

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



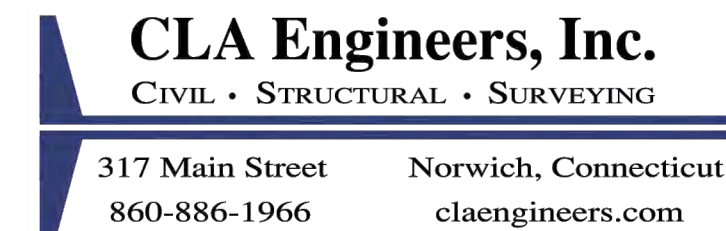
Traffic Engineer



Architect



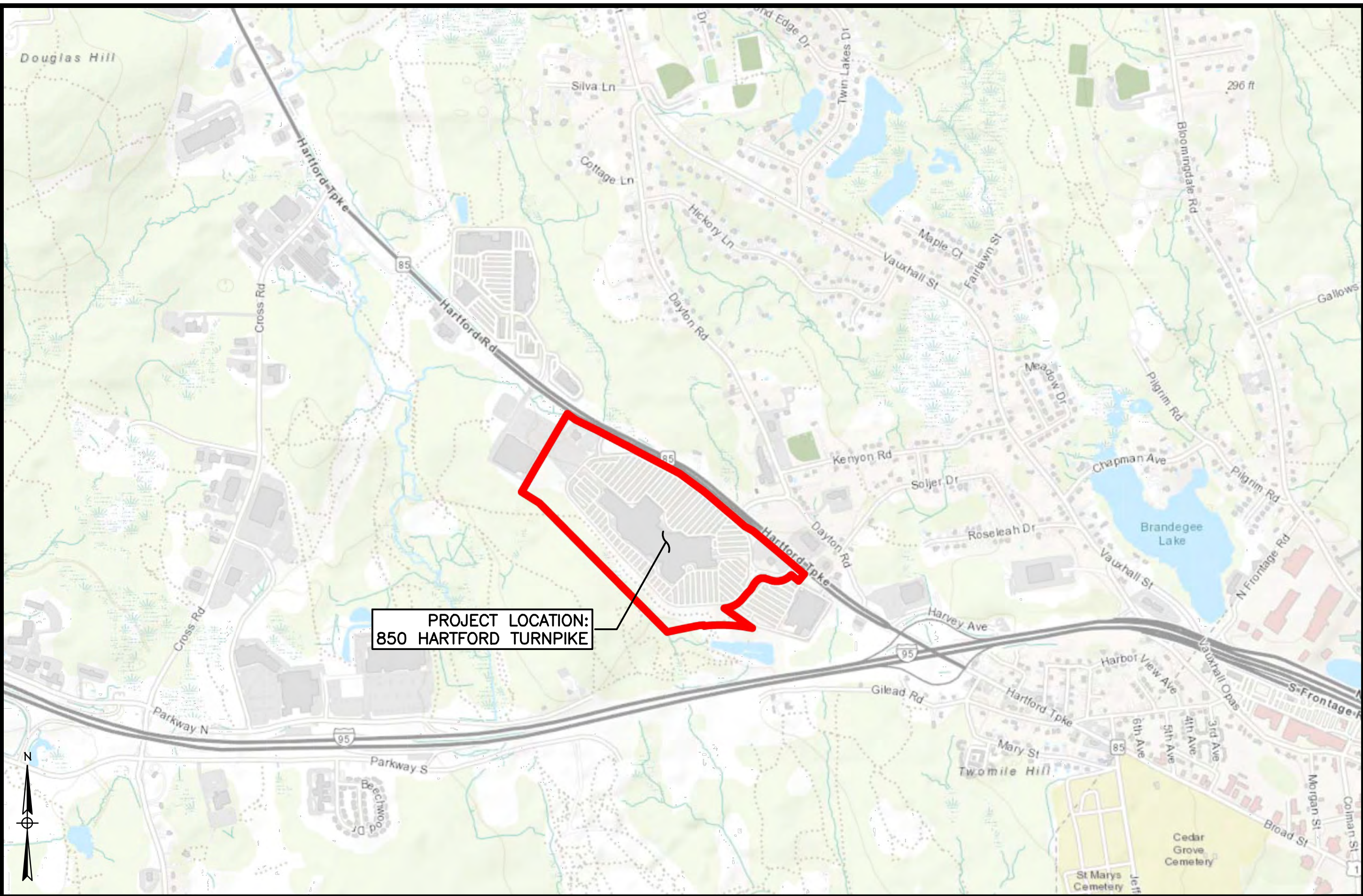
Civil Engineer / Surveyor



Structural Engineer



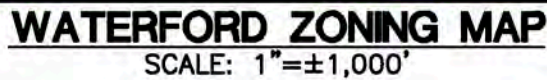
Landscape Architect



LOCATION MAP
Scale: 1"=±1,000'

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INDIVIDUAL PARCELS UNDER COMMON OWNERSHIP

NOTES:
1. ALLOWED UNDER SPECIAL PERMIT #79-02
2. PARCELS COMBINED - SEE BOUNDARY SURVEY PLAN

BUILDING HEIGHT CALCULATION
AVERAGE GROUND ELEVATION
 LOWER LEVEL = 150.0
 UPPER LEVEL = 166.0
 AVERAGE = 158
MAXIMUM BUILDING ELEVATION = 208
HEIGHT = 50

TOTAL LOT AREA: 3,363,866 SF (EXCL. "LAND" PARCEL)
LESS BUILDING AREA: 517,100 SF
2,846,766 SF

LANDSCAPE AREA (DEVELOPED LOT): 364,108 SF
LANDSCAPE AREA (INCL. UNDEVELOPED AREA): 1,076,909 SF

$$\frac{364,108 \text{ SF}}{2,846,766 \text{ SF}} = 12.8\% > \text{THAN } 10\% \text{ MIN.}$$

$$\frac{1,076,909 \text{ SF}}{2,846,766 \text{ SF}} = 37.8\%$$

<u>USE</u>	<u>QTY</u>	<u>UNIT</u>	<u>REQUIRED</u>	<u>SPACES</u>
PROFESSIONAL OFFICE / RESEARCH (20.3.c)	783,147	G.F.S.	1 SP / 250 SF	3,144.6
TECHNICAL / TRADE SCHOOL (20.3.o.3)	50	CLASSROOM	10 SP / CLASSROOM	500.0
FULL SERVICE RESTAURANT (20.3.g.2)	777	SEAT	1 SP / 3 SEAT	259.0
SUBTOTAL:				3,903.6
TOTAL REQUIRED PARKING SPACES:				3,904

	<u>STANDARD</u>	<u>ADA</u>	<u>TOTAL</u>
OLIVE GARDEN PAD SITE	136	6	142
LONGHORN STEAKHOUSE PAD SITE	165	6	171
REMAINING MALL	3,736	49	3,785
TOTAL PROPOSED FINAL PARKING SPACES :	4,037	61	4,098

TOTAL POTENTIAL PARKING SPACES :	4,098
REQUIRED: 20 + 1 FOR EACH 100 SPACES OVER 1,000 :	20 + (3,099/ 100) = 50.98
TOTAL ADA SPACES REQUIRED :	51
TOTAL ADA SPACES PROVIDED :	61



WOOD TURTLES (GLYPTEMYS INSULPATA) A STATE LISTED SPECIES OF SPECIAL CONCERN, HAVE BEEN FOUND IN THE VICINITY OF THE PROPERTY. WOOD TURTLES ARE RIVERINE AND RIPARIAN OBLIGATES. OVERWINTERING AND MATING IN CLEAR, COLD, PRIMARILY SAND-GRAVEL AND ROCK BOTTOM STREAMS AND FORAGING IN RIPARIAN ZONES, FIELDS AND UPLAND FORESTS DURING THE LATE SPRING AND SUMMER. THE LOCATION SHOWN ON THE NDBB MAP MAY INCLUDE WOOD TURTLES OR WOOD TURTLE HABITAT.

IN ACCORDANCE WITH CTDEEP NDDb – NEW DETERMINATION NUMBER 202509382, THE FOLLOWING BEST MANAGEMENT PRACTICES SHALL BE ADHERED TO DURING SITE CONSTRUCTION ACTIVITIES AT THE PROPERTY TO AVOID NEGATIVE IMPACTS TO THE LISTED SPECIES.

1. WOOD TURTLES ARE PROTECTED BY LAW NO TURTLES SHALL BE REMOVED FROM THE SITE.
2. NO LAND DISTURBANCE IS PROPOSED WITHIN POTENTIAL NESTING AREAS.
3. CONSTRUCTION CONSIDERATIONS:
 - A. ALL CONSTRUCTION PERSONNEL SHALL BE APPRISED OF THE WOOD TURTLES DESCRIPTION, POSSIBLE PRESENCE OF THE TURTLES, AND PROCEDURES TO FOLLOW IF TURTLES ARE FOUND AT THE SITE.
 - B. PRIOR TO THE START OF SITE WORK ROBERT RUSSO OF CLA ENGINEERS WILL DESIGNATE AN AREA ON THE PROPERTY FOR POTENTIAL WOOD TURTLE RELOCATION, IF THEY ARE ENCOUNTERED DURING SITE CONSTRUCTION.
 - C. NOVEMBER 1 – MARCH 31 (DORMANT SEASON): UPLAND LAND DISTURBANCE AS OUTLINED ON THE PLANS MAY BE PERFORMED WITHOUT RISK TO THE TURTLES.
 - D. APRIL 1 – OCTOBER 31: EXCLUSIONARY PRACTICES SHALL BE UTILIZED TO PREVENT TURTLE ACCESS INTO CONSTRUCTION AREAS.
 - a. SILT FENCE SHALL BE INSTALLED ALONG THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
 - b. SILT FENCE SHALL BE INSPECTED BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS TO SECURE GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET TURTLES PASS THROUGH.
 - c. PRIOR TO DISTURBANCE FOR THE SITE DEVELOPMENT THE PROPOSED WORK AREA SHALL BE SEARCHED FOR TURTLES. ALL TURTLES OCCURRING WITHIN THE WORK AREA SHALL BE RELOCATED TO SUITABLE HABITAT OUTSIDE OF THE DISTURBANCE AREA UNDER SUPERVISION BY A PROFESSIONAL FAMILIAR WITH THE HABITAT REQUIREMENTS AND BEHAVIOR OF THE SPECIES.
 - d. NO HEAVY EQUIPMENT, MACHINERY, OR VEHICLES SHALL BE PARKED IN ANY TURTLE HABITAT.
 - e. THE CONTRACTOR SHALL SEARCH THE WORK AREA FOR TURTLES EACH MORNING PRIOR TO STARTING ANY WORK.
 - f. ANY TURTLES ENTERING IN THE IMMEDIATE WORK AREA SHALL BE CAREFULLY MOVED TO AN ADJACENT AREA OUTSIDE OF THE EXCLUDED AREA. FENCING SHALL BE INSPECTED TO IDENTIFY AND REPAIR THE ACCESS POINT.
 - g. SILT FENCE SHALL BE REMOVED IMMEDIATELY AFTER THE SITE IS STABILIZED.

THE PROPOSED DEVELOPMENT INCLUDES THE REDEVELOPMENT OF THE FORMER CRYSTAL MALL FACILITY LOCATED AT 850 HARTFORD TURNPIKE (ROUTE 85), WATERFORD, CT 06385.

THE INTERIOR OF THE FORMER WALL BUILDING WILL BE RECONFIGURED FOR A MIXED USE SPACE FOR USE BY ELECTRIC BOAT AS OUTLINED IN THE STATEMENT OF USE.

- THE EXISTING BUILDING FOOTPRINTS WILL REMAIN UNCHANGED.
- THE EXISTING STANDALONE RESTAURANT BUILDINGS (CURRENTLY OLIVE GARDEN AND LONGHORN STEAKHOUSE) WILL REMAIN UNCHANGED.

EXTERIOR SITE IMPROVEMENTS INCLUDE TRAFFIC RECONFIGURATION, PARKING RECONFIGURATION, LANDSCAPING IMPROVEMENTS, LIGHTING RELOCATION, AND TRENCHING FOR UNDERGROUND UTILITIES AND TELECOMMUNICATIONS.

THE PROJECT WILL DISTURB A TOTAL OF ±47 ACRES OF GROUND SURFACE, PRIMARILY MILLING, RECLAIMING, AND PAVING EXISTING PAVED PARKING AREAS.

EXISTING IMPERVIOUS AREA =	2,379,457 SF (54.6 AC.)
POST DEVELOPMENT IMPERVIOUS AREA =	2,328,630 SF (53.4 AC.)
NET CHANGE IN IMPERVIOUS AREA =	-50,827 SF (±1.2 AC. REDUCTION)

1. INLAND WETLANDS ON THE PROPERTY WERE DELINEATED BY ROBERT RUSSO C.S.S. OF CLA ENGINEERS, INC. IN
2. 2002. THERE IS NO PROPOSED INLAND WETLAND DISTURBANCE.
3. NO PORTION OF THE PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN. (FIRM MAP #0901100482G, EFFECTIVE
4. 7/18/2011)
5. A PORTION OF THE PROPERTY LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE (NDOB) AREA. THIS
6. PORTION OF THE PROPERTY HAS BEEN PREVIOUSLY DEVELOPED. SEE WOOD TURTLE BEST MANAGEMENT
7. PRACTICES.
8. NO PORTION OF THE PROPERTY LIES WITHIN THE COASTAL BOUNDARY.
9. NO PORTION OF THE PROPERTY LIES WITHIN AN AQUIFER PROTECTION AREA.
10. THE DEVELOPMENT IS CONNECTED TO THE MUNICIPAL SEWER SYSTEM.
11. THE DEVELOPMENT IS SERVED BY THE MUNICIPAL WATER SYSTEM. (DOMESTIC AND FIRE PROTECTION)

App #	Date issued	Approved Use/Activity
#79-02	11/26/79	Special Permit (Original Crystal Mall approval)
#79-08	11/26/79	Subdivision (Original Crystal Mall approval)
#79-13	11/26/79	Site Plan (Original Crystal Mall approval)
PZ-2003-062	7/23/2003	Special Permit/Site Plan (Olive Garden)
PZ-2007-015	7/23/2007	Site Plan Modification (Bed Bath Beyond& Xmas Tree Shop)
PZ-2008-015	9/8/2008	Special Permit/Site Plan (Longhorn Restaurant)

SEE LANDSCAPE PLANS

1. TOPOGRAPHY WAS ESTABLISHED BY CLA ENGINEERS, INC.
2. INLAND WETLANDS WERE DELINEATED BY ROBERT RUSSO, CSS of CLA ENGINEERS, INC. DURING OCTOBER & NOVEMBER 2025. INLAND WETLAND FLAGGING WAS SURVEY LOCATED BY CLA ENGINEERS, INC.
3. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, GPR MARKOUT UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
5. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY INFORMATION PRIOR TO THE START OF CONSTRUCTION.
6. MAINTENANCE AND PROTECTION OF TRAFFIC.
 - A. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC, TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES, AND TEMPORARY LANE CLOSURES AS NEEDED, CONTINUOUS ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
 - B. PASSAGE OF TRAFFIC ON ROADWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC UPSTREAM AND AROUND THE PROJECT AREA.
 - C. RESIDENTS OR BUSINESSES WITH DRIVES AFFECTED BY CONSTRUCTION SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AND SHALL BE ALLOWED CONTINUOUS ACCESS TO THEIR PROPERTY.
 - D. TEMPORARY MODIFICATION TO TRAFFIC PATTERNS ON PUBLIC ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF CTDOT AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)".
 - E. CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE REFLECTORIZED.
7. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, OTHER SITE IMPROVEMENTS, ETC. OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITIES ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES. ALL COSTS FOR TEMPORARILY SUPPORTING UTILITY POLES DURING CONSTRUCTION SHALL BE INCLUDED IN OTHER ITEMS.
9. BLASTING IF REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL AGENCIES.
 - A. THE CONTRACTOR SHALL PERFORM A COMPREHENSIVE PRE-BLAST SURVEY OF ANY AND ALL SURROUNDING PROPERTIES THAT MAY BE AFFECTED BY BLASTING.
 - B. PRIOR TO COMMENCING BLASTING THE PRE-BLAST SURVEY MUST BE REVIEWED AND APPROVED BY THE FIRE MARSHAL'S OFFICE. A COPY OF THE APPROVED PRE-BLAST SURVEY MUST BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT OF THE TOWN OF WESTPORT.
 - C. PRIOR TO COMMENCING BLASTING THE CONTRACTOR SHALL PROVIDE 2 CONTACT PERSONS (NAMES, ADDRESSES, AND PHONE NUMBERS) TO THE LAND USE STAFF. THE IDENTIFIED PARTIES SHALL BE AVAILABLE TO ADDRESS ANY CONCERNS BY ABUTTING PROPERTY OWNERS/RESIDENTS OF THE SUBJECT PROPERTY BEFORE, DURING, AND AFTER BLASTING.
 - D. BLASTING MAY BE LIMITED TO THE HOURS OF 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY ONLY. BLASTING ON WEEKENDS SHALL BE PROHIBITED.
 - E. THE CONTRACTOR SHALL PROVIDE SEISMOGRAPHS AT THE SITE TO MONITOR AND RECORD GROUND VIBRATIONS DURING BLASTING ACTIVITIES. THE CONTRACTOR SHALL RETAIN RECORDS OF THE SEISMOGRAPH RESULTS.
 - F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS FOR PROTECTING ANY AND ALL SURROUNDING PROPERTIES FROM DAMAGE FROM BLASTING ACTIVITIES. MEANS AND METHODS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - G. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REPAIRING DAMAGE TO SURROUNDING PROPERTIES CAUSED BY BLASTING ACTIVITIES.

PROJECT
GENERAL DYNAMICS
Electric Boat

CRYSTAL MALL ADAPTIVE REUSE

850 HARTFORD TURNPIKE
WATERFORD, CT 06385

CONSULTANTS

FCA
Architecture
Interior Design
Planning

LANDSCAPE
KENT+
FROST
ARCHITECTURE

1 HIGH STREET
MYSTIC, CT 06355
860.572.0784
kentfrost.com

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut
860-886-1966 claengineers.com

STAMP



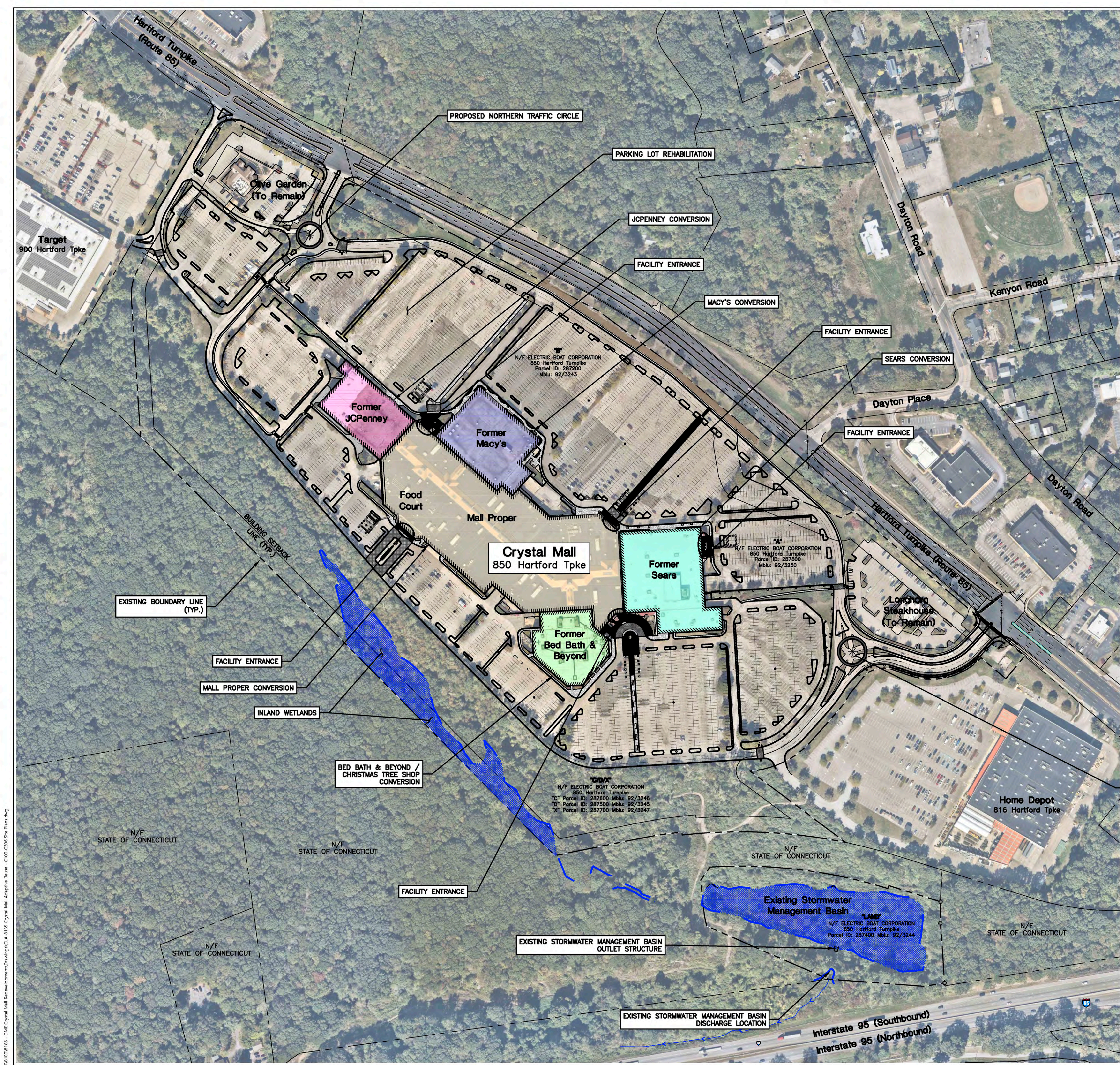
KEY PLAN

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ZONING COMPLIANCE & GENERAL NOTES

DRAWN BY: KJH
CHECKED BY: KJH
SCALE: AS NOTED
PROJECT #: CLA-8185

ZC-100



EXISTING ASSESSORS PARCEL DATA

PARCEL ID	MBLU	RECORD OWNER (N/F)	ASSESSORS AREA
A	287800	99/3250 ELECTRIC BOAT CORPORATION	±10.63 AC.
B	287200	99/3243 ELECTRIC BOAT CORPORATION	±7.21 AC.
C	287600	99/3246 ELECTRIC BOAT CORPORATION	±6.78 AC.
D	287500	99/3245 ELECTRIC BOAT CORPORATION	±5.55 AC.
X	287700	99/3247 ELECTRIC BOAT CORPORATION	±30.11 AC.
LAND	287400	99/3244 ELECTRIC BOAT CORPORATION	±22.92 AC.

ASSESSORS DATA DOES NOT MATCH THE CURRENT CONFIGURATION.
SEE BOUNDARY SURVEY FOR CURRENT LOT CONFIGURATION AND AREAS.



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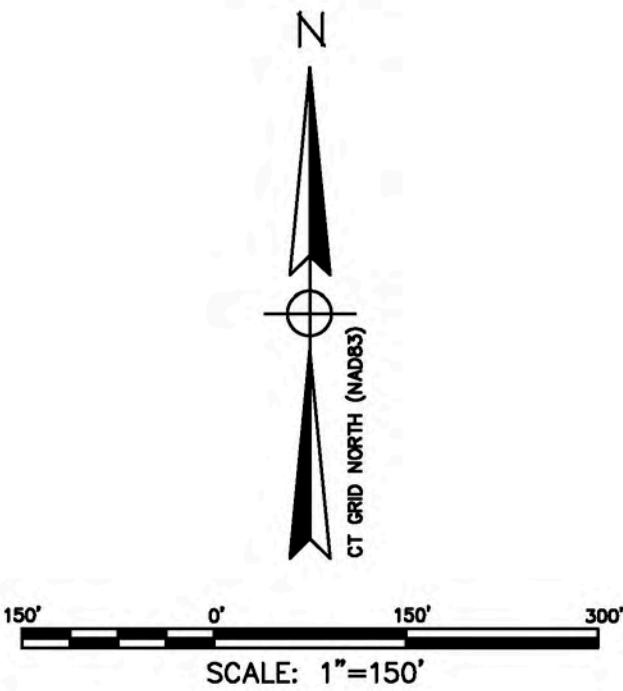


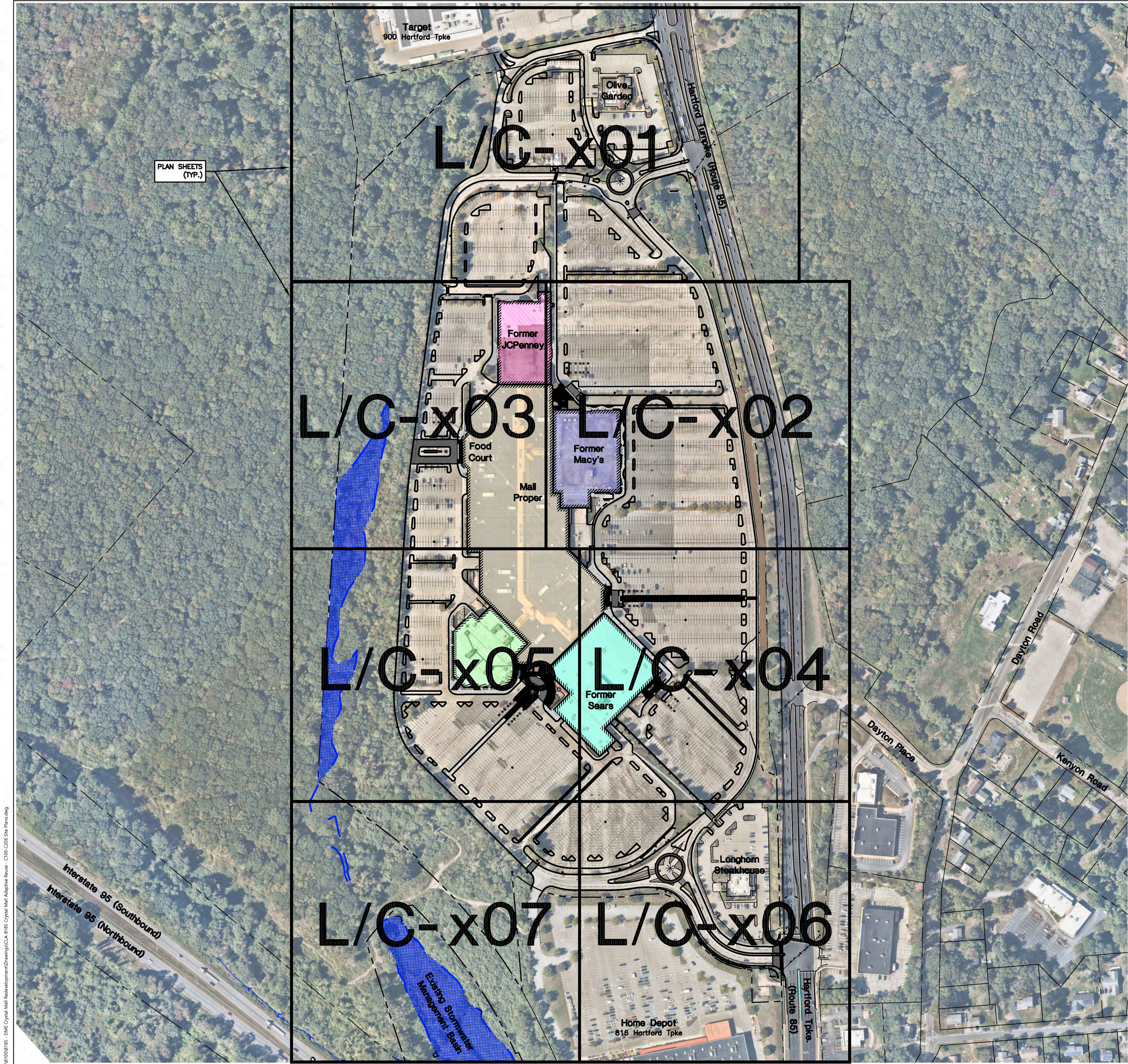
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REV	DESCRIPTION	DATE
	Zoning Submission	1/26/2026

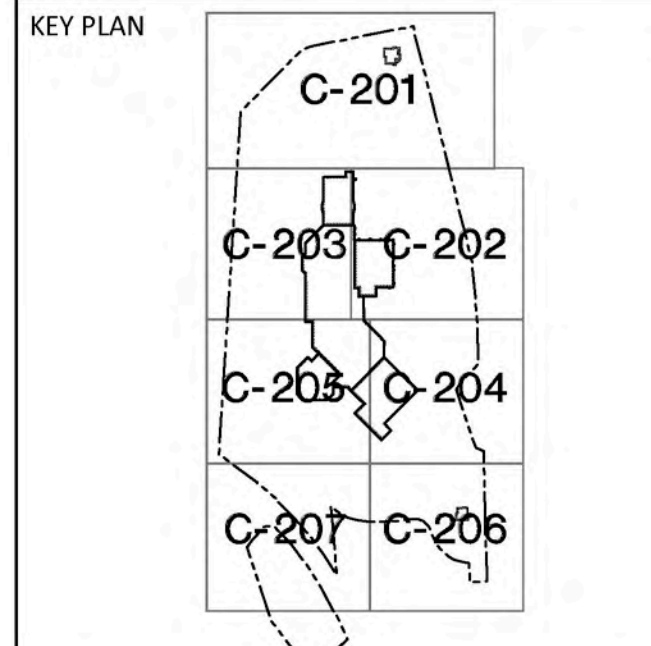
MASTER PLAN

DRAWN BY: KJH	MP-100
CHECKED BY: KJH	
SCALE: AS NOTED	
PROJECT #: CLA-8185	

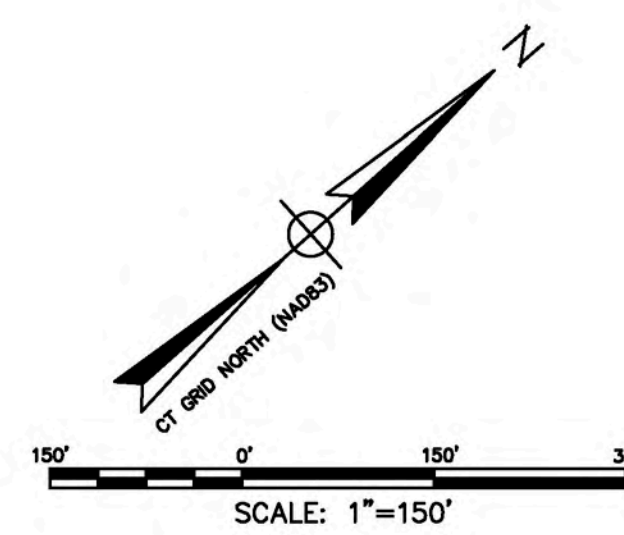




LEGEND TO CIVIL DRAWINGS		
EXISTING		PROPOSED
	PROPERTY LINE	
	PROP. MONUMENT, IPIN	
	EDGE OF ROAD (NO CURB)	
	EDGE OF ROAD (CURBED)	
	CONTOUR	
	SPOT GRADE	
	STONE WALL	
	RETAINING WALL	
	UTILITY POLE	
	OVERHEAD WIRES	
	GUIDE RAIL	
	CATCH BASIN & CULVERT	
	PERM. C.B. INLET FILTER	
	SEWER MANHOLE	
	GRAVITY 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	



REV	DESCRIPTION	DATE
	Zoning Submission	1/26/2026





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



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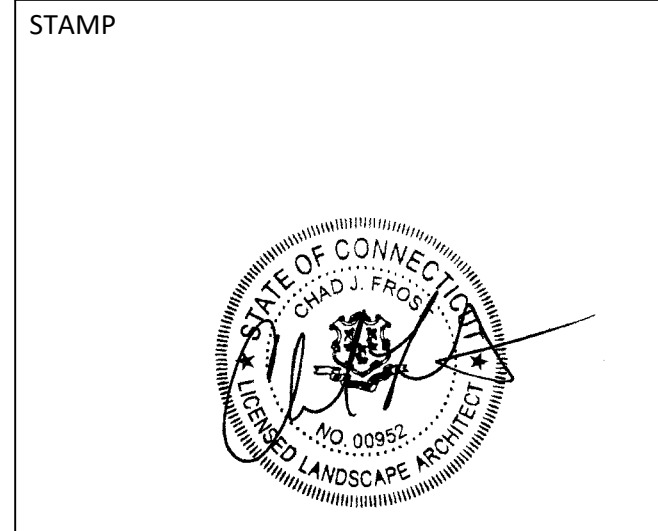
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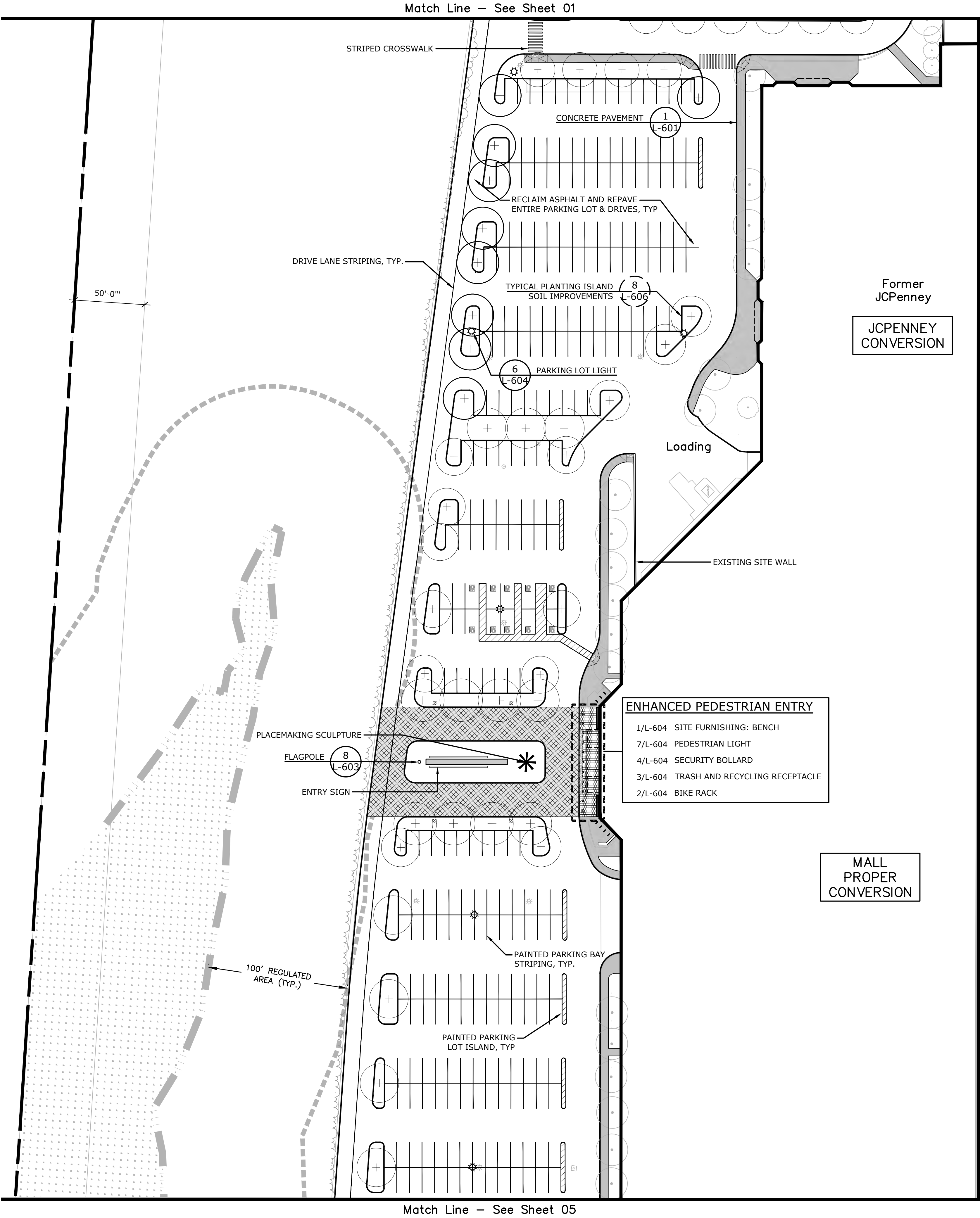


KEY PLAN

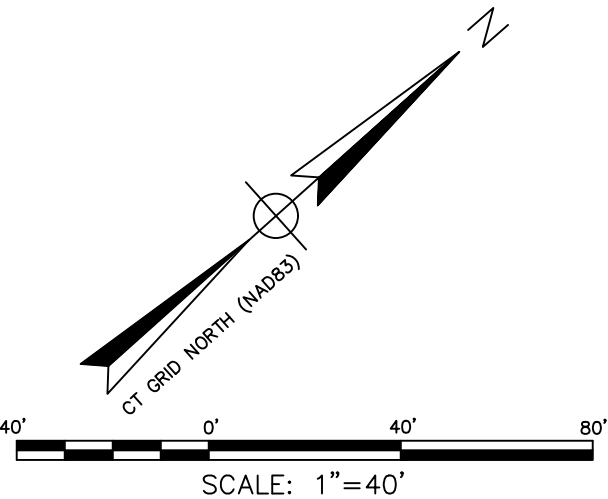
REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

CAMPUS MASTER PLAN

DRAWN BY: TM, AB, EM	L-000
CHECKED BY: TM, CF	
SCALE: AS NOTED	
PROJECT #: 2025018	



Match Line — See Sheet 02



DME DESIGN LLC
285 NICOLL ST. SUITE 107
NEW HAVEN, CT 06511

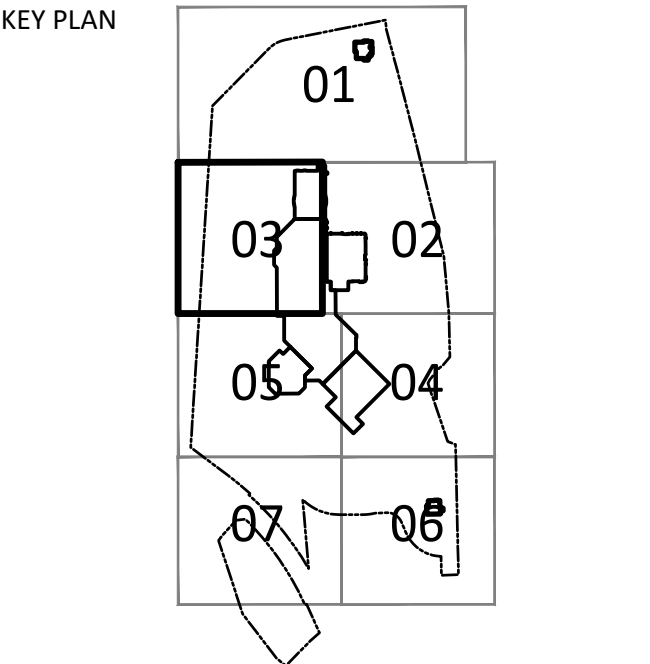
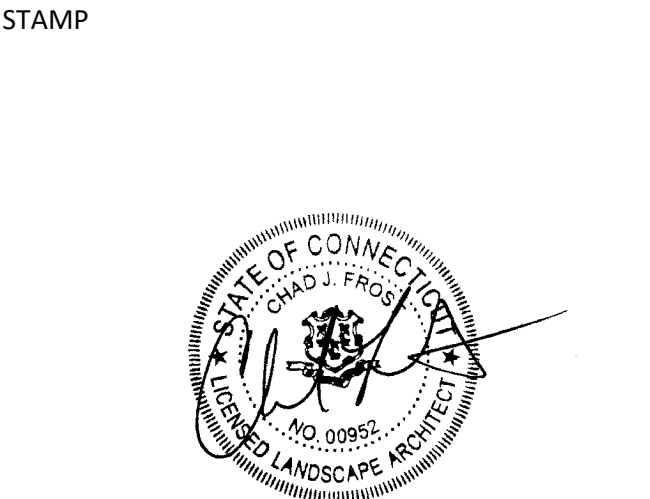
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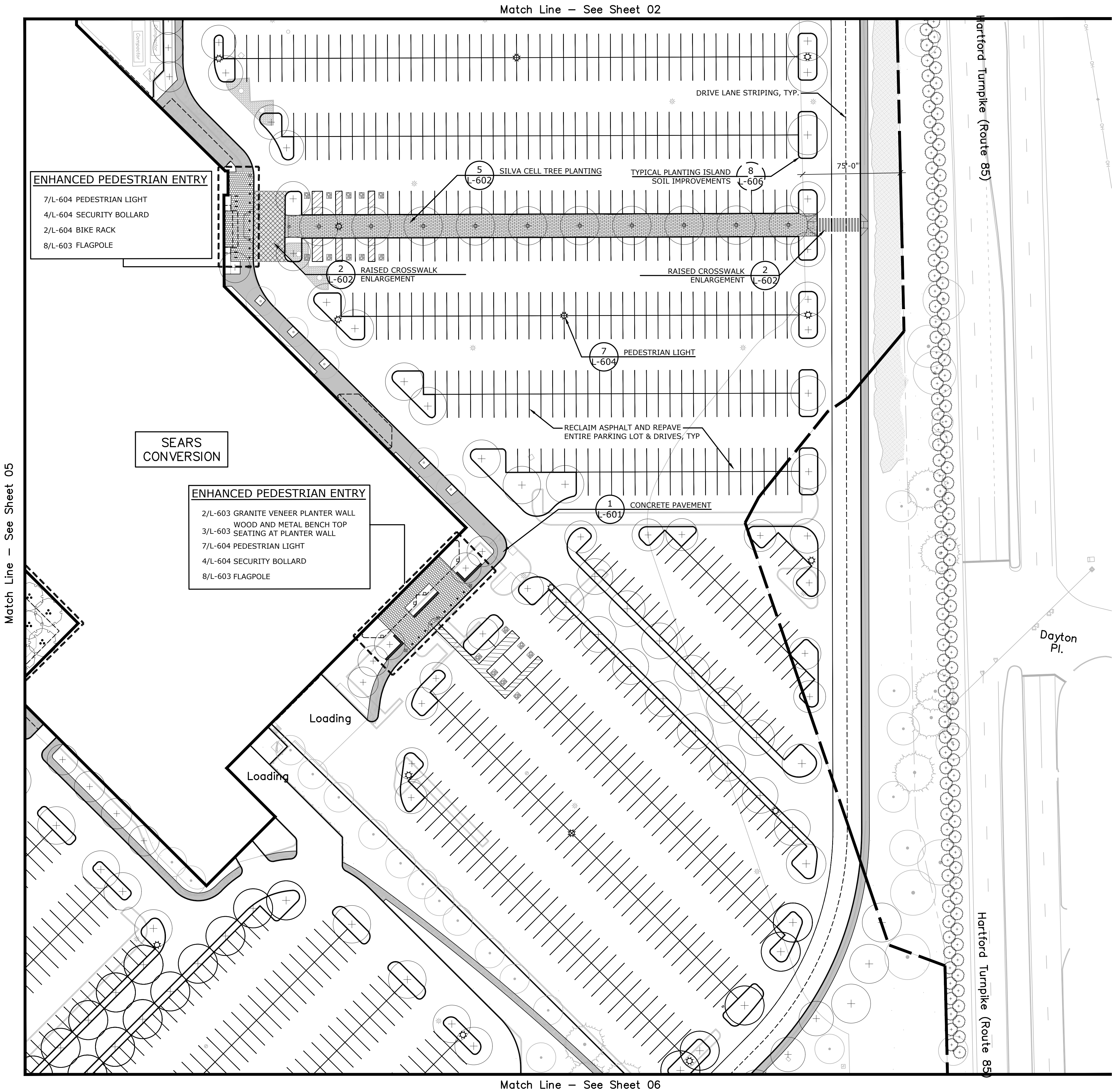
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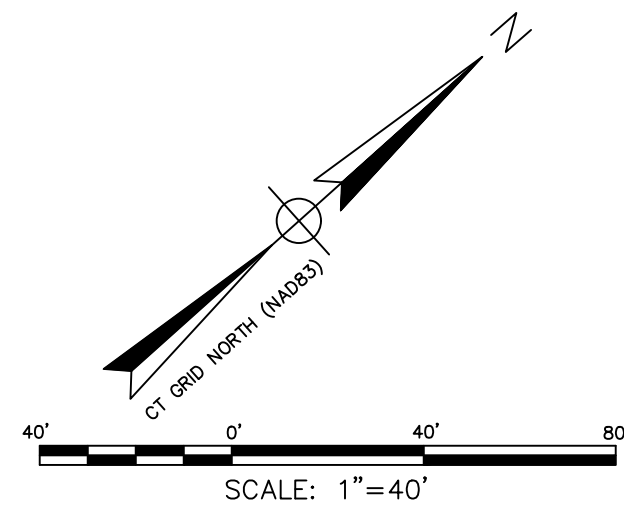
REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

LANDSCAPE IMPROVEMENTS

DRAWN BY: TM, AB, EM
CHECKED BY: TM, CF
SCALE: 1" = 40' XREF
PROJECT #: 2025018



Match Line - See Sheet 05



dme

DME DESIGN LLC
285 NICOLL ST. SUITE 107
NEW HAVEN, CT 06511

PROJECT

GENERAL DYNAMICS

Electric Boat

CRYSTAL MALL
ADAPTIVE REUSE

850 HARTFORD TURNPIKE
WATERFORD, CT 06385

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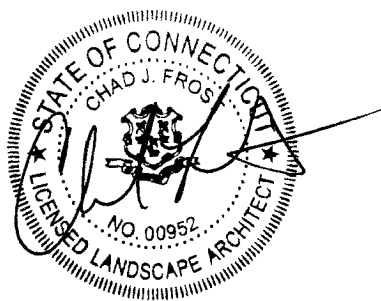
CLA Engineers, Inc.

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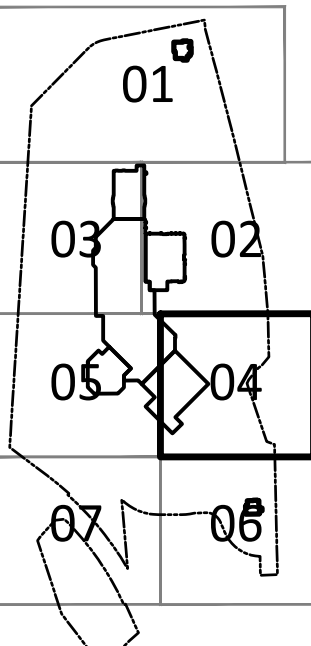
317 Main Street
860-886-1966

Norwich, Connecticut
claengineers.com

STAMP



KEY PLAN



REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

LANDSCAPE IMPROVEMENTS

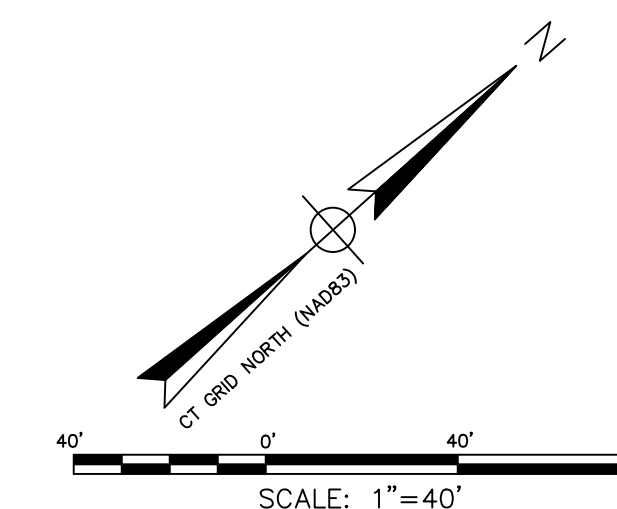
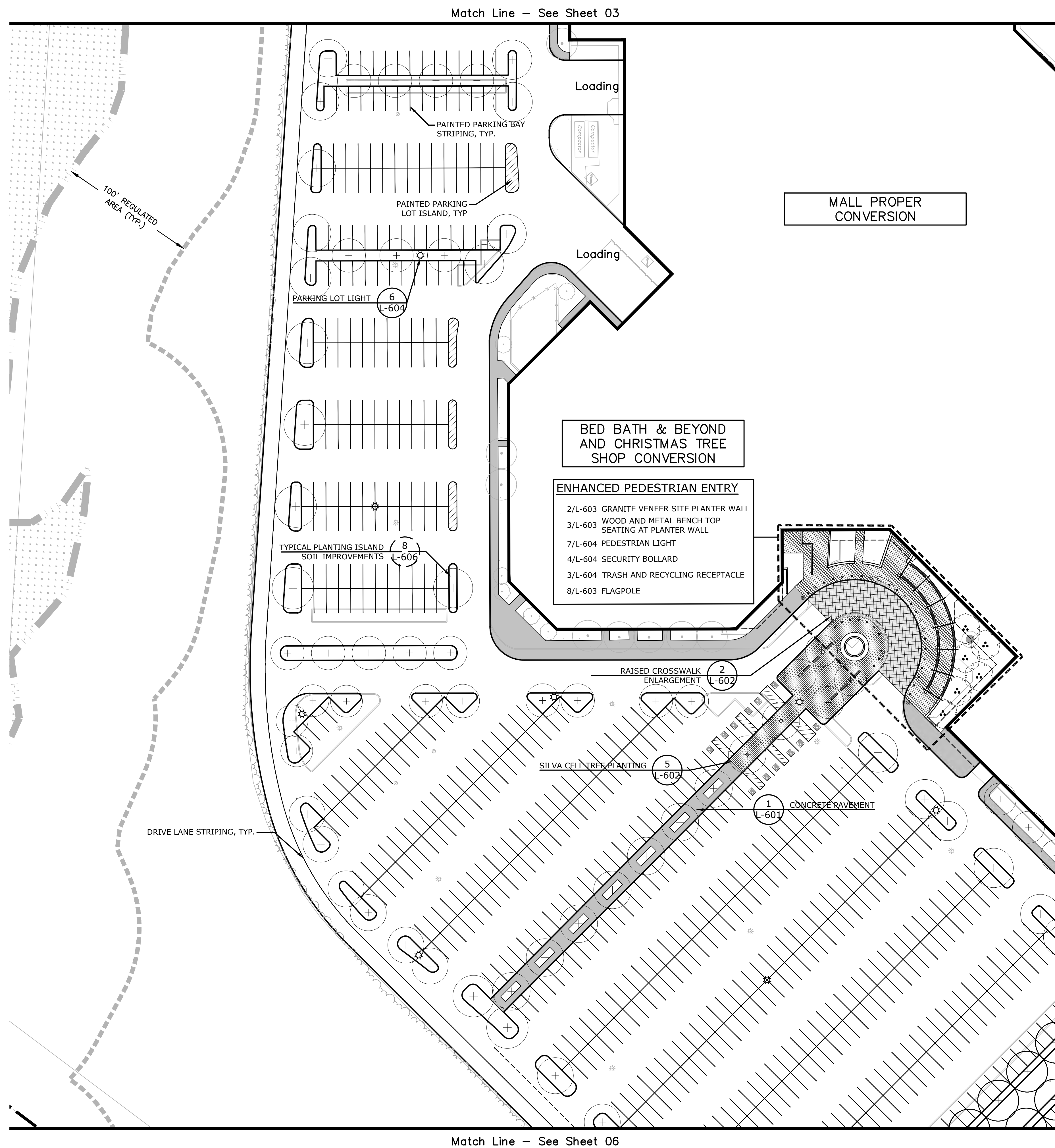
DRAWN BY: TM, AB, EM

CHECKED BY: TM, CF

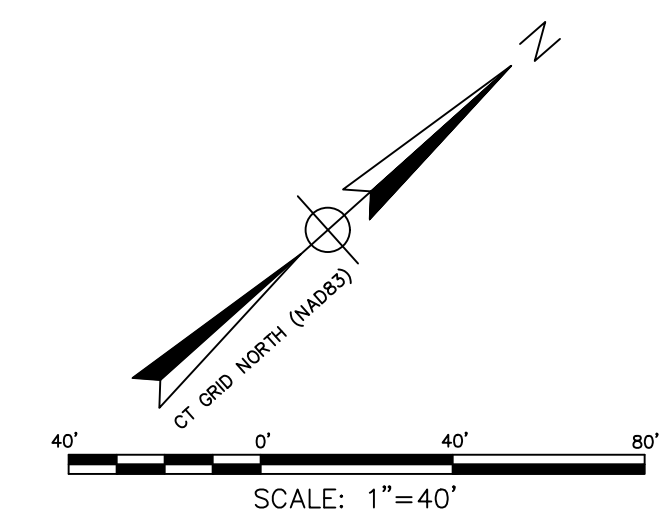
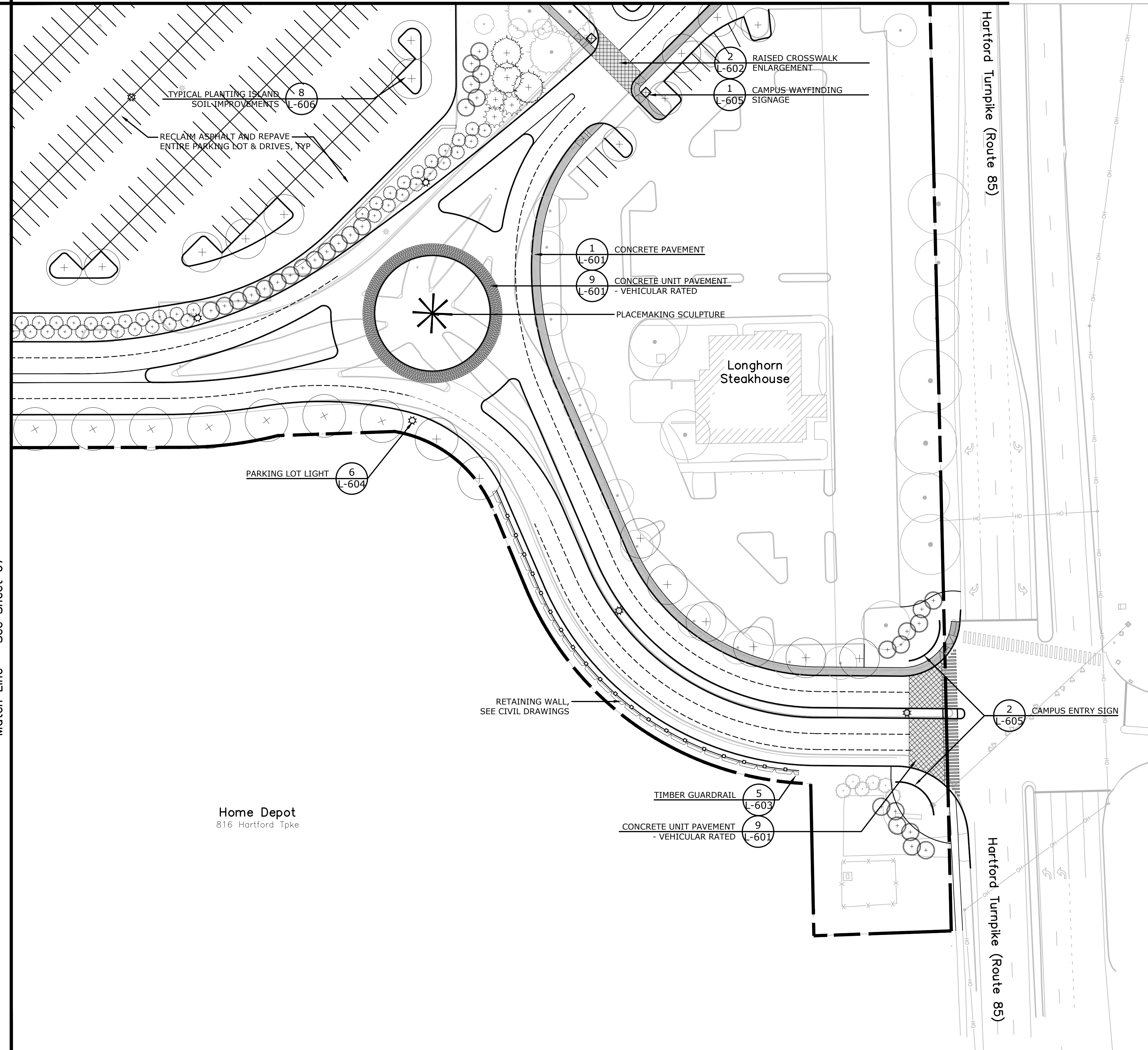
SCALE: 1" = 40' XREF

PROJECT #: 2025018

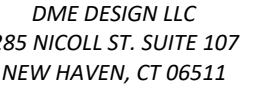
L-204

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Match Line – See Sheet 04



Match Line – See Sheet 07



GENERAL DYNAMICS
Electric Boat

0 HARTFORD TURNPIKE
WATERFORD, CT 06385

FCA

LANDSCAPE

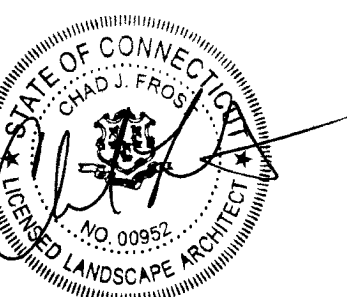
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FROST
ARCHITECTURE

1 HIGH STREET
MYSTIC, CT 06355
860.572.0784
kentfrost.com

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut
860-886-1966 claengineers.com

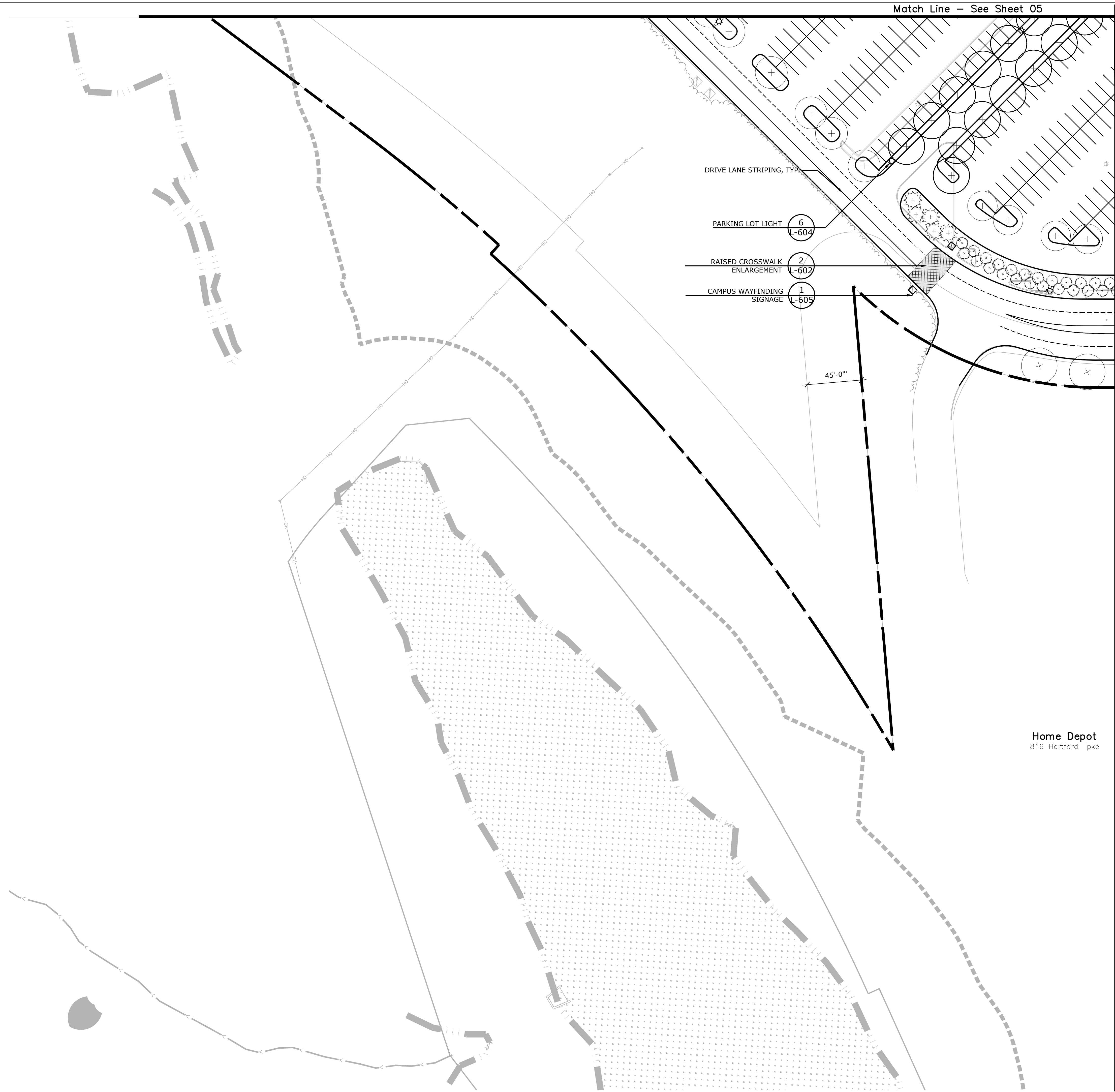
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LANDSCAPE IMPROVEMENTS

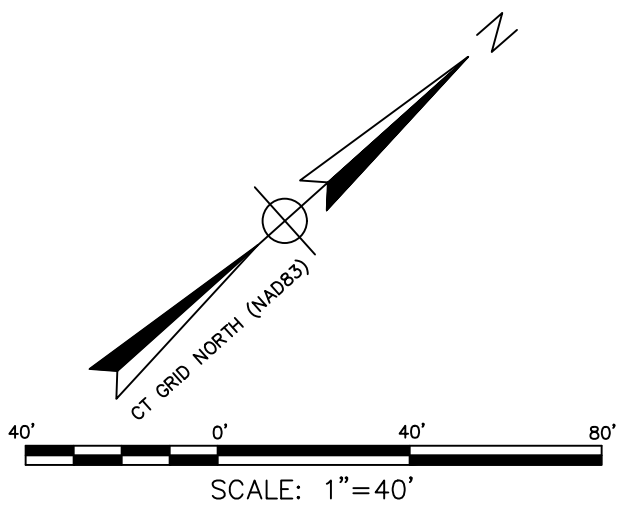
DRAWN BY: TM, AB, EM
CHECKED BY: TM, CF
SCALE: 1" = 40' _XREF
PROJECT #: 2025018

L-206



Match Line — See Sheet 04

Match Line — See Sheet 06



DME DESIGN LLC
285 NICOLL ST. SUITE 107
NEW HAVEN, CT 06511

PROJECT

GENERAL DYNAMICS
Electric Boat

**CRYSTAL MALL
ADAPTIVE REUSE**

850 HARTFORD TURNPIKE
WATERFORD, CT 06385

CONSULTANTS



Architecture
Interior Design
Planning

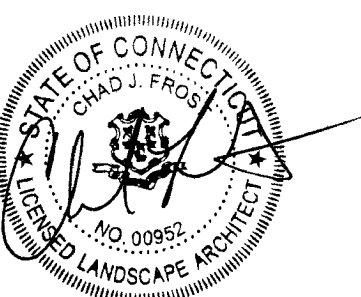
LANDSCAPE



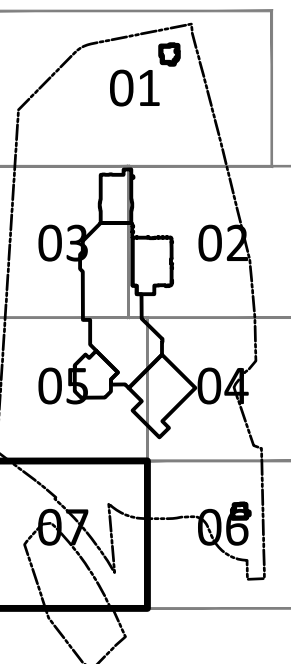
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STAMP



KEY PLAN



REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

LANDSCAPE IMPROVEMENTS

DRAWN BY: TM, AB, EM
CHECKED BY: TM, CF
SCALE: 1" = 40' XREF
PROJECT #: 2025018

Figure 1 is a map of the study area. It shows a road network with a shaded area representing the study area. A line labeled 'CT GRID NORTH (NAB35)' points towards the top right. A scale bar at the bottom indicates 1 inch = 40 feet, with markings for 40', 0', 40', and 80'. A north arrow is located in the top right corner.



Match Line - See Sheet 02

The site plan illustrates the proposed Macys Conversion building, a large rectangular structure with a loading dock on the left side. The building is surrounded by a parking lot and landscaped areas. Key features include:

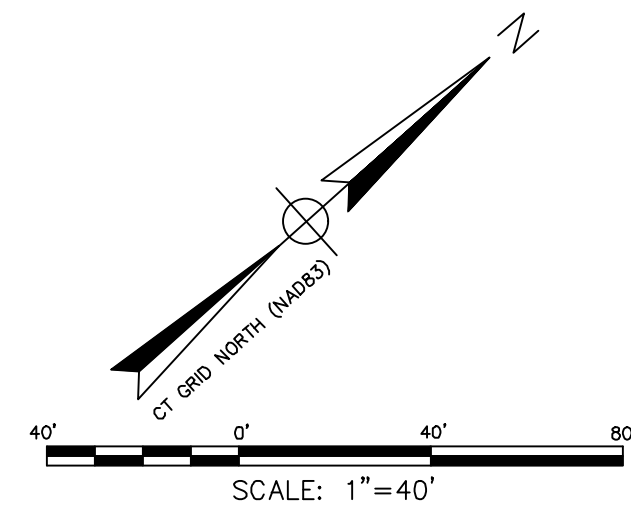
- Building Footprint:** A large rectangular building with a loading dock on the left side.
- Parking Lot:** A large rectangular parking lot adjacent to the building.
- Landscaping:** The plan shows various plantings, including trees and shrubs, along the building perimeter and in the parking lot. Specific plantings are labeled with codes and quantities:
 - 5 GLE TTE
 - 1 BET NIG
 - 13 TIL GSP
 - ULM ALL 10
 - 8 TIL GSP
 - 9 NYS WIL
 - PLA MO3 15
 - CAR AME 3
 - NYS WIL 6
 - 4 ULM ALL
 - 3 CAR AME
- Planting Islands:** Several rectangular planting islands are shown in the parking lot, labeled "PLANTING ISLAND, TYP.".
- Building Perimeter Planting:** Planting along the building perimeter is labeled "BUILDING PERIMETER PLANTING, TYP.".
- Loading Dock:** A loading dock is located on the left side of the building, labeled "Loading".
- Adjacent Road:** The Hartford Turnpike (Route 85) is shown running along the right side of the site.

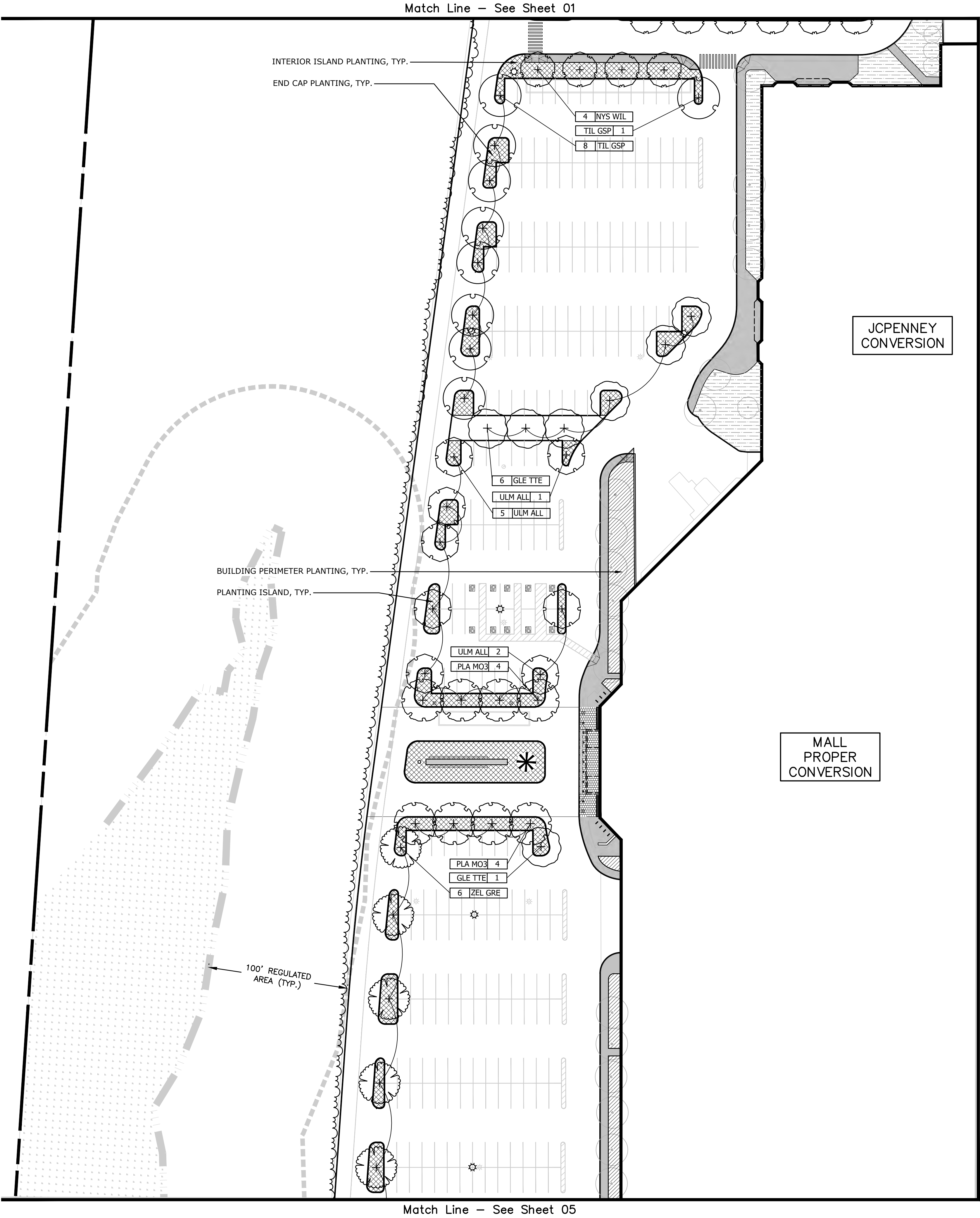
PLANTING LEGEND:

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

[illegible]

L-302

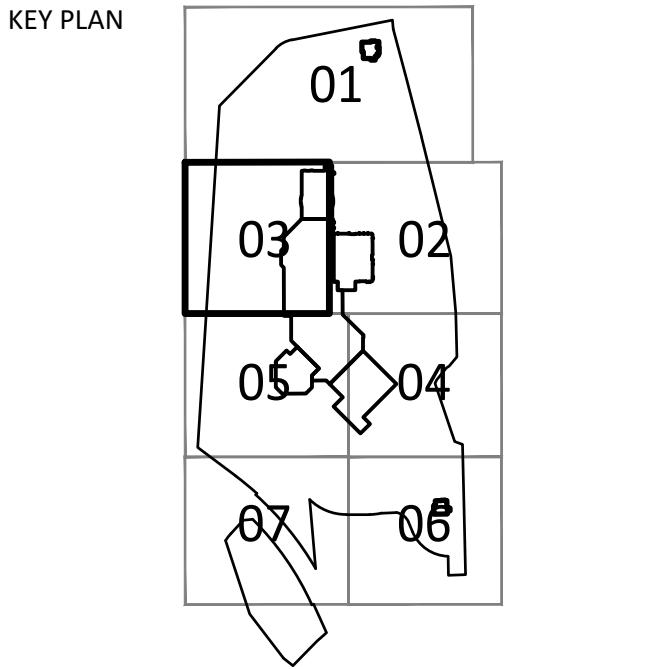
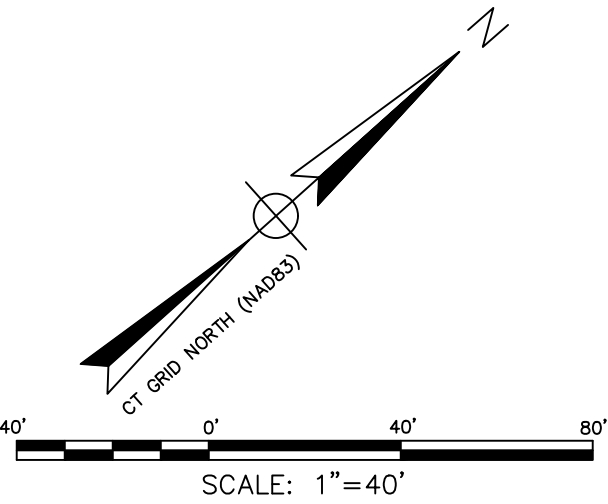




PLANTING LEGEND:

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

Match Line — See Sheet 02



REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

[illegible]

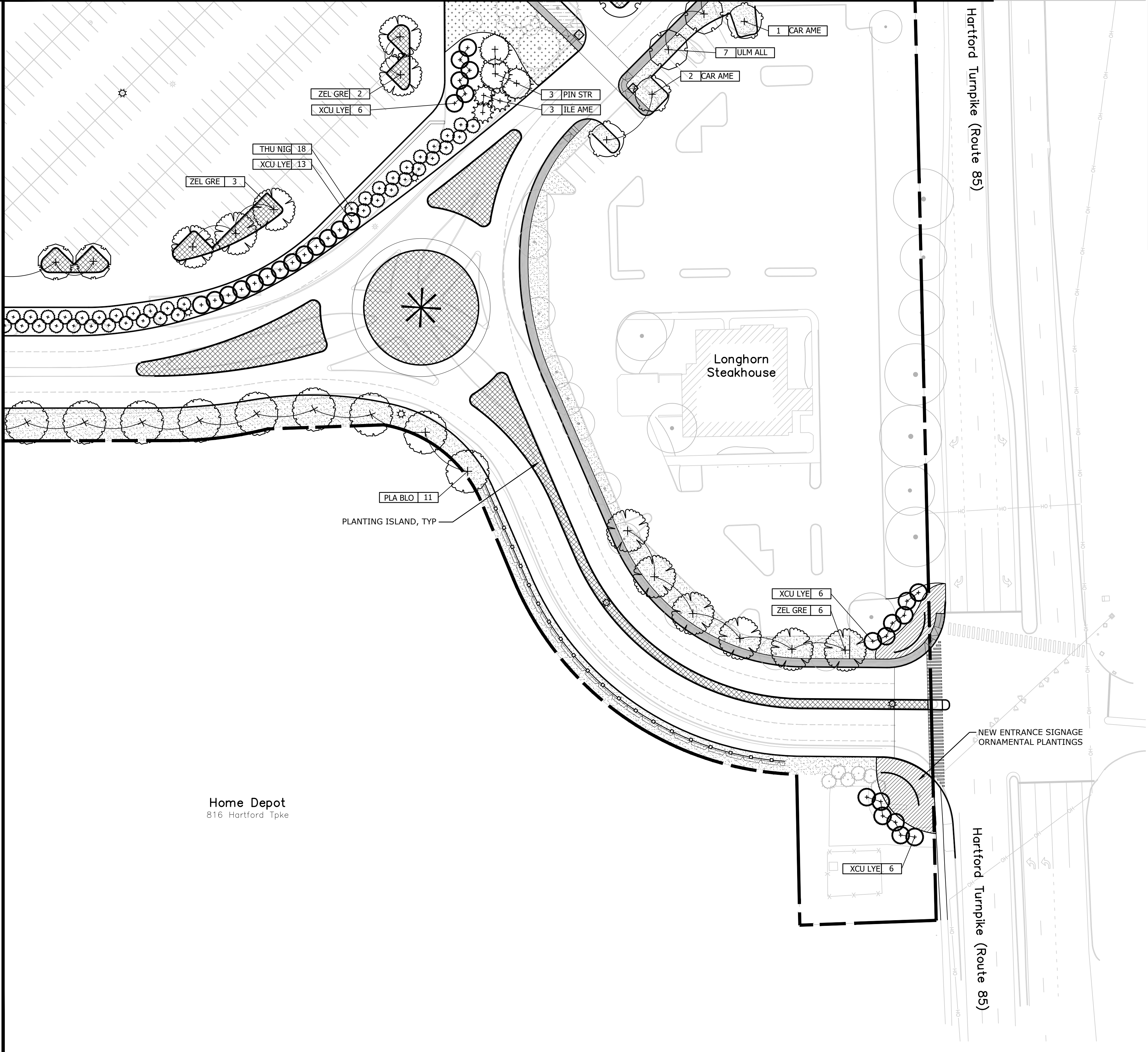
Match Line — See Sheet 06

DRAWN BY: TM, AB, EM	L-304
CHECKED BY: TM, CF	
SCALE: 1" = 40' _XREF	
PROJECT #: 2025018	

Match Line — See Sheet 05

Match Line — See Sheet 04

Match Line — See Sheet 07



PLANTING LEGEND:

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

**CRYSTAL MALL
ADAPTIVE REUSE**

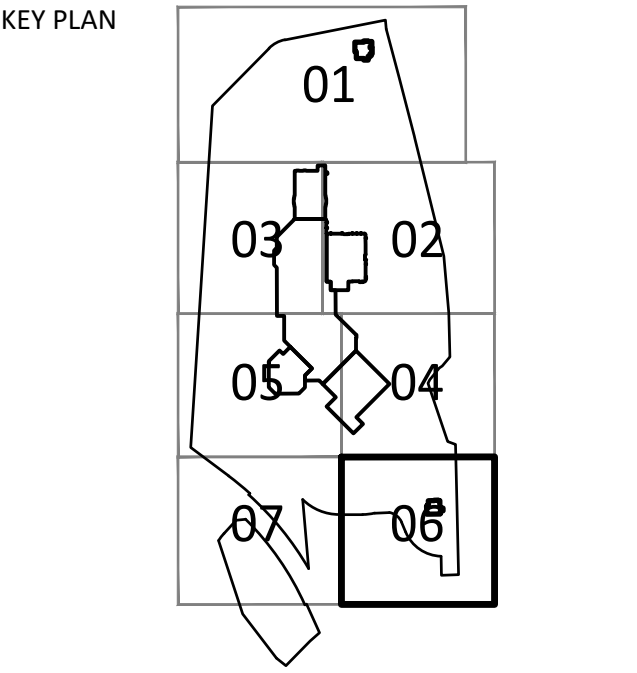
850 HARTFORD TURNPIKE
WATERFORD, CT 06385

CONSULTANTS

FCA
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LANDSCAPE
**KENT+
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MYSTIC, CT 06355
860.572.0784
kentfrost.com

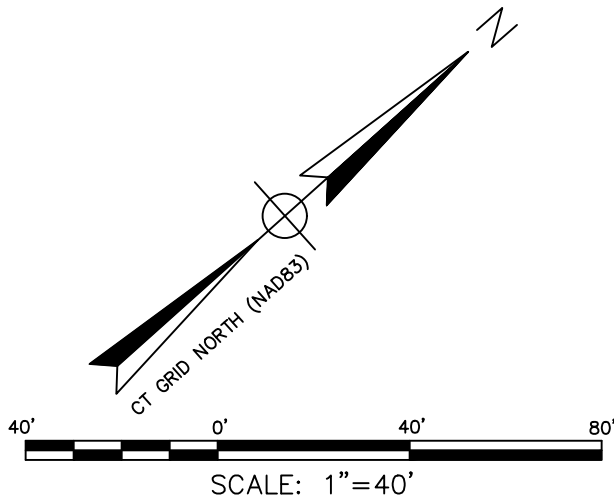
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Norwich, Connecticut
860-886-1966
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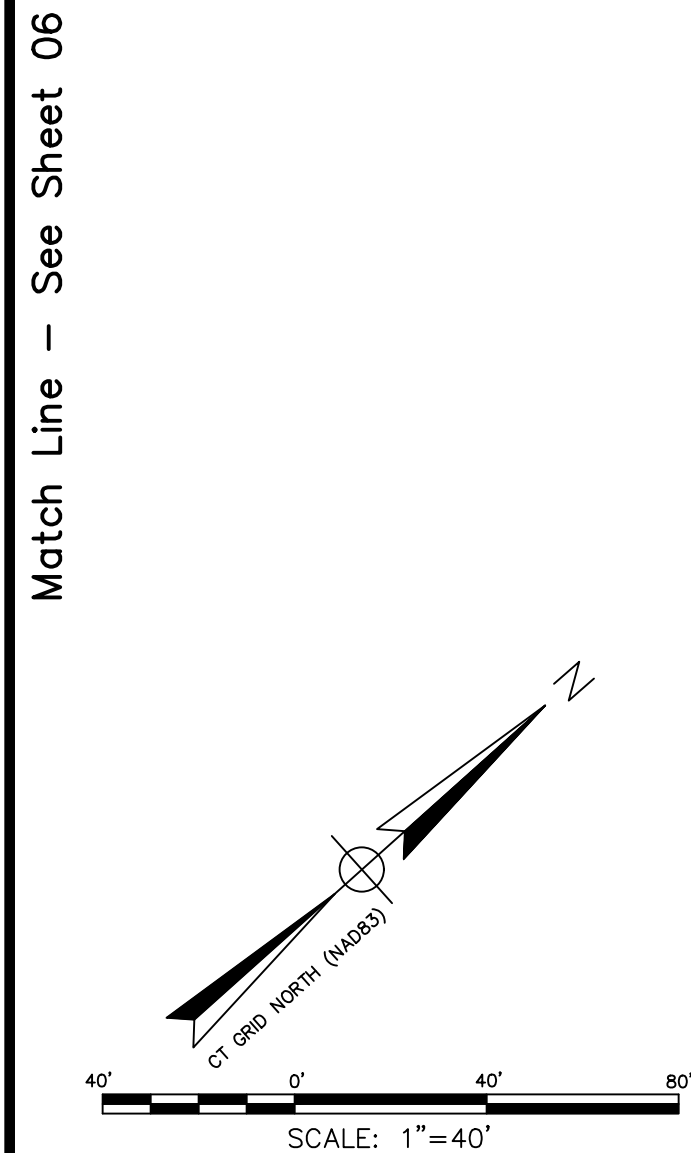
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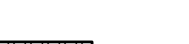
REV	DESCRIPTION	DATE
	ZONING SUBMISSION	1/26/2026

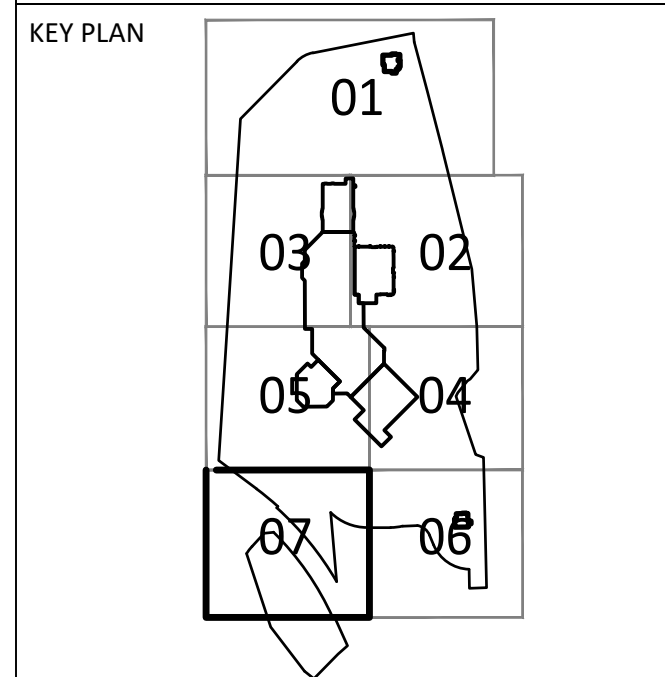
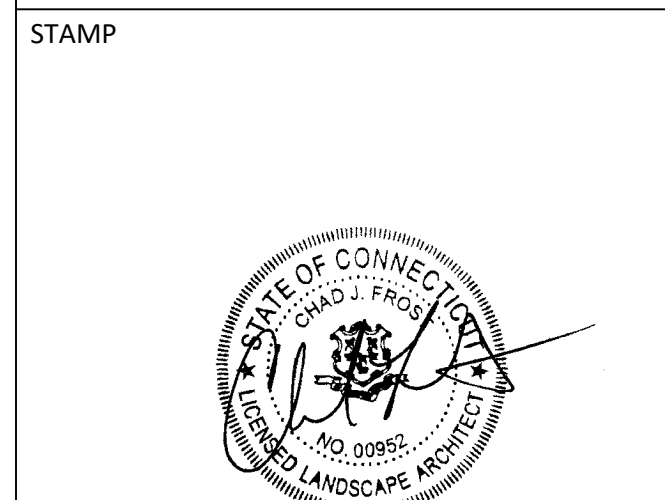
SITE PLANTING



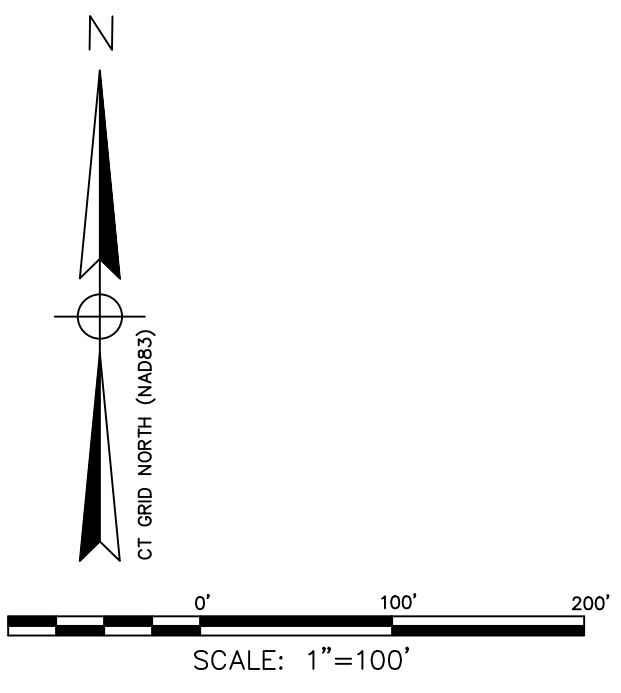


TREES					
Hardy drought, salt, and heat tolerant screening, shade and ornamental trees					
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
EVERGREEN TREES					
ILE AME	16	Ilex opaca / American Holly	B & B		7-8' H
PIN FLE	21	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	B & B		7-8' H
PIN STR	11	Pinus strobus / White Pine	B & B		7-8' H
THU NIG	440	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B		7-8' H
XCU LYE	99	x Cupressocyparis leylandii 'Madeline' / Madeline Leyland Cypress	B & B		7-8' H
ORNAMENTAL TREES					
BET NIG	7	Betula nigra / River Birch Multi-Trunk	B & B		8-10' H
CER FOR	3	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B & B	2"-2.5" CAL	
SYR IVO	4	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"-2.5" CAL	
SHADE TREES					
ACE FRA	36	Acer rubrum 'Franksred' / Red Sunset® Maple	B & B	2"-2.5" CAL	
CAR AME	37	Carpinus caroliniana / American Hornbeam	B & B	2"-2.5" CAL	
GLE TTE	50	Gleditsia triacanthos inermis 'Suncole' / Suncole® Honey Locust	B & B	2"-2.5" CAL	
NYS WIL	79	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2"-2.5" CAL	
PLA BLO	32	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	2"-2.5" CAL	
PLA MO3	32	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2"-2.5" CAL	
QUE BIC	20	Quercus bicolor / Swamp White Oak	B & B	2"-2.5" CAL	
TIL GSP	59	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"-2.5" CAL	
ULM ALL	71	Ulmus parvifolia 'Allee' / Allee® Lacebark Elm	B & B	2"-2.5" CAL	
ZEL GRE	52	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	B & B	2"-2.5" CAL	

PLANTING ISLANDS <i>Hardy drought, salt, and heat tolerant evergreen and deciduous shrubs.</i>	BUILDING PERIMETER / PLAZA <i>Low to medium maintenance evergreen and deciduous shrubs and perennials.</i>	HILLSIDE <i>Hardy drought, salt, and heat tolerant evergreen and deciduous shrubs, for soil stabilization and screening.</i>	PLANTING LEGEND:
<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	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 'Gembox' / 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	 PLANTING ISLANDS  EXISTING TREELINE  BUILDING PERIMETER / PLAZA  EXISTING TREE  HILLSIDE  PROPOSED TREE  EXISTING PLANTING TO REMAIN  LAWN
<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			

[illegible]

SITE PLANTING	
DRAWN BY: TM, AB, EM	L-307
CHECKED BY: TM, CF	
SCALE: 1" = 40' _XREF	
PROJECT #: 2025018	



JOB NAME: CRYSTAL MALL REDEVELOPMENT - 850 HARTFORD TURNPIKE RD - WATERFORD, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED/PO
SALES: SP
SPECIFIER: CLA ENGINEERS & KENT + FROST LANDSCAPE ARCHITECTURE

Luminaire Schedule										
Detail	Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
 PEDESTRIAN LIGHT		18	P4	Single	5725	54	0.850	ASPS30 LED (127-8310) / DS1-500 (300-9158) / 14ft Round Pole	WE-EUF	127-8310 ies
 PARKING LOT LIGHT		70	SASN	Single	61161	392.88	0.850	OPF-L-A30-730-TSW-AR1-480-FINISH / Mounted to NEW 3/8" Square steel pole with vibration dampener on 3ft exposed foundation	SIGNIFY GARDCO	OPF-L-A30-730-TSW ies
 PARKING LOT LIGHT (Reinfort existing pole)		4	SASE	Single	61161	392.88	0.850	OPF-L-A30-730-TSW-MAAR-480-FINISH / PTR-4RD-TX-STD / SB-19 / Mounted to Existing 40ft Pole	SIGNIFY GARDCO	OPF-L-A30-730-TSW ies
 PRECAST LIGHT POLE FOOTING										
Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description		
Parking Lot	Illuminance	Fc	1.52	4.1	0.5	3.04	8.20	20ft Grid		

dme
DME DESIGN LLC
285 NICOLL ST. SUITE 107
NEW HAVEN, CT 06511

PROJECT

GENERAL DYNAMICS
Electric Boat

CRYSTAL MALL ADAPTIVE REUSE

350 HARTFORD TURNPIKE
WATERFORD, CT 06385

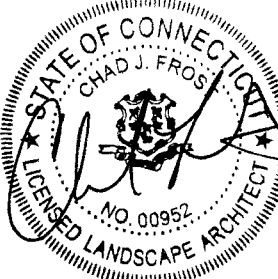
CONSULTANTS

FCA
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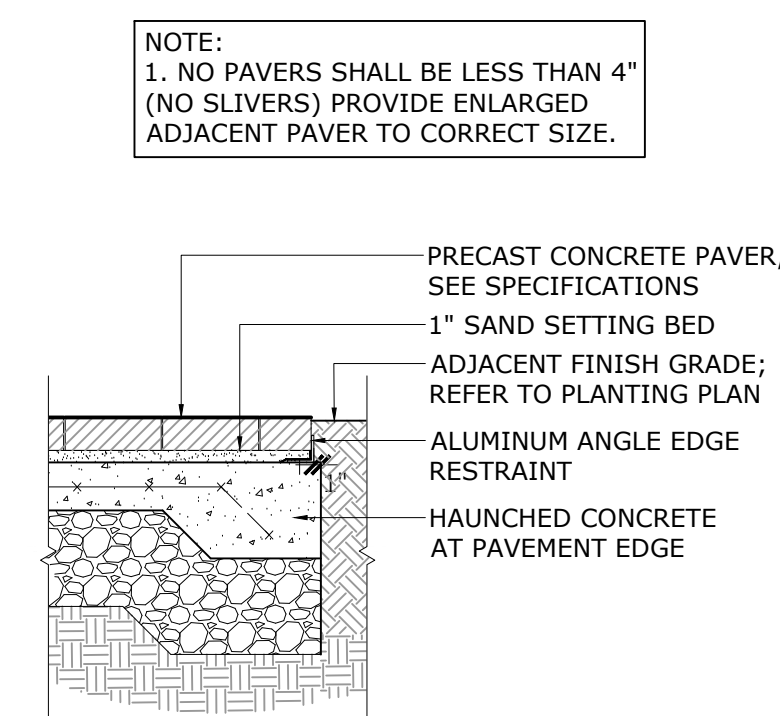
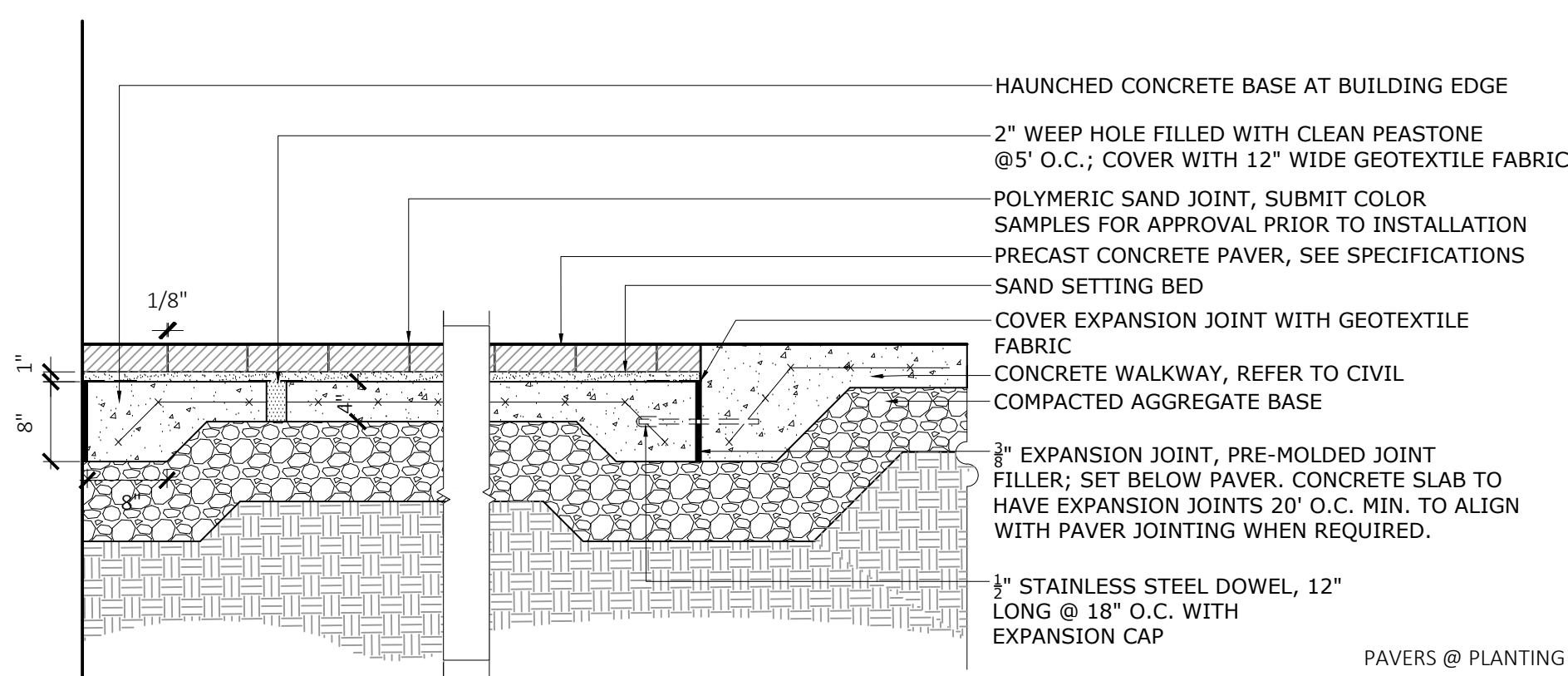
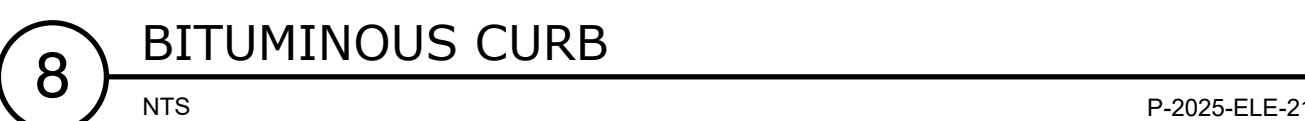
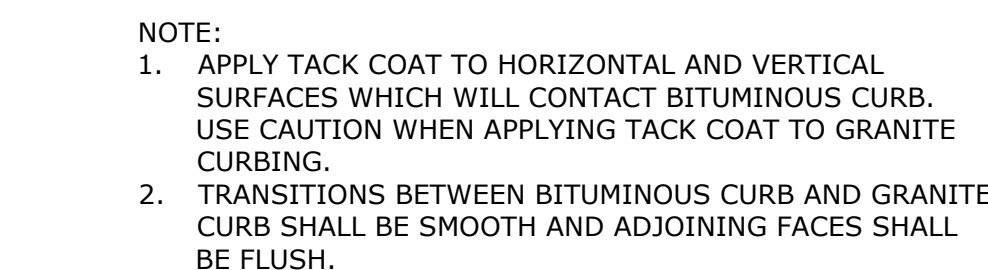
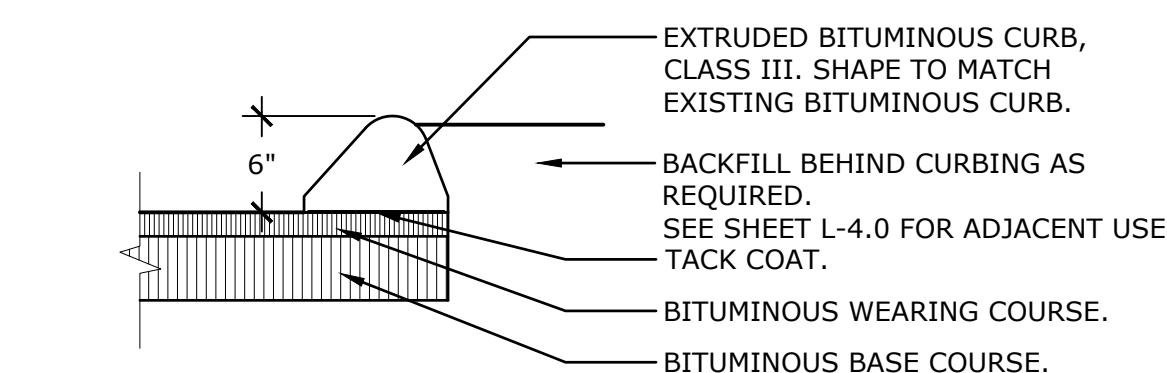
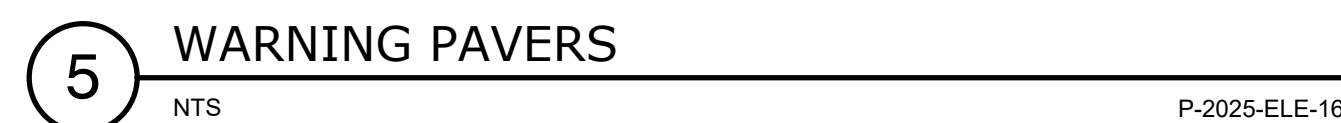
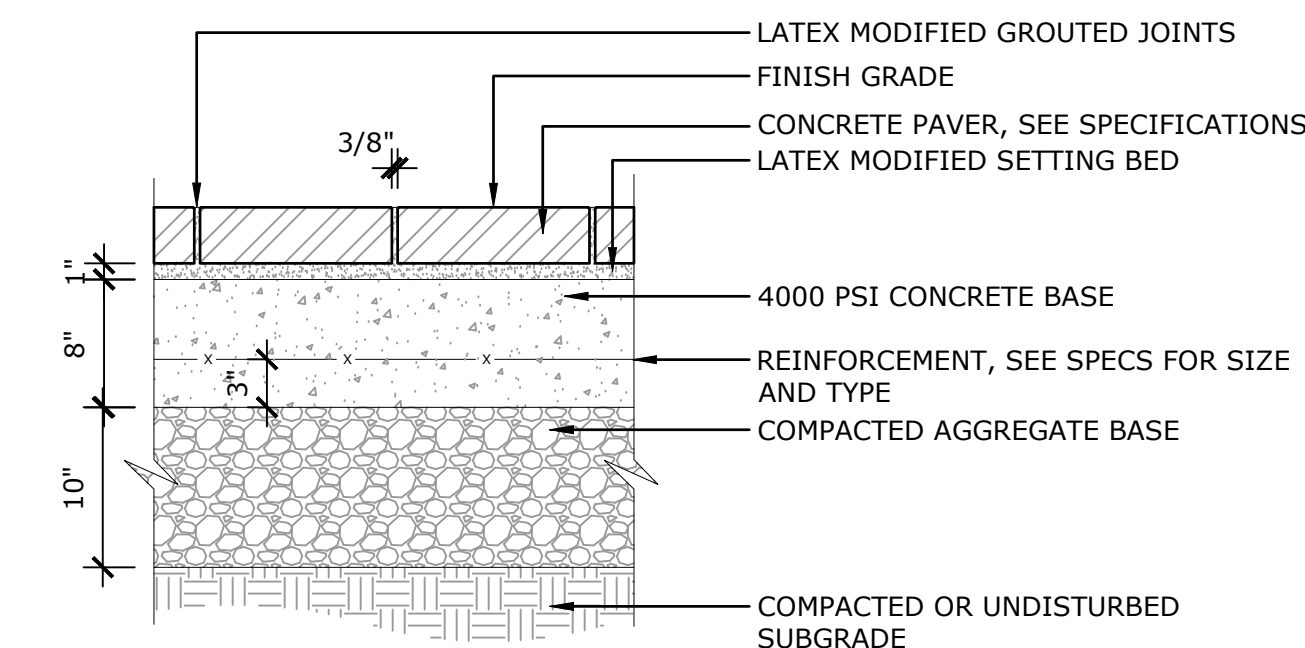
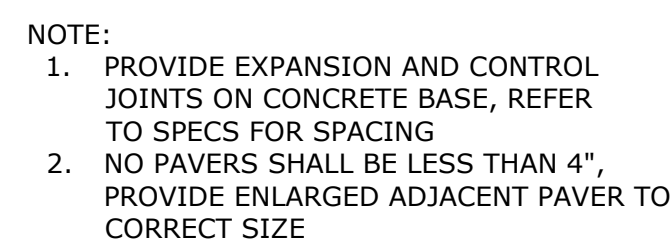
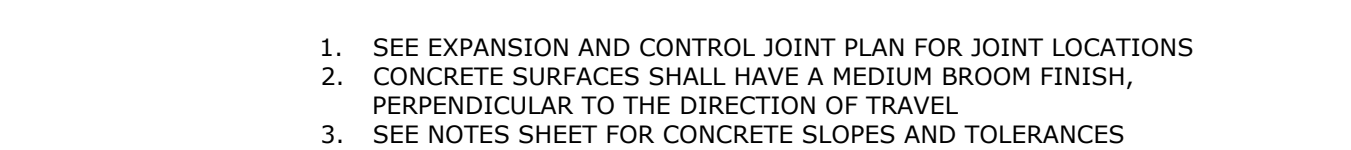
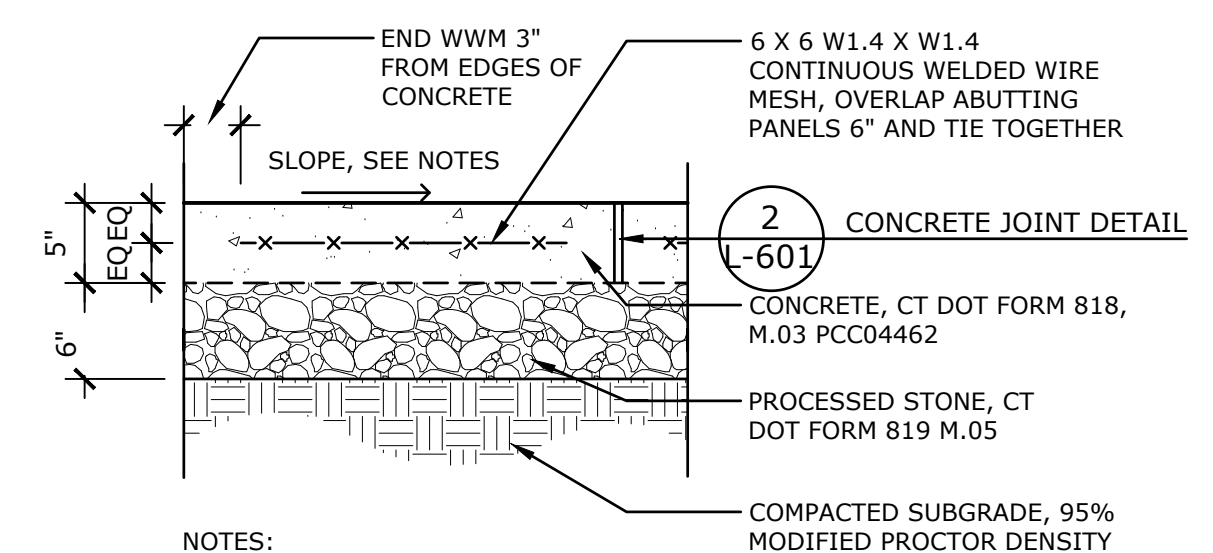
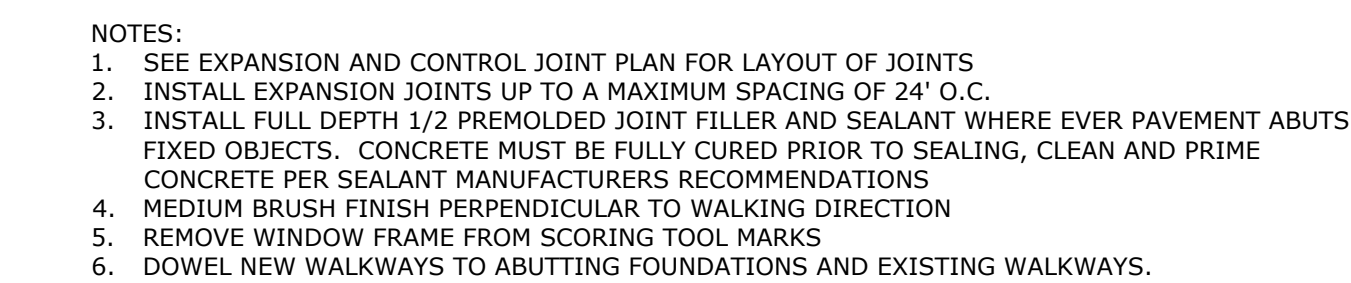
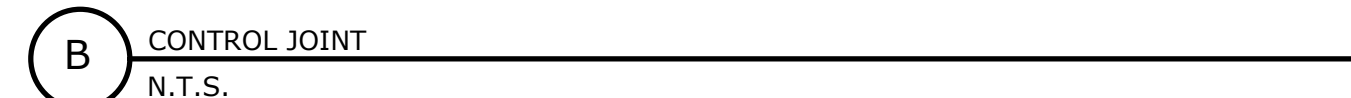
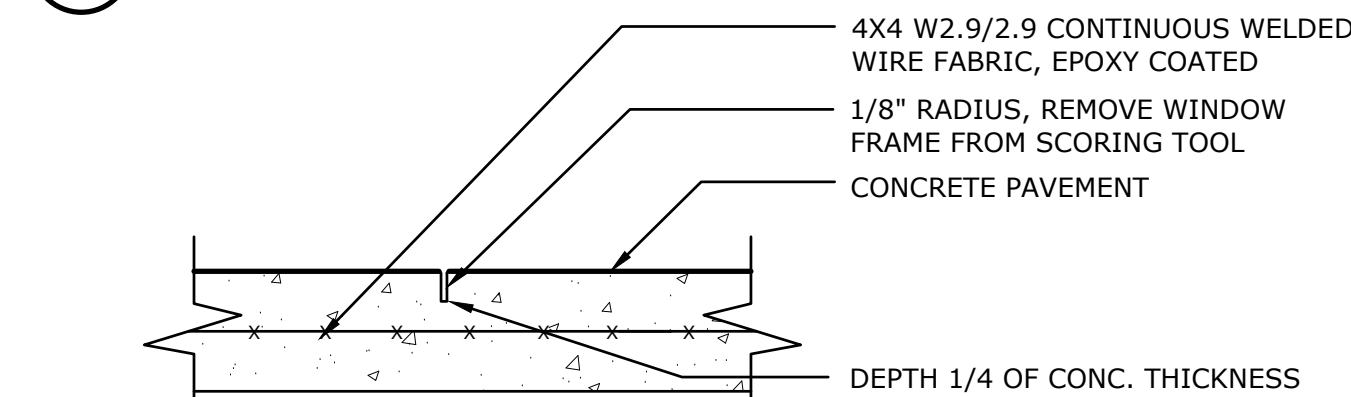
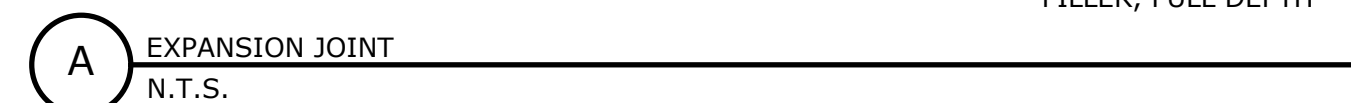
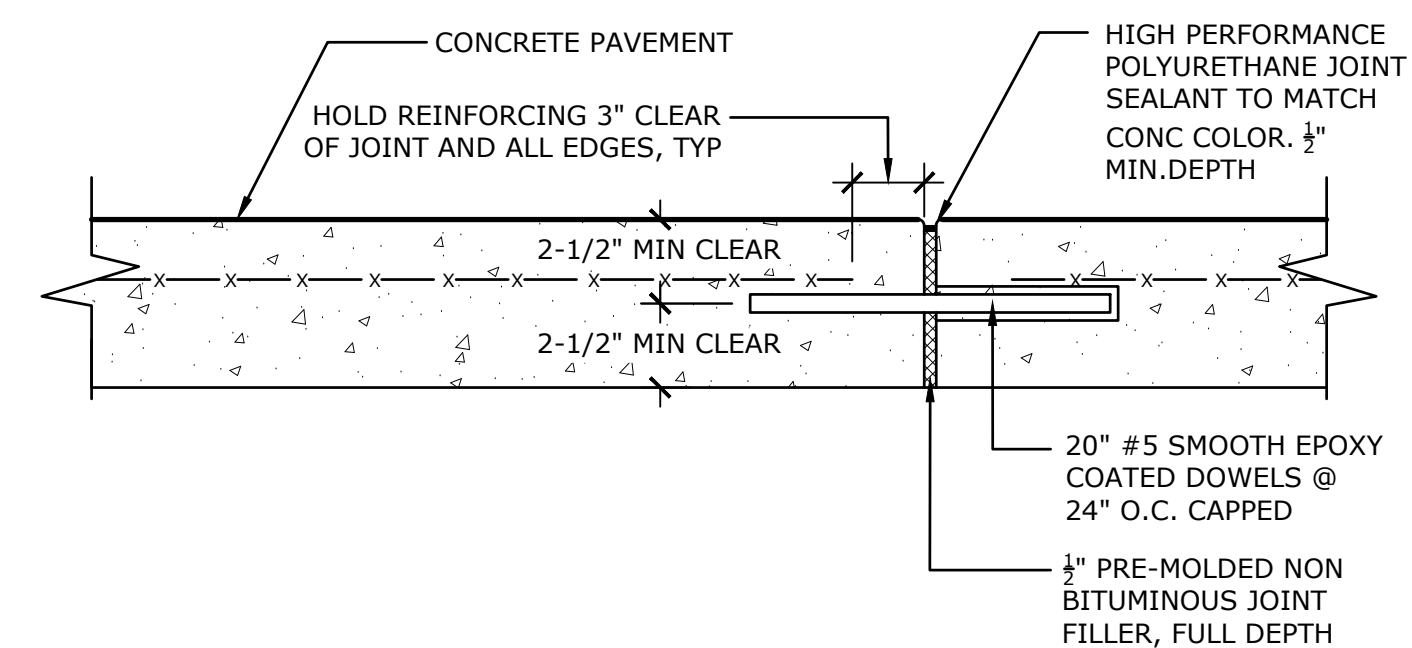
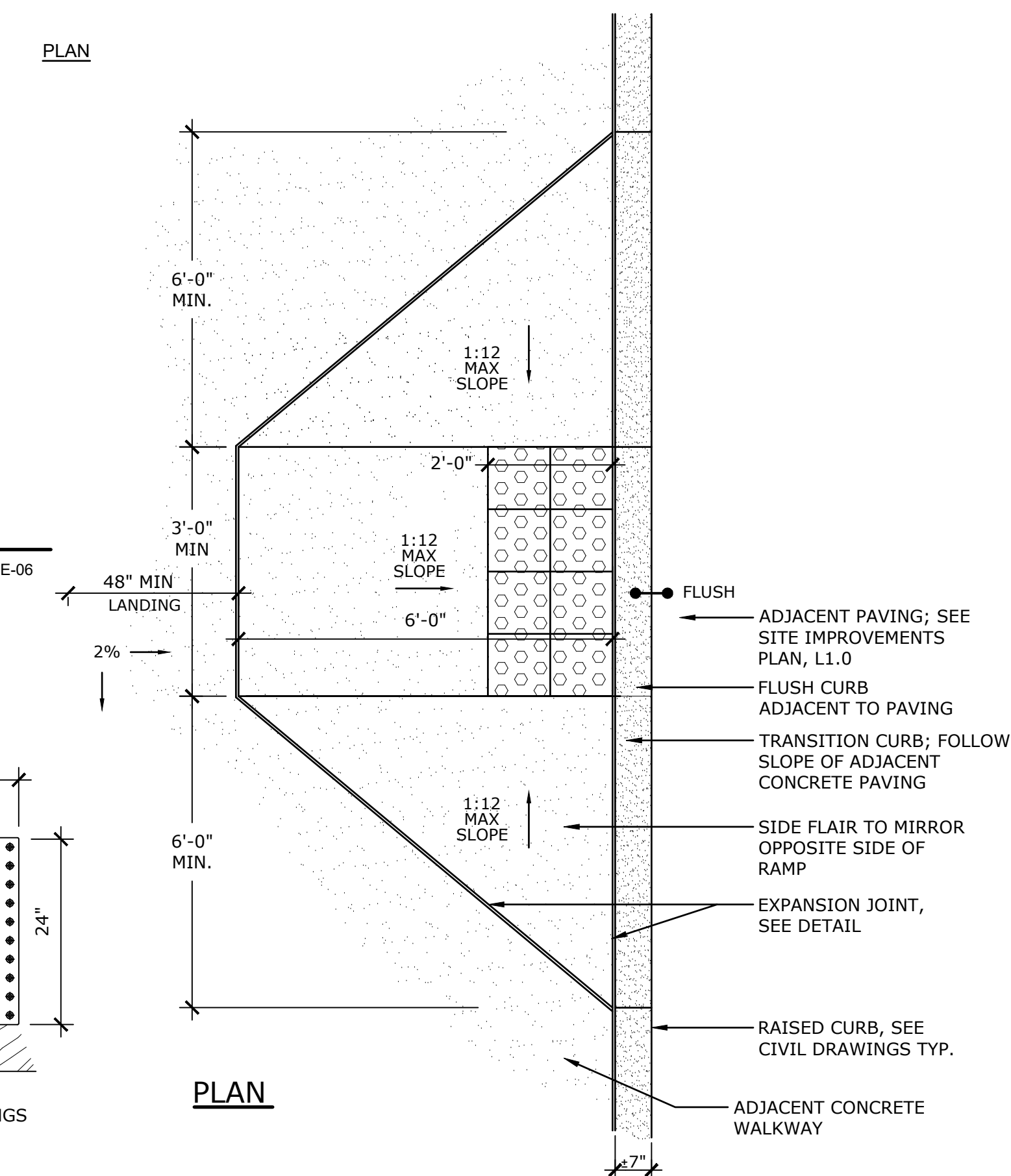
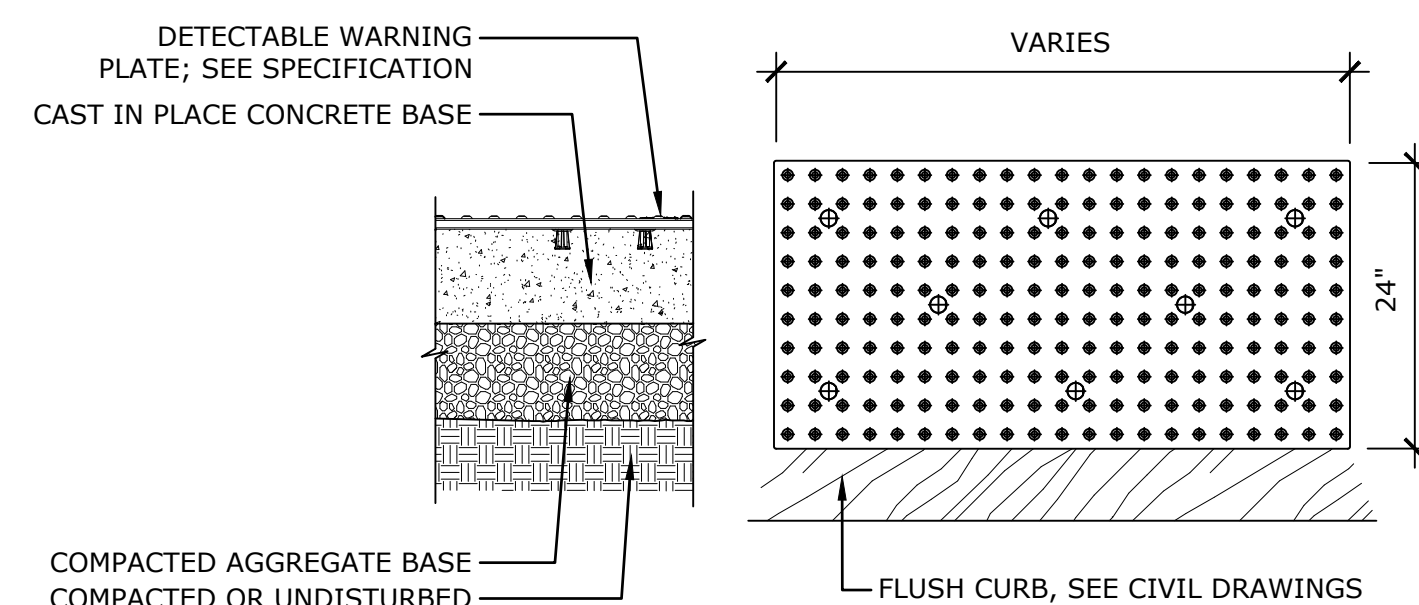
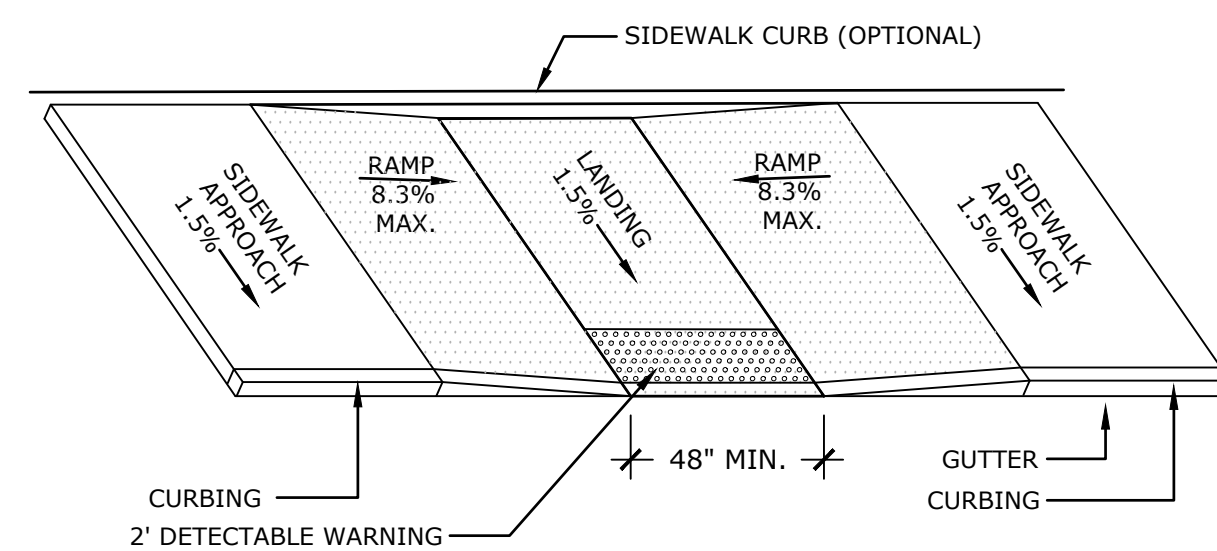
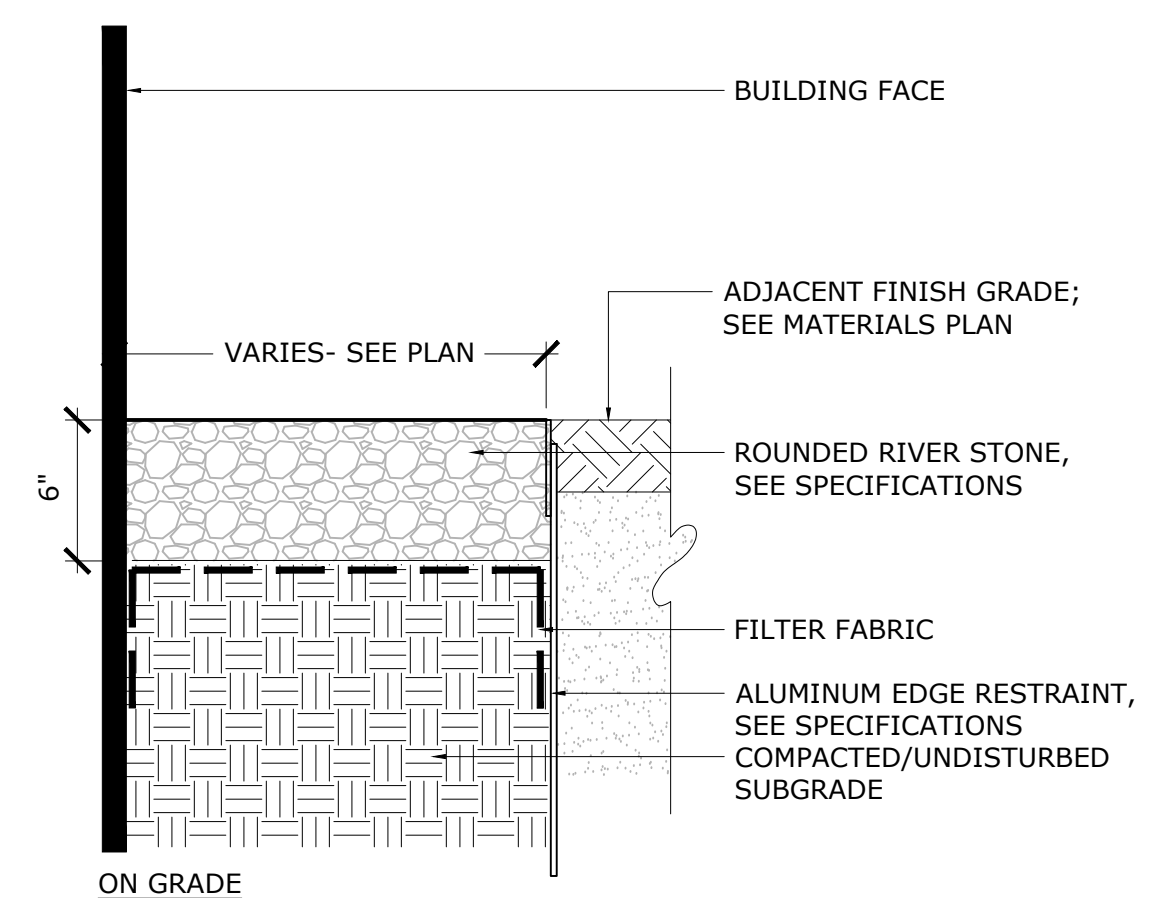
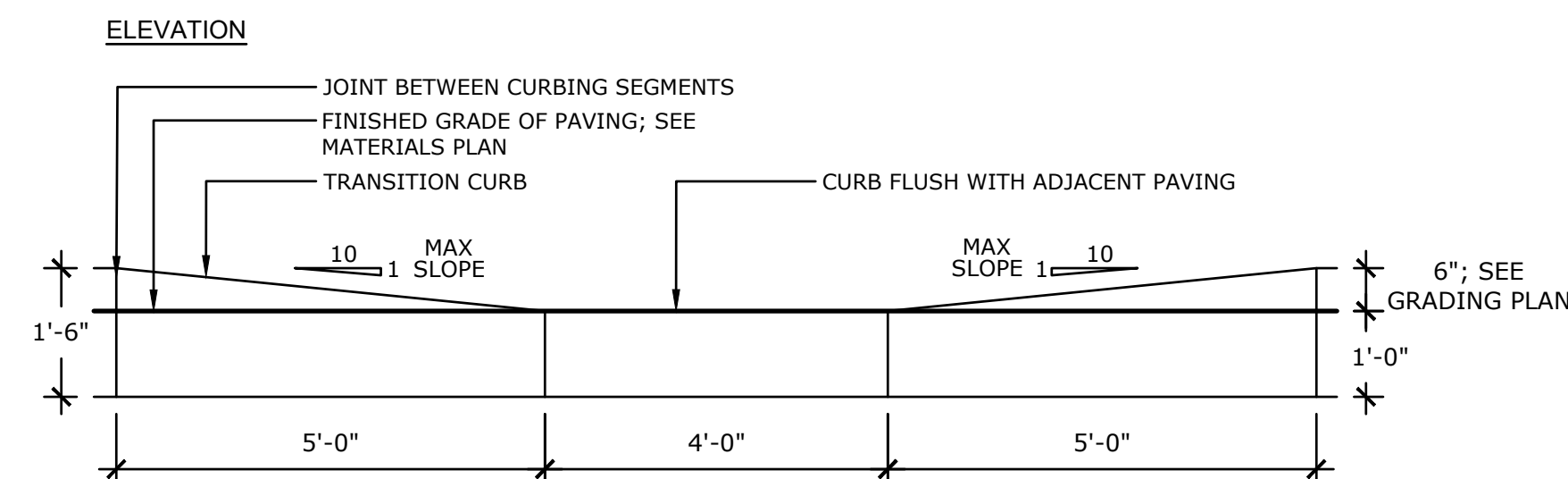
KEY PLAN

[illegible]

SITE LIGHTING

DRAWN BY: TM, AB, EM
CHECKED BY: TM, CF
SCALE: 1" = 100'
PROJECT #: 2025018

L-401



PROJECT

GENERAL DYNAMICS
Electric Boat

CRYSTAL MALL
ADAPTIVE REUSE

850 HARTFORD TURNPIKE
WATERFORD, CT 06385

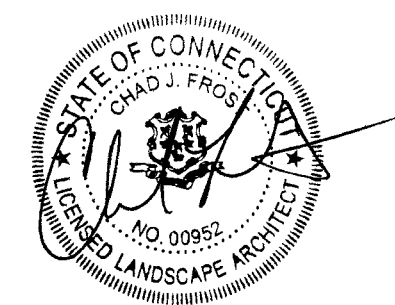
CONSULTANTS

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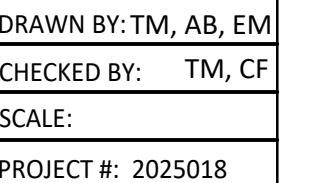
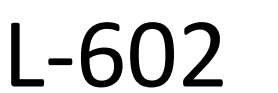
KEY PLAN

[illegible]

Site Details

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

L-601



[illegible]