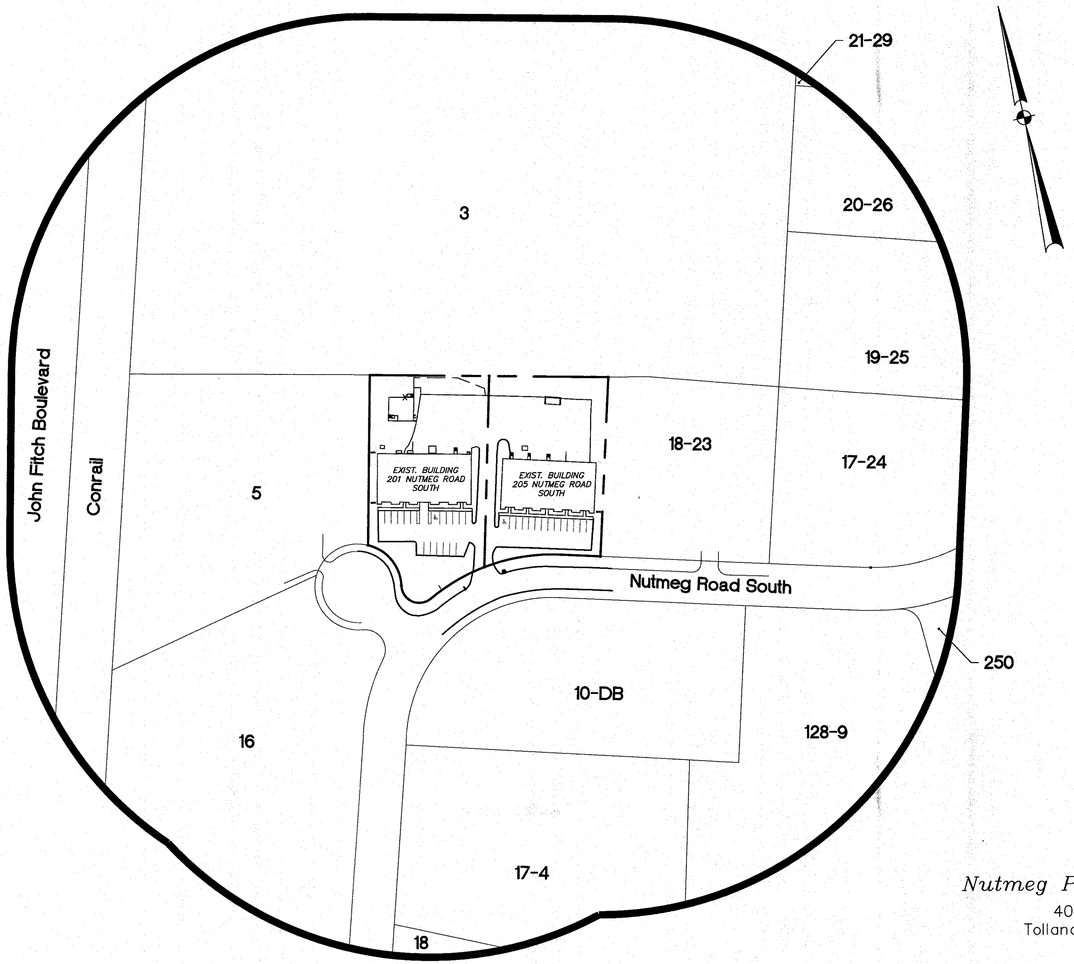
Nutmeg Properties of CT, LLC

201–205 Nutmeg Road South
South Windsor, Connecticut



KEY MAP
1"=100'

Lot#	Name & Address
Conrail	State of Connecticut Attn: Prop. Mngmt. Unit Office of Rail 50 Union Ave., 4th Floor West New Haven, CT 06519
3	Macy's Retail Holdings LLC 7 West Seventh Street Cincinnati, OH 45202
5	S&S Properties of CT LLC 164 Bull Hill Road Colchester, CT 06414
10-DB	Hale Realty LLC P.O. Box 300 Manchester, CT 06045-0300
16	Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074
17-4	Rolling Frito-Lay Sales LP 1412 Main Street Suite 1500 Dallas, TX 75202
17-24	255 Nutmeg Road LLC 255 Nutmeg Road South Windsor, CT 06074
18	Cooley Realty LLC 140 Nutmeg Road South South Windsor, CT 06074
18-23	Alvarez Associates LLC 223 Nutmeg Road South Windsor, CT 06074
19-25	RMC Real Estate LLC 279 Nutmeg Road South Windsor, CT 06074
20-26	Macy's Retail Holdings LLC 7 West Seventh Street Cincinnati, OH 45202
21-29	" " "
128-9	Hale Realty LLC P.O. Box 300 Manchester, CT 06045-0300
250	Nutmeg Road South Associates LLC P.O. Box 8385 Manchester, CT 06042 Four S LLC c/o Peter Schmidt 34 Brian Drive Bolton, CT 06043 Penn Hills LLC 54 Aspen Drive South Glastonbury, CT 06073

DRAWING INDEX

SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 3	8-12-19
RESUBDIVISION/TOPOGRAPHIC PLAN	2 of 3	8-12-19
EASEMENT PLAN	3 of 3	8-12-19

Owner/Applicant

Nutmeg Properties of CT, LLC

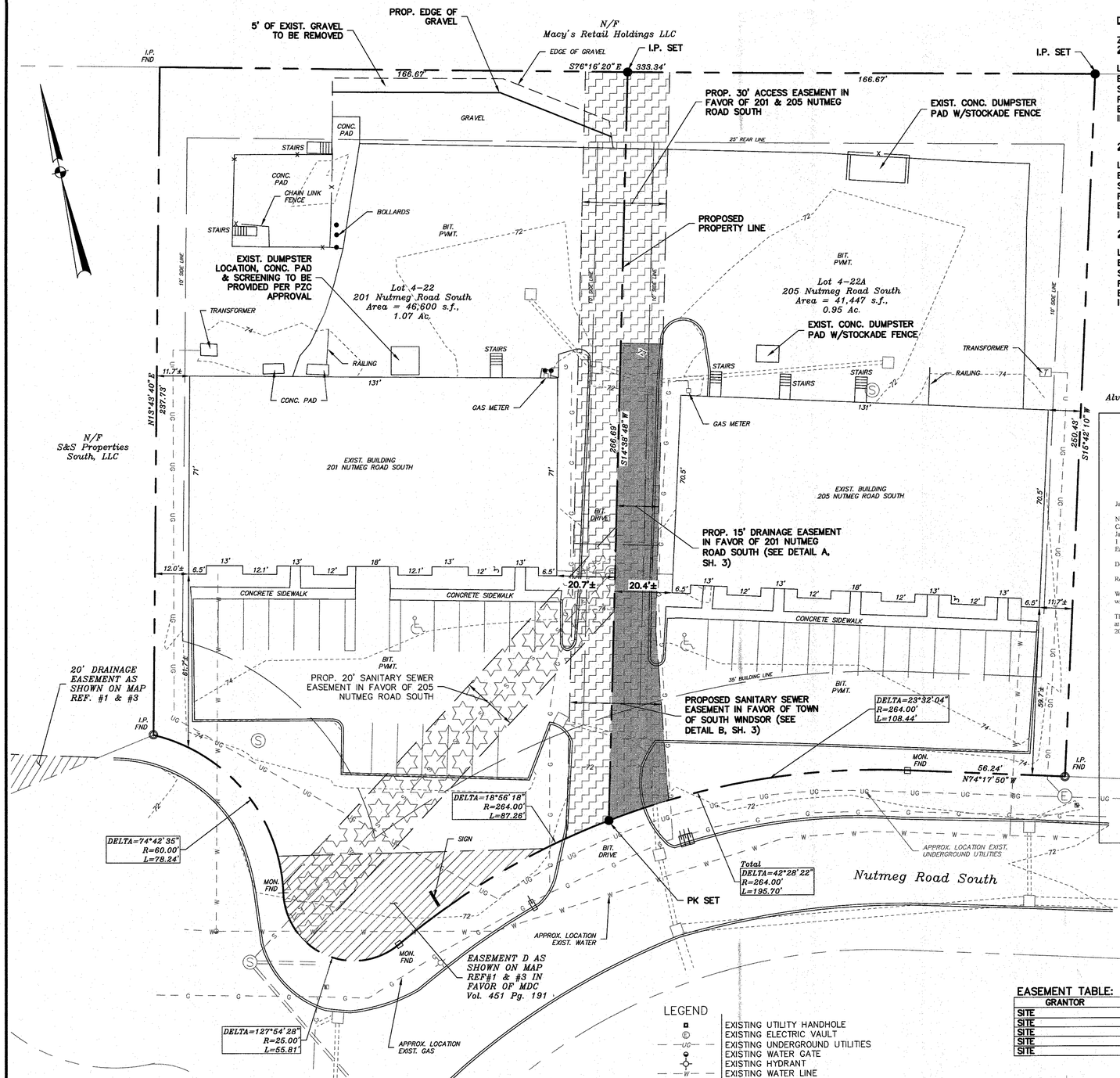
40 Donna Mae Lane
Tolland, Connecticut 06084

Prepared By

RUSSO
SURVEYORS · ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
1 Shoham Rd East Windsor CT 06088 • CT 860.623.0569 • MA 413.785.1158
www.jrrusso.com • info@jrrusso.com

S:\Acad\2018 Civil 3D\2018-100 Nutmeg Properties\Russo Drawings\2018-100.dwg, 1:1



DATA BLOCK

ZONE – INDUSTRIAL (I)

201 & 205 NUTMEG ROAD SOUTH

	REQUIRED	EXISTING
LOT AREA	30,000 S.F.	88,047 SF
BUILDING LINE	35'	59.7'±
SIDE LINE	10'	11.6'±
REAR LINE	25'	109.2'±
BUILDING COVERAGE	50%	20.5±%
IMPERVIOUS COVERAGE	65%	68.4±%

201 NUTMEG ROAD SOUTH

	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 S.F.	88,047 SF	46,600 SF
BUILDING LINE	35'	59.7'±	61.8'±
SIDE LINE	10'	11.6'±	11.7'±
REAR LINE	25'	109.2'±	109.2'±
BUILDING COVERAGE	50%	20.5±%	19.3±%
IMPERVIOUS COVERAGE	65%	68.4±%	64.9±%

205 NUTMEG ROAD SOUTH

	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 S.F.	88,047 SF	41,447 SF
BUILDING LINE	35'	59.7'±	59.7'±
SIDE LINE	10'	11.6'±	11.6'±
REAR LINE	25'	109.2'±	115.4'±
BUILDING COVERAGE	50%	20.5±%	21.7±%
IMPERVIOUS COVERAGE	65%	68.4±%	71.2±% **

** A VARIANCE WAS GRANTED BY THE TOWN OF SOUTH WINDSOR ZONING BOARD OF APPEALS TO ALLOW 71.2% IMPERVIOUS COVERAGE AT A METING ON 12-6-18

N/F
Alvarez Associates L.L.C.

Map References:

1. Parkcentre Resubdivision Plan Property of Hartford Jewish Federation & Savin Brothers South Windsor Connecticut 1-24-86 By Palmberg & Russo;
2. Proposed Addition Prepared for Peter D'Engenis Nutmeg Road South South Windsor CT 2-8-89 rev. 5-15-89 No.88148 By Palmberg & Russo;
3. Plan showing Easement To Be Conveyed to Metropolitan District Water Bureau Nutmeg Road South South Windsor CT 4-30-86 By Palmberg & Russo;

Notes:

1. Deed Reference: Special Warranty Deed Southdale Stores LLC to Nutmeg Properties of CT, LLC Volume 2172 Page 62 of the Town of South Windsor Land Records;
2. Parcel not located in a Special Flood Hazard Zone, (1% Annual Chance of Flood) FEMA panel no. 09003C0378F Effective Date 9-26-2008
3. Horizontal datum NAD83 Elevations based on NAVD 88.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

Town of South Windsor
1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074
TELEPHONE (860) 644-2511

CERTIFIED MAIL 7017 1450 0001 3280 5853

January 28, 2019

Nutmeg Properties of CT LLC
C/O J.R. Russo & Associates, LLC
Jay Ussery
1 Sboham Road
East Windsor, CT 06088

Dear Mr. Ussery:

Re: Appl. 19-02P, Nutmeg Properties Minor Resubdivision, 201 – 205 Nutmeg Road South

We are pleased to advise you that the Planning & Zoning Commission voted on January 22, 2019 to approve with modifications the above referenced application for a minor resubdivision.

This approval is for Nutmeg Properties of CT LLC for a resubdivision into two lots located on property located at 201 and 205 Nutmeg Road. I zone, as shown on plans prepared by R.J. Russo & Associates, LLC, Job # 2018-100 dated December 10, 2018 as revised. This approval is subject to the following modifications:

1. This approval is for two (2) lots.
2. All lots shall be serviced by the Town of South Windsor sanitary sewer system and are subject to the approval of the Water Pollution Control Authority.
3. Water shall be supplied to this subdivision by public water.
4. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
5. All easements for conservation purposes, drainage or utilities, that may be required in connection with the approval of this subdivision, must be submitted on standard Town easement form where appropriate, to this Commission prior to filing the mylars and issuance of building permits.
6. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding. All bonds shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk's office.

   If the developer chooses to submit a Letter of Credit for a one year term, said Letter of Credit must be renewed on a yearly basis until completion of the development. If a new Letter of Credit has not been received within 30 days before the expiration date, the Commission may, at its option, call the Letter it is holding.
7. A drainage assessment fee in the amount of $50 shall be submitted to this Commission.
8. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the office of the town clerk.
9. A sanitary sewer manhole easement is required for monitoring of discharge into the sanitary sewer.
10. Update drawings to provide a dumpster located on a concrete pad and screened for each site.
11. Parking space line striping, including handicap spaces, shall be shown on the plans.

Black and white transparent mylars of Sheet # 2 with the above modifications, together with three print copies of the entire set of plans with live signatures and raised seals (including architectural elevations and landscaping plans) must be submitted to this Commission to be stamped and signed. The letters of approval of this Commission as well as the Water Pollution Control Authority must be reproduced on the mylars.

After the mylars have been signed by the Commission, they will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Sincerely,

Burt Paccksonis

Burt Paccksonis, Chairman
Planning and Zoning Commission

BP/liz

cc: Town Engineer
Chief Building Official
Assessor
Superintendent of Pollution Control
Fire Marshal

LEGEND

- EXISTING UTILITY HANDHOLE
- EXISTING ELECTRIC VAULT
- UC — EXISTING UNDERGROUND UTILITIES
- EXISTING WATER GATE
- EXISTING HYDRANT
- W — EXISTING WATER LINE
- EXISTING GAS GATE
- G — EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- S — EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING MAIL BOX
- S — EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- 135x5 — EXISTING SPOT GRADE
- 136 — EXISTING CONTOUR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EASEMENT TABLE:

GRANTOR	GRANTEE	TYPE OF ESMT.	DATE FILED	VOL/PG
SITE	N/F METROPOLITAN DISTRICT	UTILITY EASEMENT	EXISTING	451/191
SITE	205 NUTMEG ROAD SOUTH	SANITARY SEWER	PROPOSED	
SITE	201 NUTMEG ROAD SOUTH	DRAINAGE	PROPOSED	
SITE	201 & 205 NUTMEG RD. S.	ACCESS	PROPOSED	
SITE	TOWN OF SOUTH WINDSOR	SANITARY SEWER	PROPOSED	

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 – "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

RUSSO
SURVEYORS • ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
1 Sboham Rd East Windsor CT 06088 • CT (860)623-0998 • MA 413)786-1658
www.jrrusso.com • info@jrussollc.com

REVISIONS

BY: LF/RS/TAC	CHK: JEU
8-12-19	REVISED DUMPSTER LOCATION ON 205 NUTMEG
3-27-19	I.P. & PK SET
2-26-19	CONDITIONS OF APPROVAL

201-205 Nutmeg Road South

Owner/Applicant

Nutmeg Properties of CT, LLC
40 Donna Mae Lane
Tolland, Connecticut 06084

Resubdivision/ Topographic Plan

DATE
12-10-18

SCALE
1"=20'

JOB NUMBER
2018-100

SHEET
2 of 3

S:\Acad\2018 Civil 3D\2018-100 Nutmeg Properties\Russo Drawings\2018-100.dwg, 1:1

Map References:

1. Parkcentre Resubdivision Plan Property of Hartford Jewish Federation & Savin Brothers South Windsor Connecticut 1-24-86 By Palmberg & Russo;
2. Proposed Addition Prepared for Peter D'Engenis Nutmeg Road South South Windsor CT 2-8-89 rev. 5-15-89 No.88148 By Palmberg & Russo;
3. Plan showing Easement To Be Conveyed to Metropolitan District Water Bureau Nutmeg Road South South Windsor CT 4-30-86 By Palmberg & Russo;

Notes:

1. Deed Reference: Special Warranty Deed Southdale Stores LLC to Nutmeg Properties of CT, LLC Volume 2172 Page 62 of the Town of South Windsor Land Records;
2. Parcel not located in a Special Flood Hazard Zone, (1% Annual Chance of Flood) FEMA panel no. 09003C0378F Effective Date 9-26-2008
3. Horizontal datum NAD83 Elevations based on NAVD 88.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

LEGEND

- EXISTING UTILITY HANDHOLE
- EXISTING ELECTRIC VAULT
- EXISTING UNDERGROUND UTILITIES
- EXISTING WATER GATE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING GAS GATE
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING MAIL BOX
- EXISTING SANITARY LATERAL
- EXISTING SIGN
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- EXISTING CONTOUR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EASEMENT TABLE:				
GRANTOR	GRANTEE	TYPE OF ESMT.	DATE FILED	VOL/PG
SITE	N/F METROPOLITAN DISTRICT	UTILITY EASEMENT	EXISTING	451/191
SITE	205 NUTMEG ROAD SOUTH	SANITARY SEWER	PROPOSED	
SITE	201 NUTMEG ROAD SOUTH	DRAINAGE	PROPOSED	
SITE	201 & 205 NUTMEG RD. S.	ACCESS	PROPOSED	
SITE	TOWN OF SOUTH WINDSOR	SANITARY SEWER	PROPOSED	

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 – "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Properly Survey based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

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

RUSSO SURVEYORS·ENGINEERS SERVING CT & MA
J.R. Russo & Associates LLC
1 Shoham Rd East Windsor, CT 06088 • CT 860.623.0749 • MA 413.785.1158
www.jrrusso.com • inf@jrrusso.com

REVISIONS		
2-26-19	DETAIL "B" ADDED	
8-12-19	REVISED DUMPSTER LOCATION ON 205 NUTMEG	
BY: LF/RS/TAC	CHK: JEU	

201-205 Nutmeg Road South

Owner/Applicant

Nutmeg Properties of CT, LLC
40 Donna Mae Lane
Tolland, Connecticut 06084

Easement Plan

DATE	12-10-18
SCALE	1"=20'
JOB NUMBER	2018-100
SHEET	3 of 3

S:\Acad\2018 Civil 3D\2018-100 Nutmeg Properties\Russo Drawings\2018-100.dwg, 1:1