



Hess Oil Site: Berm Elevation

East Boston, Massachusetts

Notice of Intent

February 6, 2019

submitted to
Boston Conservation Commission

submitted by
East Boston Community Development Corporation

prepared by
Fort Point Associates, Inc.

in association with
Lucas Environmental, LLC
Feldman Land Surveyors
Bohler Engineering

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Application

WPA FORM 3



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

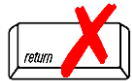
MassDEP File Number

Document Transaction Number

East Boston, MA

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>146 Condor Street</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>0103708010</u>	<u>42° 23' 01" N</u>	<u>71° 02' 04" W</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
g. Parcel /Lot Number		

2. Applicant:

<u>Salvatore</u>	<u>Colombo</u>	
a. First Name	b. Last Name	
<u>East Boston Community Development Corporation</u>		
c. Organization		
<u>72 Marginal Street</u>		
d. Street Address		
<u>East Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>617-569-5590</u>	<u>scolombo@ebcdc.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>Boston Planning and Development Agency</u>		
c. Organization		
<u>Once City Hall, Ninth Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02201</u>
e. City/Town	f. State	g. Zip Code
<u>617-722-4300</u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Ken</u>	<u>Fields</u>	
a. First Name	b. Last Name	
<u>Fort Point Associates, Inc.</u>		
c. Company		
<u>31 State Street, 3rd Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02109</u>
e. City/Town	f. State	g. Zip Code
<u>617-357-7044</u>	<u>kfields@fpa-inc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,672.50</u>	<u>\$1,597.50</u>	<u>\$75.00 COB Fee</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:

To elevate a portion of an existing berm along the waterfront portion of the site to protect from coastal flooding. The work would entail the placement of 2 inches to 2 feet of clean fill over a 19,617± Square Feet ("SF") area with a minimal final grade target of elevation 16.60 Boston City Base Datum in Land Subject to Coastal Storm Flowage, Coastal Bank, Buffer Zone to a Coastal Bank and Riverfront Area.

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 type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input checked="" 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

42791

c. Book

b. Certificate # (if registered land)

152

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.

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

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

3. Total area of Riverfront Area on the site of the proposed project: 69,635± square feet
4. Proposed alteration of the Riverfront Area: 11,628
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 [x] No
6. Was the lot where the activity is proposed created prior to August 1, 1996? [x] Yes [] No

3. [x] 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 checked="" type="checkbox"/> Coastal Banks	805	
	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	18,924 Direct 245,600 Indirect	
4. <input type="checkbox"/> 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. <input type="checkbox"/> 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**

August 2017
b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

- 2. Assessor's Map or right-of-way plan of site

- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

Berm Maintenance Plans - Sheets 1 - 6

a. Plan Title

Bohler Engineering

S.P. Martorano

b. Prepared By

c. Signed and Stamped by

2/5/2019

varies

d. Final Revision Date

e. Scale

2/5/2019

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:

1204

02/05/19

2. Municipal Check Number

3. Check date

1206

02/05/19

4. State Check Number

5. Check date

EBCDC, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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.

Salvatore J. Colombo

1. Signature of Applicant

2/6/2018

2. Date

3. Signature of Property Owner (if different)

Kenn #1165

5. Signature of Representative (if any)

4. Date

2/6/2019

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

1. Signature of Applicant _____

2. Date _____

2/6/19

3. Signature of Property Owner (if different) _____

4. Date _____

5. Signature of Representative (if any) _____

6. Date _____

For Conservation Commission:

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

For MassDEP:

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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.



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:

146 Condor Street	East Boston
a. Street Address	b. City/Town
1206	\$1,597.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Sal	Colombo	
a. First Name	b. Last Name	
East Boston Community Development Corporation		
c. Organization		
72 Marginal Street		
d. Mailing Address		
East Boston	MA	02128
e. City/Town	f. State	g. Zip Code
617-569-5590	scolombo@ebcdc.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Maureen	O'Flaherty	
a. First Name	b. Last Name	
Boston Planning and Development Agency		
c. Organization		
One City Hall, Ninth Floor		
d. Mailing Address		
Boston	MA	02201
e. City/Town	f. State	g. Zip Code
617-722-4300	maureen.o'flaherty@boston.gov	
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 5 Berm Repair	805	\$4 per LF	\$3,220.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: \$3,220.00
 a. Total Fee from Step 5

State share of filing Fee: \$1,597.50
 b. 1/2 Total Fee **less** \$12.50

\$75.00 for projects with a fair cost of more than 50,000.00 but not more than \$100,000.00.

City/Town share of filing Fee: \$75.00 COB Fee
 c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

EBCDC, INC.
72 Marginal Street
East Boston MA 02128
(617) 569-5590

East Boston Savings Bank
East Boston, MA 02128 5-7012
2110

0001204

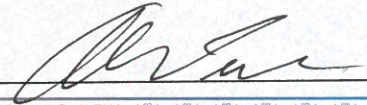
02/05/2019

MEMO _____

PAY TO THE ORDER OF City of Boston \$ *\$75.00
Seventy-Five and 00/100*****
DOLLARS

TWO SIGNATURES REQUIRED OVER \$5,000.00

City of Boston Treasury Dept.
P.O. Box 9715
Boston, MA 02114



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈00000 1 204⑈ ⑆ 2 1 10 70 1 20⑆ 74 103380 2⑈

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

EBCDC, INC.
72 Marginal Street
East Boston MA 02128
(617) 569-5590

East Boston Savings Bank
East Boston, MA 02128 5-7012
2110

0001206

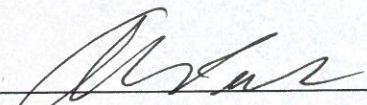
02/05/2019

MEMO _____

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ *\$1,597.50
One Thousand Five Hundred Ninety-Seven and 50/100*****
DOLLARS

TWO SIGNATURES REQUIRED OVER \$5,000.00

Commonwealth of Massachusetts
P.O. Box 3982
Boston MA 02241-3982



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈00000 1 206⑈ ⑆ 2 1 10 70 1 20⑆ 74 103380 2⑈

Attachment A

SUPPLEMENTAL INFORMATION

ATTACHMENT A: SUPPLEMENTAL INFORMATION

A.1 BACKGROUND

The East Boston Community Development Corporation (“EBCDC” or the “Applicant”) proposes to elevate a portion of an existing Berm (the “Project”) on a vacant waterfront industrial site. The Project is located on an approximately eight-acre former Amerada Hess Corporation fuel tank farm (the “Project Site”), which is situated adjacent to the Chelsea Creek in East Boston within the Chelsea Creek Designated Port Area (DPA). See Figure 1, Locus Map.

EBCDC was selected, as a result of an open Request for Letters of Interest (RFI) issued in November 2015, by the Boston Redevelopment Authority (BRA), now Boston Planning & Development Agency (BPDA), which sought developers to redevelop and utilize the East Boston property by promoting maritime economic development. Since 2015, EBCDC has created a series of designs to accommodate a range of businesses on the Project Site, the majority of which is located within the 100-year FEMA flood zone.

As redevelopment schemes have progressed, efforts to mitigate future flooding have emerged as a critical pathway to realize the EBCDC and the BPDA’s vision for the Project Site. The Applicant is therefore submitting this Notice of Intent (NOI) to increase the elevation of the existing Berm for protection from coastal flooding.

A.2 PROPOSED PROJECT

The Applicant proposes to elevate a portion of an existing Berm that serves as a nonmotorized vehicle access path and is contained within an armored coastline along the waterfront portion of the Project Site in order to protect from coastal flooding. The elevation of the existing Berm varies from just above the Base Flood Elevation (BFE) to between one and two feet below the BFE.

The work will entail the placement of approximately two inches to two feet of clean fill over a 19,617 ± square feet (sf) area with a minimal final grade target of elevation 16.60 Boston City Base Datum (BCB). The entire limit of work is within the Buffer Zone to the Armored Coastal Bank. Most of the Berm work (18,924 sf) is also within Land Subject to Coastal Storm Flowage. Portions of the Berm work (11,628 sf) are within the 25-foot Riverfront Area. Within the limit of work, the Berm meets the criteria for a Coastal Bank for 805 linear feet. These resource areas and buffer zone are overlapping.

A.3 EXISTING CONDITIONS

The Project Site is located within a Maritime Economy Reserve Zone and the Chelsea Creek DPA. Both municipal zoning and state policy and regulations seek to preserve the property for environmentally compatible water-dependent industrial uses. Per the regulations at 301 CMR 25.01(2), “it is not desirable to allow these scarce and non-renewable resources of the marine economy to be irretrievably committed to, or otherwise significantly impaired by, non-industrial or nonwater-dependent types of development.”

The Project will be located on an approximately eight-acre parcel (seven acres of land and one acre of adjacent watershed) in East Boston, which is owned by the BRA d/b/a BPDA. The Project Site is bounded by the Chelsea Creek on the north and east, Condor Street on the south, and manufacturing and industrial properties on the west. A sheet-pile bulkhead lines the seaward edge, which is adjacent to a gravel Berm and landward concrete retaining wall.

Previously used as a fuel tank farm by the Amerada Hess Corporation, the Project Site has suffered neglect and vacancy for decades. The storage tanks were removed in the late 1990’s, but the concrete structures that were previously constructed to contain spills from the aboveground oil tanks can still be observed.

A Berm surrounds the perimeter of the Project Site and was presumably constructed to prevent spills from leaving the property. The Berm also functions as a gravel access driveway. In recent years, the Berm appears to have trapped rainwater and prevented it from flowing off-site. Ponding of water in some areas can be observed within the footprints of the former tanks, likely due to the presence of an impervious layer, though this would need to be verified. The ponding of surface water has caused wetland vegetation to grow throughout the limit of the former tank yard. See Figure 2, Aerial View and Existing Conditions Photographs Key; Figure 3, Existing Conditions Photographs; and Figure 4, Existing Conditions Survey.

A.3.1 STORMWATER SYSTEM

The recently uncovered Hess drainage system was designed to capture stormwater from the tanks’ containment dikes and run it through a sand filter chamber to a secondary chamber prior to discharge. The lack of use and maintenance has caused the system to clog, creating the ponding of water described above. The concrete slabs were present within the containment areas and backfilled with sand, likely leading to site inundation, pooling, and establishment of invasive species throughout the area. The following section briefly characterizes this area identified on the Project Site.

A.3.2 WETLAND DELINEATION

A Professional Wetland Scientists from Lucas Environmental, LLC delineated wetlands on the Project Site on July 26, 2017. The large, isolated wetland system is located within the limit of the perimeter containment Berm. The wetland was delineated with

pink survey tape numbered sequentially from WFA-1 to WFA-110 and is vegetated almost entirely by common reed (*Phragmites australis*). Other herbaceous plant species observed include sensitive fern (*Onoclea sensibilis*), fox sedge (*Carex vulpinoidea*), and purple loosestrife (*Lythrum salicaria*). The perimeter of the wetland along the edge of the Berm is vegetated with a mix of shrubs including pussy willow (*Salix discolor*), eastern cottonwood (*Populus deltoides*), gray birch (*Betula alleghaniensis*), speckled alder (*Alnus rugosa*), and aspen (*P. grandidentata* and *P. tremuloides*). The wetland/upland boundary generally corresponds with the topographic break in slope along the edge of the perimeter containment Berm. Indicators of wetland hydrology include evidence of semi-permanent inundation due to the presence of the concrete slabs.

The area flagged for wetland species are not jurisdictional under the Wetlands Protection Act (WPA) as “bordering vegetated wetlands,” because they do not border on the ocean, any estuary, any creek, any river, any stream, any pond, or any lake. They are separated from the tidal waters by the Berm and coastal engineering structures in the form of a sheet pile bulkhead and revetment. The ponded stormwater is collected in an impervious human-made basin and therefore is not classified as a pond in terms of the WPA. See 310 CMR 10.04 Pond (Inland) (b). The Boston Conservation Commission has issued Negative Determinations of Applicability for work in this area on May 22, 2001; April 27, 2009; and October 19, 1999.

Most of the Project Site is in the 100-year flood zone, which has a BFE of 10 feet (NAVD88), equivalent to an elevation of 16.46 feet BCB (see Figure 5, FEMA Flood Insurance Rate Map).

A.4 WETLAND RESOURCE AREAS

Coastal wetland resource areas at the Project Site were delineated in accordance with criteria developed by state regulatory agencies and were determined by visual observations and using elevations near and within the Project Site. These wetlands are subject to the Massachusetts WPA.

A.4.1 LAND SUBJECT TO COASTAL STORM FLOWAGE

Land Subject to Coastal Storm Flowage (LSCSF) is defined in the WPA (310 CMR 10.04) as “land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater.”

Approximately 245,600 sf of the Project Site (5.6 acres) is located within the 100-year flood elevation as defined by FEMA at El 10 NAVD88 (16.46 feet BCB). The Project Site slopes down from its eastern, southern, and western edges to create a bowl-like

condition with interior elevations ranging from El 11.6 BCB to El 15.6 BCB. The area is characterized by freshwater wetland conditions that have developed within the footprint of the former storage tanks. These conditions are isolated within the limits of the perimeter containment Berm.

A.4.2 COASTAL BANK

A Coastal Bank is defined in the WPA (310 CMR 10.30 (2)) as “the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland.”

The Project Site is currently comprised of approximately 1,075 linear feet of armored Coastal Bank along its east, north, and west edges. On all sides, the Coastal Bank is an altered industrial shoreline used to contain fill and provide stability. On the east, the Bank is made up of a gravity wall; on the north, a steel sheet bulkhead; and on the west, a riprap and rubble revetment. Typical conditions of each waterfront structure indicate various stages of disrepair.

Due to the extent of the LSCSF and the bowl-like topography of the Project Site, there are 357 linear feet of Secondary Coastal running approximately 76 feet seaward of and parallel to Condor street. The Secondary Bank is not within 100 feet of the proposed work.

A.4.3 COASTAL BANK BUFFER ZONE

In addition to the portion of the Project Site comprised of Coastal Bank, all of the proposed work, approximately 19,617 sf, is located within the Buffer Zone to the Coastal Bank. The Buffer Zone is defined as the “area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a)” (310 CMR 10.04).

A.4.4 RIVERFRONT AREA

A Riverfront Area is the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away, except that the parallel line is located 25 feet away in Boston (310 CMR 10.58(2)3a). The riverfront area may include or overlap other resource areas or their buffer zones. The riverfront area does not have a buffer zone.

A.5 IMPACTS OF PROPOSED WORK

The Project has been designed to provide improved resiliency on a temporary basis as the Project Site is prepared for eventual fill and redevelopment. All work will involve the placement of approximately two inches to two feet of clean fill to elevate the existing

perimeter Berm. The area of impact to the identified wetland resource areas are represented in the table below.

Table 1: Impact to Wetland Resources

Wetland Resource	Area of Impact
FEMA Flood Zone (LSCSF)	18,924 ± sf
Coastal Bank	805 linear feet
Coastal Bank Buffer Zone	19,617 ± sf (entire LOW)
25' Riverfront Area	11,628 ± sf

A.6 COMPLIANCE WITH WPA PERFORMANCE STANDARDS

The Project includes work within LSCSF, Riverfront Area, and the Coastal Bank Buffer Zone. As described below, Project activities will be undertaken in a manner to ensure compliance with the performance standards for wetland resource areas as required in 310 CMR 10.00.

A.6.1 LAND SUBJECT TO COASTAL STORM FLOWAGE

Work within the LSCSF will consist of placing clean fill and grading to the desired elevations. The placement of fill along the Berm will create a barrier against the seawater from Coastal Storms above the design elevation from the 100-year storm. Approximately 18,924 sf of LSCSF will be altered. The extent of LSCSF within the bulkhead and shoreline, roughly measuring 212,500 sf, will be indirectly altered. Post-construction, this area will not be subject to flooding from the 100-year storm and would be eligible for a Letter of Map Amendment from the Federal Emergency Management Agency (FEMA).

There are no performance standards for this resource area. Any displacement of flood waters during a 100-year storm flows to tidal waters would be a thin veneer across the waters of the oceans.

A.6.2 COASTAL BANK

When a Coastal Bank is determined to be significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes or barrier beaches, 310 CMR 10.30(3) through (5) shall apply:

(3) No new bulkhead, revetment, seawall, groin or other coastal engineering structure shall be permitted on such a coastal bank except that such a coastal engineering structure shall be permitted when required to prevent storm damage to buildings constructed prior to the effective date of 310 CMR 10.21 through

10.37 or constructed pursuant to a Notice of Intent filed prior to the effective date of 310 CMR 10.21 through 10.37 (August 10, 1978), including reconstructions of such buildings subsequent to the effective date of 310 CMR 10.21 through 10.37, provided that the following requirements are met:

- (a) a coastal engineering structure or a modification thereto shall be designed and constructed so as to minimize, using best available measures, adverse effects on adjacent or nearby coastal beaches due to changes in wave action, and
- (b) the applicant demonstrates that no method of protecting the building other than the proposed coastal engineering structure is feasible.
- (c) protective planting designed to reduce erosion may be permitted.

The Coastal Bank located on the Project Site is armored by a gravity wall, a steel sheet bulkhead, and a riprap and rubble revetment, which provide shoreline stabilization. The Coastal Bank does not supply sediment to coastal beaches, dunes, or barrier beaches. Therefore, the Coastal Banks on-site do not provide storm damage protection functions through sediment supply.

- (4) Any project on a coastal bank or within 100 feet landward of the top of a coastal bank, other than a structure permitted by 310 CMR 10.30(3), shall not have an adverse effect due to wave action on the movement of sediment from the coastal bank to coastal beaches or land subject to tidal action.

The Coastal Bank on the Project Site generally consists of engineered structures and does not supply sediment to adjacent beaches or dunes.

- (5) The Order of Conditions and the Certificate of Compliance for any new building within 100 feet landward of the top of a coastal bank permitted by the issuing authority under M.G.L. c. 131, 40 shall contain the specific condition: 310 CMR 10.30(3), promulgated under M.G.L. c. 131, 40, requires that no coastal engineering structure, such as a bulkhead, revetment, or seawall shall be permitted on an eroding bank at any time in the future to protect the project allowed by this Order of Conditions.

This performance standard and required Special Condition do not apply to this Project Site under existing or proposed conditions.

When a Coastal Bank is determined to be significant to storm damage prevention or flood control because it is a vertical buffer to storm waters, 310 CMR 10.30(6) through (8) shall apply:

- (6) *Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.*

The Project will involve the maintenance of existing fill within the Coastal Bank and Buffer Zone. Limited fill will be placed to elevate the Berm. All proposed fill is landward of the armament. The stability of the Coastal Bank will not be affected.

- (7) *Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.*

No new engineered structures are proposed. The existing structures provide, in part, a vertical buffer to storm waters. The Coastal Bank is not significant to storm damage protection because it does not provide sediment to coastal beaches, coastal banks, or coastal dunes.

- (8) *Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife, published by the 14th Edition of the Natural Heritage Atlas and updated on August 1, 2017, indicates that no estimated or priority habitats of rare vertebrate or invertebrate species are located on the Project Site.

A.6.3 RIVERFRONT AREA

Structures and activities subject to a M.G.L. c. 91 waterways license or permit, or authorized prior to 1973 by a special act, are exempt, provided the structure or activity is subject to jurisdiction and obtains a license, permit, or authorization under 310 CMR 9.00: Waterways.

The Project Site is subject to M.G.L. c. 91 jurisdiction and will require a Minor Project Modification per 310 CMR 9.22(3) to DPW License No. 2035. Therefore, the Project is exempt from the Riverfront Area performance standards.

A.7 MITIGATION MEASURES

The following section describes measures that the Project will implement to avoid short and long-term impacts to resource areas. These measures will be employed throughout all phases of the Project.

A.7.1 CONSTRUCTION PERIOD MITIGATION

The below measures will be implemented during the approximately 1-month construction period. Other measures and conditions imposed by the Conservation Commission will be adhered to during the construction of the Project.

Erosion and Sedimentation Controls

All Project work will be contained within the physical barriers of the Project Site. During demolition and construction, erosion and sedimentation control measures will be implemented to minimize the transport of Project Site soils to other resource areas and the non-jurisdictional wetlands on-site. There are no connections to or work near BWSC storm drain systems.

The existing catch basins on the Project Site will be protected with filter fabric or silt sacks to remove sediment from runoff. The existing stormwater system has exhibited blockages and runs through a sand filter into a concrete settling chamber, which will prevent the transport of sediment off-site.

Straw Waddles and Silt Fence Barrier

Silt fence and straw waddles will be installed at the base of stockpiled soils and at erosion-prone areas throughout the construction phase of the Project. The silt fence will be placed behind the hay bales, allowing the hay bales to filter larger particles and the silt fence to remove fine particles. Both hay bales and silt fence will be held in place with wooden stakes.

Temporary Seeding

A temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain un-stabilized for a period of 45 days. Depending on the slope, the seeded surfaces will be covered with a layer of straw mulch, biodegradable erosion control blankets, or bonded fiber matrix.

Site Maintenance

The Project Site will be maintained in a clean and orderly manner. Chain-link fencing will be erected during construction around the perimeter of the edge of the Project Site to control access and minimize transport of windblown debris off-site.

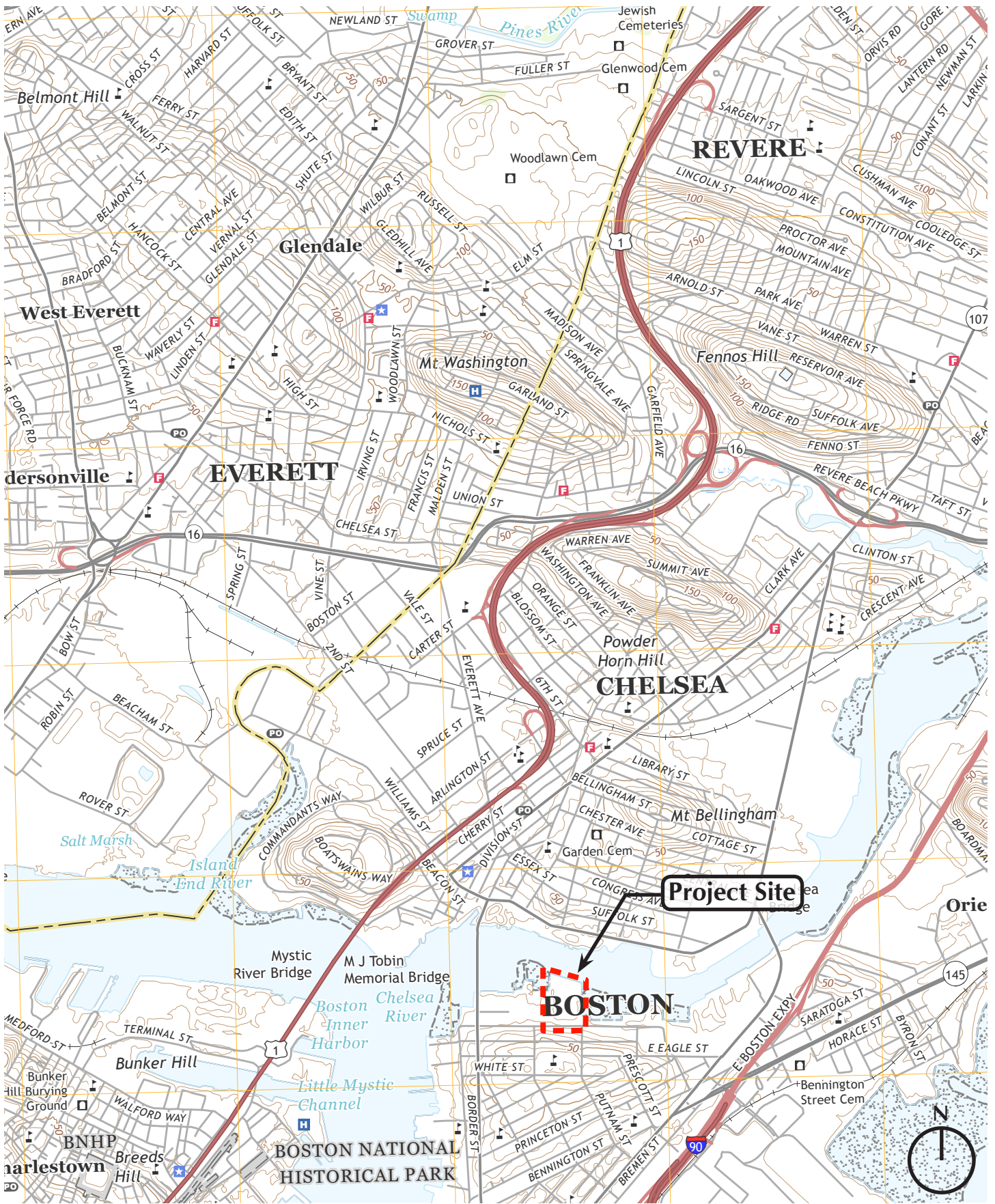
A.7.2 LONG-TERM MITIGATION

Sea Level Rise and Climate Change Resiliency

In October 2017, the City of Boston released the Coastal Resilience Solutions for East Boston and Charlestown report to present strategies for protecting the two neighborhoods from sea level rise and coastal flooding. Of all Boston neighborhoods,

East Boston was determined to be the most vulnerable to coastal flooding risks, underscoring a need for climate resilient design, particularly in the near term (2030s to 2050s).

The Project Site, which is located in the northernmost portion of East Boston, is almost entirely located in the floodplain. At this elevation, data from the Climate Ready Boston Map Explorer, provided by Woods Hole Group, indicates that the majority of the property will experience inundation during both the 1% annual chance flood and the 10% annual chance flood. The Project will address this threat by elevating the perimeter Berm to 16.60 BCB, providing a permanent flood barrier for the rest of the Project Site. The elevation of the Berm will be one-foot above the Base Flood Elevation as determined by the FEMA March 16, 2016 Flood Insurance Study for Suffolk County, and less than 0.25 feet above the rounded-up Zone AE Zone 10 NAVD88 (16.46 BCB) as shown on the Flood Insurance Rate Map (Figure 5).







Photograph 1: View Looking North along Gravel Road



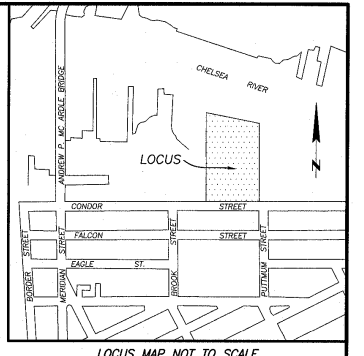
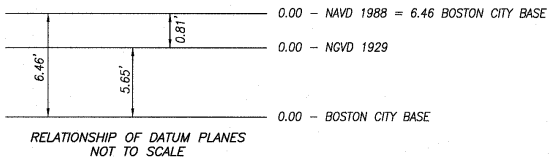
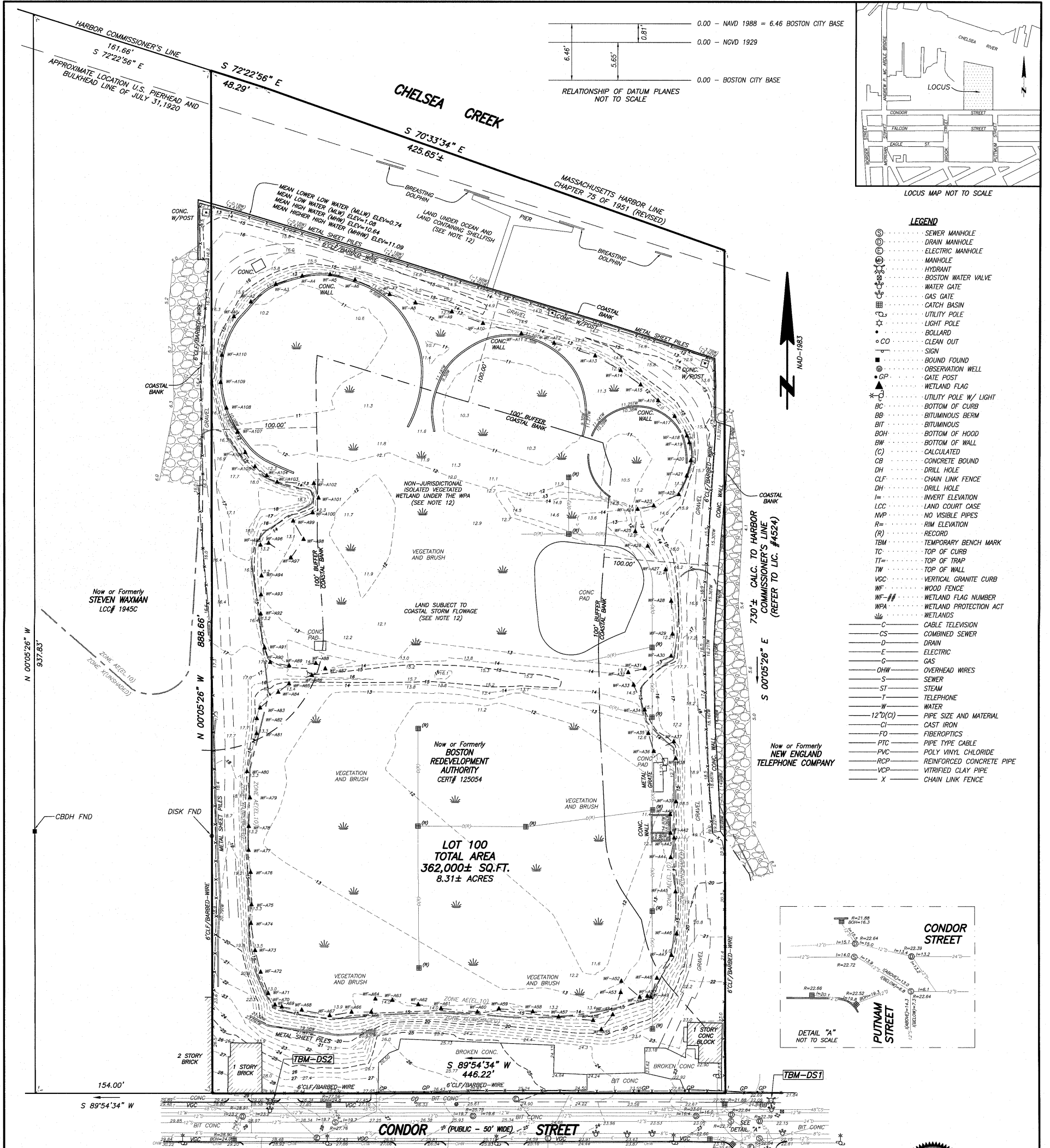
Photograph 2: View Looking East along Gravel Road



Photograph 3: View Looking South toward Northern Shoreline

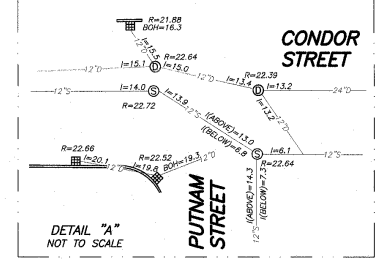


Photograph 4: View Looking South toward Vegetated Area



LEGEND

- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ BOSTON WATER VALVE
- ⊙ WATER GATE
- ⊙ GAS GATE
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ BOLLARD
- ⊙ CLEAN OUT
- ⊙ SIGN
- ⊙ BOUND FOUND
- ⊙ OBSERVATION WELL
- ⊙ GATE POST
- ⊙ WETLAND FLAG
- ⊙ UTILITY POLE W/ LIGHT
- BS BOTTOM OF CURB
- BB BITUMINOUS BERM
- BIT BITUMINOUS
- BOH BOTTOM OF HOOD
- BW BOTTOM OF WALL
- (C) CALCULATED
- CB CONCRETE BOUND
- DH DRILL HOLE
- CLF CHAIN LINK FENCE
- DR DRILL HOLE
- LEV ELEVATION
- LCC LAND COURT CASE
- NVP NO VISIBLE PIPES
- R RIM ELEVATION
- (R) RECORD
- ⊙ TEMPORARY BENCH MARK
- TC TOP OF CURB
- TT TOP OF TRAP
- TW TOP OF WALL
- VCC VERTICAL GRANITE CURB
- WF WOOD FENCE
- WF# WETLAND FLAG NUMBER
- WPA WETLAND PROTECTION ACT
- W WETLANDS
- C CABLE TELEVISION
- CS COMBINED SEWER
- D DRAIN
- E ELECTRIC
- G GAS
- OHW OVERHEAD WIRES
- S SEWER
- ST STEAM
- T TELEPHONE
- W WATER
- 12"Ø(C) PIPE SIZE AND MATERIAL
- CI CAST IRON
- FO FIBEROPTICS
- PTC PIPE TYPE CABLE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- X CHAIN LINK FENCE



REFERENCES

- SUFFOLK COUNTY REGISTRY OF DEEDS
 - BOOK 7739 PAGE 18
 - BOOK 7526 PAGE 484
 - BOOK 7671 PAGE 347
 - BOOK 7468 PAGE 455
 - BOOK 7622 PAGE 5
 - BOOK 8695 PAGE 154
 - BOOK 2110 PAGE 139
 - BOOK 2154 PAGE 254
 - BOOK 3279 PAGE 182
 - BOOK 2936 PAGE 563
 - BOOK 653 PAGE 146
 - BOOK 667 PAGE 236
 - BOOK 2729 PAGE 348
 - BOOK 8673 PAGE 536
 - BOOK 5834 PAGE 243
- DOCUMENT 253533
- DOCUMENT 243049
- PLAN 797 OF 2007
- MASSACHUSETTS LAND COURT
 - LCC 27775A, 25414A, 1945B,C & D, 38629A
 - CERTIFICATE OF TITLE 66397
 - CERTIFICATE OF TITLE 69340
 - CERTIFICATE OF TITLE 125054
- CITY OF BOSTON ENGINEERING DEPARTMENT
 - FIELD BOOK 1224 PAGE 124-127
 - FIELD BOOK 882 PAGE 66-67
 - FIELD BOOK 554 PAGE 26-27
 - FIELD BOOK 494 PAGE 70-71, 126-129
 - FIELD BOOK 621 PAGE 32 AND 66
 - FIELD BOOK 523 PAGE 140-141
 - FIELD BOOK 512 PAGE 18-21
 - FIELD BOOK 450 PAGE 78-79
 - FIELD BOOK 261 PAGE 102-103
 - FIELD BOOK 96 PAGE 144-149
 - FIELD BOOK 415 PAGE 18-31
 - FIELD BOOK 1203 PAGE 128-131
 - FIELD BOOK 370 PAGE 2-5, 13-19
- PLAN NO. K-683 DATED MARCH 1973
- L-2328 DATED MAY 7, 1891
- L-2329 DATED JULY 1, 1891

NOTES:

- 1) BENCH MARK INFORMATION: WERE DERIVED FROM GPS OBSERVATIONS AND CONVERTED TO BOSTON CITY BASE.
 - TEMPORARY BENCH MARKS SET:
 - TBM-DS1: LEFT FRONT HYDRANT BOLT ON THE NORTHERLY SIDELINE OF CONDOR STREET ACROSS FROM PUTNAM STREET. ELEVATION = 24.25
 - TBM-DS2: LEFT FRONT HYDRANT BOLT ON THE NORTHERLY SIDELINE OF CONDOR STREET AT #146 CONDOR STREET. ELEVATION = 31.26
- 2) ELEVATIONS REFER TO BOSTON CITY BASE (BCB)
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) HARBOR COMMISSIONER'S LINE AS SHOWN ON LLC #1945C
- 5) MASSACHUSETTS HARBOR LINE AS SHOWN ON LIC. PLAN #4524
- 6) APPROXIMATE LOCATION U.S. PIERHEAD AND BULKHEAD LINE AS SHOWN ON HARBOR LINES PLAN SHEET NO.4 OF 13 DATED JUNE 30, 1939 PREPARED BY U.S. ENGINEER OFFICE.
- 7) PIPE MATERIAL ON GRAVITY SYSTEMS WERE NOT ABLE TO BE DETERMINED IN THE FIELD.
- 8) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

NOTES: (CONTINUED)

- 9) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "AE" (BASE FLOOD ELEVATION 10), AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, AND A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0018J, CITY OF BOSTON COMMUNITY NUMBER 250286, PANEL NUMBER 0018J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
- 10) MEAN TIDAL INFORMATION SHOWN WAS DERIVED FROM TIDAL STATION 8443725, CHELSEA STREET BRIDGE, CHELSEA RIVER, CHELSEA, MA.
- 11) COASTAL BANK AND 100' BUFFER TO COASTAL BANK WAS GRAPHICALLY PLOTTED PER LUCAS ENVIRONMENTAL, LLC.
- 12) JURISDICTIONAL INFORMATION SHOWN HEREON WAS PROVIDED BY LUCAS ENVIRONMENTAL, LLC.
- 13) THE RECORD DRAINAGE FEATURES SHOWN WITHIN THE LOCUS WERE TAKEN FROM A PLAN TITLED "FIGURE 1, BOSTON REDEVELOPMENT AUTHORITY, FORMER HESS FACILITY, EAST BOSTON, MASSACHUSETTS, EXISTING UTILITY PLAN", DATED JULY 2009 AND CREATED BY WESTON & SAMPSON. (FOLLOWING NOTES PER LUCAS ENVIRONMENTAL, LLC)
- 14) WETLAND RESOURCE AREAS DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON JULY 26, 2017 AND IDENTIFIED IN THE WETLAND REPORT PREPARED SEPTEMBER 2017.
- 15) THIS SITE IS LOCATED WITHIN A DESIGNATED PORT AREA.
- 16) COASTAL BEACH, INCLUDING TIDAL FLATS, ARE LOCATED TO THE EAST AND WEST OF THE SITE, EXTENDING FROM THE MLW LINE TO THE LIMIT OF THE COASTAL BANK AND/OR HUMAN MADE STRUCTURES.
- 17) THE CHELSEA RIVER IS KNOWN TO SUPPORT A FISH RUN REGULATED AS BANKS OF OR LAND UNDER THE OCEAN, PONDS, STREAMS, RIVERS, LAKES OR CREEKS THAT UNDERLIE ANADROMOUS/CAIADROMOUS FISH RUN.



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

FOR FELDMAN-LAND SURVEYORS
 [Signature]
 DAMIEN J. RAFFLE, PLS (MA# 49629)
 draffle@feldmansurveyors.com 2/4/2019
 / DATE

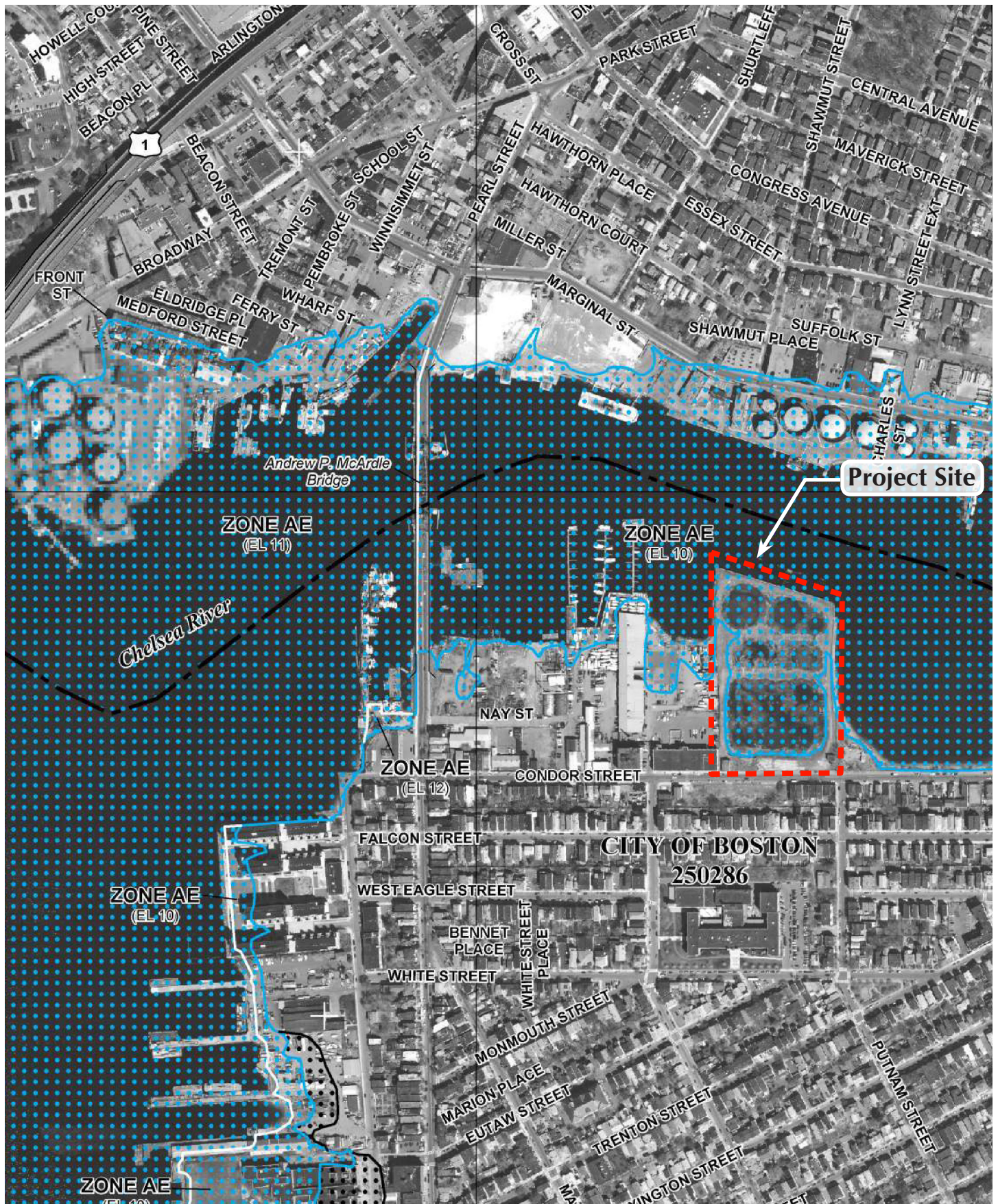
EXISTING CONDITIONS PLAN
 146 CONDOR STREET
 BOSTON, MASS.

FELDMAN LAND SURVEYORS AUGUST 9, 2017
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

Note: Not to Scale

RESEARCH GL	FIELD CHIEF DS	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 1
CALC GL	CADD JBD	FIELD CHECKED	CRD FILE 15743	JOB NO. 15743
FILENAME: S:\PROJECTS\157006\15743\DWG\15743-CX(C3).dwg				



Attachment B

NOTIFICATION INFORMATION

ATTACHMENT B: NOTIFICATION INFORMATION

The following table outlines abutters of the Project within 100 feet of the property line as gathered from the City of Boston Assessing Department.

Property Address	Owner Name	Owner Address	Parcel ID
125 Condor Street East Boston, MA 02128	Condor-Havre, LLC	72 Marginal Street East Boston, MA 02128	103363000
2 Putnam Street East Boston MA, 02128	Jorge Betancur	278 Chelsea Street #1 East Boston, MA 02128	103314000
195 Condor Street East Boston, MA 02128	Rolando Gonzalez	195 Condor Street East Boston, MA 02128	103315000
Condor Street East Boston, MA 02128	Boston Planning & Development Agency	One City Hall Square 9th Floor Boston, MA 02201	103365000
Condor Street, East Boston, MA 02128	Boston Planning & Development Agency	One City Hall Square 9th Floor Boston, MA 02201	103366000
171 + 173 Condor Street East Boston, MA 02128	John V Nguyen	60 White Street #4 East Boston, MA 02128	103372000
Condor Street East Boston, MA 02128	Boston Planning & Development Agency	One City Hall Square 9th Floor Boston, MA 02201	103364000
175 + 177 Condor Street East Boston, MA 02128	Evan Cummings	32 Sheafe Street #4 Boston, MA 02113	103373000
163 + 165 Condor Street East Boston, MA 02128	Fernando Umana	163 Condor Street East Boston, MA 02128	103369000
179 + 181 Condor Street East Boston, MA 02128	Luciano Interiano	179 Condor Street East Boston, MA 02128	103374000
167 + 169 Condor Street East Boston, MA 02128	Anthony P Gambale	167 Condor East Boston, MA 02128	103371000
187 Condor Street East Boston, MA 02128	Condor Street Condominium, LLC	201R Savin Hill Avenue Dorchester, MA 02125	103375000
Condor Street East Boston, MA 02128	City Of Boston	45 Green River Way Watertown, MA 02472	103705020
Condor Street East Boston, MA 02128	N E Tel * Tel Co	PO Box 2749 Addison, TX 75001	103709000
Condor Street East Boston, MA 02128	William Waxman	881 Broadway Chelsea, MA 02150	103705010
102 + 140 Condor Street East Boston, MA 02128	Condor Properties, LLC	1222 Bennington Street East Boston, MA 02128	103705000

**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 **East Boston Community Development Corporation**. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Boston** seeking permission to remove, till, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40).

B. The address of the lot where the activity is proposed is **146 – 172 Condor Street, East Boston, Massachusetts 02128**.

C. Copies of the notice of Intent may be examined at **Boston City Hall** between the hours of **9 AM and 5 PM** on the following days of the weeks: **Monday through Friday**. For more information, call Boston City Hall at **(617) 635-4500**.

D. Copies of the Notice of Intent may be obtained from the applicant's representative by calling this telephone number **(617) 357-7044 x 203** between the hours of **9 AM and 5 PM** on the following days of the week: **Monday through Friday**

E. Information regarding the date, time, and place of the public hearing may be obtained from **Boston Conservation Commission** by calling this telephone number: **(617) 635-3850** between the hours of and on the following days of the week: **9 AM to 5 PM, Monday through Friday**

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may 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: the Northeast Region: (978) 694-3200.

Attachment C

STORMWATER REPORT

STORMWATER REPORT

for

EBCDC INC.

***146 Condor Street
City of Boston, Massachusetts
Suffolk County***

Prepared for:
EBCDC Inc.
72 Marginal Street
East Boston, MA 02155

Prepared by:

BOHLER ENGINEERING
45 Franklin Street, 5th Floor
Boston, MA 02110
(617) 849-8040



Stephen Martorano, P.E.
Massachusetts P.E. License #45942

February 06, 2019

M1710221

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I. EXECUTIVE SUMMARY

East Boston Community Development Corporation (EBCDC) Inc. is proposing maintenance work to the existing berm located along the northern portion of the Project Site. The Site is bounded by the Chelsea River to the north and east, a commercial property to the west, and Condor Street to the south. This report provides a summary of the project's compliance with the MassDEP Stormwater Handbook and Standards. The report also details erosion and sedimentation controls to be implemented during the construction period, as well as long term stabilization and pollution prevention of the Site.

II. EXISTING SITE CONDITIONS

The Project Site is Parcel 0103708010 and comprises approximately 8.3± acres (361,909± SF). The Project Site includes a 1,268 ± SF 1-story brick building in the southwest corner of the property. The Project Site also consists of areas of vegetation and gravel, with areas of broken pavement closer to Condor Street.

Due to the proximity of the Chelsea River and its associated coastal wetland resources, portions of the Project will occur within WPA regulated areas; therefore, the project must comply with the MassDEP Stormwater Handbook and Standards. The Notice of Intent form and narrative further detail the existing WPA regulated areas.

According to the FEMA Flood Insurance Rate Map for Suffolk County, Map Number 25025C0018J, the portion of the site in LSCSF is designated as a Zone AE with a Base Flood Elevation of 10 feet, NAVD 1988, which is the equivalent of 16.46 feet Boston City Base.

The soils at the site are mapped as "Urban Land" and Udorthents with wet substratum as classified by the Natural Resource Conservation Service (NRCS). See Appendix B for the Soils Map. The USDA defines Urban Land as a miscellaneous area that has been so altered or obscured by urban works and structures that identification of soils is not practical. Udorthents are areas of poorly drained and very poorly drained soils that have been filled in with various soil material, rubble, and refuse.

III. PROPOSED SITE CONDITIONS

The proposed project involves maintenance work to the existing berm located along the northern portion of the site. Proposed work will include re-grading of the existing berm for maintenance purposes without altering the existing drainage conditions for the site. No new materials or drainage patterns will be introduced as a result of the proposed work.

IV. MassDEP STORMWATER HANDBOOK STANDARDS

The existing berm is equivalent to a path for nonmotorized access, and based on the Massachusetts Stormwater Handbook, footpaths, bikepaths and other paths for pedestrian and/or nonmotorized vehicle access shall apply the MassDEP Stormwater Handbook Standards to the maximum extent practicable.

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

There are no new untreated discharges associated with this project.

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

The proposed project will not introduce new impervious area and will emulate existing conditions. Therefore, post-development peak rates of runoff are equal to pre-development conditions and there will not be any increase in off-site flooding during the 100-year 24-hour storm. Additionally, the site discharges to land subject to coastal storm flowage.

Standard #3: Loss of annual recharge to ground water shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance.

The proposed project will not introduce new impervious area. Therefore, post-development infiltration and groundwater recharge will emulate existing conditions. The project complies with this standard to the maximum extent practicable.

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

The proposed project will emulate existing conditions and will not introduce new impervious area. The project complies with this standard to the maximum extent practicable.

Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

This standard is not applicable.

Standard #6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

The intertidal zone adjacent to the Site meets the definition of Land Containing Shellfish. No new or altered discharges are proposed and the project will emulate existing conditions. Additionally, the proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project. Therefore, the project complies with this standard to the maximum extent practicable.

Standard #7: A redevelopment project is required to meet the following Stormwater Standards only to the maximum extent practicable.

As described above, the Project does not result in any change to imperious surfaces or drainage patterns, and is therefore considered a redevelopment under the Stormwater Handbook Standards. This project meets all standards to the maximum extent practicable.

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

The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project. This includes erosion control barriers.

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

An Operation and Maintenance (O&M) Plan for the proposed work has been developed for this project, and is included in Appendix D.

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

There are no new untreated discharges associated with this project. To the Engineer's knowledge, there are no known or designed illicit non-stormwater discharges that are or will be connected to any portion of a stormwater collection system that would convey pollutants directly to groundwater or surface waters.

V. SUMMARY

In summary, the proposed design, described in the above report and illustrated within the Site Development Plans prepared by Bohler Engineering, complies with the Massachusetts Stormwater Handbook Standards.

**APPENDIX A
STORMWATER CHECKLIST**



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



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.

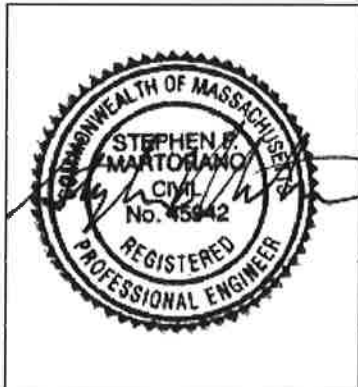
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



Stephen F. Martorano 2/6/2019
Signature and Date

Checklist

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

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

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

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

Standard 6: Critical Areas

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



Checklist for Stormwater Report

Checklist (continued)

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

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

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

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

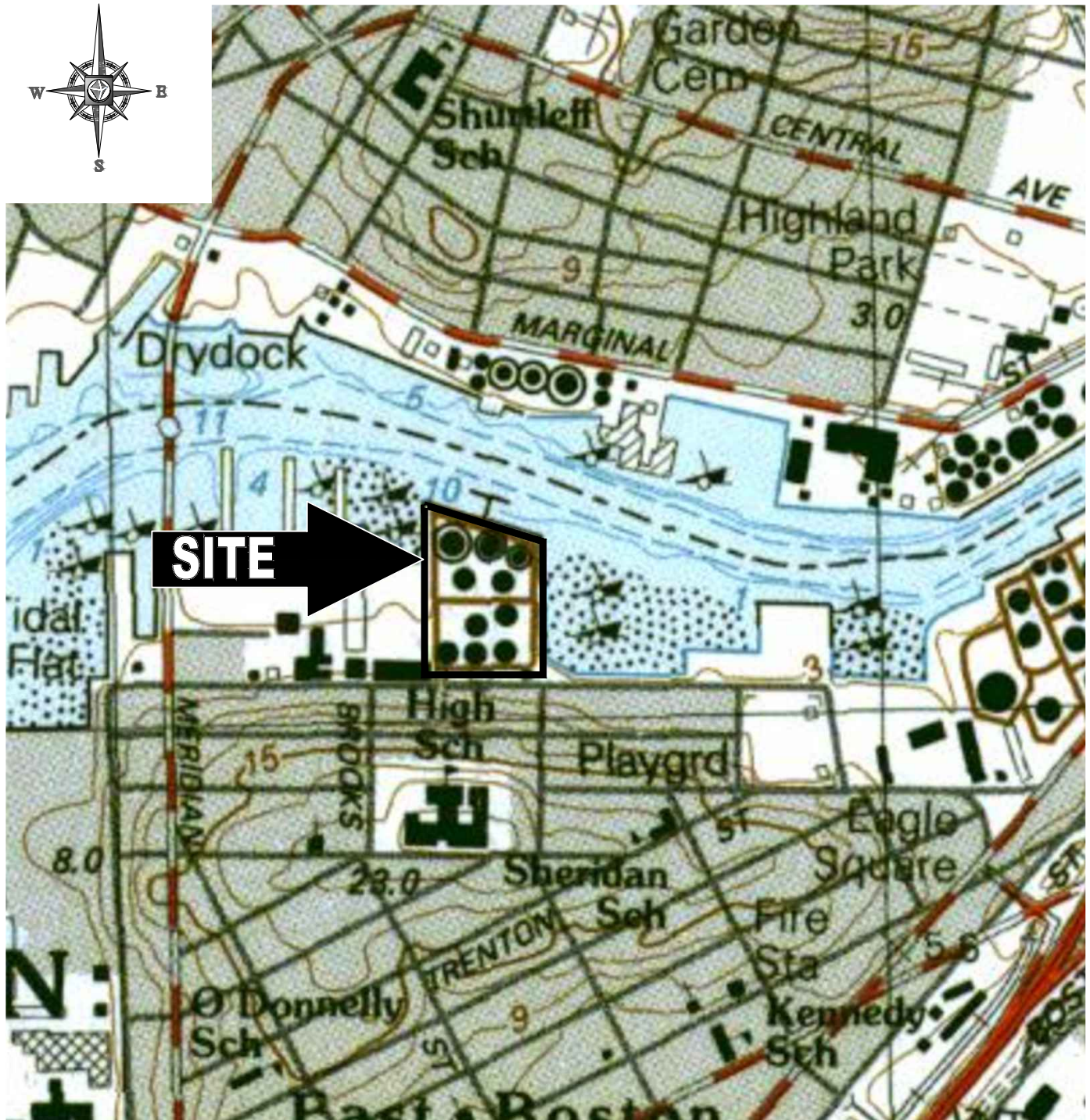
Standard 9: Operation and Maintenance Plan

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

Standard 10: Prohibition of Illicit Discharges

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

APPENDIX B
USGS/ NRCS SOILS/ FEMA MAPS



SOURCE: MASSGIS USGS

PROJECT: M171022

USGS TOPOGRAPHIC MAP

FOR

EBCDC INC.

146 CONDOR STREET
EAST BOSTON
SUFFOLK COUNTY
MASSACHUSETTS



BOHLER

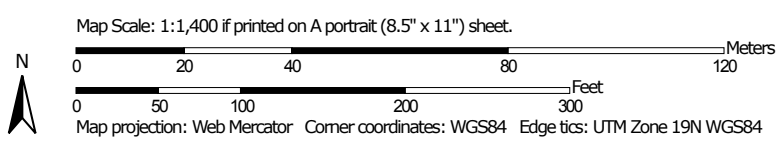
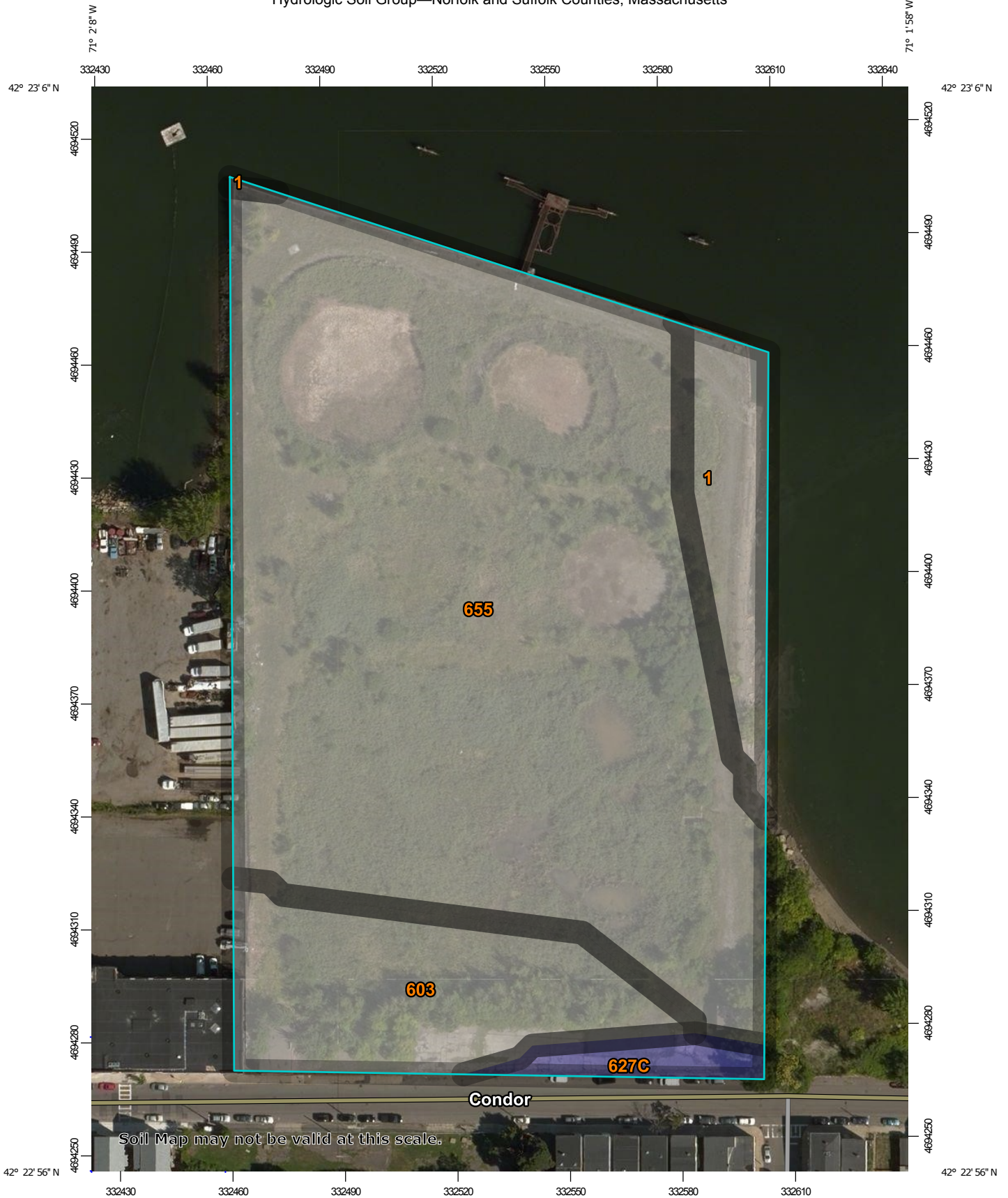
ENGINEERING

LAND SURVEYING SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
SUSTAINABLE DESIGN PROGRAM MANAGEMENT TRANSPORTATION SERVICES
PERMITTING SERVICES

- | | | | |
|-----------------------|-----------------------|---------------------|-----------------|
| ◆ UPSTATE NEW YORK | ◆ SOUTHERN NEW JERSEY | ◆ BALTIMORE, MD | ◆ CHARLOTTE, NC |
| ◆ NEW ENGLAND | ◆ PHILADELPHIA, PA | ◆ SOUTHERN MARYLAND | ◆ ATLANTA, GA |
| ◆ BOSTON, MA | ◆ PITTSBURGH, PA | ◆ NORTHERN VIRGINIA | ◆ TAMPA, FL |
| ◆ NEW YORK, NY | ◆ LEHIGH VALLEY, PA | ◆ CENTRAL VIRGINIA | ◆ SOUTH FLORIDA |
| ◆ NEW YORK METRO | ◆ SOUTHEASTERN, PA | ◆ RALEIGH, NC | ◆ DALLAS, TX |
| ◆ NORTHERN NEW JERSEY | ◆ REHOBOTH BEACH, DE | ◆ WASHINGTON, DC | |

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Hydrologic Soil Group—Norfolk and Suffolk Counties, Massachusetts



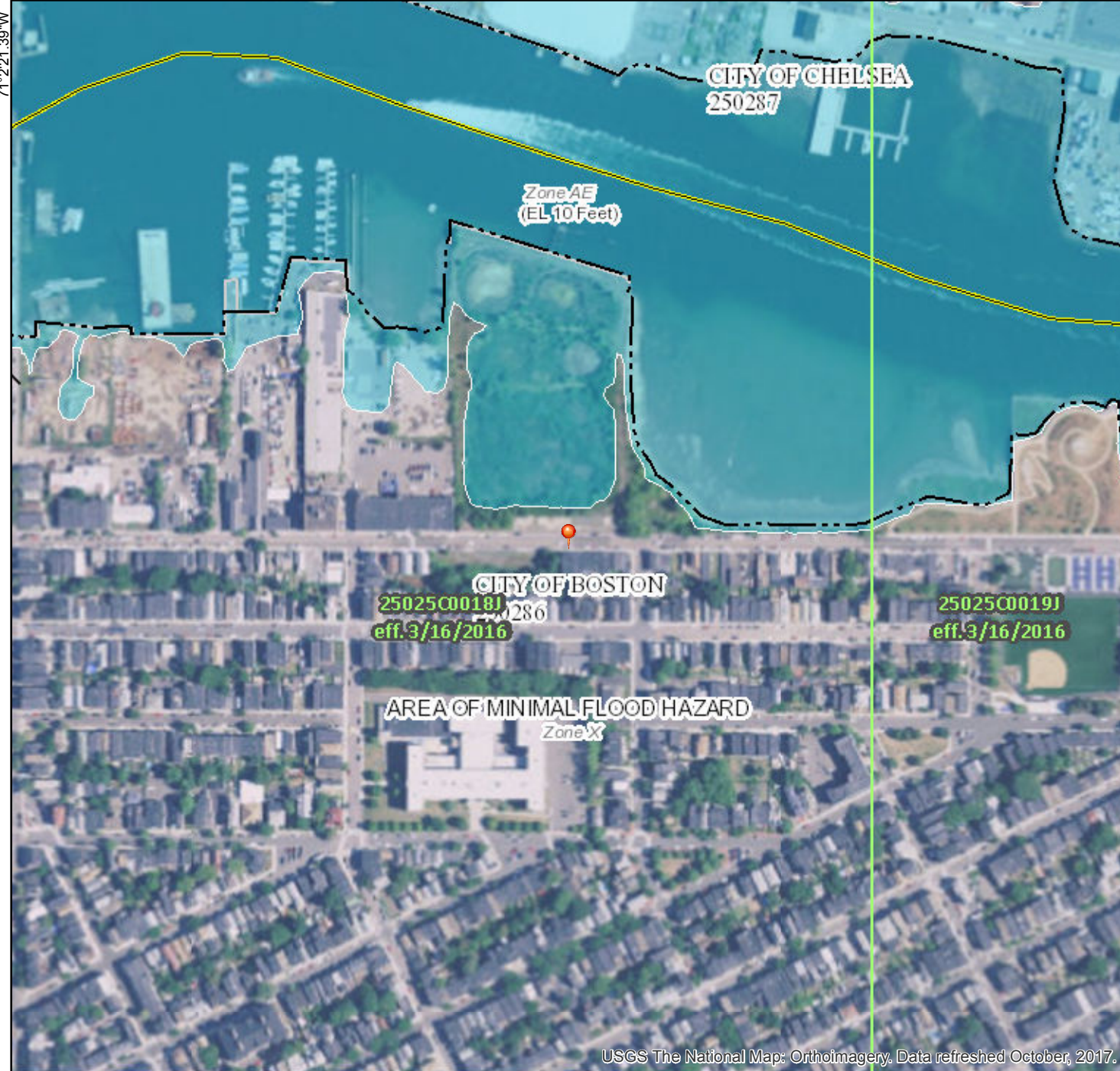
Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Water		0.5	7.0%
603	Urban land, wet substratum, 0 to 3 percent slopes		1.1	14.2%
627C	Newport-Urban land complex, 3 to 15 percent slopes	B	0.2	2.2%
655	Udorthents, wet substratum		5.8	76.5%
Totals for Area of Interest			7.6	100.0%

National Flood Hazard Layer FIRMette



42°23'10.76"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017. 42°22'44.18"N

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

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 Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

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	Area of Minimal Flood Hazard Zone X
	NO SCREEN
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	20.2
	17.5
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/16/2019 at 1:37:46 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: basemap 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.



71°14'3.93"W

APPENDIX C
LONG-TERM POLLUTION PREVENTION AND OPERATION & MAINTENANCE PLAN

OPERATION AND MAINTENANCE PLAN

*146 Condor Street
City of Boston, Massachusetts
Suffolk County*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*EBCDC Inc.
72 Marginal Street
East Boston, MA 02155*

RESPONSIBLE PARTY POST CONSTRUCTION:

*EBCDC Inc.
72 Marginal Street
East Boston, MA 02155*

Construction Phase

During the construction phase, all erosion control devices and measures shall be maintained in accordance with the final record plans and local/state approvals and conditions. Additionally, the maintenance of all erosion / siltation control measures during construction shall be the responsibility of the general contractor. Upon proper notice to the property owner, the City or its authorized designee shall be allowed to enter the property at a reasonable time and in a reasonable manner for the purposes of inspection.

Post Development Controls

Once construction is completed, the vegetated slopes are to be inspected and maintained in compliance with the following permanent procedures (note that the continued implementation of these procedures shall be the responsibility of the Owner or its assignee).

1. Inspection and maintenance of slopes to be performed twice per year. Repair any erosion to the slopes. Reseed any areas with less than 80% established vegetation.

POST-CONSTRUCTION INSPECTION REPORT

LOCATION:

*146 Condor Street
City of Boston, Massachusetts
Suffolk County*

RESPONSIBLE PARTY:

*EBCDC Inc.
72 Marginal Street
East Boston, MA 02155*

NAME OF INSPECTOR:	INSPECTION DATE:
Note Condition of the Following (sediment depth, debris, standing water, damage, etc.):	
Vegetated Slopes:	
Other:	
Note Recommended Actions to be taken on the Following (sediment and/or debris removal, repairs, etc.):	
Vegetated Slopes:	
Other:	
Comments:	

LONG-TERM POLLUTION PREVENTION PLAN

LOCATION:

*146 Condor Street
City of Boston, Massachusetts
Suffolk County*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*EBCDC Inc.
72 Marginal Street
East Boston, MA 02155*

RESPONSIBLE PARTY POST CONSTRUCTION:

*EBCDC Inc.
72 Marginal Street
East Boston, MA 02155*

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- No outdoor maintenance or washing of vehicles allowed.
- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of gravel areas and landscaping.
- Regular inspections and maintenance of the vegetated slopes as noted in the “O&M Plan”.

OPERATON AND MAINTENANCE TRAINING PROGRAM

The Owner will coordinate an annual in-house training session to discuss the Operations and Maintenance Plan, the Long-Term Pollution Prevention Plan, and the Spill Prevention Plan and response procedures. Annual training will include the following:

Discuss the Operations and Maintenance Plan

- Explain the general operations of the BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

Discuss the Spill Prevention and Response Procedures

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.

SPILL PREVENTION AND RESPONSE PROCEDURES **(POST CONSTRUCTION)**

In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil or come into contact with stormwater, the following steps will be implemented:

1. All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
5. It is the OWNER's responsibility to ensure that all Hazardous Waste on site is disposed of properly by a licensed hazardous material disposal company. The OWNER is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authorities.

In the event of a spill of Hazardous Substances or Oil, the following procedures should be followed:

1. All measures should be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to stormwater or off-site. (The spill area should be kept well ventilated and personnel should wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
2. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
3. For spills greater than five (5) gallons of material immediately contact the MASSDEP at the toll-free 24-hour statewide emergency number: **1-888-304-1133**, the local fire department (**9-1-1**) and an approved emergency response contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Use the form provided, or similar).
4. If there is a Reportable Quantity (RQ) release, then the National Response Center should be notified immediately at (800) 424-8802; within 14 days a report should be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan should be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.

Cause of Spill: _____

Measures Taken to Clean up Spill: _____

Type of equipment: _____ Make: _____ Size: _____

License or S/N: _____

Location and Method of Disposal _____

Procedures, method, and precautions instituted to prevent a similar occurrence from recurring: _____

Additional Contact Numbers:

- DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EMERGENCY PHONE: 1-888-304-1133
- NATIONAL RESPONSE CENTER PHONE: (800) 424-8802
- U.S. ENVIRONMENTAL PROTECTION AGENCY PHONE: (888) 372-7341

MEMORANDUM

BOARD APPROVED NOVEMBER 15, 2018

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: DEVIN QUIRK, DIRECTOR OF REAL ESTATE
RICHARD MCGUINNESS, DEPUTY DIRECTOR FOR WATERFRONT
PLANNING
DENNIS DAVIS, DEPUTY DIRECTOR, INDUSTRIAL DEVELOPMENT AND
COMMERCIAL LEASING
MAUREEN O'FLAHERTY, PROJECT MANAGER, INDUSTRIAL
DEVELOPMENT AND COMMERCIAL LEASING

SUBJECT: REQUEST AUTHORIZATION TO EXTEND TENTATIVE DESIGNATION TO
THE EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION FOR
THE LEASE AND REDEVELOPMENT OF 148-172 CONDOR STREET IN EAST
BOSTON

SUMMARY: This Memorandum requests that the Director be authorized, on behalf of the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA"), to execute the necessary documentation to extend Tentative Designation status and finalize lease negotiations with the East Boston Community Development Corporation ("EBCDC"), for the lease and redevelopment of the BPDA-owned land located at 148-172 Condor Street in East Boston.

* Effective October 20, 2016, the BRA commenced doing business as the BPDA.

BACKGROUND

On August 15, 2015, the Board authorized the issuance of a Request for Letters of Interest ("RFI") from interested, able and ready proponents, seeking to redevelop BPDA-owned property located at 148-172 Condor Street in East Boston. The potential redevelopment site consists of a total of eight (8) acres, including seven (7) acres of land and an adjacent one (1) acre water sheet, all abutting the Chelsea River (the "Property"). The BRA acquired this Property from the Hess Corporation. The RFI called for the redevelopment of the Property to its highest and best use, consistent with applicable zoning, the East Boston Master Plan, the governing regulations established under M.G.L Chapter 91 and its location within the Commonwealth of Massachusetts' Chelsea Creek Designated Port Area ("DPA").

Among the goals established in the RFI was for Respondents to demonstrate an innovative, economic, development strategy that supports the BPDA's commitment toward strengthening Boston's maritime economy, particularly within the framework of the Maritime Economy Reserve ("MER") zoning. Such zoning protects the waterfront by restricting the types of projects that can be developed. MER zoning permits maritime industrial uses, including bulk and containerized cargo handling operations, large vessel service support and repair, seafood processing and distribution, passenger vessel operations and similar uses.

In January 2016, the BPDA received four responses to the RFI. BPDA staff interviewed all four of the respondents. At the conclusion of the interview and assessment process, staff recommended that Eastern Salt, Citywide Organics and EBCDC be invited to make presentations to the East Boston Neighborhood as a whole, as a means of seeking community input and support.

On July 25, 2016, a community meeting was held at the East Boston Public Library. EBCDC introduced all of the potential occupants of the Property: Semper Diving and Marine, Cora Corporation and Boston Harbor Shipyard and Marina. All three of these potential occupants would be consistent with the MER zoning and two of these potential occupants have long standing ties to the East Boston community.

The EBCDC team is supported by Fort Point Associates as well as the design firm of Arrowstreet, Inc. The EBCDC proposal includes repairs to the existing sheet pile seawall, while improving the landside portion of the Property, to create a workable area for construction, laydown and storage uses.

Construction and development plans call for industrial buildings consisting of approximately 67,000 square feet. Public benefits included in the EBCDC proposal include a Harborwalk Extension with HarborArts installations, a commemorative memorial for the Battle of Chelsea Creek, a tot lot and a dog walk. Total development costs, including extensive site prep/restoration exceed \$20,000,000.

On October 20, 2016, based upon the EBCDC's long history and prior success in strengthening the East Boston community, BPDA staff recommended that the EBCDC be awarded Tentative Designation as lessee and developer of 148-172 Condor Street. The Tentative Designation was subsequently extended by the BPDA Board on April 13, 2017, July 13, 2017, October 12, 2017, January 11, 2018, May 17, 2018, and August 11, 2018.

Since receiving initial Tentative Designation, EBCDC has accomplished the following:

- The project team has been assembled, including architects, licensed site professionals, geotechnical, marine and civil engineers, etc. Existing information on the project site history has been obtained from BPDA files. Meetings with the potential tenants and the architects have been held to better define the tenant needs and to develop an integrated site plan that works to accommodate various needs.
- Site entry permits have been obtained to allow for on-site inspections and taking soil samples. Soil samples have been obtained and are being analyzed to determine geotechnical properties. An inspection of the existing condition of the bulkheads and seawalls has been conducted and EBCDC is awaiting the final report.

- Much progress has been made to date. Next steps are investigating site improvements to bring the project grade up to street level. EBCDC will be filing for permits and approvals to bring in fill to raise the site elevation. The project architect has continued to advance the site design and building layout based on meetings with prospective tenants. An updated site plan has been prepared.

Survey and civil engineering support teams have been engaged and are updating the existing conditions site survey as well as grading and utility issues. The geotechnical report has been completed outlining issues, options and costs for foundation design and construction.

In addition to the above-referenced accomplishments:

- A final report on the condition of the existing seawall has been completed;
- EBCDC is developing a pro-forma for both the site and the buildings;
- EBCDC has retained a real estate broker to solicit additional interest in the site from qualified tenants. Several meetings have been held with prospective tenants, including the original group of tenants;
- EBCDC is consulting with contractors to find solutions to the existing failed drainage structures on the site that make redevelopment more difficult and is exploring the issues of possible site contamination relative to future building locations; and
- BPDA has procured and reviewed a market appraisal of the development parcel.

RECOMMENDATION

Staff is now recommending an additional extension of the Tentative Designation, until March 31 2019. During the extension period, EBCDC and BPDA anticipates the completion of the following action items:

- BPDA & EBCDC to negotiate the terms and conditions of a long term ground lease;
- EBCDC to deliver a commitment from its board of directors to provide sufficient equity for the project to allow for development financing;
- Delivery of engineering plans required to elevate the site roadway out of the flood plain (estimated cost \$30,000);
- Procurement of all necessary permits to elevate the site roadway out of the flood plain (estimated cost \$15,000);
- Delivery of engineering plans to replace the decaying seawall (estimated cost \$25,000); and
- EBCDC to continue dialogue with prospective tenants for the proposed development.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation status of East Boston Community Development Corporation ("EBCDC") as the Redeveloper of 148-172 Condor Street in East Boston (the "Property") through March 31, 2019 and that the Director be, and hereby is, authorized to execute the necessary documentation to extend Tentative Designation status and continue lease negotiations with EBCDC for the lease and development of the Property, on terms and conditions substantially consistent with the Board Memorandum submitted at the meeting held November 15, 2018; and

FURTHER

VOTED:

That by taking actions under and/or accepting this Tentative Designation, the East Boston Community Development Corporation specifically acknowledges that the East Boston Community Development Corporation shall be solely responsible for any and all costs of whatever kind or nature incurred prior to the date of this tentative designation or hereafter, in connection with the development of 148-172 Condor Street, and the Boston Redevelopment Authority ("BRA") shall not be responsible or liable for any of such costs or be required to reimburse the East Boston Community Development Corporation in any respect or to any extent; and

FURTHER

VOTED:

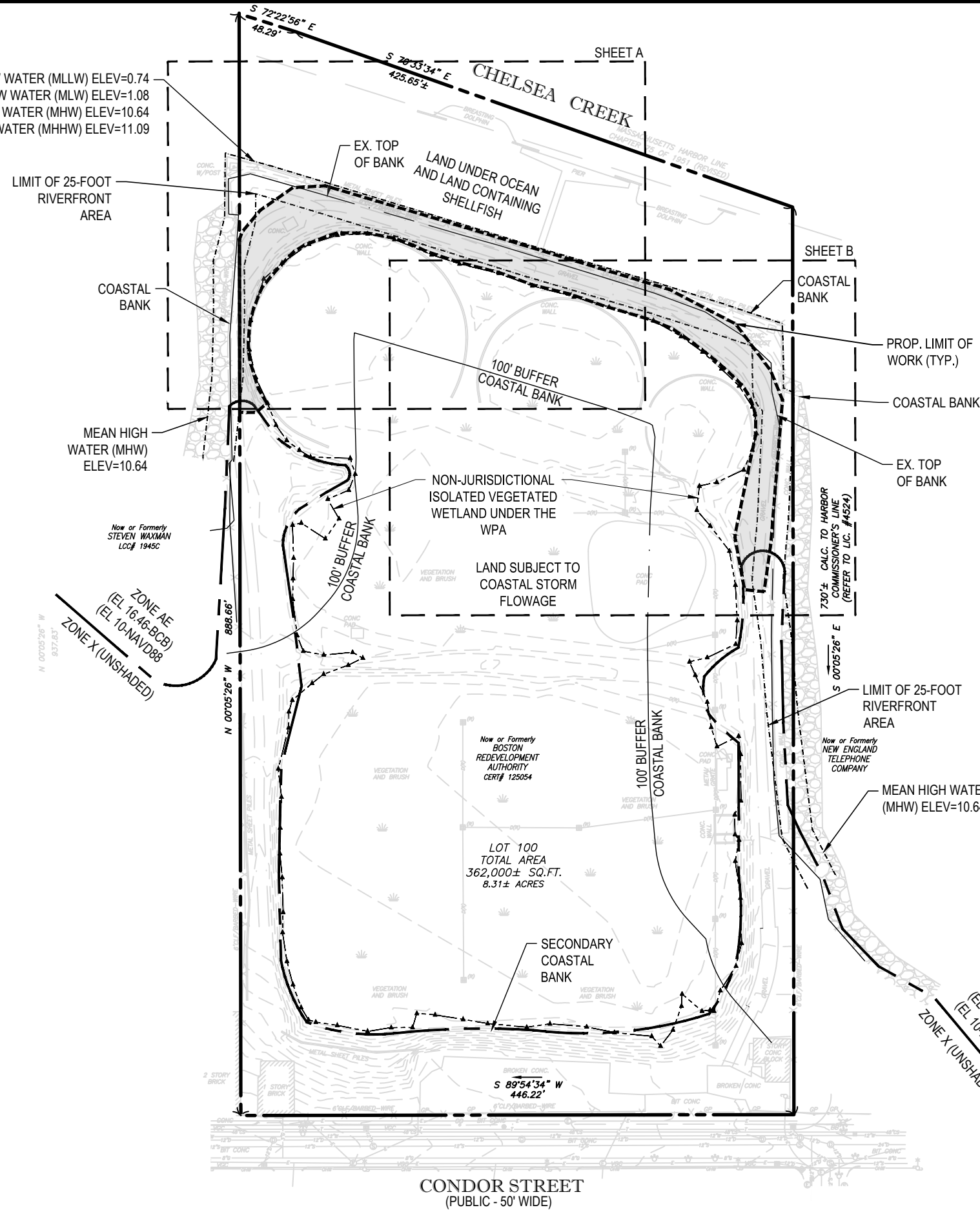
That this Tentative Designation shall automatically be rescinded without prejudice and without further action or vote of the Boston Redevelopment Authority ("BRA") if final designation has not been granted to the East Boston Community Development Corporation by March 31, 2019, and any and all rights granted by the tentative designation contemplated herein shall contemporaneously expire and/or terminate.

Attachment D

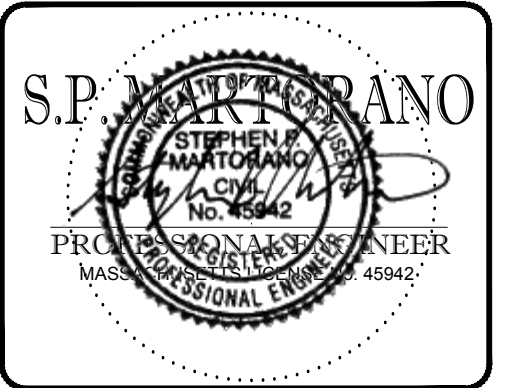
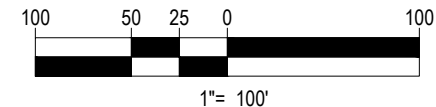
NOI PLANS



MEAN LOWER LOW WATER (MLLW) ELEV=0.74
 MEAN LOW WATER (MLW) ELEV=1.08
 MEAN HIGH WATER (MHW) ELEV=10.64
 MEAN HIGHER HIGH WATER (MHHW) ELEV=11.09



CONDOR STREET
 (PUBLIC - 50' WIDE)



REVISIONS			
REV	DATE	COMMENT	BY
1	2/08/19	PER CON COM CMNTS	ADB
2			
3			

PROJECT No.: M171022
 DRAWN BY: ADB
 CHECKED BY: SPM
 DATE: 2/06/19
 SCALE: AS NOTED

**BERM
 MAINTENANCE
 PLANS**
 FOR
EBCDC INC.
 146 CONDOR STREET
 EAST BOSTON, MA

**OVERALL EXISTING
 SITE PLAN**
 SHEET NUMBER:
 1
 OF 6

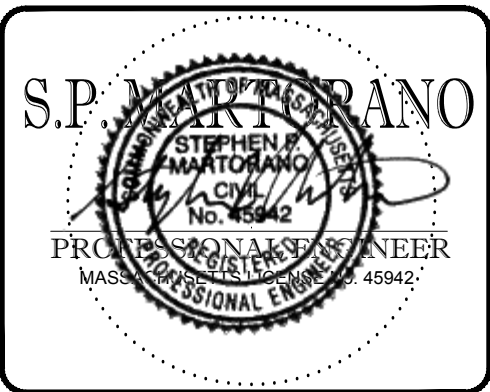
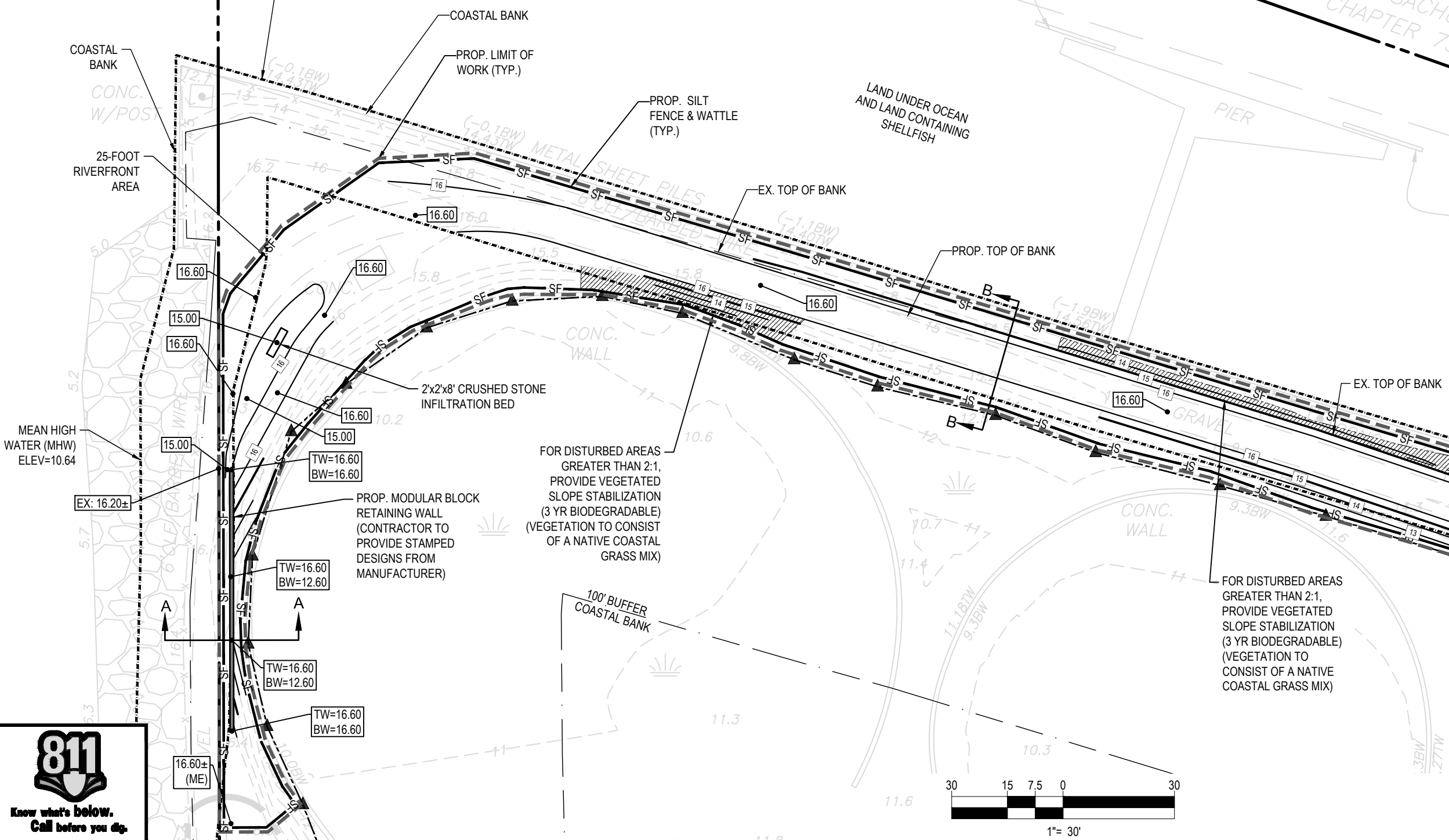




NOTE: REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING. SEEDING TO CONSIST OF A NATIVE COASTAL GRASS MIX.

S 70°33'34" E
425.65'±
CHELSEA CREEK

MEAN LOWER LOW WATER (MLLW) ELEV=0.74
MEAN LOW WATER (MLW) ELEV=1.08
MEAN HIGH WATER (MHW) ELEV=10.64
MEAN HIGHER HIGH WATER (MHHW) ELEV=11.09

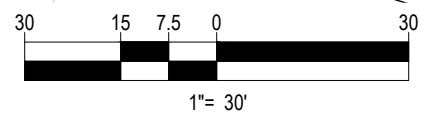


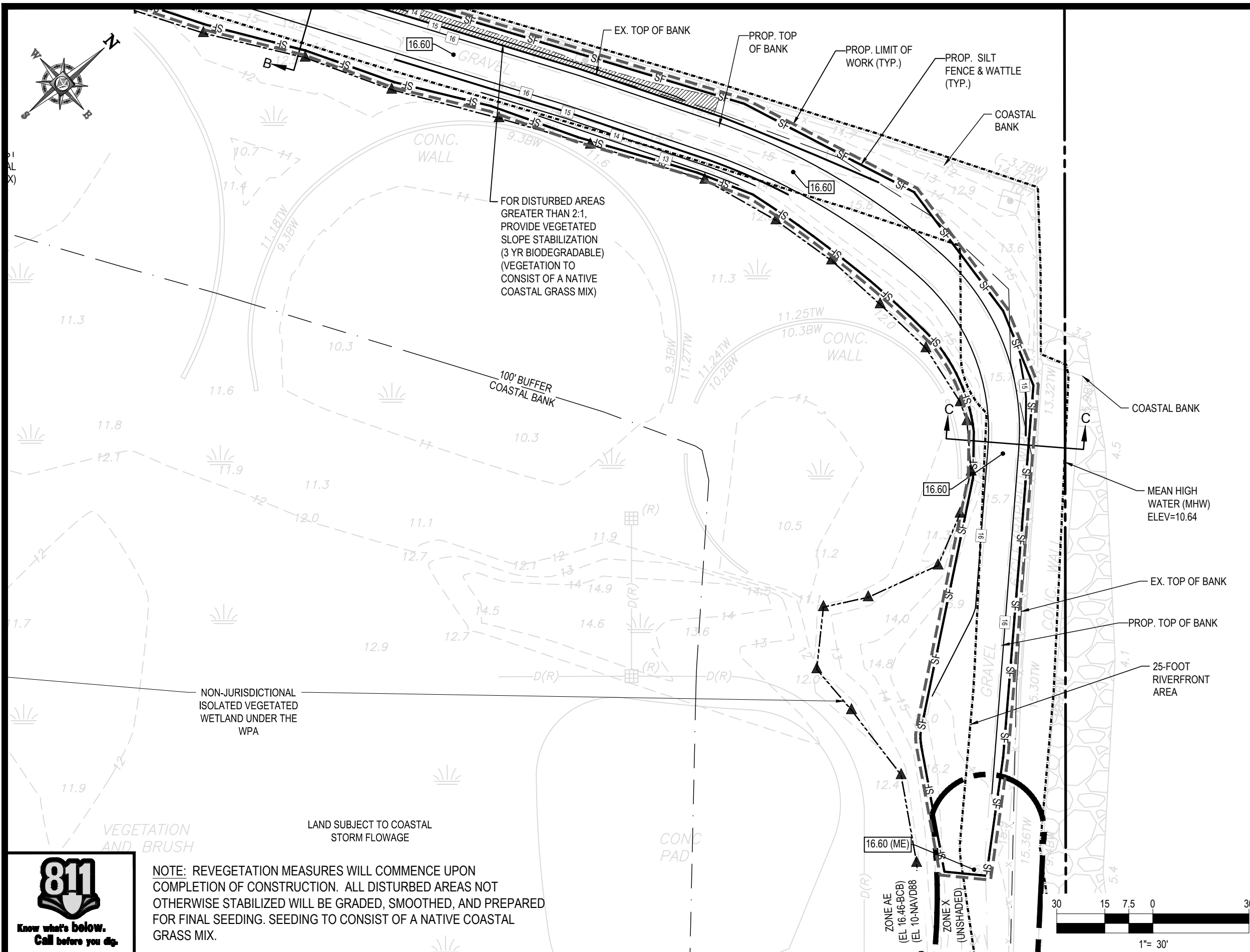
REVISIONS			
REV	DATE	COMMENT	BY
1	2/08/19	PER CON COM CMNTS	ADB
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3			

PROJECT No.: M171022
DRAWN BY: ADB
CHECKED BY: SPM
DATE: 2/06/19
SCALE: AS NOTED

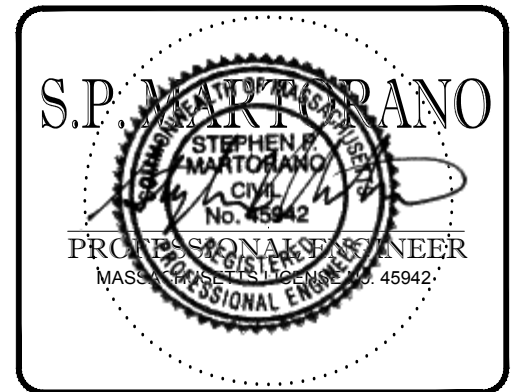
BERM MAINTENANCE PLANS
FOR
EBCDC INC.
146 CONDOR STREET
EAST BOSTON, MA

GRADING & EROSION CONTROL PLAN A
SHEET NUMBER:
2
OF 6





NOTE: REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING. SEEDING TO CONSIST OF A NATIVE COASTAL GRASS MIX.



REVISIONS			
REV	DATE	COMMENT	BY
1	2/08/19	PER CON COM CMNTS	ADB
2			
3			

PROJECT No.: M171022
 DRAWN BY: ADB
 CHECKED BY: SPM
 DATE: 2/06/19
 SCALE: AS NOTED

BERM MAINTENANCE PLANS

FOR

EBCDC INC.

146 CONDOR STREET
 EAST BOSTON, MA

GRADING & EROSION CONTROL PLAN B

SHEET NUMBER:
 3
 OF 6

EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE NOTED ON PLANS.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, SLOPES WILL BE SEEDDED WITH A NATIVE COASTAL GRASS MIX. SEEDING RATE IS 1.03 LBS PER 1,000 SF.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

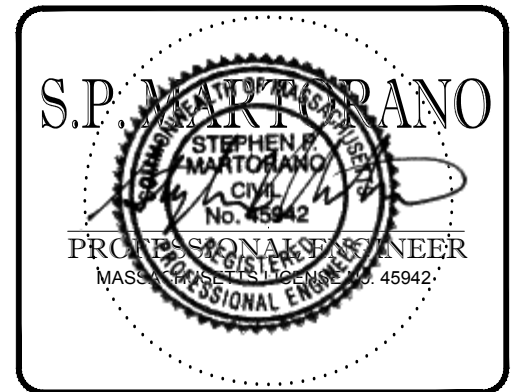
EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.

- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 2:1	PROVIDE VEGETATED SLOPE STABILIZATION (3 YR BIODEGRADABLE)	

*A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.



REVISIONS			
REV	DATE	COMMENT	BY
1	2/08/19	PER CON COM CMNTS	ADB
2			
3			

PROJECT No.: M171022
DRAWN BY: ADB
CHECKED BY: SPM
DATE: 2/06/19
SCALE: AS NOTED

BERM MAINTENANCE PLANS

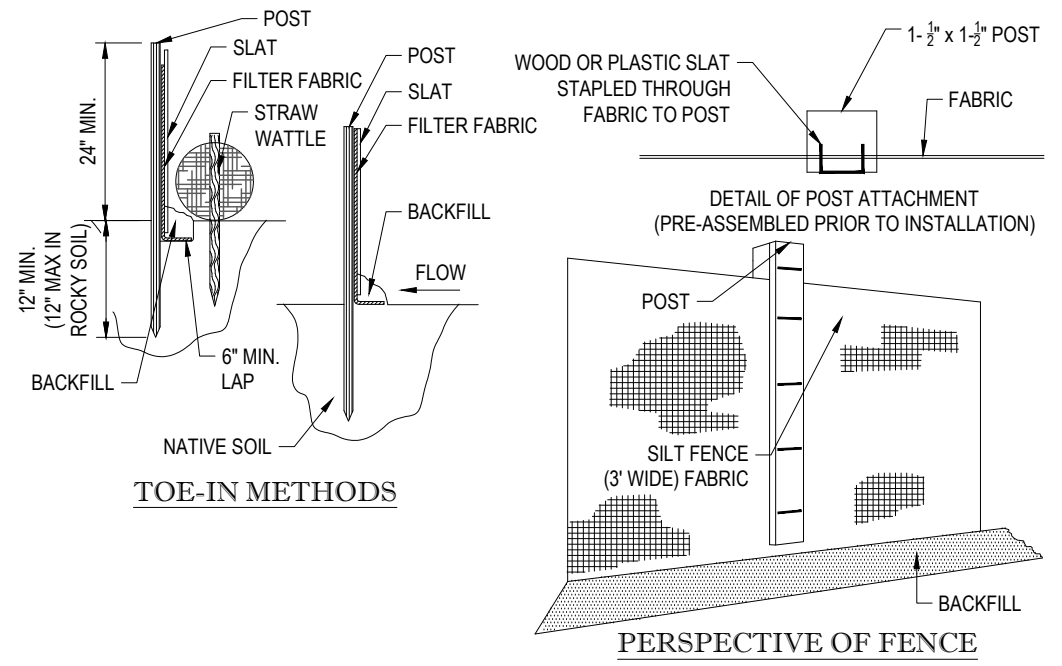
FOR

EBCDC INC.

146 CONDOR STREET
EAST BOSTON, MA

SOIL EROSION CONTROL NOTES & DETAIL SHEET

SHEET NUMBER:
4
OF 6

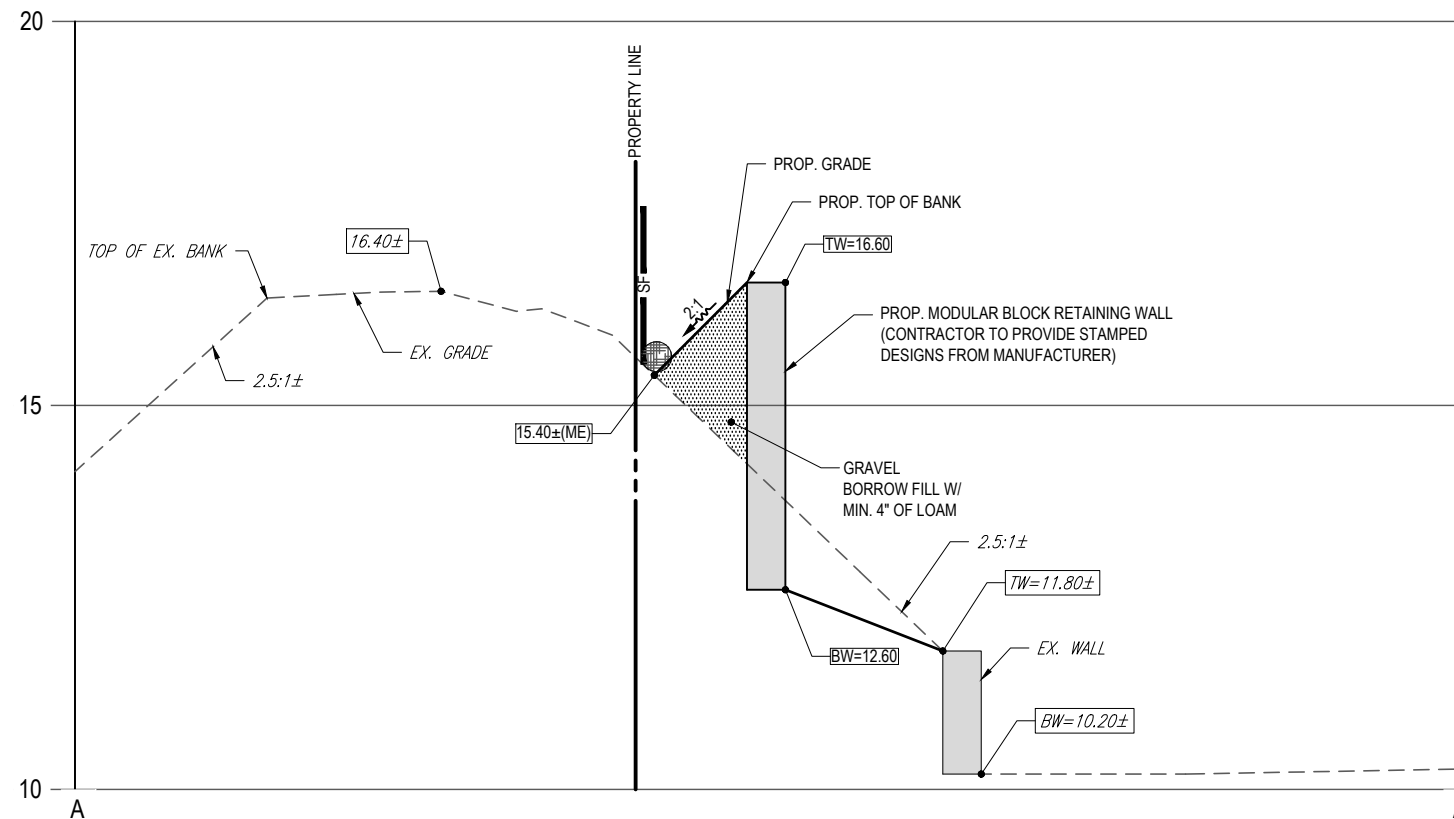


- INSTALLATION:**
- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

TYP. SILTATION FENCE DETAIL

N.T.S.

12. WETLANDS WILL BE PROTECTED W/ SILT FENCE INSTALLED AT THE EDGE OF THE

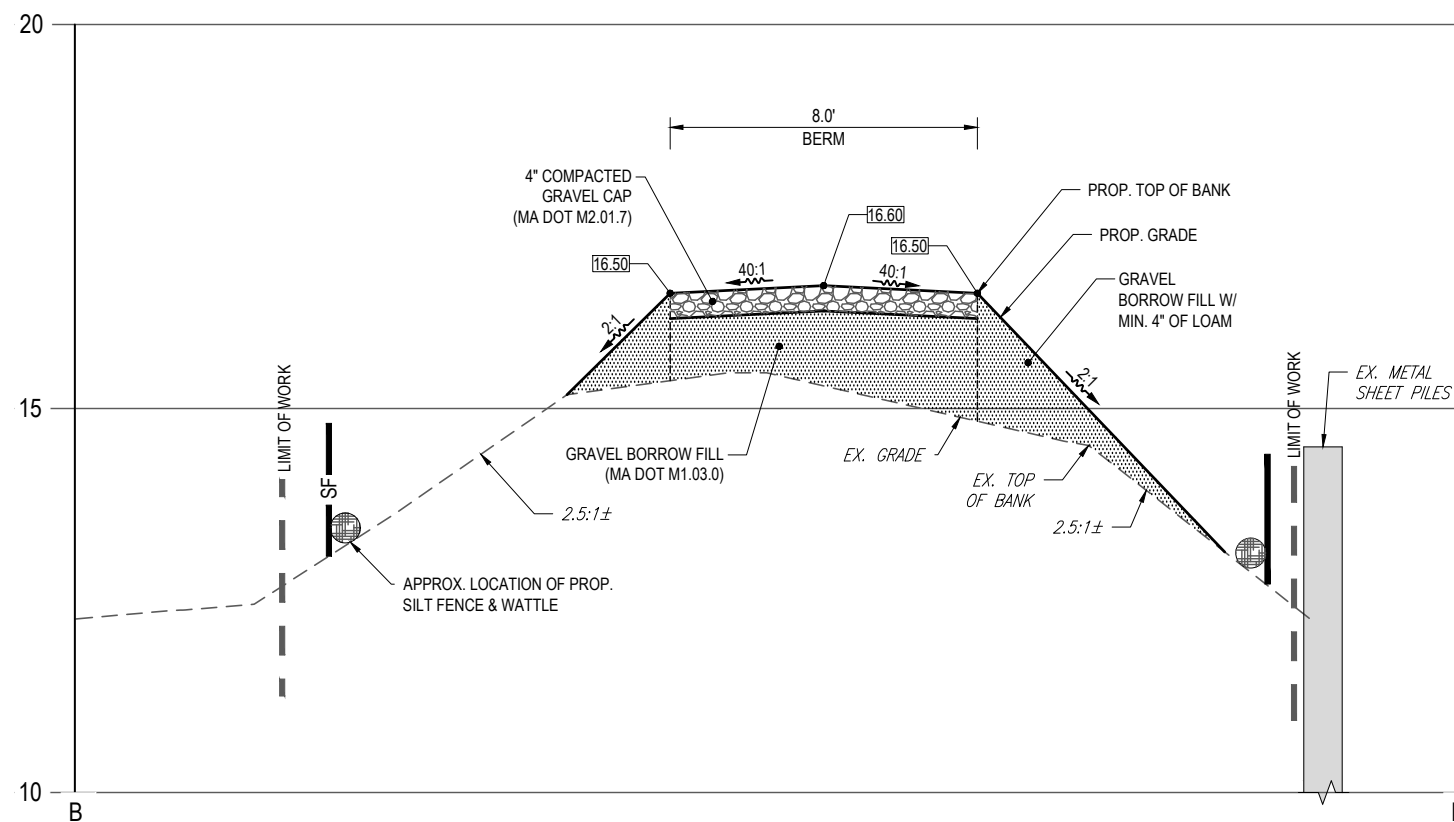


NOTE:
ZONE AE
(EL 16.46-BCB)
(EL 10-NAVD88)

NOTE: REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING. SEEDING TO CONSIST OF A NATIVE COASTAL GRASS MIX.

SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=2.5'

BERM MAINTENANCE CROSS SECTION A-A

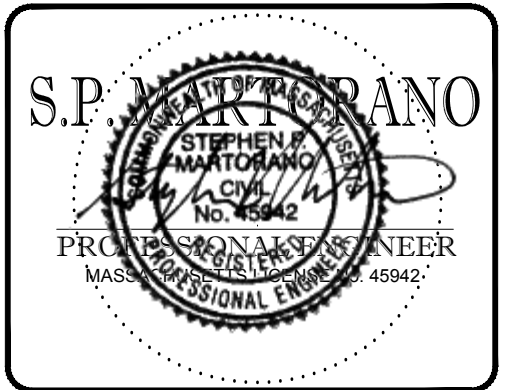


NOTE:
ZONE AE
(EL 16.46-BCB)
(EL 10-NAVD88)

NOTE: REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING. SEEDING TO CONSIST OF A NATIVE COASTAL GRASS MIX.

SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=2.5'

BERM MAINTENANCE CROSS SECTION B-B



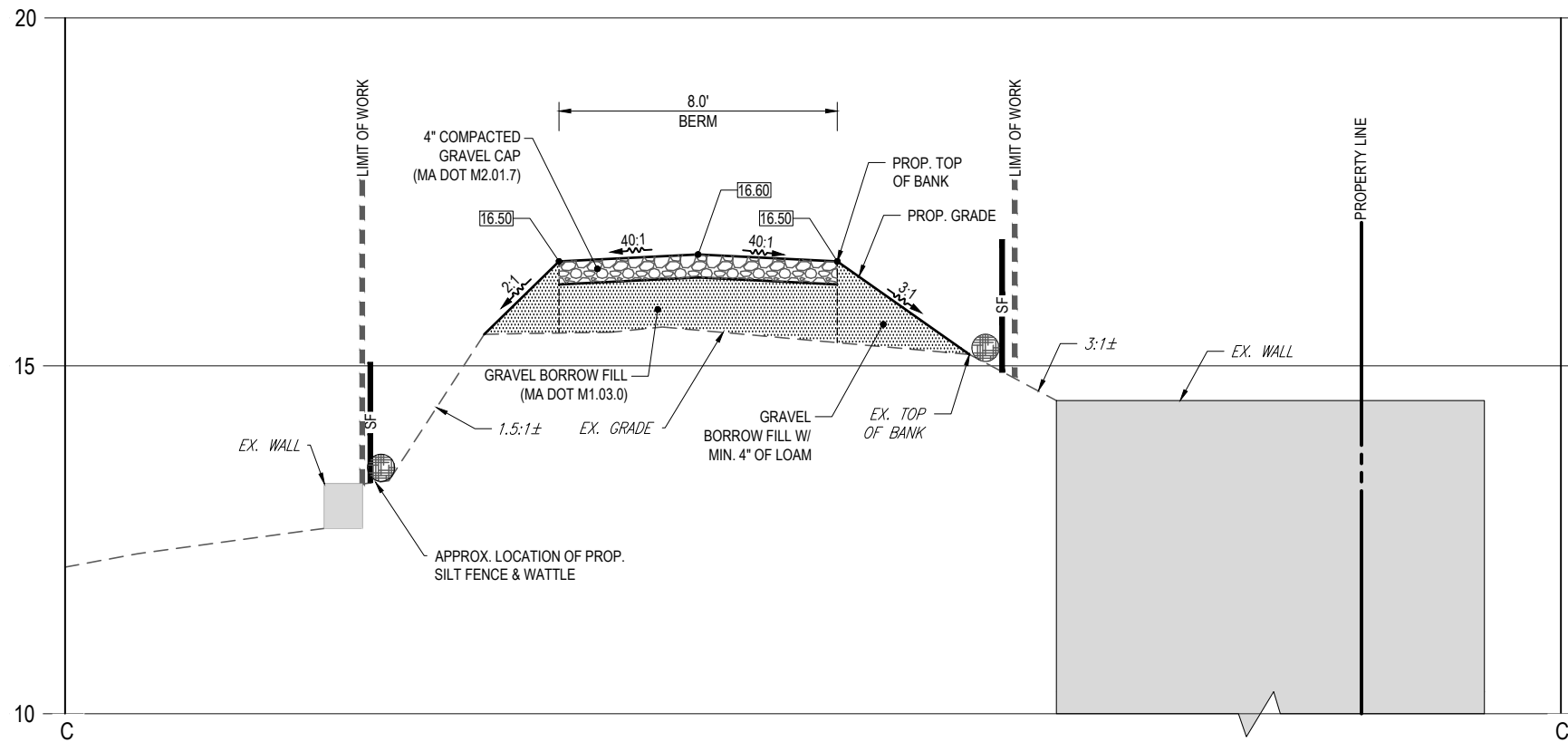
REVISIONS			
REV	DATE	COMMENT	BY
1	2/08/19	PER CON COM CMNTS	ADB
2			
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PROJECT No.: M171022
DRAWN BY: ADB
CHECKED BY: SPM
DATE: 2/06/19
SCALE: AS NOTED

BERM MAINTENANCE PLANS
FOR
EBCDC INC.
146 CONDOR STREET
EAST BOSTON, MA

CONSTRUCTION DETAILS SHEET

SHEET NUMBER:
5
OF 6

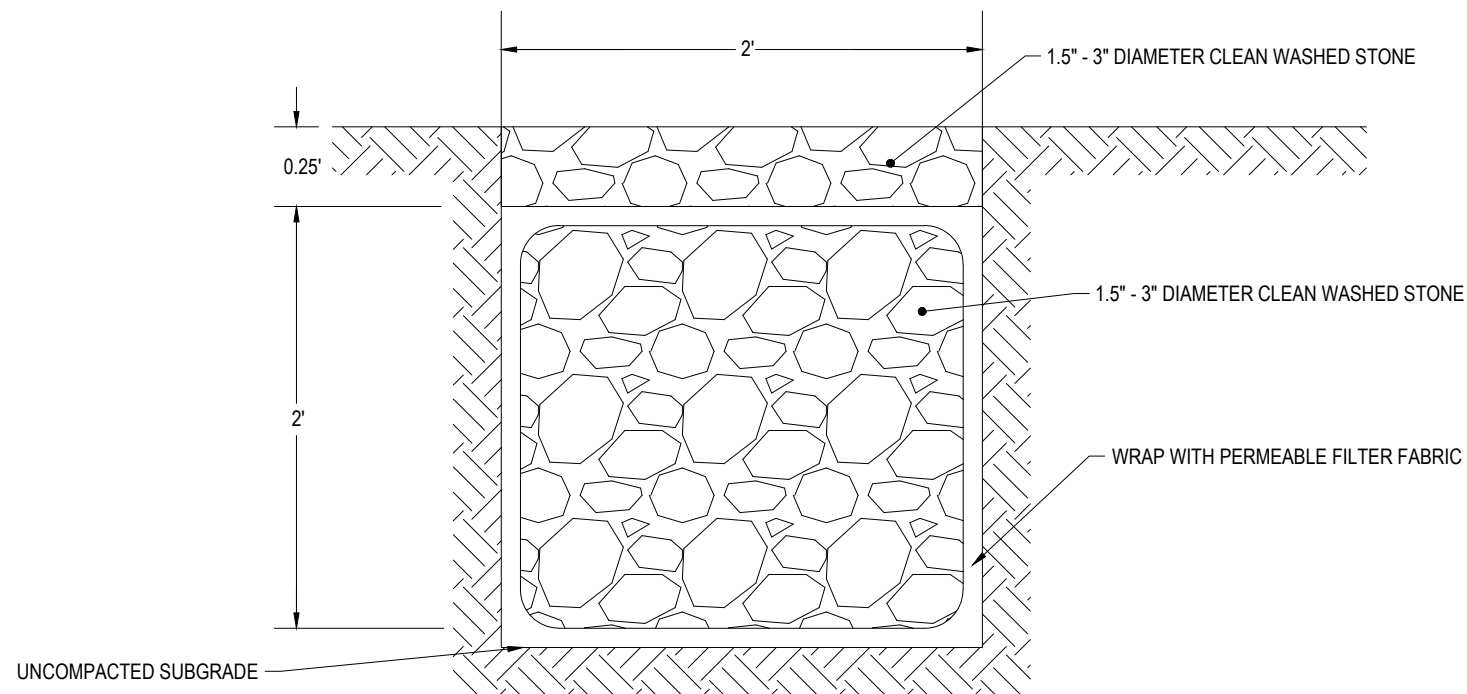


NOTE:
 ZONE AE
 (EL 16.46-BCB)
 (EL 10-NAVD88)

NOTE: REVEGETATION MEASURES
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 ALL DISTURBED AREAS NOT
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 COASTAL GRASS MIX.

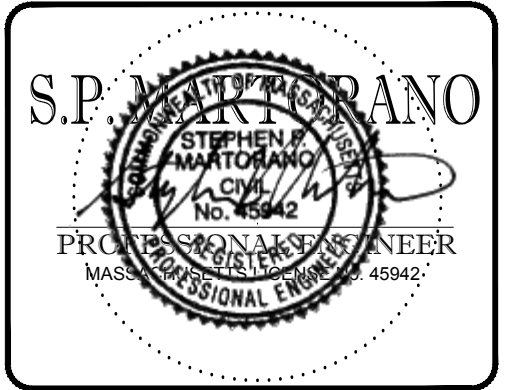
SCALE:
 HORIZONTAL: 1"=5'
 VERTICAL: 1"=2.5'

BERM MAINTENANCE CROSS SECTION C-C



INFILTRATION BED DETAIL

N.T.S.



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PROJECT No.: M171022
 DRAWN BY: ADB
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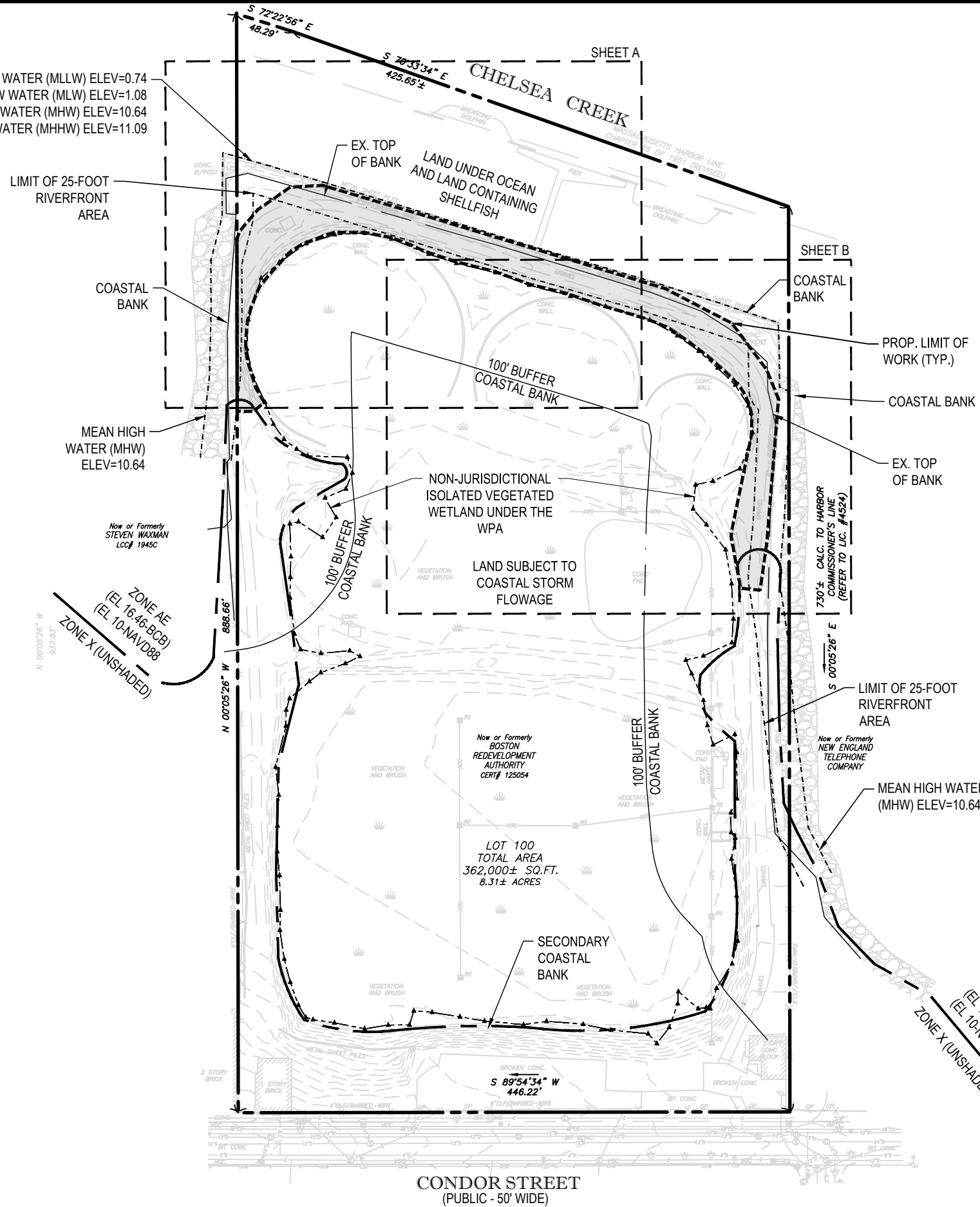
**BERM
 MAINTENANCE
 PLANS**
 —FOR—
EBCDC INC.
 146 CONDOR STREET
 EAST BOSTON, MA

**CONSTRUCTION
 DETAILS SHEET**

SHEET NUMBER:
 6
 OF 6



MEAN LOWER LOW WATER (MLLW) ELEV=0.74
 MEAN LOW WATER (MLW) ELEV=1.08
 MEAN HIGH WATER (MHW) ELEV=10.64
 MEAN HIGHER HIGH WATER (MHHW) ELEV=11.09



Now or Formerly
 STEVEN WAXMAN
 Loc# 1945C

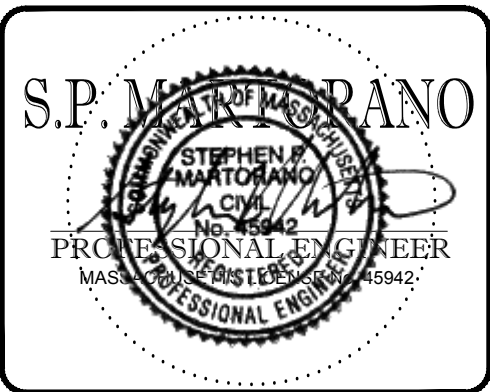
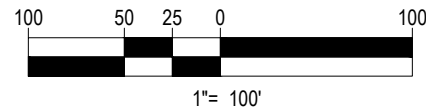
ZONE AE
 (EL. 16.46-BCB)
 (EL. 10-NAVD88)
 ZONE X (UNSHADED)

Now or Formerly
 BOSTON
 REDEVELOPMENT
 AUTHORITY
 CERT# 125054

LOT 100
 TOTAL AREA
 362,000± SQ.FT.
 8.31± ACRES

SECONDARY
 COASTAL
 BANK

S 89°54'34" W
 446.22'



REVISIONS			
REV	DATE	COMMENT	BY
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3			

PROJECT No.: M171022
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**BERM
 MAINTENANCE
 PLANS**

FOR

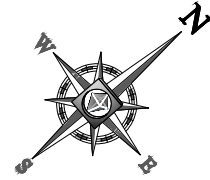
EBCDC INC.

146 CONDOR STREET
 EAST BOSTON, MA

**OVERALL EXISTING
 SITE PLAN**

SHEET NUMBER:
 1
 OF 6

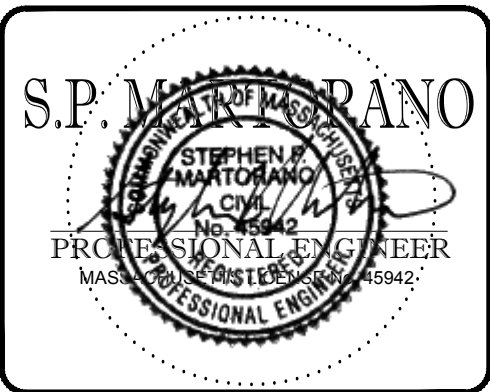
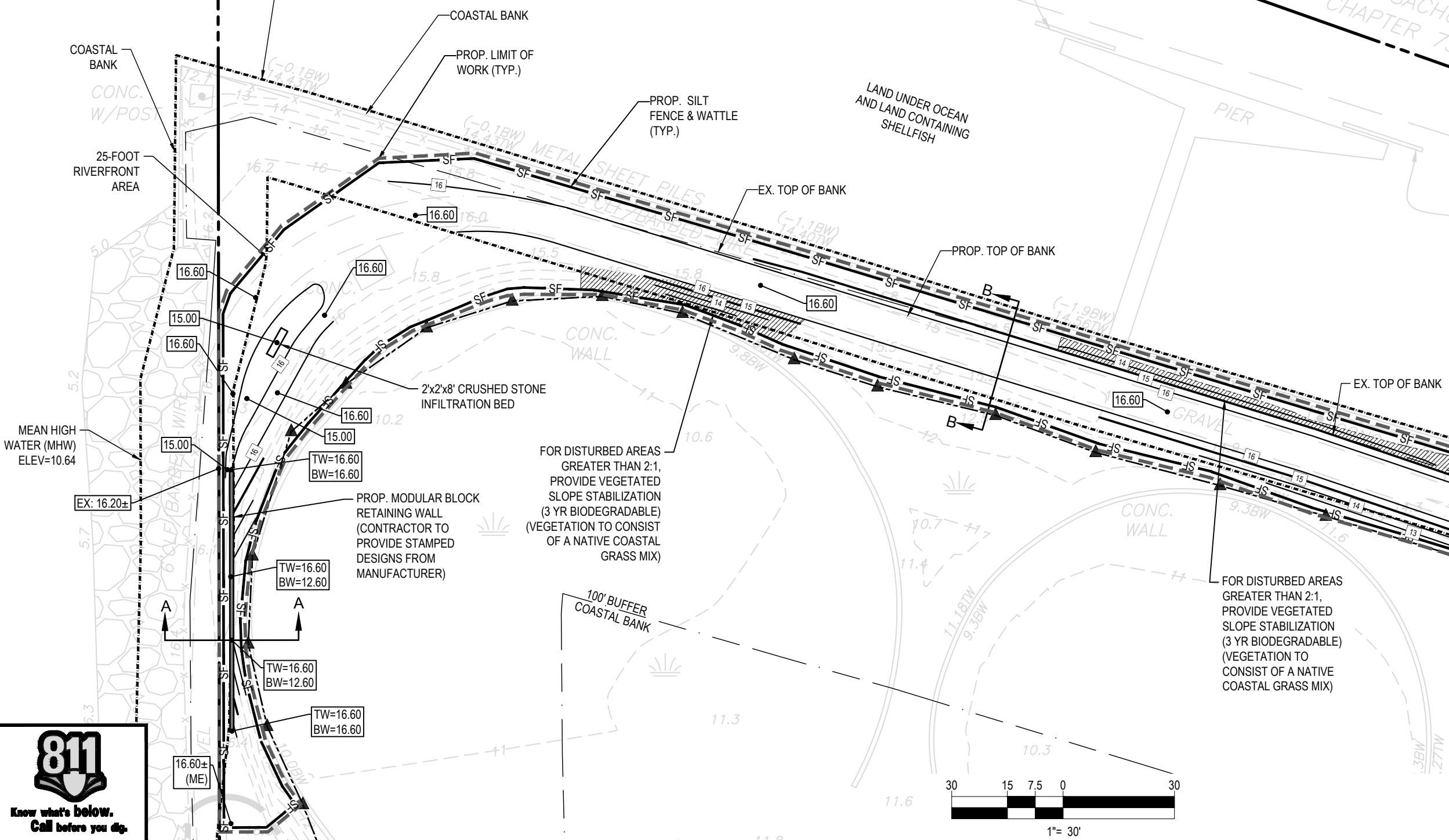




NOTE: REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING. SEEDING TO CONSIST OF A NATIVE COASTAL GRASS MIX.

S 70°33'34" E
425.65'±
CHELSEA CREEK

MEAN LOWER LOW WATER (MLLW) ELEV=0.74
MEAN LOW WATER (MLW) ELEV=1.08
MEAN HIGH WATER (MHW) ELEV=10.64
MEAN HIGHER HIGH WATER (MHHW) ELEV=11.09



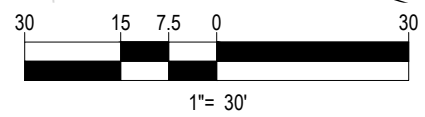
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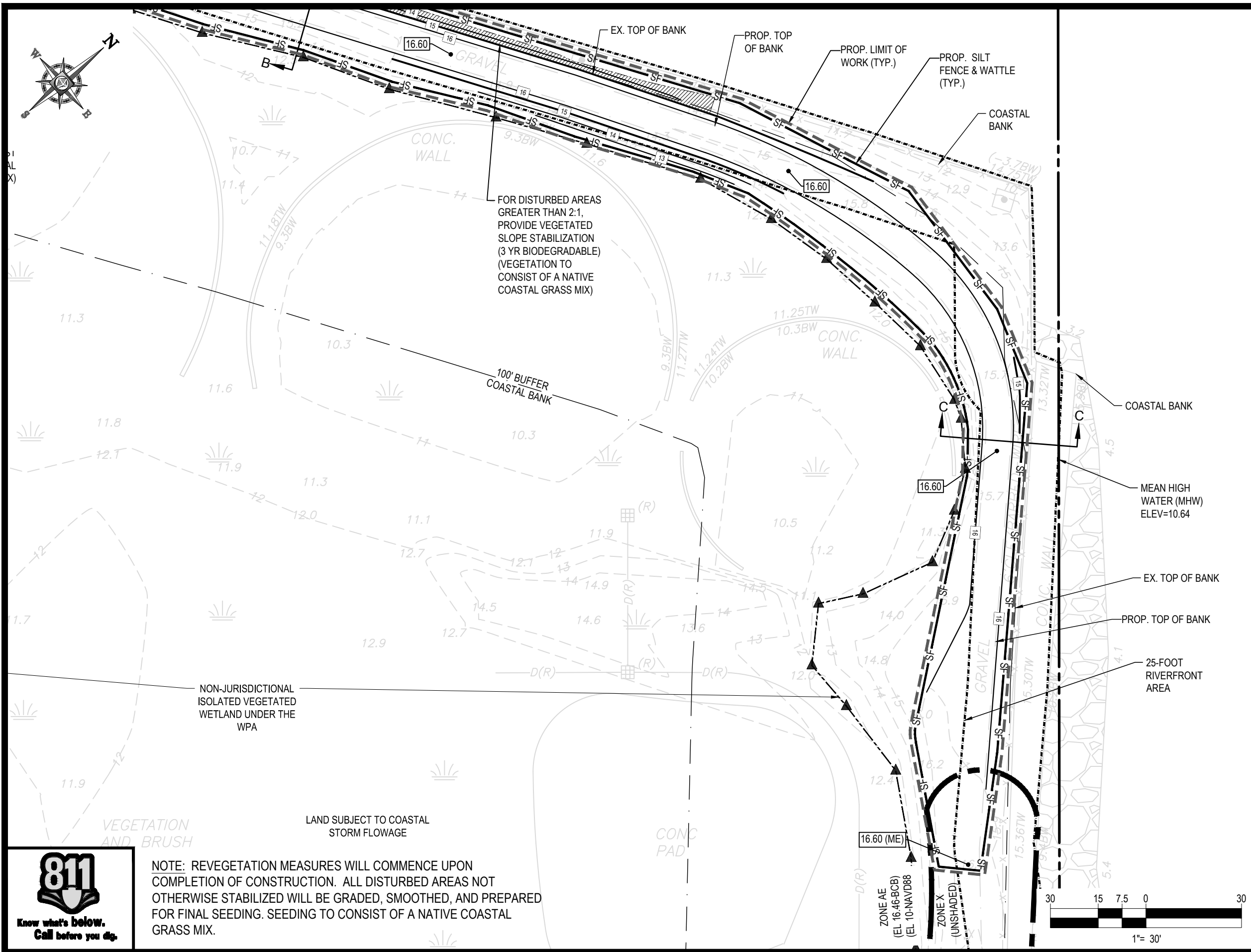
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BERM MAINTENANCE PLANS
FOR
EBCDC INC.
146 CONDOR STREET
EAST BOSTON, MA

GRADING & EROSION CONTROL PLAN A

SHEET NUMBER:
2
OF 6





S.P. MARTORANO
 REGISTERED PROFESSIONAL ENGINEER
 No. 45942
 MASS. REG. PROF. ENGINEER No. 45942

BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
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PROJECT No.: M171022
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BERM MAINTENANCE PLANS
 FOR
EBCDC INC.
 146 CONDOR STREET
 EAST BOSTON, MA

GRADING & EROSION CONTROL PLAN B
 SHEET NUMBER:
 3
 OF 6

811
 Know what's below.
 Call before you dig.

NOTE: REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING. SEEDING TO CONSIST OF A NATIVE COASTAL GRASS MIX.

EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE NOTED ON PLANS.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, SLOPES WILL BE SEEDDED WITH A NATIVE COASTAL GRASS MIX. SEEDING RATE IS 1.03 LBS PER 1,000 SF.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

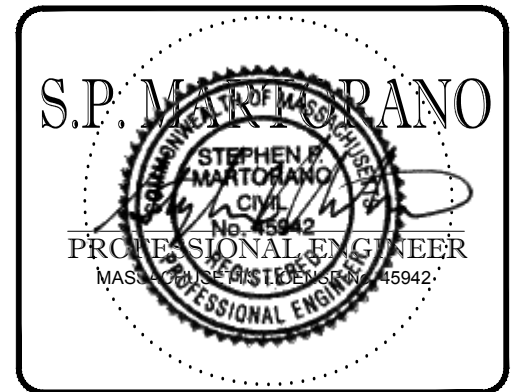
EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.

- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 2:1	PROVIDE VEGETATED SLOPE STABILIZATION (3 YR BIODEGRADABLE)	

*A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
 ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.



REVISIONS			
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BERM MAINTENANCE PLANS

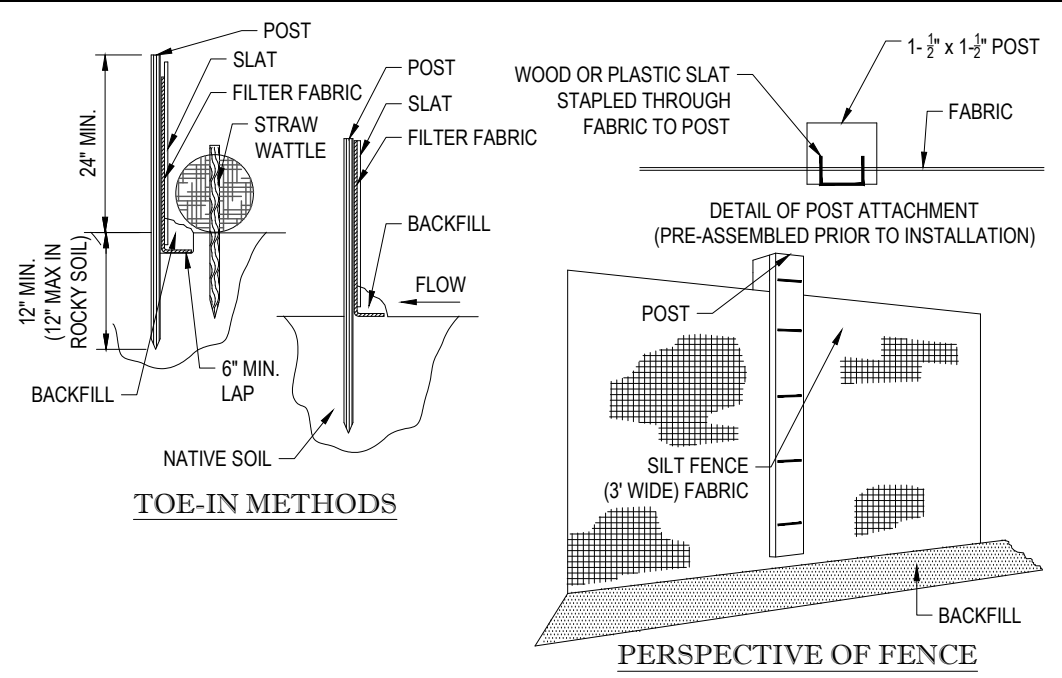
FOR

EBCDC INC.

146 CONDOR STREET
 EAST BOSTON, MA

SOIL EROSION CONTROL NOTES & DETAIL SHEET

SHEET NUMBER:
 4
 OF 6



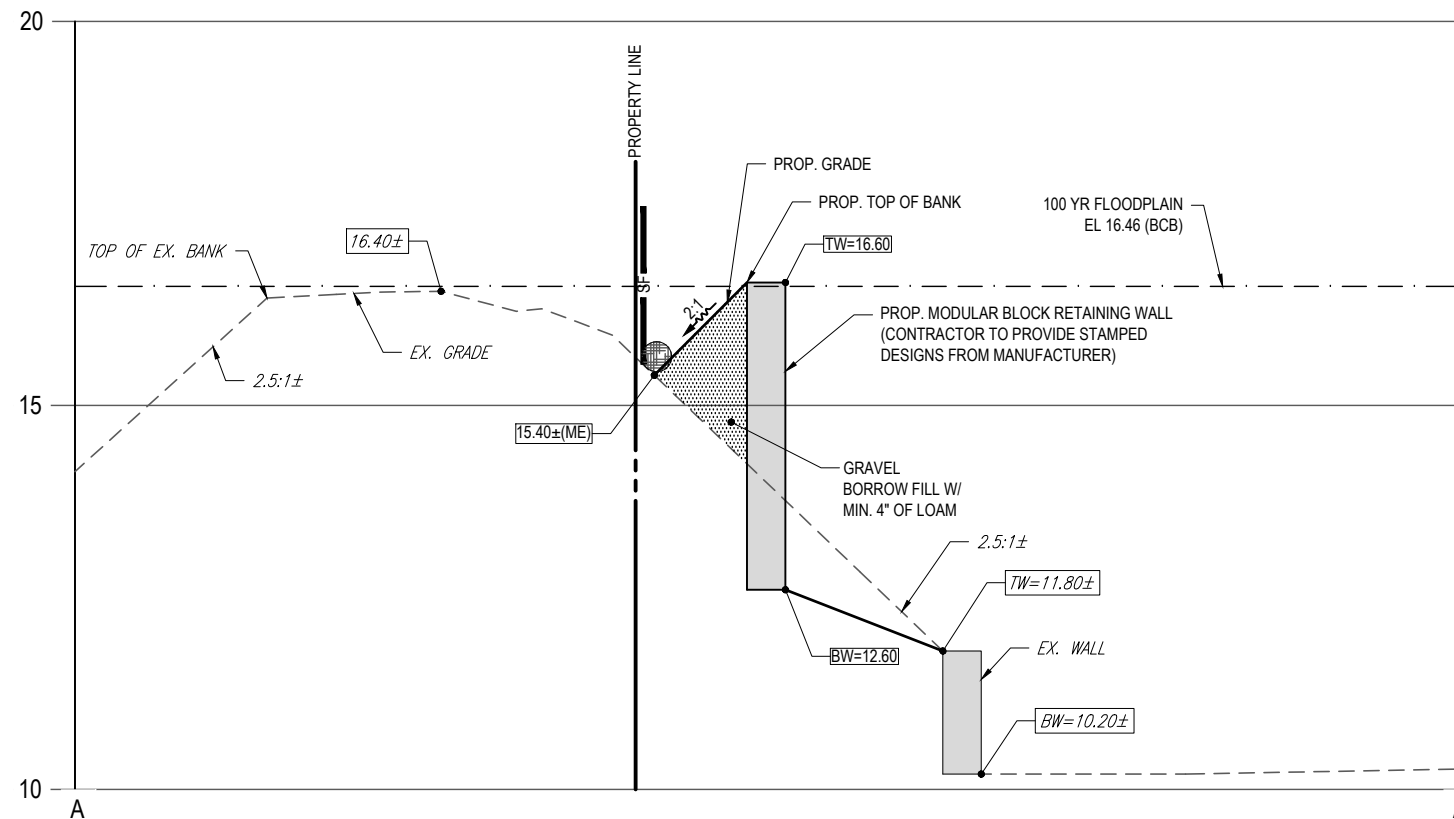
INSTALLATION:

- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
- UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP- ING FILL AT THE BASE.

TYP. SILTATION FENCE DETAIL

N.T.S.

12. WETLANDS WILL BE PROTECTED W/ SILT FENCE INSTALLED AT THE EDGE OF THE

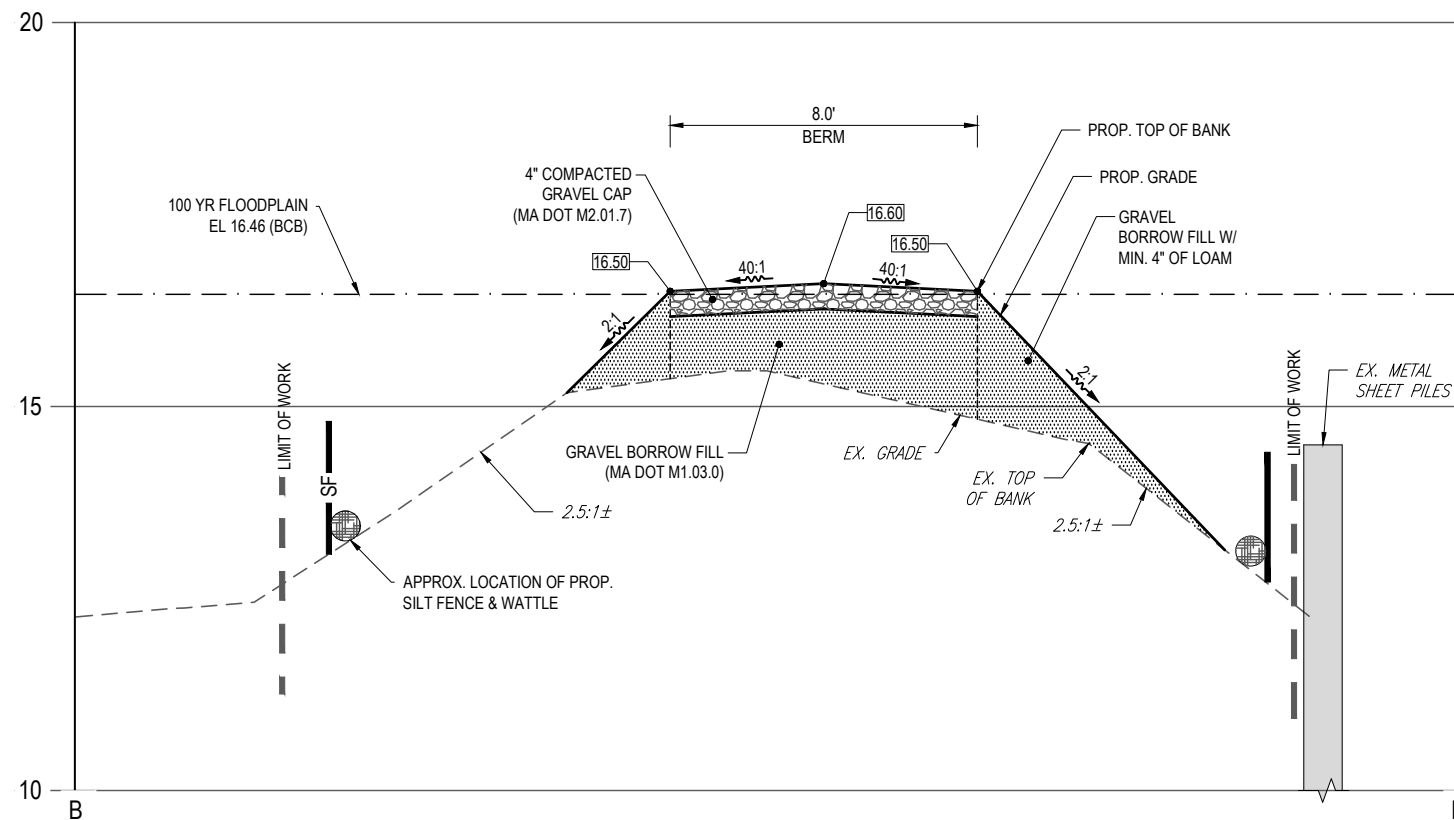


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NOTE:
ZONE AE
(EL 16.46-BCB)
(EL 10-NAVD88)

SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=2.5'

BERM MAINTENANCE CROSS SECTION A-A

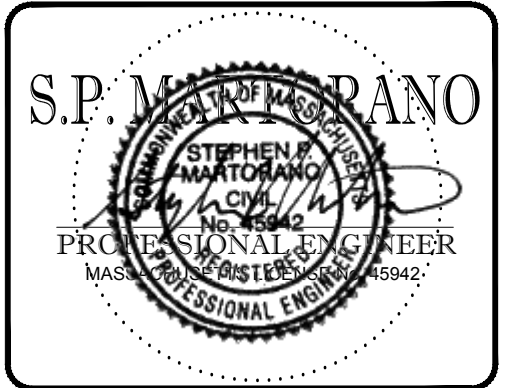


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NOTE:
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(EL 16.46-BCB)
(EL 10-NAVD88)

SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=2.5'

BERM MAINTENANCE CROSS SECTION B-B

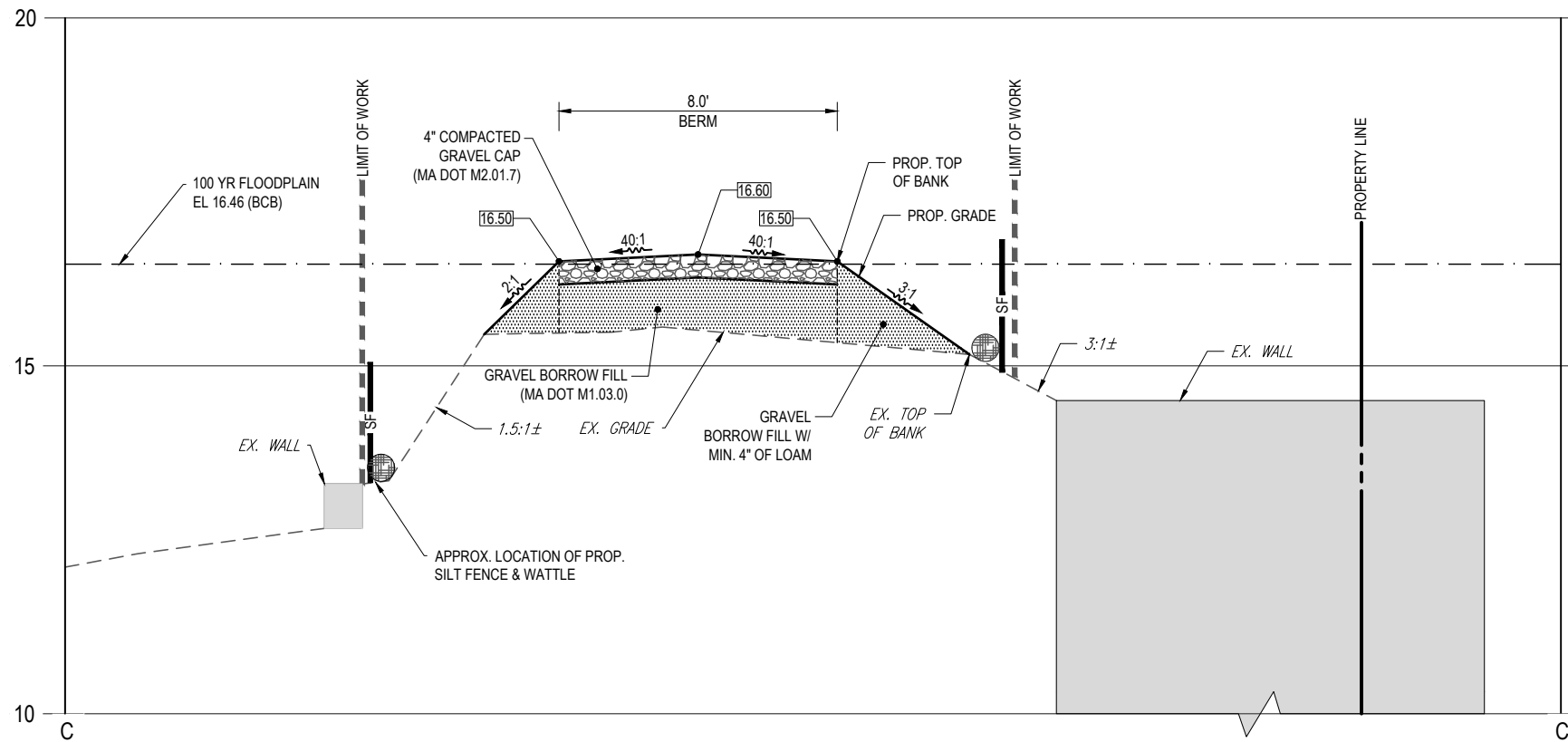


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BERM MAINTENANCE PLANS
FOR
EBCDC INC.
146 CONDOR STREET
EAST BOSTON, MA

CONSTRUCTION DETAILS SHEET
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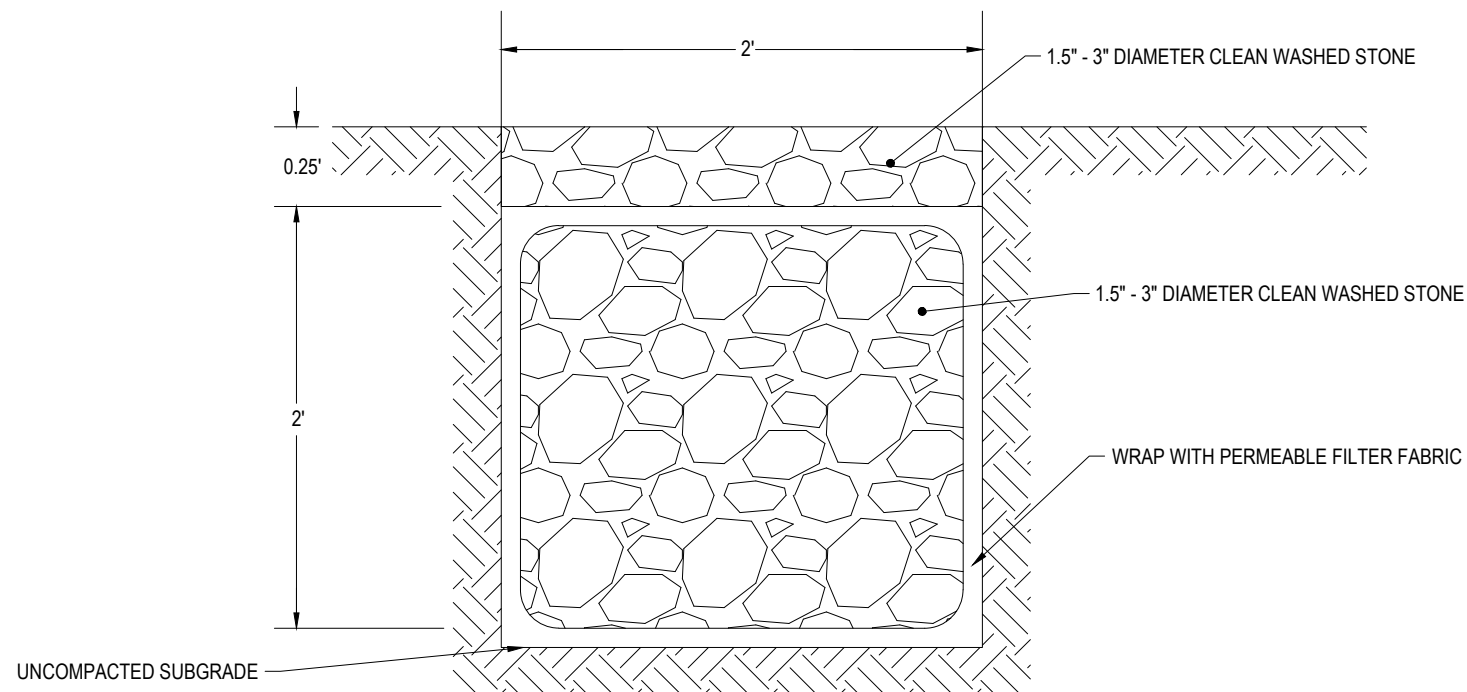


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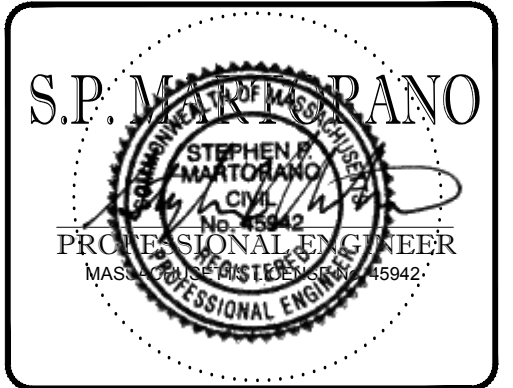
SCALE:
HORIZONTAL: 1"=5'
VERTICAL: 1"=2.5'

BERM MAINTENANCE CROSS SECTION C-C



INFILTRATION BED DETAIL

N.T.S.



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146 CONDOR STREET
EAST BOSTON, MA

CONSTRUCTION DETAILS SHEET
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