# **375 Maverick Project Narrative**

The project involves the demolition of a 2family structure and the construction of a new

3-family structure at 375 Maverick ST in the East Boston neighborhood. The project site is

far from the closet park (Porzio Park) by more than 500 ft. and does not require review by

the city of Boston`s department of parks and recreation. Wetland resource areas on the

project site includes approximately 3000 sf of LSCSF. According to the FIRM, the project site area is within a special flood hazard area with the base flood elevation of 10' NAVD88. The first floor will be elevated to 12.5 ' NAVD88, which is approximately 2.5 feet higher than required under the current building code. The fully enclosed area below the lowest floor that will be usable solely for storage will be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement will be certified by the project architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided (for our project; that will be 1200 square inch of total openings). The bottom of all openings will be no higher than one foot above grade. Openings will be equipped with FEMA-approved flood vents that permit the automatic entry and exit of floodwaters.

The proponent has agreed to secure project related materials prior to any predicted storm event; stage excavate and fill materials for the minimum time possible; and stage project materials above elevation 10' whenever possible in the interest of pollution prevention. Since the project includes construction of fewer than four residential units, it is exempt from the provisions of MassDEP storm water management standards. The storm water design complies with BWSC `s requirement to store the volume of runoff generated by the one inch storm event.