

NOTICE OF INTENT

**MGL Ch. 131 s. 40
and
City of Boston**

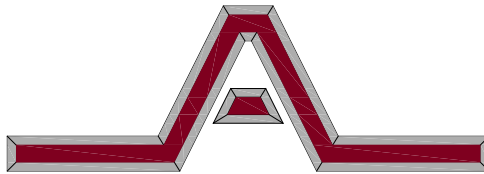
**For
Proposed Parking Lot Improvements**

**Located at
175 William F. McClellan Highway
East Boston, Massachusetts**

***Submitted to:*
City of Boston
Conservation Commission
&
DEP N.E.R.O.**

***Prepared for:*
Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, Massachusetts 02128**

Prepared by:



Engineering Alliance, Inc.

**Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020**

**1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101**

October 18, 2022

Table of Contents

SECTION I.

- City of Boston Notice of Intent Application
- WPA Form 3 – Notice of Intent
- Figure 1 – USGS Locus Map
- Figure 2 – Ortho Photo
- Figure 3 – FEMA Flood Map
- Figure 4 – Natural Heritage Map
- Figure 5 – SCS Soils Map
- SCS Soils Description

SECTION II.

- Project Narrative
- Stormwater Checklist
- Best Management Practices Operation and Maintenance Plan
- Illicit Discharge Statement
- Supporting BMP Calculations
- Test Pit Results

SECTION III.

- Wetland Fee Transmittal Form
- Copy of Checks

SECTION IV

- Abutter Affidavit
- Babel Notice
- Abutter Notification Form (English & Spanish)
- Translation Certification
- Abutters List

Section I.

City of Boston Notice of Intent Application

WPA Form 3 – Notice of Intent

Figure 1 – USGS Locus Map

Figure 2 – Ortho Photo

Figure 3 – FEMA Flood Map

Figure 4 – Natural Heritage Map

Figure 5 – SCS Soils Map

SCS Soils Description



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

The project consists of parking lot improvements to the commercial site located at 175 William F. McClellan Highway. This will include repaving and regrading the existing parking area and the addition of stormwater mitigation measures. The entirety of the site is paved and will not result in any increase in impervious area. Most work will occur within the limit of the 100-year floodplain (LSCSF).

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 checked="" 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

<u>Suffolk</u>	<u>115</u>
a. County	b. Page Number
<u>60462</u>	_____
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

<u>\$237.50 (\$1,800.00 City By-Law)</u>	<u>\$237.50</u>	<u>\$1,800.00 (City By-Law Fee)</u>
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?

No other permits will be required for this project.



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

9/19/2022

Signature of Representative (if any)

Date



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

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>175 McClellan Highway</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42.386210</u>	<u>-71.0185</u>
	d. Latitude	e. Longitude
<u></u>	<u>Parcel ID: 01005481000</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Ben</u>	<u>Dulac</u>	
a. First Name	b. Last Name	
<u>Bulgroup Properites LP</u>		
c. Organization		
<u>175 McClellan Highway</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 504-9906</u>	<u>bdulac@northriverco.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></u>	<u></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>Richard</u>	<u>Salvo</u>	
a. First Name	b. Last Name	
<u>Engineering Alliance, Inc.</u>		
c. Company		
<u>194 Central Street</u>		
d. Street Address		
<u>Saugus</u>	<u>MA</u>	<u>01906</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 231-1349</u>	<u>rsalvo@eaicivil.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$237.50(\$1,800.00 City By-Laws)</u>	<u>\$237.50</u>	<u>\$1,800.00 (City By-Law)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

Boston

City/Town

A. General Information (continued)

6. General Project Description:

The project consists of parking lot improvements to the commercial site located at 175 William F. McClellan Highway. This will include repaving and regrading the existing parking area and the addition of stormwater mitigation measures. The entirety of the site is paved and will not result in any increase in impervious area. Most work will occur within the limit of the 100-year flood plain (LSCSF).

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

60462

c. Book

b. Certificate # (if registered land)

115

d. Page Number

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

- 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.
- 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.



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
Boston
City/Town

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.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

- f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
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: square feet

4. Proposed alteration of the Riverfront Area:
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

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.



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

Boston

City/Town

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	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 type="checkbox"/> Coastal Beaches	_____	_____
	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 type="checkbox"/> Coastal Banks	_____	
	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	<u>217,900 s.f. (5.0 acres)</u>	
	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



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

Boston

City/Town

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

1. 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**

- 2017 _____
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*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
 2. Assessor's Map or right-of-way plan of site
2. 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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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.



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

Boston

City/Town

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

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). 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, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; 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:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

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.



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

Boston

City/Town

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.



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

Boston

City/Town

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.

Proposed Site Plan

a. Plan Title

Engineering Alliance, Inc.

b. Prepared By

September 14, 2022

d. Final Revision Date

Eric Bradanese, P.E.

c. Signed and Stamped by

1"=40' (Noted on Plan)

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:

11078/11079

2. Municipal Check Number

11080

4. State Check Number

Bedrock Leasing Corp.

6. Payor name on check: First Name

09/20/22

3. Check date

09/20/22

5. Check date

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Boston

City/Town

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

9/19/22

2. Date

3. Signature of Property Owner (if different)

4. Date

9-19-2022

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.

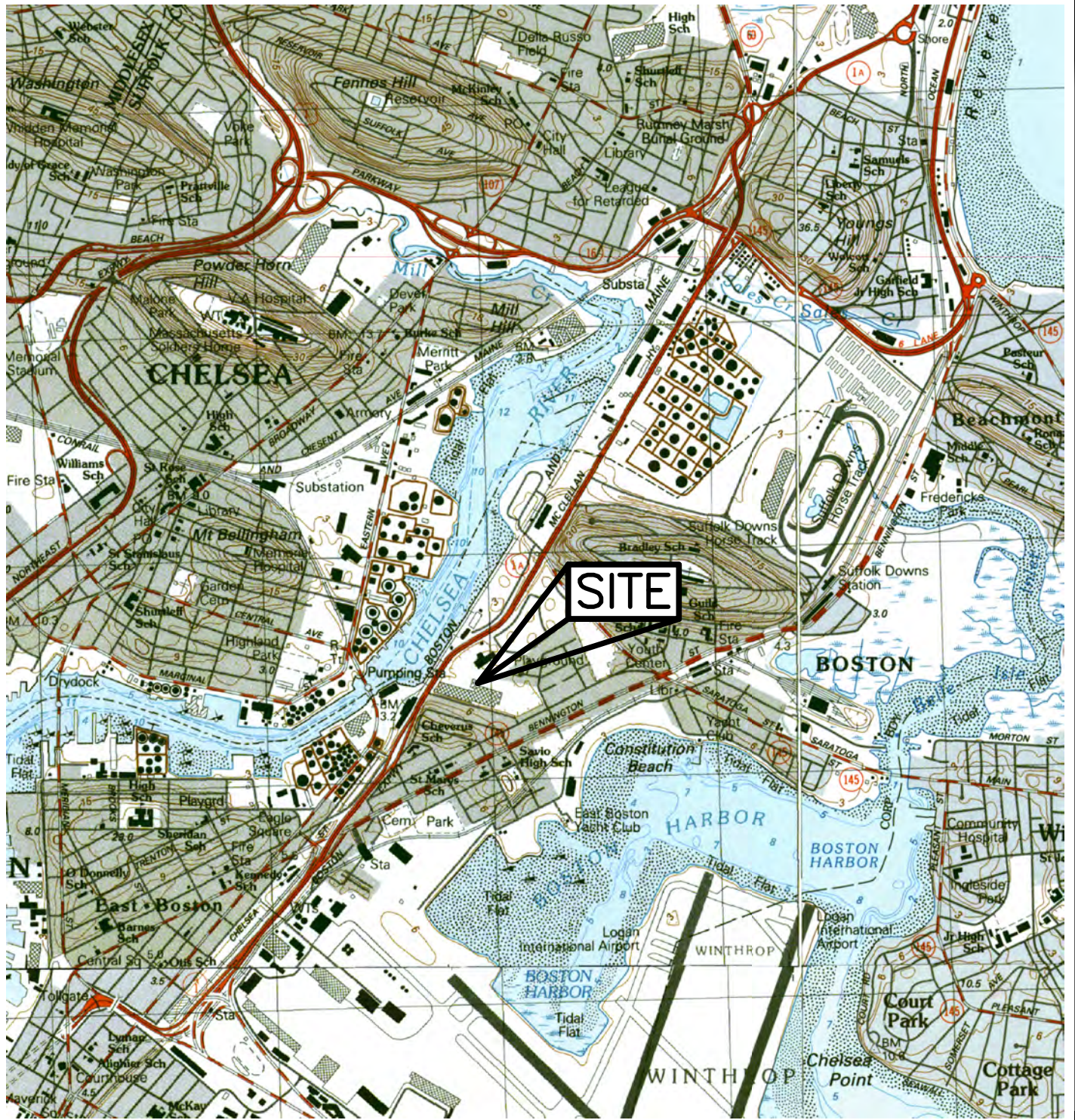
For MassDEP:

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.



PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 02128 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1:25,000

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 1 - USGS LOCUS MAP

DRAWING #:
1 of 5



PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 02128 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1"=300'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

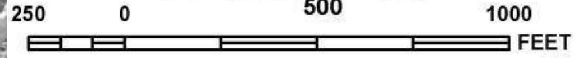
CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 2 - ORTHO PHOTO

DRAWING #:
2of5



MAP SCALE 1" = 500'



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
The 1% annual chance flood (100-year flood), also known as the "base flood," is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary**
- 0.2% Annual Chance Floodplain Boundary**
- Floodway boundary**



NATIONAL FLOOD INSURANCE PROGRAM
SUFFOLK COUNTY

COMMUNITY PANEL NO: 25025C0019J
EFFECTIVE DATE: MARCH 16, 2016

PREPARED BY:



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Civil Engineering & Land Planning Consultants
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Plan of Land
175 McClellan Highway
(Parcel ID: 0100548100)
East Boston, MA 02128

PROJECT: 20-67902	DATE: December 3, 2020
SCALE: 1"=500'	DWG FILE NAME: Figures.dwg
DESIGNED BY: Calvin Reach	CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 3 - FEMA FLOOD MAP

DRAWING #:
3of5



LEGEND:

 = NHESP CERTIFIED VERNAL POOLS

 = NHESP PRIORITY HABITATS OF RARE SPECIES (2011)

 = NHESP ESTIMATED HABITATS OF RARE WILDLIFE (2011)

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Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1:25,000

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:

FIGURE 4 - NATURAL HERITAGE MAP

DRAWING #:

4of5



PREPARED BY:



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Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1"=200'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 5 - SOILS MAP

DRAWING #:
5of5

Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

602—Urban land, 0 to 15 percent slopes

Map Unit Setting

National map unit symbol: vkyj
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 99 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land

Minor Components

Rock outcrops

Percent of map unit: 1 percent
Hydric soil rating: Unranked

603—Urban land, wet substratum, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: vkyl
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land over herbaceous organic material and/or alluvium and/or marine deposits

Minor Components

Udorthents

Percent of map unit: 13 percent

Hydric soil rating: Unranked

Beaches

Percent of map unit: 2 percent

Hydric soil rating: Unranked

627C—Newport-Urban land complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: vkwv

Elevation: 0 to 310 feet

Mean annual precipitation: 32 to 54 inches

Mean annual air temperature: 43 to 54 degrees F

Frost-free period: 120 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Newport and similar soils: 70 percent

Urban land: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newport

Setting

Landform: Drumlins

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Friable coarse-loamy eolian deposits over dense coarse-loamy lodgment till derived from metamorphic rock

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 26 inches: channery silt loam

H3 - 26 to 60 inches: channery silt loam

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: 20 to 40 inches to densic material

Drainage class: Well drained

Section II.

Project Narrative

Stormwater Checklist

Best Management Practices Operation & Maintenance Plan

Illicit Discharge Statement

Supporting BMP Calculations

Test Pit Results

Proposed Parking Lot Improvements
175 William F. McClellan Highway
East Boston, Massachusetts, 02128

Project Description

The project consists of the redevelopment (re-paving existing parking lot) of a site comprised of approximately 10.33 acres (450,212 s.f.) of land located at 175 William F. McClellan Highway, East Boston, MA (Parcel ID: 01005481000). The property is currently occupied by a large commercial building (3.93 ac footprint) and bituminous concrete parking area (5.0+/- acres). The bituminous concrete parking area includes a series of catch basins and drainage structures in a closed drainage system that discharges offsite.

The property received an Order of Conditions dated June 16th, 2021 for the construction of new loading docks and incidental parking lot improvements under DEP File No. 006-1778. The parking lot improvements included disconnecting existing catch basins from the existing sewer and the implementation of additional stormwater mitigation measures. Since the issuance of the Order, the loading dock construction has been completed and the parking area adjacent to the docks has been re-paved. The drainage improvements were not constructed; however, this filing includes significant storm water management upgrades.

An on-site soil investigation was performed by a licensed soil evaluator from Engineering Alliance, Inc. on August 10th, 2022. A test pit was excavated within the bituminous concrete parking area during off-hours of site operation and during high tide to verify the soil conditions and to determine the estimated seasonal high groundwater table. The soil profile consisted of the top layer of bituminous concrete pavement, followed by a layer of gravel underlain by a sandy loam material and ultimately transitioning to a **clay** in the substratum. The test pit was excavated to approximately 120" (10 ft) in depth. **Mottling was encountered throughout the entirety of the test pit at a depth of approximately 40", immediately above the clay layer.** The ground elevation at the location of the test pit was approximately elevation 8.20 (Boston City Base, BCB). As a result, the estimated seasonal high-water table is approximately elevation 4.9 (BCB). Given the high ground water table and the clay parent material, it was determined that infiltration is not feasible on this site and therefore was not included in the storm water management design.

The proposed project will consist of repaving the entire paved parking lot. This work will include regrading a large portion of the existing bituminous concrete parking area and the installation of new stormwater infrastructure. The re-graded areas will be modified so as to remove isolated low points and redirect stormwater to new drainage structures. However, the overall drainage patterns will be retained as it is not possible to modify the existing building floor elevations and/or access/egress points. Existing catch basins, drain manholes, and connecting pipes will be removed and new catch basins equipped with deep sumps and hooded outlets, drain manholes and water quality structures (Contech CDS Unit or approved equal) will be installed. No work will be performed relative to the existing commercial building.

The proposed work will be constructed using standard construction methods including but not limited to:

- Excavation with an excavator or backhoe associated with the removal of existing storm water devices and installation of the proposed stormwater upgrades. Trench boxes will be utilized as shoring where appropriate.
- Compaction of soils with a plate compactor and or vibratory roller
- Reclaiming existing asphalt
- Fine grading with a grading machine
- Compaction with a vibratory roller
- Installation of bituminous asphalt with a paving machine
- Rolling asphalt with a vibratory roller.

Construction sequencing will occur as follows:

1. Install erosion control measures throughout project site as illustrated on site plans.
2. Install new stormwater management facilities.
3. Remove existing stormwater management facilities.
4. Sawcut and reclaim existing pavement.
5. Fine grade area to be re-paved

6. Remove any un-used material from the site and dispose of in accordance with local, state and federal requirements.
7. Install binder pavement course.
8. Install finish pavement course.
9. Install signage and striping.
10. Remove erosion control devices.

The project will install new stormwater facilities prior to the removal of existing stormwater infrastructure to ensure that stormwater from the paved area will be captured at all times throughout project construction. The existing stormwater infrastructure currently directs runoff off site but does not include water quality measures. Once the new system is installed and functioning, previous infrastructure including catch basins and piping will be removed.

The site abuts William F. McClellan Highway to the west, Addison Street to the south, commercial land to the north and residential land to the east. Vehicle access will remain off of William F. McClellan Highway as in the existing condition.

Site Description

The subject property is currently occupied by the existing commercial building and bituminous concrete parking area. The topography through the property varies with elevations ranging from 16.50 at McClellan Highway down to 7.0 within the project site and back up to 9.0 (Boston City Base, BCB) toward the rear of the site. Currently, multiple isolated low points exist within the paved parking area. All stormwater runoff from the site currently drains via surface flow to a series of catch basins throughout the site. Three catch basins toward the easterly portion of the property discharge offsite via a 48" RCP drain line to Chelsea Creek. Two catch basins toward the center of the site discharge to the existing brick sewer main that runs through the property. The remaining four catch basins discharge to a pump station that ultimately pumps stormwater offsite toward William F. McClellan Highway and ultimately Chelsea Creek.

In the proposed condition, the paved area will be regraded and repaved to eliminate isolated low points and to direct stormwater to a series of new catch basins equipped with deep sumps and hooded outlets as well as water quality manholes. These catch basins have been strategically placed to help alleviate isolated low points within the paved parking area and to direct stormwater runoff from the parking area through the closed drainage system through water quality structures prior to discharge. In addition, all catch basin to catch basin connections have been eliminated. In the current condition, no structural BMPs exist to treat stormwater onsite. In the proposed condition all new catch basins will be equipped with deep sumps and hooded outlets prior to discharging to water quality manholes to treat runoff prior to discharging offsite.

The existing groundcover of the site is mostly impervious including the bituminous concrete parking area and existing commercial building. Small mulched and landscaped areas are scattered throughout the site. In the proposed condition, the groundcover will remain the same but will include the construction of a 920 square foot (s.f.) landscape island separating the entrance driveway from the existing parking area. The project qualifies as a redevelopment project under the Stormwater Management Standards as the project does not add impervious surfaces, and in fact, will slightly reduce impervious surfaces in the post-development condition.

The Flood Insurance Rate Map for the City of Boston (Community Panel 25025C0019J with an effective date of March 16, 2016) describes the project site as Zone AE. Zone AE is classified as a special flood hazard area (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevations determined. The base flood elevation for the subject property is elevation 16.45 (BCB, 10 NAVD88). The majority of the subject property is located within the limit of the 100-year flood plain.

All lot lines and existing conditions information was prepared by Feldman Geospatial and from plans or record obtained from the City of Boston where available.

Stormwater Management Facilities

Stormwater runoff generated by the proposed repaved parking area will drain via surface flow to a series of new deep sump hooded catch basins prior to reaching new water quality manholes (Contech CDS Units or approved equal) and ultimately discharging to the closed drainage system offsite in William F. McClellan Highway. These stormwater facilities were designed to meet the requirements of the

Massachusetts Stormwater Management Standards to the maximum extent practicable as part of a redevelopment project.

Stormwater Management Standards

The proposed project is subject to the Stormwater Management Standards established in the Massachusetts Stormwater Handbook. Below is a list of the standards and explanation of project compliance:

Standard 1: No new stormwater conveyances (e.g. outfalls) may discharge untreated storm water directly to or cause erosion in wetlands or waters of the Commonwealth.

No new stormwater outfalls are proposed as part of the project. All stormwater will discharge to a new water quality unit prior to exiting the subject property to the closed drainage system in William F. McClellan Highway.

Standard 2: Stormwater management systems shall be designed so that the post-development peak discharge rates do not exceed pre-development peak discharge rates.

A standard 2 waiver is requested because the project is located within land subject to coastal storm flowage.

Standard 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from the pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The proposed project qualifies as a redevelopment project under the Stormwater Management Standards as the project does not increase impervious area on site. As a result, the project is subject to the Stormwater Management Standards to the maximum extent practicable. Based on the on-site soils investigation performed on site, the underlying material below the property is all clay with little to no ability to infiltrate stormwater. As a result, it is not practicable to provide infiltration facilities on the property and stormwater mitigation and improvement will be provided through the implementation of new catch basins and water quality manholes.

Standard 4: Stormwater management systems shall be designed to remove 80% of the average annual post construction load of Total Suspended Solids (TSS)

The proposed stormwater management system has been designed to remove 80% of the average annual post construction load of TSS. Refer to Section II, "Supporting BMP Calculations" for the proposed treatment train and TSS removal rates.

Standard 5: For land uses with higher potential pollutant loads....

This standard is not applicable to the subject property.

Standard 6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area....

This standard is not applicable to the subject property.

Standard 7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3 and structural best management practice requirements of Standards 4,5 and 6.

The subject property is classified as redevelopment as the project does not increase impervious area in the post-development condition. As a result, the project is subject to meeting the above referenced standards only to the maximum extent practicable.

Standard 8 A plan to control construction –related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution preventions plan) shall be developed and implemented.

The design of the subject project will include straw wattles as a temporary erosion control measure. Refer to the Best Management Practices Operation and Maintenance Plan in Section II for additional information on construction related activities and erosion controls.

Standard 9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

A pre and post construction Best Management Practices Operations and Maintenance Plan has been prepared for this project. Refer to Section II, "Best Management Practices Operation and Maintenance Plan."

Standard 10: All illicit discharges to the stormwater management system are prohibited

An illicit discharge statement has been provided in Section II. An illicit discharge was previously discovered as part of the investigation under DEP File No. 006-1778. This discharge will be disconnected and new catch basins will be redirected to the storm drain system. The project is in full compliance with this standard.

Erosion and Siltation Control

Straw wattles and silt fence will be placed at the downhill limit of work prior to the commencement of any construction activity. The integrity of the erosion control devices will be maintained by periodic inspection and replacement as necessary. The straw wattles and silt fence will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established.

Regulatory Compliance

The resource area affected by the proposed development is Land Subject to Coastal Storm Flowage. The subject property is located within a Zone AE established by the corresponding FEMA Flood map. The base flood elevation for the subject property is elevation 16.45 (BCB).

The project qualifies as Redevelopment within Previously Developed LSCSF under the Boston Wetlands Regulations Section XVIII.F. The project was previously developed prior to December 19, 2019 and is considered degraded as most of the project site is impervious area comprised of the bituminous concrete parking area and the existing commercial building. The project complies with Section XVII.F.2 as follows:

- i. *At a minimum, proposed work or activity shall result in an improvement over existing conditions of the capacity of LSCSF to protect at least one of the Resource Area Values described in Section XVII(A) and adaptations to or mitigation against the impacts of SLR on the project and the area of the proposed work or activity;*

The project proposes to significantly improve stormwater management on site. The addition of new deep-sump hooded catch basins and water quality manholes will increase water quality prior to discharge to the closed drainage system in William F. McClellan Highway. The implementation of these measures will promote storm damage prevention by removing existing deficient stormwater structures and piping and replacing with new structures and appropriately sized piping. The implementation of these measures will promote prevention of pollution and erosion and sedimentation control as the treatment train of deep sump hooded catch basins and water quality units will remove a minimum of 80% TSS in accordance with the Stormwater Management Standards.

- ii. *Stormwater management is provided according to the performance standards established in 310 Code Mass. Regs. 10.05(6)(k), as applicable to the proposed work or activity, including such performance standards as are applicable to proposed Redevelopment.*

As stated above in this report, the project has been designed to meet all Stormwater Management Standards to the maximum extent practicable in accordance with the definition of a redevelopment project under the Standards.

- iii. *The proposed work or activity shall not inhibit any planned flood resilience, adaptation, or mitigation solutions and shall not inhibit the ability to enact such solutions in a timely and practical manner as referenced by Climate Ready Boston or any successor initiative of the City.*

The proposed project consists of repaving and regrading the existing bituminous concrete parking area and implementing significant improvements to stormwater management on the project site. The work will not inhibit any planned flood resilience, adaptation or mitigation solutions.

Additionally, Section XVII.F.3 states the following: "Notwithstanding the provisions of Section XVII(E)12, the provisions of Section XVII(E)(9), (10), (11) and (13) shall apply to proposed Redevelopment." The project complies with these sections as follows:

9. *Notwithstanding Sections XVII(E)(1) through (8), the Commission may, in its sole discretion, permit the following activities provided that the applicant demonstrates to the satisfaction of the Commission that best available measures, as defined by the Ordinance, are utilized to minimize or eliminate adverse impacts on the critical characteristics of any Resource Area Values protected by LSCSF described in Section XVII(A) herein, and provided further that all other performance standards for overlapping or overlaying wetland resource areas are met (i) – (x).*

The project does not qualify as any listed under Section XVII(E)(9). This standard is not applicable to the proposed project.

10. *In the interest of storm damage prevention, flood control, and prevention of pollution, should the Commission permit activity or work in LSCSF that is part of new construction or constitutes substantial improvement to an existing structure, the Commission may condition the permitted activity or work so that any critical building systems, infrastructure, or equipment located two (2) feet above the anticipated BFE expected to occur within the next 50 years based on the best available data and projections of Sea Level Rise (SLR).*

The project proposes to repave the existing parking facility and install significant stormwater improvements to the site with the addition of water quality units, deep sump hooded catch basins, and new stormwater piping. No work will be performed relative to the existing commercial building. As a result, this standard is not applicable to the proposed project.

11. *When any proposed work or activity in LSCSF is located within an ACEC, the proposed work or activity shall have no adverse impact upon the Resource Area Values described in Section XVII(A) and shall fully mitigate any impacts resulting from the proposed work or activity.*

The project does not occur within an ACEC. This standard is not applicable to the proposed project.

13. *Notwithstanding the provisions of Section XVII(E)(2) through (X), no project may be permitted which will have any adverse impact on specified habitat sites or rare vertebrate or invertebrate species indicated on the most recent Estimated Habitat Map of State-listed Rare Wetland Wildlife (if any) published by the Massachusetts NHESP.*

The project will not impact any Estimated or Priority Habitat of Rare Wetland Wildlife as established by the Massachusetts NHESP. See Figure 4of5 for details. As a result, this standard is not applicable to the proposed project.

Adaptation, Resiliency and Sea Level Rise

According to the most recent Flood Insurance Rate Map (FIRM) no. 25025C0019J dated March 16, 2016, the subject property is located in a Zone AE with a base flood elevation of 10 (NAVD88) or 16.45 Boston City Base (BCB). Using the BPDA Sea Level Rise – Flood Hazard Area map, the sea level rise base flood elevation is 19.5 (BCB). The Sea Level Rise Design Flood Elevation based on this information is equal to 20.5 (SLRBF + 12").

The subject property is currently located entirely within the limit of the 100-year floodplain. The property is comprised of the existing commercial building and bituminous concrete parking lot. The proposed project consists of repaving and regrading the existing bituminous concrete parking lot and implementing new stormwater management systems to significantly improve the quality of the project site.

The limits of the proposed project are within the bituminous concrete parking area surrounding the existing building. The regrading of the parking area will raise site elevations where possible, however grading is restricted by the existing entrances and existing floor elevations. No changes or modifications will be made to the building as it is an existing building and not possible to modify the floor elevations.

The new stormwater management systems will include water quality units to provide improved stormwater quality. These units are designed to function and contain total suspended solids (TSS) even if submerged.

Extreme Precipitation

As noted above, the project is subject to the stormwater management standards to the maximum extent practicable as a redevelopment project. The proposed system has been designed to treat stormwater volumes up to and including the 100-year storm event. In extreme precipitation events, stormwater will be captured by the new stormwater management system consisting of deep sump hooded catch basins and directed through the water quality units prior to discharging offsite. The water quality structures (CDS or approved equal) are designed to provide target TSS removal rates even if submerged in extreme precipitation events. This allows for the stormwater system to function as intended in providing significant water quality improvements where none are provided in the current condition. Additionally, the project aims to regrade the existing paved parking area to eliminate isolated low points throughout the property. In extreme precipitation events, these areas pond due to the impervious nature of the project site. The regraded area will direct the pavement to the improved stormwater management system to eliminate ponding in extreme precipitation events.

Heat Island Effect

The project includes re-paving an existing industrial parking lot. Since the majority of the traffic on this lot is truck traffic (tractor trailers), the only practical alternative is traditional asphalt with a pavement section as shown on the site plans. In an effort to address heat island effect, the proponent has identified approximately 920 square feet (s.f.) of landscaping to be installed along the entry driveway to the project site. This new landscape area eliminates paved area to both reduce impervious area and help improve heat island effect.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

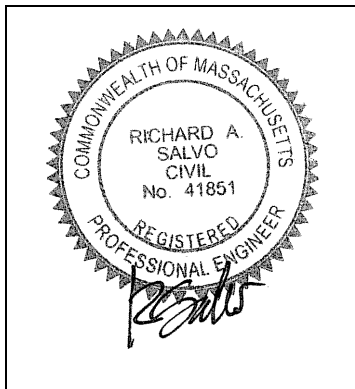
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



10-18-2022

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
- Redevelopment Project
- Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN

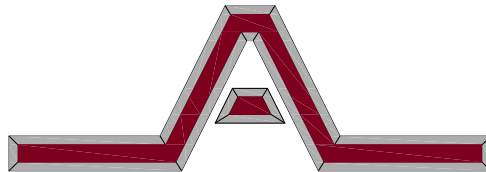
For The
Proposed Parking Lot Improvements

Located at
**175 William F. McClellan Highway
East Boston, Massachusetts**

Submitted to:
**City of Boston
Conservation Commission
&
DEP N.E.R.O.**

Prepared for:
**Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, MA 02128**

Prepared by



Engineering Alliance, Inc.

Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
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Portsmouth, NH 03801
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October 18, 2022

BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN

The purpose of this Best Management Practices Operation and Maintenance plan is to provide guidance for mandatory maintenance procedures of site preparation and pre and post construction activities for the project located 175 William F. McClellan Highway t in East Boston, Massachusetts. The project consists of improvements to an existing bituminous concrete parking facility comprised of approximately five (5) acres. The project site is entirely paved and work will include repaving and regrading the existing parking area and the installation of stormwater mitigation measures.

The Best Management Practices Operation and Maintenance Plan is summarized below and will be incorporated into the construction documents for this project. This plan is broken into two major sections. The first section is construction-related erosion and sedimentation controls. The second section is devoted to a post-development operation and maintenance plan.

Basic Information

Owner/Maintenance Responsibilities:
Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, MA 02128
(617) 504-9906

Inspector:
Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, MA 02128
(617) 504-9906

In the event that the property ownership changes, this Operation and Maintenance Plan shall continue to run with the land and apply to any successors or assigns. Upon the conveyance of land, the Conservation Commission shall be notified in writing indicating the new ownership's contact information within 48 hours of the conveyance.

Prior to the conveyance of the property, an educational meeting shall be held between the current owner, the new owner and the parties responsible for the maintenance of the stormwater management facility. The purpose of the meeting will be to educate the new owner on the maintenance responsibilities for the stormwater management facility including, but not limited to:

- Description of system components
- Required maintenance of each component
- Frequency of maintenance of each component

This document shall be updated to indicate the time and date of the meeting as well as the contact information for the new property owner.

Time and Date of Educational Meeting: _____

New Owner Information

Acknowledgement of Storm Water Management Maintenance Responsibilities:

Owner Signature

Date

Acknowledgement of Storm Water Management Maintenance Responsibilities:

Management Company Representative Signature

Date

Maintenance Budget

A compounding annual budget of **\$2,000 per year** shall be set aside to maintain and/or replace the stormwater management system. This budget shall cover the cost of:

- Cleaning of Catch Basins, Drain Manholes & Water Quality Manholes

Training Requirements

Personnel responsible for the installation, maintenance, and/or repair of stormwater controls must be trained to understand the following (if related to the scope of their job duties):

- Permit deadlines associated with installation, maintenance, removal of stormwater controls, and stabilization
- Location of all stormwater controls required on site and how they are to be maintained
- When and how to conduct inspections, record findings, and take corrective actions
- Spill prevention response and pollution prevention measures

Training for all personnel responsibilities will be required **at a minimum of twice a year** to ensure that any and all new employees are properly educated on all specific responsibilities.

O&M Plan Updates

NOTE: All updates, BMP, or site changes must be submitted to the City of Boston Conservation Commission for approval and recertification.

Update Number: _____
Date of Update: _____
Date of Last Update to Plan: _____
Sections Out of Date:

Updates Required:

Update Number: _____
Date of Update: _____
Date of Last Update to Plan: _____
Sections Out of Date:

Updates Required:

Update Number: _____
Date of Update: _____
Date of Last Update to Plan: _____
Sections Out of Date:

Updates Required:

*Additional update sheets have been included at the end of this O&M Report.

Section 1 - Construction Activities & Erosion Controls

1. Contact the Boston Conservation Commission at least two (2) days prior to start of construction.
2. The contractor shall only disturb the minimum area necessary in order to limit the impact on the surrounding area including the bordering vegetated wetlands and abutting residential developments.
3. Install straw wattles and silt fence around the proposed work zone to prevent sediment from leaving the subject property. Straw wattles, and silt fence are to be inspected on a weekly basis Any damaged or compromised erosion control measures are to be replaced immediately.
4. Proper erosion and sediment control must be employed around all material stockpile areas. Regular provisions for dust control must be used, via a water truck or other acceptable method. Erosion and sediment controls around material stockpile areas are to be inspected on a weekly basis.. Any damaged or compromised erosion control measures are to be replaced immediately.
5. Waste material is to be stored in a dumpster on site and covered at all times. Waste material dumpster is to be maintained to ensure no overtopping or leaks will occur.
6. Construction materials are to be stored onsite and covered at all times. Upon completion of building framing, construction materials are to be stored inside building.
7. If necessary, dewatering shall include all necessary control, management, and disposal of groundwater on a 24-hour basis as appropriate during construction. Dewatering shall include the lowering of the groundwater table to relieve any hydrostatic head that could cause a decrease in the stability of the excavated subgrade. It shall also include the intercepting seepage which could otherwise emerge from the slope or sides of excavations which could cause a decrease in the stability of the excavated subgrade of the slopes or sides of the excavations.

Dewatering shall be performed during construction to temporarily protect against the following.

1. The loss of any material beneath the excavated subgrade or from the slopes or sides of the excavations or the movement of any fine particle materials from the soil.
2. Any increased vertical or lateral loads on the excavation support systems.
3. Any disturbance, rupture, instability, build, or heaving of the bottom of the excavated subgrade during excavation and trenching, placement of foundation or bedding materials, construction of slabs, footings, pipes, conduits, underdrains, and any other structures, and backfilling operations.

The dewatering systems and equipment shall be removed from the site when no longer required.

8. Slopes exceeding 3(H):1(V) shall be stabilized with temporary seeding. All slopes are to be checked periodically to see that vegetation is in good condition. Any damage from erosion or animal burrowing should be repaired immediately to prevent further damage. Areas requiring revegetation should be repaired immediately. Slopes should be limed and fertilized as necessary to keep vegetation healthy. Control undesirable vegetation such as weeds and woody growth to avoid bank stability problems in the future.
9. The entire project area shall be swept upon completion of construction and prior to removal of the erosion control devices.
10. All disturbed areas of the worksite must be stabilized during the winter months (October 15th – April 15th) by placement of approximately six (6) inches of hay mulch or straw.
11. Refueling of machinery is to occur offsite whenever possible. Any necessary onsite refueling shall occur within the designated refueling area.

Construction Sequencing

1. Install erosion control measures per plan.
2. Install new stormwater management facilities.
3. Remove existing stormwater management facilities.
4. Sawcut & reclaim existing pavement
5. Fine grade area to be re-paved.

6. Remove any unused material from the site and dispose of in accordance with local, state, and federal requirements.
7. Install binder pavement course.
8. Install finish pavement course.
9. Install signage and striping.
10. Remove erosion control devices

Spill Prevention and Response

Prevention:

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff:

1. An effort will be made to store only the amount of material required to do the job.
2. All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Products will be kept in their original containers with the original manufacturer's label.
4. Substances will not be mixed with one another unless recommended by the manufacturer.
5. Whenever possible, all of a product will be used up before disposing of the container.
6. Manufacturer's recommendations for proper use and disposal will be followed.
7. The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.
8. Products will be kept in the original containers unless they are not re-sealable.
9. Original labels and material safety data will be retained; they contain important product information.
10. If surplus product must be disposed of, manufacturers or local and State recommended methods for proper disposal will be followed.
11. Petroleum Products – All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
12. Paints – All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to the manufacturer's instructions or State and local regulations.
13. Concrete Trucks - Concrete Trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and clean-up:

1. Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
2. Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
3. All spills will be cleaned up immediately upon discovery.
4. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
5. Spills of toxic or hazardous substances will be reported to the appropriate State or local government agency, regardless of the size.
6. The spill prevention plan will be adjusted to include measure to prevent this type of spill from reoccurring and how to clean up the spill if there should be another. A description of the spill, what caused it, and the cleanup measure will also be included.
7. The Site Superintendent responsible for the day-to-day site operation will be the spill prevention and cleanup coordinator.

Fueling and Maintenance of Equipment or Vehicles

General:

Vehicle and equipment fueling procedures are designed to prevent fuel spills and leaks in order to minimize the discharge of such pollutants into storm drains and waterways.

Implementation:

Offsite fueling stations should be used as much as possible. • When fueling offsite is not practicable, a designated fueling area away from drainage ways must be used. • Locate designated fueling areas a minimum

of 50 feet away from concentrated flows of stormwater, drainage ways, and inlets. • An impermeable surface should be used at the designated fueling area. • Containment should be built around the designated fueling areas to prevent the release of spills, as well as runoff and runoff. • Absorbent spill cleanup materials should be available at all designated fueling areas. If absorbent materials are used on spills, the material is to be removed immediately and disposed of properly. • Fueling nozzles should be equipped with an automatic shutoff to control drips. • Topping off of fuel tanks should be discouraged. • A sign is to be installed adjacent to each fueling facility to inform equipment operators of the designated fueling location. • For larger equipment, such as cranes and excavators that are not able to travel to a designated fueling area, mobile fueling may be necessary. Absorbent spill cleanup materials and spill kits should be available on all fueling trucks. Drip pans or absorbent pads should be used in mobile fueling operations. • The contractor shall train his/her employees and subcontractors in proper fueling and cleanup procedures. These procedures must be documented.

Inspection/Maintenance:

The contractor should inspect vehicles and equipment for leaks each day they are used. Leaks are to be repaired immediately or the piece of equipment should be removed from the project site. • Designated fueling areas should be inspected for leaks and spills each day they are used. Any leaks or spills are to be cleaned up immediately. • Any leaks or spills discharged through a drainage system will require the preparation of an Incidence of Non-Compliance. • Update the SWPPP anytime a designated fueling location has been removed, relocated, added, modified, or required maintenance.

Washing of Equipment and Vehicles

Wash water from vehicle and equipment cleaning is not to be discharged from construction sites because the rinse water may contain contaminants such as sediment, petroleum/lubricant residues, soaps, or solvents that could enter storm drain systems or receiving waters.

Equipment/vehicle cleaning should be conducted offsite. All vehicles that regularly enter and leave the construction site must be cleaned offsite.

For equipment that must be cleaned on site, the cleaning operations must be fully contained and disposed of offsite. The vehicle wash area must be properly identified by sign and located away from storm drain inlets, drainage facilities, and watercourses. It must be paved with concrete or asphalt and have a berm to contain runoff and prevent run-on. It must be equipped with a sump for the collection and disposal of wash water.

Response:

Upon discovery of a spill or leak, personnel are instructed to stop the discharge to the extent possible (considering health and safety issues). They are instructed to take immediate measures (such as deploying spill containment pillows) to contain the spill in the immediate area and prevent the oil from reaching a floor drain or storm drain, or navigable waters. Call 911 immediately in response to any possible injuries or imminent danger.

No equipment shall be moved until spill area precautions have been taken. Any equipment required for spill clean up shall be removed immediately upon completion of required tasks. Only personnel necessary for cleanup shall be permitted to enter spill areas.

Spills will be contained to the smallest possible area using berms or designated barriers.

The closest hospital to contact is as follows:

Massachusetts General Hospital

55 Fruit Street

Boston, MA 02144

Emergency Department Phone Number: **(617) 724-4100**

After taking initial containment measures, the person discovering the spill must call (617) 509-9906 (Property Owner) or _____ (Property Manager) to provide the following information:

- Location, date, and time of release
- An assessment of the potential for the release reaching a catch basin, floor drain, or release to the sewer, or discharge over land to a navigable waterway, wetland or other sensitive areas
- Type of oil released
- Approximate quantity of oil released
- Source of release
- Description of release

- Name and telephone number of the responsible person in the area where the release occurred
- Description of immediate response actions taken
- Any other information, including potential environmental impacts, that is relevant to assessing the degree of the hazard posed by the release.

A record of all calls pertaining to spills must be kept by the Property Manager for compliance notification.

In the event of a spill of any oil or other hazardous substance that exceeds the quantities specified in Table 1 below, or that is released into abutting wetlands, the Property Manager is required by state and federal regulations to immediately inform the United States Environmental Protection Agency (USEPA) and the Massachusetts Department of Environmental Protection (MADEP) of the location of the spill and as much as is known of the extent of the situation. If any spill occurs which has the potential of reaching the abutting wetlands, the decision to notify the agencies will be the responsibility of the Property Manager or a designated Facilities Manager. If they cannot be reached within 2 hours of the spill, one person from the property management company will verify the need to contact the MADEP and USEPA.

If it is determined that a spill has reached the abutting wetlands or has the potential to reach the abutting wetlands, and notification is required, calls must be made to the following numbers, with a responsible person at each location acknowledging receipt of the information. This person's name should be recorded:

1. **Emergency Spill Response Contractor:** _____

Name: _____

Address: _____

Spill Response Capabilities:

The property manager is responsible for determining a spill response contractor prior to the start of construction.

2. **Federal EPA National Response Center:** (800) 424-8802

If no answer, call the alternative number, (202) 267-2675, or call EPA Region 1 Headquarters at (617) 233-6700. The Nation Response Center should be informed of the location of the spill, and the quantity and type of oil spilled. If appropriate, the caller should also identify the potential for discharge to the sewer system or the abutting wetlands.

3. **Massachusetts Department of Environmental Protection Emergency Response:** (888)-304-1133

During normal work hours call the MA DEP regional office at (978) 694-3200. In the evening call the emergency spill response line listed above.

4. **City of Boston Fire Department:** (617) 343-2880

5. **City of Boston Police Department:** (617) 343-4240

6. **City of Boston Conservation Commission:** (617) 635-3850 from 9:00 am to 5:00 pm Monday through Friday; 617-635-4500 at all other times.

The personnel providing the notification should be prepared to offer the following information:

- Exact address and location
- Name and phone number of:
 - Owner's Name/Location
 - Owner's Contact Person
 - Person reporting spill or incident
- Date and time of discharge
- Type of material released
- Estimated quantity of discharge
- Source of discharge
- Cause of the discharge
- How close to surface water does the discharge occur
- Description of all affected media
- Any damages or injuries caused by the discharge
- Actions being taken to stop, remove or mitigate the discharge
- If an evacuation may be necessary
- Names of emergency response contractors or other organizations that have been contacted
- Names of other federal, state or local agencies that have been notified
- Any other information including potential environmental impacts relevant to assessing the degree of the hazard

Following the completion of initial response and notification activities, property management will be responsible for restocking emergency equipment, restoring the impacted area, and properly managing contaminated debris.

Massachusetts DEP Release Reporting Requirements (Per Massachusetts Contingency Plan)

TABLE 1 RELEASE REPORTING CRITERIA		
2 HOUR REPORTING CONDITIONS	72 HOUR REPORTING CONDITIONS	120 DAY REPORTING CONDITIONS
Sudden release (equal to or greater than the Reportable Quantity(RQ), or unknown)	Subsurface, non-aqueous phase liquid (NAPL) equal to or greater than ½ inch	Release of hazardous materials to soil or groundwater exceeding reportable concentration
Threat of sudden release (likely to occur in quantities equal to or greater than the RQ)	Underground storage tank (UST) release	Release of oil to soil exceeding reportable concentration and affecting more than 2 cubic yards
Oil sheen on surface Water	Threat of UST release	Release of oil to groundwater exceeding reportable concentration
"Poses" Imminent Hazard	Release to groundwater near water supply	Subsurface NAPL equal to or greater than 1/8 inch and less than ½ inch
Could "pose" Imminent Hazard	¹ Refer to 310 CMR 40.03 et seq. for detailed reporting criteria.	
Release detected in private well		
Release to storm drain		
Sanitary sewer release (Imminent Hazard only)		

Section 2 – Post Development Operation & Maintenance

1. Paved Areas (Bituminous Concrete) - Paved areas shall be swept by street sweepers periodically during dry weather to remove excess sediments, reducing the amount of sediments that the drainage system will have to remove from the runoff. Salt for de-icing on the paved areas during the winter months should be limited as much as possible, as this will reduce the need for removal and treatment. Sand containing the minimum amount of calcium chloride (or approved equivalent) needed for handling may be applied as part of the routine winter maintenance activities. **At a minimum all paved areas must be swept two times annually, in the fall and in the spring.**

2. Catch Basins – Catch basins shall be inspected monthly for the initial twelve-month period following the completion of the construction of the paved areas. Debris shall be removed from the catch basin grates, sumps and outlet pipes and disposed of in compliance with local, state and federal guidelines.

Upon a period beginning twelve months after the completion of the site, all catch basins shall be inspected and maintained twice annually, once in April and once in November. Debris shall be removed from the catch basin grates, sumps and outlet pipes and disposed of in compliance with local, state and federal guidelines.

3. Water Quality Manhole: Contech CDS unit with manhole cover should be maintained bi-annually, after a large rain event, and when sediment levels exceed maintenance volumes, as required by the manufacturer. **At a minimum, water quality manholes shall be serviced every spring and fall.**
4. Snow removal and storage - Plowed snow shall be placed in pervious areas adjacent to the parking lots where it can slowly infiltrate. Sediments shall be removed from this area every spring. When the amount of snow exceeds the capacity of the snow storage areas, it shall be removed from the site at the owner's expense.
5. Maintenance Responsibilities - All post construction maintenance activities shall be documented and kept on file and made available to the City of Boston annually, or upon request. All post construction maintenance activities shall run with the title of the property in perpetuity.

ILLICIT DISCHARGE COMPLIANCE STATEMENT

In accordance with the Wetland Regulations found in 310 CMR 10.05(6) and the *Massachusetts Stormwater Handbook* published by the Massachusetts Department of Environmental Protection, the stormwater management system for the proposed project located at 175 William F. McClellan Highway in East Boston, Massachusetts shall accept no illicit discharges. Illicit discharges are defined as discharges not entirely comprised of stormwater and include, but are not limited to, wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

Engineering Alliance, Inc. has performed an investigation of the existing site conditions and did not find any illicit discharges to stormwater management systems. Prior to construction, additional investigations will take place to identify and remove any and all illicit discharges currently onsite. These actions include, without limitation, visual screening, dye or smoke testing, and the removal of any sources of illicit discharges to the stormwater management system.

Should any illicit discharges enter the stormwater management system after construction has been completed, immediate steps to remove the discharges and their source shall be taken to return the system to its proper working state.



Richard Salvo, P.E.
for Engineering Alliance, Inc.

10-18-2022

Date



Engineering Alliance, Inc.
Civil Engineering & Land Planning
Consultants
194 Central Street
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Tel: (781) 231-1349
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Storm Drainage Computations

Name: Proposed Parking Lot Improvements
175 William F. McClellan Highway
East Boston, MA
Client: Bulgroup Properties LP

Proj. No.: 20-67902
Date: 9/21/2022
Computed by: E. Bradanese
Checked by: R. Salvo, P.E.

Design Parameters:
25 Year Storm IDF Curve
k_s= 0.50

LOCATION		AREA (AC.)	C	C x A	SUM C x A	FLOW TIME (MIN)		i'	Q	V	DESIGN n	PIPE SIZE	SLOPE	CAPACITY		PROFILE					INLET CONTROL		OUTLET CONTROL			JUNCTION LOSSES					
FROM	TO					PIPE	CONC							Q full	V full	LENGTH	FALL	RIM	INV UPPER	INV LOWER	W.S.E.	Freeboard	HW/D	HW	H	TW or h _o	HW	K _m junction	K _d junction	H loss junction	
						TIME		cfs	fps					ft	ft		ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft
CB-1	DMH-1	0.48	0.90	0.43	0.43	0.47	5.0	6.0	2.6	4.6	0.012	12	0.0106	4.0	5.1	131	1.39	8.0	5.75	4.36	5.5	2.5	0.00	0.00	0.0	0.0	0.00	0.20	0.00	0.07	
CB-2	DMH-1	0.25	0.90	0.22	0.22	0.18	5.0	6.0	1.3	5.2	0.012	12	0.0248	6.1	7.7	56	1.39	8.0	5.75	4.36	5.4	2.6	0.00	0.00	0.0	0.0	0.00	0.20	0.00	0.08	
CB-3	DMH-1	0.38	0.90	0.34	0.34	0.16	5.0	6.0	2.0	6.0	0.012	12	0.0248	6.1	7.7	56	1.39	8.0	5.75	4.36	6.3	1.7	1.00	1.00	0.0	0.0	0.00	0.20	0.00	0.11	
DMH-1	CDS-1	-	-	-	0.99	0.02	5.0	6.0	6.0	5.7	0.012	15	0.0100	7.0	5.7	6	0.06	8.6	4.36	4.30	5.2	3.4	1.00	1.25	0.0	0.0	0.00	0.20	0.00	0.10	
CDS-1	Exist. DMH	-	-	-	0.99	0.09	5.0	6.0	6.0	5.7	0.012	15	0.0100	7.0	5.7	30	0.30	8.6	4.30	4.00	5.1	3.5	1.00	1.25	0.0	0.0	0.00	0.20	0.00	0.10	
CB-4	CDS-2	1.26	0.90	1.14	1.14	0.28	5.0	6.0	6.8	5.0	0.012	18	0.0068	9.4	5.3	85	0.58	8.0	5.25	4.67	4.9	3.1	0.00	0.00	0.0	0.0	0.00	0.20	0.00	0.08	
CB-5	CDS-2	0.79	0.90	0.71	0.71	0.66	5.0	6.0	4.3	5.5	0.012	15	0.0128	7.9	6.5	221	2.83	10.0	7.50	4.67	7.1	2.9	0.00	0.00	0.0	0.0	0.00	0.20	0.00	0.10	
CDS-2	DMH-2	-	-	-	1.85	0.02	5.0	6.0	11.1	6.7	0.012	18	0.0100	11.4	6.4	7	0.07	9.6	4.67	4.60	5.6	4.0	1.00	1.50	0.0	0.0	0.00	0.20	0.00	0.14	
DMH-2	48" Pipe	-	-	-	1.85	0.01	5.0	6.0	11.1	6.8	0.012	24	0.0120	26.8	8.5	5	0.06	9.8	4.60	4.54	8.0	1.7	2.00	4.00	0.0	0.0	0.00	0.20	0.00	0.15	
CB-6	DMH-3	0.27	0.75	0.20	0.20	0.31	5.0	6.0	1.2	3.7	0.012	12	0.0106	4.0	5.1	70	0.74	8.7	6.44	5.70	6.3	2.4	0.00	0.00	0.0	0.0	0.00	0.20	0.00	0.04	
CB-7	DMH-3	0.24	0.84	0.20	0.20	0.02	5.0	6.0	1.2	3.6	0.012	12	0.0100	3.9	4.9	5	0.05	8.0	5.75	5.70	5.6	2.4	0.00	0.00	0.0	0.0	0.00	0.20	0.00	0.04	
DMH-3	DMH-4	-	-	-	0.40	0.27	5.0	6.0	2.4	4.4	0.012	12	0.0100	3.9	4.9	70	0.70	8.5	5.60	4.90	6.4	2.1	1.00	1.00	0.0	0.0	0.00	0.20	0.00	0.06	
CB-8	DMH-4	0.56	0.90	0.50	0.50	0.01	5.0	6.0	3.0	6.0	0.012	12	0.0200	5.5	6.9	5	0.10	8.0	5.00	4.90	5.5	2.5	1.00	1.00	0.0	0.0	0.00	0.20	0.00	0.11	
CB-9	DMH-4	0.53	0.90	0.48	0.48	0.28	5.0	6.0	2.9	4.8	0.012	12	0.0106	4.0	5.1	80	0.85	8.0	5.75	4.90	6.5	1.5	1.00	1.00	0.0	0.0	0.00	0.20	0.00	0.07	
DMH-4	CDS	-	-	-	1.38	0.05	5.0	6.0	8.3	7.7	0.012	18	0.0200	16.1	9.1	22	0.44	9.4	4.90	4.46	7.2	2.2	2.00	3.00	0.0	0.0	0.00	0.20	0.00	0.19	
CDS	PUMP	-	-	-	1.38	0.02	5.0	6.0	8.3	8.9	0.012	18	0.0289	19.3	10.9	9	0.26	9.8	4.46	4.20	6.5	3.3	2.00	3.00	0.0	0.0	0.00	0.20	0.00	0.24	

Hydrodynamic Separation Product Calculator

175 McLellan Highway

CDS-1

CDS 2015-4

CDS ESTIMATED NET ANNUAL SOLIDS LOAD REDUCTION BASED ON THE RATIONAL RAINFALL METHOD

Rainfall Intensity ¹ (in/hr)	% Rainfall Volume ¹	Cumulative Rainfall Volume	Rainfall Volume Treated	Total Flowrate (cfs)	Treated Flowrate (cfs)	Operating Rate (%)	Removal Efficiency (%)	Incremental Removal (%)
0.0200	10.17%	10.17%	10.17%	0.0205	0.0205	2.93%	100.00%	10.17%
0.0400	9.65%	19.82%	9.65%	0.0410	0.0410	5.86%	100.00%	9.65%
0.0600	9.45%	29.27%	9.45%	0.0616	0.0616	8.80%	99.65%	9.42%
0.0800	7.74%	37.01%	7.74%	0.0821	0.0821	11.73%	99.06%	7.67%
0.1000	8.57%	45.58%	8.57%	0.1026	0.1026	14.66%	98.48%	8.44%
0.1200	6.30%	51.88%	6.30%	0.1231	0.1231	17.59%	97.89%	6.17%
0.1400	4.66%	56.54%	4.66%	0.1436	0.1436	20.51%	97.31%	4.53%
0.1600	4.64%	61.18%	4.64%	0.1642	0.1642	23.46%	96.72%	4.49%
0.1800	3.54%	64.72%	3.54%	0.1847	0.1847	26.39%	96.13%	3.40%
0.2000	4.34%	69.06%	4.34%	0.2052	0.2052	29.31%	95.55%	4.15%
0.2500	8.00%	77.06%	8.00%	0.2565	0.2565	36.64%	94.08%	7.53%
0.3000	5.59%	82.65%	5.59%	0.3078	0.3078	43.97%	92.61%	5.18%
0.3500	4.37%	87.02%	4.37%	0.3591	0.3591	51.30%	91.14%	3.98%
0.4000	2.53%	89.55%	2.53%	0.4104	0.4104	58.63%	89.68%	2.27%
0.4500	2.53%	92.08%	2.53%	0.4617	0.4617	65.96%	88.21%	2.23%
0.5000	1.38%	93.46%	1.38%	0.5130	0.5130	73.29%	86.74%	1.20%
0.7500	5.04%	98.50%	4.58%	0.7695	0.7000	100.00%	74.05%	3.73%
1.0000	1.01%	99.51%	0.69%	1.0260	0.7000	100.00%	55.54%	0.56%
1.5000	0.00%	99.51%	0.00%	1.5390	0.7000	100.00%	37.02%	0.00%
2.0000	0.00%	99.51%	0.00%	2.0520	0.7000	100.00%	27.77%	0.00%
3.0000	0.48%	99.99%	0.11%	3.0780	0.7000	100.00%	18.51%	0.09%
								94.86%
Removal Efficiency Adjustment ² =								6.45%
Predicted % Annual Rainfall Treated =								92.39%
Predicted Net Annual Load Removal Efficiency =								88.41%
1 - Based on 10 years of hourly precipitation data from NCDC Station 770, Boston WSFO AP, Suffolk County, MA								
2 - Reduction due to use of 60-minute data for a site that has a time of concentration less than 30-minutes.								

Hydrodynamic Separation Product Calculator

175 McLellan Highway

CDS-2

CDS 2015-4

CDS ESTIMATED NET ANNUAL SOLIDS LOAD REDUCTION BASED ON THE RATIONAL RAINFALL METHOD								
Rainfall Intensity ¹ (in/hr)	% Rainfall Volume ¹	Cumulative Rainfall Volume	Rainfall Volume Treated	Total Flowrate (cfs)	Treated Flowrate (cfs)	Operating Rate (%)	Removal Efficiency (%)	Incremental Removal (%)
0.0200	10.17%	10.17%	10.17%	0.0371	0.0371	5.30%	100.00%	10.17%
0.0400	9.65%	19.82%	9.65%	0.0742	0.0742	10.60%	99.29%	9.58%
0.0600	9.45%	29.27%	9.45%	0.1112	0.1112	15.89%	98.23%	9.28%
0.0800	7.74%	37.01%	7.74%	0.1483	0.1483	21.19%	97.17%	7.52%
0.1000	8.57%	45.58%	8.57%	0.1854	0.1854	26.49%	96.11%	8.24%
0.1200	6.30%	51.88%	6.30%	0.2225	0.2225	31.79%	95.05%	5.99%
0.1400	4.66%	56.54%	4.66%	0.2596	0.2596	37.09%	93.99%	4.38%
0.1600	4.64%	61.18%	4.64%	0.2966	0.2966	42.37%	92.93%	4.31%
0.1800	3.54%	64.72%	3.54%	0.3337	0.3337	47.67%	91.87%	3.25%
0.2000	4.34%	69.06%	4.34%	0.3708	0.3708	52.97%	90.81%	3.94%
0.2500	8.00%	77.06%	8.00%	0.4635	0.4635	66.21%	88.16%	7.05%
0.3000	5.59%	82.65%	5.59%	0.5562	0.5562	79.46%	85.51%	4.78%
0.3500	4.37%	87.02%	4.37%	0.6489	0.6489	92.70%	82.86%	3.62%
0.4000	2.53%	89.55%	2.39%	0.7416	0.7000	100.00%	76.83%	1.94%
0.4500	2.53%	92.08%	2.12%	0.8343	0.7000	100.00%	68.30%	1.73%
0.5000	1.38%	93.46%	1.04%	0.9270	0.7000	100.00%	61.47%	0.85%
0.7500	5.04%	98.50%	2.54%	1.3905	0.7000	100.00%	40.98%	2.07%
1.0000	1.01%	99.51%	0.38%	1.8540	0.7000	100.00%	30.73%	0.31%
1.5000	0.00%	99.51%	0.00%	2.7810	0.7000	100.00%	20.49%	0.00%
2.0000	0.00%	99.51%	0.00%	3.7080	0.7000	100.00%	15.37%	0.00%
3.0000	0.48%	99.99%	0.06%	5.5620	0.7000	100.00%	10.24%	0.05%
								89.06%
Removal Efficiency Adjustment ² =								6.45%
Predicted % Annual Rainfall Treated =								89.10%
Predicted Net Annual Load Removal Efficiency =								82.61%
1 - Based on 10 years of hourly precipitation data from NCDC Station 770, Boston WSFO AP, Suffolk County, MA								
2 - Reduction due to use of 60-minute data for a site that has a time of concentration less than 30-minutes.								

Hydrodynamic Separation Product Calculator

175 McLellan Highway

CDS-3

CDS 2015-4

CDS ESTIMATED NET ANNUAL SOLIDS LOAD REDUCTION BASED ON THE RATIONAL RAINFALL METHOD

Rainfall Intensity ¹ (in/hr)	% Rainfall Volume ¹	Cumulative Rainfall Volume	Rainfall Volume Treated	Total Flowrate (cfs)	Treated Flowrate (cfs)	Operating Rate (%)	Removal Efficiency (%)	Incremental Removal (%)
0.0200	10.17%	10.17%	10.17%	0.0288	0.0288	4.11%	100.00%	10.17%
0.0400	9.65%	19.82%	9.65%	0.0576	0.0576	8.23%	99.76%	9.63%
0.0600	9.45%	29.27%	9.45%	0.0864	0.0864	12.34%	98.94%	9.35%
0.0800	7.74%	37.01%	7.74%	0.1152	0.1152	16.46%	98.12%	7.59%
0.1000	8.57%	45.58%	8.57%	0.1440	0.1440	20.57%	97.29%	8.34%
0.1200	6.30%	51.88%	6.30%	0.1728	0.1728	24.69%	96.47%	6.08%
0.1400	4.66%	56.54%	4.66%	0.2016	0.2016	28.80%	95.65%	4.46%
0.1600	4.64%	61.18%	4.64%	0.2304	0.2304	32.91%	94.82%	4.40%
0.1800	3.54%	64.72%	3.54%	0.2592	0.2592	37.03%	94.00%	3.33%
0.2000	4.34%	69.06%	4.34%	0.2880	0.2880	41.14%	93.18%	4.04%
0.2500	8.00%	77.06%	8.00%	0.3600	0.3600	51.43%	91.12%	7.29%
0.3000	5.59%	82.65%	5.59%	0.4320	0.4320	61.71%	89.06%	4.98%
0.3500	4.37%	87.02%	4.37%	0.5040	0.5040	72.00%	87.00%	3.80%
0.4000	2.53%	89.55%	2.53%	0.5760	0.5760	82.29%	84.94%	2.15%
0.4500	2.53%	92.08%	2.53%	0.6480	0.6480	92.57%	82.89%	2.10%
0.5000	1.38%	93.46%	1.34%	0.7200	0.7000	100.00%	79.14%	1.09%
0.7500	5.04%	98.50%	3.27%	1.0800	0.7000	100.00%	52.76%	2.66%
1.0000	1.01%	99.51%	0.49%	1.4400	0.7000	100.00%	39.57%	0.40%
1.5000	0.00%	99.51%	0.00%	2.1600	0.7000	100.00%	26.38%	0.00%
2.0000	0.00%	99.51%	0.00%	2.8800	0.7000	100.00%	19.78%	0.00%
3.0000	0.48%	99.99%	0.08%	4.3200	0.7000	100.00%	13.19%	0.06%
								91.92%
Removal Efficiency Adjustment ² =								6.45%
Predicted % Annual Rainfall Treated =								90.81%
Predicted Net Annual Load Removal Efficiency =								85.47%
¹ - Based on 10 years of hourly precipitation data from NCDC Station 770, Boston WSFO AP, Suffolk County, MA								
² - Reduction due to use of 60-minute data for a site that has a time of concentration less than 30-minutes.								

SECTION (____)
STORM WATER TREATMENT DEVICE

1.0 GENERAL

- 1.1 This item shall govern the furnishing and installation of the CDS® by Contech Engineered Solutions LLC, complete and operable as shown and as specified herein, in accordance with the requirements of the plans and contract documents.
- 1.2 The Contractor shall furnish all labor, equipment and materials necessary to install the storm water treatment device(s) (SWTD) and appurtenances specified in the Drawings and these specifications.
- 1.3 The manufacturer of the SWTD shall be one that is regularly engaged in the engineering design and production of systems deployed for the treatment of storm water runoff for at least five (5) years and which have a history of successful production, acceptable to the Engineer. In accordance with the Drawings, the SWTD(s) shall be a CDS® device manufactured by:

Contech Engineered Solutions LLC
9025 Centre Pointe Drive
West Chester, OH, 45069
Tel: 1 800 338 1122

1.4 Related Sections

- 1.4.1 Section 02240: Dewatering
- 1.4.2 Section 02260: Excavation Support and Protection
- 1.4.3 Section 02315: Excavation and Fill
- 1.4.4 Section 02340: Soil Stabilization

- 1.5 All components shall be subject to inspection by the engineer at the place of manufacture and/or installation. All components are subject to being rejected or identified for repair if the quality of materials and manufacturing do not comply with the requirements of this specification. Components which have been identified as defective may be subject for repair where final acceptance of the component is contingent on the discretion of the Engineer.
- 1.6 The manufacturer shall guarantee the SWTD components against all manufacturer originated defects in materials or workmanship for a period of twelve (12) months from the date the components are delivered to the owner for installation. The manufacturer shall upon its determination repair, correct or replace any manufacturer originated defects advised in writing to the manufacturer within the referenced warranty period. The use of SWTD components shall be limited to the application for which it was specifically designed.
- 1.7 The SWTD manufacturer shall submit to the Engineer of Record a “Manufacturer’s Performance Certification” certifying that each SWTD is capable of achieving the specified removal efficiencies listed in these specifications. The certification shall be supported by independent third-party research

1.8 No product substitutions shall be accepted unless submitted 10 days prior to project bid date, or as directed by the Engineer of Record. Submissions for substitutions require review and approval by the Engineer of Record, for hydraulic performance, impact to project designs, equivalent treatment performance, and any required project plan and report (hydrology/hydraulic, water quality, stormwater pollution) modifications that would be required by the approving jurisdictions/agencies. Contractor to coordinate with the Engineer of Record any applicable modifications to the project estimates of cost, bonding amount determinations, plan check fees for changes to approved documents, and/or any other regulatory requirements resulting from the product substitution.

2.0 MATERIALS

2.1 Housing unit of stormwater treatment device shall be constructed of pre-cast or cast-in-place concrete, no exceptions. Precast concrete components shall conform to applicable sections of ASTM C 478, ASTM C 857 and ASTM C 858 and the following:

- 2.1.1 Concrete shall achieve a minimum 28-day compressive strength of 4,000 pounds per square-inch (psi);
- 2.1.2 Unless otherwise noted, the precast concrete sections shall be designed to withstand lateral earth and AASHTO H-20 traffic loads;
- 2.1.3 Cement shall be Type III Portland Cement conforming to ASTM C 150;
- 2.1.4 Aggregates shall conform to ASTM C 33;
- 2.1.5 Reinforcing steel shall be deformed billet-steel bars, welded steel wire or deformed welded steel wire conforming to ASTM A 615, A 185, or A 497.
- 2.1.6 Joints shall be sealed with preformed joint sealing compound conforming to ASTM C 990.
- 2.1.7 Shipping of components shall not be initiated until a minimum compressive strength of 4,000 psi is attained or five (5) calendar days after fabrication has expired, whichever occurs first.

2.2 Internal Components and appurtenances shall conform to the following:

- 2.2.1 Screen and support structure shall be manufactured of Type 316 and 316L stainless steel conforming to ASTM F 1267-01;
- 2.2.2 Hardware shall be manufactured of Type 316 stainless steel conforming to ASTM A 320;
- 2.2.3 Fiberglass components shall conform to applicable sections of ASTM D-4097
- 2.2.4 Access system(s) conform to the following:
- 2.2.5 Manhole castings shall be designed to withstand AASHTO H-20 loadings and manufactured of cast-iron conforming to ASTM A 48 Class 30.

3.0 PERFORMANCE

3.1 The SWTD shall be sized to either achieve an 80 percent average annual reduction in the total suspended solid load with a particle size distribution having a mean particle size (d_{50}) of 125 microns unless otherwise stated.

3.2 The SWTD shall be capable of capturing and retaining 100 percent of pollutants greater than or equal to 2.4 millimeters (mm) regardless of the pollutant's specific gravity (i.e.: floatable and neutrally buoyant materials) for flows up to the device's rated-treatment capacity. The SWTD shall be designed to retain all previously captured pollutants addressed by this

subsection under all flow conditions. The SWTD shall be capable of capturing and retaining total petroleum hydrocarbons. The SWTD shall be capable of achieving a removal efficiency of 92 and 78 percent when the device is operating at 25 and 50 percent of its rated-treatment capacity. These removal efficiencies shall be based on independent third-party research for influent oil concentrations representative of storm water runoff (20 ± 5 mg/L). The SWTD shall be greater than 99 percent effective in controlling dry-weather accidental oil spills.

- 3.3 The SWTD shall be designed with a sump chamber for the storage of captured sediments and other negatively buoyant pollutants in between maintenance cycles. The minimum storage capacity provided by the sump chamber shall be in accordance with the volume listed in Table 1. The boundaries of the sump chamber shall be limited to that which do not degrade the SWTD's treatment efficiency as captured pollutants accumulate. The sump chamber shall be separate from the treatment processing portion(s) of the SWTD to minimize the probability of fine particle re-suspension. In order to not restrict the Owner's ability to maintain the SWTD, the minimum dimension providing access from the ground surface to the sump chamber shall be 16 inches in diameter.
- 3.4 The SWTD shall be designed to capture and retain Total Petroleum Hydrocarbons generated by wet-weather flow and dry-weather gross spills and have a capacity listed in Table 1 of the required unit.
- 3.5 The SWTD shall convey the flow from the peak storm event of the drainage network, in accordance with required hydraulic upstream conditions as defined by the Engineer. If a substitute SWTD is proposed, supporting documentation shall be submitted that demonstrates equal or better upstream hydraulic conditions compared to that specified herein. This documentation shall be signed and sealed by a Professional Engineer registered in the State of the work. All costs associated with preparing and certifying this documentation shall be born solely by the Contractor.
- 3.6 The SWTD shall have completed field tested following TARP Tier II protocol requirements

4.0 EXECUTION

- 4.1 The contractor shall exercise care in the storage and handling of the SWTD components prior to and during installation. Any repair or replacement costs associated with events occurring after delivery is accepted and unloading has commenced shall be borne by the contractor.
- 4.2 The SWTD shall be installed in accordance with the manufacturer's recommendations and related sections of the contract documents. The manufacturer shall provide the contractor installation instructions and offer on-site guidance during the important stages of the installation as identified by the manufacturer at no additional expense. A minimum of 72 hours notice shall be provided to the manufacturer prior to their performance of the services included under this subsection.
- 4.3 The contractor shall fill all voids associated with lifting provisions provided by the manufacturer. These voids shall be filled with non-shrinking grout providing a finished surface consistent with adjacent surfaces. The contractor shall trim all protruding lifting provisions flush with the adjacent concrete surface in a manner, which leaves no sharp points or edges.

4.4 The contractor shall removal all loose material and pooling water from the SWTD prior to the transfer of operational responsibility to the Owner.

TABLE 1
Storm Water Treatment Device
Storage Capacities

CDS Model	Minimum Sump Storage Capacity (yd ³)/(m ³)	Minimum Oil Storage Capacity (gal)/(L)
CDS2015-4	0.9(0.7)	61(232)
CDS2015-5	1.5(1.1)	83(313)
CDS2020-5	1.5(1.1)	99(376)
CDS2025-5	1.5(1.1)	116(439)
CDS3020-6	2.1 (1.6)	184(696)
CDS3025-6	2.1(1.6)	210(795)
CDS3030-6	2.1 (1.6)	236(895)
CDS3035-6	2.1 (1.6)	263(994)
CDS3535-7	2.9(2.2)	377(1426)
CDS4030-8	5.6(4.3)	426(1612)
CDS4040-8	5.6 (4.3)	520(1970)
CDS4045-8	5.6 (4.3)	568(2149)
CDS5640-10	8.7(6.7)	758(2869)
CDS5653-10	8.7(6.7)	965(3652)
CDS5668-10	8.7(6.7)	1172(4435)
CDS5678-10	8.7(6.7)	1309(4956)
CDS7070-DV	3.6(2.8)	914 (3459)
CDS10060-DV	5.0 (3.8)	792 (2997)
CDS10080-DV	5.0 (3.8)	1057 (4000)
CDS100100-DV	5.0 (3.8)	1320 (4996)

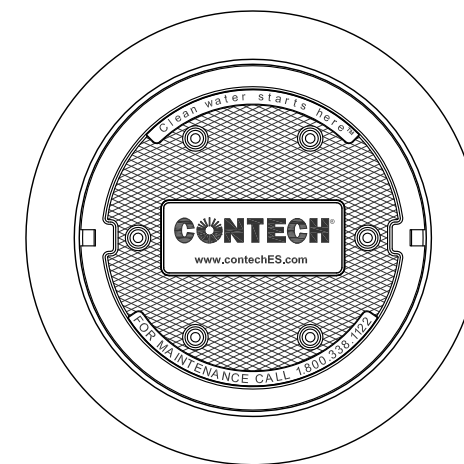
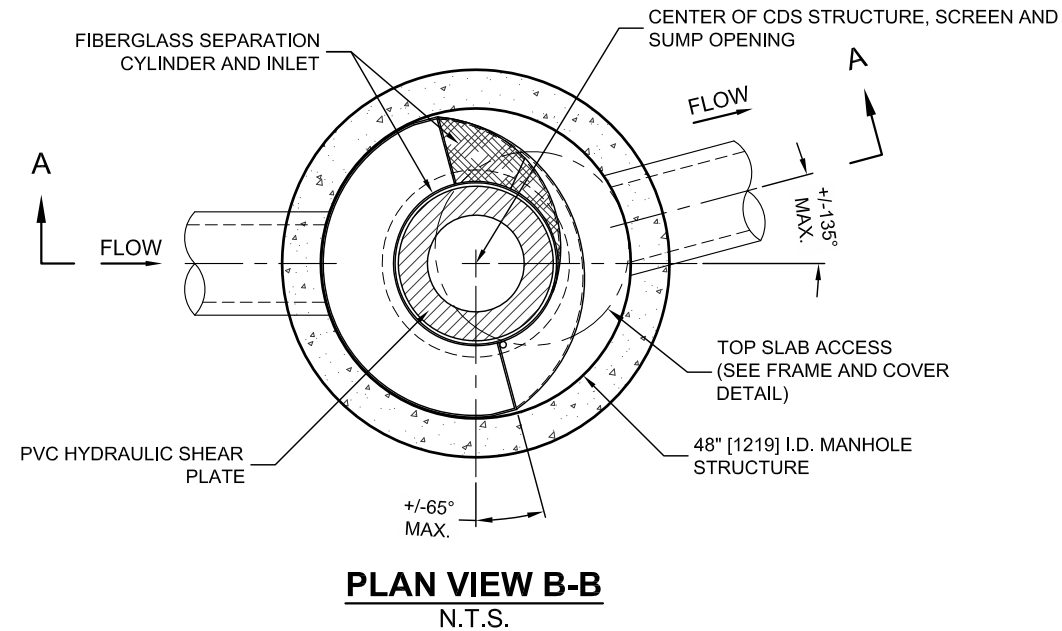
END OF SECTION

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

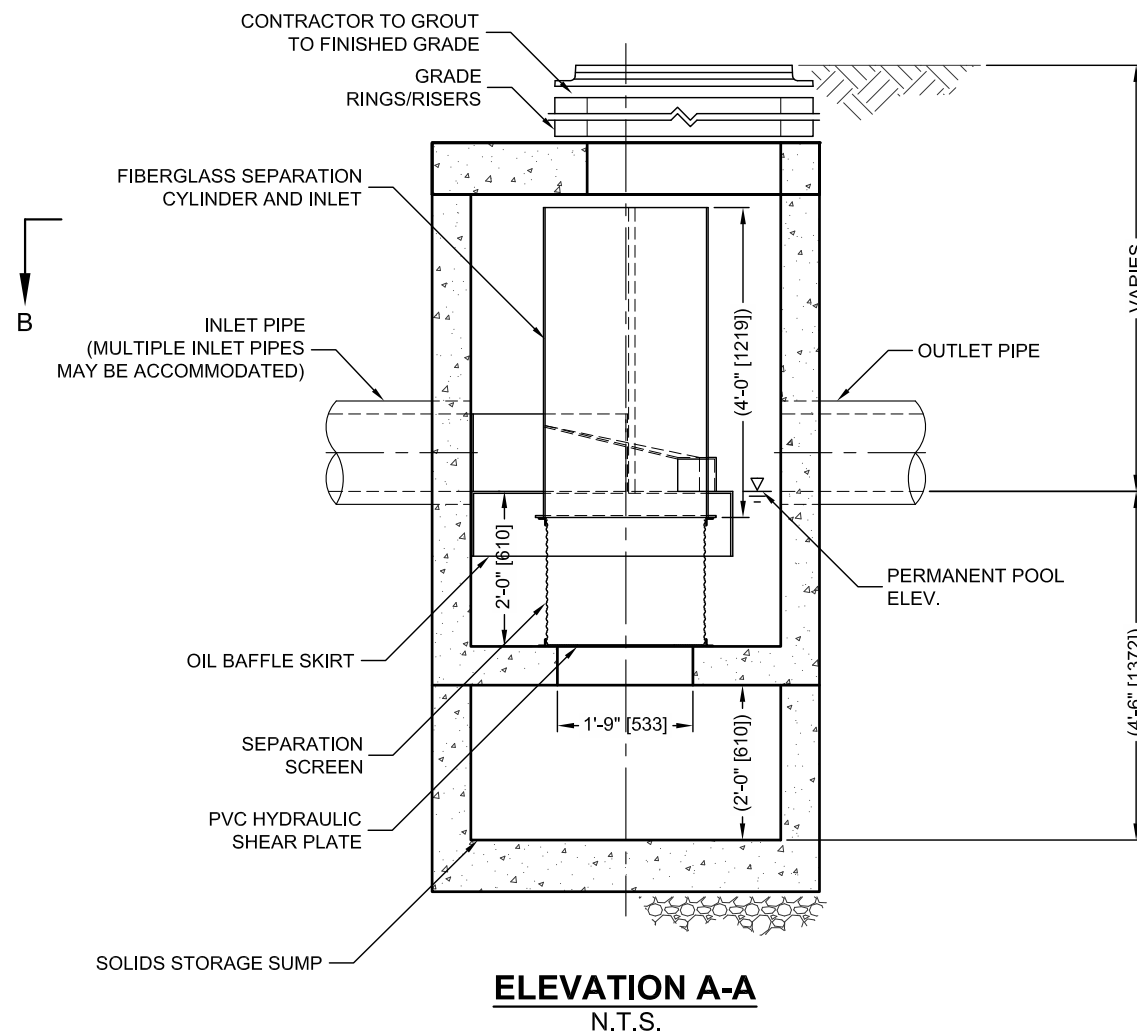
- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				
WATER QUALITY FLOW RATE (CFS OR L/s)				*
PEAK FLOW RATE (CFS OR L/s)				*
RETURN PERIOD OF PEAK FLOW (YRS)				*
SCREEN APERTURE (2400 OR 4700)				*
PIPE DATA:	I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	*	*	*	
INLET PIPE 2	*	*	*	
OUTLET PIPE	*	*	*	
RIM ELEVATION				*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT		
	*	*		
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				



GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

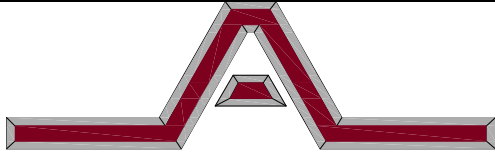
CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,788,040; 6,841,720; 6,911,565; 6,981,762. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

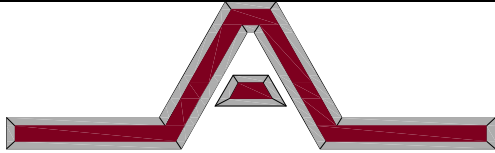


Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 01906 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

TSS Removal Calculations

Name:	175 McClellan Highway East Boston, MA	Proj. No.:	20-67902
Client:	Bulgroup Properties	Date:	9/21/2022
County:	Suffolk	Computed by:	EJB
Systems:	Discharge to CDS Unit #1	Checked by:	RAS

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (BxC)	E Remaining Load (C-D)
Deep Sump Hooded Catch Basin	25	1.00	0.25	0.75
Water Quality Manhole (CDS Unit)	88.41	0.75	0.66	0.09
**CDS TSS Removal Rate taken from CDS Specifications				
Total TSS Removal=			91%	
Notes:				
*Starting TSS Load for first BMP= 1.00. TSS load for subsequent BMP's is equal to the Remaining Load (E) from the previous BMP.				

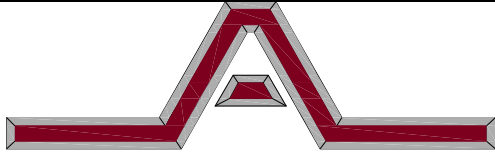


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TSS Removal Calculations

Name:	175 McClellan Highway East Boston, MA	Proj. No.:	20-67902
Client:	Bulgroup Properties	Date:	9/21/2022
County:	Suffolk	Computed by:	EJB
Systems:	Discharge to CDS Unit #1	Checked by:	RAS

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (BxC)	E Remaining Load (C-D)
Deep Sump Hooded Catch Basin	25	1.00	0.25	0.75
Water Quality Manhole (CDS Unit)	82.61	0.75	0.62	0.13
**CDS TSS Removal Rate taken from CDS Specifications				
Total TSS Removal=			87%	
Notes:				
*Starting TSS Load for first BMP= 1.00. TSS load for subsequent BMP's is equal to the Remaining Load (E) from the previous BMP.				



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 01906 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

TSS Removal Calculations

Name:	175 McClellan Highway East Boston, MA	Proj. No.:	20-67902
Client:	Bulgroup Properties	Date:	9/21/2022
County:	Suffolk	Computed by:	EJB
Systems:	Discharge to CDS Unit #1	Checked by:	RAS

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (BxC)	E Remaining Load (C-D)
Deep Sump Hooded Catch Basin	25	1.00	0.25	0.75
Water Quality Manhole (CDS Unit)	85.47	0.75	0.64	0.11
**CDS TSS Removal Rate taken from CDS Specifications				
Total TSS Removal=			89%	
Notes:				
*Starting TSS Load for first BMP= 1.00. TSS load for subsequent BMP's is equal to the Remaining Load (E) from the previous BMP.				



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

Bulgroup Properties LP

Owner Name

175 William F. McClellan Highway

Street Address

East Boston

City

MA

State

PID: 01005481000

Map/Lot #

02128

Zip Code

B. Site Information

1. (Check one) New Construction Upgrade

2. Soil Survey U Cal Davis 603 Urban land, wet substratum, 0-3% slopes
 Source Soil Map Unit Soil Series

N/A N/A
 Landform Soil Limitations

Excavated and filled land over herbaceous organic material and/or alluvium and/or marine deposits

Soil Parent material

3. Surficial Geological Report _____
 Year Published/Source Map Unit

Description of Geologic Map Unit:

4. Flood Rate Insurance Map Within a regulatory floodway? Yes No

5. Within a velocity zone? Yes No

6. Within a Mapped Wetland Area? Yes No If yes, MassGIS Wetland Data Layer: _____

7. Current Water Resource Conditions (USGS): _____ Range: Above Normal Normal Below Normal
 Month/Day/ Year Wetland Type

8. Other references reviewed: _____
 (Zone II, IWPA, Zone A, EEA Data Portal, etc.) _____



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: TP-1 8/10/2022 10:00 a.m. Overcast _____
Hole # Date Time Weather Latitude Longitude

1. Land Use Parking Lot N/A Pavement _____
(e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Slope (%)

Description of Location: Parking Space in eastern portion of lower (elevation) site

2. Soil Parent Material: Fill Hill FS _____
Landform Position on Landscape (SU, SH, BS, FS, TS, Plain)

3. Distances from: Open Water Body _____ feet Drainage Way _____ feet Wetlands _____ feet
 Property Line 100 +/- feet Drinking Water Well _____ feet Other _____ feet

4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil/Fill Material Weathered/Fractured Rock Bedrock

5. Groundwater Observed: Yes No If yes: _____ Depth to Weeping in Hole _____ Depth to Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
-4-0"	Pavement				Cnc : _____ Dpl: _____						Finished Pavement
0-12"	Pavement (R)				Cnc : _____ Dpl: _____						Reclaimed Pavement
12-36"	C1	Sandy Loam	10 YR 4/3	36"	Cnc : 7.5YR 5/6 Dpl: _____	5%	2%	2%	Massive	Firm IP, Friable IH	
36-120"	C2	Clay	Gley 6/5G		Cnc : _____ Dpl: _____				Blocky	Firm	
					Cnc : _____ Dpl: _____						
					Cnc : _____ Dpl: _____						

Additional Notes:

1. Pit excavated to 120" (10 ft). 2. No weeping or standing water. 3. Clay layer moist



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

D. Determination of High Groundwater Elevation

1. Method Used (Choose one):

Depth to soil redoximorphic features

Obs. Hole # 1

Obs. Hole # _____

36" inches

_____ inches

Depth to observed standing water in observation hole

_____ inches

_____ inches

Depth to adjusted seasonal high groundwater (S_h)
 (USGS methodology)

_____ inches

_____ inches

 Index Well Number

 Reading Date

$$S_h = S_c - [S_r \times (OW_c - OW_{max}) / OW_r]$$

Obs. Hole/Well# _____

S_c _____

S_r _____

OW_c _____

OW_{max} _____

OW_r _____

S_h _____

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

Yes No

b. If yes, at what depth was it observed (exclude O, A, and E Horizons)?

Upper boundary: 12
 inches

Lower boundary: 120
 inches

c. If no, at what depth was impervious material observed?

Upper boundary: _____
 inches

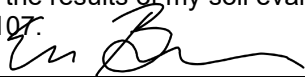
Lower boundary: _____
 inches



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.



Signature of Soil Evaluator

Eric Bradanese, P.E. SE#13860

Typed or Printed Name of Soil Evaluator / License #

8/10/2022

Date

06/30/2024

Expiration Date of License

Name of Approving Authority Witness

Approving Authority

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with [Percolation Test Form 12](#).

Field Diagrams: Use this area for field diagrams:



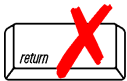
Section III.

Wetland Fee Transmittal Form
Copy of Checks



Massachusetts Department of Environmental Protection
 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:

<u>175 McClellan Highway</u>	<u>East Boston</u>
a. Street Address	b. City/Town
<u>11080</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Bulgroup Properties LP</u>		<u></u>	
c. Organization		b. Last Name	
<u>175 McClellan Highway</u>			
d. Mailing Address			
<u>Boston</u>	<u>MA</u>	<u>02128</u>	
e. City/Town	f. State	g. Zip Code	
<u></u>	<u></u>	<u></u>	
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u></u>		<u></u>	
a. First Name		b. Last Name	
<u></u>			
c. Organization			
<u></u>			
d. Mailing Address			
<u></u>	<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	

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.

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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
Category 2: parking lot	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	\$237.50
City/Town share of filing Fee:	N/A
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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.)

Section IV.

Abutter Affidavit
Babel Notice
Abutter Notification Form (English & Spanish)
Translation Certification
Abutters List

AFFIDAVIT OF SERVICE

I, Richard Salvo, hereby certify under the pains and penalties of perjury that I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 1, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following: **Proposed parking lot improvements including repaving and regarding of existing parking area and construction of stormwater management improvements within Land Subject to Coastal Storm Flowage.**

A Notice of Intent has been filed under the Massachusetts Wetland Protection Act by **Bulgrou Properties LP** with the **City of Boston Conservation Commission** on March 24, 2021 for the property located at **175 William F. McClellan Highway, East Boston, MA.**

The Notification to Abutters, a list of the abutters to whom it was sent, and a list of their addresses are included in the Notice of Intent application.



Richard Salvo, P.E.
for Engineering Alliance, Inc.

9-19-2022

Date



BABEL NOTICE

English:

IMPORTANT! This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at cc@boston.gov or 617-635-3850.

Spanish:

¡IMPORTANTE! Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico cc@boston.gov o llamando al 617-635-3850.

Haitian Creole:

AVI ENPÒTAN! Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan cc@boston.gov oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

Vietnamese:

QUAN TRỌNG! Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ cc@boston.gov hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpurtanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

IMPORTANTE! Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: cc@boston.gov ou 617-635-3850.

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.





**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. **Bulgroup Properties LP** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is **175 William F. McClellan Highway, MA.**

C. The project involves **proposed parking lot improvements to the existing paved parking facility. This includes repaving and regrading the existing parking area and the addition of stormwater mitigation measures. Most work will occur within the Land Subject to Coastal Storm Flowage (LSCSF).**

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from **Engineering Alliance, Inc at 781-231-1349** between the hours of **9 AM and 5 PM, Monday to Friday.**

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday.**

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **Boston Herald.**

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance.

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.



NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES COMISIÓN DE CONSERVACIÓN DE BOSTON

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. **Bulgroup Properties LP** ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **175 William F. McClellan Highway, MA.**

C. El proyecto consiste en **mejoras propuestas para la instalación de estacionamiento asfaltado existente. Esto incluye la repavimentación y la renivelación del área de estacionamiento existente y la incorporación de medidas de atenuación para aguas pluviales. La mayor parte del trabajo se llevará a cabo en el terreno sujeto a inundaciones costeras (LSCSF, por sus siglas en inglés).**

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en **Engineering Alliance, Inc. llamando al 781-231-1349** entre las 9 AM y las 5 PM, de lunes a viernes.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al (617) 635-4416 entre las 9 AM y las 5 PM, de lunes a viernes.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.

STATE OF: *Massachusetts*

COUNTY OF: *Suffolk*

CERTIFICATE OF ACCURACY

Alexia Penney, on behalf of Language Connections, certifies:

1. That our translator(s) are familiar with both the **English** and the **Spanish** languages.
2. That we have made the attached translation of the below mentioned original document(s) from **English** into **Spanish** and hereby certify that the same is a true and complete translation to the best of our translator(s) knowledge, ability and belief.
3. Document name:
 - Abutter Notification Form for **175 William F. McClellan Highway**

Signature:

Alexia Penney

On this *9/21/2022*, before me, the undersigned notary public, personally appeared *Alexia Penney*, proved to me through satisfactory evidence of identification, which were *driver's license*, to be the person whose name is signed on the preceding or attached document in my presence.

Rosa Maria Tempesta
Notary Public

My commission expires: *July 20, 2023*



ROSA MARIA TEMPESTA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 20, 2023

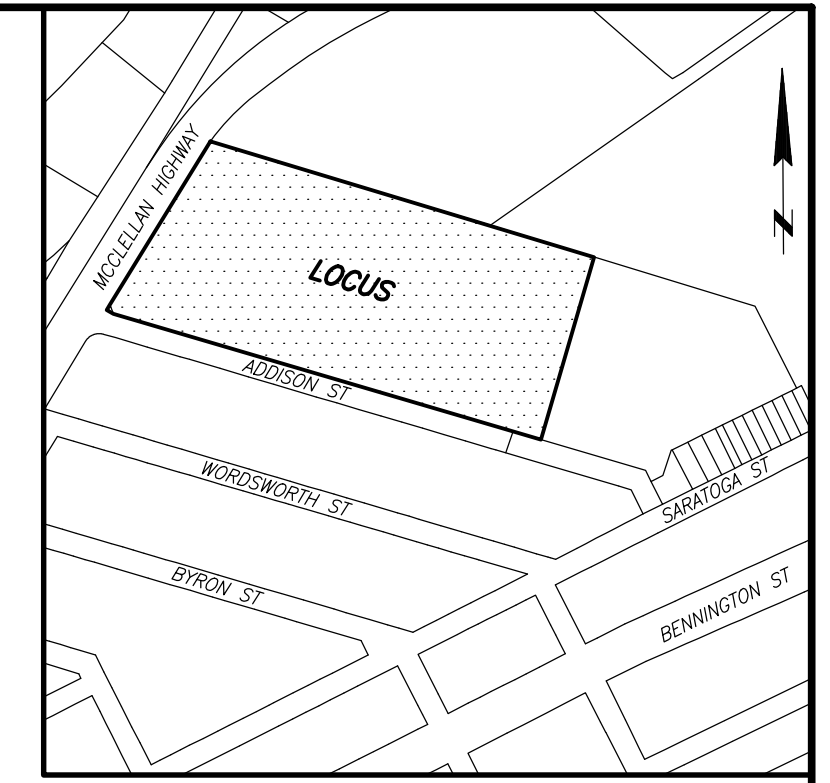
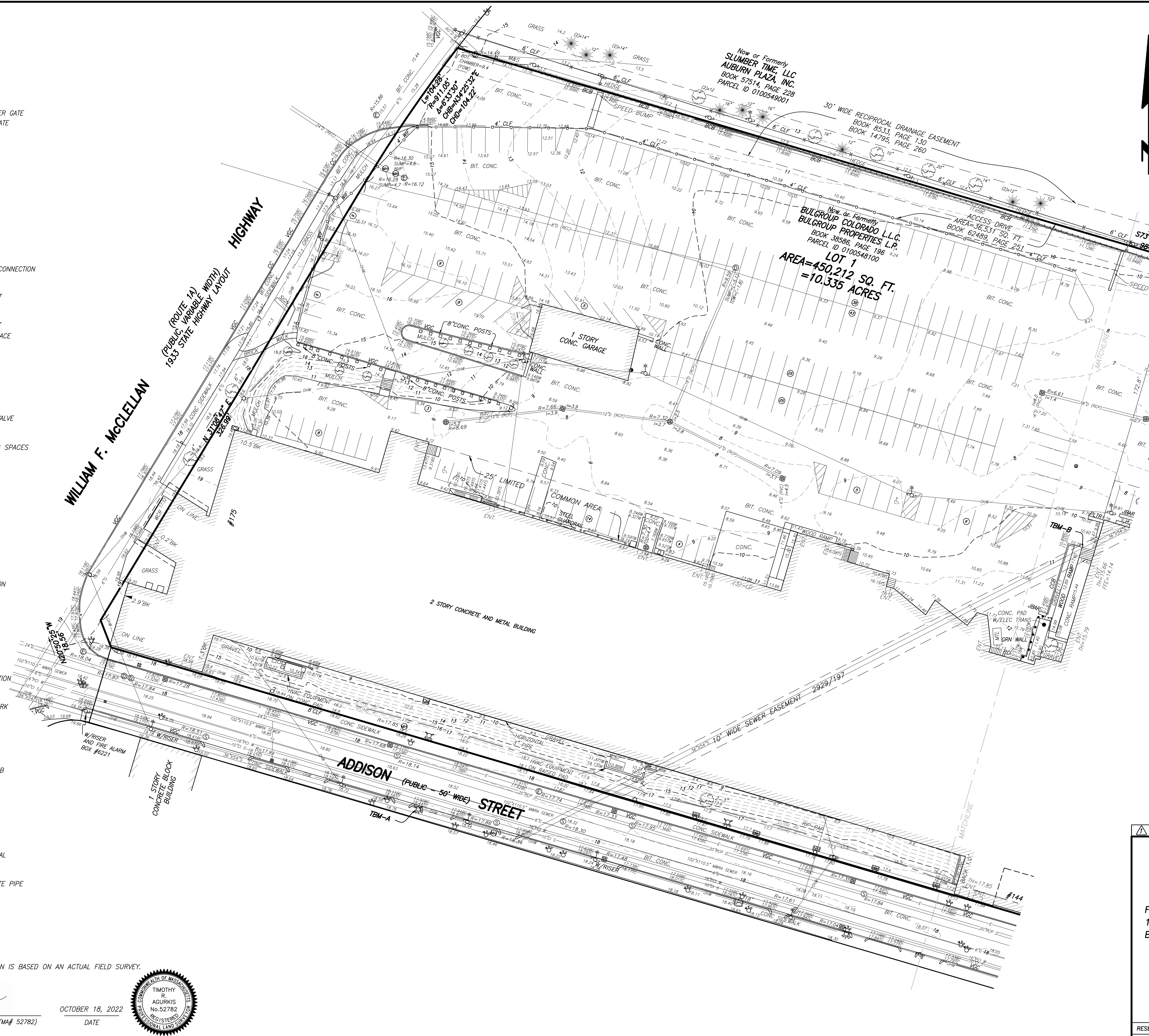
PID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
100608001	ADDISON ST	EAST BOSTON	2128	3B REAL ESTATE LLC MASS LLC		9 CRESCENT ST	WINTHROP	MA	02152
100607000	ADDISON ST	EAST BOSTON	2128	BARRY JOSEPH T		141 ADDISON ST	EAST BOSTON	MA	02128
100595000	ADDISON ST	EAST BOSTON	2128	DISTEFANO ROBERT J	C/O ERIC R DANILCHUK	73 ADDISON ST	EAST BOSTON	MA	02128
100435010	BOSTON AND MAINE RR	EAST BOSTON	2128	CITY OF BOSTON		5 MILANO DR	SOUGUS	MA	01906
100436000	BOSTON AND MAINE RR	EAST BOSTON	2128	BASSETT PETER J GP	C/O PETER J BASSETT G.P.	555 PLEASANT ST STE 201	ATTLEBORO	MA	02703
100436001	BOSTON AND MAINE RR	EAST BOSTON	2128	MASS DEPT OF TRANSPORTATION		10 PARK PLAZA	BOSTON	MA	02116
100550000	SARATOGA ST	EAST BOSTON	2128	MESA PEDRO		822 SARATOGA ST	EAST BOSTON	MA	02128
100437100	WM F MCCLELLAN HW	EAST BOSTON	2128	MASSACHUSETTS BAY		WM F MCLELLAN HW	EAST BOSTON	MA	02128
100438010	WM F MCCLELLAN HW	EAST BOSTON	2128	HORIZON/MCCLELLAN LLC MASS LLC	C/O KIM ABOULHOSN	1441 BRICKELL AVE STE #1012	MIAMI	FL	33131
100436001	WM F MCCLELLAN HW	EAST BOSTON	2128	CLEAR CHANNEL OUTDOOR INC (LESSEE)		89 MAPLE ST	STONEHAM	MA	02180
100438000	WM F MCCLELLAN HW	EAST BOSTON	2128	COMMONWEALTH OF MASS		20 SOMERSET ST	BOSTON	MA	02108
100557001	WORDSWORTH ST	EAST BOSTON	2128	MAYA CECILIA		804-808 SARATOGA ST	EAST BOSTON	MA	02128
100664000	WORDSWORTH ST	EAST BOSTON	2128	FIUMARA DENISE		1 CANDLEWOOD CT	SAUGUS	MA	01906
100567000	WORDSWORTH ST	EAST BOSTON	2128	DEFREITAS WAGNER M		72 GORE RD, UNIT 1	REVERE	MA	02151
100663000	WORDSWORTH ST	EAST BOSTON	2128	FIUMARA DENISE		53 WORDSWORTH ST	EAST BOSTON	MA	02128
100582000	WORDSWORTH ST	EAST BOSTON	2128	GRAZIANO JOHN		42 WORDSWORTH	EAST BOSTON	MA	02128
100592000	WORDSWORTH ST	EAST BOSTON	2128	DOUBLEEE PROPERTIES LLC		73 ADDISON ST	EAST BOSTON	MA	02128
100571000	WORDSWORTH ST	EAST BOSTON	2128	WORDSWORTH STREET LLC	C/O LANGER & AMP, MCLAUGHLIN LLP	535 BOYLSTON ST 3RD FLOOR	BOSTON	MA	02116
100564010	WORDSWORTH ST	EAST BOSTON	2128	3B REAL ESTATE LLC		9 CRESCENT ST	WINTHROP	MA	02152
100662001	WORDSWORTH ST	EAST BOSTON	2128	MCGUIRE GEORGE		45 WORDSWORTH ST	EAST BOSTON	MA	02128
100591000	10 WORDSWORTH ST	EAST BOSTON	2128	EPIFANIA MARIA		10 WORDSWORTH ST	EAST BOSTON	MA	02128
100645000	11 WORDSWORTH ST	EAST BOSTON	2128	HERNANDEZ JUAN A	C/O JUAN HERNANDEZ	11 WORDSWORTH ST	EAST BOSTON	MA	02128
100601000	113 115 ADDISON ST 1	EAST BOSTON	2128	MACEDO REGINALDO A		115 ADDISON ST #1	EAST BOSTON	MA	02128
100601000	113 115 ADDISON ST 2	EAST BOSTON	2128	PONITZ GEOFFREY C	LAURA E WOLFRAM	113 ADDISON ST #2	EAST BOSTON	MA	02128
100601000	113 ADDISON ST	EAST BOSTON	2128	ONE 13-115 ADDISON ST CONDO	C/O NEFFO T CAPPUCCIO TS	113 ADDISON ST	EAST BOSTON	MA	02128
100602000	117 ADDISON ST	EAST BOSTON	2128	GOMES FRANCIS JAQUELINE P	C/O FRANCIS GOMES	117 ADDISON	EAST BOSTON	MA	02128
100603010	119 ADDISON ST	EAST BOSTON	2128	DCM REALTY LLC		25 RENEE DR	WAKEFIELD	MA	01880
100590000	12 WORDSWORTH ST	EAST BOSTON	2128	DICESARE MARIE TS	C/O MARIE DICESARE	12 WORDSWORTH ST	EAST BOSTON	MA	02128
100603000	121 ADDISON ST	EAST BOSTON	2128	DCM REALTY LLC		25 RENEE DR	WAKFIELD	MA	01880
100604000	125 ADDISON ST	EAST BOSTON	2128	125 ADDISON STREET LLC		63 G ST	SOUTH BOSTON	MA	02127
100646000	13 WORDSWORTH ST	EAST BOSTON	2128	CHRISTMAS AND DUNNE LLC	C/O JOHN BAKOS	55 GREENDALE DR	SUFFIELD	CT	06078
100605000	131 ADDISON ST	EAST BOSTON	2128	FITZGERALD EDWARD L	C/O EDWARD FITZGERALD	131 ADDISON ST	EAST BOSTON	MA	02128
100606000	135 ADDISON ST	EAST BOSTON	2128	SCARAMOZZA MARYANN		135 ADDISON ST	EAST BOSTON	MA	02128
100589000	14 16 WORDSWORTH ST	EAST BOSTON	2128	VARGAS JESUS J		16 WORDSWORTH ST	E BOSTON	MA	02128
100608000	141 ADDISON ST	EAST BOSTON	2128	BARRY JOSEPH T	C/O EASTERN DECORATORS	143 ADDISON ST	EAST BOSTON	MA	02128
100610000	143 145 ADDISON ST	EAST BOSTON	2128	3B REAL ESTATE LLC MASS LLC		9 CRESCENT ST	WINTHROP	MA	02152
100548150	144 ADDISON ST	BOSTON	2128	144 ADDISON STREET LLC	C/O GATE RESIDENTIAL	265 FRANKLIN ST	BOSTON	MA	02110
100647000	15 WORDSWORTH ST	EAST BOSTON	2128	MENDOZA CARLOS V	C/O CARLOS MENDOZA	15 WORDSWORTH ST	EAST BOSTON	MA	02128
100437000	150 WM F MCCLELLAN HW	EAST BOSTON	2128	CUBE SMART LP		P.O. BOX 320099	ALEXANDRIA	VA	22320
100611000	155 ADDISON ST	EAST BOSTON	2128	EAST BOSTON NEIGHBORHOOD		155 ADDISON ST	EAST BOSTON	MA	02128
100648000	17 WORDSWORTH ST	EAST BOSTON	2128	CAMERANO PAUL		17 WORDSWORTH ST	EAST BOSTON	MA	02128
100548100	175 MCCLELLAN HW	EAST BOSTON	2128	BULGROUP COLORADO LLC	C/O JOSE GONZALEZ CFO	610 WEST 26TH ST 9TH FL SUITE 910	NEW YORK	NY	10001
100588000	18 WORDSWORTH ST	EAST BOSTON	2128	ROCHE BRIANNA J		18 WORDSWORTH ST	EAST BOSTON	MA	02128
100649000	19 WORDSWORTH ST	EAST BOSTON	2128	DANIELS FRANCIS R	C/O WILLIAM DESIMONE	121 WHITMAN AV	MELROSE	MA	02176
100587000	20 WORDSWORTH ST	EAST BOSTON	2128	MARTELLI MARIO A TS		20 WORDSWORTH	EAST BOSTON	MA	02128
101667005	200 210 WM F MCCLELLAN HW	EAST BOSTON	2128	DESI'S AUTOBODY (LESSEE)	C/O STEPHEN DESIMONE	68 HIGH ST	NEWBURYPORT	MA	01950
101667005	200 WM F MCCLELLAN HW	EAST BOSTON	2128	DESIMONE STEPHEN T TRSTS		68 HIGH ST	NEWBURYPORT	MA	01950
100650000	21 WORDSWORTH ST	EAST BOSTON	2128	VITIELLO CARMEN ETAL		21 WORDSWORTH	EAST BOSTON	MA	02128
100586000	22 WORDSWORTH ST	EAST BOSTON	2128	22 WADSWORTH LLC		295 COMMONWEALTH AVE	BOSTON	MA	02115
100549001	225 WM F MCCLELLAN HW	EAST BOSTON	2128	SLUMBER TIME LLC	ATT: LISA ADE	1000 MARKET ST BLDG #1	PORTSMOUTH	NH	03801
100651000	23 WORDSWORTH ST	EAST BOSTON	2128	DIPERRI CHARLES J JR		23 WORDSWORTH ST	EAST BOSTON	MA	02128
100585001	24 WORDSWORTH ST	EAST BOSTON	2128	BRENNAN THOMAS W		24 WORDSWORTH ST	EAST BOSTON	MA	02128
100652000	25 WORDSWORTH ST	EAST BOSTON	2128	OSORNO LUIS ALBERTO	C/O LUIS A OSDINO	25 WORDSWORTH ST	E BOSTON	MA	02128
100585000	26 WORDSWORTH ST	EAST BOSTON	2128	BAKOS ALEXANDER J		78 GASTON ST	MEDFORD	MA	02155
100653000	27 WORDSWORTH ST	EAST BOSTON	2128	ROBERTO LOUIE TS	C/O RITA M ROBERTO TS	282 BENNINGTON STREET	EAST BOSTON	MA	02128
100584000	28 WORDSWORTH ST	EAST BOSTON	2128	WEISSE MATTHEW		28 WORDSWORTH ST, UNIT 3	EAST BOSTON	MA	02128
100584000	28 WORDSWORTH ST 1	EAST BOSTON	2128	RODRIGUES BROLIN		28 WORDSWORTH ST, UNIT 1	EAST BOSTON	MA	02128
100584000	28 WORDSWORTH ST 2	EAST BOSTON	2128	LIN HSUAN KUANG		28 WORDSWORTH ST, UNIT 2	EAST BOSTON	MA	02128

100584000	28 WORDSWORTH ST 3	EAST BOSTON	2128	WEISSE MATTHEW		28 WORDSWORTH ST, UNIT 3	EAST BOSTON	MA	02128
100549003	285 WM F MCCLELLAN HW	EAST BOSTON	2128	SLUMBER TIME LLC	C/O SLUMBER TIME LLC/LISA ADE	1000 MARKET ST BLDG ONE	PORTSMOUTH	NH	03801
100654000	29 WORDSWORTH ST	EAST BOSTON	2128	CAMILLERI PATRICIA E		29 WORDSWORTH ST	EAST BOSTON	MA	02128
100583000	30 WORDSWORTH ST	EAST BOSTON	2128	VAZ IAN		30 WORDSWORTH ST	EAST BOSTON	MA	02128
100549004	305 WM F MCCLELLAN HW	EAST BOSTON	2128	MCCLELLAN HIGHWAY LLC		1000 MARKET ST BLDG #1	PORTSMOUTH	NH	03801
100655000	31 WORDSWORTH ST	EAST BOSTON	2128	DI LEO MARIO P TS		31 WORDSWORTH ST	EAST BOSTON	MA	02128
100656000	33 WORDSWORTH ST	EAST BOSTON	2128	CHINAFAT THERESA		33 WORDSWORTH ST	E BOSTON	MA	02128
100657000	35 WORDSWORTH ST	EAST BOSTON	2128	CONTRERAS BEATRIZ		35 WORDSWORTH ST	EAST BOSTON	MA	02128
100658000	37 WORDSWORTH ST	EAST BOSTON	2128	INSLEY CORRINE		10 HUTCHINSON ST	WINTHROP	MA	02152
100659000	39 WORDSWORTH ST	EAST BOSTON	2128	ROBERTO LOUIE TS	C/O RITA M ROBERTO	282 BENNINGTON STREET	EAST BOSTON	MA	02128
100660000	41 WORDSWORTH ST	EAST BOSTON	2128	ALESSI MICHAEL C TS	C/O MICHAEL ALESSI TS	14 VISTA AV	SALEM	MA	01970
100581000	42 WORDSWORTH ST	EAST BOSTON	2128	GRAZIANO GIOVANNI		42 WORDSWORTH	EAST BOSTON	MA	02128
100661000	43 WORDSWORTH ST	EAST BOSTON	2128	WORDSWORTH VENTURES LLC		519 SOMERVILLE AVE, UNIT 237	SOMERVILLE	MA	02143
100662000	45 WORDSWORTH ST	EAST BOSTON	2128	MCGUIRE GEORGE		45 WORDSWORTH ST	EAST BOSTON	MA	02128
100580000	46 WORDSWORTH ST	EAST BOSTON	2128	BUONOPANE CARMINE		46 WORDSWORTH ST	EAST BOSTON	MA	02128
100579000	48 WORDSWORTH ST	EAST BOSTON	2128	BEHKAMI NIMA A		48 WORDSWORTH ST	EAST BOSTON	MA	02128
100578000	50 WORDSWORTH ST	EAST BOSTON	2128	IKOS REALTY LLC		49 LAUGHTON ST, UNIT APT 3	LYNN	MA	01902
100665000	51 WORDSWORTH ST	EAST BOSTON	2128	EBCDC INC		72 MARGINAL ST	EAST BOSTON	MA	02128
100577000	52 WORDSWORTH ST	EAST BOSTON	2128	MINICHELLO ANDREW J		52 WORDSWORTH ST	EAST BOSTON	MA	02128
100666000	53 WORDSWORTH ST	EAST BOSTON	2128	FIUMARA DENISE		1 CANDLEWOOD CT	SAUGUS	MA	01906
100576000	54 WORDSWORTH ST	EAST BOSTON	2128	LEONE FRANK A		54 WORDSWORTH ST	EAST BOSTON	MA	02128
100667000	55 WORDSWORTH ST	EAST BOSTON	2128	ODOARDI MICHAEL	C/O MICHAEL A ODOARDI	55 WORDSWORTH ST #2	EAST BOSTON	MA	02128
100575000	56 WORDSWORTH ST	EAST BOSTON	2128	FORBES ANTHONY P	C/O ANTHONY FORBES	56 WORDSWORTH ST	EAST BOSTON	MA	02128
100668000	57 WORDSWORTH ST	EAST BOSTON	2128	GIGLIO MARIA C	C/O MARIA C CARRANZA	97 TAFT ST	REVERE	MA	02151
100574000	58 WORDSWORTH ST	EAST BOSTON	2128	DRAGO LUCILLE A		58 WORDSWORTH ST	EAST BOSTON	MA	02128
100669000	59 WORDSWORTH ST	EAST BOSTON	2128	EAST BOSTON AOP LLC	C/O EBCDC INC	72 MARGINAL ST	EAST BOSTON	MA	02128
100573000	60 WORDSWORTH ST	EAST BOSTON	2128	IGOE JOHN J		60 WORDSWORTH ST	E BOSTON	MA	02128
100572000	62 WORDSWORTH ST	EAST BOSTON	2128	BROWN CARLOS-LUIS		62 WORDSWORTH ST	EAST BOSTON	MA	02128
100642000	7 WORDSWORTH ST	EAST BOSTON	2128	7 WORDSWORTH STREET LLC		47 ELECTRIC AVE, UNIT 1	SOMERVILLE	MA	02143
100570000	70 WORDSWORTH ST	EAST BOSTON	2128	70 WORDSWORTH STREET CONDOMINIUM TRUST		36 BROMFIELD ST	BOSTON	MA	02109
100570000	70 WORDSWORTH ST 1	EAST BOSTON	2128	SANTINI MICHAEL A		70 WORDSWORTH ST, UNIT 1	EAST BOSTON	MA	02128
100570000	70 WORDSWORTH ST 2	EAST BOSTON	2128	MAGGIORE MATTHEW J		70 WORDSWORTH ST, UNIT 2	EAST BOSTON	MA	02128
100570000	70 WORDSWORTH ST 3	EAST BOSTON	2128	MESSINA GABRIELLA		70 WORDSWORTH ST, UNIT 3	EAST BOSTON	MA	02128
100569000	72 WORDSWORTH ST	EAST BOSTON	2128	EAST BOSTON AOP LLC		72 MARGINAL ST	EAST BOSTON	MA	02128
100594000	73 ADDISON ST	EAST BOSTON	2128	NOSIDDA73 LLC		73 ADDISON ST	EAST BOSTON	MA	02128
100568000	74 WORDSWORTH ST	EAST BOSTON	2128	ESCOBAR JIM LOPEZ		74 WORDSWORTH ST	EAST BOSTON	MA	02128
100566000	78 WORDSWORTH ST	EAST BOSTON	2128	GILLIGAN MICHAEL A	C/O MAUREEN GILLIGAN	78 WORDSWORTH ST	EAST BOSTON	MA	02128
100565000	80 WORDSWORTH ST	EAST BOSTON	2128	CIAMPA JOSEPH A		80 WORDSWORTH	EAST BOSTON	MA	02128
100557000	804 808 SARATOGA ST	EAST BOSTON	2128	MAYA CECILIA		804-808 SARATOGA ST	EAST BOSTON	MA	02128
101012000	809 SARATOGA ST	EAST BOSTON	2128	EIGHT-09 SARATOGA LLC	BROOK PROPERTY MANAGEMENT	193 HARVARD ST	BROOKLINE	MA	02446
100596000	81 ADDISON ST	EAST BOSTON	2128	NOSIDDA7981 LLC		73 ADDISON ST	E BOSTON	MA	02128
100556000	810 SARATOGA ST	EAST BOSTON	2128	GILLIAN BUNSHAFT ANDERSON TRUST	C/O GILLIAN B ANDERSON	PO BOX 443	EAST BOSTON	MA	02128
100555000	814 SARATOGA ST	EAST BOSTON	2128	HERRERA NELSON E		814 SARATOGA ST	EAST BOSTON	MA	02128
101013000	815 SARATOGA ST	EAST BOSTON	2128	815 SARATOGA SERIES UNDER		7 TOMAH DRIVE	PEABODY	MA	01960
100554000	816 SARATOGA ST	EAST BOSTON	2128	816 SARATOGA STREET CONDOMINIUM TRUST		65 MARGIN STREET	PEABODY	MA	01960
100554000	816 SARATOGA ST 1	EAST BOSTON	2128	PATEL NEAL		816 SARATOGA ST, UNIT 1	EAST BOSTON	MA	02128
100554000	816 SARATOGA ST 2	EAST BOSTON	2128	ARNO JOHN		816 SARATOGA ST, UNIT 2	EAST BOSTON	MA	02128
100553000	818 SARATOGA ST	EAST BOSTON	2128	MANFRA ERNEST E		4 JEFFERSON DR	REVERE	MA	02151
101014000	819 SARATOGA ST	EAST BOSTON	2128	BARRERA BONIFACIO		819 SARATOGA ST	E BOSTON	MA	02128
100564000	82 84 WORDSWORTH ST	EAST BOSTON	2128	82-84 WORDSWORTH STREET		82-84 WORDSWORTH ST	EAST BOSTON	MA	02128
100564000	82 WORDSWORTH ST 1	EAST BOSTON	2128	LAURO MATTHEW P		82 WORDSWORTH ST #1	EAST BOSTON	MA	02128
100552000	820 SARATOGA ST	EAST BOSTON	2128	JIMENEZ EVELYN M		820 SARATOGA ST	EAST BOSTON	MA	02128
101015000	821 SARATOGA ST	EAST BOSTON	2128	SUMMA ROBERT P		821 SARATOGA ST	EAST BOSTON	MA	02128
100551000	822 SARATOGA ST	EAST BOSTON	2128	MESA PEDRO		822 SARATOGA ST	EAST BOSTON	MA	02128
101016000	823 SARATOGA ST	EAST BOSTON	2128	PICCA PROPERTIES LLC		7 TOMAH DR	PEABODY	MA	01960
101017000	825 SARATOGA ST	EAST BOSTON	2128	MCMAMEE JOSEPH P		23 BAYSWATER ST	EAST BOSTON	MA	02128
101018000	827 SARATOGA ST	EAST BOSTON	2128	PEREANEZ ELKIN		827 SARATOGA ST	EAST BOSTON	MA	02128
101021000	829 SARATOGA ST	EAST BOSTON	2128	VELEZ LINA MARIA		829 SARATOGA ST #1	EAST BOSTON	MA	02128
100548003	830 SARATOGA ST	EAST BOSTON	2128	INTNATL ASSOC MACHINISTS		830 SARATOGA	EAST BOSTON	MA	02128

101022000	831 SARATOGA ST	EAST BOSTON	2128	CONTRERAS JAEN		831 SARATOGA ST	EAST BOSTON	MA	02128
101023000	833 835 SARATOGA ST	EAST BOSTON	2128	RICUPERO JOSEPH M		1216 BENNINGTON ST	E BOSTON	MA	02128
100548002	834 SARATOGA ST	EAST BOSTON	2128	VERRO CARL J		834 SARATOGA ST	EAST BOSTON	MA	02128
101024000	837 SARATOGA ST	EAST BOSTON	2128	22 JEROME STREET LLC		264 SALEM ST	MEDFORD	MA	02155
100548001	838 SARATOGA ST	EAST BOSTON	2128	PERROTTA LAWRENCE E		842 SARATOGA ST	EAST BOSTON	MA	02128
100564000	84 WORDSWORTH ST 2	EAST BOSTON	2128	HEATHERWICK CARRIE		84 WORDSWORTH ST #2	EAST BOSTON	MA	02128
100548000	842 SARATOGA ST	EAST BOSTON	2128	PERROTTA LAWRENCE E		842 SARATOGA ST	EAST BOSTON	MA	02128
100597000	85 ADDISON ST	EAST BOSTON	2128	NOSIDDA85 LLC		73 ADDISON ST	EAST BOSTON	MA	02128
100563000	86 WORDSWORTH ST	EAST BOSTON	2128	86 WORDSWORTH STREET REALTY TRUST		86 WORDSWORTH ST	EAST BOSTON	MA	02128
100598000	87 ADDISON ST	EAST BOSTON	2128	EIGHTY 7 ADDISON STREET		87 ADDISON	EAST BOSTON	MA	02128
100598000	87 ADDISON ST 1	EAST BOSTON	2128	CAPOZZI CLAIRE		87 ADDISON ST #1	EAST BOSTON	MA	02128
100598000	87 ADDISON ST 2	EAST BOSTON	2128	DEFREITAS ILDA C		87 ADDISON ST #2	EAST BOSTON	MA	02128
100534000	870 908A SARATOGA ST	EAST BOSTON	2128	BRANDYWYNE VILLAGE CO	C/O FIRST REALTY MNGT CORP	151 TREMONT ST	BOSTON	MA	02111
100562000	88 WORDSWORTH ST	EAST BOSTON	2128	EVANGELISTA THOMAS W		88 WORDSWORTH ST	EAST BOSTON	MA	02128
100644010	9 WORDSWORTH ST	EAST BOSTON	2128	RAMOS JOSE A		9 WORDSWORTH ST	E BOSTON	MA	02128
100644020	9:00 AM WORDSWORTH ST	EAST BOSTON	2128	E B C D C INC		72 MARGINAL ST	EAST BOSTON	MA	02128
100561000	90 WORDSWORTH ST	EAST BOSTON	2128	NOBLE TONI M		90 WORDSWORTH ST	EAST BOSTON	MA	02128
100560000	92 WORDSWORTH ST	EAST BOSTON	2128	DICHIARO ANTHONY C		92- 94 WORDSWORTH ST	EAST BOSTON	MA	02128
100559000	94 WORDSWORTH ST	EAST BOSTON	2128	DICHIARO ANTHONY C		92 WORDSWORTH ST	EAST BOSTON	MA	02128
100599000	95 97 ADDISON ST	EAST BOSTON	2128	FITZGERALD JOHN TS	C/O DARLENE FITZGERALD	95 ADDISON ST	E BOSTON	MA	02128
100558000	96 WORDSWORTH ST	EAST BOSTON	2128	MAYA CECILIA		96 WORDSWORTH ST	EAST BOSTON	MA	02128
100600000	99 105 ADDISON ST	EAST BOSTON	2128	ADDISON REALTY LLC	C/O VY HUYNH	PO BOX 320602	WEST ROXBURY	MA	02132

LEGEND

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF/WATER GATE
- ⊙ GAS SHUT OFF/GAS GATE
- ⊙ BOSTON WATER VALVE
- ⊙ CATCH BASIN
- ⊙ ROUND CATCH BASIN
- ⊙ GUY WIRE
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- ⊙ LIGHT POLE
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- ⊙ BOLLARD
- ⊙ POST
- ⊙ SIGN
- ⊙ FA FIRE ALARM
- ⊙ RD ROOF DRAIN
- ⊙ OBSERVATION WELL
- ⊙ SECURITY CAMERA
- ⊙ STAND PIPE/SIAMESE CONNECTION
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- DHW OVERHEAD WIRES
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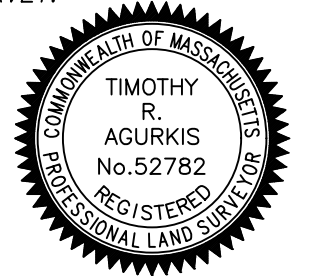


- NOTES:**
- 1) BENCH MARK INFORMATION:
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10/17/2022	ADDED NEW LOADING DOCKS AND RETAINING WALL			
EXISTING CONDITIONS PLAN				
175 MCCLELLAN HIGHWAY				
BOSTON, MASS.				
FELDMAN GEOSPATIAL 152 HAMPDEN STREET BOSTON, MASS. 02119	SEPTEMBER 29, 2021 PHONE: (617)357-9740 www.feldmansurveyors.com			
SCALE: 1"=30'				
RESEARCH	FIELD CHIEF BB	PROJ MGR MDS	APPROVED	SHEET NO. 1 OF 2
CALC KDA	CADD KDA/MDH	FIELD CHECKED	CRD FILE 2100577	JOB NO. 2100577
FILENAME: S:\PROJECTS\2021\2100577\DWG\2100577-EC-10-17-2022.dwg				

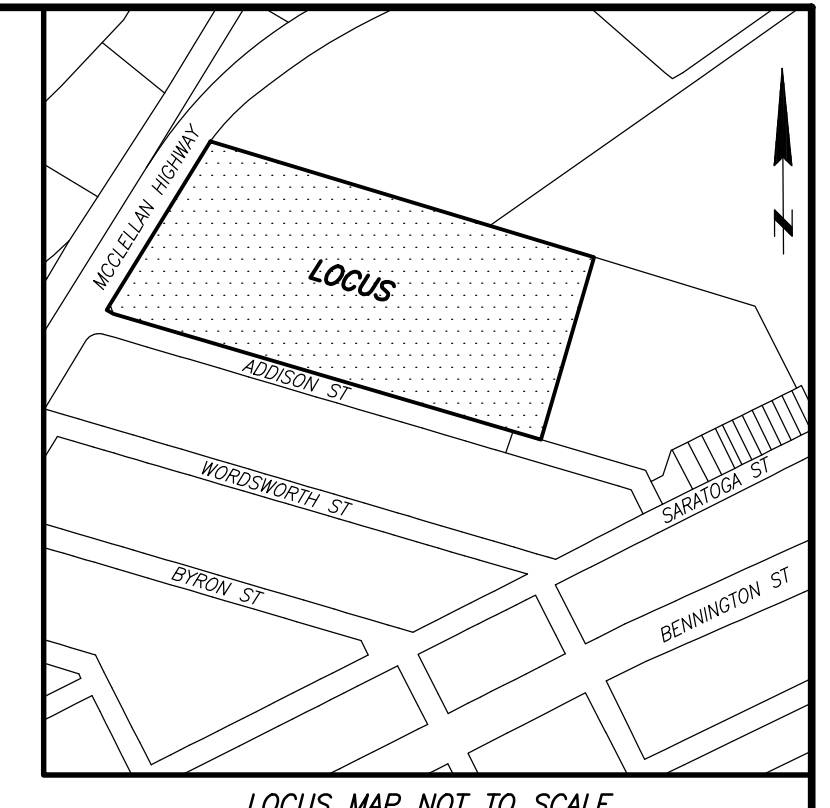
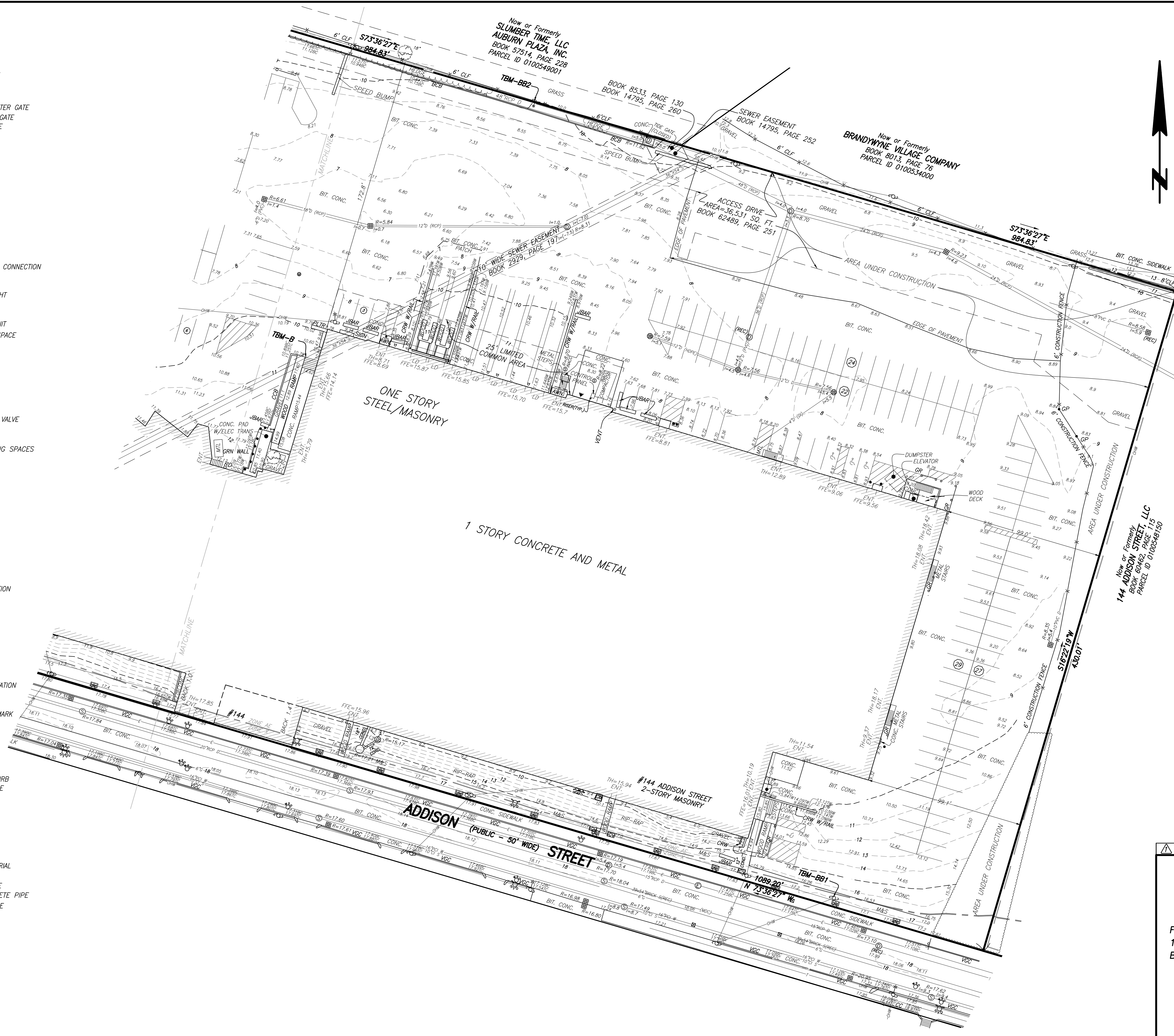
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.

TIMOTHY R. ACURKIS, PLS (MA# 52782)
 TRA@FELDMAN.GEO.COM
 OCTOBER 18, 2022
 DATE



LEGEND

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
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- W WROUGHT IRON FENCE
- GUARD RAIL



MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
MAD 1983

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Now or Formerly
ADDISON STREET, LLC
BOOK 8482, PAGE 115
PARCEL ID 010036150

10/17/2022 ADDED NEW LOADING DOCKS AND RETAINING WALL

EXISTING CONDITIONS PLAN
175 MCCLELLAN HIGHWAY
BOSTON, MASS.

FELDMAN GEOSPATIAL SEPTEMBER 29, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
GEOSPATIAL

30 0 15 30 60 120
SCALE: 1"=30'

RESEARCH	FIELD CHIEF BB	PROJ MGR MDS	APPROVED	SHEET NO. 1 OF 2
CALC KDA	CADD KDA/MDH	FIELD CHECKED	CRD FILE 2100577	JOB NO. 2100577

FILENAME: S:\PROJECTS\2021\2100577\DWG\2100577-EC-10-17-2022.dwg

SOIL TEST PIT DATA

SOIL TESTING AND EVALUATION BY: ERIC J. BRADANESE
 ENGINEERING ALLIANCE, INC. - SE 13860
 DATE OF TEST: 8/10/2022

TP-1
 APPROX. GRADE EL. 8.20±

PAVEMENT	0"
RECLAIMED PAVEMENT	12"
C1 HORIZON SANDY LOAM 10YR 4/3	36"
C2 HORIZON CLAY GLEY 6/5G	120"

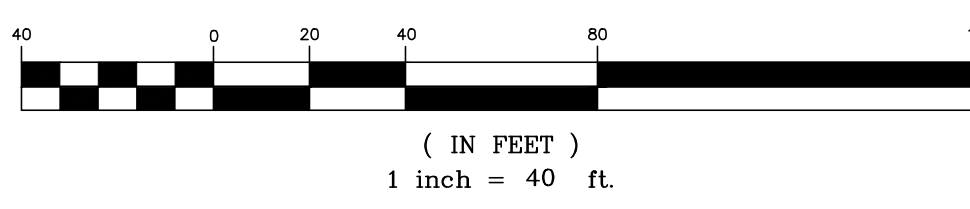
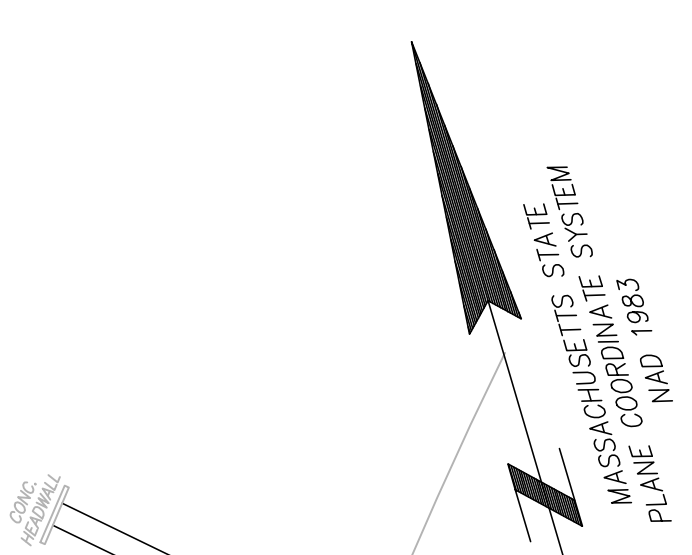
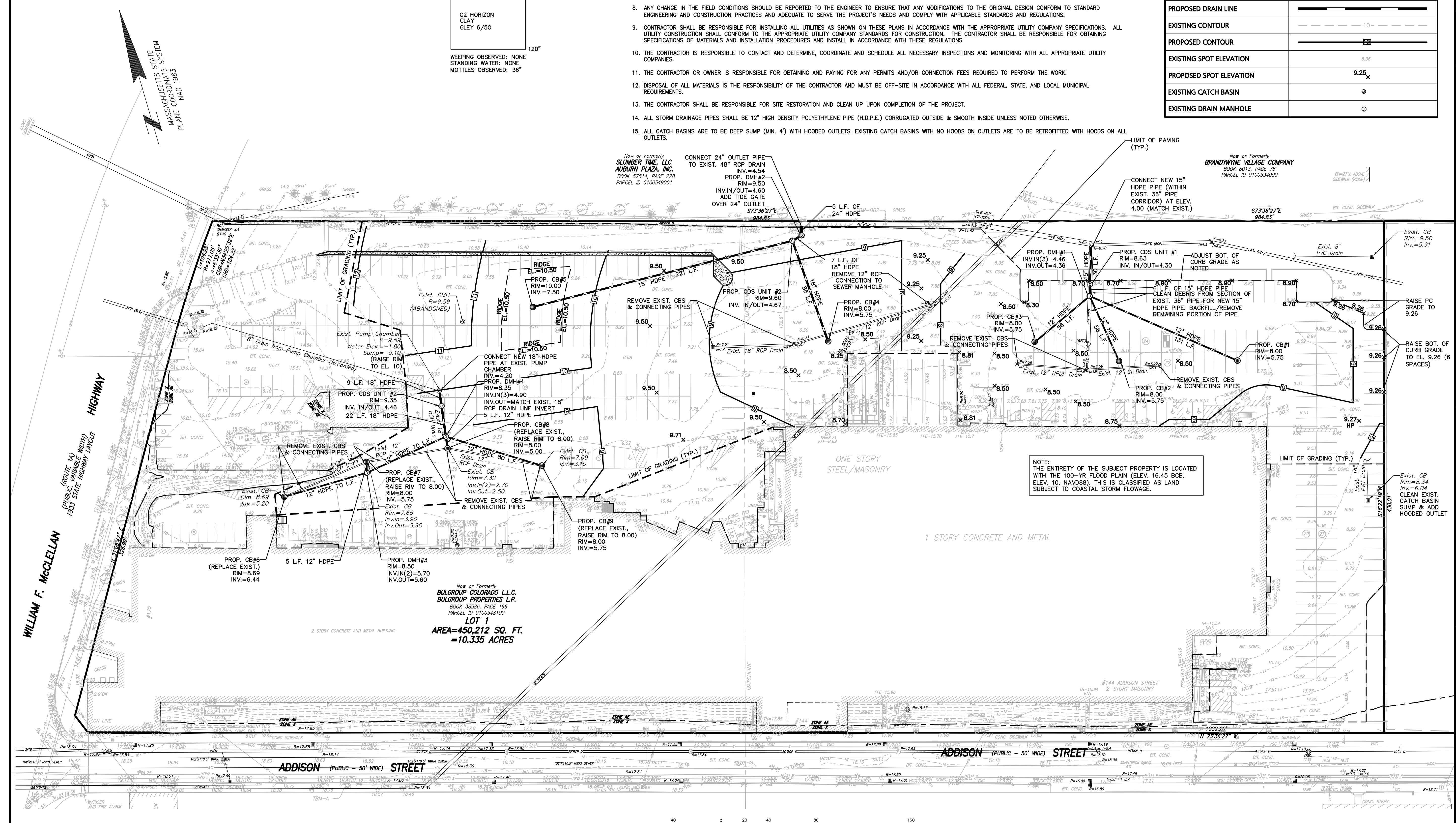
WEeping OBSERVED: NONE
 STANDING WATER: NONE
 MOTTLES OBSERVED: 36"

GENERAL UTILITY NOTES:

- ALL EXISTING SITE FEATURES SHALL BE RETAINED UNLESS OTHERWISE NOTED.
- DATUM: BOSTON CITY BASE
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISAST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO DETERMINE THE EXACT LOCATION OF WATER, SEWER, GAS, AND ELECTRIC SERVICES.
- ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE CITY OF BOSTON. THE CONTRACTOR SHALL NOTIFY THE CITY OF BOSTON D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
- ALL UTILITY WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
- ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH THESE REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
- DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
- ALL STORM DRAINAGE PIPES SHALL BE 12" HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) CORRUGATED OUTSIDE & SMOOTH INSIDE UNLESS NOTED OTHERWISE.
- ALL CATCH BASINS ARE TO BE DEEP SUMP (MIN. 4') WITH HOODED OUTLETS. EXISTING CATCH BASINS WITH NO HOODS ON OUTLETS ARE TO BE RETROFITTED WITH HOODS ON ALL OUTLETS.

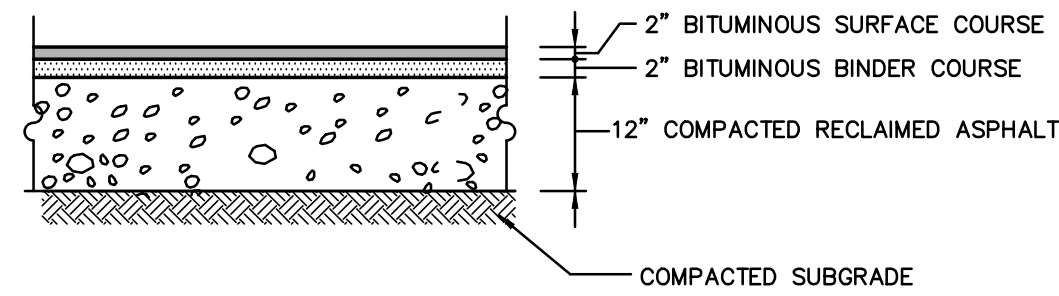
LEGEND - GRADING, DRAINAGE & UTILITY PLAN

PROPERTY LINE	—
PROPOSED CURBING	—
PROPOSED RECLAIMED BIT. CONC.	—
PROPOSED LANDSCAPE	—
PROPOSED DRAIN MANHOLE	⊙
PROPOSED CATCH BASIN	⊙
PROPOSED CDS UNIT	⊙
PROPOSED DRAIN LINE	—
EXISTING CONTOUR	—
PROPOSED CONTOUR	—
EXISTING SPOT ELEVATION	8.35
PROPOSED SPOT ELEVATION	9.25 X
EXISTING CATCH BASIN	⊙
EXISTING DRAIN MANHOLE	⊙



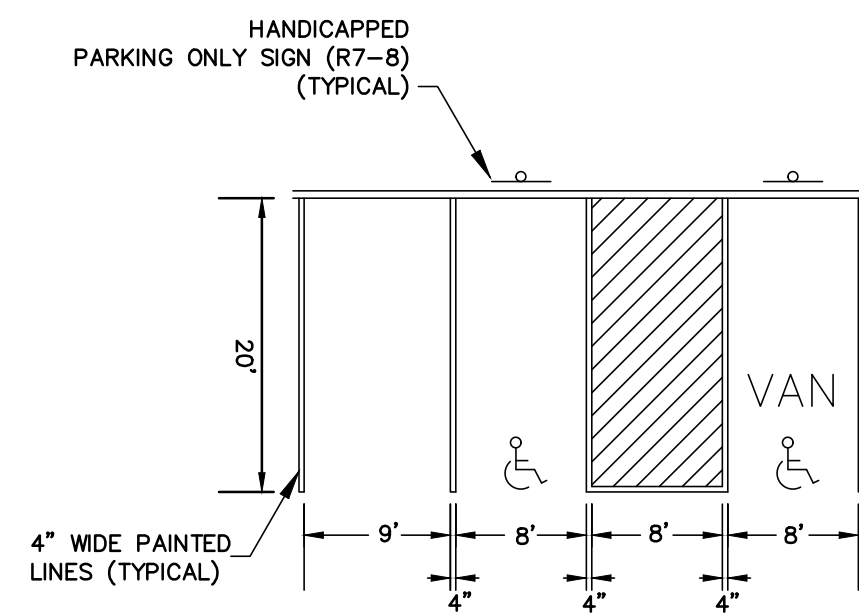
NOTE: THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITH THE 100-YR FLOOD PLAIN (ELEV. 16.45 BC, ELEV. 10, NAVD83). THIS IS CLASSIFIED AS LAND SUBJECT TO COASTAL STORM FLOWAGE.

<p>FELDMAN GEOSPATIAL</p>		<p>Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Portsmouth, NH 03801 Tel: (603) 610-7100 Fax: (603) 610-7101</p>	
		<p>PROJECT: Proposed Site Plan 175 McClellan Highway (Parcel ID: 01005481000) Boston, Massachusetts</p>	<p>DATE: August 30, 2022 DWG FILE NAME: 20257902.dwg CHECKED BY: Richard A. Salvo, P.E.</p>
<p>APPLICANT: Bulgroup Properties LP 175 McClellan Highway Boston, MA</p>	<p>DRAWING TITLE: Grading & Drainage Plan</p>	<p>DWG. NO. 50f6</p>	<p>DESCRIPTION OF REVISION</p>

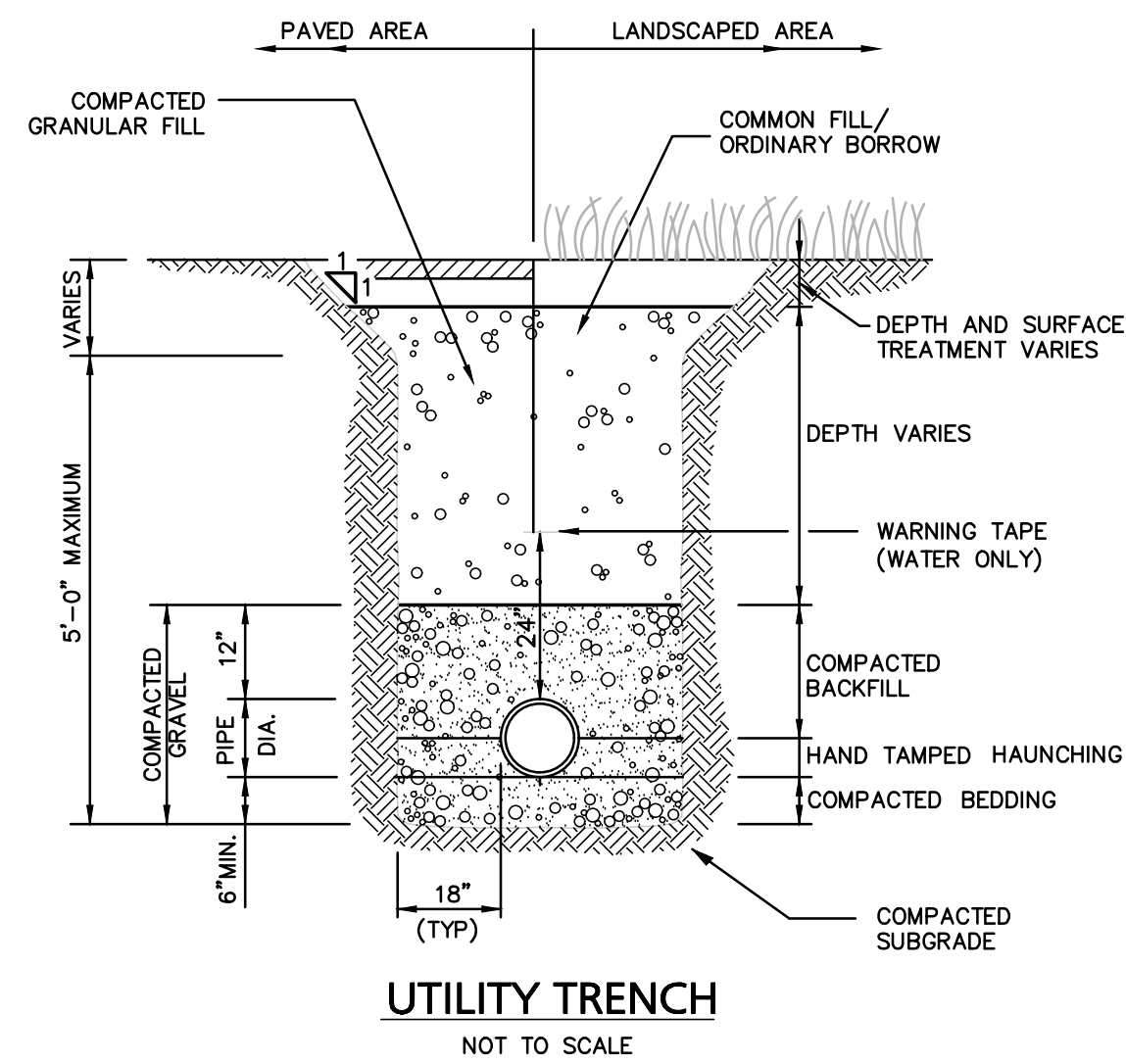


- NOTES:**
1. NEW STANDARD PAVEMENT SHALL CONSIST OF A 4" TOTAL THICKNESS IN ALL PAVED AREAS OF MASSHIGHWAY CLASS 1. TYPE 1 BITUMINOUS CONCRETE APPLIED IN TWO COURSES, ONE 2" SURFACE COURSE OVER ONE 2" BINDER COURSE OVER A 12" COMPACTED RECLAIMED ASPHALT BASE. COMPACT THE UPPER 12" OF RECLAIMED BASE COURSE, PAVEMENT BINDER AND SURFACE COURSES TO 95 PERCENT OF MAXIMUM DENSITY, AS DETERMINED FOR EACH MATERIAL BY THE APPLICABLE TEST METHODS.
 2. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST.
 3. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

STANDARD PAVEMENT SECTION
NOT TO SCALE

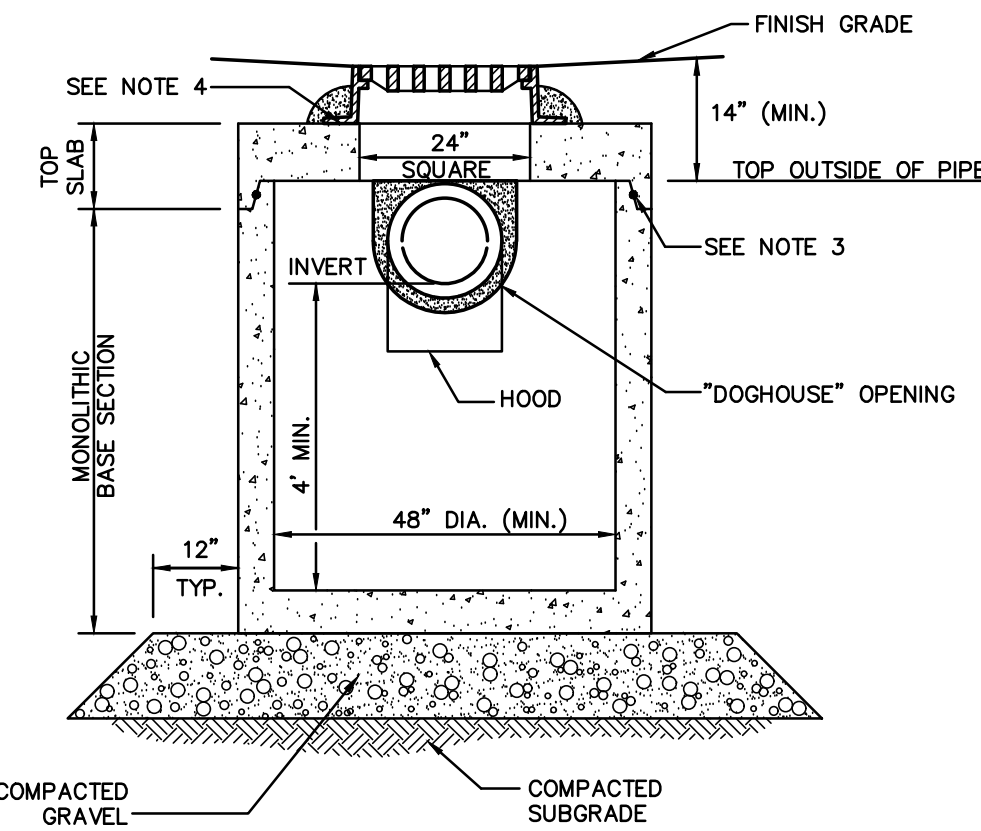


HANDICAP AND STANDARD PARKING DETAIL
NOT TO SCALE

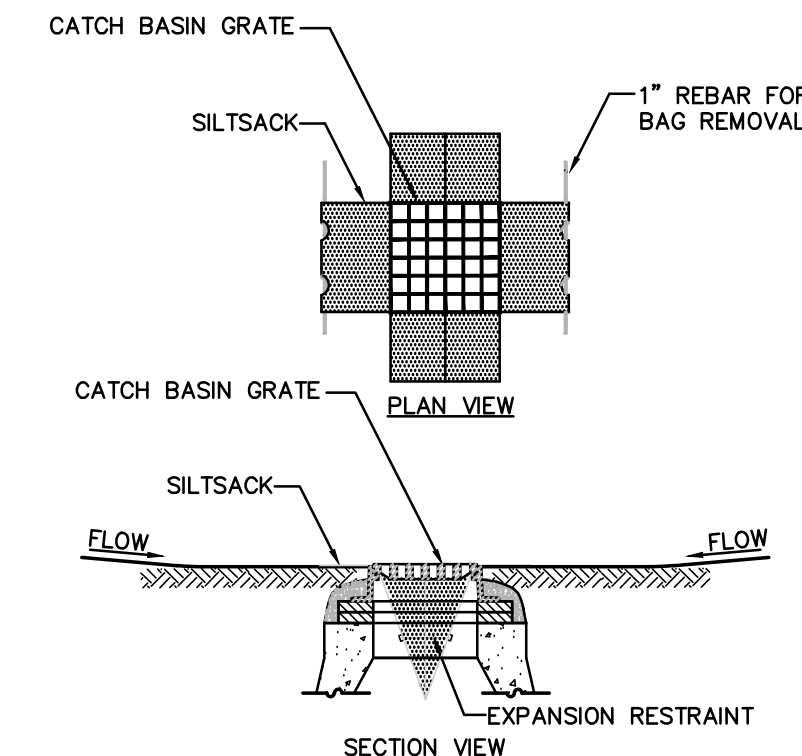


UTILITY TRENCH
NOT TO SCALE

- NOTES:**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
 5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

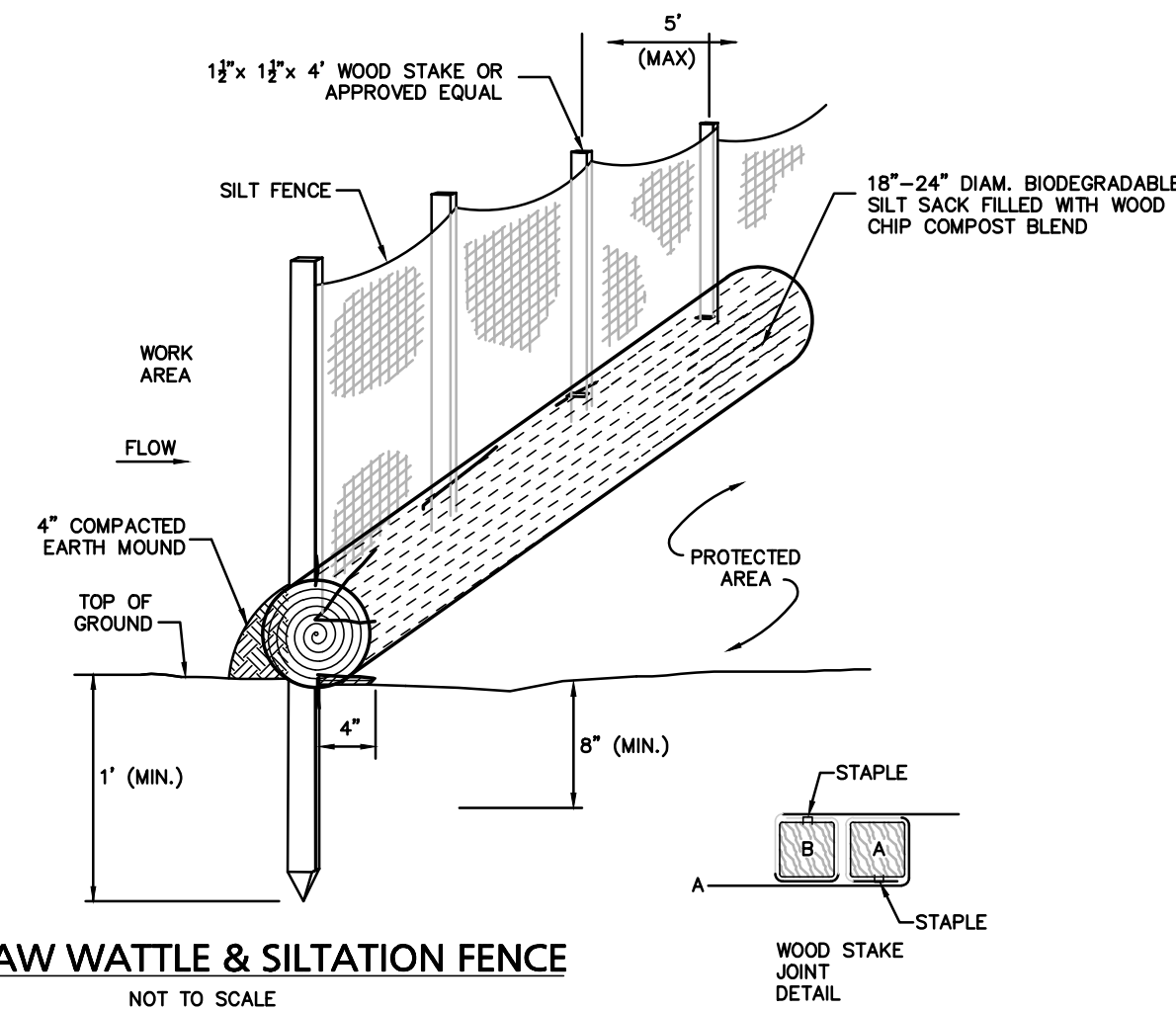


TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD
NOT TO SCALE

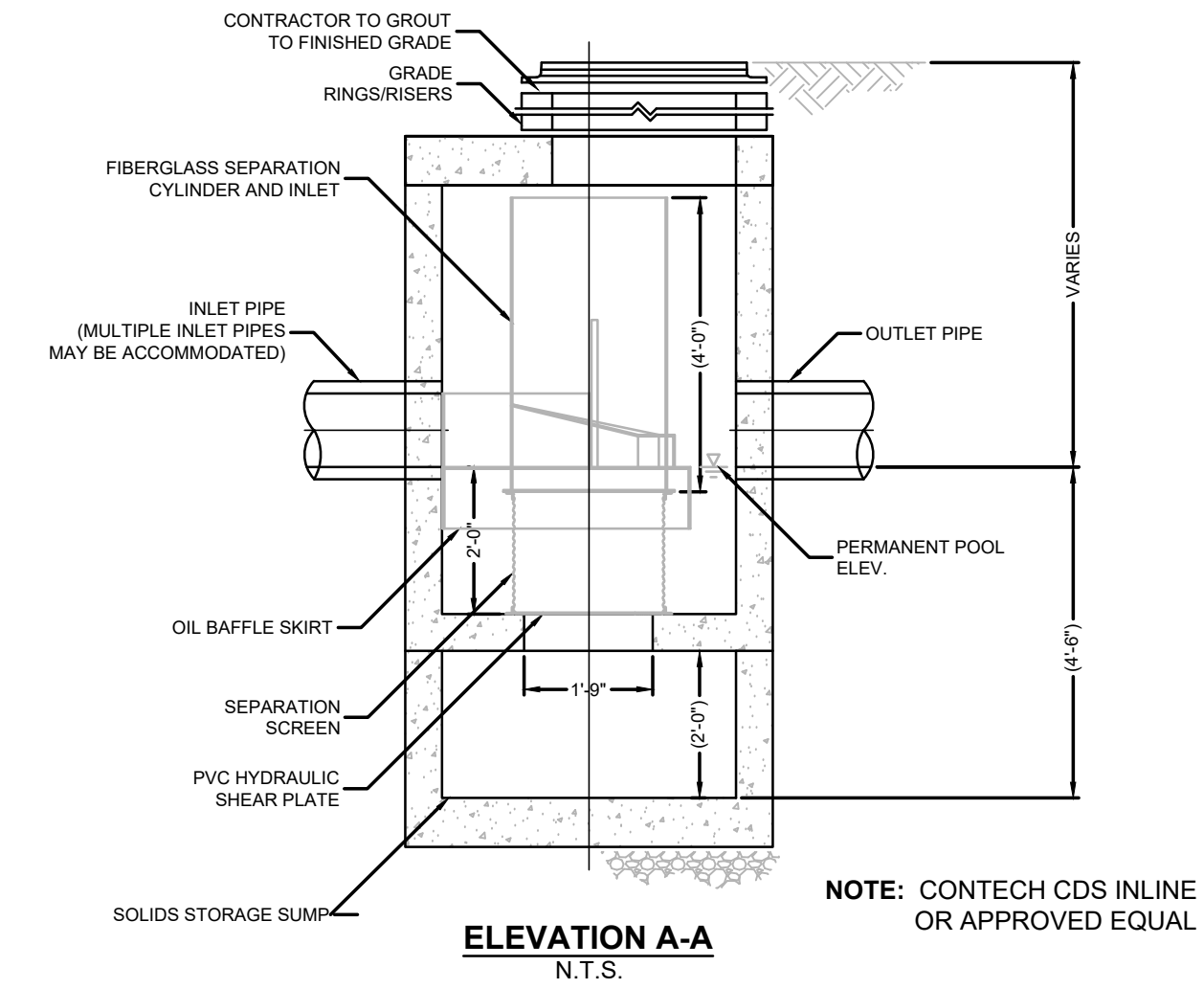


- NOTES:**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

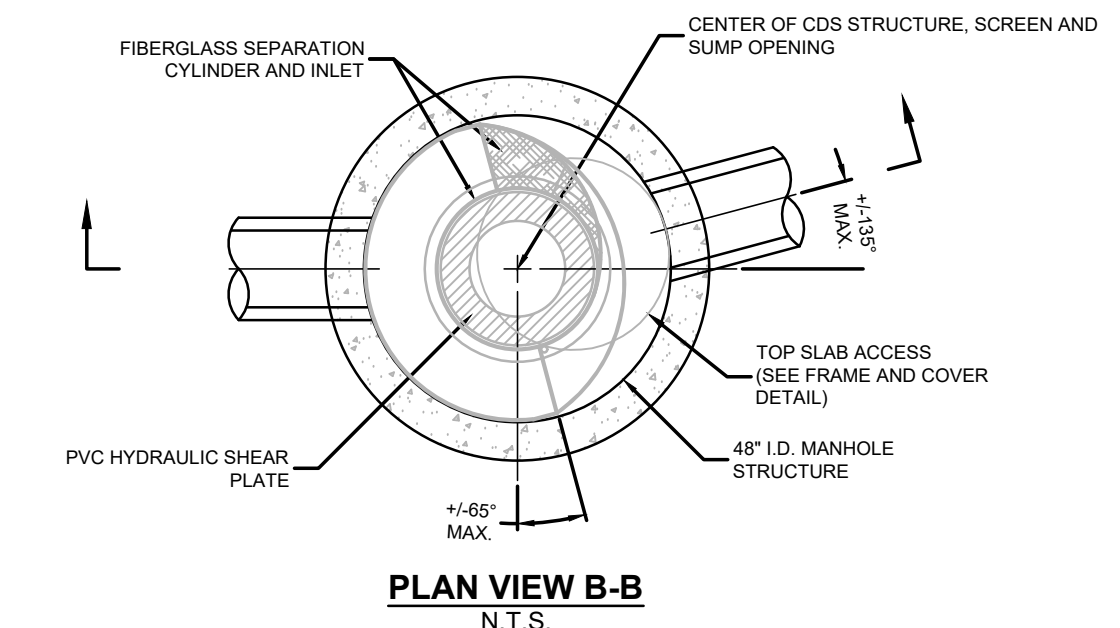
SILTSACK SEDIMENT TRAP
NOT TO SCALE



STRAW WATTLE & SILTATION FENCE
NOT TO SCALE



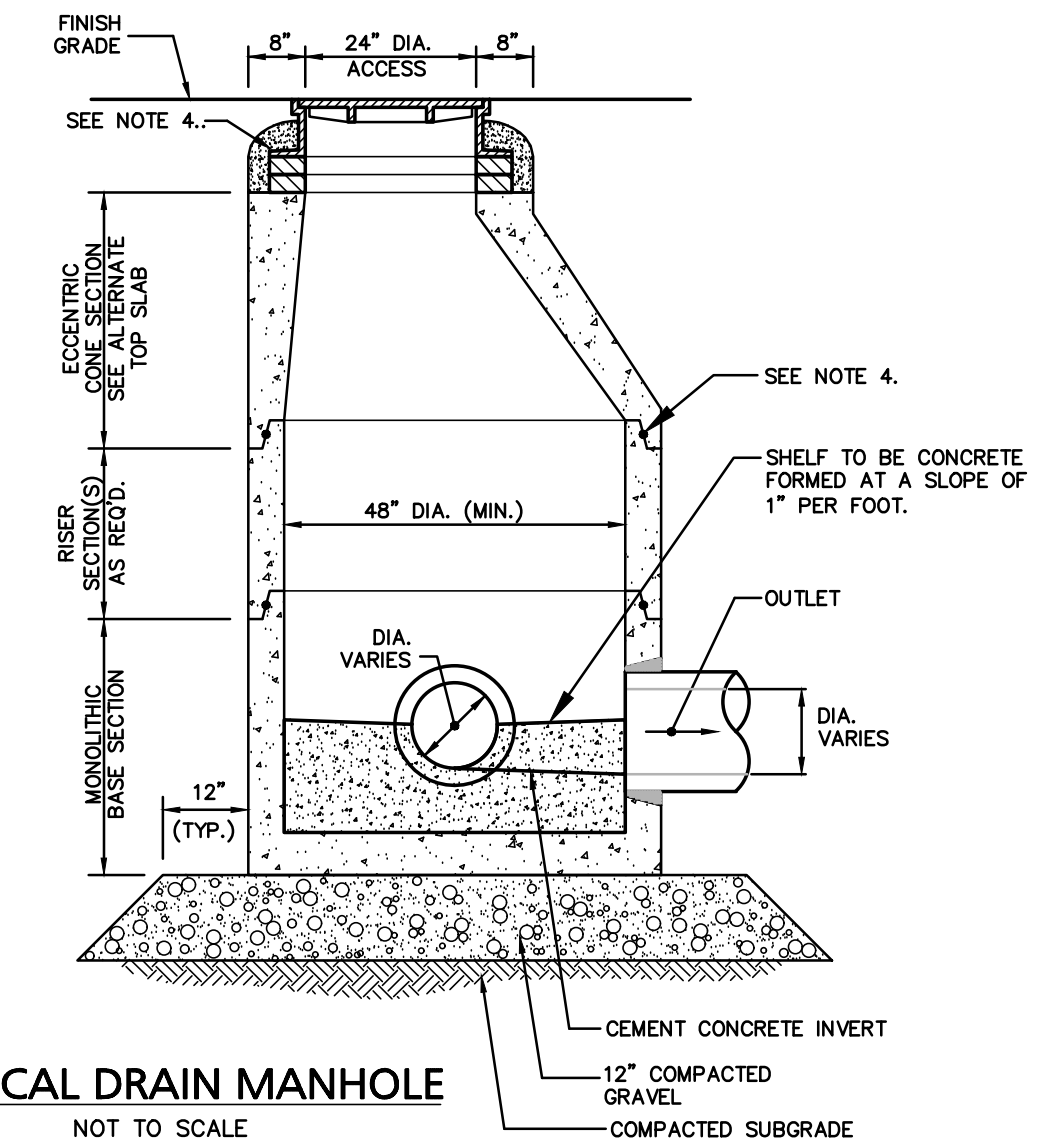
ELEVATION A-A
N.T.S.



PLAN VIEW B-B
N.T.S.

CONTECH CDS WATER QUALITY MANHOLE
NOT TO SCALE

- DRAIN MANHOLE NOTES:**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).



TYPICAL DRAIN MANHOLE
NOT TO SCALE

NO.	DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 610-7101

PROJECT:
Proposed Site Plan
175 McClellan Highway
 (Parcel ID: 01005481000)
Boston, Massachusetts

DATE: August 30, 2022
DWG FILE NAME: 20-07902.dwg
CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:
Bulgroup Properties LP
 175 McClellan Highway
 Boston, MA

DRAWING TITLE:
Details Sheet

DWG. NO.:
60f6

PROFESSIONAL SEAL:
 COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL ENGINEER
 RICHARD A. SALVO
 No. 41851
 EXPIRES 12/31/2024

PROJECT:
Proposed Site Plan
175 McClellan Highway
 (Parcel ID: 01005481000)
Boston, Massachusetts

PROJECT #: 20-07902
SCALE: AS NOTED
DESIGN BY: Eric Bradness, P.E.