



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

August 31, 2022

Chairman Michael Parker
Boston Conservation Commission
City Hall Plaza, Room 709
Boston, MA 02201

Re: 605 Chelsea Street Notice of Intent – Supplemental Information

Dear Chairman Parker:

This Supplemental Information to the Notice of Intent (NOI) for the project at 605 Chelsea Street (the “Project Site”) responds to the request for additional information received from the Boston Conservation Commission (the “Commission”) during the public hearing held on August 17, 2022.

1.0 Riverfront Area

Compliance with Performance Standards (310 CMR 10.58)

There is approximately 13,102 square feet (sf) of previously developed Riverfront Area within the Project Site. According to the Wetland Protection Regulations, A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, and absence of topsoil, 310 CMR 10.58(5). The existing impervious area within the Riverfront Area of the Project Site is 2,529 sf, not including the building, and the pervious area is 2,578 sf. The entire Riverfront Area within the Project Site is degraded. The existing fill, seawalls and building were constructed during the late 1800s and early 1900s. In addition, the western portion of Project Site was the historic location of a former Chelsea Street bridge. More recently, related to a collapse of a portion of the seawall and the 2011-2012 construction of the current Chelsea Street Bridge, a rip rap revetment related to the bridge abutment was installed in the Riverfront Area. Also currently found within the Riverfront Area of the western portion of the Project Site are pavement and curbing along the edge of the pavement. Current conditions within the eastern portion of the Project Site include an area of dirt, gravel, and concrete debris. This area also includes a multi-stem Black Mulberry tree and several small Alilanthus trees.

Proposed work within the western Riverfront Area includes installation of a stormwater management system, construction of a concrete sidewalk connection from Chelsea Street, construction of an area of timber decking connecting the sidewalk to the pile-supported wharf, creation of a pervious planting area, and replacement pavement for parking. Proposed work within the eastern Riverfront Area includes construction of an area of timber decking connecting the pile-supported wharf to a pathway connecting to the abutting property, and removal of the Alilanthus trees. The majority of the regrading occurs at the

western Riverfront Area, including the parking lot and the pedestrian ramp, with some minor grading of the eastern Riverfront Area. The impervious surface within the Riverfront Area (besides the boardwalk) will be graded to be collected by the subsurface stormwater treatment and infiltration system. The proposed impervious area in the Riverfront Area will be approximately 2,284 sf and the pervious area will be approximately 2,823 sf. The existing fill, building, and seawalls, as well as the rip rap revetment in the western portion of the Project Site and the gravel bank and Black Mulberry tree in the eastern portion of the Project Site, are proposed to remain.

Projects within previously developed Riverfront Areas may occur provided the proposed work improves existing conditions and meets specific criteria including Stormwater Management standards, limits of proposed work to degraded area only, restoration of the area with preference to begin at the Riverfront Area bound (closest to the water), and mitigation that results in no significant adverse impact.

RIVERFRONT AREA PERFORMANCE STANDARD (310 CMR 10.58)	COMPLIANCE WITH PERFORMANCE STANDARD
310 CMR 10.58(5): <u>Redevelopment within Previously Developed Riverfront Areas; Restoration and Mitigation</u> . Work to redevelop previously developed riverfront areas shall conform to the following criteria:	
(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 §40.	The entire Riverfront Area within the Project Site has been altered throughout the past 100+ years with filling, pavement, buildings, seawalls, and gravel and debris. The proposed work will improve the existing conditions by stabilizing the surface, improving drainage and runoff and creating pervious landscaped area in the Riverfront Area.
(b) Stormwater management is provided according to standards established by the Department.	The Project will comply with the Stormwater Management standards, which addresses the treatment and control of stormwater runoff, as discussed in Attachment D of the NOI.
(c) Work shall not be located closer to the river than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).	The entire Riverfront Area was previously altered. Proposed activities within the Riverfront Area are no closer to Chelsea Creek than the existing conditions.
(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).	The Project does not include expansion of existing structures. The proposed work is located within an area of existing degradation. Resource areas will be improved through the proposed stormwater management system and an increase of pervious area.

RIVERFRONT AREA PERFORMANCE STANDARD (310 CMR 10.58)	COMPLIANCE WITH PERFORMANCE STANDARD
(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).	The area of proposed work in the Riverfront Area will only impact existing degraded areas of the Project Site.
<p>(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to specific criteria.</p> <ol style="list-style-type: none"> 1. removal of all debris, but retaining any trees or other mature vegetation; 2. grading to a topography which reduces runoff and increases infiltration; 3. coverage by topsoil at a depth consistent with natural conditions at the site; and 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site; 	<p>The Riverfront Area will be improved through improved drainage and runoff and approximately of new pervious area. In compliance with the specified criteria, all debris will be removed, retaining significant trees; grading will be designed to minimize runoff; and the pervious area will be covered appropriately with natural soil and planted with species appropriate to the Project Site in a manner to minimize runoff. The majority of the regrading occurs at the western Riverfront Area, including the parking lot and the pedestrian ramp, with some minor grading of the eastern Riverfront Area. The impervious surface within the Riverfront Area (besides the boardwalk) will be graded to be collected by the subsurface stormwater treatment and infiltration system. The existing topsoil conditions are approximately zero inches. An adequate soil depth in the new planting areas will be provided.</p>

Alternatives Analysis

As part of the Environmental Notification Form (ENF) that was submitted to the MEPA Office in 2017, the Applicant evaluated four alternatives in addition to the Preferred Alternative (the proposed Project described within the NOI and the subject of the MEPA Notice of Project Change submitted in May 2022):

1. No Build Alternative,
2. Drug Treatment Facility,
3. Intermodal Freight (Demolish and Rebuild), and
4. Intermodal Freight (the “Initially Preferred” alternative).

The analysis of these alternatives, summarized in the sections below, concluded that there is no other practicable and substantially equivalent economic alternative with less adverse effects on the interests identified in M.G.L. c. 131 §40, in compliance with 310 CMR 10.58(4)(c).

Preferred Alternative (the Project)

The Project described in the NOI was determined to be the alternative that would provide the greatest public benefit while being economically feasible for the Applicant to construct and operate. The Preferred Alternative proposes adaptive reuse of the Project Site via the rehabilitation of the existing building. A parking area and vehicular travel way supports the proposed light industrial and accessory office use in the building. As part of historic design review concurrent with the initial MEPA review process, it was determined that restoring a historic pile-supported wharf in approximately the same footprint as the original wharf that previously served the building would further the goals of the historic rehabilitation process. The wharf also serves to provide public access to the waterfront.

To minimize impacts within the Riverfront Area, the Project will locate public walkway connections for public safety to avoid conflicts with the industrial use and such that the distance the public needs to travel for waterfront access is minimized. The Project mitigates its wetland impacts through drainage and runoff improvements and creation of new pervious area using plantings appropriate to the Project Site.

No Build Alternative

Under a No Build Alternative, the Project Site would remain in as-is condition, with no active use within the Chelsea Creek Designated Port Area (DPA), occupied by deteriorating building and seawalls, paved areas, and with stormwater discharging or running off to Chelsea Creek untreated. The No Build Alternative would yield no growth within the DPA, no protection of a historic building, and no improvement to the environmental or economic conditions of the Project Site.

Drug Treatment Facility Alternative

This alternative was suggested during prior community planning initiatives. It includes adaptive reuse of the Project Site for a drug treatment facility, which would provide care and treatment of alcohol and/or drug-dependent patients on an inpatient and outpatient basis. However, this type of use was not compatible with the Chapter 91 requirement for water-dependent industrial uses within the Chelsea Creek DPA. In addition, while this alternative was designed to comply with MassDEP stormwater management guidelines, it would result in relatively more environmental impacts (particularly traffic, water and sewer use) than other alternatives and no public waterfront access and was eliminated from further consideration.

Intermodal Freight (Demolish and Rebuild) Alternative

This includes the demolition of the existing building and construction of a new building for intermodal freight and office uses – economically Supporting DPA uses compliant with Chapter 91. The construction of a new building was proposed within the existing building

footprint as the Project Site is constrained by several easements in place allowing MWRA access.

Although this alternative presents an opportunity to develop a sustainable new building, inclusive of full demolition and redevelopment, potential impacts were likely to be substantial. For example, razing the building would result in the permanent loss of historic resources and generate a significant amount of construction waste. Additionally, the MWRA easements limit the extent and type of redevelopment that can occur. While this alternative is designed to comply with MassDEP stormwater management guidelines, no additional long-term environmental improvements or public waterfront access were proposed. For these reasons, this alternative was eliminated from further consideration.

Intermodal Freight (Initially Preferred Alternative)

The initially preferred alternative included the adaptive reuse of the Project Site via the rehabilitation of the existing building for intermodal freight and office uses – economically Supporting DPA uses compliant with Chapter 91. Impact estimates from the proposed Project were similar to those of Demolish and Rebuild alternative, except that this alternative would preserve the building. However, this initially preferred alternative, as proposed within a MEPA ENF, was premised on attracting intermodal transportation companies to the building based on its proximity to Conley Terminal and Logan Airport. Marketing efforts were unable to identify suitable tenants.

In parallel with the MEPA ENF review process, the Applicant engaged with Massachusetts Historical Commission (MHC) and the National Park Service (NPS) based on the building's historic significance. The MHC and NPS reviews dictated that the building could not be renovated to create traditional truck loading doors at dock height (building slab at four feet above grade). While this alternative is designed to comply with MassDEP stormwater management guidelines, no additional long-term environmental improvements or public waterfront access were proposed. For these reasons, this alternative was eliminated from further consideration.

2.0 Compliance with Coastal Beach Performance Standards

Regarding the Commission's request on how the sheet pile bulkhead being driven into a portion of the coastal beach meets the performance standard for not increasing or decreasing the volume or form of the coastal beach, the Commission should consider that said performance standard applies when a Coastal Beach is determined to be significant to storm damage prevention, flood control, or protection of wildlife habitat. The Coastal Beach on the Project Site does not provide these functions. On the Project Site, as in DPAs in general, the coastal beach, tidal flats, and land containing shellfish are not likely to be significant to marine fisheries, storm damage prevention, or flood control (310 CMR 10.26(1)). The Project shoreline and resource areas have been greatly altered from their natural shape and coastal engineering structures have replaced natural protection for upland areas from storm damage and flooding. While the significance the Coastal Beach may serve marine fisheries or land containing shellfish exists, the Coastal Beach plays no role in protection of landside wildlife habitat as the area is developed. Since the Coastal Beach is

not significant to storm damage prevention, flood control, or protection of wildlife habitat, the performance standards at 310 CMR 10.27(3) through (7) –including the standard that a project shall not have an adverse effect by increasing erosion, decreasing the volume or changing the form of any such Coastal Beach – which are intended to protect those Coastal Beach functions, are not applicable. However, in response to the question posed by the Commission during the public hearing, Table 3: Compliance with Performance Standards for Coastal Beach (310 CMR 10.27) from the NOI has been revised, as follows:

PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
<p>(3): Any project on a Coastal Beach, except any project permitted under 310 CMR 10.30(3)(a), shall not have an adverse effect by increasing erosion, decreasing the volume or changing the form of any such Coastal Beach or an adjacent or downdrift Coastal Beach.</p>	<p>The sheet piling proposed for seawall repair does not increase erosion of the Coastal Beach resource area. As designed, the sheet pile follows the existing seawall outline and therefore will not significantly decrease the volume or change the form of the beach. The proposed piles for the wharf structure will allow water to flow freely and will not increase erosion of the Coastal Beach resource area. The piles will decrease the volume and change the form of the Coastal Beach resource area, though not significantly. However, this shoreline section of Coastal Beach has, over time, been greatly altered from its natural shape and does not protect any adjacent wildlife habitat due to the developed nature of the Project Site within the Chelsea Creek DPA. In its currently eroded condition, this section of Coastal Beach not only does not protect against storm damage, but it also poses a risk for further erosion of industrial fill materials into the marine environment. As typical in a DPA, coastal engineering structures have replaced natural protection for upland areas from storm damage and flooding. The minor alterations of the Coastal Beach through installation of the proposed coastal engineering structures will prevent pollution and will improve the resource's capacity to provide habitat and protect against erosion.</p>
<p>(4): Any groin, jetty, solid pier, or other such solid fill structure which will interfere with littoral drift, in addition to complying with</p>	<p>No groins or jetties are proposed as part of the Project. Solid concrete fill will be placed within the annular space between</p>

PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
310 CMR 10.27(3), shall be constructed in accordance with 310 CMR 10.27 (a) through (c).	the existing seawall and the sheet pile bulkhead, which will not impact littoral drift. The proposed piles for the wharf structure will have minor, if any, interference with littoral drift. The piles will decrease the volume and change the form of the Coastal Beach resource area, though not significantly. As stated, this shoreline section of Coastal Beach does not protect any adjacent wildlife habitat due to the nature of the Project Site within the Chelsea Creek DPA and not only does not protect against storm damage.
(5): Notwithstanding 310 CMR 10.27(3), beach nourishment with clean sediment of a grain size compatible with that on the existing beach may be permitted.	Not applicable.
(6): In addition to complying with the requirements of 310 CMR 10.27 (3) and 10.27(4), a project on a Tidal Flat shall if water-dependent be designed and constructed, using best available measures, so as to minimize adverse effects, and if nonwater dependent, have no adverse effects, on marine fisheries and wildlife caused by:	
(a) Alterations to water circulation	<p>The piles have been designed to minimize adverse effects through careful consideration of the pile size. The piles are adequate for their intended purposes supporting the pedestrian loading of the wharf and for basic protection to the wharf structure.</p> <p>The sheet pile follows the existing seawall outline and therefore does not significantly alter the water circulation in the immediate area. The sheet pile is also designed to extend from the mudline to roughly the top of the existing wall so as not to include any shelf structures which would cause additional water turbulence as tides fluctuate.</p>
(b) Alterations in the distribution of sediment grain size	The removal of debris from the Coastal Beach will not alter the distribution of sediment grain size.
(c) Changes in water quality, including, but not limited to, other than natural fluctuations in the levels of dissolved	A new stormwater management system will improve the untreated water that currently discharges or flows from the

PERFORMANCE STANDARD (310 CMR 10.27)	COMPLIANCE WITH PERFORMANCE STANDARD
oxygen, temperature, or turbidity, or the addition of pollutants.	degraded Project Site into Chelsea Creek. The Project's temporary water quality impacts will be mitigated during construction using a debris boom and silt curtain.
(7): Notwithstanding the provisions of 310 CMR 10.27(3) through 10.27(6), no project may be permitted which will have any adverse effect on specified habitat sites or rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.	There are no Priority or Estimated Natural Habitats on the Project Site.

3.0 Compliance with Performance Standards (310 CMR 10.26)

In addition to the design of the piles noted within the NOI, the sheet pile bulkhead design has been designed to minimize adverse effects on marine fisheries caused by changes in water circulation and water quality. The sheet piles are designed to be three feet away from the existing seawall, which is the closest practicable distance from the existing seawall based on ability to install the sheet pile adjacent to the existing historic building. The sheet pile follows the existing seawall outline and therefore does not significantly alter the flow of water in the immediate area. The sheet pile is also designed to extend from the mudline to roughly the top of the existing wall so as not to include any shelf structures which would cause additional water turbulence as tides fluctuate. The water quality impacts related to all marine work will be mitigated during construction through the use of a debris boom and silt curtain.

4.0 Turbidity Monitoring Plan

A Turbidity Monitoring Plan (TMP) was determined unnecessary due to the Project's requirement to utilize a debris boom and siltation curtain. The contractor will be required to provide and install a siltation curtain combined with debris boom in a manner that surrounds all mudline disturbing activities, such as pile driving. The siltation curtain will extend from the top of the water to the mudline during all tide cycles. All turbidity causing activities will be encapsulated by this siltation curtain, and therefore, a TMP will not be needed. Furthermore, with the work enclosed and sequestered from the fish run or spawning areas as described, the Division of Marine Fisheries will often find that a time of year restriction is not necessary.

5.0 Water-side Demolition and Containment Methods

The seawall from station 0+00 to roughly 0+35 has a previously installed concrete overlay covering the original stone seawall. This overlay has significant deterioration and is no longer functional. This section of concrete will be demolished and removed prior to sheet

pile installation. The seawall has a newer vintage concrete overlay from roughly 0 + 35 to 1 + 35; this section of concrete overlay does not require removal, but any noticeably deteriorated concrete will be removed from the wall until sound concrete is exposed. At station 3 + 14, in the northeast corner of the building, the seawall has several missing blocks, the missing blocks has exposed blocks behind and deteriorated grout. This area will be cleaned of deteriorated grout and loose or displaced stones prior to installing a new grout or concrete infill in the voids. Voids noted in the bottom of the seawall, at the mudline, will be cleaned out of all marine growth prior to filling with grout of concrete. Underwater voids will be cleaned by divers.

All water-side demolition will take place within the debris boom and siltation curtain area. Workers will utilize work floats that are typically 4 to 8 feet wide to access the seawall. The workers will stage themselves on the floats and use electric or pneumatic powered tools to remove the existing deteriorated concrete between Station 0 + 00 and roughly 0 + 35. To remove marine growth, they will use pressure washers to blast away marine growth. This will occur during all tide cycles to ensure all vertical areas of the wall are cleaned of marine growth. A containment tarp will be utilized as a backstop to contain debris that is removed from the wall on the work float. All materials removed from the wall will be collected on the work floats and disposed of by the workers. A rough detail outlining the potential demolition containment area is shown on Sheet MS-301 of the enclosed Revised NOI Plan Set. This is an example and not a final, approved method. The contractor that is ultimately selected will determine the best method based on their onsite equipment, work plan, and schedule.

6.0 Sheet Pile Alternatives

The Project has included sheet piling as a component for each alternative analysis. The sheet piling was deemed necessary due to the discovery and extent of seawall undermining in several locations. When the wall was originally constructed, the mudline in this section of Chelsea Creek was higher than its existing condition. This has led to multiple portions of the seawall being unsupported. It was determined that to repair the undermining, grout and concrete would need to be placed underneath the sea wall and encased in the sheet pile.

The enclosed Seawall Repair Options Plan Set outlines the three options considered:

- Option A: Replace the existing seawall with a new steel sheet pile bulkhead and tieback system. This option assumes that additional load carry capabilities are required due to significant changes in the assumed loads carried by the building. This method requires that a tieback system be installed to provide lateral support of the seawall. The tieback system would require that grouted earth anchors or tierods connecting to an inshore deadman be installed roughly every 6 feet on center along the length of the seawall. The sheet pile would extend to roughly the top of the existing seawall and the annular space between the sheet pile and seawall will be filled with concrete. This method was determined to not be required as there were no significant changes to the loading capabilities of the building from the perspective

- of the seawall. It was also determined that this method would need to overcome significant construction challenges such as the installation of earth anchor or a deadman as well as installing the tierods through the existing stone seawall.
- Option B: This is the option currently outline for the proposed project. This option includes a sheet pile bulkhead installed in front of the existing seawall after all voids are filled with concrete or grout. The annular space between the sheet pile and seawall are to be filled with concrete. This option assumes the existing seawall will maintain original design intents and load carrying capabilities with no significant changes. The sheet pile and concrete will encase the existing seawall and protect from future deterioration and mudline reductions allowing it to continue to function.
 - Option C: This option was recommended as the minimum repair effort that should be undertaken to fix the seawall underminings. It requires that a steel sheet pile bulkhead be installed in front of the existing seawall and terminated at MLW. The annular space between the seawall and sheet pile is filled with concrete. The existing seawall from MLW to the top of the wall would remain exposed. The exposed seawall would require additional repairs to the deteriorated section or areas of voids. It was determined that this method is not preferable because the overall repair lifespan would be less than Option B.

The three-foot distance from the existing seawall to the proposed location of the sheet pile was determined by an understanding of installation methods and site conditions. This distance is preferable to ensure the sheet pile is installed correctly in front of the existing seawall and does not interfere with the remainder of the building above the marine work. If a contractor can safely provide a sheet pile bulkhead closer than three feet to the existing seawall, they would likely do so for their own project economics.

7.0 Water Dependency

Water dependency is defined in 310 CMR 10.04 as:

...those uses and facilities which require direct access to, or location in, marine, tidal or inland waters and which therefore cannot be located away from said waters, including but not limited to: marinas, public recreational uses, navigational and commercial fishing and boating facilities, water-based recreational uses, navigation aids, basins, and channels...

Pursuant to the definition of water-dependent uses at 310 CMR 10.04, the seawall and wharf are water-dependent in that they require direct access to, or location in, marine, tidal waters and which therefore cannot be located away from said waters.

All proposed activities in the Land Under Ocean and Coastal Beach resource areas are water-dependent. The proposed work has been designed to minimize adverse effects on marine fisheries habitat or wildlife habitat and comply with the performance standards set forth by 310 CMR 10.00, as noted within the NOI and in the sections above.

8.0 Sediment Supplying Coastal Bank

As part of the 2019 waterfront facilities inspection and assessment conducted by Childs Engineering, it was noted that the east side of the building, sandy sediment is present on the existing mudline near the small concrete seawall on the east side of the building. However, as the source of the sediment is not clear (either behind the seawall or the area next to the seawall), we cannot say if the landform behind the seawall is considered a sediment source for the coastal beach.

The Project is in a DPA with the Coastal Bank armored by engineering structures. The elevated landform behind these structures includes fill of an anthropogenic origin and is not the type of material suitable for natural sediment supply. It is not practical to feed pollutants to other DPA resource areas where the functions have been replaced by shoreline development. The structural containment of this material is necessary to meet the interest of the prevention of pollution and protection of marine fisheries and land containing shellfish.

9.0 Existing Conditions Wetland Resource Area Map

The NOI contained a color-coded resource area map for proposed conditions. Please find enclosed a similar map, Existing Wetland Resources.

10.0 Climate Ready East Boston

On August 5, 2022, the City of Boston released its *Coastal Resilience Solutions for East Boston and Charlestown (Phase II)* report to present strategies for protecting the two neighborhoods from sea level rise and coastal flooding. The report states that properties fronting Chelsea Creek, such as the Project Site, are at risk of fringe flooding. The report predicts that with 40 inches of sea level rise, flooding from severe storms is projected to overtop Chelsea Street. The coastal resilient design solutions proposed through this report are intended to reduce the long-term risk of flooding while expanding public access to Chelsea Creek. The report suggests using multiple adaptation measures together as a best approach to reducing flood impacts. However, the report recommends the Project pursue building-level adaptation approaches because district scale coastal resilient solutions are not appropriate for waterfront sites.

The Project Team is evaluating resilient designs necessary for protecting the Project Site from future sea level rise and coastal storm events. The design will implement flexible approaches that are consistent with the recommendations provided in the report.

11.0 Landscaping

The Project's landscape architect conducted a site visit on August 25 and identified two existing trees of significance on the property. Directly in front of the building is a 14-inch diameter at breast height (DBH) Crimson King Norway Maple. To the east of the building is a multi-stem Black Mulberry Tree. The main trunk of the mulberry tree 14-inch DBH and the secondary trunks range from 2.5-inch DBH to 6-inch DBH. In addition, there are a

handful of small < 2-inch DBH Ailanthus trees on the east side of the Project Site. See the enclosed Photographs of Existing Trees.

The Project proposes removal of the Crimson King Norway Maple and Ailanthus trees and to incorporate three 3-inch caliper trees in the previous planting area along Chelsea Street between the walkway and parking. Proposed tree species will be cross referenced between the USDA Plant Database and Vascular Plants of Massachusetts checklist.

Rather than the hydroseed noted within the NOI, as discussed during the public hearing, the Project proposes to use coastal shrubs between the walkway and parking area. This includes a combination of *Rosa virginiana*, *Juniperus communis*, and *Solidago sempervirens*. These plants have been cross referenced between the USDA Plant Database and the Vascular Plants of Massachusetts checklist. The existing rip rap and gravel bank on either side of the building will remain and the planting will be focused in the previous planting area between the walkway and parking.

12.0 Seawall Capacity

The capacity of the seawall does not need to be significantly altered or upgraded to accommodate the proposed loading scenarios. All modern codes have been taken into consideration including Mass Building for earthquake. While the proposed design does provide an upgrade to the seawall capacity simply based on the nature of the repair, the primary goal is not to increase capacity but to maintain current operational capabilities.

13.0 Construction Preparation for Storm Events

The Project Site may experience a coastal storm event during its construction period. The Project's marine contractor, although unselected at this time, will contain all equipment and materials on their barge or barges. Work floats will be secured to the main barge or removed from the water and placed on the barge. Depending on projected storm surge and wave action, the debris boom and siltation curtain will be removed from the water and stored on the barge. The work barges will be moved offshore of the seawall and building but not into the adjacent vessel channel.

14.0 Historic and Proposed Wharf

There is evidence on the mudline of the original pile-supported wharf, however the structure itself is no longer present. It is unclear if the timber piles were cut at the mudline or if they exist in the subsurface. During the 2019 marine inspection, historic timber piles were located, however the level of deterioration did not allow for a conclusion as to how the wharf and its piles were removed.

The Project proposes a wharf supported by 54 concrete-filled steel piles. The proposed fender system consists of 24 timber piles. All proposed piles are 12-inches in diameter. The elevation of the proposed wharf's timber deck is 17.0 Boston City Base (BCB) and the top elevation of the proposed steel piles is approximately 15.0 BCB.

Chairman Parker
August 31, 2022
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15.0 Pavement Material

The Project proposes to use asphalt for parking areas and concrete for the sidewalks.

If you have any questions or concerns, or need additional information, please contact me at 617-279-4387 or kmoore@fpa-inc.com.

Sincerely,

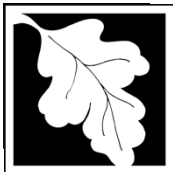


Katie Moore
Environmental Planner
Fort Point Associates, A Tetra Tech Company

cc: Kevin Donahoe, Cargo Ventures LLC
Jamie Fay, Fort Point Associates, Inc.
Andrew Nilson, Childs Engineering
Chris Hodney, Nitsch Engineering, Inc.
Jen Ng, Klopfer Martin Design Group

Encl.: Revised WPA Form 3
Revised Boston NOI Form
Revised NOI Plan Set
Seawall Repair Options Plan Set
Existing Wetland Resources
Photographs of Existing Trees

REVISED WPA FORM 3



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
East Boston
City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>605 Chelsea Street</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42°23' 09"</u>	<u>-71°01' 17"</u>
	d. Latitude	e. Longitude
<u>0100440010, 0100438010</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kevin</u>	<u>Donahoe</u>	
a. First Name	b. Last Name	
<u>605 Chelsea LLC</u>		
c. Organization		
<u>c/o Cargo Ventures LLC, 370 McClellan Highway, Suite 201</u>		
d. Street Address		
<u>East Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>617-515-6101</u>	<u>kdonahoe@cargovertures.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

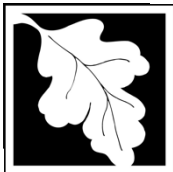
<u>See Attached</u>		
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Katherine</u>	<u>Moore</u>	
a. First Name	b. Last Name	
<u>Fort Point Associates, Inc.</u>		
c. Company		
<u>31 State Street, 3rd Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02109</u>
e. City/Town	f. State	g. Zip Code
<u>617-279-4387</u>	<u>kmoore@fpa-inc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$2,270</u>	<u>\$1,122.50</u>	<u>\$1,500 Boston Fee</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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A. General Information (continued)

6. General Project Description:

The Project at 605 Chelsea Street includes the rehabilitation of the historic building, stabilization of the granite block seawall, construction of an approximately 7,480 sf pile-supported wharf to support public access along the waterfront, associated utility work, stormwater system installation, regrading and repaving of vehicular travel areas, and drilling four test borings sites for environmental analysis.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

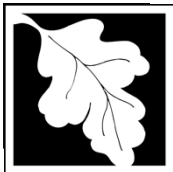
8. Property recorded at the Registry of Deeds for:

Suffolk	_____	_____
a. County		b. Certificate # (if registered land)
See attached Property Owners	_____	_____
c. Book		d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Provided by MassDEP:
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Chelsea Creek, coastal	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 13,102 square feet

4. Proposed alteration of the Riverfront Area:

1,167

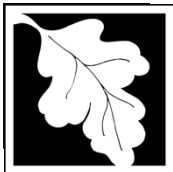
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

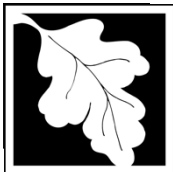
Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input checked="" type="checkbox"/> Land Under the Ocean	463 1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input checked="" type="checkbox"/> Coastal Beaches	380 1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input checked="" type="checkbox"/> Coastal Banks	182 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	Perm: 1,881 Temp: 1 1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW	b. square feet of Salt Marsh
-----------------------	------------------------------

5. Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

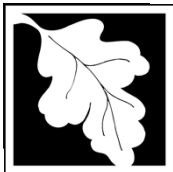
c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
 Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
 Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

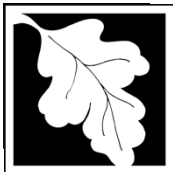
Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 - b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

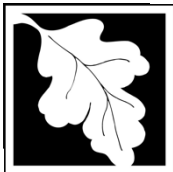
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

See Attachment A: Supplemental Information

a. Plan Title _____

b. Prepared By _____ c. Signed and Stamped by _____

d. Final Revision Date _____ e. Scale _____

f. Additional Plan or Document Title _____ g. Date _____

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

197174905 _____ 08/02/2022 _____

2. Municipal Check Number _____ 3. Check date

197174862 _____ 07/29/2022 _____

4. State Check Number _____ 5. Check date

_____ Tetra Tech Inc. _____

6. Payor name on check: First Name _____ 7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

605 Chelsea Street East Boston
 a. Street Address b. City/Town
 \$2,270
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Kevin Donahoe
 a. First Name b. Last Name
 605 Chelsea LLC
 c. Organization
 c/o Cargo Ventures LLC, 370 McClellan Highway, Suite 201
 d. Mailing Address
 East Boston MA 02128
 e. City/Town f. State g. Zip Code
 617-515-6101 kdonahoe@cargoventures.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

See Attached
 a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1(f) Monitoring Wells (borings)	1	\$110	\$110
Category 2j	1	\$500	\$500
Category 5a: Work on pier	415 ft	\$4/ft	\$1,660
Step 5/Total Project Fee:			
Step 6/Fee Payments:			
Total Project Fee:			\$2,270
State share of filing Fee:			a. Total Fee from Step 5 \$1,122.50
City/Town share of filing Fee:			b. 1/2 Total Fee less \$12.50 \$1,500.00 Boston Fee c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

REVISED BOSTON NOI FORM



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581-3336
508.792.7270



A. GENERAL INFORMATION

1. Project Location

_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
_____	_____	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

_____	_____	_____
a. First Name	b. Last Name	c. Company

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

7. Project Type Checklist

- | | |
|---|---|
| a. <input type="checkbox"/> Single Family Home | b. <input type="checkbox"/> Residential Subdivision |
| c. <input type="checkbox"/> Limited Project Driveway Crossing | d. <input type="checkbox"/> Commercial/Industrial |
| e. <input type="checkbox"/> Dock/Pier | f. <input type="checkbox"/> Utilities |
| g. <input type="checkbox"/> Coastal Engineering Structure | h. <input type="checkbox"/> Agriculture – cranberries, forestry |
| i. <input type="checkbox"/> Transportation | j. <input type="checkbox"/> Other |

8. Property recorded at the Registry of Deeds

_____ a. County	_____ b. Page Number
_____ c. Book	_____ d. Certificate # (if registered land)

9. Total Fee Paid

_____ a. Total Fee Paid	_____ b. State Fee Paid	_____ c. City Fee Paid
----------------------------	----------------------------	---------------------------

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.
- Yes No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

A. Submit Supplemental Information for Endangered Species Review

- Percentage/acreage of property to be altered:
- (1) within wetland Resource Area _____ percentage/acreage
- (2) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?
- Yes No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?
- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
 - Applying for a Low Impact Development (LID) site design credits
 - A portion of the site constitutes redevelopment
 - Proprietary BMPs are included in the Stormwater Management System
 - No. Check below & include a narrative as to why the project is exempt
 - Single-family house
 - Emergency road repair
 - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?
- Yes No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Signature of Applicant

Date

Signature of Property Owner (if different)

Date

Signature of Representative (if any)

Date

REVISED NOI PLAN SET

DESCRIPTION OF WORK

1. THE WORK GENERALLY INCLUDES THE INSTALLATION OF A STEEL SHEET PILE BULKHEAD IN FRONT OF THE EXISTING BLOCK SEAWALL SURROUNDING THE OUTSHORE FACES OF THE 605 CHELSEA ST BUILDING. THE ANNULAR SPACE BETWEEN THE SHEET PILE AND EXISTING SEAWALL SHALL BE FILLED WITH CONCRETE. ALSO INCLUDED IS THE INSTALLATION OF THE STEEL PILE SUPPORTED WHARF WITH STEEL PILE CAP, TIMBER STRINGERS, TIMBER DECKING, AND TIMBER FENDER SYSTEM.
2. THE NOTES SPECIFIED ON THIS SHEET SHALL NOT SUPERSEDE THE TECHNICAL SPECIFICATION PACKAGE. THEY ARE INTENDED TO WORK IN CONJUNCTION AND PROVIDE A REFERENCE FOR THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE OF THE PROJECT, THE SURROUNDING AREA, AND ALL REQUIREMENTS OF THE PROJECT INCLUDING THE INCLUDED PERMITS WHICH CONTAIN CONDITIONAL TERMS FOR CONSTRUCTION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT IMPEDE ACCESS TO THE ADJACENT VESSEL TRAVEL CHANNELS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL HARBOR MASTER, COAST GUARD, AND BRIDGE OPERATORS TO ENSURE ALL WORK BARGES ARE LOCATED TO PREVENT CONFLICTS.
2. THE CONTRACTOR'S WORKERS SHALL KEEP WITHIN THE LIMITS OF THE WORK AREA AND SHALL NOT ENTER ANY RESTRICTED AREAS UNLESS REQUIRED TO DO SO AND ARE CLEARED FOR ACCESS.
3. SMOKING IS NOT ALLOWED EXCEPT IN DESIGNATED SMOKING AREAS.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELV WITH CONDITIONS AT THE SITE INCLUDING BATHYMETRIC INFORMATION AND SUGGESTED CONSTRUCTION SEQUENCES. THE CONTRACTOR SHALL CONSIDER THE TIDE CYCLE IN PARTICULAR AS IT IS NECESSARY TO BE AWARE AS A CONDITION OF THE PERMITS OBTAINED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING ENVIRONMENT IN CURRENT CONDITION AT ALL TIMES DURING THE PROCESS OF CONSTRUCTION.
5. ON SITE WORK HOURS SHALL BE BETWEEN 7:30 AM AND 5 PM, MONDAY THROUGH FRIDAY. QUIET WORK IS PERMITTING OUTSIDE OF THIS TIMEFRAME.
6. THE CONTRACTOR SHALL CONDUCT A PRECONSTRUCTION SURVEY AND PRECONSTRUCTION SITE VISIT TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PERTAINING TO THE WORK. SHOULD ACTUAL FIELD DIMENSIONS, ELEVATIONS, AND CONDITIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER AND PRESENT THEM WITH AN ADJUSTED PLAN PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL MAINTAIN A SET OF PROJECT DRAWINGS ON SITE THAT IS MARKED UP FOR AS BUILT CONDITIONS AND SHOWS THE CURRENT PROGRESS OF THE CONSTRUCTION. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME FOR REVIEW.
8. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS UNIFORM BUILDING CODE WITH LATEST AMENDMENTS.
9. ELEVATIONS ARE SHOWN IN FEET AND TENTHS AND ARE BASED ON BOSTON CITY BASE VERTICAL DATUM (BCB). POSITIVE VALUES REPRESENT AN ELEVATION ABOVE THAT SAME PLANE.
10. THE FACILITIES ARE EXPOSED TO SEVERE WEATHER CONDITIONS THAT WILL AFFECT THE WORK. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT THE WORK AND SHALL BE RESPONSIBLE FOR ANY LOSS OF TIME AND EQUIPMENT OR DAMAGE TO THE WORK AS A RESULT OF THE WEATHER.
11. IF THE CONTRACTOR ENCOUNTERS UTILITIES THAT AFFECT THE WORK, THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER PRIOR TO CONTINUING WITH THE WORK. NO KNOWN UTILITIES ARE PRESENT WITHIN THE WORK ZONE.
12. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN UNANTICIPATED OR APPARENTLY DANGEROUS CONDITIONS ARE UNCOVERED DURING CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND DISPLAYING THE SITE SIGN AS OUTLINED IN THE ORDER OF CONDITIONS AS ISSUED BY THE BOSTON CONSERVATION COMMISSION AND SUPERSEDED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SITE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL SUBMIT A SILT CURTAIN AND DEBRIS BOOM PLAN SHOWING LOCATION AND SCHEDULE OF USE AS WELL AS ALL MANUFACTURER'S DESCRIPTIONS, DESIGN SPECIFICATIONS AND ANY NECESSARY CALCULATIONS.
2. THE SILT CURTAIN AND DEBRIS BOOM SHALL BE CONTINUOUSLY ATTACHED TO FLOATS OVER THE ENTIRE LENGTH AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND TO THE MUDLINE DURING ALL WATER LEVEL FLUCTUATIONS AND WAVE EVENTS AND SHALL BE ANCHORED OR WEIGHTED TO ENSURE STABILITY IN CURRENT OR WEATHER EVENTS AND SHALL CONFORM TO ALL INCLUDED PERMITS AND LICENSES.
3. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL DEBRIS AND MATERIALS FOR DISPOSAL ON A DAILY BASIS. DISPOSAL OF THE MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL DEMOLITION MATERIAL SHALL BE CAPTURED FOR DISPOSAL USING SMALL FLOATS OR OTHER METHODS AT THE DISCRETION OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL TAKE CARE TO ENSURE THE LOCAL RESOURCE AREAS ARE NOT ADVERSELY AFFECTED BY THE CONSTRUCTION WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO ENSURING NO BARGES OR VESSELS ARE GROUNDED OR RESTING ON THE SURROUNDING MUDLINE AT ANY TIME OR DURING ANY TIDE CYCLE.

CODES AND STANDARDS:

1. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS UNIFORM BUILDING CODE WITH LATEST AMENDMENTS.
2. ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE LATEST ACI 318 BUILDING CODE.
3. CAST-IN-PLACE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI (MINIMUM) AT 28 DAYS.
4. CHECK ALL CONCRETE SURFACES TO ENSURE THEY ARE FREE FROM LOOSE AGGREGATE OR ADDITIONAL DETERIORATION.

TIMBER TREATMENT:

1. ALL TREATED TIMBER MEMBERS LOCATED ABOVE THE HIGH-WATER LINE AS DEFINED BY THE DATUM SHOWN ON THE DRAWINGS SHALL BE TREATED TO RETENTION OF 1.0 POUNDS PER CUBIC FOOT OF CHROMATED COPPER ARSENATE (CCA).
2. ALL TREATED TIMBER MEMBERS LOCATED BELOW THE HIGH-WATER LINE AS DEFINED BY THE DATUM SHOWN ON THE DRAWINGS SHALL BE TREATED TO RETENTION OF 2.5 POUNDS PER CUBIC FOOT OF CHROMATED COPPER ARSENATE (CCA).
3. ALL CUT ENDS AND DRILLED HOLES OF TIMBER MEMBERS SHALL BE FIELD TREATED. SEALING COMPOUND FOR TREATMENT OF FIELD CUTS AND DRILLED HOLES SHALL BE TWO (2) COATS OF COPPER NAPH-THENATE WITH A MINIMUM 2% COPPER MEETING AWWA STANDARD M4.

DEMOLITION NOTES:

1. DEMOLITION SHALL BE CONDUCTED TO THE EXTENTS OUTLINED IN THESE DRAWINGS AND IN THE SPECIFICATIONS.
2. DETERIORATED CONCRETE SHALL BE REMOVED TO EXPOSE SOUND CONCRETE. SOUND CONCRETE SHALL BE DETERMINED IN THE FIELD DURING THE EARLY CONSTRUCTION PERIOD DURING A SITE VISIT BY THE ENGINEER WITH THE CONTRACTOR AND SHALL BE DEFINED FOR THIS PROJECT AS BEING FREE OF LOOSE DEBRIS OR AGGREGATE AND EXHIBITING NO DELAMINATION, DETERIORATE, SCALING, OR OTHER DEFECTS THAT REDUCE THE INTEGRITY OF THE CONCRETE.

ESTIMATED CONSTRUCTION QUANTITIES FOR BUDGET PRICING

QUANTITY	DESCRIPTION
420 LF	LENGTH OF SHEET PILE
36 LF	HEIGHT OF SHEET PILE
54 EA	QUANTITY OF STEEL PIPE PILES
44 LF	HEIGHT OF STEEL PIPE PILES
579 LF	LENGTH OF PILE CAPS
3,562 LF	LENGTH OF STRINGERS
7,235 SQFT	AREA OF DECKING
70 CY	VOLUME OF CONCRETE FILL IN STEEL PILES
24 EA	QUANTITY OF TIMBER FENDER PILES
305 LF	LENGTH OF TIMBER WALE
282 LF	LENGTH OF TIMBER CHOCKS
420 LF	LENGTH OF HANDRAIL
723 CY	VOLUME OF CONCRETE FILL BEHIND SHEET PILE

PRICE OPTIONS:

1. HANDRAILS
 - OPTION 1: ALUMINUM HANDRAILS FULL LENGTH
 - OPTION 2: STAINLESS STEEL POSTS WITH WIRE ROPE MID-RAILS AND IPE TOP RAIL
2. DECKING
 - OPTION 1: 2"x8" IPE DECKING
 - OPTION 2: 2"x8" SOUTHERN YELLOW PINE DECKING

ABBREVIATIONS

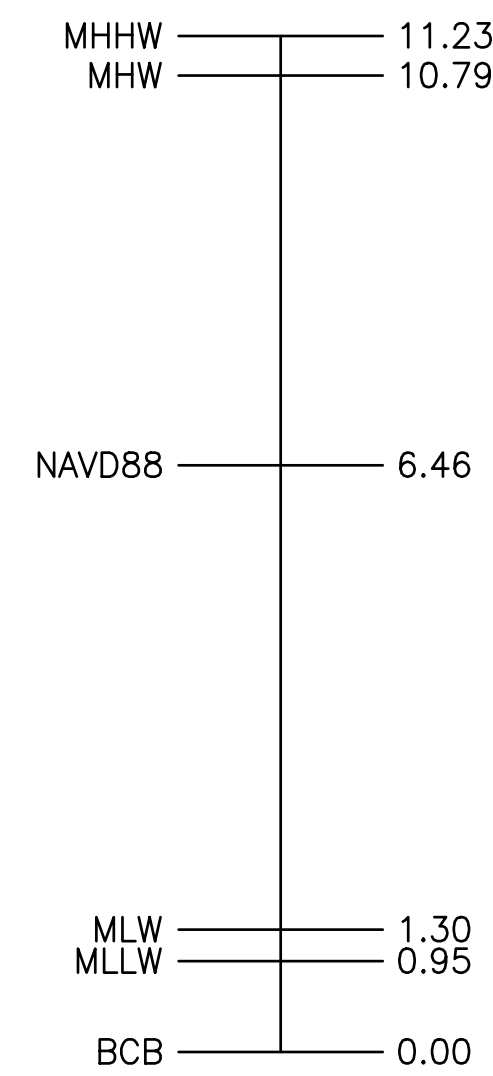
APPROX BLDG.	APPROXIMATE BUILDING
BTM.	BOTTOM
C	CENTERLINE
CLR	CLEAR
COMP.	COMPOSITE
CONC.	CONCRETE
CY, CU	CUBIC YARD
DIAM.	DIAMETER
DIM.	DIMENSION
E	EASTING
EL., ELEV.	ELEVATION
EHW	EXTREME HIGH WATER
EMBED.	EMBEDMENT
EXIST.	EXISTING
FRP	FIBERGLASS REINFORCED POLYMER
FT	FEET
GALV.	GALVANIZED
GOV.	GOVERNMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
I.D.	INSIDE DIAMETER
L.F.	LINEAR FEET
LAT:	LATITUDE
LONG:	LONGITUDE
MAX.	MAXIMUM
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN.	MINIMUM
N	NORTHING
TYP.	TYPICAL
MIN.	MINIMUM
MLLW	MEAN LOWER LOW WATER
MLW	MEAN LOW WATER
NM, NA	NAUTICAL MILE
NOM.	NOMINAL
OAE	OR APPROVED EQUAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
P	PLATE
PSF	PER SQUARE FOOT
PVC	POLYVINYL CHLORIDE
RAD.	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF.	REINFORCING
THK	THICK
THRU	THROUGH
SS	STAINLESS STEEL
STA.	STATION
SQ.	SQUARE
TBD	TO BE DETERMINED
THK	THICK
THRU	THROUGH
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
WRT	WITH RESPECT TO

BPDA SLR

+19.5' BCB
 +13.04' NAVD88
 +18.55' MLLW

DATUM

NOAA STATION 8443970: BOSTON, MA



605 CHELSEA ST./
 20 ADDISON ST.
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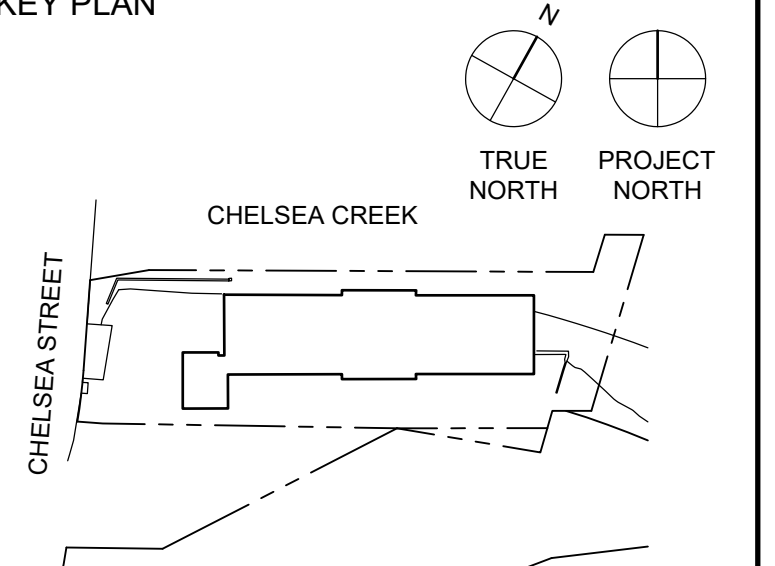
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 120 FRONT STREET, SUITE 820
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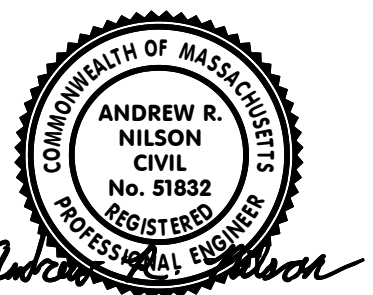
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NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT
7	AUGUST 30, 2022	NOI UPDATES

KEY PLAN



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
 SCALE: NONE
 PROJECT NO: 1336-03
 SEAL & SIGNATURE



DRAWING TITLE:

GENERAL NOTES AND
 ABBREVIATIONS

DRAWING NO:

MS-002

FOR NOTICE OF INTENT



PHOTO 1:
OUTSHORE VIEW OF THE NORTHEAST CORNER



PHOTO 2:
OUTSHORE VIEW OF THE NORTH SIDE OF THE BUILDING



PHOTO 3:
NORTHEAST CORNER OF THE BUILDING WITH VOIDS IN SEAWALL



PHOTO 4:
WEST SIDE OF BUILDING NEAR BRIDGE NAVIGATIONAL AID



PHOTO 5:
BRIDGE NAVIGATIONAL AID STRUCTURE



PHOTO 6:
BRIDGE ABUTMENT SHORELINE



PHOTO 7:
DETERIORATED CONCRETE OVERLAY TO BE REMOVED

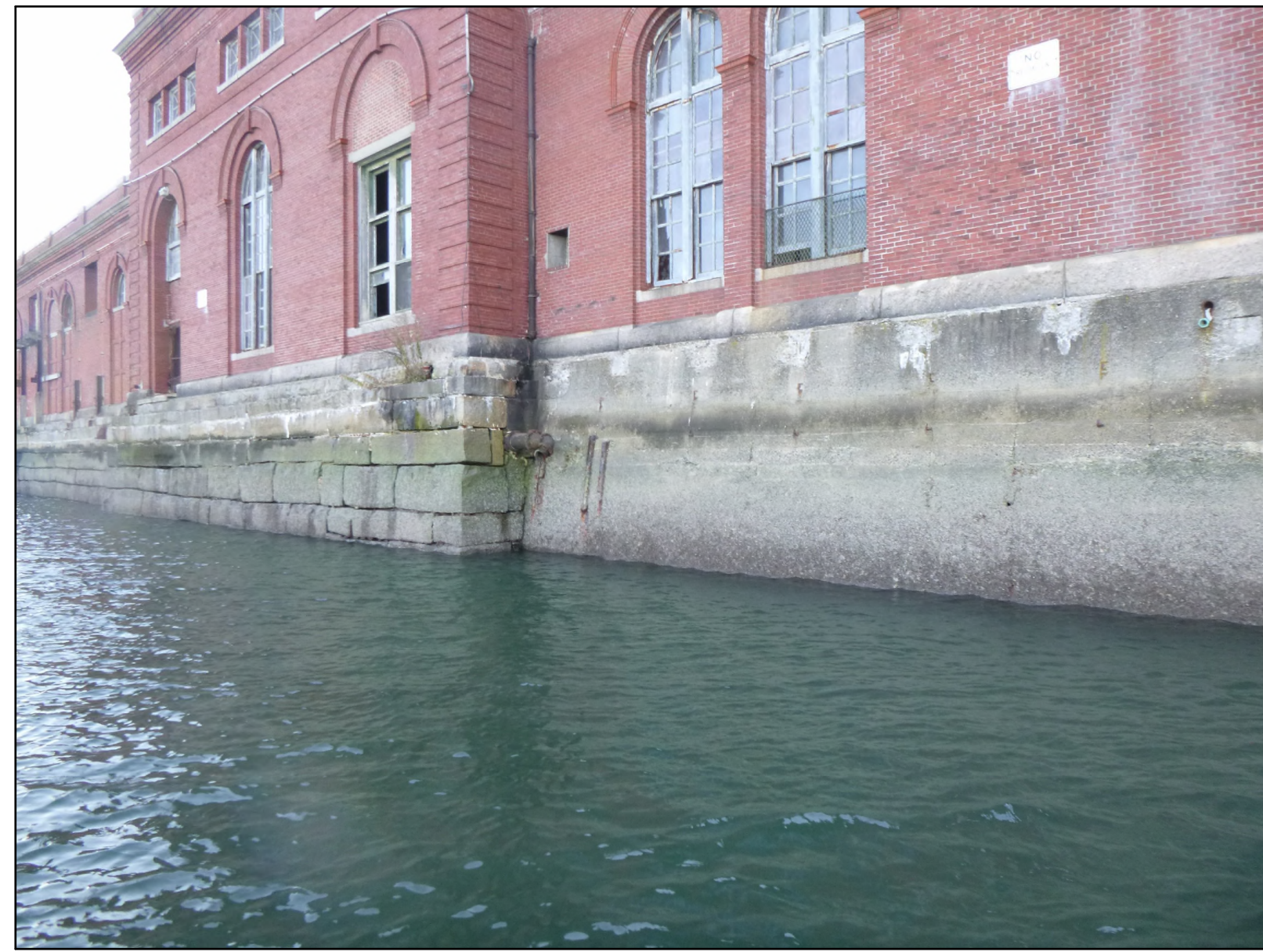


PHOTO 8:
NORTH FACE OF BUILDING



PHOTO 9:
BLOCK SEAWALL CORNERS



PHOTO 10:
DRAINPIPE EXTENDING OUT OF SEAWALL



PHOTO 11:
CONCRETE RETAINING WALL ON THE EAST SIDE OF THE BUILDING



PHOTO 12:
EAST SHORELINE OVERVIEW

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20 ADDISON ST.
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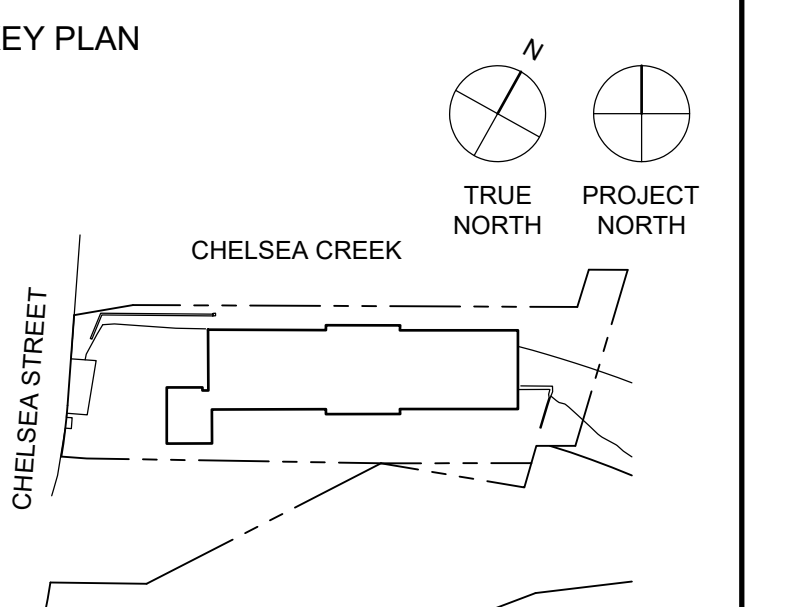
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SITE PHOTOS

DRAWING NO:

MS-003

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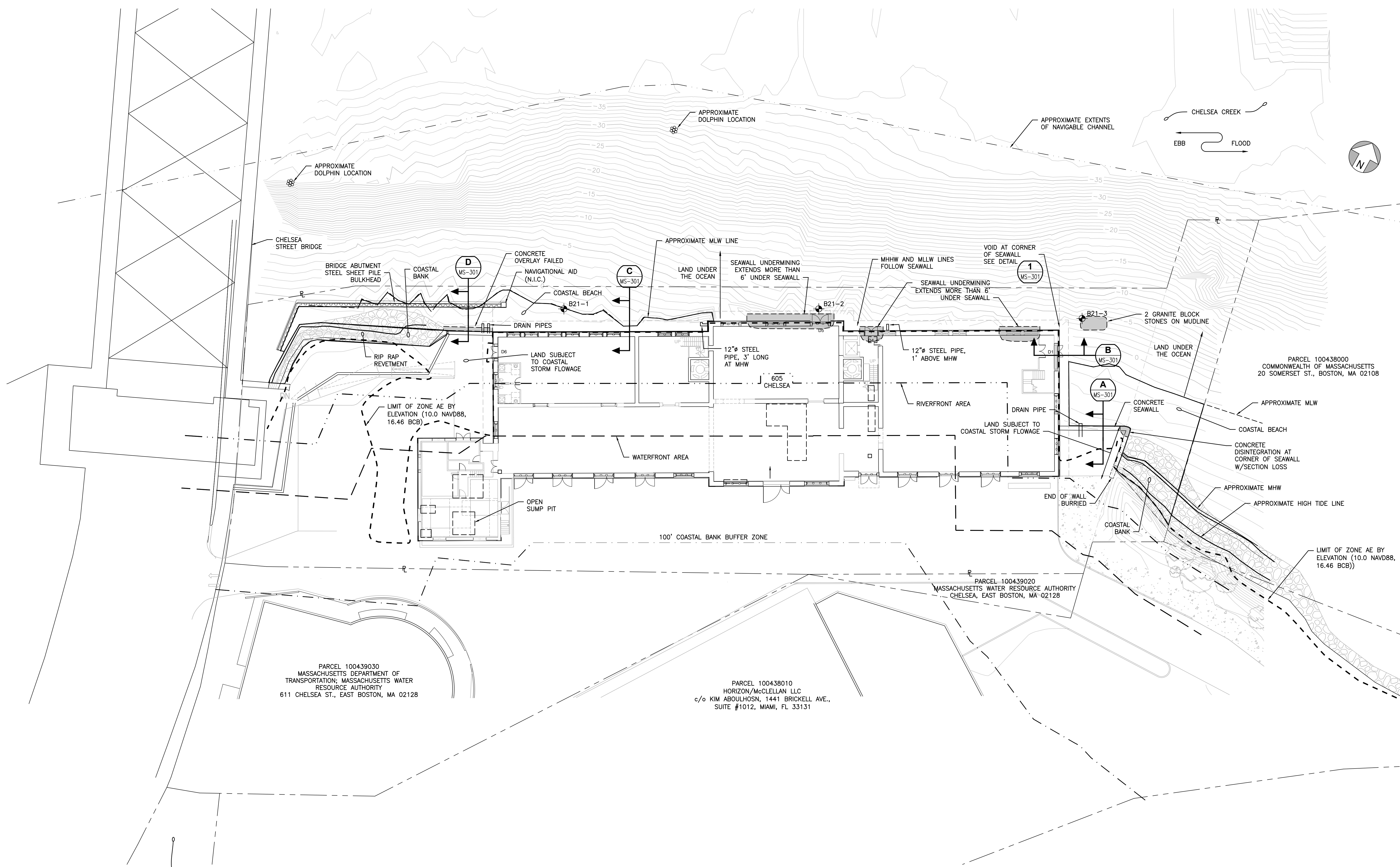
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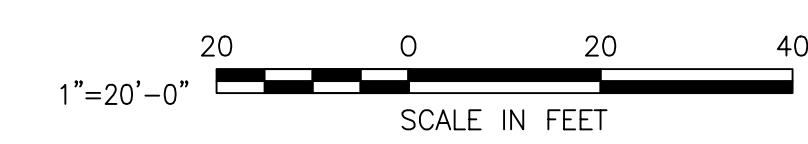
PARCEL 100439030
MASSACHUSETTS DEPARTMENT OF
TRANSPORTATION; MASSACHUSETTS WATER
RESOURCE AUTHORITY
611 CHELSEA ST., EAST BOSTON, MA 02128

PARCEL 100438010
HORIZON/McCLELLAN LLC
c/o KIM ABOLHOSN, 1441 BRICKELL AVE.,
SUITE #1012, MIAMI, FL 33131

PARCEL 100439020
MASSACHUSETTS WATER RESOURCE AUTHORITY
CHELSEA, EAST BOSTON, MA 02128

PARCEL 100439000
SUNOCO PARTNERS MARKETING & TERMINALS LP
c/o KE ANDREWS & COMPANY,
1900 DALROCK ROAD, ROWLETT, TX 75088

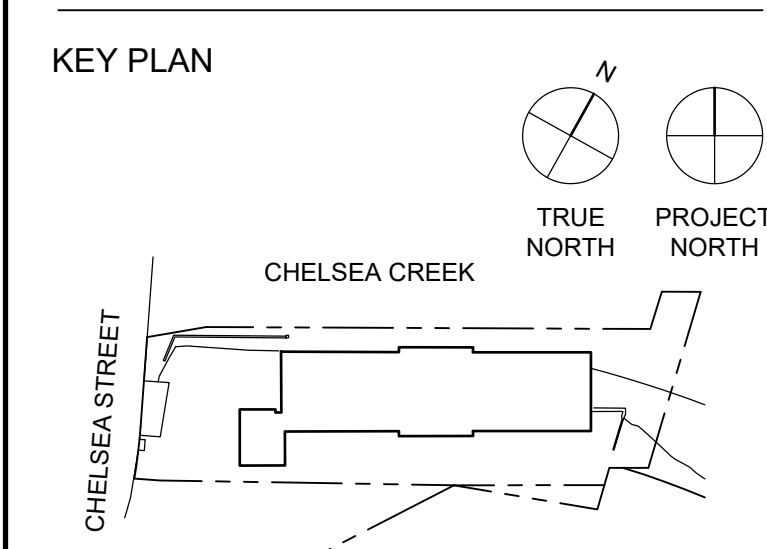
EXISTING PLAN
SCALE: 1"=20'-0"



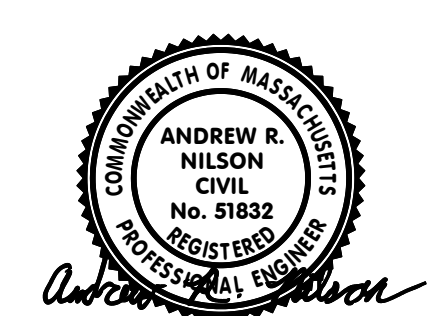
LEGEND:
B21-1 BORING LOCATIONS

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PROJECT NO: 1336-03
SEAL & SIGNATURE



DRAWING TITLE:
EXISTING SITE PLAN

DRAWING NO:
MS-101

FOR NOTICE OF INTENT

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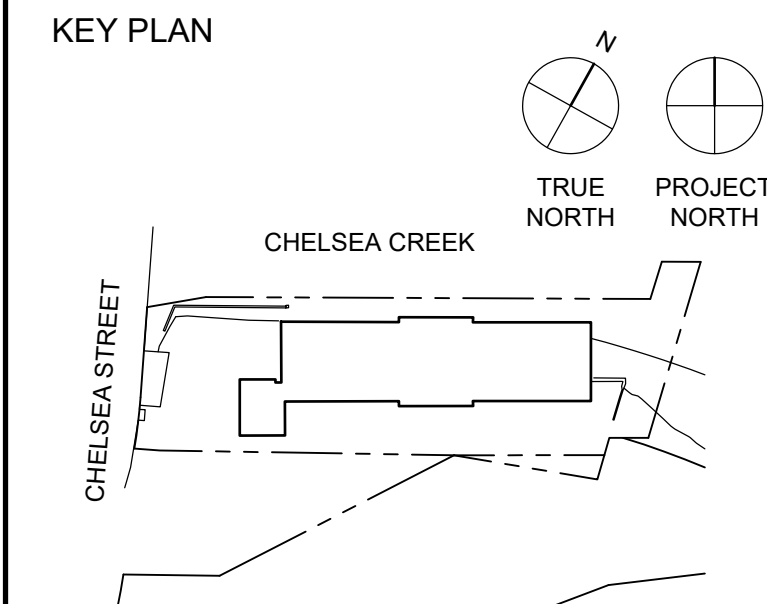
PERMITTING CONSULTANT
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HISTORIC ADVISOR
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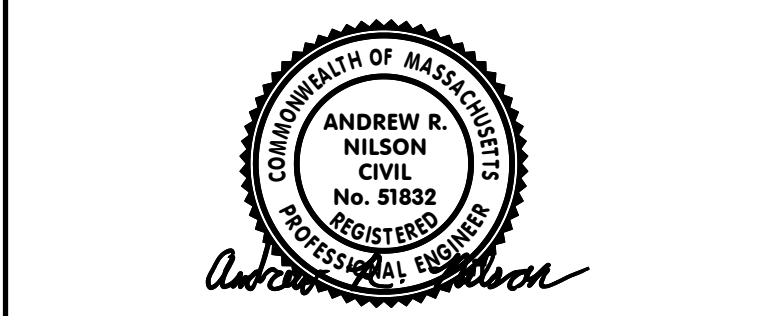
CIVIL ENGINEER
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T: 857.206.8673

NOT FOR CONSTRUCTION.
DRAWINGS ARE CONCEPTUAL.
ALL INFORMATION TO BE
VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT
7	AUGUST 30, 2022	NOI UPDATES



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: NONE
PROJECT NO: 1336-03
SEAL & SIGNATURE



DRAWING TITLE:
SOIL BORING LOGS

DRAWING NO:

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-2	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 2 of 3	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 1	SM	
5	S2 10	SM	
10	S3 14	SM	
15	S4 16	SC	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
Field Tests: Dilatancy: R: Rapid S: Slow N: None Swellability: N: None L: Low M: Medium H: High Dry Strength: N: None L: Low M: Medium H: High V: Very High			
NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-2	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 3	
Type: HW NV S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 13	SC	
5	S2 19	SC	
10	S3 14	SM	
15	S4 15	SM	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
Field Tests: Dilatancy: R: Rapid S: Slow N: None Swellability: N: None L: Low M: Medium H: High Dry Strength: N: None L: Low M: Medium H: High V: Very High			
NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-1	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 2	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 2	SM	
5	S2 14	SC	
10	S3 14	SM	
15	S4 16	SC	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
Field Tests: Dilatancy: R: Rapid S: Slow N: None Swellability: N: None L: Low M: Medium H: High Dry Strength: N: None L: Low M: Medium H: High V: Very High			
NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-1	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 2	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 1	SM	
5	S2 10	SM	
10	S3 14	SM	
15	S4 16	SC	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
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NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-3	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 3 of 3	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 14	SM	
5	S2 14	SC	
10	S3 14	SM	
15	S4 16	SC	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
Field Tests: Dilatancy: R: Rapid S: Slow N: None Swellability: N: None L: Low M: Medium H: High Dry Strength: N: None L: Low M: Medium H: High V: Very High			
NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-3	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 2 of 3	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 14	SM	
5	S2 14	SC	
10	S3 14	SM	
15	S4 16	SC	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
Field Tests: Dilatancy: R: Rapid S: Slow N: None Swellability: N: None L: Low M: Medium H: High Dry Strength: N: None L: Low M: Medium H: High V: Very High			
NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-3	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 1 of 3	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
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Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 14	SM	
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10	S3 14	SM	
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20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
Field Tests: Dilatancy: R: Rapid S: Slow N: None Swellability: N: None L: Low M: Medium H: High Dry Strength: N: None L: Low M: Medium H: High V: Very High			
NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

HALEY ALDRICH TEST BORING REPORT		Boring No. B21-2	
Project: 605 CHELSEA ST. EAST BOSTON, MA Client: CARGO VENTURES Contractor: NEW ENGLAND BORING CONTRACTORS		File No. 0135009-000 Sheet No. 3 of 3	
Type: HW S Inside Diameter (in.): 4 1.375 Hammer Weight (lb): 300 140 Hammer Fall (in.): 24 30		Rig Make & Model: CME 45 Bit Type: Roller Bit Drill Mud: None Casing: Drive and wash Hole/Hammer: Winch Automatic hammer PID Make & Model: Not used	
Elevation: 4.0 (est.) Datum: M.L.W. Location: Refer to plan		H&A Rep.: D. Palatko Driller: S. Cooley	
VISUAL-MANUAL IDENTIFICATION AND DESCRIPTION (Density/consistency, color, GROUP NAME, max. particle size, structure, odor, moisture, optional descriptions, GEOLOGIC INTERPRETATION)		Gravel Sand Field Test	
Depth (ft)	Sample No. & Loc. (in.)	USCS Symbol	Stream Change (ft)
0	S1 14	SM	
5	S2 14	SC	
10	S3 14	SM	
15	S4 16	SC	
20	S5 17	SC	
Water Level Data			
Date	Time	Elapsed Time (hr)	Depth (ft) to Bottom of Casing at Date
			Water
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NOTE: Soil identification based on visual-manual methods of the USCS as practiced by Haley & Aldrich, Inc.			

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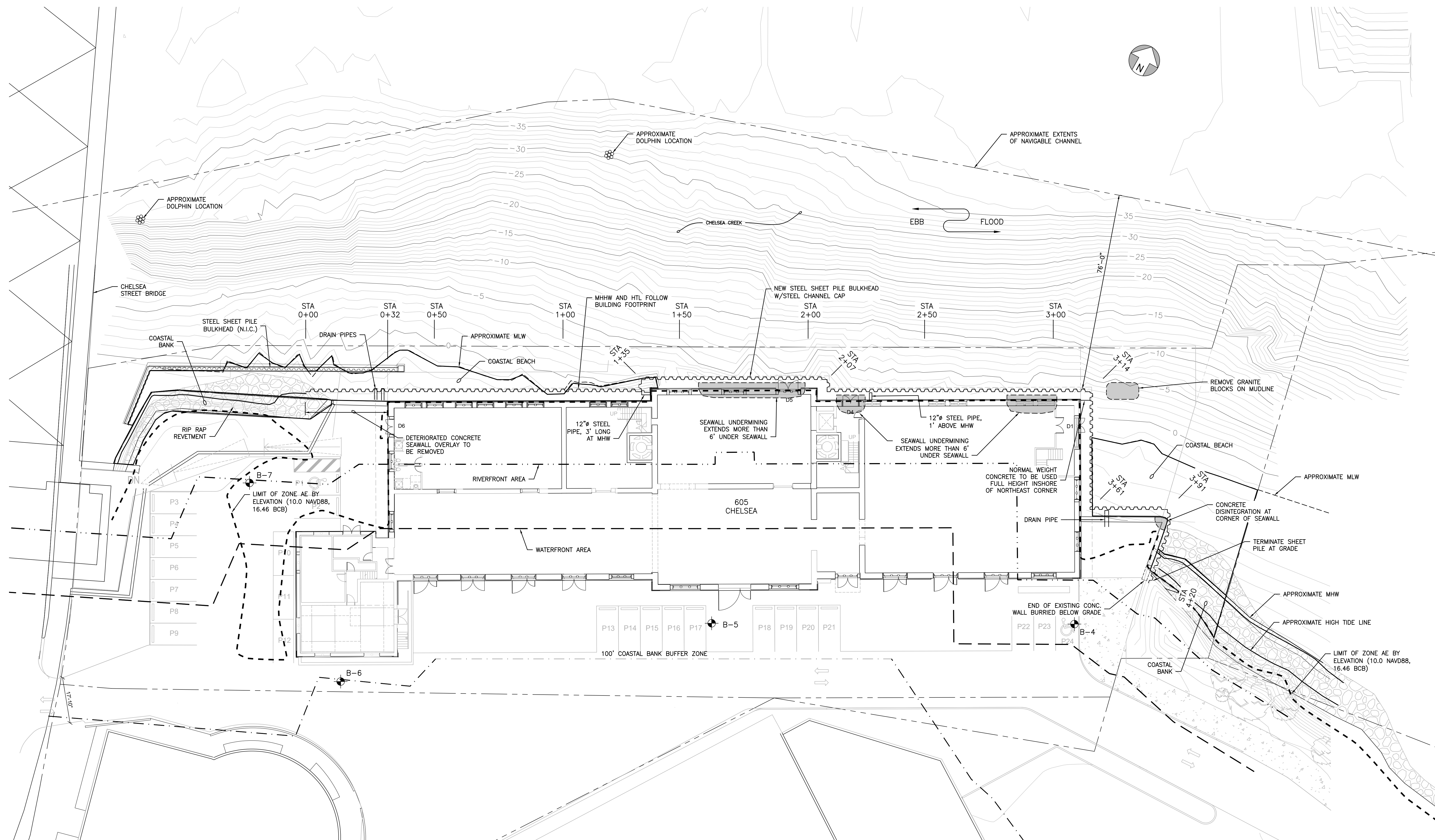
MARINE ENGINEER
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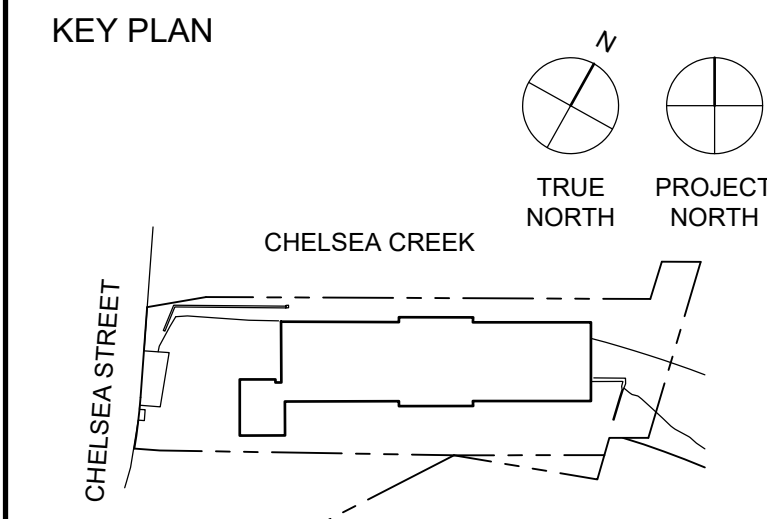
PROPOSED SHEET PILE PLAN
SCALE: 1/16"=1'-0"

LEGEND:
B-4 SOIL BORING LOCATION AND DESIGNATION

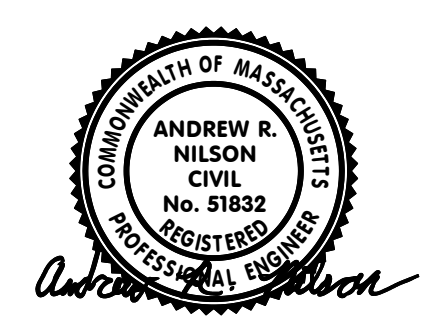
- NOTES:**
1. THE EXISTING DETERIORATED CONCRETE OVERLAY FROM STA 0+00 TO 0+32 SHALL BE DEMOLISHED PRIOR TO INSTALLATION OF SHEET PILE AND CONCRETE BACKFILL. CONTRACTOR SHALL TAKE CARE TO REMOVE EXISTING CONCRETE WITHOUT COMPROMISING EXISTING STONE SEAWALL STRUCTURE UNDER THE ENCASEMENT.
 2. CONCRETE OVERLAY FROM 0+32 TO 1+35 SHALL BE CLEANED OF ALL MARINE GROWTH AND LOOSE CONCRETE MATERIAL PRIOR TO SHEET PILE AND CONCRETE BACKFILL INSTALLATION. CLEANING SHALL BE DONE ON ALL EXPOSED PORTIONS OF THE OVERLAY INCLUDING BELOW WATER.
 3. EXISTING VOIDS AND UNDERMINING IN THE SEAWALL SHALL BE CLEANED OUT OF ALL LOOSE MATERIAL AND MARINE GROWTH PRIOR TO FILLING. EXISTING MUDLINE MAY REQUIRE DISTURBING TO ENSURE NO LOOSE MATERIAL REMAINS IN VOID AREA.
 4. IF VOIDS AND UNDERMININGS CANNOT BE FILLED AFTER SHEET PILE INSTALLATION, THE CONTRACTOR SHALL COMPLETELY FILL VOIDS AND ALLOW FOR ADEQUATE CURING PRIOR TO FURTHER SHEET PILE INSTALLATION.
 5. EXISTING DRAIN PIPES THROUGH CONCRETE AND STONE SEAWALL TO BE MAINTAINED AND PASSED THROUGH NEW SHEET PILE.
 6. SHEET PILE SHALL BE DRIVEN ±3 FEET OUTBOARD OF EXISTING CONCRETE AND STONE SEAWALL UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION.
DRAWINGS ARE CONCEPTUAL.
ALL INFORMATION TO BE
VERIFIED IN FIELD.

NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
3	JANUARY 29, 2021	HPCA PART 3
4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT
7	AUGUST 30, 2022	NOI UPDATES



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: 1"=16'-0"
PROJECT NO: 1336-03
SEAL & SIGNATURE



DRAWING TITLE:
PROPOSED SHEET PILE PLAN

DRAWING NO:
MS-103

605 CHELSEA ST./
20 ADDISON ST.
EAST BOSTON, MA 02128

OWNER
605 CHELSEA LLC
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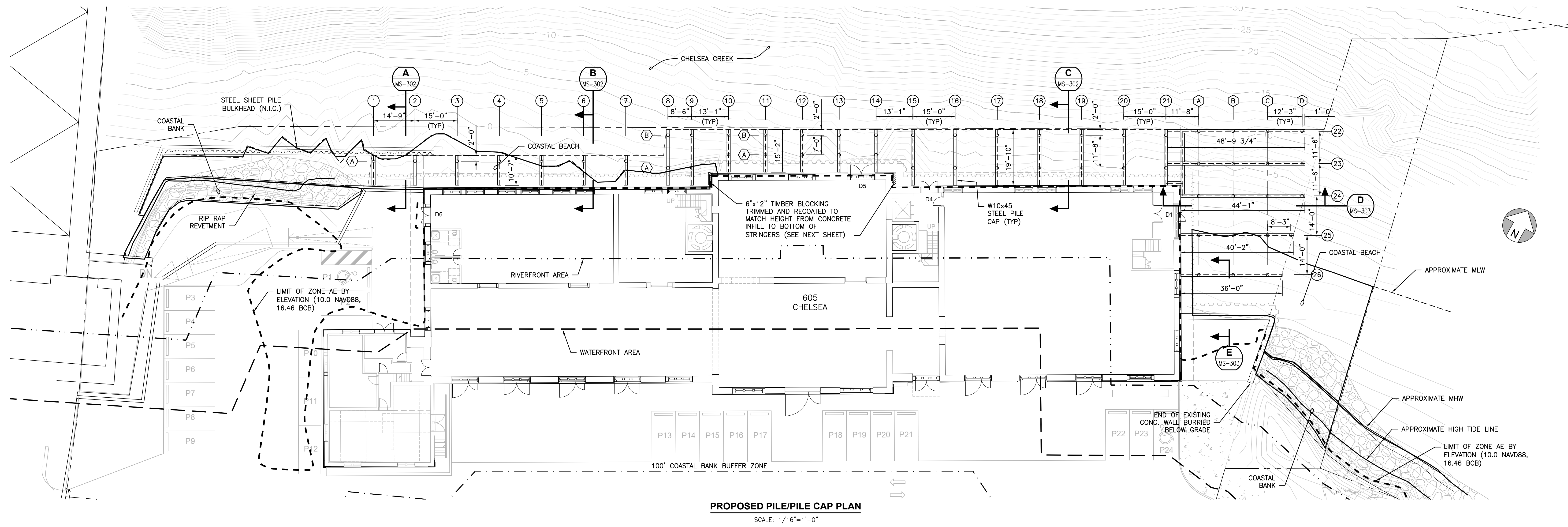
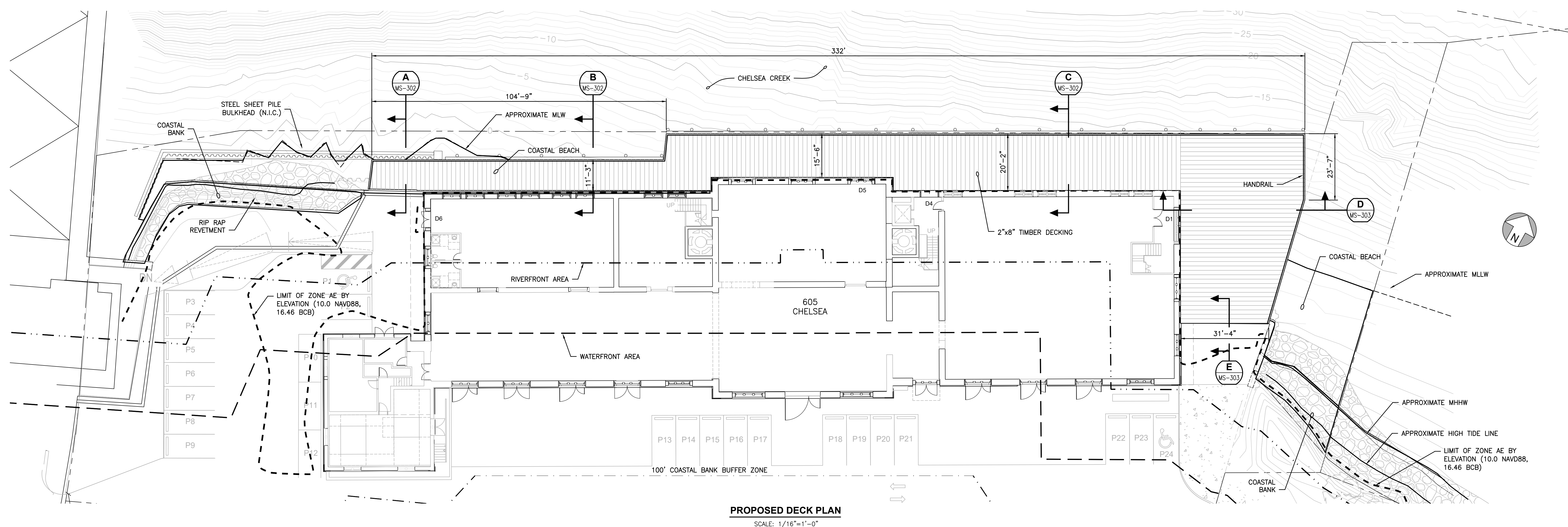
MARINE ENGINEER
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CBI CONSULTANT - A VIDARIS COMPANY
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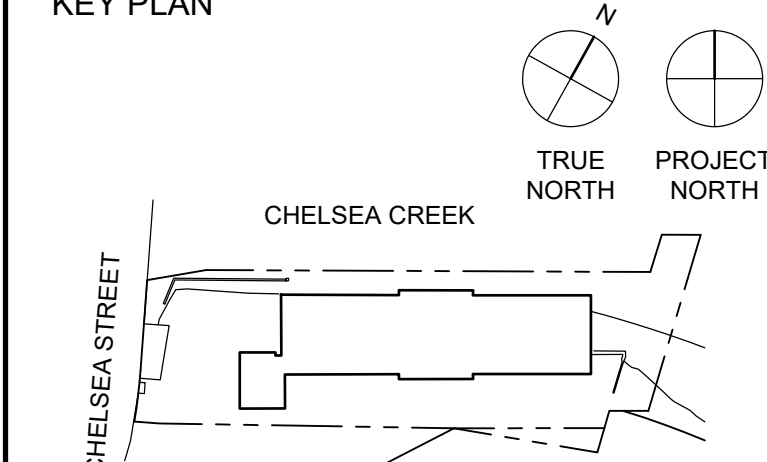
- LEGEND
- ① PILE BENT DESIGNATION
 - Ⓐ PILE ROW DESIGNATION
 - 12" STEEL PIPE PILE

NOT FOR CONSTRUCTION.

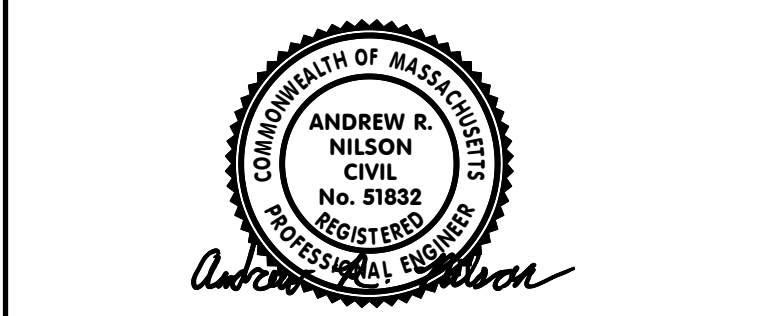
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NO.	DATE	ISSUANCE
1	APRIL 30, 2020	HPCA PART 2
2	OCTOBER 30, 2020	HPCA PART 2
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4	APRIL 20, 2022	50% CONSTRUCTION
5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT
7	AUGUST 30, 2022	NOI UPDATES

KEY PLAN



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: 1"=16'-0"
PROJECT NO: 1336-03
SEAL & SIGNATURE



DRAWING TITLE:
**PROPOSED DECK PLAN
AND PILE/PILE CAP PLAN**

DRAWING NO:

MS-104

FOR NOTICE OF INTENT

**605 CHELSEA ST./
20 ADDISON ST.
EAST BOSTON, MA 02128**

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605 CHELSEA LLC
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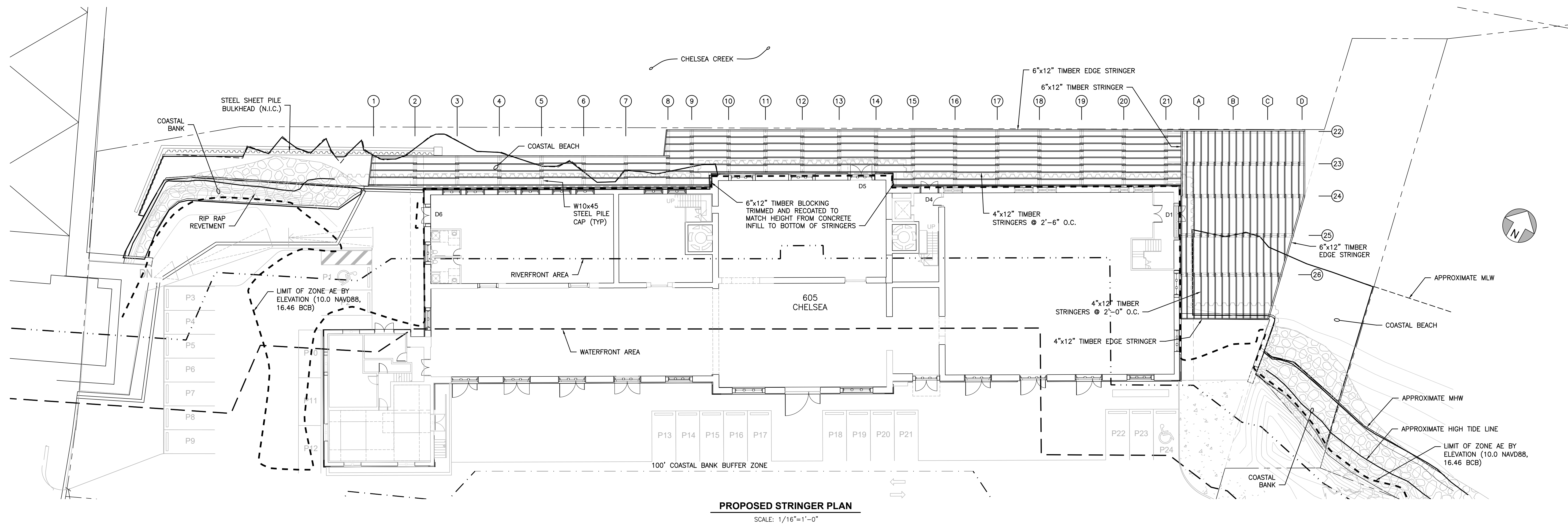
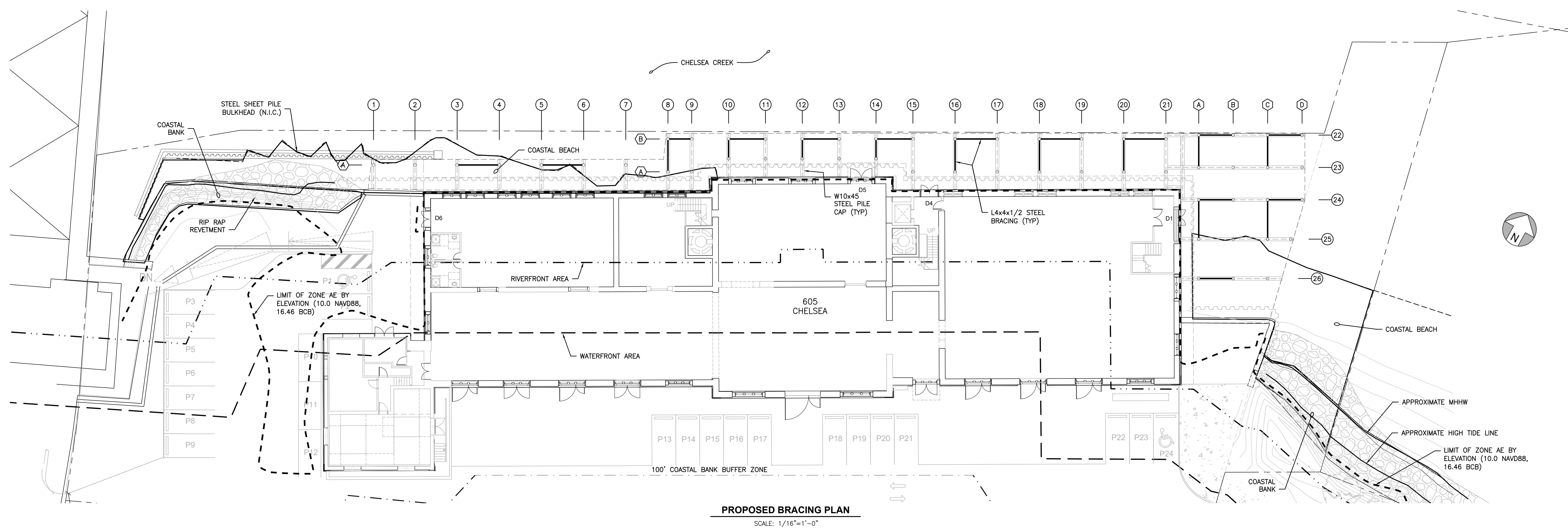
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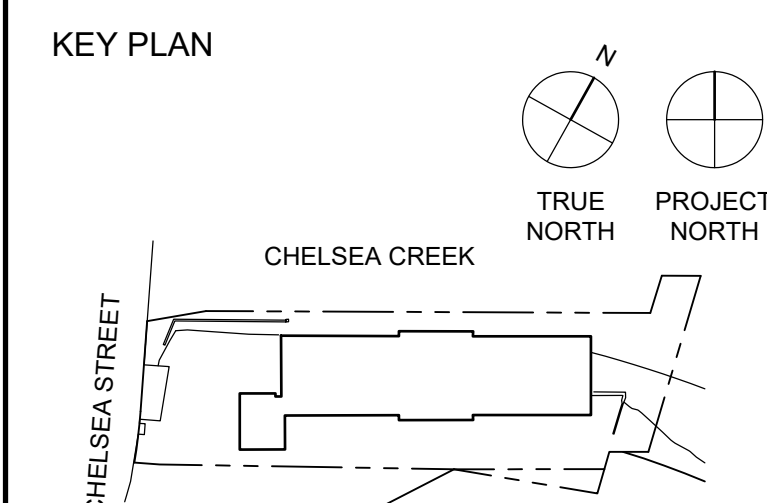


- LEGEND**
- ① PILE BENT DESIGNATION
 - Ⓐ PILE ROW DESIGNATION
 - 12" STEEL PIPE PILE

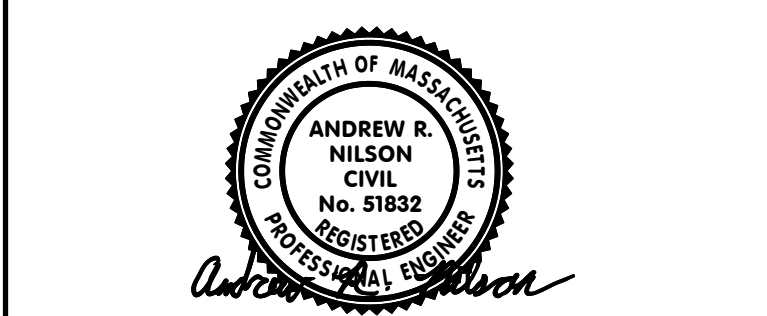
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7	AUGUST 30, 2022	NOI UPDATES



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: 1"=16'-0"
PROJECT NO: 1336-03
SEAL & SIGNATURE



DRAWING TITLE:
**PROPOSED BRACING PLAN
AND STRINGER PLAN**

DRAWING NO:
MS-105

FOR NOTICE OF INTENT

OWNER
605 CHELSEA LLC
CARGO VENTURES
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BOSTON, MA 02110
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ARCHITECT
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DESIMONE CONSULTING ENGINEERS
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BOSTON, MA 02109
T: 617.936.4492

MEP ENGINEER & CODE CONSULTANT
COSENTINI ASSOCIATES
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BOSTON, MA 02110
T: 617.748.7800

GEOTECHNICAL
HALEY & ALDRICH, INC.
465 MEDFORD ST, SUITE 2200
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MARINE ENGINEER
CHILDS ENGINEERING
34 WILLIAM WAY
BELLINGHAM, MA 02019
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BUILDING ENVELOPE CONSULTANT
CBI CONSULTANT - A VIDARIS COMPANY
250 DORCHESTER AVENUE
BOSTON, MA 02127
T: 617.268.8977

PERMITTING CONSULTANT
FORT POINT ASSOCIATES, INC.
31 STATE STREET, 3RD FLOOR
BOSTON, MA 02109
T: 617.357.7044

HISTORIC ADVISOR
MACROSTIE HISTORIC ADVISORS
313 WASHINGTON ST, SUITE 308
NEWTON, MA 02458
T: 617.531.7159

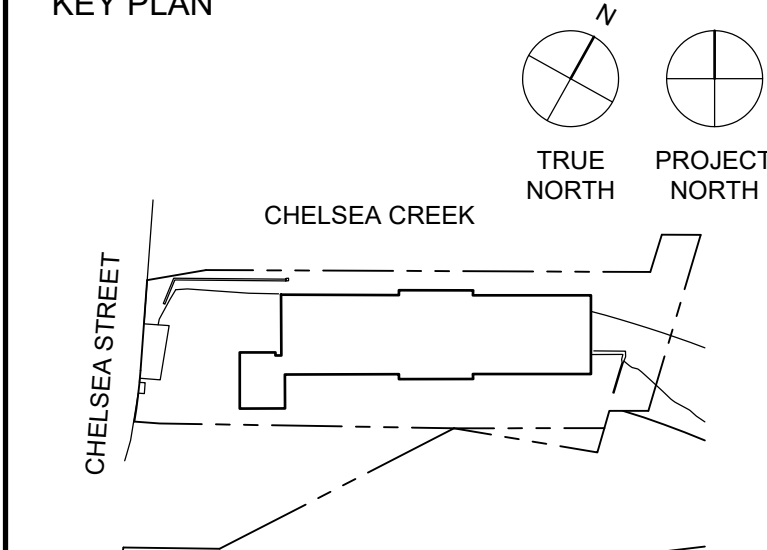
CIVIL ENGINEER
NITSCH ENGINEERING
120 FRONT STREET, SUITE 820
BOSTON, MA 01608
T: 857.206.8673

NOT FOR CONSTRUCTION.

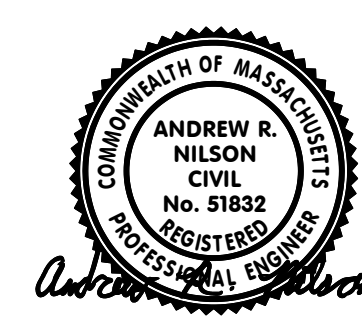
DRAWINGS ARE CONCEPTUAL:
ALL INFORMATION TO BE
VERIFIED IN FIELD.

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1	APRIL 30, 2020	HPCA PART 2
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3	JANUARY 29, 2021	HPCA PART 3
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5	MAY 26, 2022	90% CONSTRUCTION
6	JUNE 2, 2022	NOTICE OF INTENT
7	AUGUST 30, 2022	NOI UPDATES

KEY PLAN



PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: AS NOTED
PROJECT NO: 1336-03
SEAL & SIGNATURE



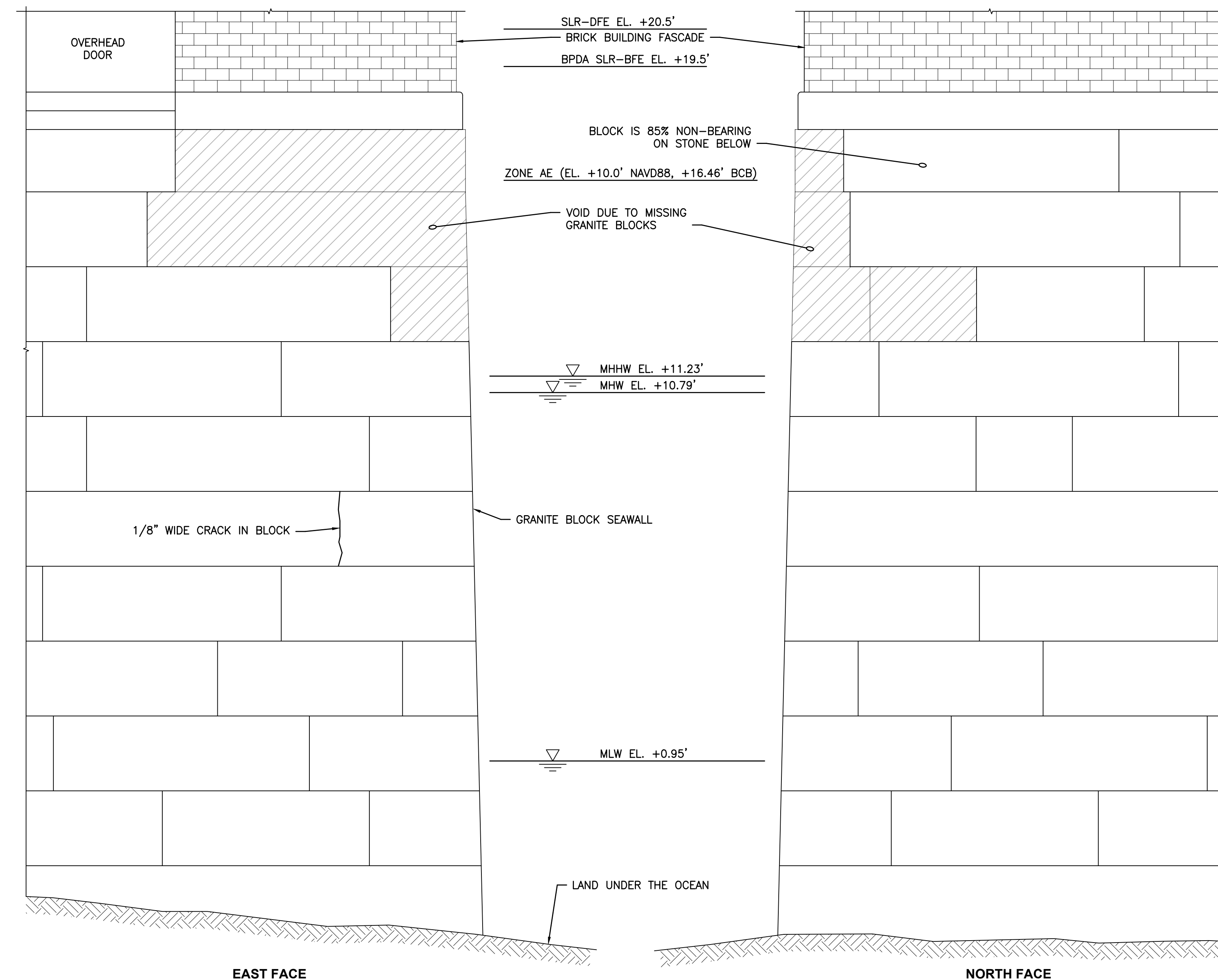
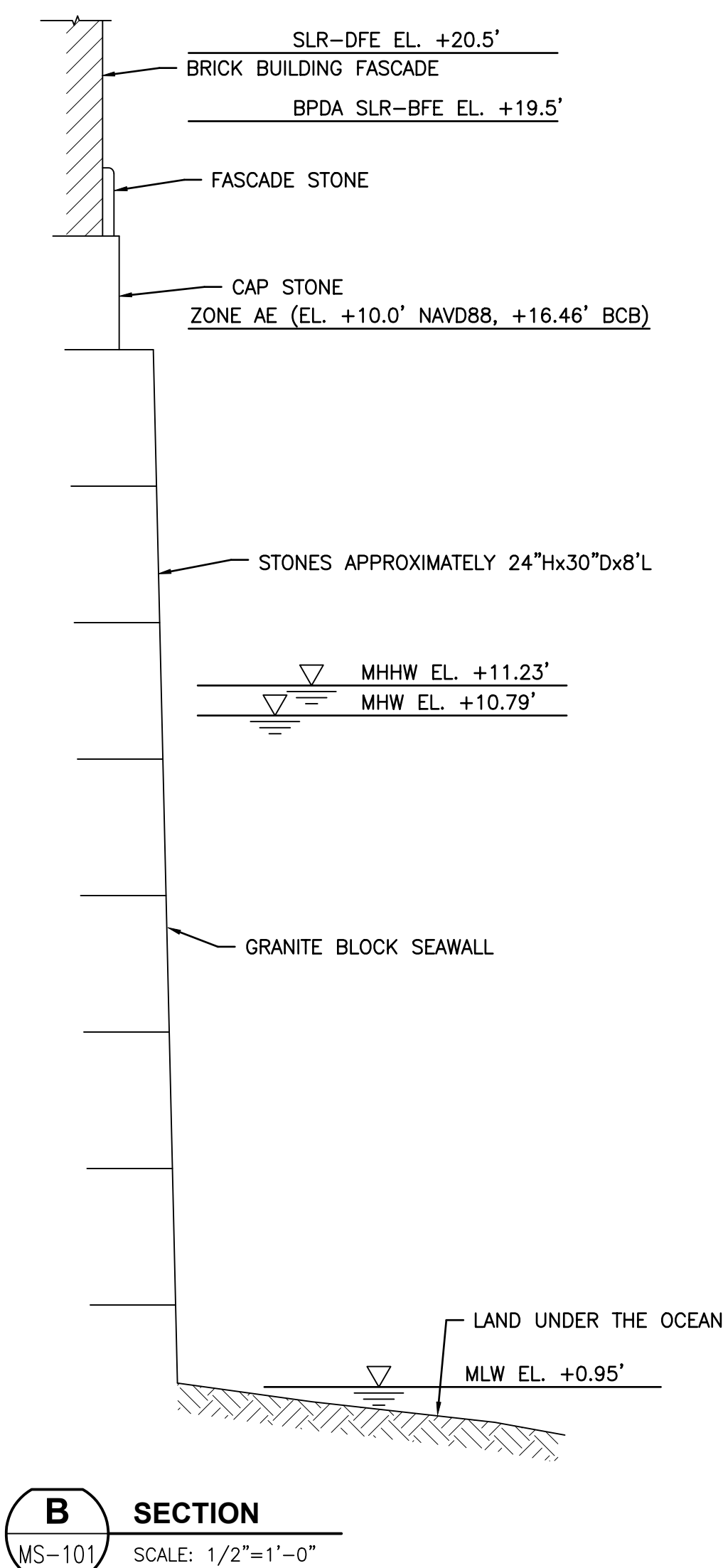
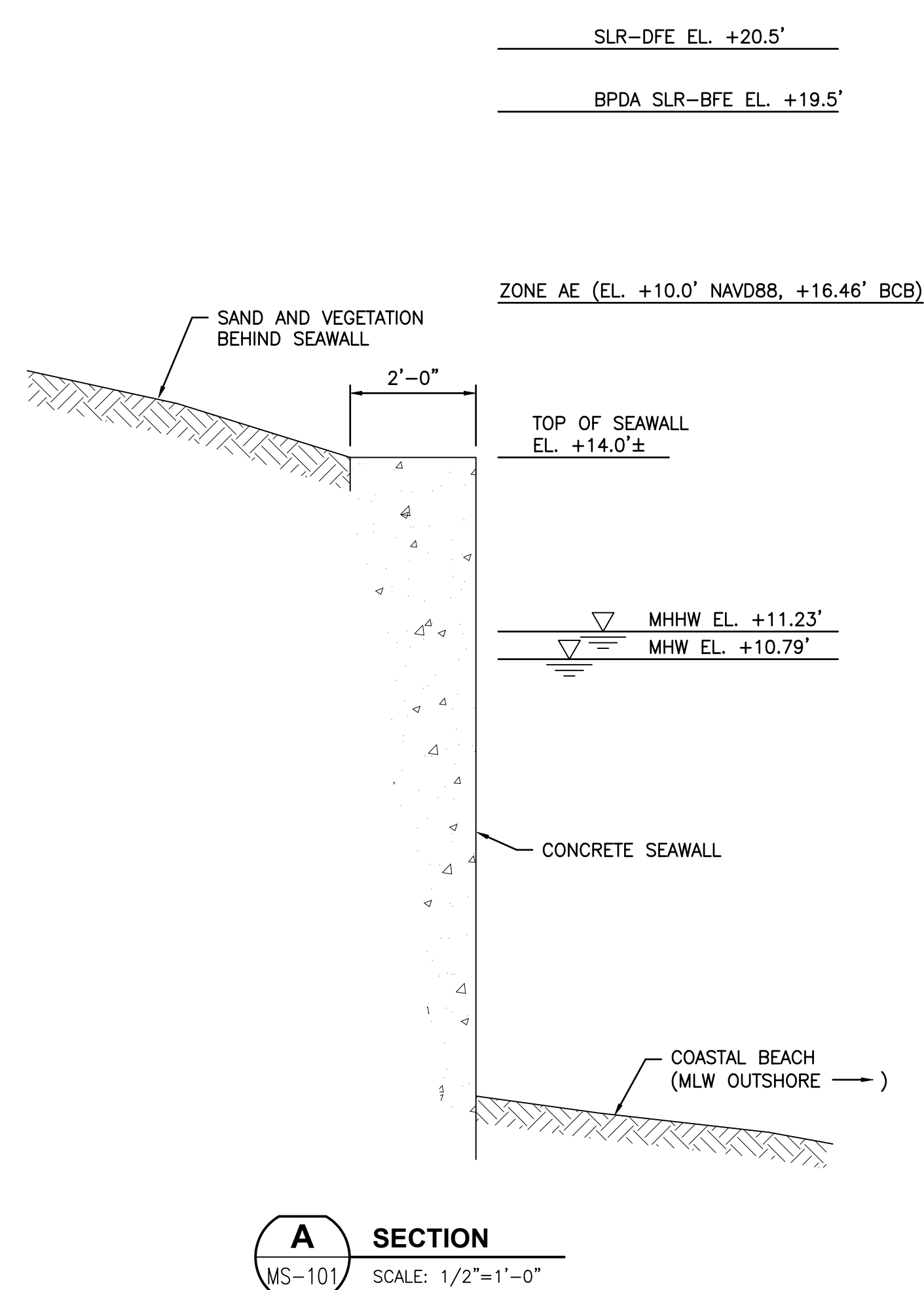
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EXISTING SECTIONS

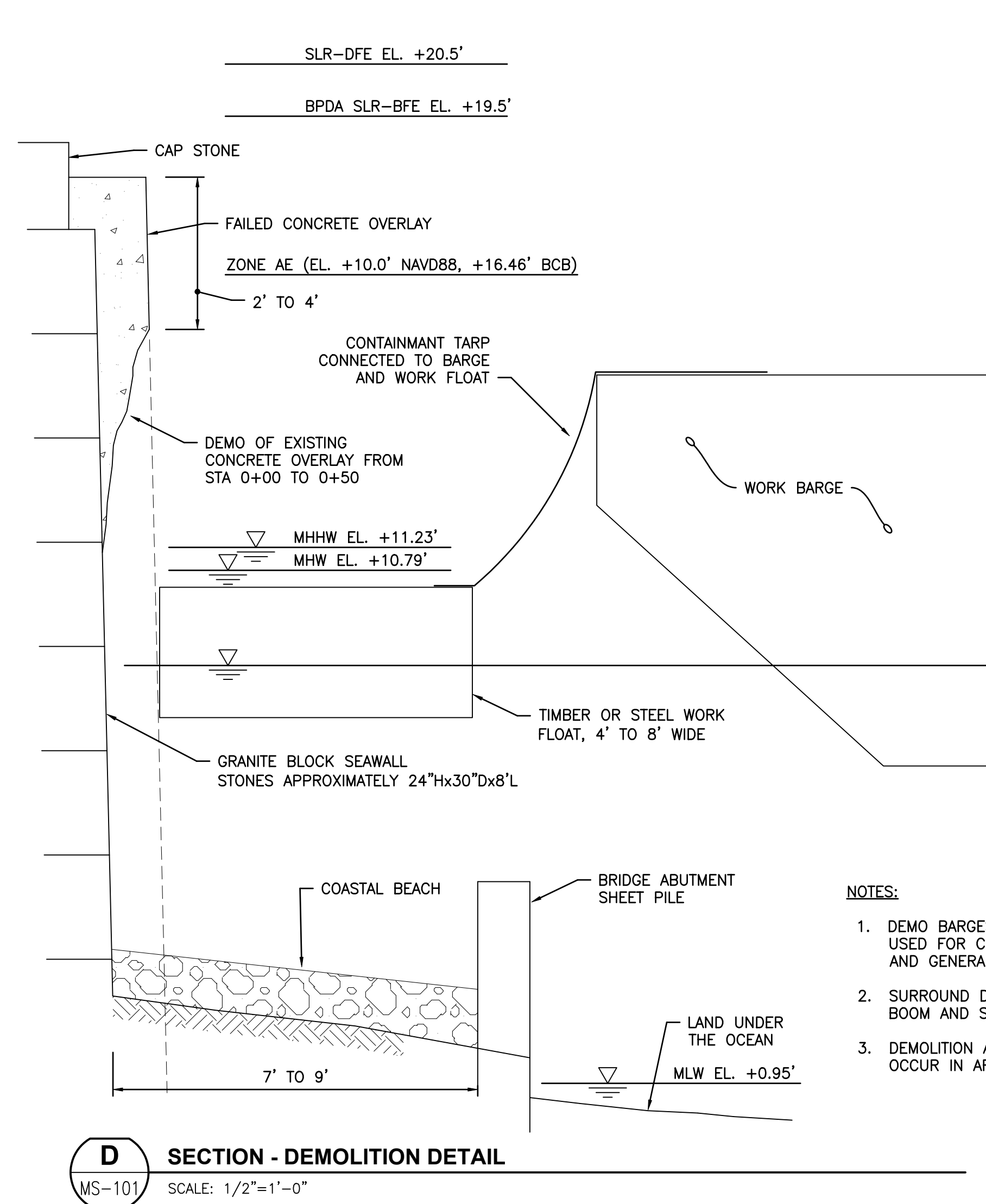
DRAWING NO:

MS-301

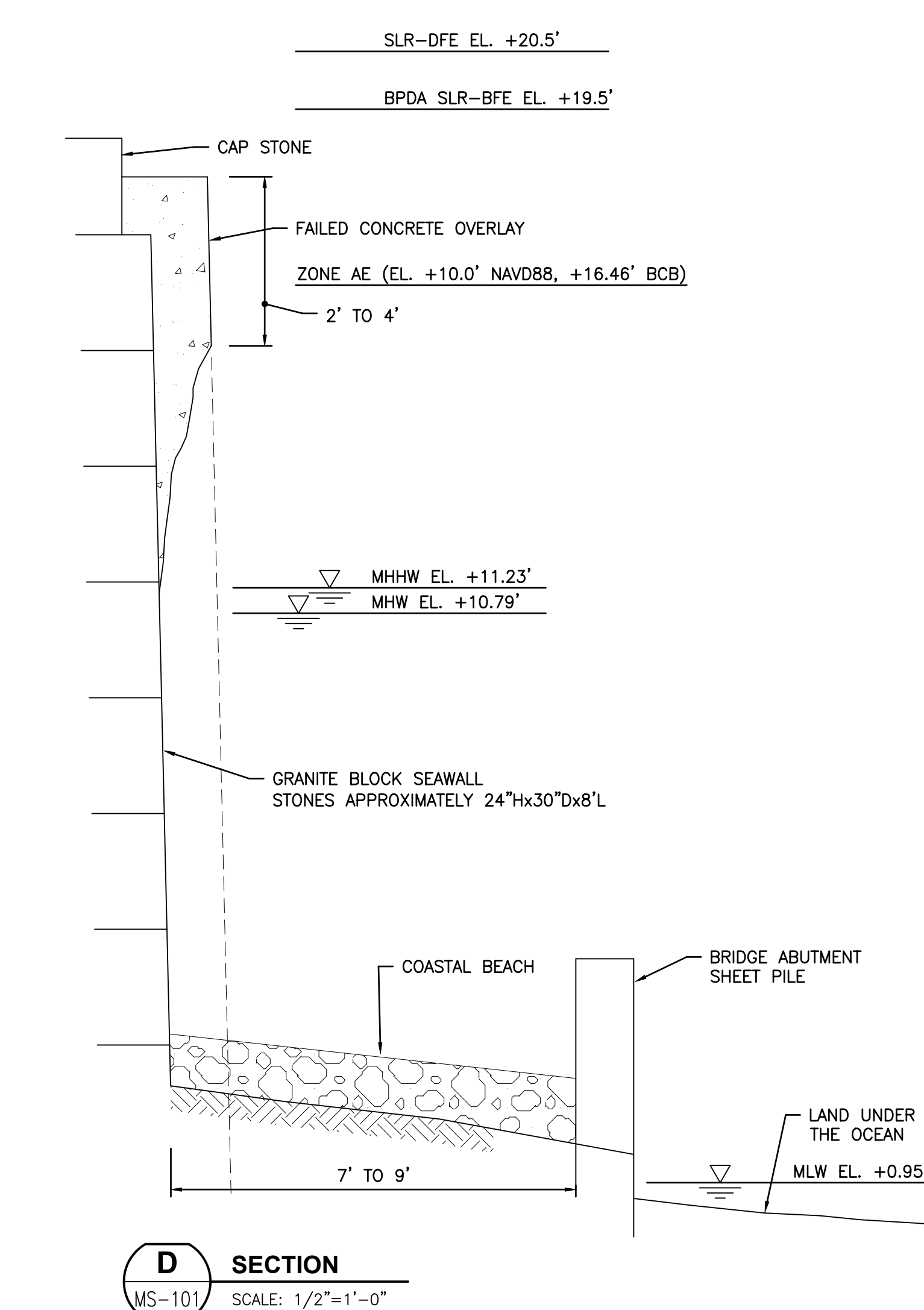
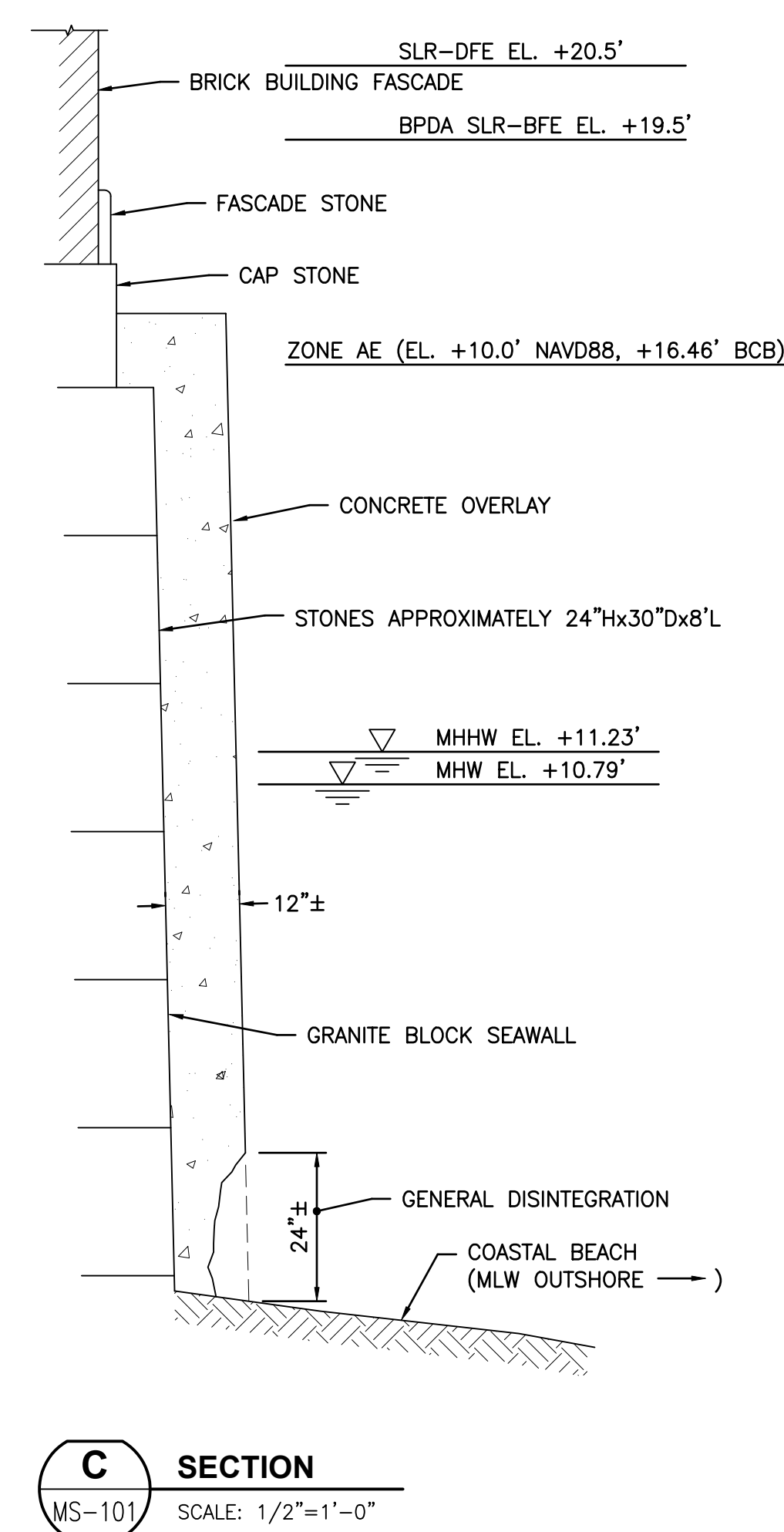
FOR NOTICE OF INTENT



1 VOID AT CORNER
MS-101 SCALE: 1/2"=1'-0"



- NOTES:
1. DEMO BARGES AND CONTAINMENT TARPS USED FOR CONCRETE OVERLAY DEMOLITION AND GENERAL CLEANING OF SEAWALL.
 2. SURROUND DEMOLITION AREA WITH DEBRIS BOOM AND SILT CURTAIN.
 3. DEMOLITION AND CLEANING SHALL ONLY OCCUR IN AREAS OF CONTAINMENT.



D SECTION - DEMOLITION DETAIL
MS-101 SCALE: 1/2"=1'-0"

OWNER
605 CHELSEA LLC
CARGO VENTURES
C/O MP BOSTON
33 ARCH ST, SUITE 2520
BOSTON, MA 02110
T: 617.451.0300

ARCHITECT
HANDEL ARCHITECTS, LLP
69 CANAL ST, 2ND FLOOR
BOSTON, MA 02114
T: 617.651.4790

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERS
31 MILK ST, SUITE 1016
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T: 617.936.4492

MEP ENGINEER & CODE CONSULTANT
COSENTINI ASSOCIATES
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T: 617.886.7400

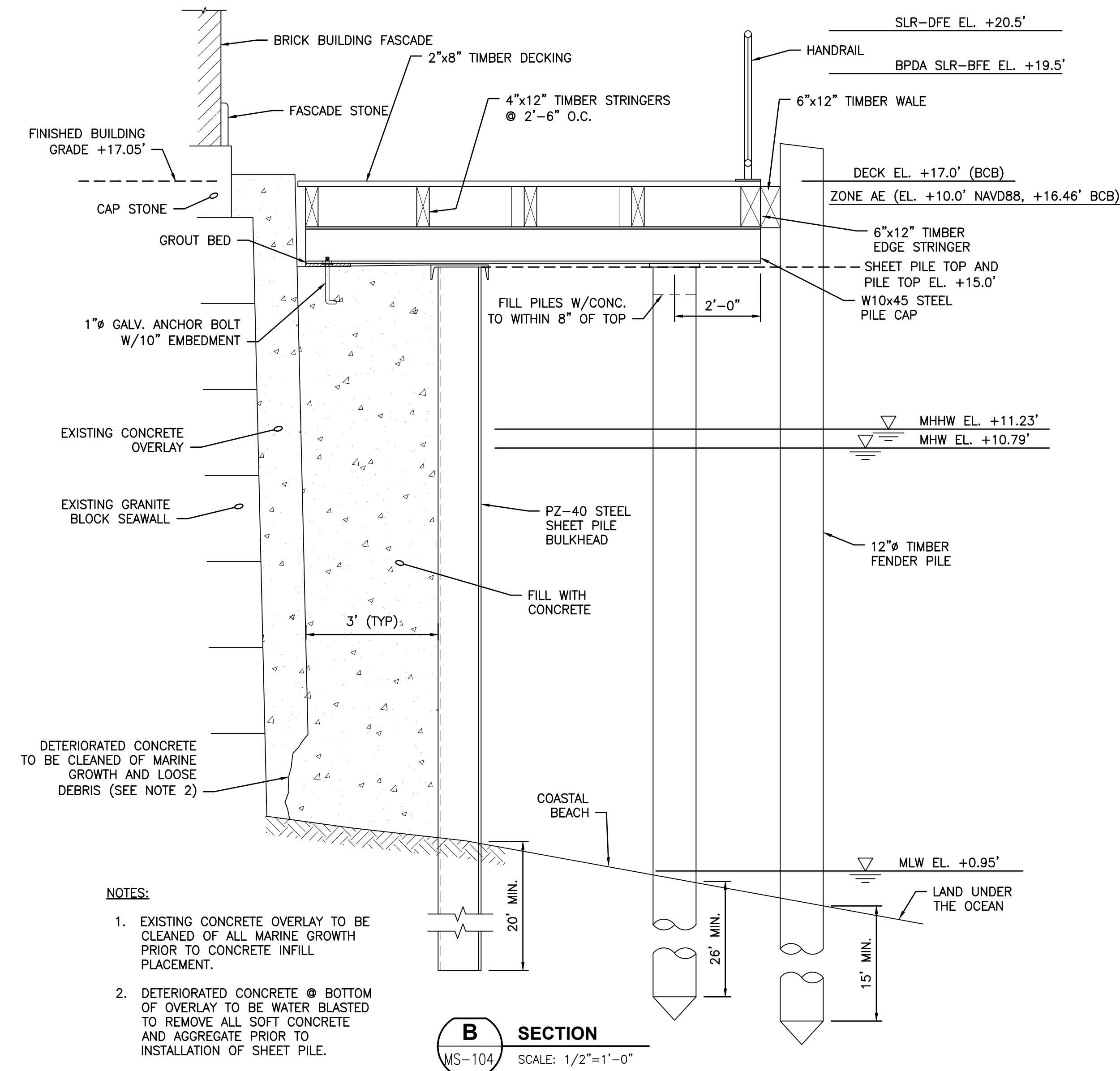
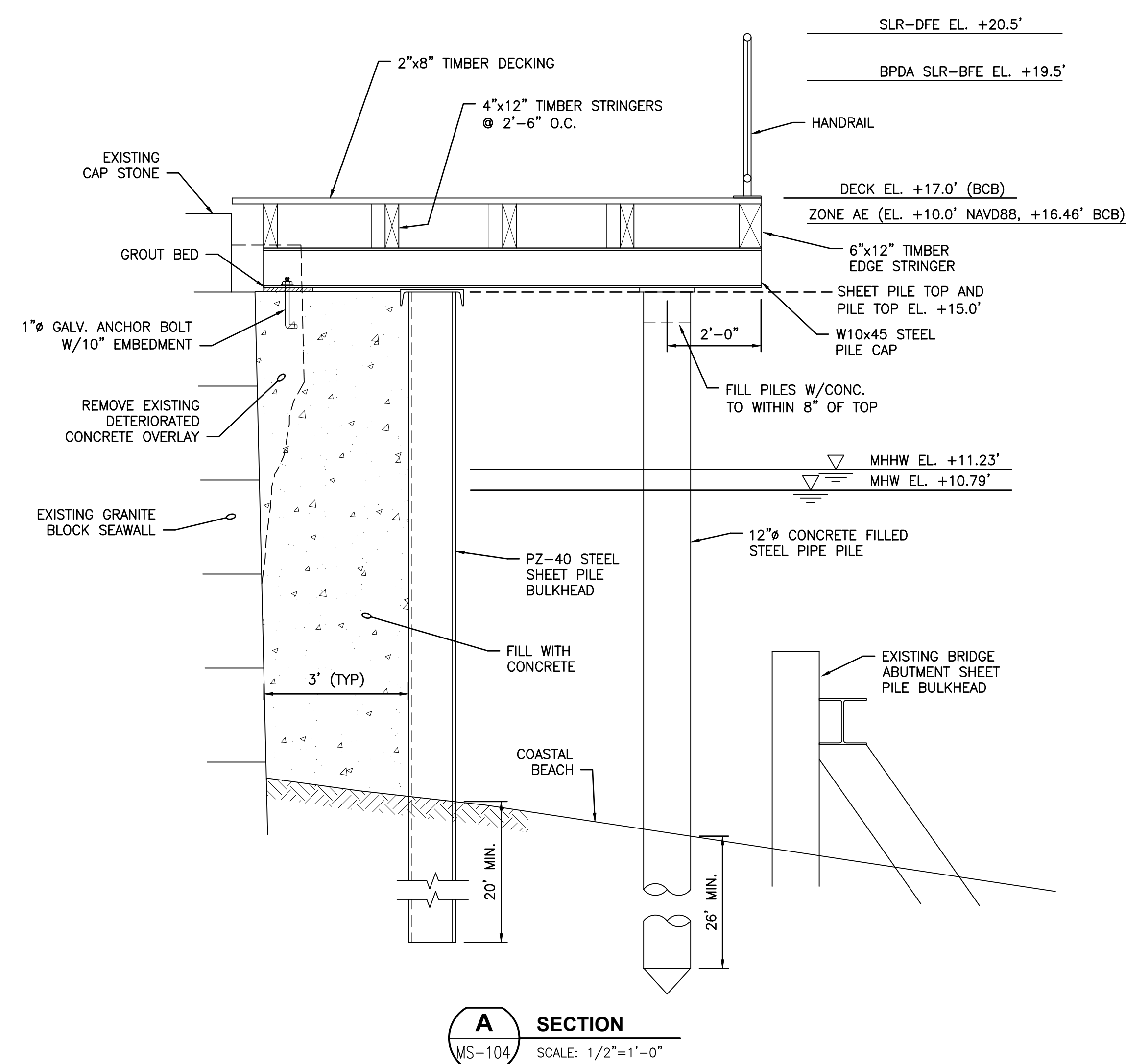
MARINE ENGINEER
CHILDS ENGINEERING
34 WILLIAM WAY
BELLINGHAM, MA 02019
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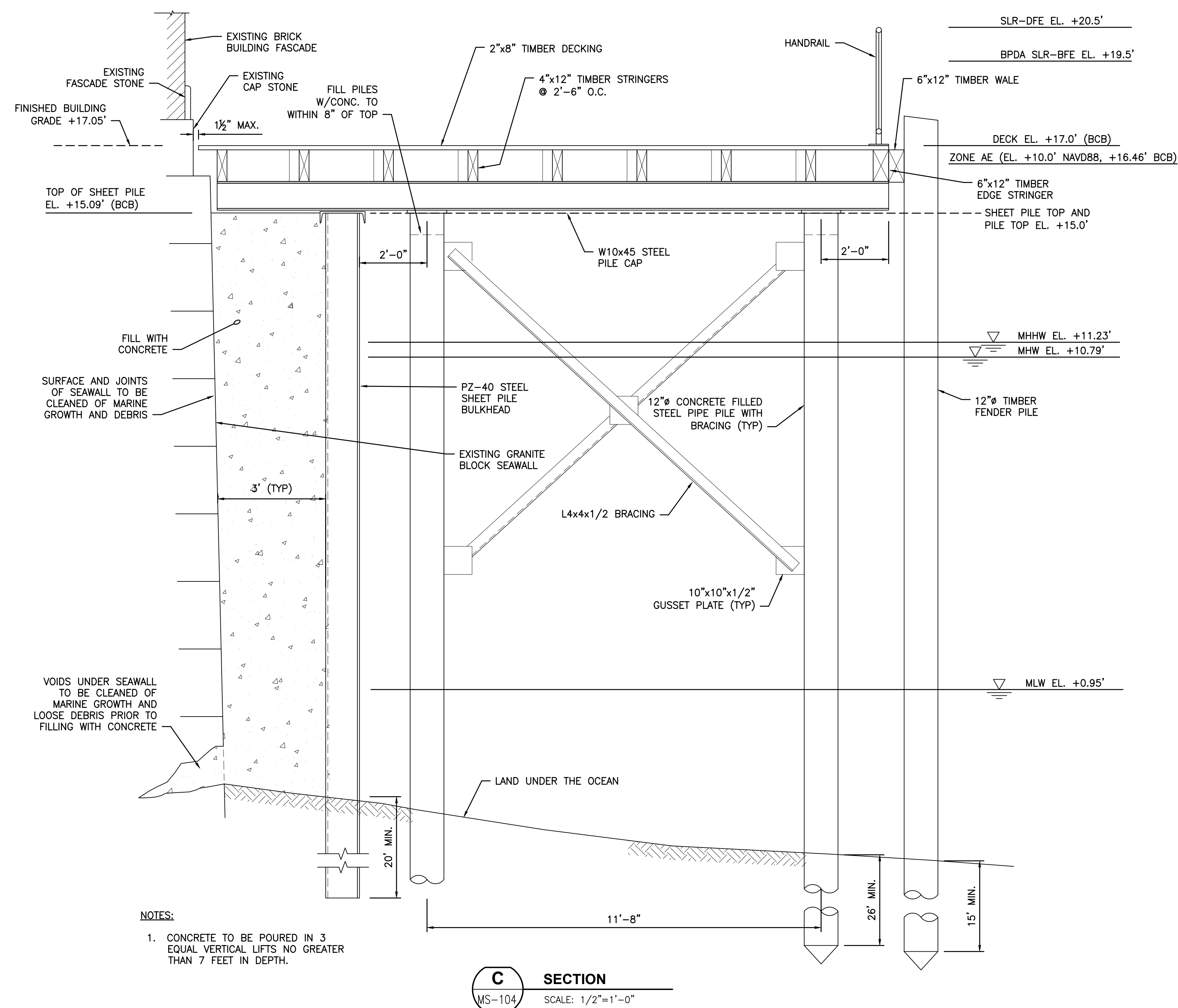
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T: 617.357.7044

HISTORIC ADVISOR
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CIVIL ENGINEER
NITSCH ENGINEERING
120 FRONT STREET, SUITE 820
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T: 857.206.8673



- NOTES:
- EXISTING CONCRETE OVERLAY TO BE CLEANED OF ALL MARINE GROWTH PRIOR TO CONCRETE INFILL PLACEMENT.
 - DETERIORATED CONCRETE @ BOTTOM OF OVERLAY TO BE WATER BLASTED TO REMOVE ALL SOFT CONCRETE AND AGGREGATE PRIOR TO INSTALLATION OF SHEET PILE.

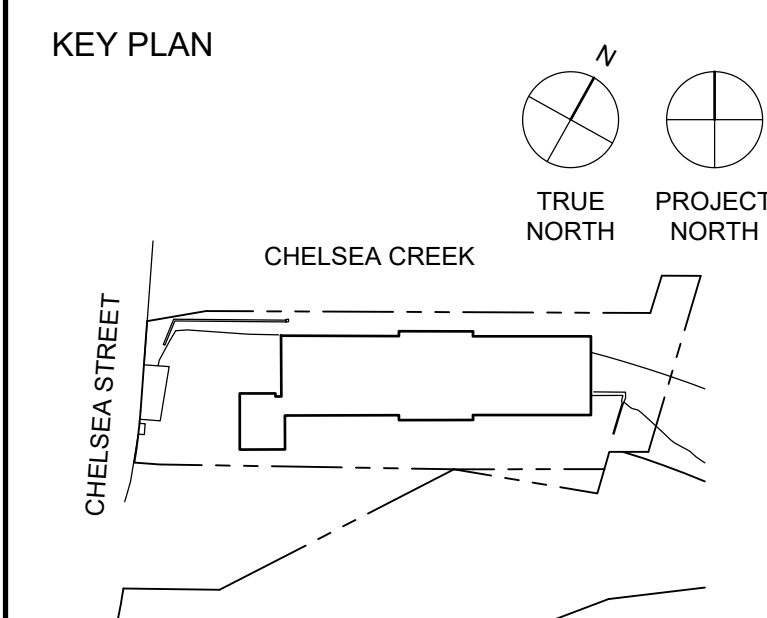


- NOTES:
- CONCRETE TO BE POURED IN 3 EQUAL VERTICAL LIFTS NO GREATER THAN 7 FEET IN DEPTH.

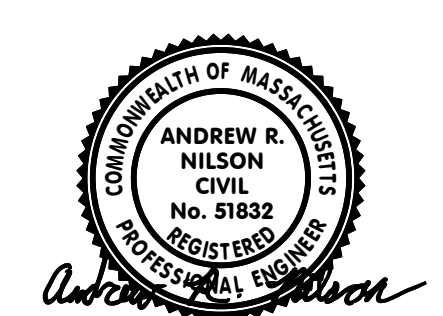
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PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: AS NOTED
PROJECT NO: 1336-03
SEAL & SIGNATURE



DRAWING TITLE:

PROPOSED SECTIONS

DRAWING NO:

MS-302

FOR NOTICE OF INTENT

OWNER
605 CHELSEA LLC
CARGO VENTURES
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33 ARCH ST, SUITE 2520
BOSTON, MA 02110
T: 617.451.0300

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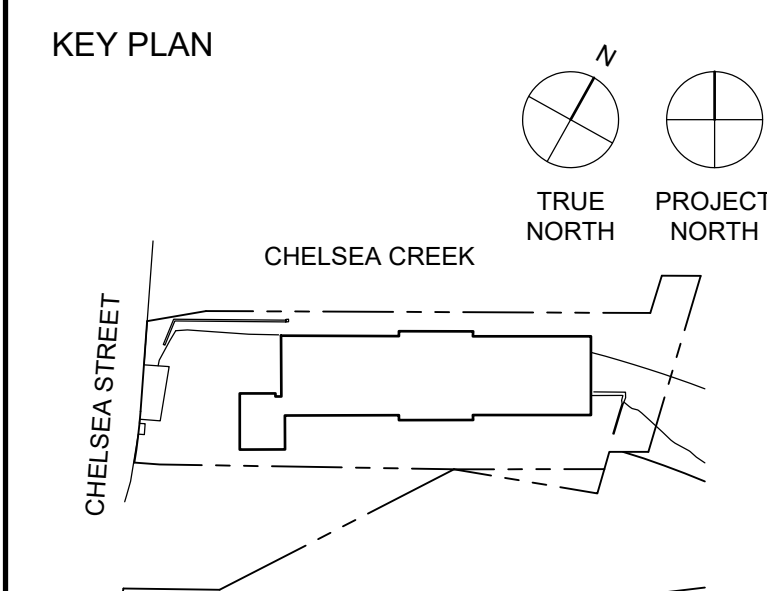
HISTORIC ADVISOR
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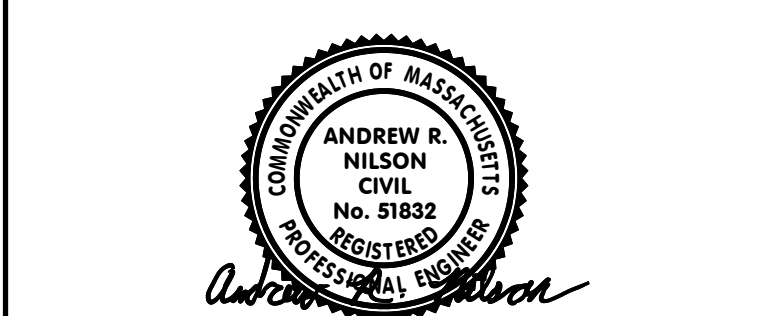
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PROJECT DATUM: PROJ. 0'-0" = 0'-0" BCB
SCALE: AS NOTED
PROJECT NO: 1336-03
SEAL & SIGNATURE



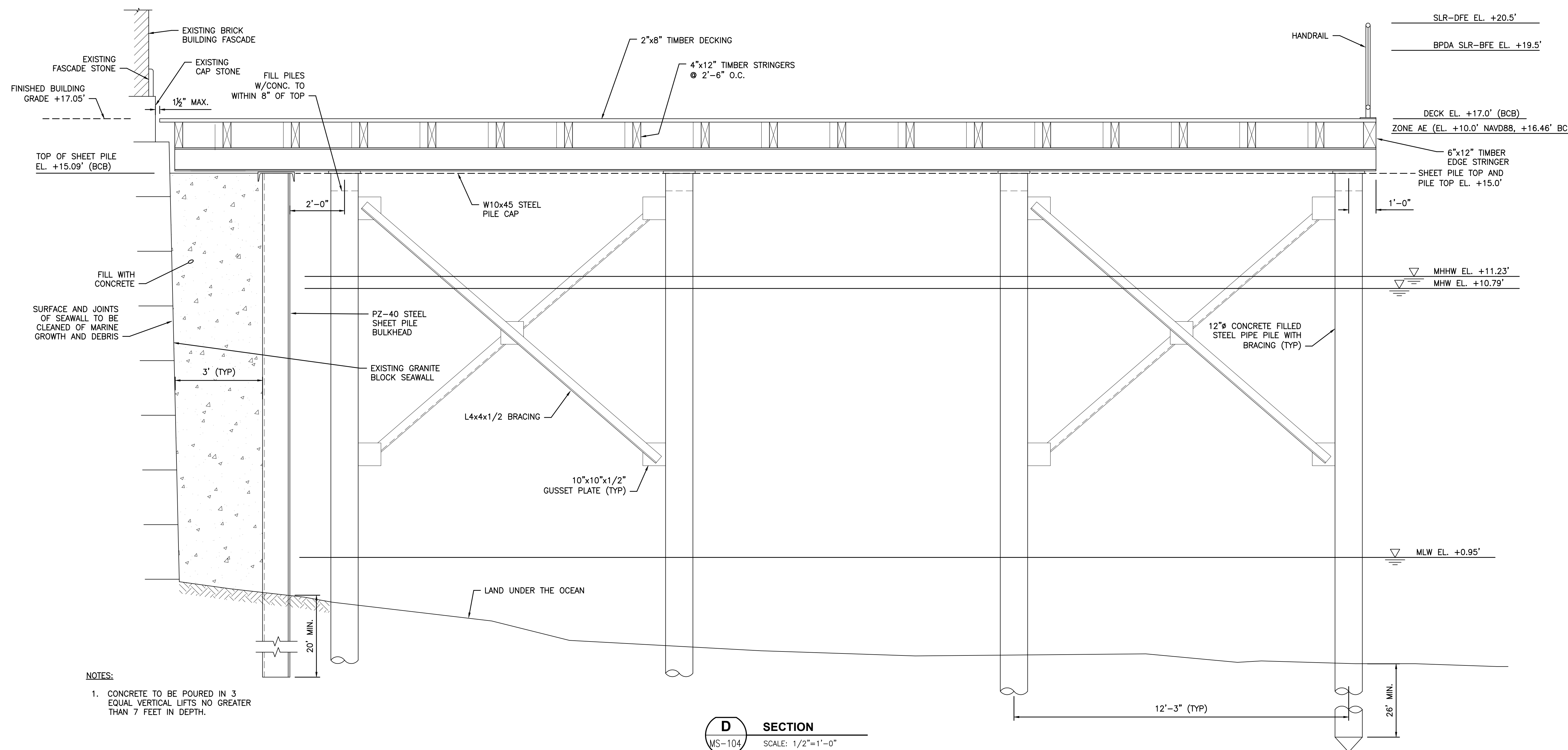
DRAWING TITLE:

PROPOSED SECTIONS

DRAWING NO:

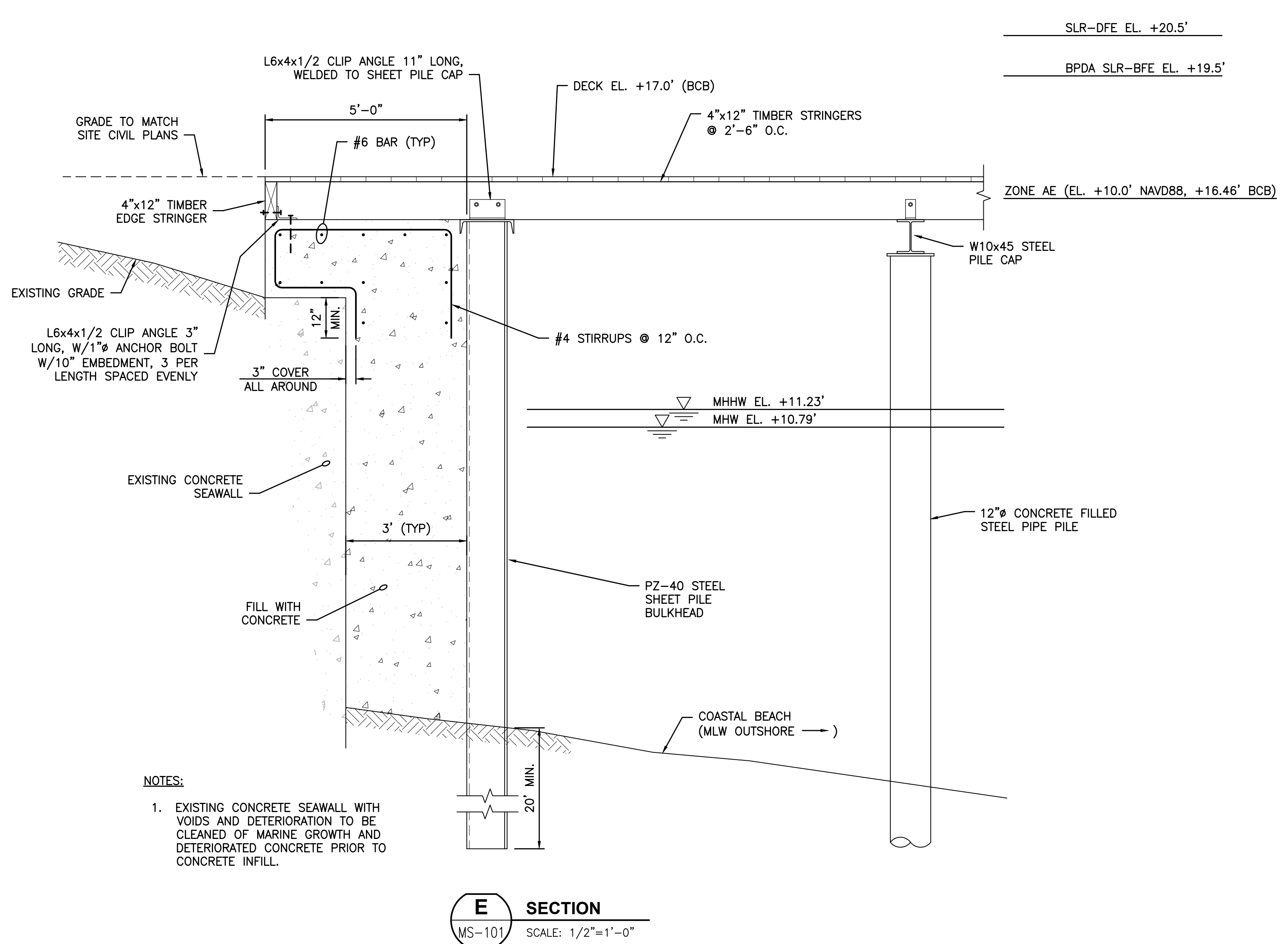
MS-303

FOR NOTICE OF INTENT



D SECTION
MS-104 SCALE: 1/2"=1'-0"

NOTES:
1. CONCRETE TO BE POURED IN 3 EQUAL VERTICAL LIFTS NO GREATER THAN 7 FEET IN DEPTH.

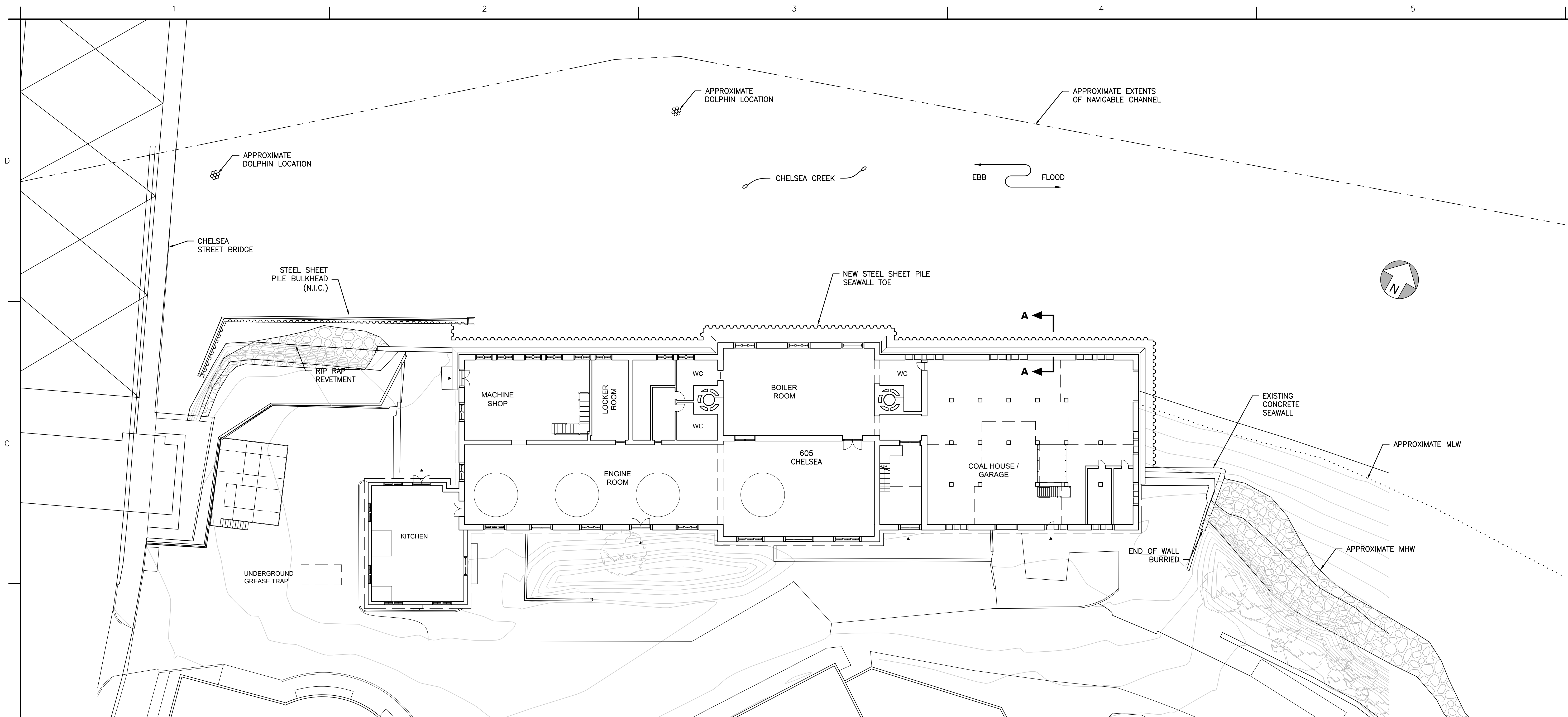


E SECTION
MS-101 SCALE: 1/2"=1'-0"

NOTES:
1. EXISTING CONCRETE SEAWALL WITH VOIDS AND DETERIORATION TO BE CLEANED OF MARINE GROWTH AND DETERIORATED CONCRETE PRIOR TO CONCRETE INFILL.

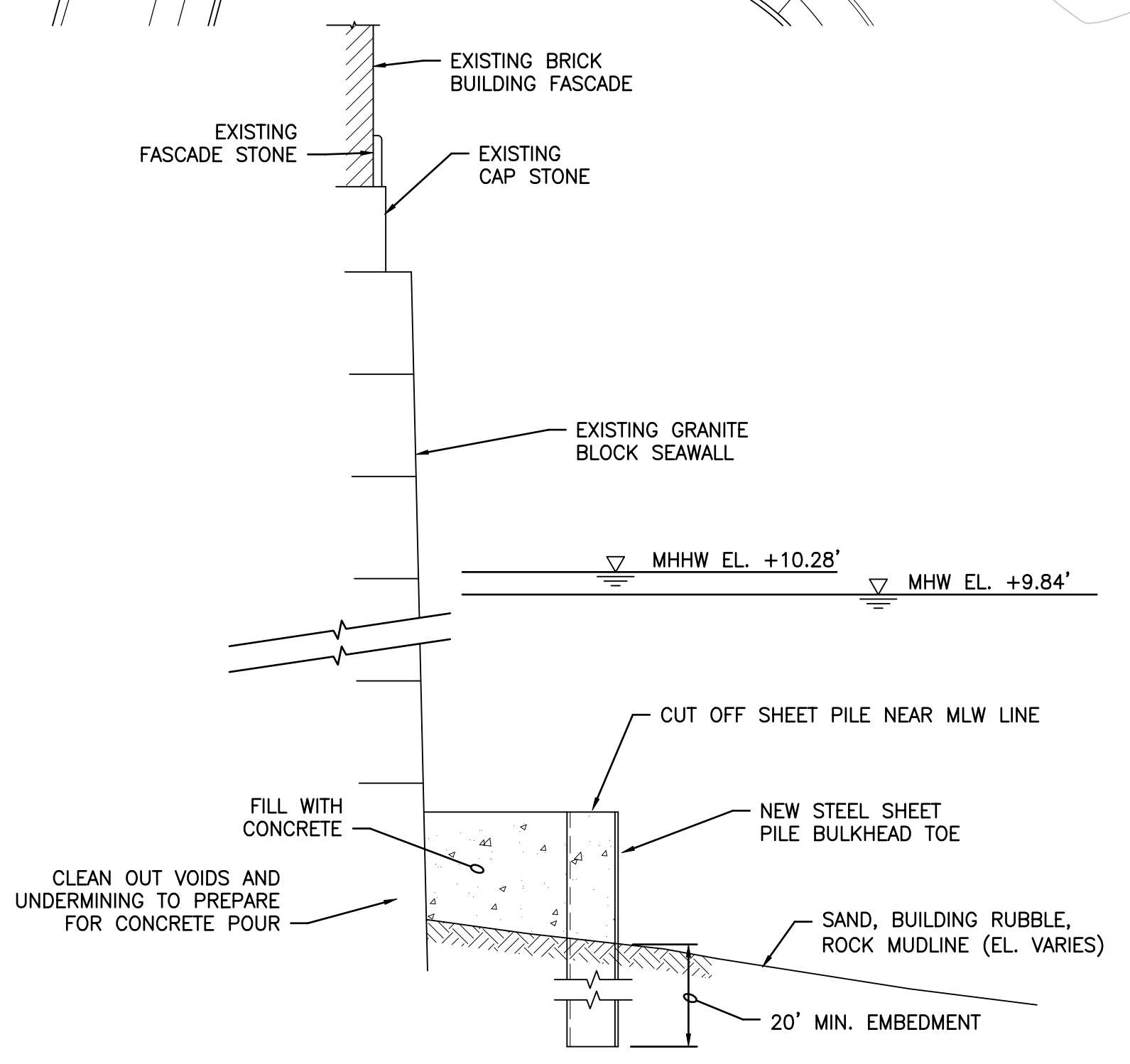
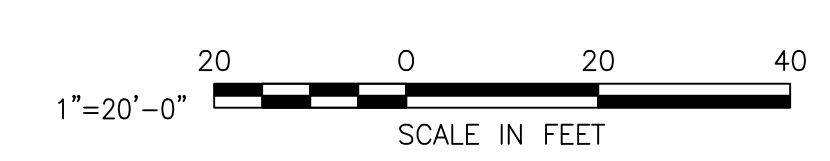
SEAWALL REPAIR OPTIONS
PLAN SET

QUINT K:\2892-19.01 605 CHELSEA ST REPAIR DESIGN - CARGO VENTURES\CADD\CURRENT WORKING DWGS\BULKHEAD OPTIONS\289219.01 SK-01C PLAN AND SECTION.DWG Sep 17, 2020 - 10:52am



PROPOSED PLAN

SCALE: 1"=20'-0"

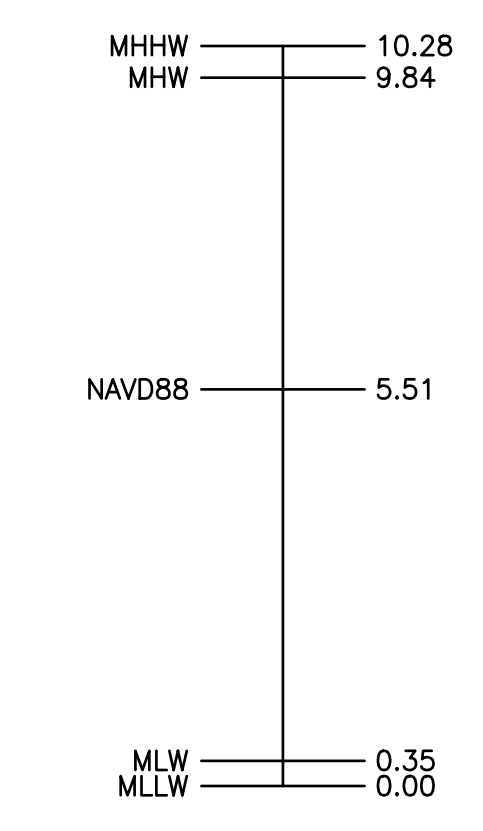


SECTION A-A

SCALE: 3/8"=1'-0"

DATUM

NOAA STATION 8443970: BOSTON, MA



**PRELIMINARY
FOR REVIEW ONLY**

CHILDS ENGINEERING CORPORATION
 34 WILLIAM WAY, BELLINGHAM, MA 02019 U.S.A.
 Phone: (508) 966-9092 Fax: (508) 966-9096
 E-mail: mail@childseng.com

Mark	Description	Date	Appr.

Mark	Description	Date	Appr.

Mark	Description	Date	Appr.

Designed by:	ARN	Date:	09/17/20
Drawn by:	TEC	Design file no.:	ARN 289219.01 SK-01C
Reviewed by:	ARN	Scale:	1"=20'-0"

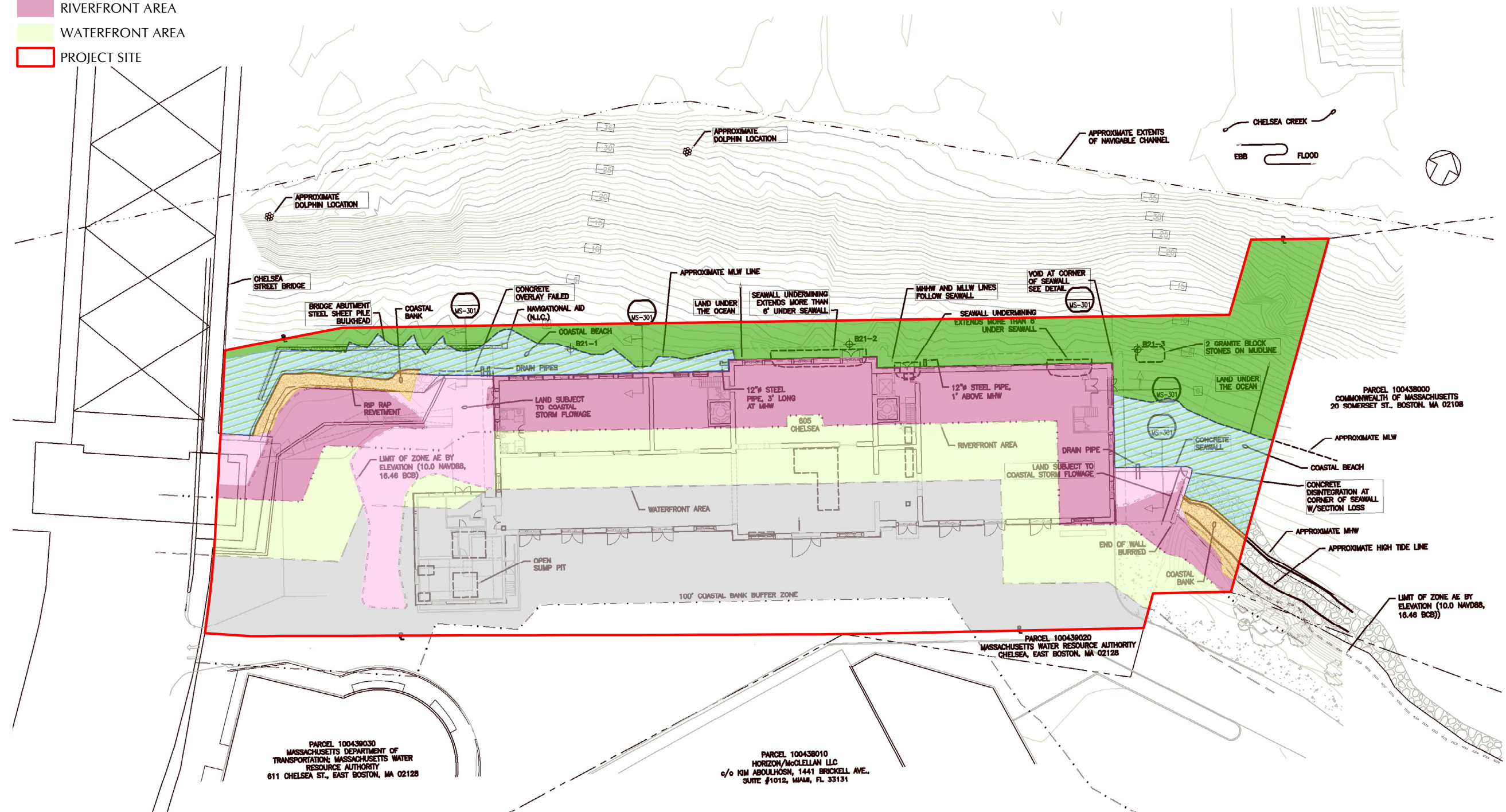
UNDERWATER INSPECTION
 605 CHELSEA ST.
 BOSTON, MA
**PROPOSED PIER
 PLAN AND SECTION
 MINIMUM OPTION**

Sheet reference number:
SK-01C
 Sheet 1 of 1

EXISTING WETLAND RESOURCES

Legend

- LAND UNDER OCEAN
- COASTAL BEACH
- COASTAL BANK
- LAND SUBJECT TO COASTAL STORM FLOWAGE
- COASTAL BANK BUFFER
- RIVERFRONT AREA
- WATERFRONT AREA
- PROJECT SITE



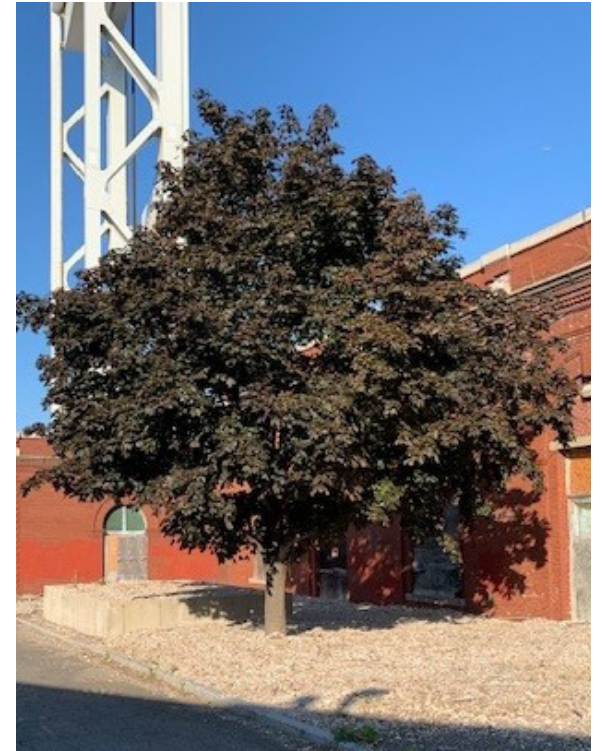
PHOTOGRAPHS OF
EXISTING TREES



Photograph 1: To the east of the building, there are several small <math>< 2''</math> DBH Ailanthus trees.



Photograph 2: To the east of the building, there is a multi-stem Black Mulberry tree. The main trunk is 14" DBH and the secondary trunks range from 2.5" DBH to 6" DBH.



Photograph 3: Directly in front of the building is a 14" DBH Crimson King Norway Maple tree.