

LOCUS MAP
SCALE: 1000

PARKING SUMMARY

Tenant Space	Required Spaces
LIGHTNING FITNESS AREA = 27,700±	111
AG CARPENTRY AREA = 8,069± (Warehouse)	7
ZEL CARPENTRY AREA = 4,000± (WAREHOUSE)	4
ELECTRIC MOTOR SALES AREA = 44,155± (Warehouse) AREA = 2,415 (Office)	36 11
NORTHEAST SLEEP DIST. AREA = 12,891 (Warehouse) AREA = 1,364 (Office)	11 7
Total Leased Space Required Parking:	187
Total Spaces Remaining:	10

*Handicap Spaces are Shared Between Tenants

NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
TYPE OF SURVEY: MONUMENTED PROPERTY SURVEY WITH BOUNDARY DETERMINATION CONFORMING TO DEPENDENT RESURVEY CATEGORY BASED ON PLAN REF. # 2A & #2B CLASS OF HORIZONTAL ACCURACY: A-2
THE INTENT OF THIS SURVEY AND MAP IS TO DEPICT EXISTING AND PROPOSED LEASE AREAS
DATE OF THE SURVEY: SEPTEMBER 2014, JULY 2015, FEBRUARY 2016, UPDATES TO April 2017
- REFERENCE HAS BEEN MADE TO THE FOLLOWING MAPS AND PLANS:
A) PLOT PLAN PREPARED FOR R.J.B. CONTRACTING, INC. H-I-G COMPANY 85 NUTMEG ROAD SOUTH SOUTH WINDSOR, CONNECTICUT SCALE 1" = 40'
DATE: SEPTEMBER 9, 1993 REVISED 9-28-93 PER TOWN COMMENTS Prepared By Clark Engineering
B) PLOT PLAN H-I-G COMPANY A SUBSIDIARY OF NYTRONICS, INC. 85 NUTMEG ROAD SOUTH SOUTH WINDSOR, CT. SCALE 1" = 40' Rev. JUNE 20, 1985 prepared by Fuss & O'Neill
- DEED REFERENCES:
A) Vol 2345, Page 284-5 85 Nutmeg road, LLC to 85 Nutmeg Road South LLC May 24, 2013
B) Vol 2244, Page 19-20 Dalene Hardwood Flooring company incorporated to 85 Nutmeg Road South LLC March 22, 2012 (portion of 45 Nutmeg Road South)
- Variance Volume 750, page 175 Zoning board of Appeals dated October 7, 1993 to allow 75.3% impervious coverage at 45 Nutmeg Road South 72% impervious coverage at 85 Nutmeg Road South. Special Exception recorded in volume 2473, page 0092
- NO EASEMENTS OF RECORD WERE IDENTIFIED BY A LIMITED TITLE SEARCH OF THE PROPERTY.
- NO EVIDENCE WAS FOUND OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OTHER THAN DEPICTED HEREON
- THE PROPERTY FALLS WITHIN AN INDUSTRIAL ZONE.
- THIS PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE.
- THE EXISTING BUILDING HAS 439 L.F. OF FRONTAGE PARALLEL WITH NUTMEG ROAD SOUTH. THE TOTAL BUILDING SIGN AREA ALLOWED IS 878 SQUARE FEET EACH TENANT IS ALLOWED A MINIMUM OF 24 SQ. FT. OF BUILDING SIGNAGE REQUIRING AN INDIVIDUAL PERMIT APPROVED BY THE SOUTH WINDSOR PLANNING STAFF.
- PARKING STRIPES EXIST ON THE NORTHERLY LOT DELINEATING 95 PARKING SPACES.
- THE PARKING SPACES LOCATED OFF THE SOUTHERLY ENTRANCE ARE TO BE RE-STRIPED AS SHOWN MEETING THE MINIMUM REQUIRED PARKING AREAS.

UNDERGROUND UTILITIES

1) THIS PLAN DEPICTS UTILITIES AND SUBSURFACE FEATURES BASED THE UTILITY INFORMATION WAS OBTAINED FROM PLAN REFERENCE 2a SHEET 2 OF 4 AND LIMITED PAINT MARKINGS FOUND IN THE FIELD, HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. EXCAVATION MAY BE NEEDED IF ADDITIONAL OR MORE DETAILED INFORMATION IS NECESSARY TO LOCATE UTILITIES. NO GUARANTEE IS EXPRESS OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF SUBSURFACE FEATURES. THE BUILDING IS SERVED BY UNDERGROUND ELECTRIC AT BOTH ENDS OF THE SITE.

Allowable Impervious Area Calculations

Variance vol. 750, page 175	Lot area	Calc Imperv.
85 Nutmeg Road South (72.2%)	175,000 sf	126,000 sf.
45 Nutmeg Road South (75.3%)	43,561 sf	32,801 sf.
Total Parcel (aggregate = 72.7%)	218,561 sf.	158,801 sf.

BUILDING AREA

FLOOR	AREA
FIRST FLOOR	80,000 SQ. FT.
SECOND FLOOR	29,800 SQ. FT.
TOTAL FLOOR AREA.	109,800 SQ. FT.

Bulk Zoning Compliance Table (ZONE INDUSTRIAL)

	Required	Existing
Minimum Lot Area	30,000 S.F.	218,561 S.F.
Minimum Lot frontage	100 ft.	624.46 ft.
Minimum Lot Depth	150 ft.	330 ft.
Maximum Stories	2	2
Maximum Height	40 ft.	28 ft. ±
Maximum Lot coverage	50% max	37%
Maximum Impervious coverage *	72.7% max	73%
Minimum Front Yard	35 ft.	100.9 ft.
Minimum Rear Yard	25 ft.	43.0 ft.
Minimum Side Yard	10 ft.	88.1 ft.

*See allowable impervious coverage calculations

LEGEND:

- MONITORING WELL
- IRON PIPE/REBAR FOUND
- PROPERTY CORNER (CALCULATED)
- DRAIN MANHOLE
- MANHOLE
- CATCH BASIN
- HYDRANT
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- CHAIN LINK FENCE
- TREELINE

REVISIONS:

NO.	DATE	DESC.

FB: 939 | DRAWN BY: FJV | CHECK BY: FJV

PREPARED FOR:
OWNER/APPLICANT
85 NUTMEG ROAD SOUTH LLC
64 AMANDA WAY
TOLLAND, CT 06084

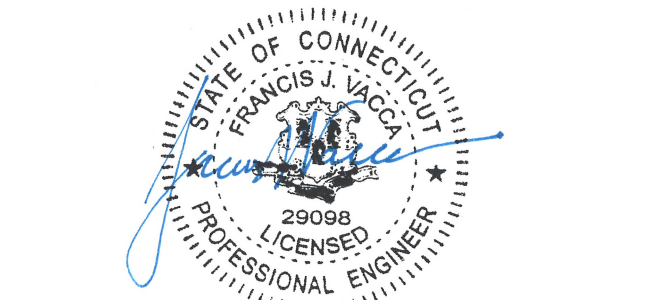
BSC GROUP
655 Winding Brook Drive
Glastonbury, CT 06033
860 652 8227

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SCALE: 1" = 30'
0 15 30 60 FEET

FILE: 8358001\CIVIL\DRAWINGS
DWG. NO: 8358000-2022 TENNANT UPDATE
JOB. NO: 83580.01 | SHEET EC-1.0

REPRODUCTIONS OF THIS PLAN ARE INVALID UNLESS THEY BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED PROFESSIONAL.

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



FRANCIS J. VACCA, P.E. No. 29098

LEASE LINE PLAN
PREPARED FOR
85 NUTMEG ROAD SOUTH LLC
LOCATED AT
#85 NUTMEG ROAD SOUTH
TOWN OF SOUTH WINDSOR
STATE OF CONNECTICUT

APRIL 8, 2022