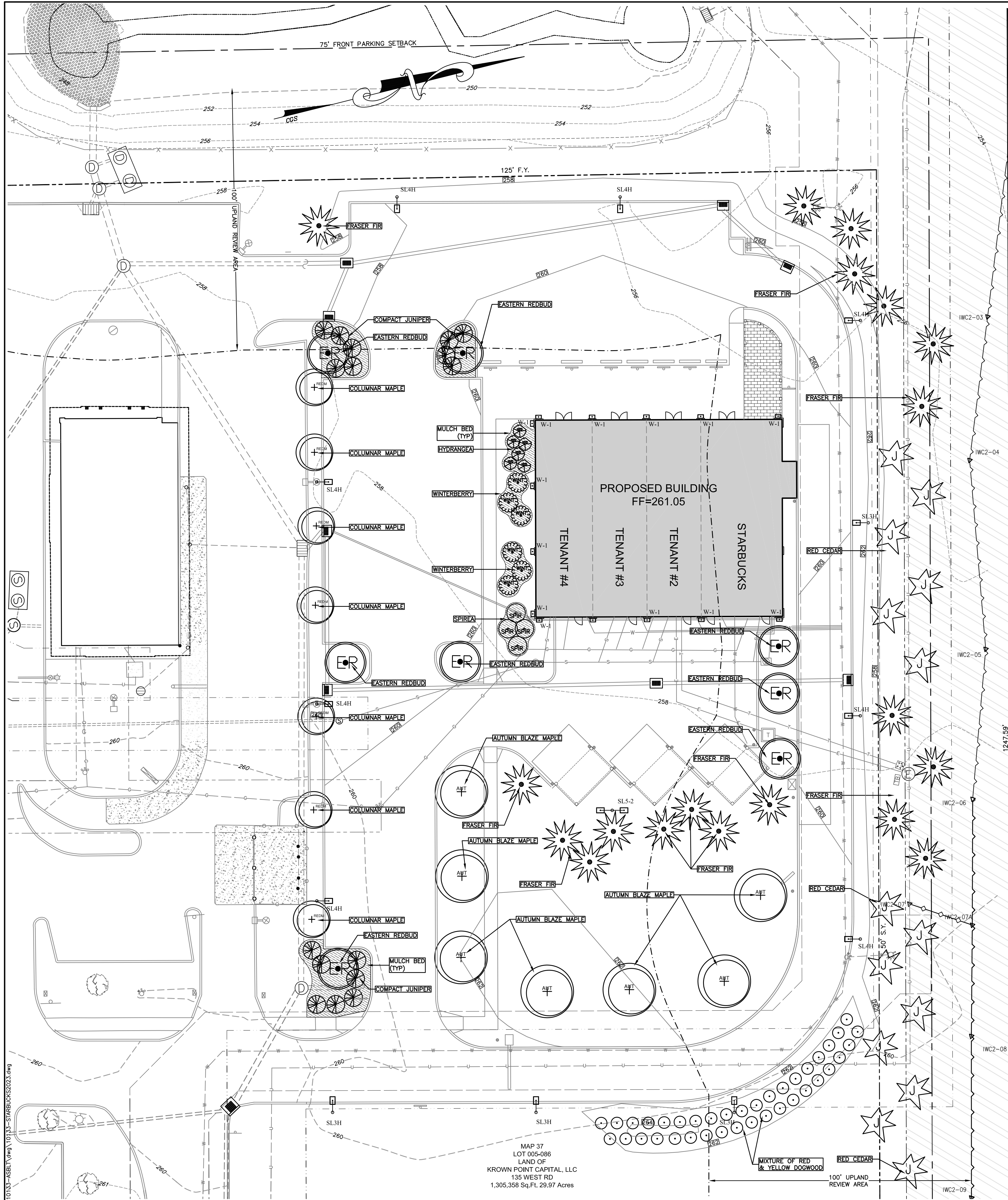












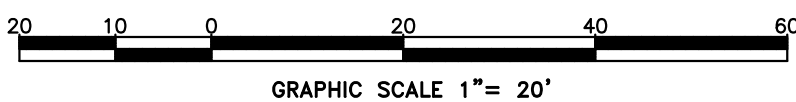
MAP 037  
LOT 005-0085  
N/F  
ROGER E. MOSER  
PLANNED COMMERCIAL ZONE

MAP 037  
LOT 005-0018

|                     | NAME/ SCIENTIFIC NAME                                     | SIZE             | QUANTITY |
|---------------------|-----------------------------------------------------------|------------------|----------|
| TREES:<br>DECIDUOUS | ACER X FREEMANII 'JEFFERSRED'/ AUTUMN BLAZE MAPLE         | 2 1/2" - 3" CAL. | 7        |
|                     | ACER RUBRUM COLUMNARIS/ COLUMNAR RED MAPLE                | 2 1/2" - 3" CAL. | 7        |
|                     | CERCIS CANADENSIS / EASTERN REDBUD                        | 2 1/2" - 3" CAL. | 8        |
| TREES:<br>EVERGREEN | ABIES FRASERI/ FRASER FIR                                 | 4-5'             | 19       |
|                     | JUNIPERUS VIRGINIANA/ RED CEDAR                           | 4-5'             | 14       |
| SHRUBS:             | HYDRANGEA PANICULATA 'LITTLE LIME'/ LITTLE LIME HYDRANGEA | 18 - 21"         | 6        |
|                     | ILEX VERTICILLATA 'RED SPRITE'/ WINTERBERRY               | 18 - 21"         | 6        |
|                     | CORNUS SERICEA 'FLAVIRAMEA'/ YELLOW TWIG DOGWOOD          | 18 - 21"         | 19       |
|                     | CORNUS STOLONIFERA/ RED STEMMED DOGWOOD                   | 18 - 21"         | 19       |
|                     | SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIREA                 | 18 - 21"         | 4        |
|                     | JUNIPERUS CHIN. PFITZ. COMPACTUM/ COMPACT PFITZER JUNIPER | 18 - 21"         | 16       |

1. LAWN AREAS TO BE THE FOLLOWING MIX:  
25% PERENNIAL RYE, 25% CHEWINGS FESCUE, 25% CREEPING RED FESCUE, 25% KENTUCKY BLUEGRASS
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS, OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND FERTILIZED.  
PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12".
3. CONTRACTOR SHALL MULCH ALL PLANT BEDS TO A DEPTH OF 2" WITH SHREDDED BARK MULCH (NO RED MULCH)
4. ALL PLANT SPECIES TO CONFORM TO AAN MOST RECENT PLANT SPECIFICATIONS.

| LEGEND               |           |
|----------------------|-----------|
| PROPERTY LINE        | —————     |
| ZONING SETBACK       | - - - - - |
| EDGE PAVEMENT        | =====     |
| BITUMINOUS CURB      | =====     |
| CATCH BASIN          | =====     |
| SEWER MANHOLE        | ⊙         |
| WATER GATE           | ⊙         |
| HYDRANT              | ⊙         |
| SIGN                 | ⊙         |
| EXISTING CONTOUR     | 228.9x    |
| EXISTING ELEVATION   | 228.9x    |
| APPX. WATERLINE      | —W—W—     |
| APPX. GAS            | —G—G—     |
| APPX. UTILITIES      | —U—U—     |
| LIGHT POST           | ⊙         |
| PROPOSED CURB        | =====     |
| PROPOSED ELEVATION   | 229.3x    |
| PROPOSED CONTOUR     | 230x      |
| PROPOSED CATCH BASIN | =====     |
| PROPOSED DRAINAGE    | =====     |
| PROPOSED SEWER MH    | ⊙         |
| PROPOSED LIGHT       | ⊙         |
| PROPOSED SIGN        | ⊙         |
| PROPOSED WATER       | —W—W—     |
| PROPOSED GAS         | —G—G—     |
| PROPOSED ELECTRIC    | —E—E—     |
| PROPOSED TELECOM.    | —T—T—     |



LANDSCAPE PLAN  
PREPARED FOR  
KROWN POINT CAPITAL, LLC  
135 WEST ROAD (RTE. 83)  
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

|        |        |            |           |         |
|--------|--------|------------|-----------|---------|
| BY     | SCALE  | DATE       | SHEET NO. | MAP NO. |
| E.R.P. | 1"=20' | 03-06-2023 | 6 OF 10   | 10133ST |

REVISIONS  
03/14/2023 FUTURE ACCESS  
05/05/2023