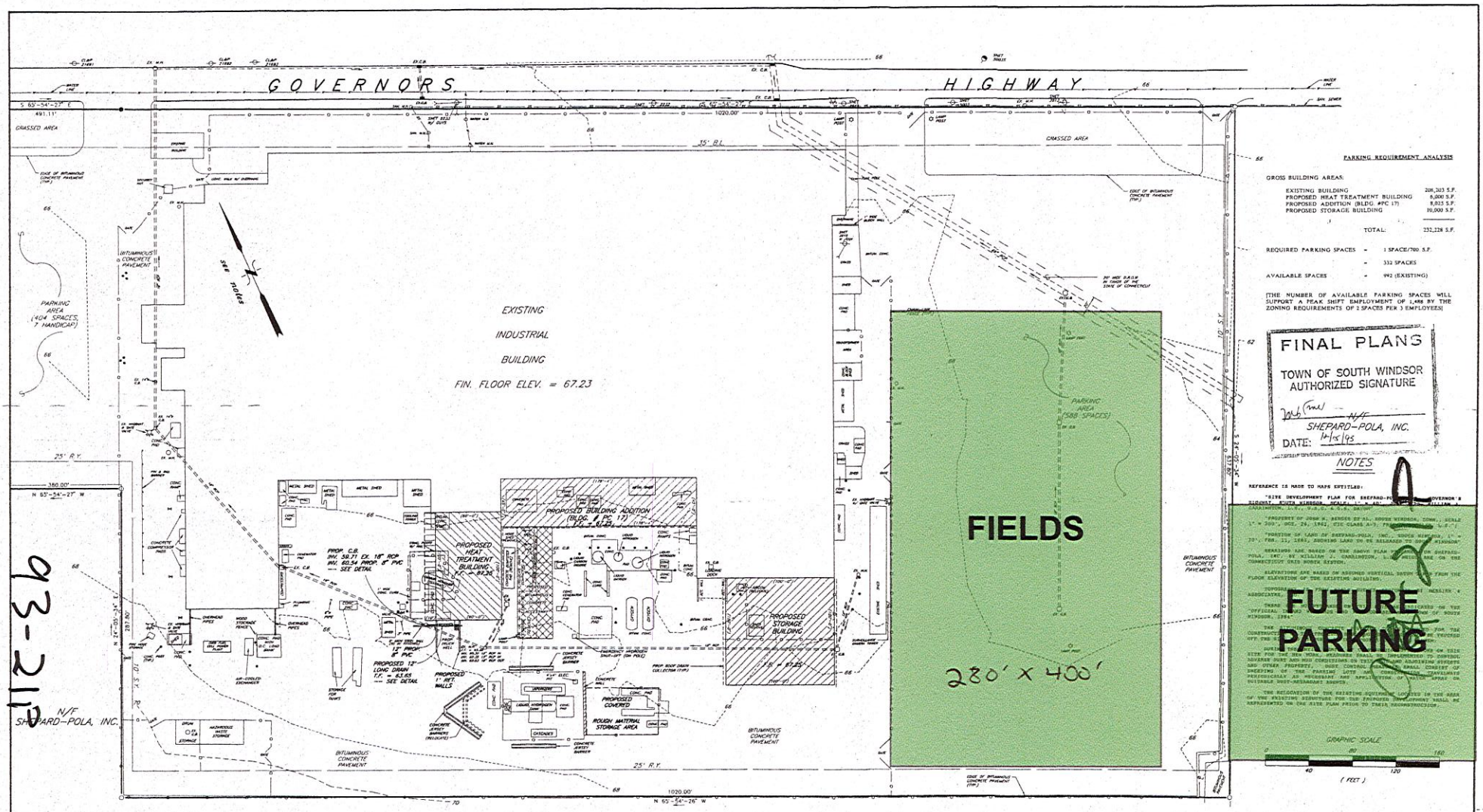

PARKING REQUIREMENT ANALYSIS

GROSS BUILDING AREAS:

EXISTING BUILDING	208,203 S.F.
PROPOSED HEAT TREATMENT BUILDING	8,000 S.F.
PROPOSED ADDITION (BLDG. #PC 17)	5,025 S.F.
PROPOSED STORAGE BUILDING	10,000 S.F.
TOTAL:	232,228 S.F.

REQUIRED PARKING SPACES = 1 SPACE/700 S.F.
= 332 SPACES

AVAILABLE SPACES = 992 (EXISTING)

[THE NUMBER OF AVAILABLE PARKING SPACES WILL SUPPORT A PEAK SHIFT EMPLOYMENT OF 1,488 BY THE ZONING REQUIREMENTS OF 2 SPACES PER 3 EMPLOYEES]

FINAL PLANS
TOWN OF SOUTH WINDSOR
AUTHORIZED SIGNATURE
SHEPARD-POLA, INC.
DATE: 10/15/95

NOTES

REFERENCE IS MADE TO MAPS ENTITLED:

"SITE DEVELOPMENT PLAN FOR SHEPARD-POLA, INC. GOVERNOR'S HIGHWAY, SOUTH WINDSOR, SCALE: 1" = 40', WILLIAM J. CARLINGTON, L.S., R.E., A.I.A., ARCHITECT, SCALE: 1" = 40', DATE: 4-5-93, REVISED 10-15-95"

"PROPERTY OF JOHN A. BENDER ET AL., SOUTH WINDSOR, CONN., SCALE 1" = 200', DEC. 29, 1942, CTC CLASS A-2, TRAVERSE 1:5,000 L.F."

"PORTION OF LAND OF SHEPARD-POLA, INC., SOUTH WINDSOR, 1" = 20', FEB. 11, 1981, SHOWING LAND TO BE RELEASED TO SOUTH WINDSOR"

BEARINGS ARE BASED ON THE ABOVE PLAN OF SHEPARD-POLA, INC., BY WILLIAM J. CARLINGTON, L.S., REFERENCED ON THE CONNECTICUT GRID NORTH SYSTEM.

ELEVATIONS ARE BASED ON ASSUMED VERTICAL DATUM FROM THE FLOOR ELEVATION OF THE EXISTING BUILDING.

TOPOGRAPHY BY MESSIER & ASSOCIATES, INC.

THERE IS NO EVIDENCE OF WETLANDS ON THE SITE PER THE "OFFICIAL WETLANDS MAP" FOR THE TOWN OF SOUTH WINDSOR, 1984.

THE EXISTING SANITARY SEWER SYSTEM WAS DESIGNED FOR THE CONSTRUCTION OF THE PROPOSED BUILDINGS AND PAVED PARKING AREAS TO PROVIDE OFF-SITE DRAINAGE.

SUPPLEMENTAL EROSION CONTROL MEASURES ON THE SITE FOR THE NEW WORK, MEASURES SHALL BE IMPLEMENTED TO CONTROL ADVERSE DUST AND MUD CONDITIONS ON THE PAVED PARKING AREAS AND OTHER PROPERTY. DUST CONTROL MEASURES SHALL CONSIST OF SWEEPING OF THE PARKING LOTS AND CONSTRUCTION EQUIPMENT PERIODICALLY AS NECESSARY AND APPLICATION OF WATER SPRAY ON SUITABLE DUST-BEARING SURFACE.

THE RELOCATION OF THE EXISTING EQUIPMENT LOCATED IN THE AREA OF THE EXISTING STRUCTURE FOR THE PROPOSED DEVELOPMENT SHALL BE REPRESENTED ON THE SITE PLAN PRIOR TO THEIR RECONSTRUCTION.

GRAPHIC SCALE
0 40 80 120 160
(FEET)

SOUTH WINDSOR PLANNING DEPT.

LEGEND

- EXISTING IRON PIN
- IRON PIN TO BE SET
- EXISTING MONUMENT
- MONUMENT TO BE SET
- ANGLE POINT
- EXISTING STONE WALL
- 400 EXISTING CONTOUR
- 400 PROPOSED CONTOUR
- CHAIN-LINK FENCE

ZONING TABLE: (INDUSTRIAL ZONE)

RESTRICTION	MINIMUM REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	20,000 s.f.	803,000± s.f.	803,000± s.f.
MINIMUM LOT WIDTH	100 ft.	1020.00 ft.	1020.00 ft.
MINIMUM LOT DEPTH	150 ft.	637.80 ft.	637.80 ft.
MAXIMUM STORIES	2	1	1
MAXIMUM HEIGHT	40 ft.	15.3± ft.	19.6± ft.
MAXIMUM % LOT COVERAGE	50%	26% ±	28.6% ±
MAXIMUM % IMPERVIOUS COVERAGE	65%	91% ±	91% ±
MINIMUM FRONT YARD	35 ft.	41± ft.	41± ft.
MINIMUM REAR YARD	25 ft.	176± ft.	103± ft.
MINIMUM SIDE YARD (ea.)	10 ft.	58± ft. (W) 356± ft. (E)	58± ft. (W) 356± ft. (E)

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS T-2 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1987. TOPOGRAPHIC FEATURES, SHOWN HEREON WERE PREPARED IN ACCORDANCE WITH CLASS T-2.

SURVEYORS SIGNATURE — DATE 07/93 — LICENSE NUMBER 12056

N/F SHEPARD-POLA, INC.

OWNER: SHEPARD-POLA, INC.
AREA = 18.434± Ac.
803,000± S.F.
ZONE: INDUSTRIAL

#93-21P

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR SITE WITHOUT WRITTEN CONSENT OF THE ENGINEER/SURVEYOR.

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS DOCUMENT BEARS THE EMBOSSED SEAL OF THE LICENSED SURVEYOR AND/OR PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.

MESSIER & ASSOCIATES, Inc.
SURVEYORS - ENGINEERS
288 MAIN STREET
MANCHESTER, CT. (203) 646-6013
UTNAM CT. (203) 928-1171
PLANNING · SURVEY · DESIGN · CONSTRUCTION

REV	DATE	DESCRIPTION
1	01/20/93	MISC.
2	07/26/93	MISC.

PLOT PLAN OPTION 'A'

PREPARED FOR:
INTERNATIONAL FUEL CELLS
195 GOERNORS HIGHWAY
SOUTH WINDSOR, CONNECTICUT

DATE: 07/93
SCALE: 1"=40'-0"
DESIGN: KSH.
DRAWN: KSH.
CHECK: REN.
SHEET 1 OF 2 SHEETS

PROJECT No 93-106 PLAN No 93-067

93-212