



336 Chapel Road - South Windsor, CT 06074			
Landscape Planting - Spring 2023			
Front Foundation Planting: Additions/Replacements			
Qty	Botanical Name	Common Name	Size
3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadbowl	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'

ZONING CHART		
ZONE: INDUSTRIAL	REQUIRED	PROVIDED
MIN LOT AREA	30,000 S.F.	39,457 S.F.
MIN LOT FRONTAGE	100'	100'
MIN FRONT SETBACK	35'	71.2'
MIN REAR SETBACK	25'	51.2'
MIN. SIDE SETBACK	10'	9.1'
MAX. BUILDING COVERAGE	50%	34% (13,482 S.F.)
MAX. IMPERVIOUS COVERAGE	65%	72%**
MAX. BLDG HEIGHT	24±	24±
*LEGAL NON-CONFORMITY - LONG TIME EXISTING CONDITION		
**MODIFICATION IMPROVES CONDITION FROM 82% IMPERVIOUS.		

PARKING		
ZONE: INDUSTRIAL	REQUIRED	PROVIDED
BUSINESS OFFICE 1493 GFL	6.7	7
SHOP & STORAGE	T.D.D.	7
TOTAL		14

NOTE: REQUIRED PARKING FOR AUTO REPAIR FACILITY NOT DEFINED BY REGULATION - AMPLE PARKING PROVIDED AS SHOWN.

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: 9 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.

REV 5-12-2023 ZONING CHART ADDED

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

REFERENCE IS MADE TO MAPS TITLED

- "PLOT PLAN RESUBDIVISION PLAN PREPARED FOR CYRIL ROY CHAPEL ROAD SOUTH WINDSOR, CONNECTICUT DATE JUNE JUNE 1977 SHEET NO. 2 OF 3" BY GRISWOLD & FUSSELL (S.W. MAP 753B)
- "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 28, 2018.

WILLIAM T. CLARK L.S. #70680

NOT VALID WITHOUT EMBOSSED SEAL

