

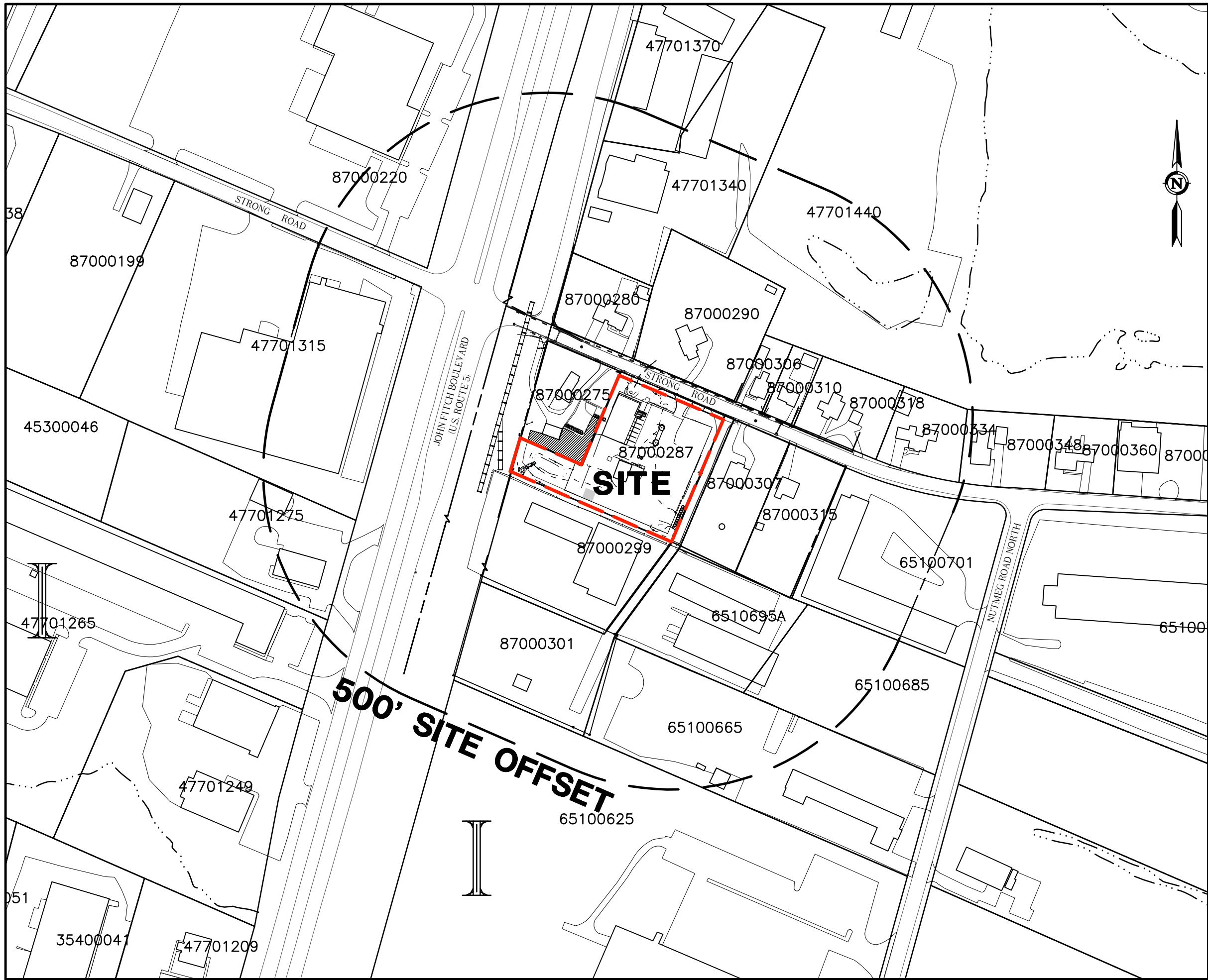
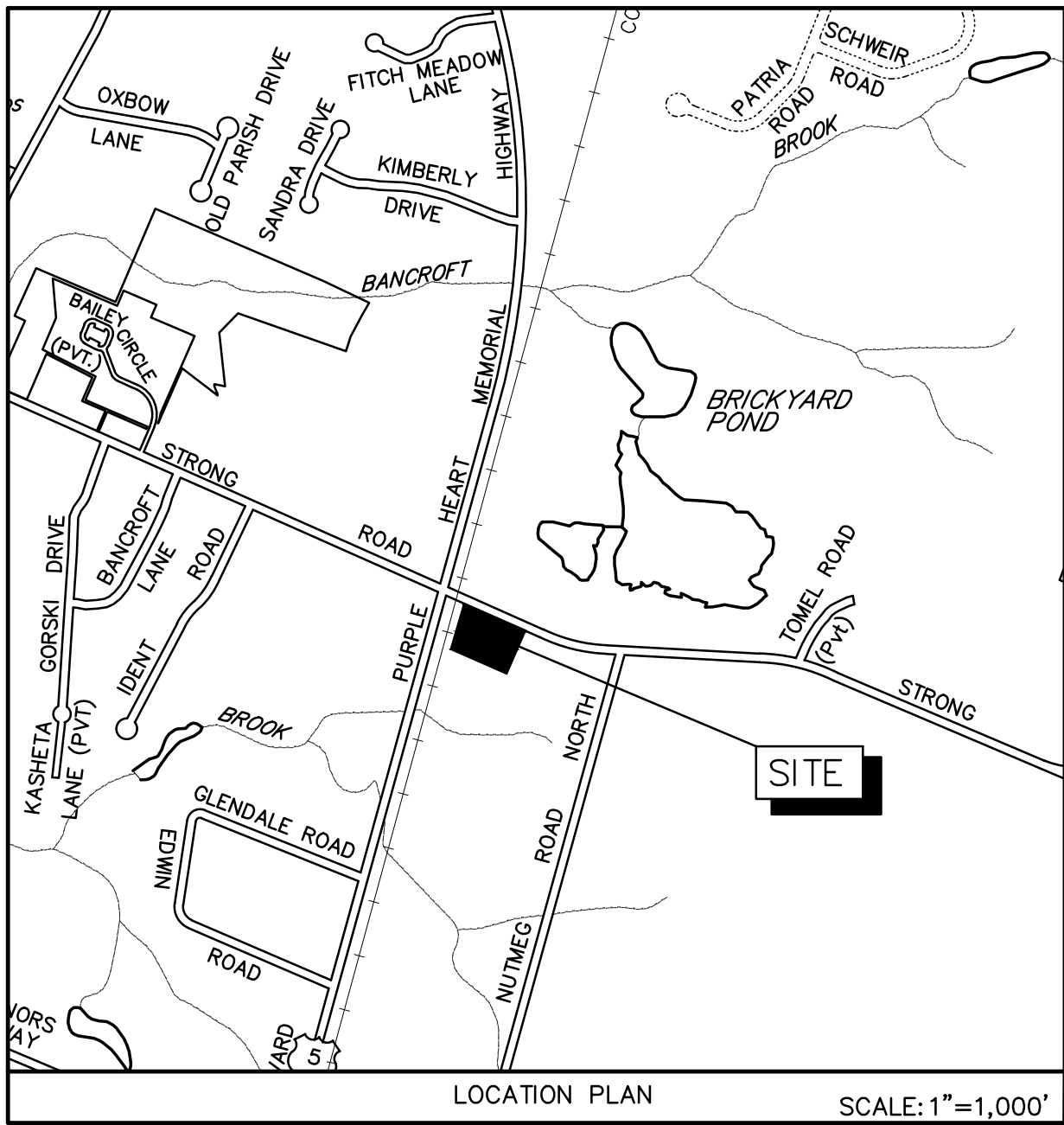
# South Windsor Stone & Landscape Supply, L.L.C.

## SPECIAL EXCEPTION/SITE PLAN MODIFICATION

287 STRONG ROAD • SOUTH WINDSOR • CONNECTICUT

August 10, 2021

prepared by:



KEY MAP  
SCALE 1" = 200'

N/F 500' ABUTTERS		
PARCEL ID	STREET ADDRESS	OWNER
87000348	348 STRONG ROAD	NIZIAKIEWICZ DANIEL S & CLAIRE M
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			
287 Strong Road			
ZONE: INDUSTRIAL ZONE (I)/ USE(S): LANDSCAPE MATERIALS SALES & STORAGE; WAREHOUSE			
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
Lot Area	30,000 sq. ft.	70,102 sq. ft.	70,102 sq. ft.
Lot Frontage	100 ft.	228.46 ft.	228.46 ft.
Front Yard	35 ft.	35 ft.	35 ft.
Rear Yard	25 ft.	73 ft.	73 ft.
Side Yard	10 ft.	13 ft.	13 ft.
Lot Depth	150 ft.	268± ft.	268± ft.
Impervious Coverage	65% max.	61.0%	61.0%
Lot Coverage	50% max.	8%	8%
Stories	2	1	1
Height	40'	<40'	<40'
Parking	7 SP*	10 spaces	10 spaces
Parking lot landscaping	356 sf min. (5%) (7,106 sf pkg lot)	366 sf (5.15%)	366 sf (5.15%)

\*\* 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

#### NOTES:

THESE DRAWINGS ARE THE PROPERTY OF DESIGN PROFESSIONALS, INC., AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER/APPLICANT FOR THIS PROJECT. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR PERSONS NOR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN PROFESSIONALS, INC.

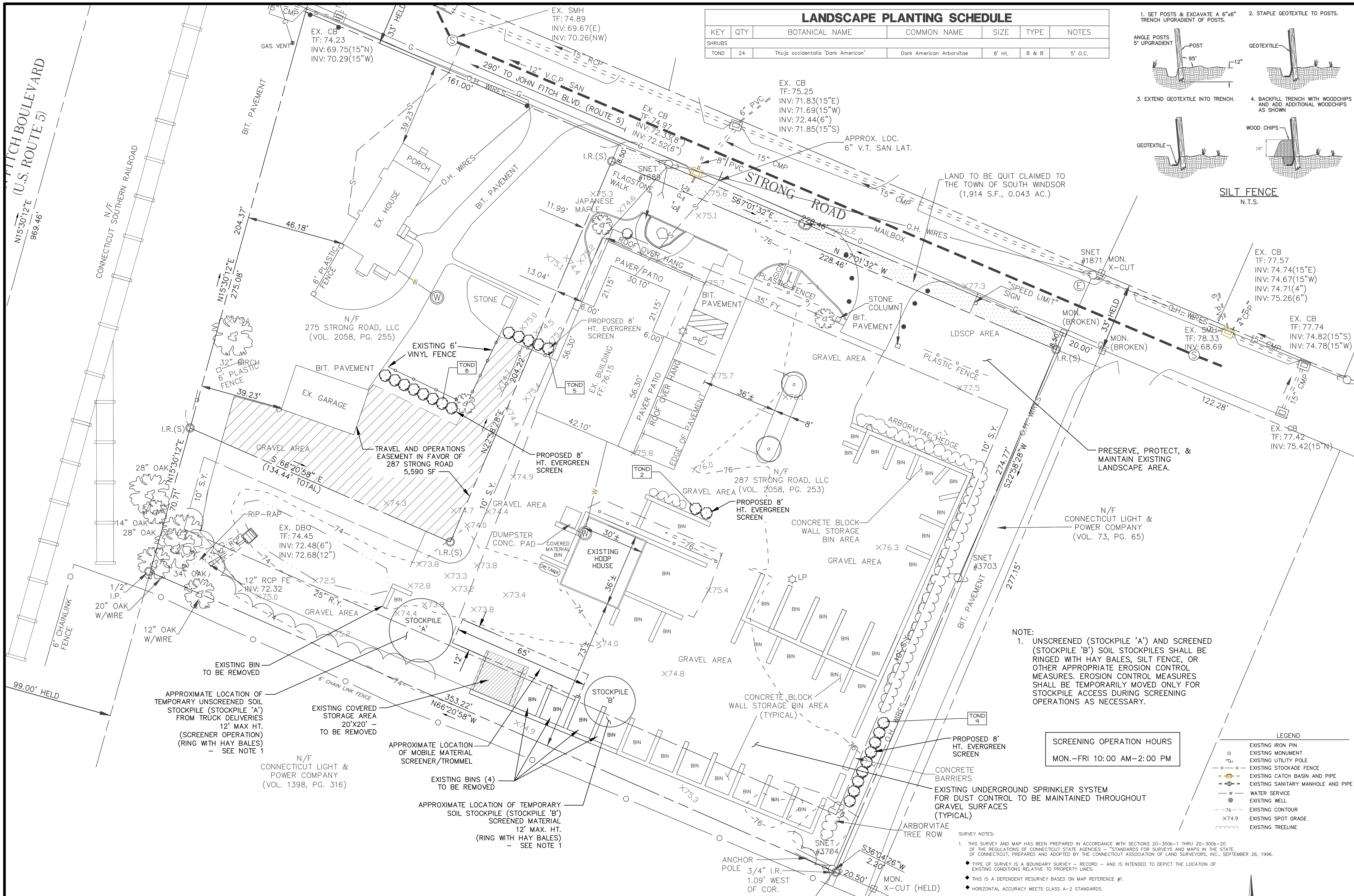
THESE PLANS ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE PROFESSIONAL ENGINEER OR SURVEYOR.

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

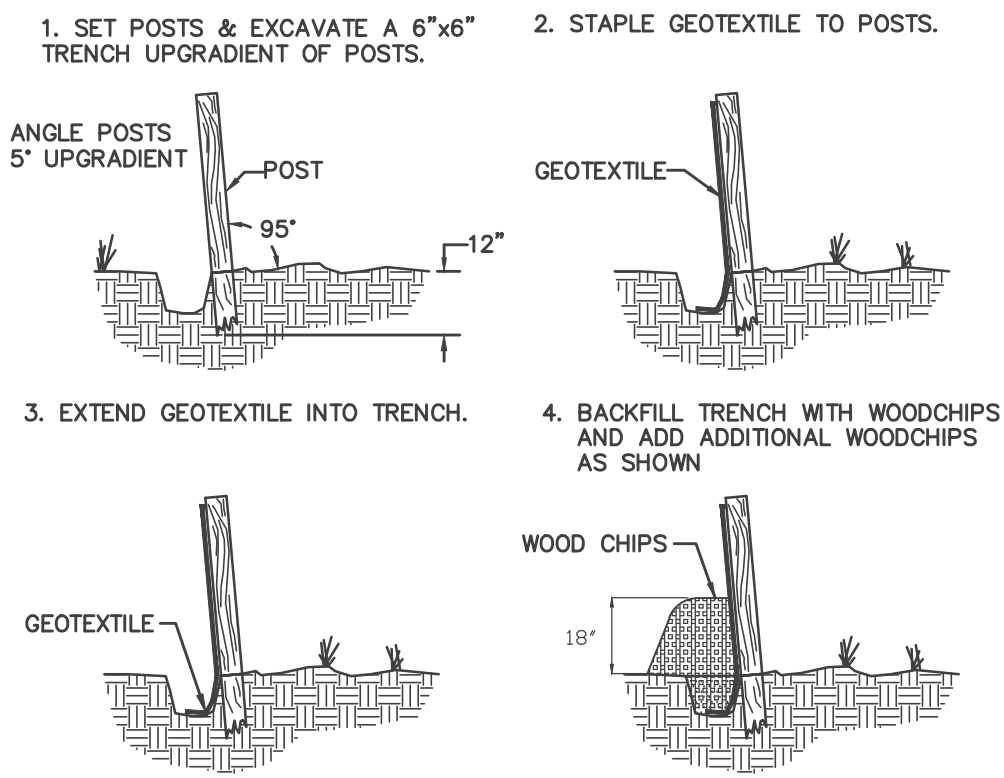
APPLICANT:  
SOUTH WINDSOR STONE &  
LANDSCAPE SUPPLY, L.L.C.  
724 STRONG ROAD,  
SOUTH WINDSOR, CT 06074  
Tel. (860)289-4347  
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SHEET 1

DRAWING: 2646 Cover Sheet.dwg



LANDSCAPE PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
SHRUBS						
TOND	24	Thuja occidentalis "Dark American"	Dark American Arborvitae	8' Ht.	B & B	5' O.C.



SILT FENCE  
N.T.S.

NOTE:  
1. UNSCREENED (STOCKPILE 'A') AND SCREENED (STOCKPILE 'B') SOIL STOCKPILES SHALL BE RINGED WITH HAY BALES, SILT FENCE, OR OTHER APPROPRIATE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE TEMPORARILY MOVED ONLY FOR STOCKPILE ACCESS DURING SCREENING OPERATIONS AS NECESSARY.

SCREENING OPERATION HOURS  
MON.-FRI 10:00 AM-2:00 PM

LEGEND	
	EXISTING IRON PIN
	EXISTING MONUMENT
	EXISTING UTILITY POLE
	EXISTING STOCKADE FENCE
	EXISTING CATCH BASIN AND PIPE
	EXISTING SANITARY MANHOLE AND PIPE
	WATER SERVICE
	EXISTING WELL
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	EXISTING TREELINE

SURVEY NOTES:  
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., SEPTEMBER 26, 1996.  
◆ TYPE OF SURVEY IS A BOUNDARY SURVEY - RECORD - AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.  
◆ THIS IS A DEPENDENT RESURVEY BASED ON MAP REFERENCE #1.  
◆ HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	275 STRONG ROAD LLC	287 STRONG ROAD LLC	CROSS-ACCESS AND OPERATIONS		

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MAP REFERENCES:  
EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN TAKEN FROM A COMPILATION OF SOURCES:  
1. "IMPROVEMENT LOCATION PLAN", PREPARED BY DESIGN PROFESSIONALS, INC., DATED 4/21/10.  
2. ON SITE FIELD MEASUREMENTS AND OBSERVATIONS DURING AUGUST 2013, SEPTEMBER 2013, & NOVEMBER 2015  
3. GOOGLE EARTH  
4. ADDITIONAL FIELD SURVEY  
5. ON SITE FIELD OBSERVATIONS MAY 2021.

LAWRENCE R. GEISSLER, JR.  
LIC. No. 12327

21 FEBRUARY 2024  
PO BOX 167  
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**design professionals**  
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS  
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:  
287 Strong Road, LLC  
287 Strong Road  
South Windsor, CT  
860-289-4347 T

PROJECT NO.: 2646  
DATE: 8/10/21  
DRAWN BY: CAM  
CHECKED BY: CAM  
PROJ. BY: PRD

**SOUTH WINDSOR STONE & LANDSCAPE SUPPLY, LLC**  
287 STRONG ROAD  
SOUTH WINDSOR, CT

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

REVISIONS

NO.	DATE	DESCRIPTION

**SITE PLAN**

SCALE: 1" = 20'

SHEET  
**C-SP1**  
SHEET 2 OF 2