South Windsor Stone & Landscape Supply, L.L.C.

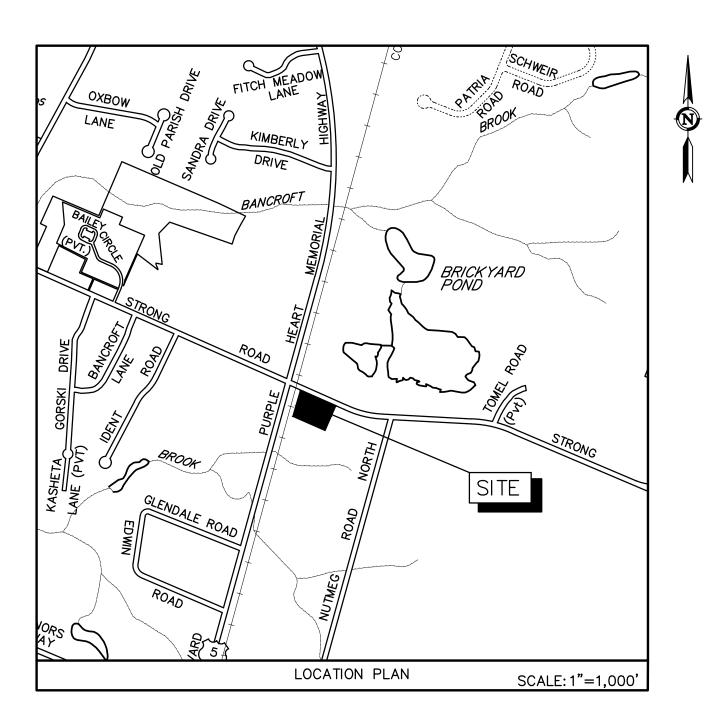
SPECIAL EXCEPTION/SITE PLAN MODIFICATION

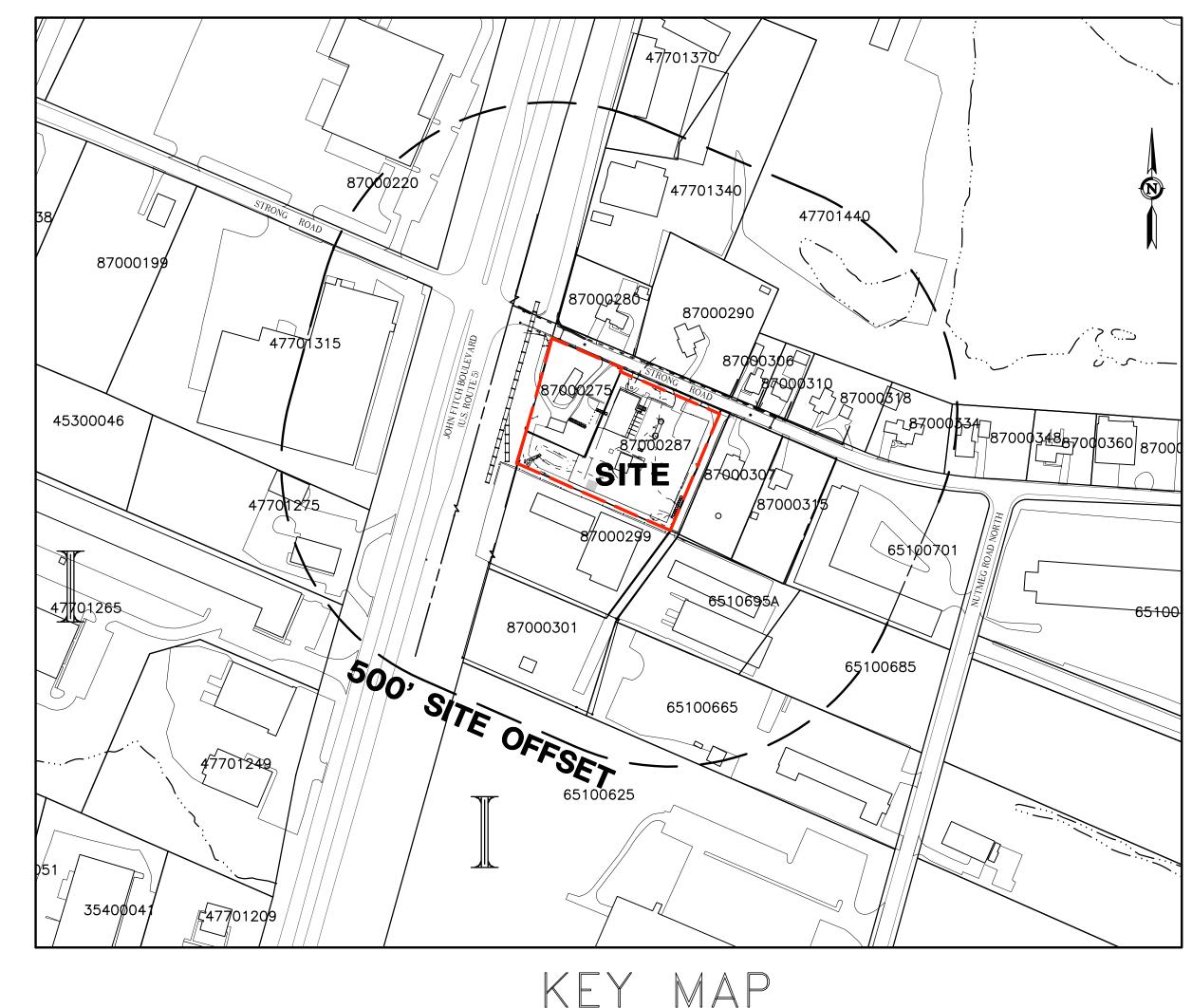
275 AND 287 STRONG ROAD • SOUTH WINDSOR • CONNECTICUT

August 10, 2021

prepared by:







KEY MAP SCALE 1"= 200"

PARCEL ID	STREET ADDRESS	OWNER NIZIANKIEWICZ DANIEL S & CLAIRE M	
87000348	348 STRONG ROAD		
87000280	280 STRONG ROAD	LEONARD MICHAEL G	
65100701	701 NUTMEG ROAD	CHARBONNEAU ANDRE L	
47701265	1265 JOHN FITCH BLVD	JOHN FITCH PARTNERS LLC	
87000301	301 STRONG ROAD	CONN LIGHT & POWER CO	
65100665	665 NUTMEG ROAD	DEFEO REALTY TRUST LLC	
87000307	307 STRONG ROAD	DURFEE FAY A	
47701315	1315 JOHN FITCH BLVD	JOHN FITCH LLC	
87000334	334 STRONG ROAD	JACKSON JAMES H & GAIL J	
65100625	625 NUTMEG ROAD	SPIRIT MASTER FUNDING X LLC	
87000306	306 STRONG ROAD	JACKSON TONY R & NANCY ANN	
47701440	1440 JOHN FITCH BLVD	REDLAND BRICK INC	
47701275	1275 JOHN FITCH BLVD	KASHETA FARMS INC	
87000287	287 STRONG ROAD	287 STRONG ROAD LLC	
87000275	275 STRONG ROAD	275 STRONG ROAD LLC	
87000290	290 STRONG ROAD	MCARTHUR ETHAN D	
87000318	318 STRONG ROAD	HARRIS CRYSTAL L & LIONEL	
87000310	310 STRONG ROAD	ROY DONALD L	
6510695A	695 NUTMEG ROAD	CONN LIGHT & POWER CO	
87000299	299 STRONG ROAD	CONN LIGHT & POWER CO	
65100685	685 NUTMEG ROAD	CONN LIGHT & POWER CO	
87000220	220 STRONG ROAD	CMS VENTURES LLC	
87000315	315 STRONG ROAD	BAMBER RICHARD J & VIRGINIA	
47701340	1340 JOHN FITCH BLVD	MAULUCCI NILA R	
47701370	1370 JOHN FITCH BLVD	MAULUCCI NILA R	

Zoning Data Block 275 and 287 Strong Road (Combined Lots)					
ZONE: INDUSTRIAL ZONE (I)/ USE(S): LANDSCAPE MATERIALS SALES & STORAGE; WAREHOUSE; EXISTING NON—CONFORMING RESIDENTIAL					
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED		
Lot Area Lot Frontage Front Yard Rear Yard Side Yard Lot Depth Impervious Coverage Lot Coverage Stories Height Parking Parking lot landscaping	30,000 sq. ft. 100 ft. 35 ft. 25 ft. 10 ft. 150 ft. 65% max. 50% max. 2 40' 7 SP** 356 sf min. (5%) (7,106 sf pkg lot)	99,761 sq. ft.* (2.29±AC.) 389.46 ft. 35 ft. 73 ft. 13 ft. 268± ft. 53.8% 7.6% 1 <40' 10 spaces 366 sf (5.15%)	99,761 sq. ft.* (2.29±AC.) 349.46 ft. 35 ft. 73 ft. 13 ft. 268± ft. 53.8% 7.6% 1 <40' 10 spaces 366 sf (5.15%)		

* 275 and 287 STRONG ROAD TO BE CONSOLIDATED INTO SINGLE LOT

** PARKING REQUIREMENTS: RETAIL 1SP/200 SF: 596 SF = 3 SP
BUSINESS OFFICE 4.5SP/1,000 SF: 360 SF = 2 SP
WAREHOUSE 1SP/1,250 SF: 2052 SF = 2 SP

SHEET INDEX

1 COVER SHEET C-SP1 SITE PLAN C-S1 SECTIONS

OWNERS:
287 STRONG ROAD LLC
& 275 STRONG ROAD LLC
724 STRONG ROAD
SOUTH WINDSOR, CT 06074
Tel. (860)289-4347
Fax (860)291-0240

APPLICANT:
SOUTH WINDSOR STONE &
LANDSCAPE SUPPLY, L.L.C.
724 STRONG ROAD,
SOUTH WINDSOR, CT 06074
Tel. (860)289-4347
Fax (860)291-0240

SHEET 1

DRAWING: 2646 Cover Sheet.dwg

NOTES

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