

336 Chapel Road - South Windsor, CT 06074
Landscape Planting - Spring 2023

Qty	Botanical Name	Common Name	Size
3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadblow	15 gallon (Clump Form)
6	Cryptomeria japonica 'Black Dragon'	Black Dragon Japanese Cedar	3 gallon
5	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	3 gallon
13	Juniperus communis 'Tortuga'	Tortuga Juniper	2 gallon
16	Thuja occidentalis 'Smaragd'	Smaragd Arborvitae	6/7'

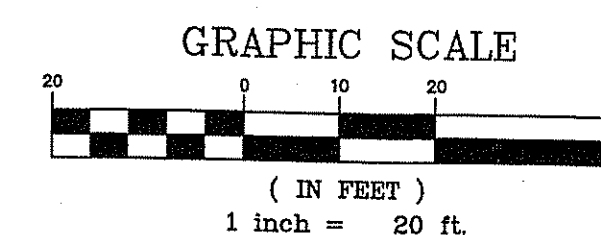
FINAL PLANS
TOWN OF SOUTH WINDSOR
AUTHORIZED SIGNATURE
Am
DATE: 4/13/23

- REFERENCE IS MADE TO MAPS TITLED:
- "PLOT PLAN RESUBDIVISION PLAN PREPARED FOR CYRIL ROY CHAPEL ROAD SOUTH WINDSOR, CONNECTICUT DATE JUNE 1977 SHEET NO. 2 OF 3" BY GRISWOLD & FUSSELL (S.W. MAP 7335)
 - "BOUNDARY SURVEY PREPARED FOR MERWIN POLA & JANICE S. POLA CHAPEL ROAD - SOUTH WINDSOR, CONNECTICUT DATE: 11-29-89 REV. JAN. 10, 1990" BY DAVID SMITH
 - "SITE DEVELOPMENT PLAN FOR MERWIN MASON SUPPLY CHAPEL ROAD SOUTH WINDSOR, CONN. JUNE 16, 1973 REV. JULY 3, 1973" PREPARED BY JAMES E. SHEEHY (S.W. MAP 633A)

TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-309b-1 THROUGH 20-309b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.

William T. Clark
WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL



OWNER: TRI-STATE RENTALS, LLC
VOL. 2723, PG. 150

FORMER USE: MASON SUPPLY COMPANY
PROPOSED USE: AUTOMOBILE REPAIR FACILITY

NO CHANGES TO EXISTING LIGHTING IS PROPOSED.

THE EXISTING FRONT YARD BUSINESS SIGN WILL BE RESURFACED AND RE-LABELLED.

ANY CHANGES TO EXISTING UTILITIES PROPOSED ARE UPGRADES OR REPAIRS IN PLACE.

EXPECTED NUMBER OF EMPLOYEES: 6

10% INCREASE (7,107 S.F. to 11,263 S.F.) IN PERVIOUS AREA PROPOSED WITH ADDITIONAL SIGNIFICANT IMPROVEMENTS TO LANDSCAPING AS SHOWN.

PARKING: 6 EMPLOYEE SPACES PROVIDED TO THE REAR OF THE PROPERTY. 5 SPACES PROVIDED FOR CUSTOMERS AT FRONT OF BUILDING.

EXISTING BUILDING CONSISTS OF: 1,600 S.F. OFFICE/LOBBY
4,290 S.F. SHOP/SERVICE AREA
7,582 S.F. GARAGE/WAREHOUSE

PROPOSED MODIFICATIONS
#336 CHAPEL ROAD
PREPARED FOR
TRI STATE RENTALS LLC
SOUTH WINDSOR, CONN.

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 3-31-2023 SCALE: 1" = 20' MAP NO. 2022-47