f.

PLANI DATE: <u>12/28/2020</u>	OWN OF EAST HARTFORI NING & ZONING COMMIS APPLICATION FORM	
1. APPLICATION TYPE: (CHECK AL		OMPLETE SECTION ON PAGE 2 OR 3
SITE PLAN APPLICATION		IVAL AND FILLING
SITE PLAN MODIFICATION	SPECIAL USE PERMIT*	
FLOOD HAZARD – MAJOR*	ZONING MAP CHANGE*	SITE PLAN REVIEW COMMITTEE
FLOOD HAZARD – MINOR*	TEXT AMENDMENT*	(STAFF REVIEW COMMITTEE)
SOIL EROSION AND SEDIMENTA	TION - Cumulative disturbed area (sq. ft.)	: 26,079 sq ++
2. SITE AND PROJECT INFORMAT	ION	
PROPERTY ADDRESS: 298/306 Go		ZONE: <u>B-3</u>
ASSESSORS MAP AND LOT: 5 / 64/6	35/66 PARCEL SIZE	(ACRES OR SQ. FT.): <u>1.28 Acre (5</u> 4, 891)
PROJECT NAME: Enterprise Rent-	A-Car	
PROJECT DESCRIPTION (ATTACH AD	DITIONAL SHEETS IF NEEDED):	
	-	
3. PROPERTY OWNER INFORMAT		
OWNER OF RECORD: Governor St	reet Partners LLC	
	reet Partners LLC	CHECK IF PRIMARY CONTACT
OWNER OF RECORD: <u>Governor St</u> OWNER ADDRESS: <u>17 Nelson Stre</u> OWNER PHONE: <u>860-8883-4824</u>	reet Partners LLC eet, East Hartford, CT 06108 OWNER EMAIL: Iruika@vant	horst.com
OWNER OF RECORD: Governor St OWNER ADDRESS: <u>17 Nelson Stre</u> OWNER PHONE: <u>860-8883-4824</u> OWNER SIGNATURE	reet Partners LLC eet, East Hartford, CT 06108 OWNER EMAIL: Irutka@vant PRINT NAME: L	horst.com indsey Rutka
OWNER OF RECORD: <u>Governor St</u> OWNER ADDRESS: <u>17 Nelson Stre</u> OWNER PHONE: <u>860-8883-4824</u> OWNER SIGNATU RE in <u>Asy</u> Kulla The undersigned owner hereby authorit	reet Partners LLC eet, East Hartford, CT 06108 OWNER EMAIL: Iruika@vant	horst.com indsey Rutka and Zoning Commission and Town of
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Project Description:

Enterprise Rent-A-Car is looking to relocate its Vehicle Rental office which currently operates at 477 Connecticut Blvd in East Hartford, CT. Essentially, we have outgrown the current facility. The new facility located at 298/306 Governor Street will more than meet our current needs and allow for future growth. We plan to use the existing office space for employee space and customer transactions. The existing Bay space will be used to prepare cars to be rented; vacuum interior, sanitize surfaces and wash the exterior of the vehicles. On the exterior of the building we plan to paint the building and add stucco/cultured stone on the front of the building. The exterior parking lot we plan to use existing paved area and expand the paved area around the building. As part of the expansion of the paving we plan to add drainage which will be diverted to chambers under the parking lot. We plan to capture all the rainwater in the chambers, so we have zero run off from the added paving area. Additionally, we have proposed adding landscape in front the of the existing building.

FOR VAN HORST

298 GOVERNOR STREET EAST HARTFORD, CT

CODE INFORMATION

USE GROUP: B OFFICE/COMMERCIAL SPACE CONSTRUCTION CLASSIFICATION: IIB NON COMBUSTIBLE, UNPROTECTED ZONE: B3 SQUARE FOOTAGE: EXISTING FLOOR 8920 SF ADDITION FLOOR 0 SF

BUILDING TOTAL 8920SF

BUILDING HEIGHT: 1 STORY

OWNER: GOVERNOR STREET PARTNERS LLC APPLICANT: ENTERPRISE HOLDINGS APPLICATION TYPE: SITE PLAN MODIFICATION ADDRESS: 289-306 GOVERNOR STREET MAP/LOT NO.: 5-65/66

> INGA CONSULTING ENGINEERS 139 WHITNEY STREET

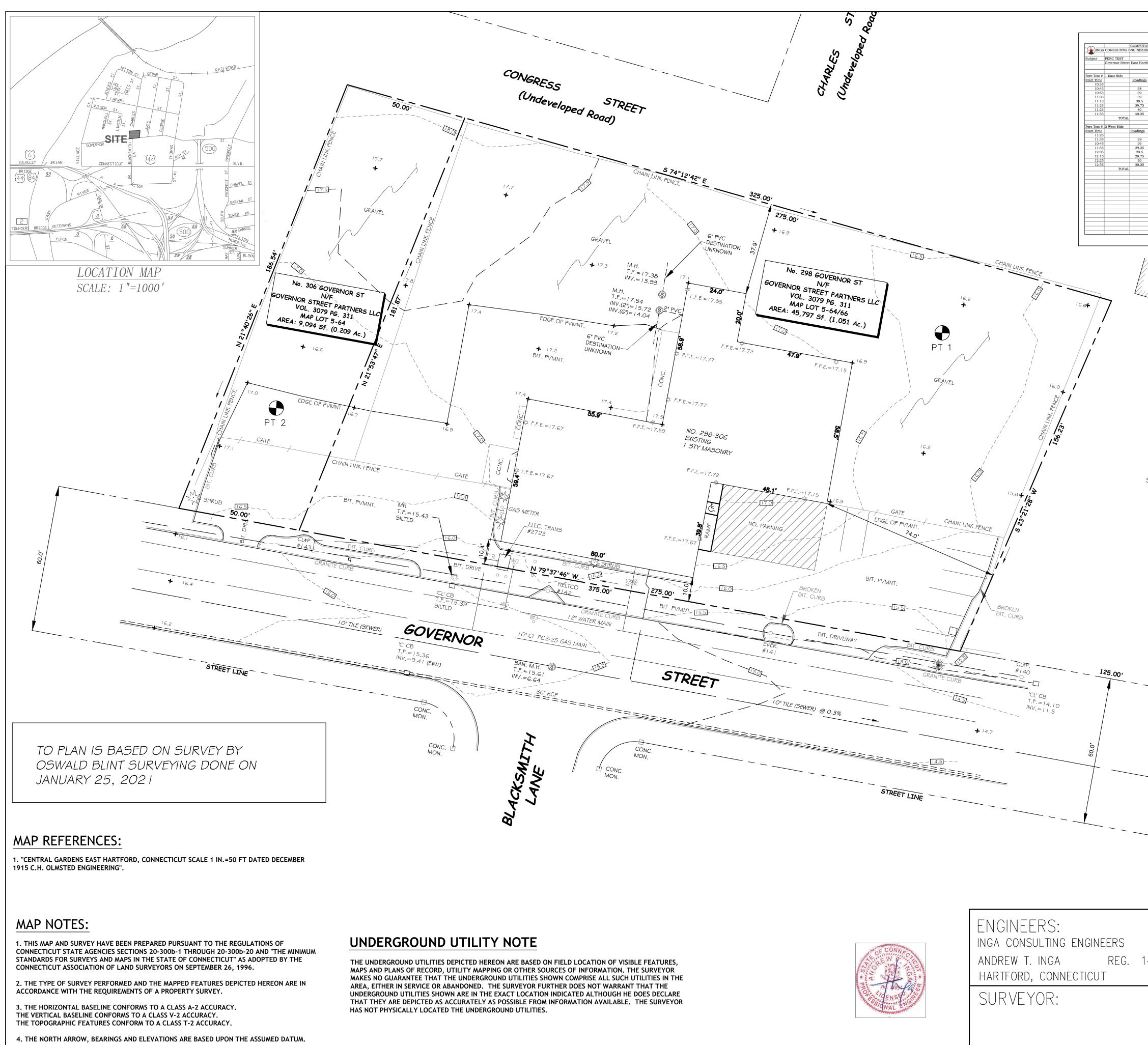
HARTFORD, CONNECTICUT 06105 860 · 233 · 4991 WWW.INGAENGINEERS.COM

COVER SHEET

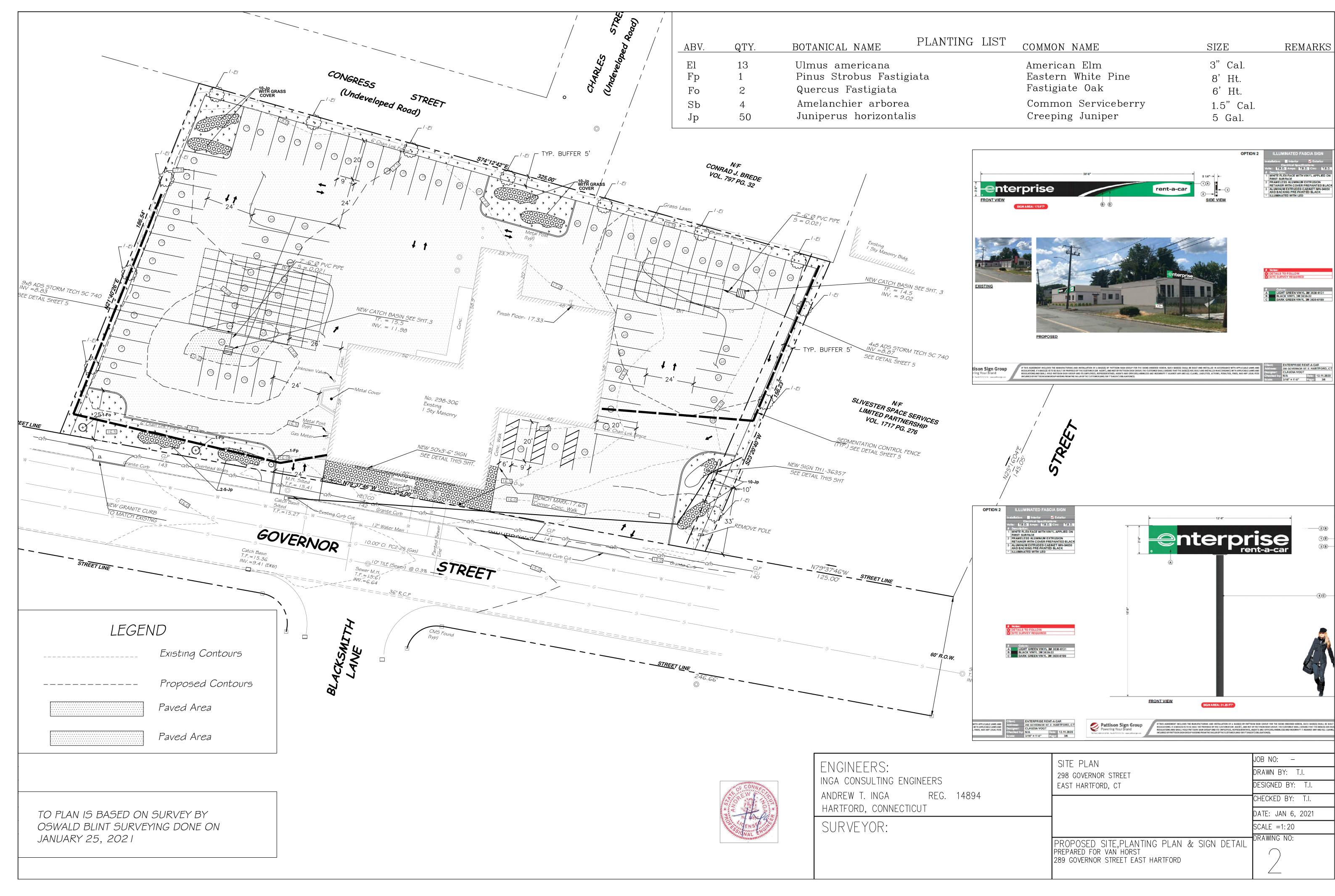
- EXISTING SURVEY 2 PROPOSED SITE, PLANTING PLANS & SIGN DETAIL
 3 SEDIMENTATION PLAN
- 4 SITE LIGHTING PLAN
- 5 STORM MANAGEMENT PLAN

CODES TO WHICH THIS PROJECT WAS DESIGNED	
INTERNATIONAL BUILDING CODE (W/2012 CT SUPPLEMENT)	<u>DATED</u> 2015
ICC/ANSI A117.1	2015
INTERNATIONAL MECHANICAL CODE	2015
INTERNATIONAL PLUMBING CODE	2015
NATIONAL ELECTRICAL CODE NFPA 70.	2015
INTERNATIONAL ENERGY CONSERVATION CODE	2015
INTERNATIONAL EXISTING CODE	2015





		ZONE: B3	REQUIRED	EXISTING	PROPOSED
TION SHEET Made by T.I. S Date		MINIMUM LOT SIZE - SF	10000	54891	54891
ford Date		MINIMUM LOT WIDTH - FT	100	156	156
Elapsed t-min Drop-in Perc. Rate min/in		MINIMUM FRONTAGE - FT	60	375	375
10 1 10 0 10 0.5 10 0.25		FRONT YARD - FT	60	19.7	19.7
10 0.25 10 0.25 60 2.25		MINIMUM SIDEYARD STREET - FT	5	74	74
Elapsed t-min Drop-in Perc. Rate min/in 10		MINIMUM SIDE YARD INT FT	10'	116	116
10 1 10 0.25 10 0.25 10 0.25		MINIMUM REAR YARD	25'	37.9'	37.9'
10 0.25 10 0.25 60 2.25	Ŷ	MAXIMUM LOT COVER - %	75	16.3	16.3
		MAXIMUM PERVIOUS COVER - %	85	34	85
		MAXIMUM BUILDING HEIGHT - FT	100'	24.5'	24.5'
	7	PARKING SPACES = V_{250} GROSS	⁸⁹²⁰ / ₂₅₀ =36	7	76
			7250 00		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Page 1					
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ENGINEERS:	
INGA CONSULTING ENGINEERS	
ANDREW T. INGA REG.	
HARTFORD, CONNECTICUT	

Sediment and Erosion Control Construction Sequencing:

<u>Common Sequencing for all phases:</u>

1) One week prior to commencement of construction, the Town of East Hartford Zoning Officer and

Call-Before-You-Dig (1-800-922-4455) shall be notified. 2) Site Contractor shall provide an erosion and sedimentation schedule for anticipated dates of completion. The schedule shall note measures that are seasonally affected (frozen ground, planting, etc.) and shall propose additional measures that may be required to provide erosion protection in that schedule.

3) Silt fence required for each phase shall be installed per owner's engineer recommendation. When silt fence has been inspected by owners' licensed engineer, and approved by the inland wetlands agent, clearing and grubbing may proceed in areas where reserve topsoil storage is to occur.

<u>Phase I:</u>

Will include construction of the, parking lot from North of existing pavement to the extended parking. Installation of a new Storm Chambers to the west and east of new extended parking lot.

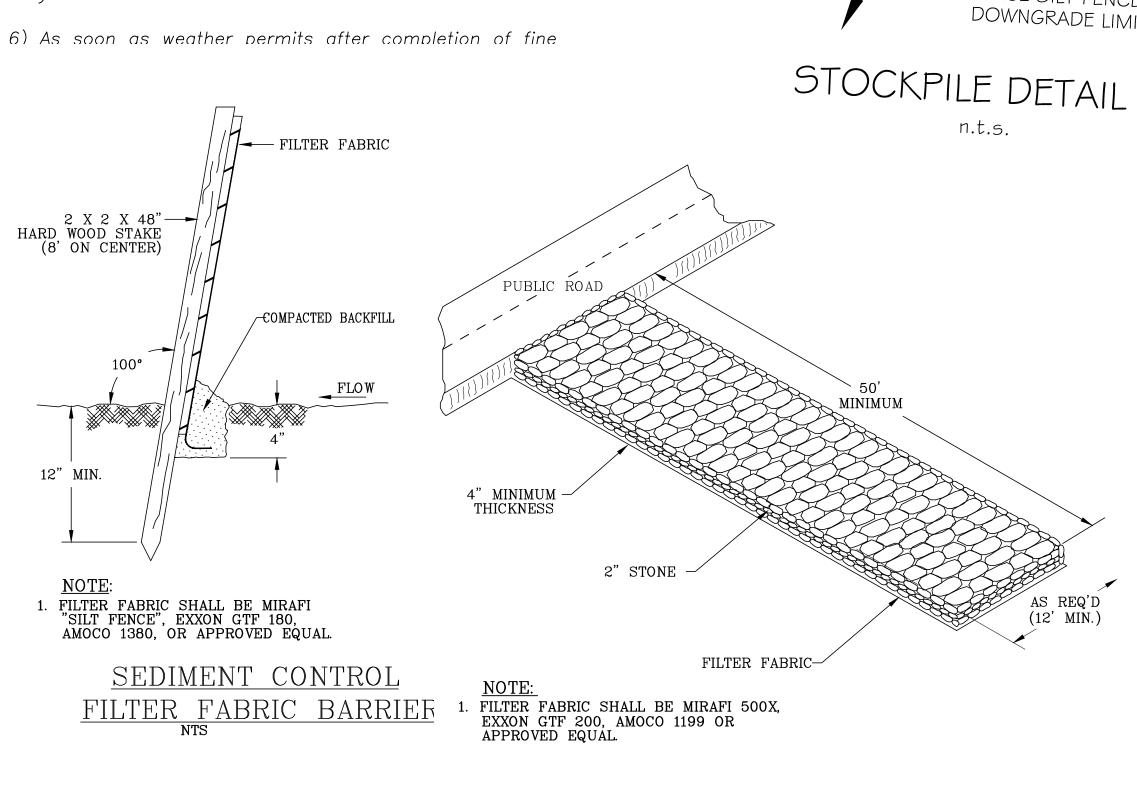
1) After completion of steps 1-3 common sequencing, construction entrance pad shall be installed at the location of the existing driveway.

2) Stumps are not to be buried on site and are to be temporarily stored in the areas designated for topsoil reserve until they are removed from the site.

3) All soil erosion control measures to be used on the project are as indicated on this sheet. Erosion control measures shall be in conformance with the provision of the Connecticut "Guidelines for Soil Erosion and Sediment control" 2002 edition.

4) Soil stockpiles and deposition areas for construction material shall be located outside wetland areas, and shall be surrounded on downhill edges by properly installed silt fencing. Temporary vegetation and /or hay mulching shall be used to protect bare areas and stockpiles for erosion during construction. Bare earth slopes and soil stockpiles shall be kept to a strict minimum at all times.

5) This project will require cuts and fills as shown on the plans. The contractor will provide a cut and fill plan to the owner's engineer for approval and for review with compliance with soil and erosion control measures. Cuts or fills shall not exceed a grade of 3 horizontal to 1 vertical, unless a boulder retaining wall is used, in which case grade may reach a maximum of 1 horizontal to one vertical.



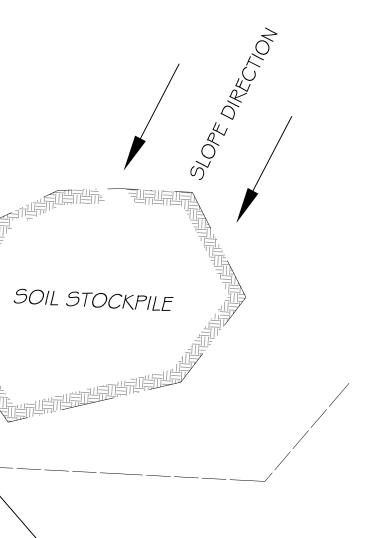
6) As soon as weather permits after completion of fine grading, all disturbed areas shall be permanently stabilized with placement of loam and a suitable grass seed mixture (Lofts Ecology mix for lawns and Lofts native grasses mix for the remainder of the site) and covered with a mat of loose hay prior to the completion of the project, except for steep areas where coco fiber matting or jute matting is specified.

7) Following successful stabilization of disturbed areas, all silt fencing shall be removed. Prior to that removal, all accumulated and trapped sediments under silt fence must be removed.

8) A Connecticut licensed Surveyor shall certify all erosion and sedimentation and control measures are installed in the location specified on the approved plans prior to the start of earthwork.

9) Notify zoning enforcement officer to inspect erosion and sedimentation control measures after installation and prior to start of earthwork

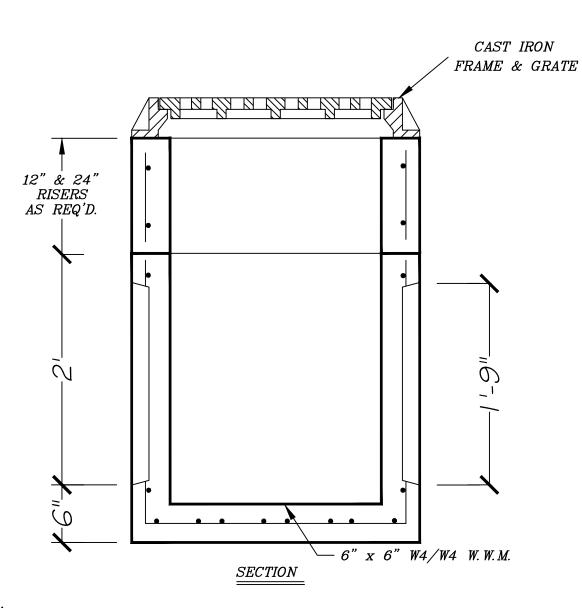
10) Notify zoning enforcement officer to inspect erosion and sedimentation control measures prior to removal of erosion and sedimentation control measures.



PLACE SILT FENCE AT DOWNGRADE LIMIT OF STOCKPILE

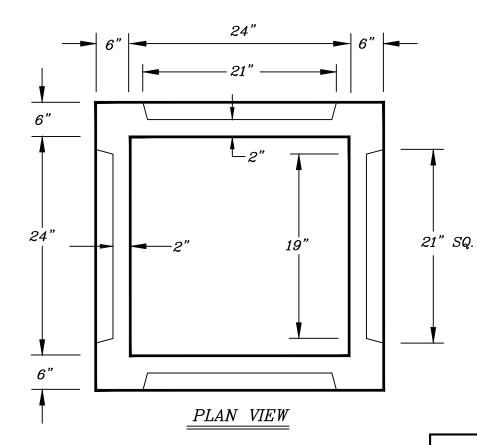
SOIL EROSION & SEDIMENT CONTROL NOTES

- I. Unnecessary clearing of any vegetation or ground cover will be avoided. Any disturbed area left unvegetated for more than five days will be covered with a hay or straw mulch to minimize erosion material.
- 2. Following final grading, all disturbed areas will be covered with 6" loam and seeded as described. If any seeded areas are disturbed or damaged, reseeding will occur as soon as possible.
- If final grading occurs past October 15, disturbed areas will be seeded with winter ryegrass and mulched with hay or straw at a rate of 1.5 - 2 tons per acre. 3. Any proposed vegetation which has not survived one growing season will be replaced.
- All suitable material excavated for roadway construction to be used elsewhere on site. Unsuitable material will be removed from the site and deposited in a suitable location.

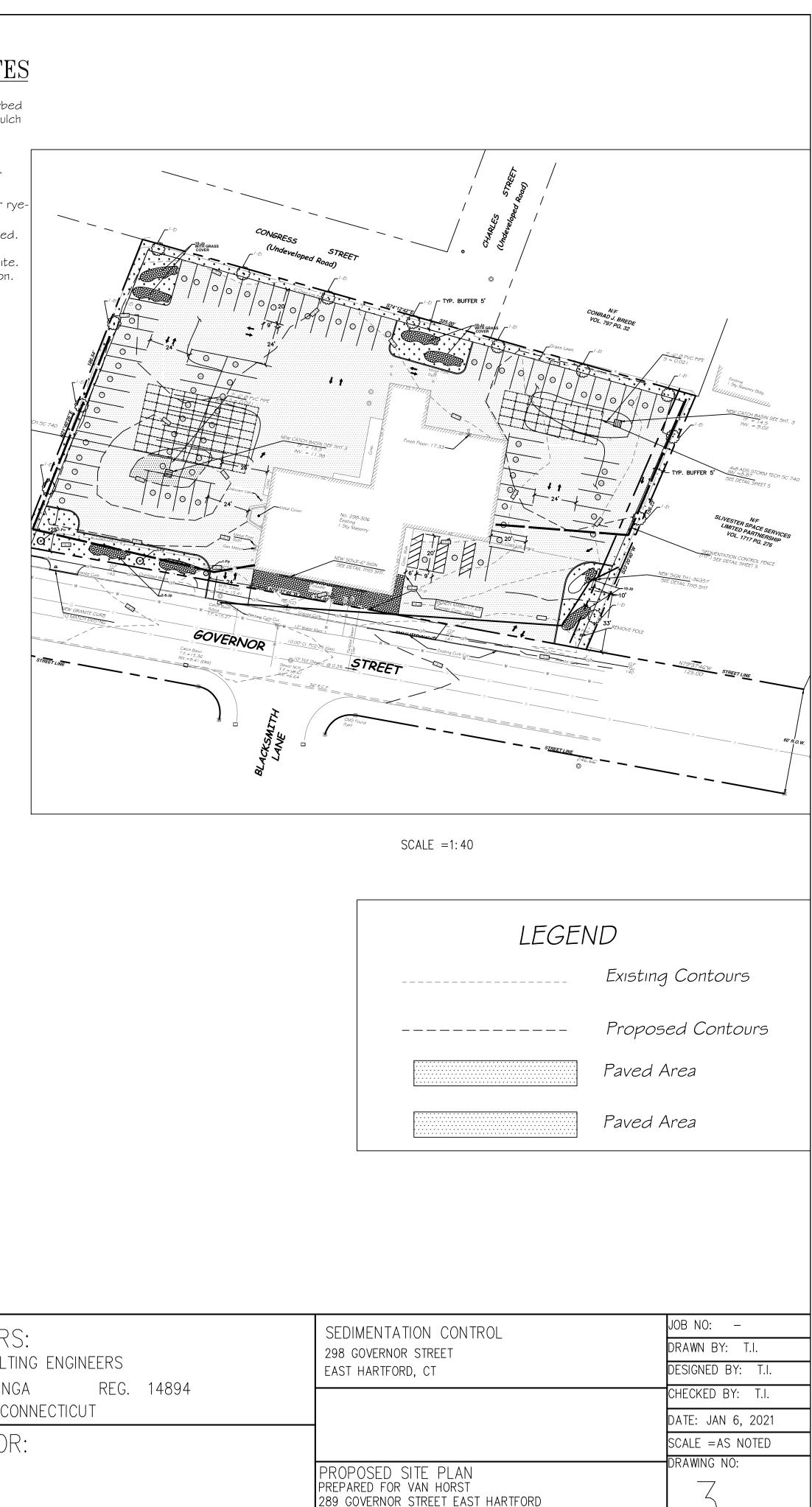


NOTES *CONCRETE : 4,000 PSI @ 28 DAYS *REINFORCING : AS PER ASTM A-185 6" x 6" W4/W4 W.W.M. *WEIGHTS CATCH BASIN – 1755 LBS. CONCRETE FLAT TOP ALSO AVAILABLE 340 LBS. (3" THICK) RISER WEIGHTS : 750 LBS/FT.

Precast Concrete Sales Co. 24"x24"x24" KNOCKOUT CATCH BASIN

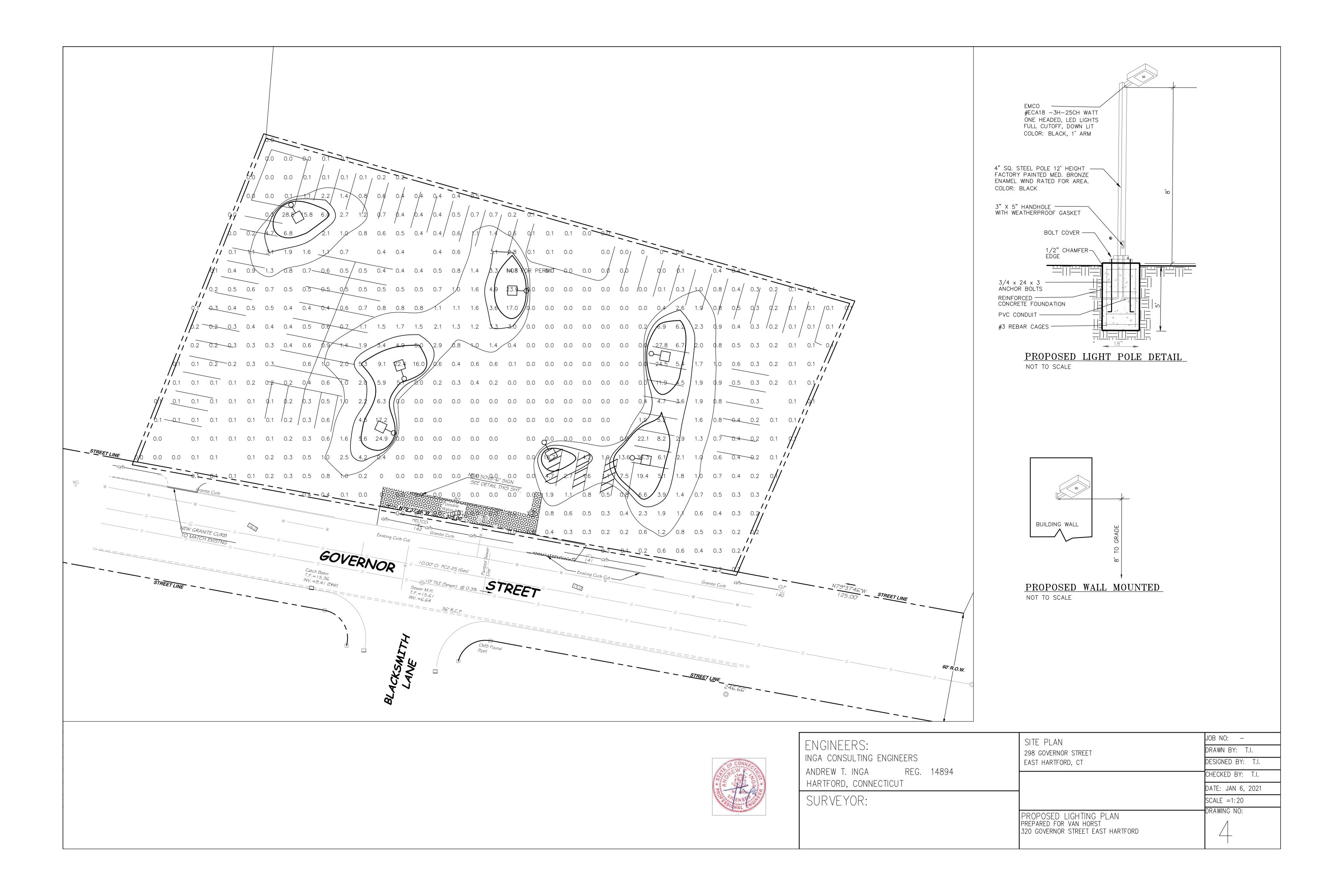


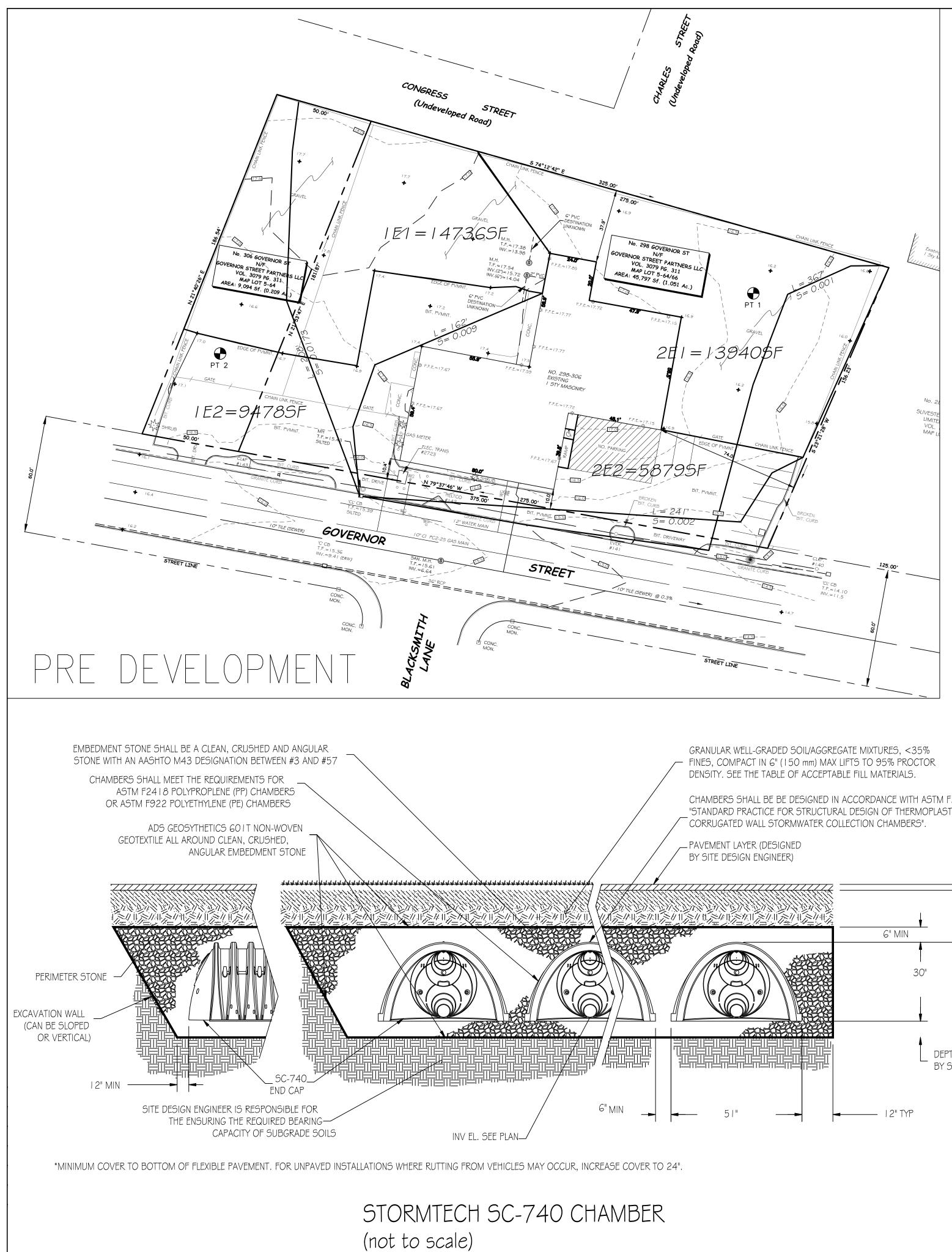


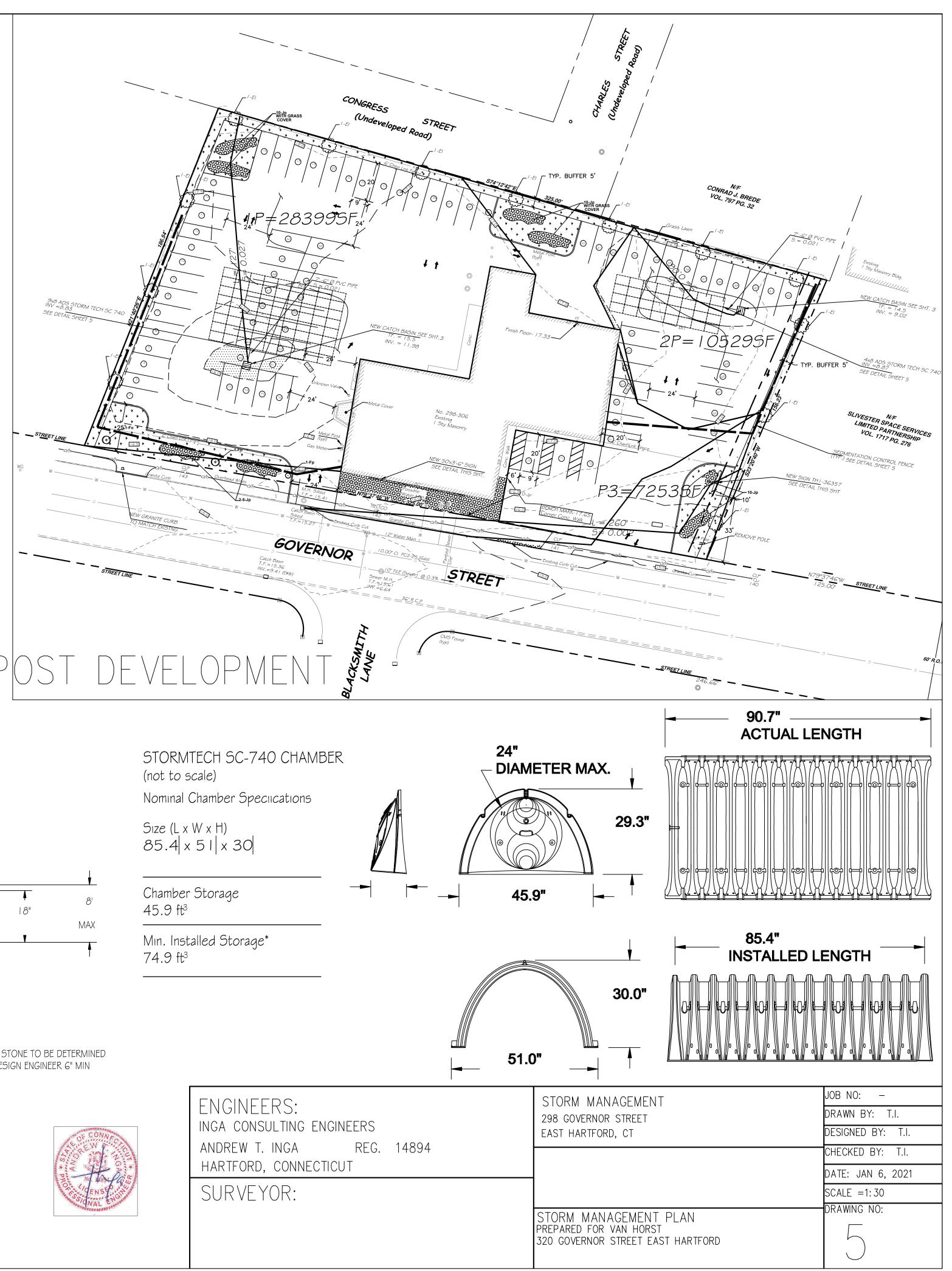


ENGINEERS: INGA CONSULTING ENGINEERS ANDREW T. INGA HARTFORD, CONNECTICUT

SURVEYOR:

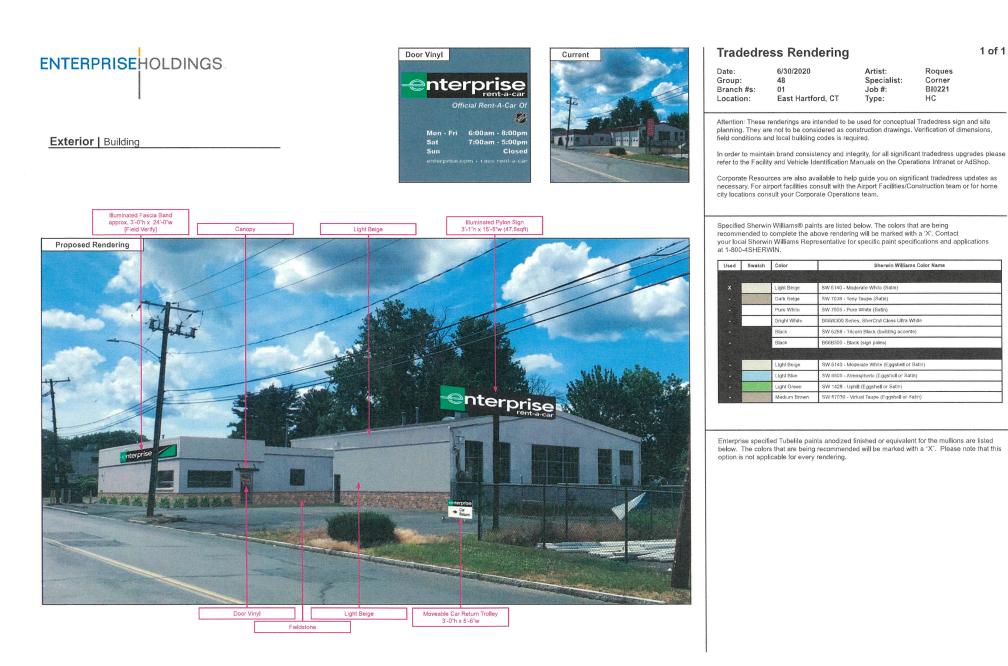




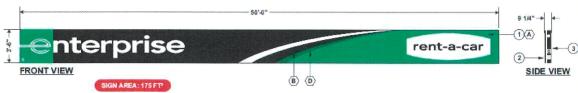


CHAMBERS SHALL BE BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC

DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 6" MIN



-3 TH1-36357 OPTION 2 ILLUMINATED FASCIA SIGN Installation: Interfor Cleaterior Electrical Specifications: Volte: T.B.D. Amps: T.B.D. Circ: T.B.D. White FLEX FACE WITH VINYL APPLED ON FIRST SURFACE 2 FRAMELESS ALUMINUM EXTRUSION RETAINER WITH COVER PREPAINTED BLACK 3 ALUMINUM EXTRUDED CABINET IMIN-94650 AND BACKING PRE-PAINTED BLACK





Notes:
 DETAILS TO FOLLOW
 SITE SURVEY REQUIRED



PROPOSED



x

EXISTING

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(5) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED REREIN, SUCH BASE(5) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IN & BASE(5) STO BE BUELT OR PROVIDED BYTHE CUSTOMER(OR AGAIT), AND NOT BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(5) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS PAMPOPEES, REPRESENTATIVES, AND OFFCERS, HARNLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTES, FINES, AND ANY LEGAL FEES INCLURED BYTATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFCERS, HARNLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTES, FINES, AND ANY LEGAL FEES INCLURED BYTATTISON SIGN GROUP AND ITS AULDOTTICUSTOMER (AND/ONE).

Client:	ENTERPRISE RENT-A CAR			
Address:	298 GOVERNOR ST. E. HARTFORD, CT			
Designer:	CLAUDIA VOGT			
Checked by:	N/A	Date:	12.11.2020	
Scale:	3/16" = 1'-0"	Page:	3/6	





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IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IN & BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMES (OR AGENT), AND HOT BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IN & BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMES (OR AGENT), AND HOT BY PATTISON SIGN GROUP IN CUSTOMES SHALL BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, BEPRESENTATIVES, AGENTS AND OFFICES, SHARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTES, HINES, AND ANY LEGAL FEES INCLURED BY ATTISON SIGN GROUP ASING FROM THE FAILUR OF THE CUSTOMER (AND, OFFICE AGENTS AND OFFICES, SHARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITES, ACTIONS, PENALTES, HINES, AND ANY LEGAL FEES INCLURED BY ATTISON SIGN GROUP ASING FROM THE FAILUR OF THE CUSTOMER (AND, CHRISTING SIGN GROUP AND FEES).

Client	ENTERPRISE RENT-A CAR			
Address:	298 GOVERNOR ST. E. HARTFORD, CT CLAUDIA VOGT			
Designer:				
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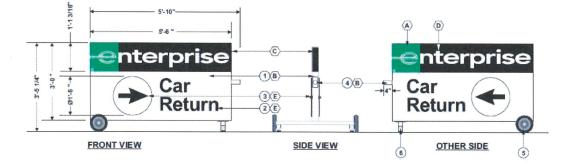
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IF THIS ADREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIENS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF ADASE(S) IS DIE BUILT OP PROVIDED BY THE CUSTOMER (ON AGAIN), AND NOT BY PATTISON SIGN GROUP FOR THE SIENS ONDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF ADASE(S) IS DIE BUILT OP PROVIDED BY THE CUSTOMER (ON AGAIN), AND NOT BY PATTISON SIGN GROUP FOR THE SIGNED AND IS ADAPTICABLE LAWS AND INCLINEED BY PATTISON SIGN GROUP AND ITS SAMPOUTSES. REPRESENTATIVES, GASTA DU OPFECES, SAMPLINESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, INF. AND ANY LEBALL FEEL INCLINEED BY PATTISON SIGN GROUP ARISING FROM THE FAILUR OFTHE CUSTOMER (AND/ORTI'S AGEAST) OBLIGATION(S).

mt	ENTERPRISE	ENTERPRISE RENT-A CAR			
fress:	298 GOVERNOR	298 GOVERNOR ST. E. HARTFORD, CT			
igner:	CLAUDIA VOGT				
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