

NOTICE OF INTENT

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

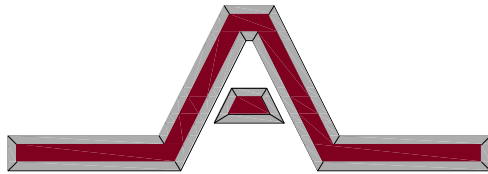
**For
Proposed Parking Lot Improvements**

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

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

***Prepared for:*
HVV East Boston, LLC
39 Country Club Way
Ipswich, MA 01938**

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

February 7, 2018

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Section I.

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



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>220 William F. McClellan Highway</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.388401</u>	<u>-71.017388</u>
	d. Latitude	e. Longitude
<u>Parcel ID: 0101667000</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Michael</u>	<u>Reardon</u>	
a. First Name	b. Last Name	
<u>HVV East Boston, LLC</u>		
c. Organization		
<u>39 Country Club Way</u>		
d. Street Address		
<u>Ipswich</u>	<u>MA</u>	<u>01938</u>
e. City/Town	f. State	g. Zip Code
<u>(843) 819-0866</u>	<u>mreardon@reardondevelopment.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>\$1,737.50</u>	<u>\$237.50</u>	<u>\$1,500.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project consists of interior building renovations and parking lot improvements. Parking lot improvements include stormwater management facilities and incidental site grading. The majority of the work will occur within the limit of the 100-year flood plain (Land Subject to Coastal Storm Flowage) and the 100-ft buffer zone to a coastal bank.

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

27827

c. Book

b. Certificate # (if registered land)

187

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.



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

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

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

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



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

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

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

<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	_____	
	19,223 s.f.	

	1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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**

- 2011 _____
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.



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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/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/nhosp/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.



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

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

D. Additional Information

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

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

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

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



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MassDEP File Number
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Boston
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D. Additional Information (cont'd)

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

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

Plan to Accompany Notice of Intent

a. Plan Title

Engineering Alliance, Inc.

Eric Bradanese, P.E.

b. Prepared By

c. Signed and Stamped by

January 25, 2018

1"=20' (Noted on Plan)

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

1025

2. Municipal Check Number

1/29/2018

3. Check date

1024

4. State Check Number

1/29/2018

5. Check date

HVV East Boston LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

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

1/29/2018

2. Date

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

4. Date

1/29/18

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.

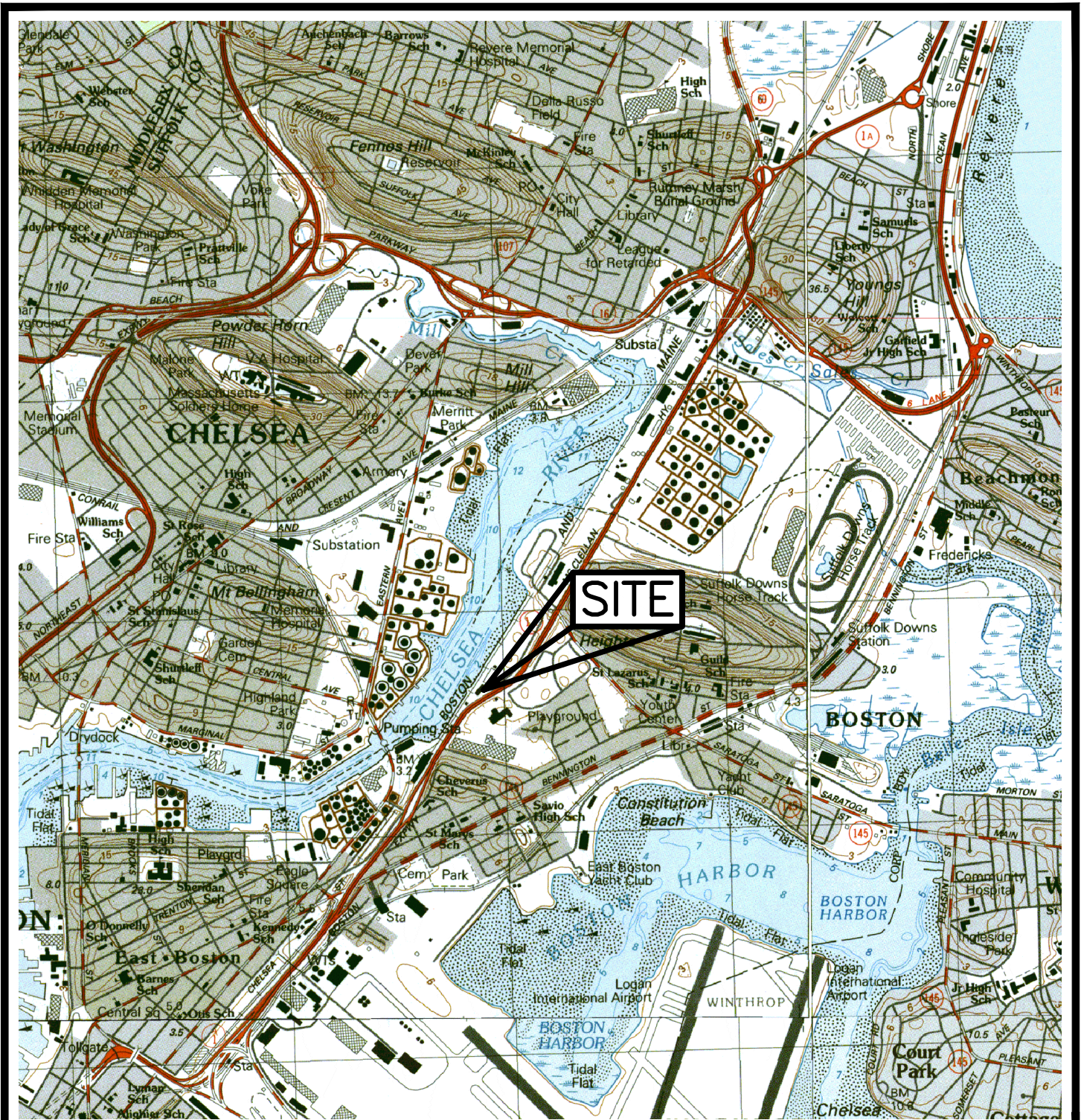
For MassDEP:

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:



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 Civil Engineering & Land Planning Consultants
 194 Central Street
 East Boston, MA 02128
 Tel: (781) 231-1349
 Fax: (781) 417-0020

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

Notice of Intent

220 William F McClellan Highway
 (Parcel ID: 0101667000)
 East Boston, MA 02128

PROJECT: 17-61901

SCALE: 1:25,000

DESIGNED BY: Calvin Reach

DATE: January 25, 2018

DWG FILE NAME: Figures.dwg

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 East Boston, MA 02128
 1950 Lafayette Road Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 447-0020 Fax: (603) 610-7101

Notice of Intent

220 William F McClellan Highway
 (Parcel ID: 0101667000)
 East Boston, MA 02128

PROJECT: 17-61901

DATE: January 25, 2018

SCALE: 1"=300'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

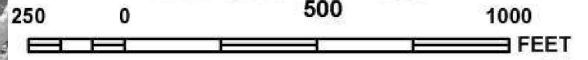
CHECKED BY: Eric Bradanese, P.E.

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
ESSEX COUNTY

COMMUNITY PANEL NO: 25009C0507G &
25009C0509G
EFFECTIVE DATE: JULY 16, 2014

PREPARED BY:



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Civil Engineering & Land Planning Consultants
194 Central Street
East Boston, MA 02128
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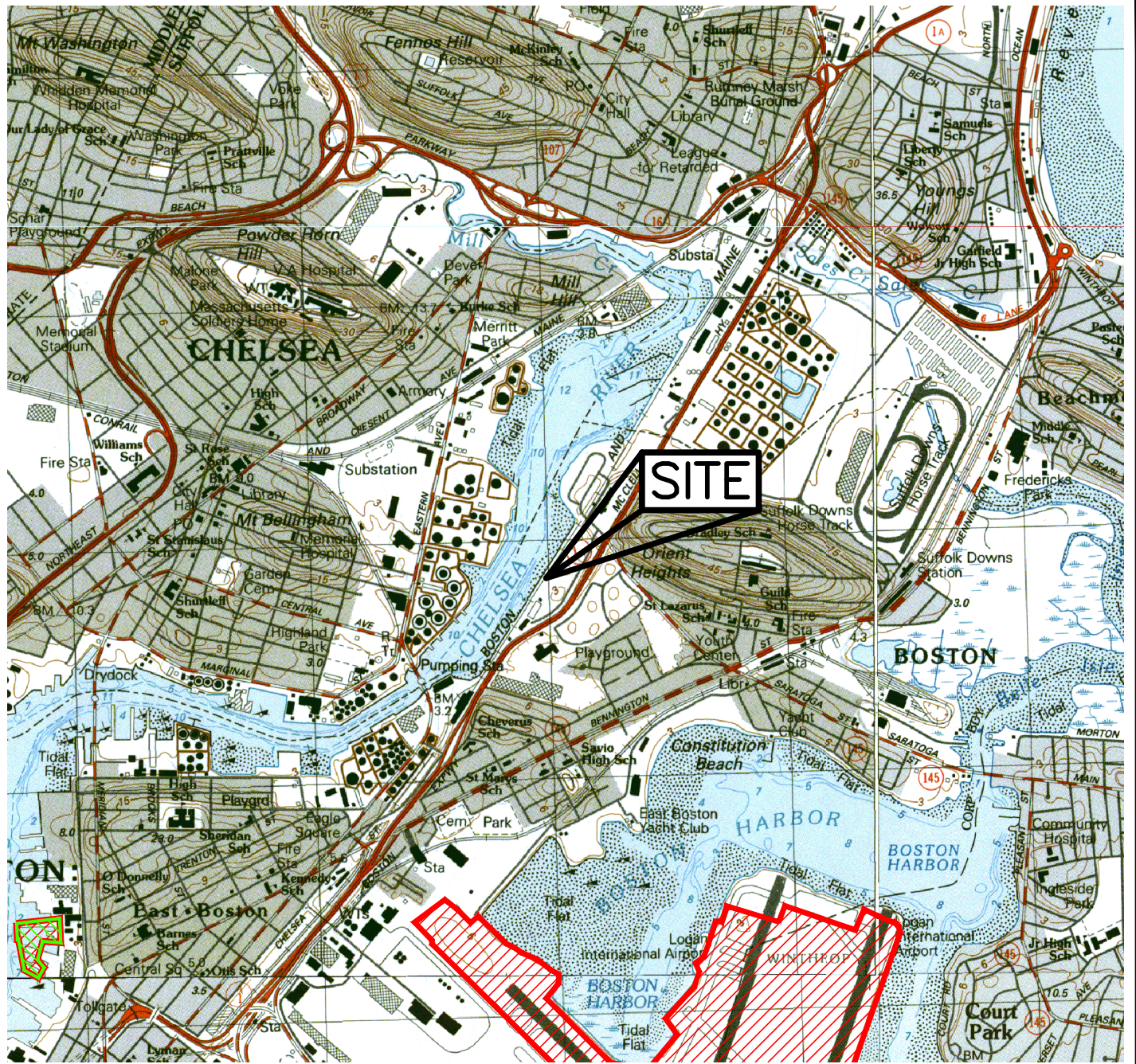
Notice of Intent

220 William F McClellan Highway
(Parcel ID: 0101667000)
East Boston, MA 02128

PROJECT: 17-61901	DATE: January 25, 2018
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)

PREPARED BY:



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Notice of Intent

220 William F McClellan Highway
 (Parcel ID: 0101667000)
 East Boston, MA 02128

PROJECT: 17-61901

DATE: January 25, 2018

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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 1950 Lafayette Road Portsmouth, NH 03801
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Notice of Intent

220 William F McClellan Highway
 (Parcel ID: 0101667000)
 East Boston, MA 02128

PROJECT: 17-61901

DATE: January 25, 2018

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Paxton

Percent of map unit: 10 percent

Hydric soil rating: No

Urban land

Percent of map unit: 5 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

Mean annual precipitation: 32 to 54 inches

Section II.

Project Narrative

Storm Water Report Checklist

Stormwater Management Calculations

Best Management Practices Maintenance Plan

Illicit Discharge Statement

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

Project Description

The project consists of the redevelopment of a site consisting of approximately 0.99 acres of land located at 220 William F. McClellan Highway in East Boston, Massachusetts. The property is currently occupied by an existing commercial building with a total footprint of 10,840 +/- s.f. and 32,200 +/- s.f. of bituminous concrete pavement. The existing building is to be renovated, and the bituminous concrete parking lot is to be reduced in size and repaved.

The proposed project consists of the interior renovations to the existing building and the proposed parking lot improvements. The parking lot improvements include reducing the total impervious area, regrading and repaving the parking lot and access driveway, and the implementation of stormwater management facilities. The existing utility services including water, sewer and gas are to remain and be re-used. The site abuts developed commercial land to the north and south, William F. McClellan Highway to the east, and the Chelsea River to the west. The main access to the site will be provided via William F. McClellan Highway as in the existing condition.

Site Description

The subject property is currently occupied by an existing commercial building and bituminous concrete parking and loading area. The topography of the property is generally flat ranging from 0.5 to 3%. The site has well defined drainage patterns consisting of two distinct watershed areas. A portion of the site, including half of the existing building drains toward William F. McClellan Highway via surface flow. The remaining area drains offsite to the rear of the property toward the Chelsea River. The groundcover of the site is comprised of the existing warehouse and the impervious bituminous concrete pavement.

In the proposed condition, the site will existing building footprint will remain unaltered. The ground cover of the site will comprise of the existing building, the proposed parking area, and grassed landscaped areas. The proposed parking area will reduce the total square footage and landscaped areas shall be implemented around the limits of the property. Stormwater runoff from the proposed impervious area will discharge into a series of subsurface infiltration facilities including Cultec 330 XL HD chambers.

Soils information was obtained from the USDA Soil Conservation Service (SCS) Maps and available data for Suffolk County. The soils on site are classified as Urban Land (603). Refer to Figure 5, SCS Soils Map, for a delineation of the boundaries of the soil with respect to the subject parcel and the attached SCS soils description information. 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 special flood hazard areas subject to inundation by the 1% annual chance flood. According to this map, the subject parcel is located within a Zone AE with a base flood elevation of 10 (NAVD88, 16.45 Boston City Base).

All lot lines, topography, utilities, and other existing site information used has been compiled from a field survey Boston Survey, Inc. on August 21, 2017 and from plans of record obtained from the City of Boston where available.

Stormwater Management Facilities

The stormwater facilities were designed to accommodate one inch (1") of runoff for all impervious area in compliance with the standards of the Boston Water and Sewer Commission. An infiltration rate of 1.02 in/hr was used based on the Rawls Rate of saturated hydraulic conductivity for a sandy loam soil type. Refer to Section II for the Stormwater Management Calculations including Required Recharge Volume, Water Quality Volume and TSS-Removal Rate. Refer to the Site Plans for design details.



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.

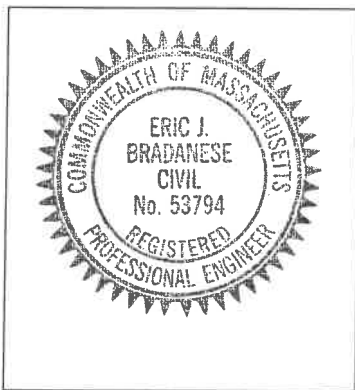
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



 2-2-18
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): Subsurface Infiltration Facilities

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.

Project: Proposed Parking Lot Improvements
Client: BLC Properties, LLC
Project Number: 17-61901

Prepared By: EJB
Checked By: RAS
Date: 01/25/18



STANDARD 3: REQUIRED RECHARGE VOLUME - Cultec 330 XL Chambers (System#1)

$$Rv = F \times \text{impervious area}$$

Rv = Required Recharge Volume

F = Target Depth associated with each Hydrologic Soil Group

Impervious Area = total impervious area

Impervious Area: 23,295 sf = 0.53 acres

Hydrologic Group	Volume to Recharge
A	0.60
B	0.35
C	0.25
D	0.10

$$Rv = 0.53 \times 0.25 \times \frac{1 \text{ ft}}{12 \text{ in.}} \times \frac{43,560 \text{ sf}}{1 \text{ ac.}} = 485 \text{ CF}$$

NOTES:

- Total storage capacity of the of subsurface infiltration facilities (4 Rows of 7 Cultec 330 HD XL Chambers). These value were taken from the HydroCAD model.
 2,233 CF > 485 CF

DRAWDOWN WITHIN 72 HOURS

$$\text{Time}_{\text{drawdown}} = \frac{\text{Recharge Volume}}{K(\text{Bottom Area})} \quad K = \text{Saturated Hydraulic Conductivity}$$

$$\text{Time}_{\text{drawdown}} = \frac{\text{Subsurface Infiltration Facility}}{(1.02 \text{ in/hr})(1/12 \text{ ft/in})(1071 \text{ sf})} = 24.53 \text{ HRS} < 72 \text{ HRS}$$

NOTES:

- K value is for Sandy Loam as shown in Table 2.3.3, entitled "1982 Rawls Rates," in the MADEP Stormwater Management Standards.
- Bottom Area is equal to the total area of the Subsurface Infiltration Facility [4 Rows of 7 Cultec 330 HD XL Chambers]

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Client: BLC Properties, LLC
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STANDARD 4: WATER QUALITY - Cultec 330 XL Chambers (System #1)

WATER QUALITY TREATMENT VOLUME

$$V_{WQ} = (D_{WQ} \text{ in.} / 12 \text{ inches/foot}) \times (A_{IMP} \times 43,560 \text{ square feet/acre})$$

- V_{WQ} = Required Water Quality Volume (in cubic feet)
 D_{WQ} = Water Quality Depth
 A_{IMP} = Impervious Area (in acres)

$$V_{WQ} = (0.5 \text{ in.} / 12 \text{ inches/foot}) \times (0.53 \times 43,560 \text{ square feet/acre}) = \boxed{962 \text{ CF}}$$

Stormwater BMP	Volume
Cultec 330 XL Systems	2,233
Total	2,233

NOTES:

1. Storage volume for the stormwater BMPs obtained from the hydrologic model created in HydroCAD

CONCLUSION:

1. The storage volume provided by the proposed BMPs is greater than the required water quality treatment volume. 2,233 CF > 962 CF

Project: Proposed Parking Lot Improvements
Client: BLC Properties, LLC
Project Number: 17-61901

Prepared By: EJB
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STANDARD 3: REQUIRED RECHARGE VOLUME - Cultec 330 XL Chambers (System#2)

$$Rv = F \times \text{impervious area}$$

Rv = Required Recharge Volume

F = Target Depth associated with each Hydrologic Soil Group

Impervious Area = total impervious area

Impervious Area: 12,311 sf = 0.28 acres

Hydrologic Group	Volume to Recharge
A	0.60
B	0.35
C	0.25
D	0.10

$$Rv = 0.28 \times 0.25 \times \frac{1 \text{ ft}}{12 \text{ in.}} \times \frac{43,560 \text{ sf}}{1 \text{ ac.}} = 256 \text{ CF}$$

NOTES:

1. Total storage capacity of the of subsurface infiltration facilities (3 Rows of 5 Cultec 330 HD XL Chambers). These value were taken from the HydroCAD model.

$$1,217 \text{ CF} > 256 \text{ CF}$$

DRAWDOWN WITHIN 72 HOURS

$$\text{Time}_{\text{drawdown}} = \frac{\text{Recharge Volume}}{K(\text{Bottom Area})} \quad K = \text{Saturated Hydraulic Conductivity}$$

$$\text{Time}_{\text{drawdown}} = \frac{\text{Subsurface Infiltration Facility}}{(1.02 \text{ in/hr})(1/12 \text{ ft/in})(592\text{sf})} = 24.19 \text{ HRS} < 72 \text{ HRS}$$

NOTES:

1. K value is for Sandy Loam as shown in Table 2.3.3, entitled "1982 Rawls Rates," in the MADEP Stormwater Management Standards.

2. Bottom Area is equal to the total area of the Subsurface Infiltration Facility [3 Rows of 5 Cultec 330 HD XL Chambers]



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Project Number: 17-61901

Prepared By: EJB
Checked By: RAS
Date: 01/25/18

STANDARD 4: WATER QUALITY - Cultec 330 XL Chambers (System #2)

WATER QUALITY TREATMENT VOLUME

$$V_{WQ} = (D_{WQ} \text{ in.} / 12 \text{ inches/foot}) \times (A_{IMP} \times 43,560 \text{ square feet/acre})$$

- V_{WQ} = Required Water Quality Volume (in cubic feet)
- D_{WQ} = Water Quality Depth
- A_{IMP} = Impervious Area (in acres)

$$V_{WQ} = (0.5 \text{ in.} / 12 \text{ inches/foot}) \times (0.28 \times 43,560 \text{ square feet/acre}) = \boxed{508 \text{ CF}}$$

Stormwater BMP	Volume
Cultec 330 XL Systems	1,217
Total	1,217

NOTES:

1. Storage volume for the stormwater BMPs obtained from the hydrologic model created in HydroCAD

CONCLUSION:

1. The storage volume provided by the proposed BMPs is greater than the required water quality treatment volume. 1,217 CF > 508 CF

Project: Proposed Parking Lot Improvements
Client: BLC Properties, LLC
Project Number: 17-61901

Prepared By: EJB
Checked By: RAS
Date: 01/25/18



STANDARD 3: REQUIRED RECHARGE VOLUME - Cultec 330 XL Chambers (System#2)

$$R_v = F \times \text{impervious area}$$

R_v = Required Recharge Volume

F = Target Depth associated with each Hydrologic Soil Group

Impervious Area = total impervious area

Impervious Area: 3,702 sf = 0.08 acres

Hydrologic Group	Volume to Recharge
A	0.60
B	0.35
C	0.25
D	0.10

$$R_v = 0.08 \times 0.25 \times \frac{1 \text{ ft}}{12 \text{ in.}} \times \frac{43,560 \text{ sf}}{1 \text{ ac.}} = 77 \text{ CF}$$

NOTES:

1. Total storage capacity of the of subsurface infiltration facilities (1 Row of 4 Cultec 330 HD XL Chambers). These value were taken from the HydroCAD model.

$$348 \text{ CF} > 77 \text{ CF}$$

DRAWDOWN WITHIN 72 HOURS

$$\text{Time}_{\text{drawdown}} = \frac{\text{Recharge Volume}}{K(\text{Bottom Area})} \quad K = \text{Saturated Hydraulic Conductivity}$$

$$\text{Time}_{\text{drawdown}} = \frac{\text{Subsurface Infiltration Facility}}{(1.02 \text{ in/hr})(1/12 \text{ ft/in})(180\text{sf})} = 22.75 \text{ HRS} < 72 \text{ HRS}$$

NOTES:

1. K value is for Sandy Loam as shown in Table 2.3.3, entitled "1982 Rawls Rates," in the MADEP Stormwater Management Standards.
2. Bottom Area is equal to the total area of the Subsurface Infiltration Facility [1 Row of 4 Cultec 330 HD XL Chambers]



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STANDARD 4: WATER QUALITY - Cultec 330 XL Chambers (System #2)

WATER QUALITY TREATMENT VOLUME

$$V_{WQ} = (D_{WQ} \text{ in.} / 12 \text{ inches/foot}) \times (A_{IMP} \times 43,560 \text{ square feet/acre})$$

- V_{WQ} = Required Water Quality Volume (in cubic feet)
- D_{WQ} = Water Quality Depth
- A_{IMP} = Impervious Area (in acres)

$$V_{WQ} = (0.5 \text{ in.} / 12 \text{ inches/foot}) \times (0.08 \times 43,560 \text{ square feet/acre}) = \boxed{145 \text{ CF}}$$

<u>Stormwater BMP</u>	<u>Volume</u>
Cultec 330 XL Systems	348
Total	348

NOTES:

1. Storage volume for the stormwater BMPs obtained from the hydrologic model created in HydroCAD

CONCLUSION:

1. The storage volume provided by the proposed BMPs is greater than the required water quality treatment volume. 348 CF > 145 CF

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

**220 WILLIAM F. MCCLELLAN HIGHWAY
BOSTON, MA**

Area **0.16 ac**
Weighted C **0.9**
 t_c **5 min**
CDS Model **1515-3**

Unit Site Designation **CDS #1**
Rainfall Station # **69**

CDS Treatment Capacity **1.0 cfs**

<u>Rainfall Intensity¹</u> <u>(in/hr)</u>	<u>Percent Rainfall Volume¹</u>	<u>Cumulative Rainfall Volume</u>	<u>Total Flowrate (cfs)</u>	<u>Treated Flowrate (cfs)</u>	<u>Incremental Removal (%)</u>
0.02	10.2%	10.2%	0.00	0.00	9.9
0.04	9.6%	19.8%	0.01	0.01	9.3
0.06	9.4%	29.3%	0.01	0.01	9.1
0.08	7.7%	37.0%	0.01	0.01	7.5
0.10	8.6%	45.6%	0.01	0.01	8.2
0.12	6.3%	51.9%	0.02	0.02	6.0
0.14	4.7%	56.5%	0.02	0.02	4.5
0.16	4.6%	61.2%	0.02	0.02	4.4
0.18	3.5%	64.7%	0.03	0.03	3.4
0.20	4.3%	69.1%	0.03	0.03	4.1
0.25	8.0%	77.1%	0.04	0.04	7.6
0.30	5.6%	82.7%	0.04	0.04	5.3
0.35	4.4%	87.0%	0.05	0.05	4.1
0.40	2.5%	89.5%	0.06	0.06	2.4
0.45	2.5%	92.1%	0.07	0.07	2.3
0.50	1.4%	93.5%	0.07	0.07	1.3
0.75	5.0%	98.5%	0.11	0.11	4.5
1.00	1.0%	99.5%	0.15	0.15	0.9
1.50	0.0%	99.5%	0.22	0.22	0.0
2.00	0.0%	99.5%	0.29	0.29	0.0
3.00	0.5%	100.0%	0.44	0.44	0.3
					95.2
Removal Efficiency Adjustment ² =					6.5%
Predicted % Annual Rainfall Treated =					93.5%
Predicted Net Annual Load Removal Efficiency =					88.7%

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.

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

**220 WILLIAM F. MCCLELLAN HIGHWAY
BOSTON, MA**

Area **0.13 ac**
Weighted C **0.9**
 t_c **5 min**
CDS Model **1515-3**

Unit Site Designation **CDS #2**
Rainfall Station # **69**

CDS Treatment Capacity **1.0 cfs**

<u>Rainfall Intensity¹</u> <u>(in/hr)</u>	<u>Percent Rainfall Volume¹</u>	<u>Cumulative Rainfall Volume</u>	<u>Total Flowrate (cfs)</u>	<u>Treated Flowrate (cfs)</u>	<u>Incremental Removal (%)</u>
0.02	10.2%	10.2%	0.00	0.00	9.9
0.04	9.6%	19.8%	0.00	0.00	9.4
0.06	9.4%	29.3%	0.01	0.01	9.1
0.08	7.7%	37.0%	0.01	0.01	7.5
0.10	8.6%	45.6%	0.01	0.01	8.3
0.12	6.3%	51.9%	0.01	0.01	6.1
0.14	4.7%	56.5%	0.02	0.02	4.5
0.16	4.6%	61.2%	0.02	0.02	4.5
0.18	3.5%	64.7%	0.02	0.02	3.4
0.20	4.3%	69.1%	0.02	0.02	4.2
0.25	8.0%	77.1%	0.03	0.03	7.6
0.30	5.6%	82.7%	0.03	0.03	5.3
0.35	4.4%	87.0%	0.04	0.04	4.1
0.40	2.5%	89.5%	0.05	0.05	2.4
0.45	2.5%	92.1%	0.05	0.05	2.4
0.50	1.4%	93.5%	0.06	0.06	1.3
0.75	5.0%	98.5%	0.09	0.09	4.6
1.00	1.0%	99.5%	0.11	0.11	0.9
1.50	0.0%	99.5%	0.17	0.17	0.0
2.00	0.0%	99.5%	0.23	0.23	0.0
3.00	0.5%	100.0%	0.34	0.34	0.4
					95.6
Removal Efficiency Adjustment ² =					6.5%
Predicted % Annual Rainfall Treated =					93.5%
Predicted Net Annual Load Removal Efficiency =					89.2%

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.

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

**220 WILLIAM F. MCCLELLAN HIGHWAY
BOSTON, MA**

Area **0.04 ac**
Weighted C **0.9**
 t_c **5 min**
CDS Model **1515-3**

Unit Site Designation **CDS #3**
Rainfall Station # **69**

CDS Treatment Capacity **1.0 cfs**

<u>Rainfall Intensity¹</u> <u>(in/hr)</u>	<u>Percent Rainfall Volume¹</u>	<u>Cumulative Rainfall Volume</u>	<u>Total Flowrate (cfs)</u>	<u>Treated Flowrate (cfs)</u>	<u>Incremental Removal (%)</u>
0.02	10.2%	10.2%	0.00	0.00	9.9
0.04	9.6%	19.8%	0.00	0.00	9.4
0.06	9.4%	29.3%	0.00	0.00	9.2
0.08	7.7%	37.0%	0.00	0.00	7.5
0.10	8.6%	45.6%	0.00	0.00	8.3
0.12	6.3%	51.9%	0.00	0.00	6.1
0.14	4.7%	56.5%	0.00	0.00	4.5
0.16	4.6%	61.2%	0.01	0.01	4.5
0.18	3.5%	64.7%	0.01	0.01	3.4
0.20	4.3%	69.1%	0.01	0.01	4.2
0.25	8.0%	77.1%	0.01	0.01	7.7
0.30	5.6%	82.7%	0.01	0.01	5.4
0.35	4.4%	87.0%	0.01	0.01	4.2
0.40	2.5%	89.5%	0.01	0.01	2.4
0.45	2.5%	92.1%	0.02	0.02	2.4
0.50	1.4%	93.5%	0.02	0.02	1.3
0.75	5.0%	98.5%	0.03	0.03	4.8
1.00	1.0%	99.5%	0.03	0.03	1.0
1.50	0.0%	99.5%	0.05	0.05	0.0
2.00	0.0%	99.5%	0.07	0.07	0.0
3.00	0.5%	100.0%	0.10	0.10	0.4
					96.7
Removal Efficiency Adjustment ² =					6.5%
Predicted % Annual Rainfall Treated =					93.5%
Predicted Net Annual Load Removal Efficiency =					90.3%

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.

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

**220 WILLIAM F. MCCLELLAN HIGHWAY
BOSTON, MA**

Area **0.05 ac**
Weighted C **0.9**
 t_c **5 min**
CDS Model **1515-3**

Unit Site Designation **CDS #4**
Rainfall Station # **69**

CDS Treatment Capacity **1.0 cfs**

<u>Rainfall Intensity¹</u> <u>(in/hr)</u>	<u>Percent Rainfall Volume¹</u>	<u>Cumulative Rainfall Volume</u>	<u>Total Flowrate (cfs)</u>	<u>Treated Flowrate (cfs)</u>	<u>Incremental Removal (%)</u>
0.02	10.2%	10.2%	0.00	0.00	9.9
0.04	9.6%	19.8%	0.00	0.00	9.4
0.06	9.4%	29.3%	0.00	0.00	9.2
0.08	7.7%	37.0%	0.00	0.00	7.5
0.10	8.6%	45.6%	0.00	0.00	8.3
0.12	6.3%	51.9%	0.01	0.01	6.1
0.14	4.7%	56.5%	0.01	0.01	4.5
0.16	4.6%	61.2%	0.01	0.01	4.5
0.18	3.5%	64.7%	0.01	0.01	3.4
0.20	4.3%	69.1%	0.01	0.01	4.2
0.25	8.0%	77.1%	0.01	0.01	7.7
0.30	5.6%	82.7%	0.01	0.01	5.4
0.35	4.4%	87.0%	0.02	0.02	4.2
0.40	2.5%	89.5%	0.02	0.02	2.4
0.45	2.5%	92.1%	0.02	0.02	2.4
0.50	1.4%	93.5%	0.02	0.02	1.3
0.75	5.0%	98.5%	0.03	0.03	4.8
1.00	1.0%	99.5%	0.05	0.05	1.0
1.50	0.0%	99.5%	0.07	0.07	0.0
2.00	0.0%	99.5%	0.09	0.09	0.0
3.00	0.5%	100.0%	0.14	0.14	0.4
					96.6
Removal Efficiency Adjustment ² =					6.5%
Predicted % Annual Rainfall Treated =					93.5%
Predicted Net Annual Load Removal Efficiency =					90.1%

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.

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

**220 WILLIAM F. MCCLELLAN HIGHWAY
BOSTON, MA**

Area **0.25 ac**
Weighted C **0.9**
 t_c **5 min**
CDS Model **1515-3**

Unit Site Designation **CDS #5**
Rainfall Station # **69**

CDS Treatment Capacity **1.0 cfs**

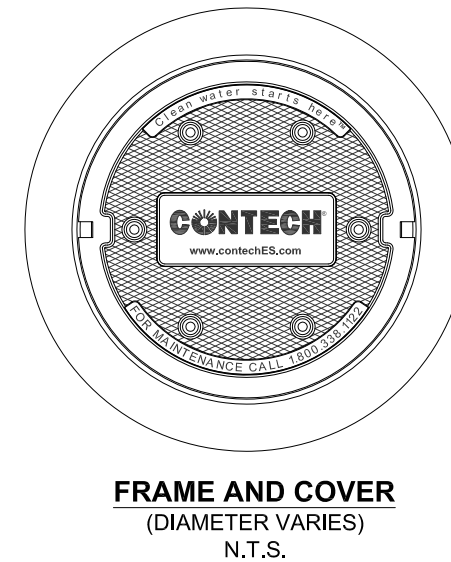
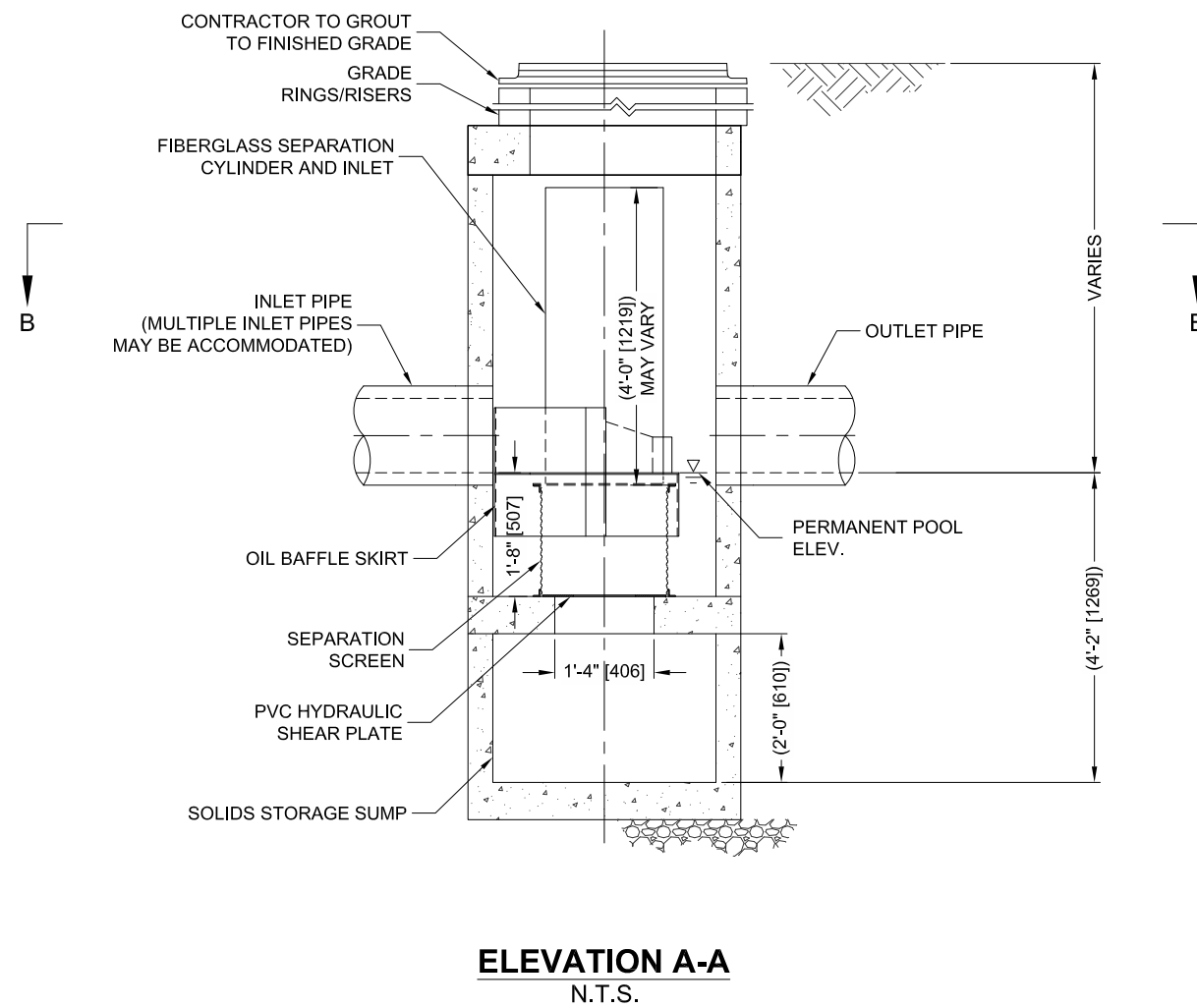
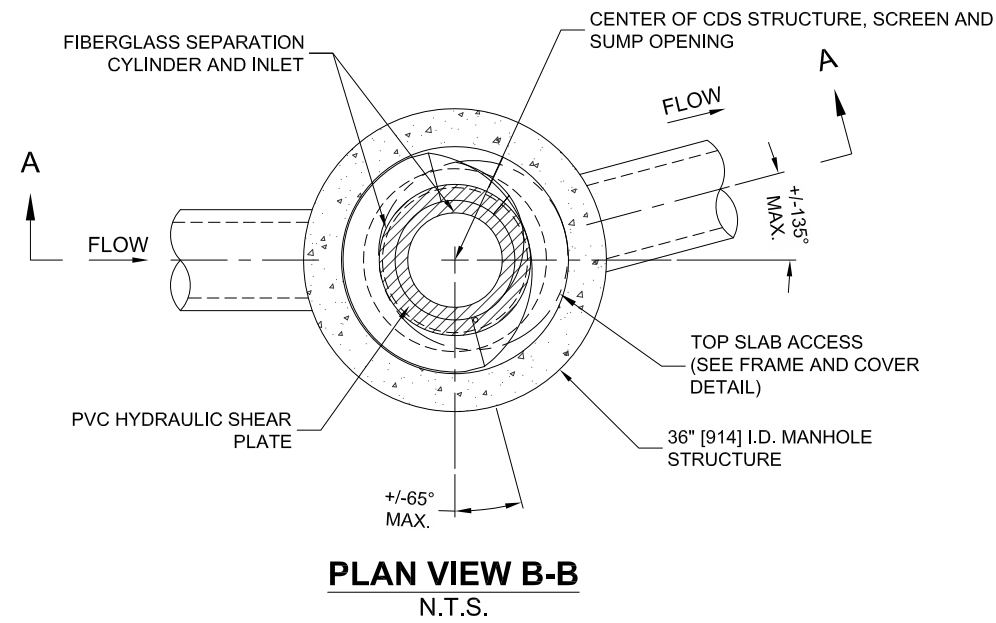
<u>Rainfall Intensity¹</u> <u>(in/hr)</u>	<u>Percent Rainfall Volume¹</u>	<u>Cumulative Rainfall Volume</u>	<u>Total Flowrate (cfs)</u>	<u>Treated Flowrate (cfs)</u>	<u>Incremental Removal (%)</u>
0.02	10.2%	10.2%	0.00	0.00	9.9
0.04	9.6%	19.8%	0.01	0.01	9.3
0.06	9.4%	29.3%	0.01	0.01	9.1
0.08	7.7%	37.0%	0.02	0.02	7.4
0.10	8.6%	45.6%	0.02	0.02	8.2
0.12	6.3%	51.9%	0.03	0.03	6.0
0.14	4.7%	56.5%	0.03	0.03	4.4
0.16	4.6%	61.2%	0.04	0.04	4.4
0.18	3.5%	64.7%	0.04	0.04	3.3
0.20	4.3%	69.1%	0.04	0.04	4.1
0.25	8.0%	77.1%	0.06	0.06	7.5
0.30	5.6%	82.7%	0.07	0.07	5.2
0.35	4.4%	87.0%	0.08	0.08	4.0
0.40	2.5%	89.5%	0.09	0.09	2.3
0.45	2.5%	92.1%	0.10	0.10	2.3
0.50	1.4%	93.5%	0.11	0.11	1.2
0.75	5.0%	98.5%	0.17	0.17	4.3
1.00	1.0%	99.5%	0.22	0.22	0.8
1.50	0.0%	99.5%	0.33	0.33	0.0
2.00	0.0%	99.5%	0.44	0.44	0.0
3.00	0.5%	100.0%	0.66	0.66	0.3
					94.1
Removal Efficiency Adjustment ² =					6.5%
Predicted % Annual Rainfall Treated =					93.5%
Predicted Net Annual Load Removal Efficiency =					87.7%

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.

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.
 THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



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. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2'. AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

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.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- 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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,798,848; 6,846,722; 6,913,595; 6,981,762. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

BEST MANAGEMENT PRACTICES MAINTENANCE PLAN

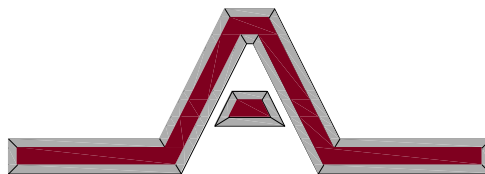
For The
Proposed Parking Lot Improvements

located at
**220 William F. McClellan Highway
East Boston, Massachusetts**

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

Prepared for:
**HVV East Boston, LLC
39 Country Club Way
Ipswich, MA 01938**

Prepared by



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

February 7, 2018

BEST MANAGEMENT PRACTICES MAINTENANCE PLAN

A Best Management Practices Operations and Maintenance Plan is summarized below and will be incorporated into the construction documents for this project.

In accordance with the Storm Water Management Regulations issued by the Department of Environmental Protection (DEP), Engineering Alliance, Inc. has prepared the following best management practices maintenance plan for the proposed development of the property located at 220 William F. McClellan Highway (Parcel ID:0101667000) in East Boston, Massachusetts. 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: HVV East Boston, LLC
39 Country Club Way
East Boston, MA 02128

Section 1 - Construction Activities

1. Contact the City of Boston at least three (3) days prior to start of construction.
2. Install haybales and silt fence to prevent sediment from leaving the subject property.
3. Install silt sacks in existing catch basins to prior to any construction.
4. The contractor shall only disturb the minimum area necessary.
5. Proper erosion and sediment control must be employed around all material stockpile areas and efficient. Regular provisions for dust control must be used, via a water truck or other acceptable method.
6. The entire project area shall be swept upon completion of construction and prior to removal of the erosion control devices.

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. Subsurface Infiltration Facilities (Cultec) –Subsurface Infiltration Facilities are equipped with an inspection port in each row. When the lid is removed, a screw-in plug will be exposed. Remove the plug and measure the depth of sediment. If the sediment exceeds 3 inches in depth, the row should be cleaned with high

pressure water through a culvert cleaning nozzle. Inlets and outlets should be periodically maintained to prevent clogging and maintain infiltration capacity.

5. Pesticides, Herbicides, and Fertilizers - Pesticides and herbicides shall not be used within the limits of the 100-foot buffer zone to any wetland resource areas as defined under 310 CMR 10.00. In addition, fertilizers that are used within this zone should be restricted to organic fertilizers only.
6. Snow removal and storage - Plowed snow shall be placed in the pervious areas 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 area, it shall be removed from the site by a privately contracted company.
7. Maintenance Responsibilities - All post construction maintenance activities should be documented and kept on file and made available to the City of Boston upon request. All post construction maintenance activities shall run with the title of the property in perpetuity. The maintenance responsibilities shall be borne by the developer until the time that a condominium association is established at which time the maintenance responsibilities will be transferred to the condominium association.

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 220 William F. McClellan Highway in East Boston, Massachusetts shall accept no illicit discharges. Illicit discharges are defined as discharges no 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. 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.



Eric Bradanese, P.E.
for Engineering Alliance, Inc.

1-26-18

Date

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>220 William F. McClellan Highway</u>	<u>East Boston</u>
a. Street Address	b. City/Town
<u>1024</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Michael</u>	<u>Reardon</u>	
a. First Name	b. Last Name	
<u>HVV East Boston, LLC</u>		
c. Organization		
<u>39 Country Club Way</u>		
d. Mailing Address		
<u>Ipswich</u>	<u>MA</u>	<u>01938</u>
e. City/Town	f. State	g. Zip Code
<u>(843) 819-0866</u>	<u>mreardon@reardondevelopment.com</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>
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:			\$500.00
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.)

VOID IF PRINTED IN WATERMARK IN FRONT THAT REPRODUCES IMAGE CONTAINED WITHIN MICR

HWV EAST BOSTON LLC 1025
 53-139/113
 E-Z Deposit Check Fraud
 Protection for Business

DATE 1/29/2018

PAY TO THE ORDER OF CITY OF Boston \$ 1500.⁰⁰
 One Thousand Five Hundred and 00/100 DOLLARS

Century Bank
 Medford, Massachusetts 02155

MEMO *Richard Seal* MF

⑆0⑆⑆30⑆390⑆ ⑆⑆57 71951 9⑆⑆ 1025

Details on back Security features

VOID IF PRINTED IN WATERMARK IN FRONT THAT REPRODUCES IMAGE CONTAINED WITHIN MICR

HWV EAST BOSTON LLC 1024
 53-139/113
 E-Z Deposit Check Fraud
 Protection for Business

DATE 1/29/2018

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 237.50
 Two Hundred Thirty Seven and 50/100 DOLLARS

Century Bank
 Medford, Massachusetts 02155

MEMO *Richard Seal* MF

⑆0⑆⑆30⑆390⑆ ⑆⑆57 71951 9⑆⑆ 1024

Details on back Security features

Section IV.

Abutter Notification Form
Abutters List

Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is **BLC Properties, LLC**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the **City of Boston** seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is **220 William F. McClellan Highway (Parcel ID: 0101667000) East Boston, MA.**
- D. Copies of the Notice of Intent may be examined at:

**City of Boston Conservation Commission
1 City Hall Square, Room 709
Boston, MA 02201-2031**

between the hours of **8:30 A.M.** and **5:00 P.M.** on the following days of the week: **Monday, through Friday.** For more information or an appointment call: **(617) 635-3850.** This is the **number for the City of Boston Environment Department.**

- E. Copies of the Notice of Intent may be obtained from the applicant's representative, by calling this telephone number **(781) 231-1349** between the hours of **8:30 A.M.** and **5:00 P.M.** on the following days of the week: **Monday through Friday.**
- F. Information regarding the date, time, and place of the public hearing may be obtained from **The City of Boston Environment Department** by calling this telephone number **(617) 635-3850** during the hours listed above. This is the **Local Conservation Commission.**

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: You may also contact your local conservation commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: (508) 792-7650

Northeast Region: (978) 661-7600

Southeast Region: (508) 946-2800

Western Region: (413) 784-1100

DESI'S AUTOBODY C/O STEPHEN
DESIMONE
200-210 WM F MCCLELLAN HWY
EAST BOSTON MA02128

CITY OF BOSTON BY FCL
BOSTON AND MAINE RR
EAST BOSTON MA02128

CITY OF BOSTON
5 MILANO DR
SOUGUS MA01906

SLUMBER TIME LLC C/O GEORGE P
SCHOTT
PO BOX 9340
AUBURN ME04210

SLUMBER TIME LLC C/O GEORGE P
SCHOTT
PO BOX 9340
AUBURN ME04210

GROSSMAN BERNARD D TRSTS C/O
GROSSMAN CO-ONE ADAMS PL
859 WILLARD ST STE 501
QUINCY MA02169

DESIMONE STEPHEN T TRSTS
200 WM F MCCLELLAN HWY
EAST BOSTON MA02128

HVV EAST BOSTON LLC C/O
MICHAEL REARDON
39 COUNTRY CLUB WAY
IPSWICH MA01938