



Massachusetts Department of Environmental Protection

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Username: **CECLANDSURVEY**

Transaction ID: **1016851**

Document: **WPA Form 3 - NOI**

Size of File: **258.96K**

Status of Transaction: **Submitted**

Date and Time Created: **5/23/2018:4:33:54 PM**

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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1016851
 City/Town:BOSTON

A. General Information

1. Project Location:

a. Street Address	28 NORWOOD STREET		
b. City/Town	BOSTON	c. Zip Code	02122-3232
d. Latitude	42.29135N	e. Longitude	71.04822W
f. Map/Plat #	1602504000	g. Parcel/Lot #	2504

2. Applicant:

Individual Organization

a. First Name	TED	b. Last Name	AHERN
c. Organization			
d. Mailing Address	6 WENLOCK ST		
e. City/Town	BOSTON	f. State	MA
g. Zip Code	02122	j. Email	teddyahearn@yahoo.com
h. Phone Number	617-510-1013	i. Fax	

3. Property Owner:

more than one owner

a. First Name	TED	b. Last Name	AHERN
c. Organization			
d. Mailing Address	6 WENLOCK ST		
e. City/Town	BOSTON	f. State	MA
g. Zip Code	02122	j. Email	teddyahearn@yahoo.com
h. Phone Number	617-510-1013	i. Fax	

4. Representative:

a. First Name	KENNETH	b. Last Name	BOUFFARD
c. Organization	CIVIL ENVIRONMENTAL CONSULTANTS LLC		
d. Mailing Address	8 OAK STREET		
e. City/Town	PEABODY	f. State	MA
g. Zip Code	01960	j. Email	ceclandsurvey@comcast.net
h. Phone Number	978-531-1191	i. Fax	978-531-5501

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

a. Total Fee Paid	500.00	b. State Fee Paid	237.50	c. City/Town Fee Paid	262.50
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6. General Project Description:

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW 4 UNIT DWELLING

7a. Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input checked="" type="checkbox"/> Other |

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



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1. Yes No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SUFFOLK		52878	295

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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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	
d. <input checked="" 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. Riverfront Area

1. Name of Waterway (if any)

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



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a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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

b. Date of map:FROM MAP VIEWER

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

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

b. Date submitted to NHESP



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3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. Not applicable - project is in inland resource area only

b. Yes No

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

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

North Shore - Hull to
New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase street - 3rd floor
New Bedford, MA 02740-6694

Division of Marine
Fisheries -
North Shore Office
Attn: Environmental
Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. Single Family Home



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- 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

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 by regular mail delivery.

- 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.
- 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: d. Revised Final Date: e. Scale:

PROPOSED SITE				
PLAN 28 NORWOOD	CIVIL			
STREET	ENVIRONMENTAL	JAMES A HERRICK PE	4/19/2018	1"=10'
DORCHESTER MA	CONSULTANTS LLC			
FOR TED AHERN				

- 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.



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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:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payer name on check: First Name	7. Payer name on check: Last Name

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.

TED AHERN	5/16/2018
1. Signature of Applicant	2. Date
TED AHERN	5/16/2018
3. Signature of Property Owner(if different)	4. Date
KENNETH BOUFFARD	5/16/2018
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 Section C, Items 1-3, 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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1016851
 City/Town:BOSTON

A. Applicant Information

1. Applicant:

a. First Name TED b.Last Name AHERN
 c. Organization
 d. Mailing Address 6 WENLOCK ST
 e. City/Town BOSTON f. State MA g. Zip Code 02122
 h. Phone Number 6175101013 i. Fax j. Email teddyahearn@yahoo.com

2. Property Owner:(if different)

a. First Name TED b. Last Name AHERN
 c. Organization
 d. Mailing Address 6 WENLOCK ST
 e. City/Town BOSTON f.State MA g. Zip Code 02122
 h. Phone Number 6175101013 i. Fax j.Email teddyahearn@yahoo.com

3. Project Location:

a. Street Address 28 NORWOOD STREET b. City/Town BOSTON

Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) CONSTRUCTION OF SINGLE FAMILY HOUSE;	1	500.00		500.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$262.50	\$237.50	\$500.00

CIVIL ENVIRONMENTAL CONSULTANTS LLC
ENGINEERS AND LAND SURVEYORS

8 Oak Street
Peabody, MA 01960
Phone (978) 531-1191
Fax (978) 531-5501
ceclandsurvey@comcast.net

May 25, 2018

Boston Conservation Commission

RE: 28 Norwood Street Dorchester, MA Project Narrative

The Locus address lies within the Fema ae 10 zone, and lies approximately 900 feet from the nearest resource area.

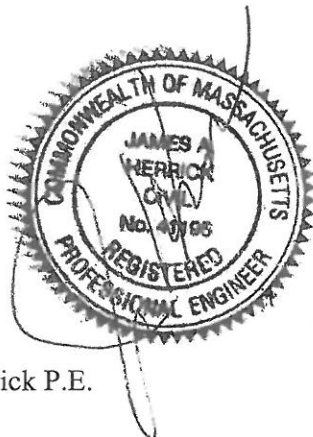
The prior structure on the site was demolished by the issuance of a demolition permit by the city of boston,

The Proposed Work at the above referenced address is to construct a 31x89 3 story 4 unit dwelling with a slab on grade parking garage on a parcel that contains 5400 square feet.

To mitigate any potential impacts to the adjacent areas, straw wattle will be staked in place to inhibit any impacts off site. The site is fairly flat and any erosion caused by weather events, will be impeded and contained on site by the placement of the straw wattle at the perimeter. Stormwater will be hindered by the straw wattle from flowing offsite during construction. Also during construction the catch basin in norwood street adjacent to the property will have a silt sack installed to prevent soil erosion into the city drainage system, also, straw wattle will be placed around the catch basin to further prevent infiltration of material to the city drainage system.

Post construction,

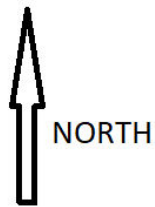
A stormwater infiltration basin will have been installed, sized in accordance to the City of Boston Water and Sewer Commission requirements.



James A. Herrick P.E.
CEC



28 NORWOOD STREET USGS ENHANCED MAP



SCALE: 1"=1000'

National Flood Hazard Layer FIRMette



42°17'42.45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/23/2018 at 3:47:08 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°17'15.83"N



71°34.16"W

71°34.16"W

AFFIDAVIT OF SERVICE

Commonwealth of Massachusetts
County of suffolk

I, the undersigned, being duly sworn, hereby affirm that:

1. My name is civil environmental consultants llc;
2. I reside at 8 oak street, peabody, MA 01960;
3. I am not a party to this action;
4. I am over 18 years of age;
5. I am not related to the parties in this action by way of blood, adoption, marriage, or employment.
6. On May 28, 2018, I will serve certified mailing for abutters for a conservation commission meeting for 28 norwood st upon abutters to property. located at mailed to individuals, boston, County of suffolk, MA 02122.
7. I will complete service by depositing a true copy of the aforesaid documents in a postpaid properly addressed envelope at a postal office or official depository under the exclusive care and custody of the United States Postal Service.



Signature of Process Server

civil environmental consultants llc

Printed Name

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
1602561000	MASS BAY TRANSPN AUTHOR		TENEAN	DORCHESTER MA	2122	TENEAN ST	DORCHESTER	2122
1602407010	THIRTY ONE-39 NORWOOD ST LLC	C/O THIRTY ONE-39 NORWOOD ST LLC	33 BRADFORD ST STE 11	CONCORD MA	1742	NORWOOD ST	DORCHESTER	2122
1602410020	THIRTY ONE-39 NORWOOD ST LLC	C/O 31-39 NORWOOD ST LLC	33 BRADFORD ST STE 11	CONCORD MA	1742	19 NORWOOD ST	DORCHESTER	2122
1602411000	GNAZZO JANE S		169 COMMONWEALTH AV	BOSTON MA	2116	NORWOOD ST	DORCHESTER	2122
1602561100	BRONSKI KEVIN	C/O CON O CALLAGHAN	262 EAST ST	DEDHAM MA	2026	TENEAN ST	DORCHESTER	2122
1602501000	BARRON JOSEPH G ETAL	C/O JIFFY LUBE #1632	PO BOX 4369	HOUSTON TX	77210	950 WM T MORRISSEY BL	DORCHESTER	2122
1602540024	CULHANE PATRICK M JR	C/O PATRICK M CULHANE JR	40 MCKONE ST #2	DORCHESTER MA	2122	40 MCKONE ST Apt 2	DORCHESTER	2122
1602540026	MCDONAGH MICHAEL S	C/O MICHAEL S MCDONAGH	40 MCKONE ST #3	DORCHESTER MA	2122	40 MCKONE ST Apt 3	DORCHESTER	2122
1602405010	ESS STORAGE ACQUISITION	C/O PTA-EX SITE #8505	PO BOX 320099	ALEXANDRIA VA	22320	41 NORWOOD ST	DORCHESTER	2122
1602410015	THIRTY ONE-39 NORWOOD ST LLC	C/O 31-39 NORWOOD STREET LLC	33 BRADFORD ST STE 11	CONCORD MA	1742	NORWOOD ST	DORCHESTER	2122
1602540020	FORTY MCKONE ST CONDO TRUST	C/O RICHARD MULVEY TS	40 MCKONE ST	DORCHESTER MA	2122	40 MCKONE ST	DORCHESTER	2122
1602540022	GEARY MICHAEL J	C/O MICHAEL J GEARY	40 MCKONE ST #1	DORCHESTER MA	2122	40 MCKONE ST Apt 1	DORCHESTER	2122
1602477000	J M K W PROPERTIES INC		969 WM T MORRISSEY BLVD	DORCHESTER MA	2122	39 MCKONE ST	DORCHESTER	2122
1602478000	NINE 85 MORRISSEY BLVD LLC	C/O CHRISTOPHER KOKORAS	P O BOX 790	WINCHESTER MA	1890	985 WM T MORRISSEY BL	DORCHESTER	2122
1602494000	WHELAN JOHN J	C/O JOHN J. WHELAN	1000 WM T MORRISSEY BL	DORCHESTER MA	2122	1000 WM T MORRISSEY BL	DORCHESTER	2122
1602502000	980 MORRISSEY BOULEVARD LLC	C/O 980 MORRISSEY BLVD LLC	80 NEPONSET AV	DORCHESTER MA	2122	60 NORWOOD ST	DORCHESTER	2122
1602497000	KANDALAF ALEXANDER N	C/O ALEXANDER N KANDALAF	988 WILLIAM T MORRISSEY BLVD	DORCHESTER MA	2122	988 WM T MORRISSEY BL	DORCHESTER	2122
1602504000	28 NORWOOD STREET LLC	C/O 28 NORWOOD STREET LLC	6 WENLOCK ST	DORCHESTER MA	2122	28 NORWOOD ST	DORCHESTER	2122
1602507000	DONOVAN FRANCIS W	C/O FRANCIS W DONOVAN	PO BOX 113	MILTON MA	2186	16 NORWOOD ST	DORCHESTER	2122
1602496000	SANCHEZ JORGE		992 WM T MORRISSEY BL	DORCHESTER MA	2122	992 WM T MORRISSEY BL	DORCHESTER	2122
1602500000	980 MORRISSEY BOULEVARD LLC	C/O 980 MORRISSEY BLVD LLC	80 NEPONSET AV	DORCHESTER MA	2122	958 WM T MORRISSEY BL	DORCHESTER	2122
1602493000	RONAN 953 LLC	C/O RONAN 953 LLC	739 OCEAN ST	MARSHFIELD MA	2050	58 TOLMAN ST	DORCHESTER	2122
1602516000	MCGILLYCUDDY CHRISTOPHER G	C/O C MCGILLYCUDDY	25 BLOOMINGTON ST	DORCHESTER MA	2122	25 BLOOMINGTON ST	DORCHESTER	2122
1602474000	PHAM TUAN Q	C/O TUAN Q PHAM	35 MCKONE ST	DORCHESTER MA	2122	35 MCKONE ST	DORCHESTER	2122
1602475000	VO HENRY	C/O HENRY VO	110 DAKOTA ST #1	BOSTON MA	2124	37 MCKONE ST	DORCHESTER	2122
1602495000	BANH DON N		996 WM T MORRISSEY BLVD	DORCHESTER MA	2122	996 WM T MORRISSEY BL	DORCHESTER	2122
1602503000	MURPHY DONNA M		32 NORWOOD ST	DORCHESTER MA	2122	32 NORWOOD ST	DORCHESTER	2122
1602492000	COMMWLTH OF MASS		WM T MORRISSEY BLVD	DORCHESTER MA	2125	WM T MORRISSEY BL	DORCHESTER	2122
1602499000	980 MORRISSEY BOULEVARD LLC	C/O 980 MORRISSEY BLVD LLC	80 NEPONSET AV	DORCHESTER MA	2122	980 WM T MORRISSEY BL	DORCHESTER	2122
1602505000	28 NORWOOD LLC	C/O 28 NORWOOD LLC	6 WENLOCK ST	DORCHESTER MA	2122	24 NORWOOD ST	DORCHESTER	2122
1602506000	CAMBRIDGE ST RLTY LLC	C/O CAMBRIDGE ST REALTY LLC	P O BOX 812097	WELLESLEY MA	2482	20 NORWOOD ST	DORCHESTER	2122
1602508000	CONLON BRENDAN P JR	C/O BRENDAN P CONLON JR	12 NORWOOD ST	DORCHESTER MA	2122	12 NORWOOD ST	DORCHESTER	2122
1602498000	980 MORRISSEY BOULEVARD LLC	C/O 980 MORRISSEY BLVD LLC	80 NEPONSET AV	DORCHESTER MA	2122	984 WM T MORRISSEY BL	DORCHESTER	2122
1602509000	DONNELL MARY G	C/O PAUL & BEVERLY DONOVAN	8 NORWOOD ST	DORCHESTER MA	2122	8 NORWOOD ST	DORCHESTER	2122
1602510000	WHELAN JOHN J		4 NORWOOD ST	DORCHESTER MA	2122	4 NORWOOD ST	DORCHESTER	2122
1602538000	CALLANAN JOSEPH (TS)	C/O NANCY CALLANAN	949 QUINCY SHORE DR	QUINCY MA	2170	961 WM T MORRISSEY BL	DORCHESTER	2122
1602540010	FORTY-2-44 MCKONE ST CONDO	C/O RICHARD MULVEY TS	40 MCKONE ST	DORCHESTER MA	2122	MCKONE ST	DORCHESTER	2122
1602540012	ARREDONDO LISA	C/O LISA ARREDONDO	42 MCKONE ST	DORCHESTER MA	2122	42 MCKONE ST Apt 42	DORCHESTER	2122
1602560001	WILLIAM KELLY SQUARE LLC	C/O WILLIAM KELLY SQUARE LLC	103 CLAYTON ST	DORCHESTER MA	2122	69 TENEAN ST	DORCHESTER	2122
1602540014	LAVEY JEFFREY	C/O JEFFREY LAVEY	42 44 MCKONE ST #44	DORCHESTER MA	2122	42 MCKONE ST Apt 44	DORCHESTER	2122

Boston Planning & Development Agency Climate Resiliency Report Summary



Submitted: 05/25/2018 10:59:21

A.1 - Project Information

Project Name:	28 norwood street		
Project Address:	28 norwood street		
Filing Type:	Design / Building Permit (prior to final design approval)		
Filing Contact:	kenneth bouffard	civil environmental consultants llc	ceclandsurvey@comcast.net 9785311191
Is MEPA approval required?	No	MEPA date:	

A.2 - Project Team

Owner / Developer:	ted ahern
Architect:	greg boghosian
Engineer:	civil environmental consultants llc
Sustainability / LEED:	none
Permitting:	
Construction Management:	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	4 unit residential
List the First Floor Uses:	parking/entrance
List any Critical Site Infrastructure and or Building Uses:	none

Site and Building:

Site Area (SF):	5400	Building Area (SF):	2795
Building Height (Ft):	31.5	Building Height (Stories):	3
Existing Site Elevation – Low (Ft BCB):	15.66	Existing Site Elevation – High (Ft BCB):	15.99
Proposed Site Elevation – Low (Ft BCB):	15.66	Proposed Site Elevation – High (Ft BCB):	17.5
Proposed First Floor Elevation (Ft BCB):	17.5	Below grade spaces/levels (#):	0

Article 37 Green Building:

LEED Version - Rating System:	none	LEED Certification:	No
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Boston Planning & Development Agency Climate Resiliency Report Summary



Proposed LEED rating: Proposed LEED point score (Pts.):

Building Envelope:

When reporting R values, differentiate between R discontinuous and R continuous. For example, use “R13” to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	<input type="text" value="n/a"/>	Exposed Floor:	<input type="text" value="n/a"/>
Foundation Wall:	<input type="text" value="n/a"/>	Slab Edge (at or below grade):	<input type="text" value="n/a"/>
Vertical Above-grade Assemblies (%’s are of total vertical area and together should total 100%):			
Area of Opaque Curtain Wall & Spandrel Assembly:	<input type="text" value="n/a"/>	Wall & Spandrel Assembly Value:	<input type="text" value="n/a"/>
Area of Framed & Insulated / Standard Wall:	<input type="text" value="6596"/>	Wall Value:	<input type="text" value="1hr-2hr"/>
Area of Vision Window:	<input type="text" value="279.2"/>	Window Glazing Assembly Value:	<input type="text" value="30"/>
		Window Glazing SHGC:	<input type="text" value="0.41-0.60"/>
Area of Doors:	<input type="text" value="226"/>	Door Assembly Value:	<input type="text" value="45min-1hr"/>

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined

Annual Electric (kWh):	<input type="text"/>	Peak Electric (kW):	<input type="text"/>
Annual Heating (MMbtu/hr):	<input type="text"/>	Peak Heating (MMbtu):	<input type="text"/>
Annual Cooling (Tons/hr):	<input type="text"/>	Peak Cooling (Tons):	<input type="text"/>
Energy Use - Below ASHRAE 90.1 - 2013 (%):	<input type="text"/>	Have the local utilities reviewed the building energy performance?:	<input type="text" value="No"/>
Energy Use - Below Mass. Code (%):	<input type="text"/>	Energy Use Intensity (kBtu/SF):	<input type="text"/>

Back-up / Emergency Power System

Electrical Generation Output (kW):	<input type="text" value="0"/>	Number of Power Units:	<input type="text"/>
System Type (kW):	<input type="text"/>	Fuel Source:	<input type="text"/>

Emergency and Critical System Loads (in the event of a service interruption)

Electric (kW):	<input type="text"/>	Heating (MMbtu/hr):	<input type="text"/>
		Cooling (Tons/hr):	<input type="text"/>

B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing greenhouse gas emissions is critical to avoiding more extreme climate change conditions. To achieve the City’s goal of carbon-neutrality by 2050 the performance of new buildings will need to progressively improve to carbon net zero and net positive.

B.1 – GHG Emissions - Design Conditions

For this filing - Annual Building GHG Emissions (Tons): 

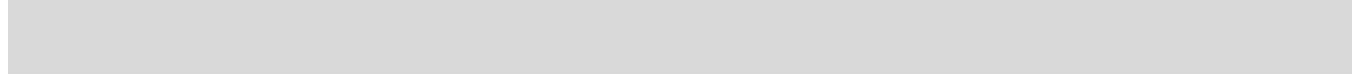
For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:



Describe building specific passive energy efficiency measures including orientation, massing, building envelop, and systems:



Describe building specific active energy efficiency measures including high performance equipment, controls, fixtures, and systems:



Describe building specific load reduction strategies including on-site renewable energy, clean energy, and storage systems:



Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:



Describe any energy efficiency assistance or support provided or to be provided to the project:



B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2° F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low (Deg.):
Annual Heating Degree Days:

Temperature Range - High (Deg.):
Annual Cooling Degree Days:

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90° (#):

Days - Above 100° (#):

Number of Heatwaves / Year (#):

Average Duration of Heatwave (Days):

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

C.2 - Extreme Heat – Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25”. There is a significant probability that

this will increase to at least 6” by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

What is the project design precipitation level? (In. / 24 Hours)

Describe all building and site measures for reducing storm water run-off:

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, the sea level in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA Special Flood Hazard Area? What Zone:

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)?

Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see [SLR-FHA online map](#))?

If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

E.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2’ of sea level rise above 2013 tide levels, an additional 2.5” to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project’s Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by

adding 12” of freeboard for buildings, and 24” of freeboard for critical facilities and infrastructure and any ground floor residential units.

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	19.86		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	20.86	First Floor Elevation (Ft BCB):	26.5
What are the Site Elevations at Building (Ft BCB)?	17.0 PROPOSED	What is the Accessible Route Elevation (Ft BCB)?	15.84 AT SIDEWALK

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

NO DESIGN STRATEGIES PROPOSED FOR THIS SITE

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

SITE IS SLAB ON GRADE CONSTRUCTION WITH AN ENTRANCE AND GARAGE. BEYOND INSTALLING UTILITY SERVICE 2' ABOVE SLAB ELEVATION.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

STAY IN THEIR UNIT. LIVING SPACES ABOVE ANY POSSIBLE FLOOD

Describe any strategies that would support rapid recovery after a weather event:

NONE.- SLAB ON GRADE CONSTRUCTION, WATER WOULD RECEDE NATURALLY.

E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

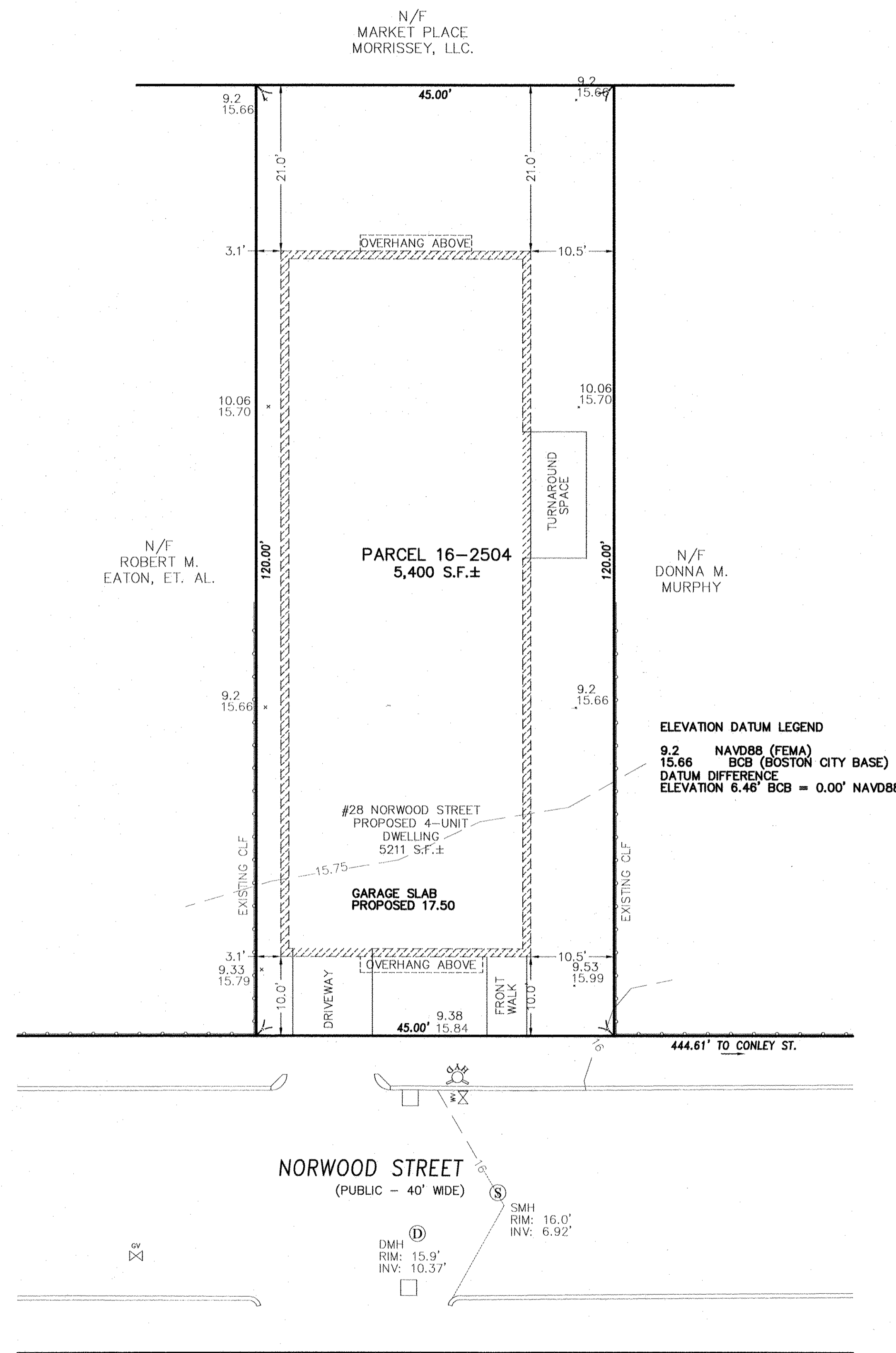
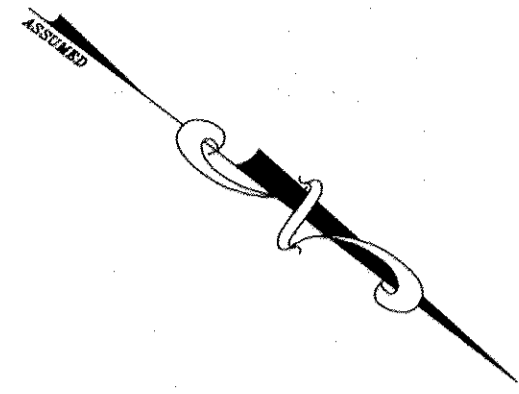
NONE

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

NONE

Thank you for completing the Boston Climate Change Checklist!

For questions or comments about this checklist or Climate Change best practices, please contact:
John.Dalzell@boston.gov



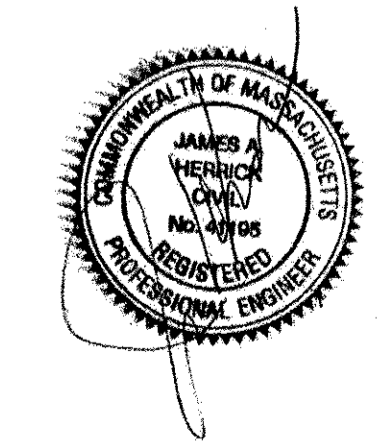
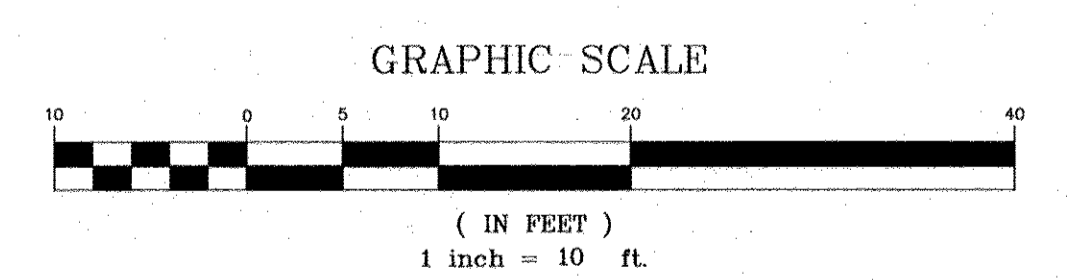
Dorchester Neighborhood District
Dimensional Regulations in Neighborhood Business Subdistricts

Subdistrict	Floor Area Ratio Maximum	Building Height Maximum (Feet)	Minimum Lot size (Sq. Ft.)	Minimum Useable Open Space(3) Per Dwelling Unit (Sq. Ft.)	Minimum Lot Frontage (Feet)	Minimum Lot Width (Feet)	Minimum Front Yard(4) (Feet)	Minimum Side Yard(6) (Feet)	Minimum Rear Yard(7) (Feet)
NS									
Multi-family Dwelling	1.0	40	none	50	none	none	none(5)	none	none
Any other Dwelling or Use	1.0	40	none	50	none	none	none(5)	none	none
PROVIDED									
28 NORWOOD	0.91 (4,908/5,400)	40.00	5,400	602 (2,408/4)	45.00	45.00	10.0	3.1	21.0

Section 29-4. - Applicability.

Any Applicant seeking a building permit for exterior construction or alteration for a Proposed Project within a Greenbelt Protection Overlay District shall be subject to the requirements of this article where the Applicant seeks to erect one or more buildings or structures having a total gross floor area in excess of five thousand (5,000) square feet; to enlarge or extend one or more buildings or structures so as to increase the total gross floor area by more than five thousand (5,000) square feet; or to Substantially Rehabilitate one or more buildings or structures having, or to have after rehabilitation, a total gross floor area of more than five thousand (5,000) square feet; or to increase the impervious surface of a site by more than two thousand (2,000) square feet in addition to the existing impervious surface.

ELEVATION DATUM LEGEND
 9.2 NAVD88 (FEMA)
 15.66 BCB (BOSTON CITY BASE)
 DATUM DIFFERENCE
 ELEVATION 6.46' BCB = 0.00' NAVD88



PROPOSED SITE PLAN
 28 NORWOOD STREET
 DORCHESTER, MA
 FOR
 TED AHERN

CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: C-1 DATE: 4/19/2018 JOB: 3868
 DRAWN BY: C.R.L.

1. ACCOUNT NUMBER 474305000
 2. PARCEL NUMBER 2504
 3. WARD 16
 4. PROPERTY LOCATION 28 NORWOOD STREET
 5. NEIGHBORHOOD DORCHESTER
 6. ZIP CODE 02122
 7. OWNER ADDRESS 6 WENLOCK RD. DORCHESTER, MA 02122
 8. OWNER TELEPHONE NO. 508-437-5575
 9. TYPE OF PREMISE FOUR FAMILY RESIDENTIAL
 10. METER SIZE 1"
 11. INSIDE YES
 12. OUTSIDE NO
 13. TYPE OF BUILDING THREE STORY WOOD FRAME
 14. SEWERAGE FLOWS 8 BEDROOMS x 110 GPD = 880 GPD
 15. LAND USE CODE R4

THIS PLAN HAS BEEN CALCULATED FROM INSTRUMENT SURVEY AND FROM RECORD INFORMATION ONLY. THE ABSENCE OR EXACTNESS OF UTILITIES IS NEITHER INTENDED OR IMPLIED. THE CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES.

CONTRACTOR TO NOTIFY DIG-SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

DRAINAGE CALCULATIONS

IMPERVIOUS AREA = 2793.8 S.F. ROOF
 INFILTRATE (STORE) 1" OF RUNOFF
 1/12 (2793.8 S.F.) = 232.8 CU. FT.

USE 1,000 GAL. DRYWELL - SEE DETAIL
 133.7 CU. FT. WITH 2 FT. CRUSHED STONE AROUND

VOLUME COMPUTATION EXTERIOR CRUSHED STONE
 10 FT. x 10 FT. x 6.5 FT. = 650.0 CU. FT.
 650.0 CU. FT. - 133.7 CU. FT. (CHAMBER VOLUME) = 516.3 CU. FT.
 516.3 CU. FT. x 0.3 (VOIDS) = 154.9 CU. FT. VOLUME Voids STORAGE
 133.7 CU. FT. CHAMBER VOLUME + 154.9 CU. FT. Voids = 288.6 CU. FT.
 288.6 CU. FT. TOTAL STORAGE > 232.8 CU. FT. RUNOFF CALCULATION

AFTER THE SITE PLAN IS SIGNED BY THE CHIEF ENGINEER OF THEIR DESIGNEE, A GENERAL SERVICE APPLICATION (GSA) MUST BE FILLED OUT AND SIGNED BY THE PROPERTY OWNER OR AN AGENT OF THE OWNER PRIOR TO THE TIME OF INSTALLATION OF DOMESTIC WATER SERVICE, FIRE PIPE SERVICE, BUILDING SANITARY SEWER OR BUILDING STORM DRAIN CONNECTIONS. A PREREQUISITE FOR FILING A GSA WITH THE BOSTON WATER AND SEWER COMMISSION (BWSC) FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT (ISD). AN INSPECTION FEE WILL BE CHARGED FOR EACH NEW WATER AND SEWER CONNECTION. TWENTY-FOUR (24) HOURS ADVANCED NOTICE IS REQUIRED FOR INSPECTION SCHEDULING. IF ANY INSPECTION DATE IS SCHEDULED ON WEEKENDS, HOLIDAYS, OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE BWSC INSPECTORS OF CANCELLATION IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RE-SCHEDULED.

BOSTON WATER AND SEWER COMMISSION
 LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS

REVIEWED AND APPROVED AS TO PROPOSED CONNECTION(S) TO EXISTING WATER AND SEWER FACILITIES AS SHOWN, FOR ISSUE OF BUILDING PERMIT ONLY. ADDITIONAL PERMITS MUST BE OBTAINED FROM BWSC PRIOR TO CONNECTION TO BWSC FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL.

JOHN P. SULLIVAN JR., P.E.
 CHIEF ENGINEER

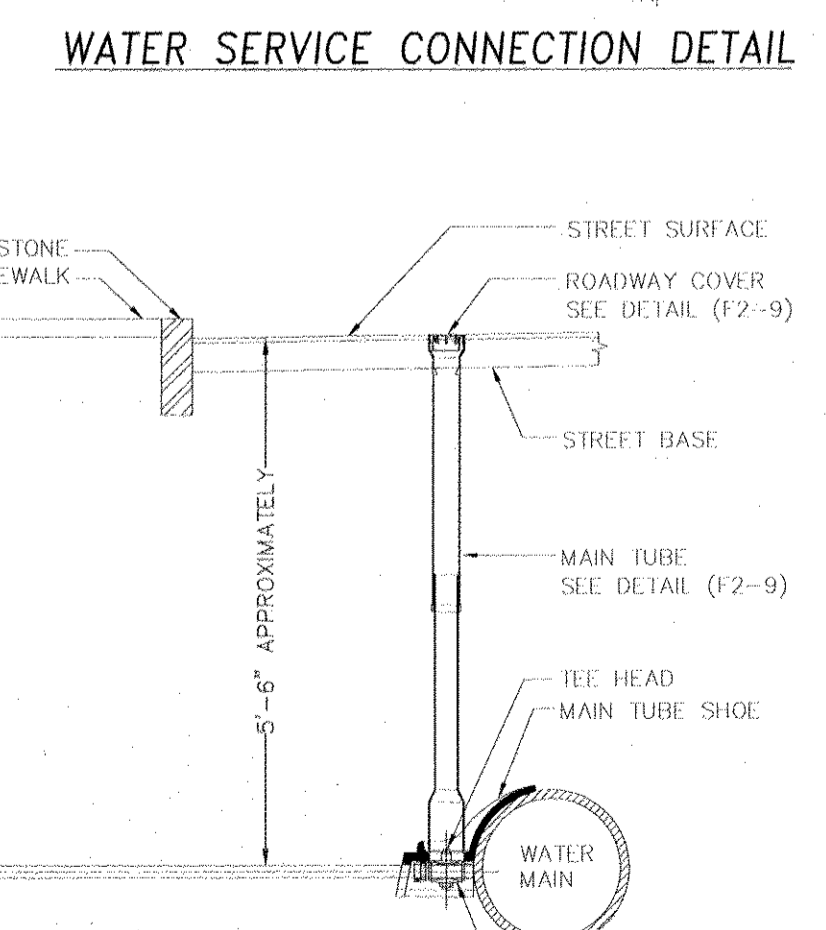
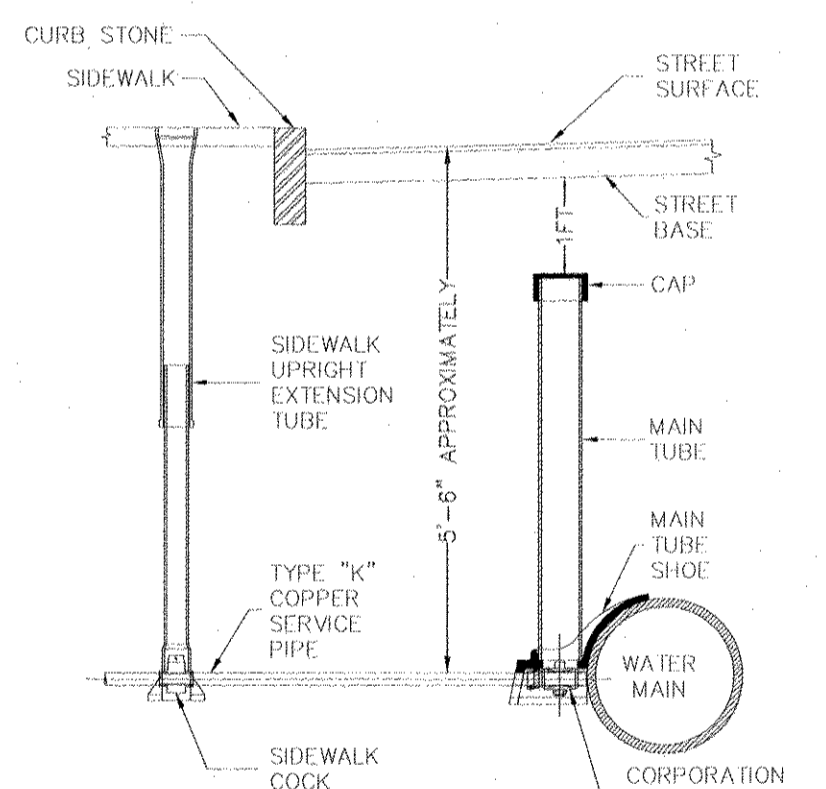
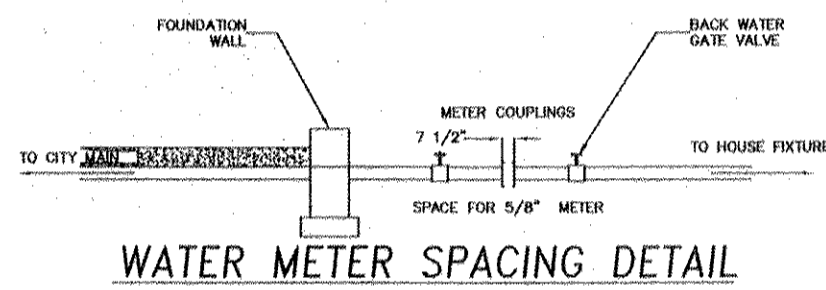
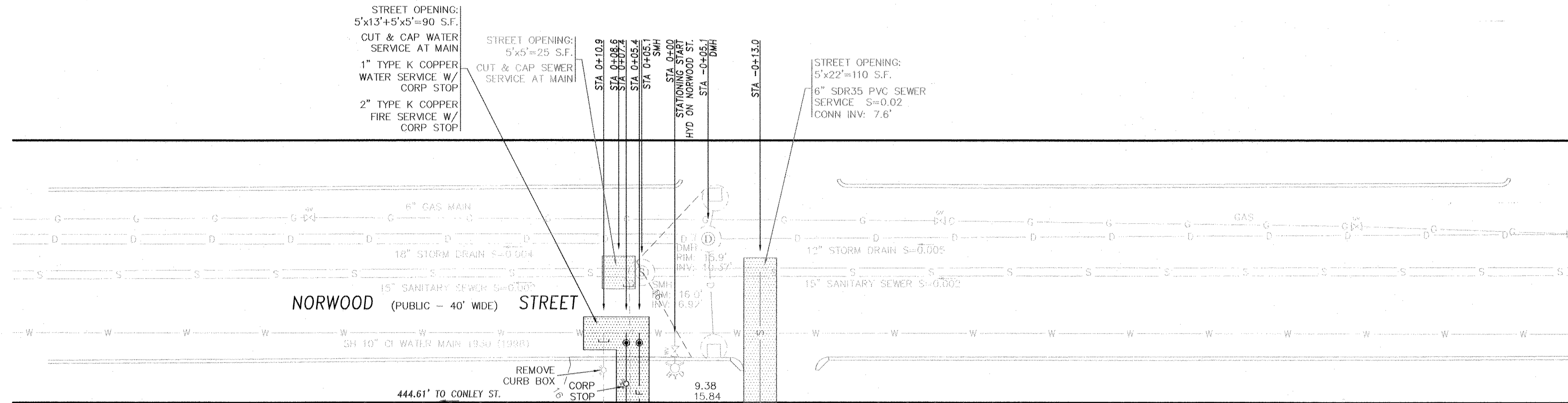
FOR BWSC ONLY

ALL WATER, SEWER, AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER, LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

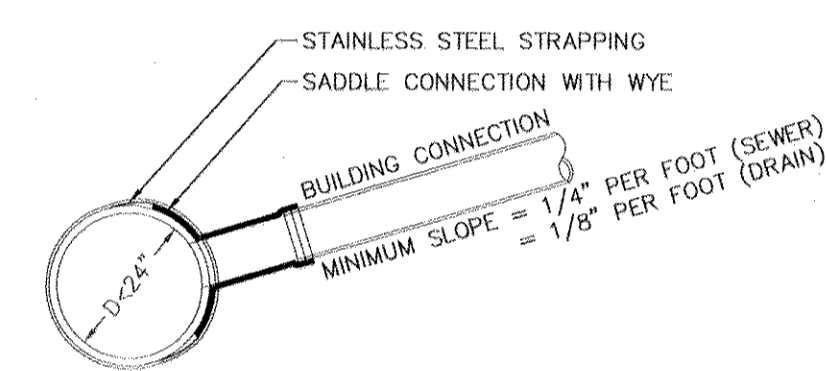
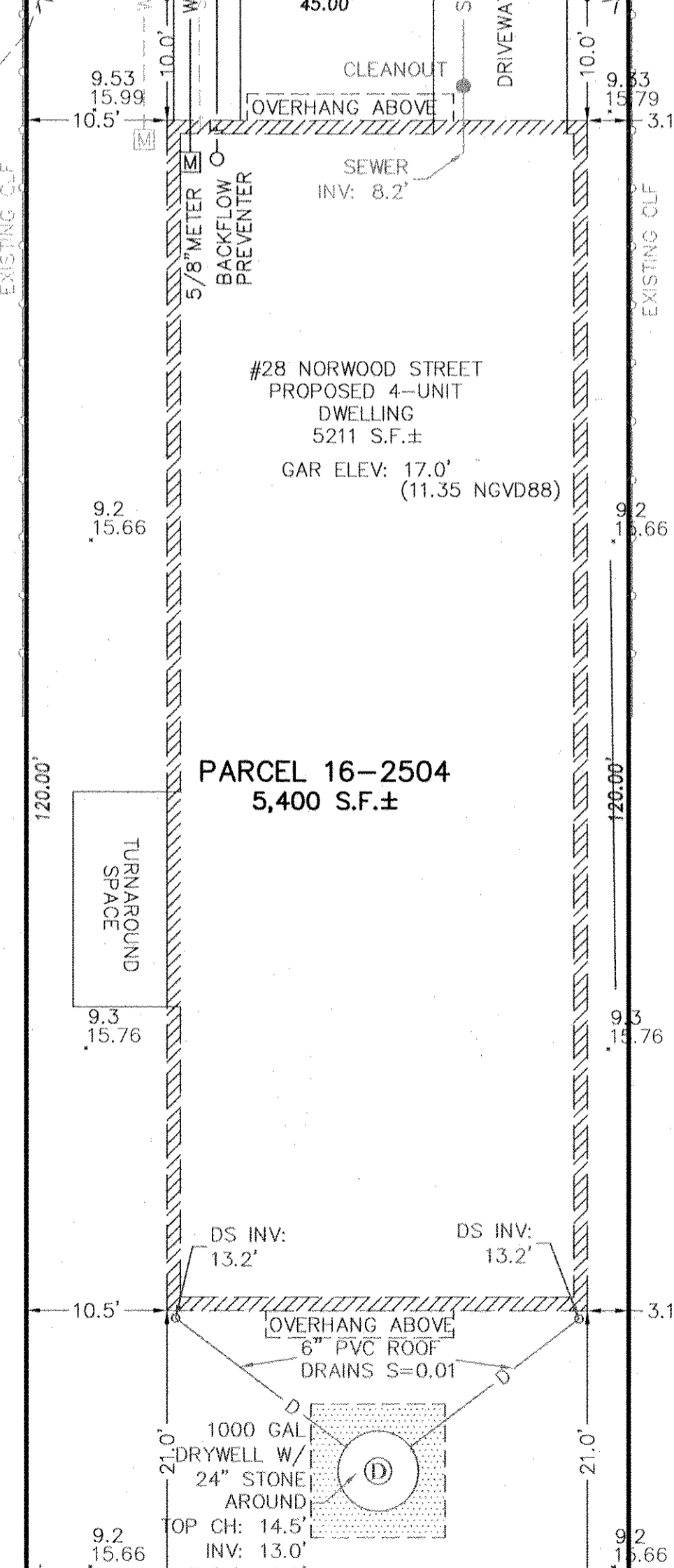
BOSTON WATER AND SEWER COMMISSION
 BACKFLOW PREVENTER INSTALLATION

APPROVAL: _____ DATE: _____

CUT & CAP EXISTING SEWER SERVICE
 INSPECTED BY _____ DATE _____
 CUT & CAP EXISTING WATER SERVICE
 INSPECTED BY _____ DATE _____
 1" TYPE K COPPER WATER SERVICE
 INSPECTED BY _____ DATE _____
 2" TYPE K COPPER FIRE SERVICE
 INSPECTED BY _____ DATE _____
 6" SDR35 PVC SEWER SERVICE
 INSPECTED BY _____ DATE _____
 SEWER CLEANOUT INSTALLATION
 INSPECTED BY _____ DATE _____
 SEWER DYE TEST
 INSPECTED BY _____ DATE _____
 INFILTRATION SYSTEM INSTALLATION
 INSPECTED BY _____ DATE _____
 (2) DOWNSPOUT INSTALLATIONS
 INSPECTED BY _____ DATE _____

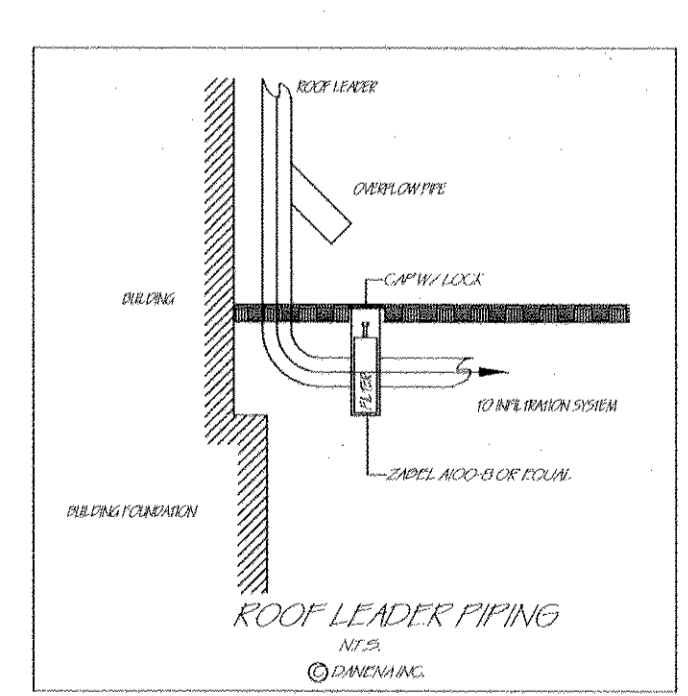


NOTE: 1 1/2" AND 2" SERVICE REQUIRES A CORPORATION COCK ONLY AT THE MAIN AND SHALL BE PROVIDED WITH ROADWAY BOX AT SURFACE.

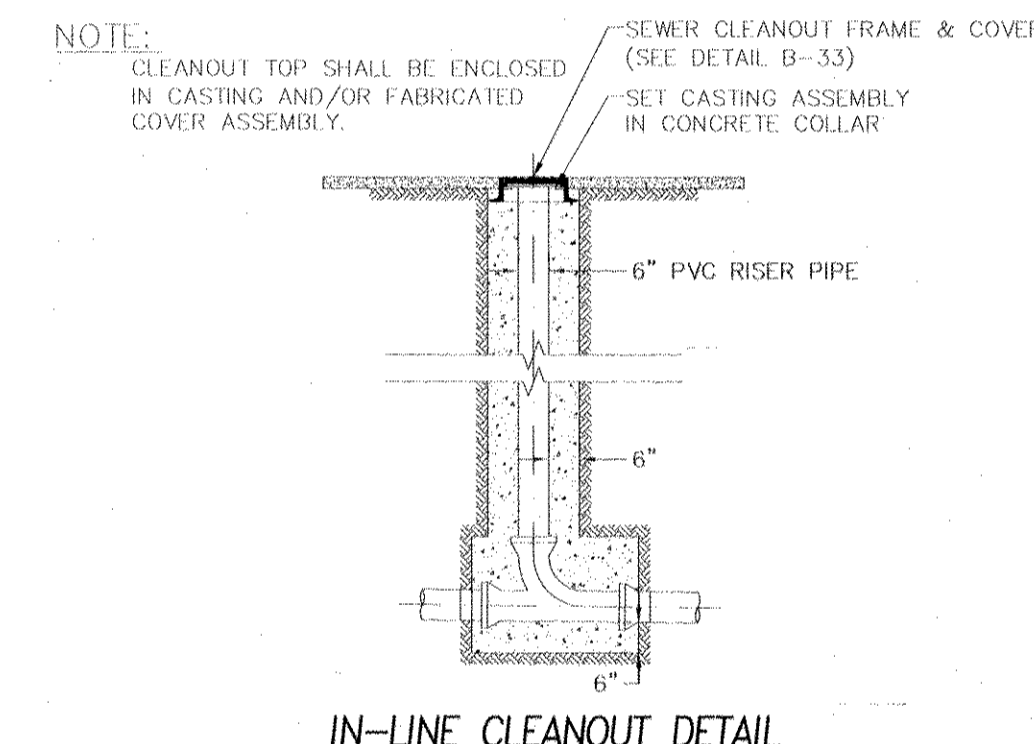


NOTES:
 1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING OF THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

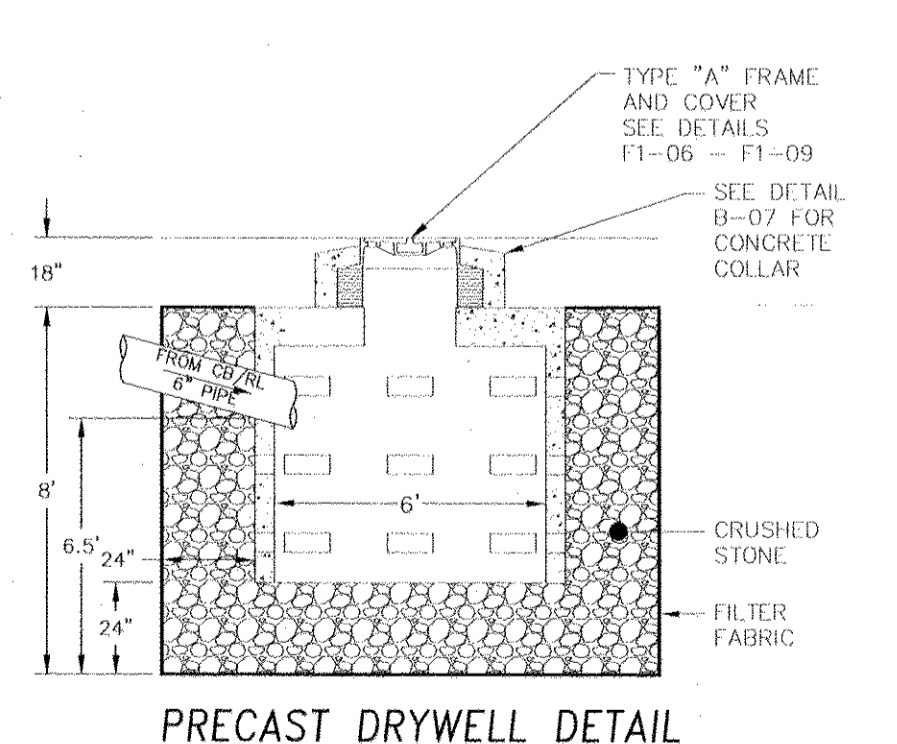
SEWER SERVICE CONNECTION DETAIL



ROOF DOWNSPOUT DETAIL

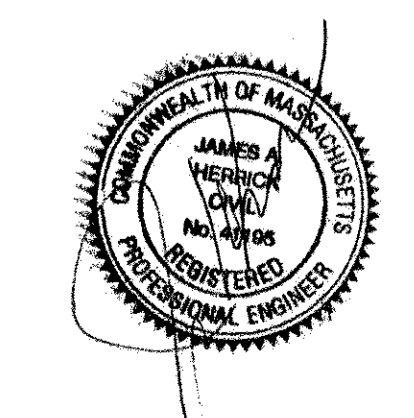
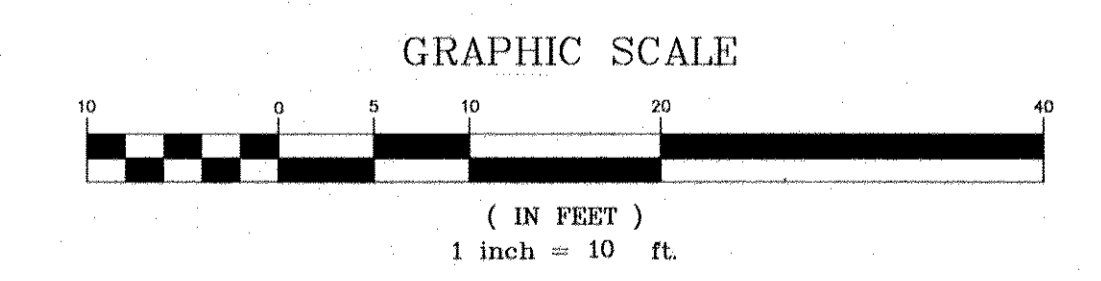


IN-LINE CLEANOUT DETAIL



PRECAST DRYWELL DETAIL

LEGEND:
 9.38 - NCVDB8 ELEVATION
 15.84 - BCB ELEVATION



SITE PLAN #17-
 28 NORWOOD STREET
 DORCHESTER, MA
 FOR
 TED AHERN

CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 978-531-1191

SHEET NO: 1 OF 1
 DATE: 11/16/2017 JOB: 3868
 DRAWN BY: C.R.L.