

NOTICE OF INTENT

**Pink Taco Boston
374 Congress Street**

**Parcel 0602646010
Boston, Massachusetts**

**May 17, 2019
*Revised May 24, 2019***

Applicant:

PT Opco, LLC c/o Xperience Restaurant Group
5660 Katella Avenue, Suite 200
Cypress, CA 90630

Owner:

T-C Fort Point Creative Exchange, LLC c/o CBRE
99 High Street, Suite 801
Boston, MA 02110

Prepared By:

Bohler Engineering
45 Franklin Street, Floor 5
Boston, MA 02110

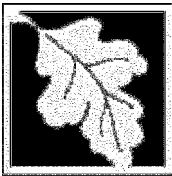
Project No. M181009

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NOTICE OF INTENT (FORM 3)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

Important:

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



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

A. General Information

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

374 Congress Street
a. Street Address

Boston
b. City/Town

02110
c. Zip Code

42.350131
d. Latitude

-71.047454
e. Longitude

0602646010
g. Parcel /Lot Number

f. Assessors Map/Plat Number

2. Applicant:

Ned
a. First Name

Algeo
b. Last Name

PT Opco, LLC c/o Xperience Restaurant Group
c. Organization

5660 Katella Avenue
d. Street Address

Cypress
e. City/Town

CA
f. State

09630
g. Zip Code

562-346-1274
h. Phone Number

Ned.Algeo@xperiercerg.com
j. Email Address

i. Fax Number

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

Bruce
a. First Name

Clifford
b. Last Name

T-C Fort Point Creative Exchange, LLC c/o CBRE
c. Organization

99 High Street, Suite 801
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

617-357-8211
h. Phone Number

Bruce.Clifford@cbre.com
j. Email address

i. Fax Number

4. Representative (if any):

Mark
a. First Name

Wixted
b. Last Name

Bohler Engineering
c. Company

45 Franklin Street, 5th Floor
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

617-849-8060
h. Phone Number

mwixted@bohlereng.com
j. Email address

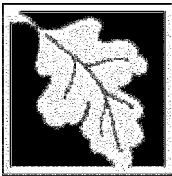
i. Fax Number

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

\$500.00
a. Total Fee Paid

\$237.50
b. State Fee Paid

\$262.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Renovation of existing building to accommodate a new restaurant with a proposed overhanging canopy and patio seating area with work being restricted to the limits of the existing property line.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

55966

c. Book

b. Certificate # (if registered land)

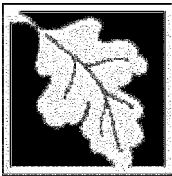
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d. Page Number

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

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

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



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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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

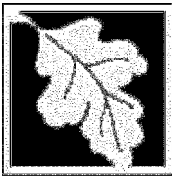
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

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

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



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

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

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

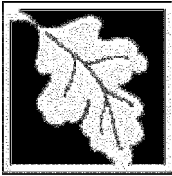
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	+/- 2,350	

	1. square feet	
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

- 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 1, 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*

- 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

- 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
836 South Rodney French Blvd.
New Bedford, MA 02744
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.

See plan list, attached

a. Plan Title

Bohler Engineering

Mark Wixted, P.E.

b. Prepared By

c. Signed and Stamped by

4/26/19

1"=10'

d. Final Revision Date

e. Scale

See plan list, attached

4/26/19

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:

301243

04/25/2019

2. Municipal Check Number

3. Check date

301242

04/25/2019

4. State Check Number

5. Check date

PT Opco, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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Provided by MassDEP:

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F. Signatures and Submittal Requirements

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

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

	5/3/19
1. Signature of Applicant	2. Date
	5/3/19
3. Signature of Property Owner (if different)	4. Date
	5/6/19
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

CITY OF BOSTON CHECKLIST

Checklist for Filing a Notice of Intent with Boston Conservation Commission

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission staff: 617-635-3850 (cc@boston.gov).

To the Conservation Commission:

- Eight copies (a signed original and 7 copies) of a completed Notice of Intent (WPA Form 3)
 - Eight copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones.
 - Eight copies of an 8 ½" x 11" section of the USGS quadrangle map of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
 - (If applicable) Eight copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
 - Determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the Natural Heritage & Endangered Species Program have the maps necessary to make this determination.
 - (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
 - (If applicable) Eight hard copies of the Checklist for Stormwater Report
 - Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
 - Any photographs related to the project representing the wetland resource areas.
 - A project narrative describing the following: a brief overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts.
 - Abutters List, Affidavit of Service and Abutter Notification, filed concurrently with the Notice of Intent.
- N/A* (If applicable) Eight copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission.
- Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents.**



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.

* Not Applicable - Scope of work does not include new buildings.

Updated 1/14/19

FILING FEE DOCUMENTATION

- **Copy of Wetland Fee Transmittal Form**
- **Copy of Check for DEP Filing Fee (State Share)**
- **Copy of Check for City of Boston Filing Fee**



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:

374 Congress Street Boston
 a. Street Address b. City/Town
 301242 \$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Ned Algeo
 a. First Name b. Last Name
 PT Opco, LLC c/o Xperience Restaurant Group
 c. Organization
 5660 Katella Avenue, Suite 200
 d. Mailing Address
 Cypress CA 09630
 e. City/Town f. State g. Zip Code
 562-346-1274 Ned.Algeo@xperiercerg.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Bruce Clifford
 a. First Name b. Last Name
 T-C Fort Point Creative Exchange, LLC c/o CBRE
 c. Organization
 99 High Street, Suite 801
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 617-357-8211 Bruce.Clifford@cbre.com
 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).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Patio Construction - Category 2J	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

1366363	Commonwealth of Massachusetts		DATE 04/25/2019	CHECK NUMBER	301242
INVOICE #	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
04252019	04/25/2019		262.50	0.00	262.50
NET TOTAL					262.50

DO NOT CASH IF THIS DOCUMENT DOES NOT HAVE A LARGE FAINT IMAGE OF THE "SECURE DOCUMENT" SHIELD OVER A FADING PATTERN OF THE WORDS "SECURE DOCUMENT".

PT OPCO, LLC
 5660 KATELLA AVE., SUITE 200
 CYPRESS, CA 90630

Wells Fargo Bank, N.A.

11-24 / 1210
 4460626310

DATE
 04/25/2019

CHECK NUMBER
 301242

PAY Two Hundred Sixty-Two Dollars And Fifty Cents*****

AMOUNT
 \$262.50

TO THE ORDER OF
Commonwealth of Massachusetts
P.O Box 4062
Boston, MA 02211



NOT VALID AFTER 180 DAYS

⑈ 301242 ⑈ ⑆ 121000248 ⑆ 4460626310 ⑈

1365646	City of Boston		DATE 04/25/2019	CHECK NUMBER	301243
INVOICE #	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
04252019	04/25/2019		1,500.00	0.00	1,500.00
NET TOTAL					1,500.00

DO NOT CASH IF THIS DOCUMENT DOES NOT HAVE A LARGE FAINT IMAGE OF THE "SECURE DOCUMENT" SHIELD OVER A FADING PATTERN OF THE WORDS "SECURE DOCUMENT".

PT OPCO, LLC
 5660 KATELLA AVE., SUITE 200
 CYPRESS, CA 90630

Wells Fargo Bank, N.A.

11-24 / 1210
 4460626310

DATE
 04/25/2019

CHECK NUMBER
 301243

PAY One Thousand Five Hundred Dollars And Zero Cents*****

AMOUNT
 \$1,500.00

TO THE
 ORDER
 OF

City of Boston
 One City Hall Square, Rm. 709
 Boston, MA 02201

NOT VALID AFTER 180 DAYS

⑈ 301243⑈ ⑆ 121000248⑆ 4460626310⑈

ABUTTER'S LIST

AFFADAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Mark Wixted, hereby certify, under the pains and penalties of perjury that on May 10, 2019 Bohler Engineering MA, LLC provided notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed with the Boston Conservation Commission under the Massachusetts Wetlands Protection Act by PT Opco, LLC c/o Xperience Restaurant Group on May 1, 2019, for the work associated with the proposed patio seating and building entryway area (\pm 2,350-square feet) and overhanging building canopy at 374 Congress Street, Boston, MA 02110.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Signature – Mark Wixted, P.E.



Date

Notification to Abutters under the Massachusetts Wetlands Protection Act

This notification is being provided to correct the hearing date to Wednesday, June 5th @ 6:00 PM.

Pursuant to the requirements of The Massachusetts Wetlands Protection Act, MGL Chapter 131, Section 40 (WPA) you are hereby notified of the following:

The Applicant, PT Opco, LLC c/o Xperience Restaurant Group, has filed a Notice of Intent (NOI) with the Boston Conservation Commission seeking approval for a proposed patio seating area located at a portion of 374 Congress Street in Boston, Massachusetts (the Project).

Portions of the Project will occur within or near Areas Subject to Protection under the WPA identified as Land Subject to Coastal Storm Flowage (LSCSF).

Information regarding the NOI may be obtained by calling the Boston Environment Department at (617) 635-3850. The NOI may be viewed at the Environment Department, Boston City Hall, Room 709, Boston, MA 02201. You may also call Mark Wixted at (617) 849-8040, Monday through Friday between 9:00 AM and 5:00 PM, with questions or to arrange to view the NOI.

Copies of the NOI may be obtained by calling Mark Wixted at (617) 849-8040.

The Boston Conservation Commission will hold a public hearing on **Wednesday, June 5th @ 6:00 P.M.** in the Piemonte Room, Fifth Floor, One City Hall Square Boston, MA 02201 to consider the NOI filed by PT Opco, LLC c/o Xperience Restaurant Group to construct a new patio seating area at 374 Congress Street. For the most up to date information on the hearing time and location, please visit <https://www.boston.gov/public-notices>.

Information on the NOI and the Wetlands Protection Act may also be obtained by calling the Northeast Regional Office of the Massachusetts Department of Environmental Protection at (978) 694-3200.

Abutter Mailing List Generator --- City of Boston Assessing Department

Enter/Select a Street Name:

CITY HALL

[Find Addresses](#)

Click an Address to find a Parcel:



Enter a Parcel ID:

0602646010

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

Buffer Parameters:

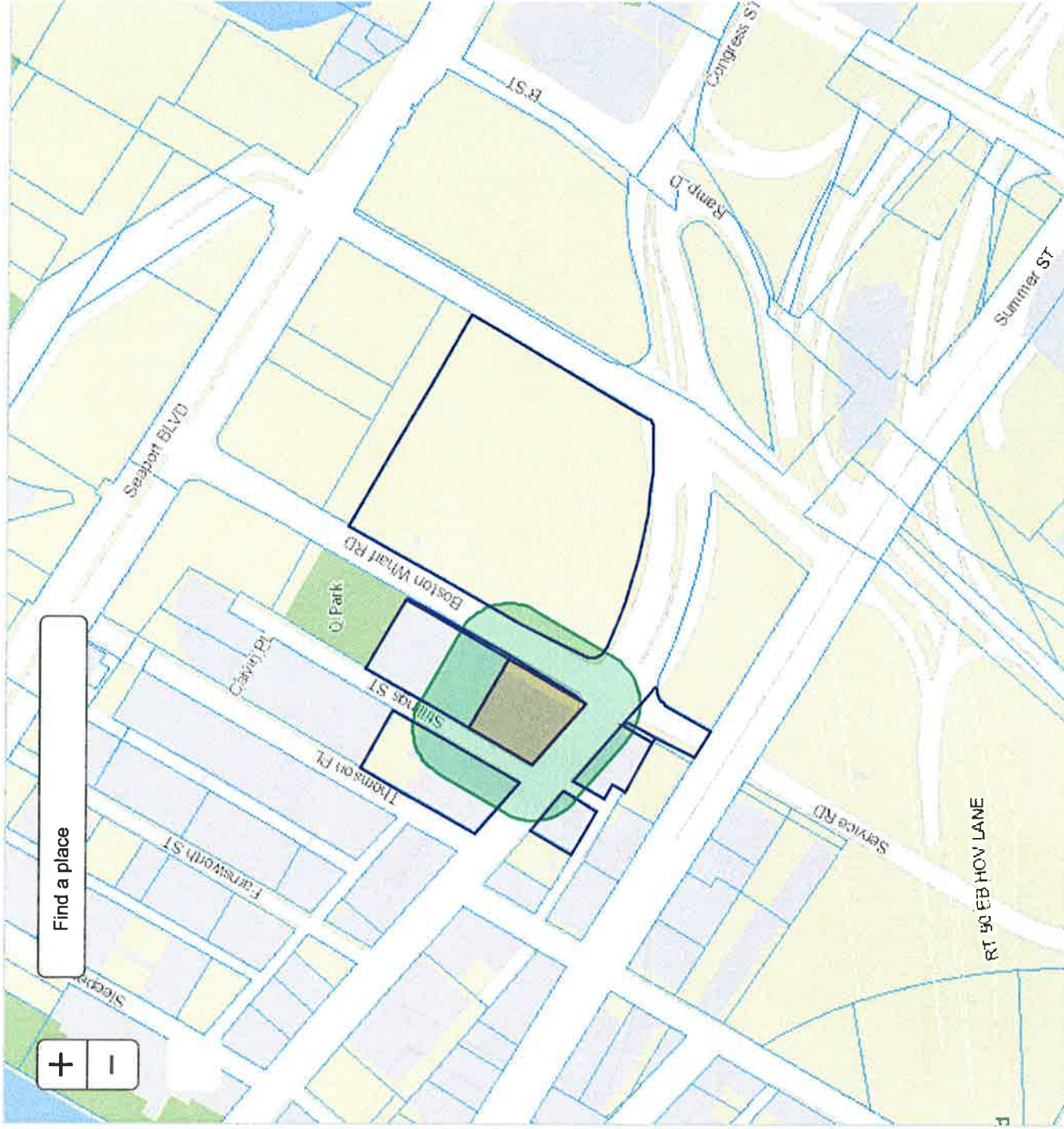
Distance: 100

Feet

[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.

Click [here](#) for an instruction to



374-382 CONGRESS ST - 06/02646/010

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
0602643060	SEAPORT L-4 TITLE HOLDER	SEAPORT L-4 TITLE HOLDER	33 BOYLSTON ST STE 3000	CHESTNUT HILL MA	02467	390 - 420 CONGRESS ST	BOSTON	02210
0602643061	SEAPORT L-4 TITLE HOLDER LLC	SEAPORT L-4 TITLE HOLDER LLC	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	02467	390- 420 CONGRESS ST	BOSTON	02210
0602646005	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	02467	BOSTON WHARF RD	BOSTON	02210
0602646010	T-C FORT POINT CREATIVE	T-C FORT POINT CREATIVE	99 HIGH ST STE 801	BOSTON MA	02110	374 CONGRESS ST	BOSTON	02210
0602648005	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	02467	BOSTON WHARF RD	BOSTON	02210
0602648010	MEPT SEAPORT 13 STILLINGS	MEPT SEAPORT 13 STILLINGS	7315 WISCONSIN AVE SUITE 20	BETHESDA MD	20814	22 BOSTON WHARF RD	BOSTON	02210
0602653010	NORWICH PARTNERS BOSTON LLC	NORWICH PARTNERS BOSTON LLC	ONE LAKESHORE CENTER	BRIDGEWATER MA	02324	368 CONGRESS ST	BOSTON	02210
0602686000	BECK FORT POINT CHANNEL LLC	BECK FORT POINT CHANNEL LLC	3 WITHROP CIRCLE	WESTON MA	02493	369 375 CONGRESS ST	SOUTH BOSTON	02127
0602687000	THREE- 81 CONGRESS ST LLC	THREE- 81 CONGRESS ST LLC	280 CONGRESS ST STE 1350	BOSTON MA	02210	381 389 CONGRESS ST	SOUTH BOSTON	02127
0602687100	THREE- 81 CONGRESS ST LLC	THREE- 81 CONGRESS ST LLC	280 CONGRESS ST STE 1350	BOSTON MA	02210	BOSTON WHARF RD	SOUTH BOSTON	02127
0602766005	COMMONWEALTH OF MASS	COMMONWEALTH OF MASS	SUMMER ST	S BOSTON MA	02127	BOSTON WHARF RD	SOUTH BOSTON	02127

A TRUE COPY
 CITY OF BOSTON
 BOARD OF ASSESSORS

Phuong Giang 4/24/19
 EXECUTIVE SECRETARY

PROJECT DESCRIPTION

1. Introduction

On behalf of the Applicant, Bohler Engineering is pleased to submit a Notice of Intent (NOI) for proposed work located at 374 Congress Street in Boston, MA.

This Notice of Intent (NOI) is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its implementing regulations, and 310 CMR 10.00. The entire parcel is located within the coastal 100-year floodplain, as such, the activities associated with the construction of the Project will be located within the coastal 100-year floodplain, which is Land Subject to Coastal Storm Flowage per 310 CMR 10.04.

PT OpcO, LLC c/o Xperience Restaurant Group proposes to construct a 2,350-square foot patio seating and building entryway canopy on the property located at 374 Congress Street. The existing conditions at the project site consist of a building (existing to remain) and an impervious paved parking lot fronting Boston Wharf Road. Existing utility systems will be retained and protected and the patio will consist of a permeable paver system complying with BWSC stormwater requirements.

Indirect impacts from stormwater discharges are to be mitigated through the use of sedimentation and erosion control measures during construction. A Drainage Summary detailing the compliance with the MassDEP regulations is provided in Appendix A.

2. Wetland Resource Areas

2.1 Resource Area Evaluation

The entire site is located within the coastal 100-year floodplain per FEMA map panel 25025C00081J, published March 16, 2016, at elevation 10 (NAVD88). Per Boston City Base, the 100-year floodplain is located at elevation 16.46 feet. The site was surveyed by Control Point Associates in May 2018. The 100-year floodplain in this area is Land Subject to Coastal Storm Flowage.

2.2 Regulated Area Impacts

The project proposes improvements within the coastal 100-year floodplain. Impacts will include establishing erosion control measures, grading, patio seating area construction and overhanging building canopy construction. Reference the Site Development Plans provided in Attachment A for a full depiction of proposed activities. The erosion controls will mitigate indirect impacts from stormwater discharge during construction.

2.3 Rare Species and Habitats

There is no Priority Habitat or Estimated Habitat for rare or endangered species on site, according to the 14th edition of the Natural Heritage & Endangered Species (NHESP) Atlas, available on MassGIS.

3. Description of Work Located in Jurisdictional Area

Work proposed in Land Subject to Coastal Storm Flowage (LSCSF) includes construction of a new patio seating area and overhanging building canopy. The new patio area will consist of a permeable paver infiltration system that will manage stormwater runoff by capturing and infiltrating the first one (1) inch of design storm volume in accordance with BWSC standards. The permeable paver system will result in an improvement of the existing impervious paved parking lot as the proposed system will generate less runoff by infiltrating rainwater at the source. Conservatively, a stormwater model was performed with the assumption that the proposed surface is impervious and the runoff will be captured and retained in the stone base under the pavers. A summary of the peak runoff rates is provided below and detailed calculations are provided in Appendix A. The proposed construction will not result in an increase impervious area.

Table 1: Design Point Peak Runoff Rate Summary*

Point of Analysis	2-Year Storm			10-Year Storm			25-Year Storm			100-Year Storm		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
DP1	0.16	0.16	0.00	0.26	0.26	0.00	0.32	0.32	0.00	0.42	0.42	0.00

**Flows are represented in cubic feet per second (cfs)*

The proposed permeable paver system will be maintained in accordance with the Operation and Maintenance plan included in Appendix A. Permeable paver areas shall be vacuumed twice per year at a minimum to remove sediment and organic debris. Vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, and during fall cleanup to remove dead leaves. The Owner / Lessee will monitor all areas and remove sediments as necessary, considering both annual necessity and the need for more frequent cleaning during construction. Check for standing water on the surface of the pavement after a rain event. If standing water remains within 30 minutes after rainfall has ended, pavement cleaning is recommended.

4. Summary

The jurisdictional resource area applicable to this project is the 100-year floodplain (Land Subject to Coastal Storm Flowage), per the Wetland Protection Act. All proposed work is located within the jurisdictional area, which includes the construction of a permeable paver patio seating area fronting Boston Wharf Road, a proposed overhanging building canopy, grading, and establishing erosion control measures. The Project has been designed in accordance with the Wetlands Protection Act regulations.

During construction, appropriate BMPs will be installed, including erosion control barriers and inlet protection. Impacts to the stormwater management system are further described in Appendix A, the Drainage Summary.

APPENDIX A

DRAINAGE SUMMARY



May 17, 2019

Boston Conservation Commission
Boston City Hall
1 City Hall Square, Room 709
Boston, MA 02201
Attn: John Sullivan, Chairmain
C/O Amelia Croteau, Executive Secretary

Re: Notice of Intent Application Package
Pink Taco Boston
374 Congress Street
Boston, MA

Dear Chairman Sullivan:

On behalf of PT Opco, LLC c/o Xperience Restaurant Group, the Applicant, Bohler Engineering is pleased to submit a copy of the Project's stormwater checklist to the Notice of Intent Application for the Pink Taco Boston located at 374 Congress Street in Boston, MA. The proposed work is a redevelopment, and does not alter the existing drainage patterns or the existing stormwater system. The Project complies with the MassDEP Stormwater Management Standards as a redevelopment project.

Standard 1: There are no new untreated discharges.

Standard 2: The proposed project is a redevelopment and in land subject to coastal storm flowage. There will be no increase in peak stormwater runoff rates. The permeable paver system will manage stormwater runoff from the area.

Standard 3: There is no increase in impervious area as compared to existing conditions. The post-construction groundwater recharge conditions will be managed by implementing a permeable paver system that has been sized to capture and infiltrate 1-inch of runoff from the patio area, in accordance with BWSC requirements, to help improve both the quality and quantity of stormwater runoff generated from the site. During larger, less frequent storm events, overflow from the permeable paver infiltration system will occur via sheet flow from the patio area, replicating existing conditions. The project complies with this standard to the maximum extent practicable.

Standard 4: The post-construction TSS conditions will remain unchanged upon pre-construction conditions as no increase in impervious area is proposed.

Standard 5: The proposed project is not considered to be a "Land Use with Higher Potential Pollutant Loads" (LUHPPL).

Standard 6: The project is not located within any environmentally critical areas.

Standard 7: As described in this letter, this project qualifies as a redevelopment and meets all standards to the maximum extent practicable.



Standard 8: The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project, including inlet protection to filter stormwater discharges.

Standard 9: An Operation and Maintenance (O&M) Plan for this site has been prepared and included in the Notice of Intent.

Standard 10: No illicit discharges will be created as part of the site construction in the area in question.

If you have any questions, please do not hesitate to contact me at (617) 849-8040.

Sincerely,

Mark Wixted, P.E.
BOHLER ENGINEERING

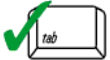
cc: Ned Algeo, PT Opco, LLC c/o Xperience Restaurant Group
File: M181009



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



Mark M. Wixted 5/14/2019
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): Permeable paver infiltration system

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.

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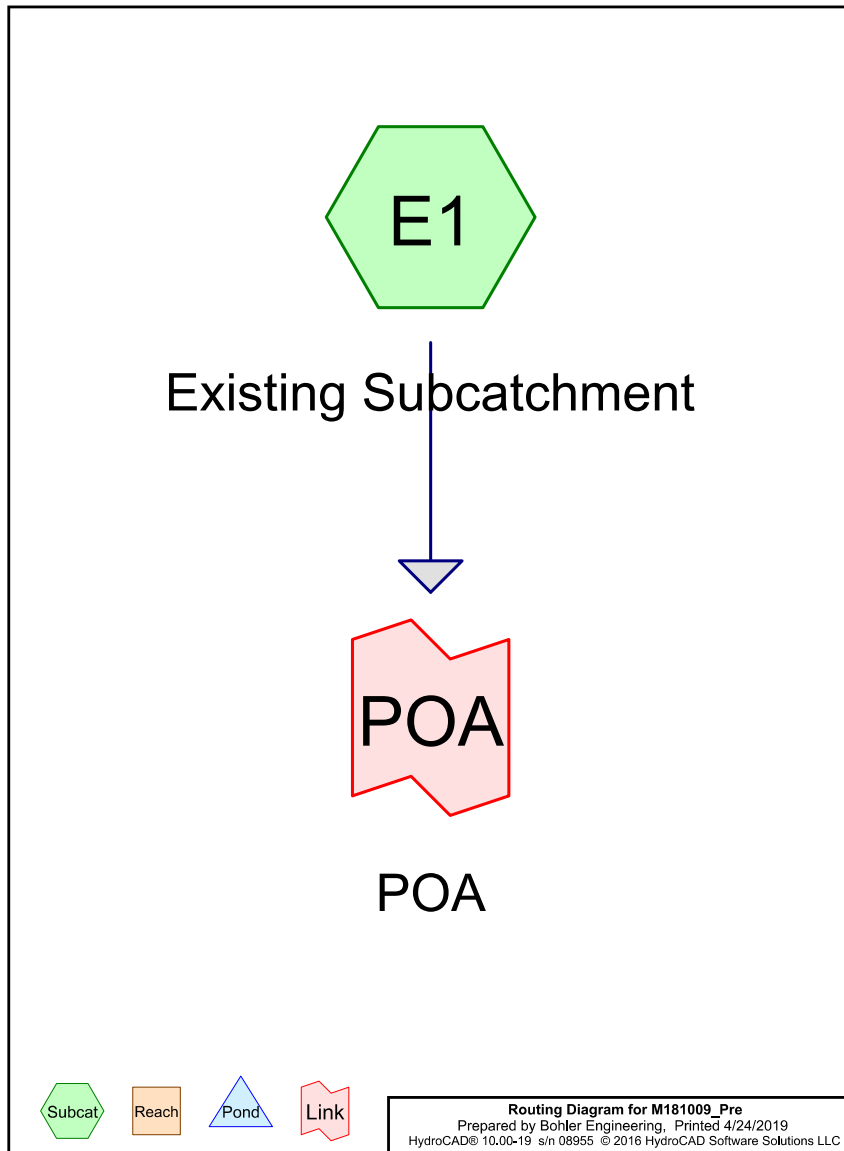
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.054	98	Paved parking, HSG C (E1)
0.054	98	TOTAL AREA



Routing Diagram for M181009_Pre
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M181009_Pre

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Type III 24-hr 2-Year Rainfall=3.22"

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Summary for Subcatchment E1: Existing Subcatchment

Runoff = 0.16 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 2.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.22"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Link POA: POAInflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 2.99" for 2-Year event
Inflow = 0.16 cfs @ 12.09 hrs, Volume= 0.013 af
Primary = 0.16 cfs @ 12.09 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type III 24-hr 10-Year Rainfall=5.09"

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Summary for Subcatchment E1: Existing Subcatchment

Runoff = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 4.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.09"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Link POA: POAInflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 4.85" for 10-Year event
Inflow = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af
Primary = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type III 24-hr 25-Year Rainfall=6.25"

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Summary for Subcatchment E1: Existing Subcatchment

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 0.027 af, Depth> 6.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.25"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Link POA: POA

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 6.01" for 25-Year event
 Inflow = 0.32 cfs @ 12.09 hrs, Volume= 0.027 af
 Primary = 0.32 cfs @ 12.09 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type III 24-hr 100-Year Rainfall=8.05"

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Summary for Subcatchment E1: Existing Subcatchment

Runoff = 0.42 cfs @ 12.09 hrs, Volume= 0.035 af, Depth> 7.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.05"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Link POA: POA

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 7.81" for 100-Year event
 Inflow = 0.42 cfs @ 12.09 hrs, Volume= 0.035 af
 Primary = 0.42 cfs @ 12.09 hrs, Volume= 0.035 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

M181009_POST

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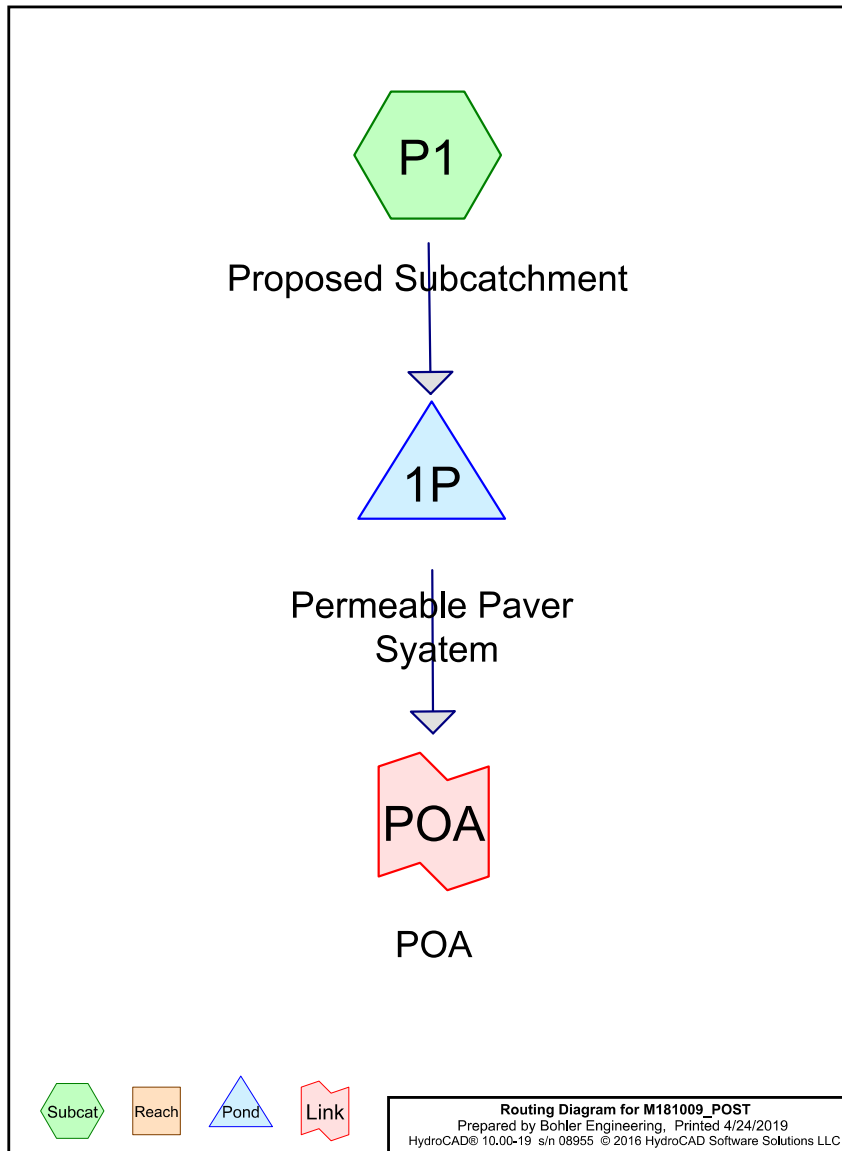
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.054	98	Paved parking, HSG C (P1)
0.054	98	TOTAL AREA



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Type III 24-hr 2-Year Rainfall=3.22"

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Page 3

Summary for Subcatchment P1: Proposed Subcatchment

Runoff = 0.16 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 2.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.22"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Permeable Paver Syatem

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 2.99" for 2-Year event
 Inflow = 0.16 cfs @ 12.09 hrs, Volume= 0.013 af
 Outflow = 0.01 cfs @ 10.65 hrs, Volume= 0.012 af, Atten= 94%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 10.65 hrs, Volume= 0.012 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 15.20' @ 13.92 hrs Surf.Area= 2,350 sf Storage= 261 cf

Plug-Flow detention time= 233.8 min calculated for 0.012 af (92% of inflow)
 Center-of-Mass det. time= 190.9 min (946.7 - 755.8)

Volume	Invert	Avail.Storage	Storage Description
#1	14.83'	472 cf	23.50'W x 100.00'L x 0.67'H Prismatic 1,574 cf Overall x 30.0% Voids
#2	15.50'	14 cf	23.50'W x 100.00'L x 0.60'H Prismatic Impervious 1,410 cf Overall x 1.0% Voids
		486 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	14.83'	0.170 in/hr Exfiltration over Surface area
#2	Primary	16.00'	100.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.01 cfs @ 10.65 hrs HW=14.84' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=14.83' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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Type III 24-hr 2-Year Rainfall=3.22"

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Summary for Link POA: POA

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth = 0.00" for 2-Year event
 Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type III 24-hr 10-Year Rainfall=5.09"

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Summary for Subcatchment P1: Proposed Subcatchment

Runoff = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 4.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.09"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Permeable Paver Syatem

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 4.85" for 10-Year event
 Inflow = 0.26 cfs @ 12.09 hrs, Volume= 0.022 af
 Outflow = 0.02 cfs @ 13.55 hrs, Volume= 0.014 af, Atten= 93%, Lag= 87.8 min
 Discarded = 0.01 cfs @ 9.20 hrs, Volume= 0.014 af
 Primary = 0.01 cfs @ 13.55 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 16.00' @ 13.55 hrs Surf.Area= 2,350 sf Storage= 484 cf

Plug-Flow detention time= 247.1 min calculated for 0.014 af (65% of inflow)
 Center-of-Mass det. time= 145.6 min (892.9 - 747.3)

Volume	Invert	Avail.Storage	Storage Description
#1	14.83'	472 cf	23.50'W x 100.00'L x 0.67'H Prismaoid 1,574 cf Overall x 30.0% Voids
#2	15.50'	14 cf	23.50'W x 100.00'L x 0.60'H Prismaoid Impervious 1,410 cf Overall x 1.0% Voids
		486 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	14.83'	0.170 in/hr Exfiltration over Surface area
#2	Primary	16.00'	100.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.01 cfs @ 9.20 hrs HW=14.84' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 13.55 hrs HW=16.00' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Weir Controls 0.00 cfs @ 0.05 fps)

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Type III 24-hr 10-Year Rainfall=5.09"

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Summary for Link POA: POA

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth = 0.12" for 10-Year event
 Inflow = 0.01 cfs @ 13.55 hrs, Volume= 0.001 af
 Primary = 0.01 cfs @ 13.55 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type III 24-hr 25-Year Rainfall=6.25"

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Summary for Subcatchment P1: Proposed Subcatchment

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 0.027 af, Depth> 6.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.25"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Permeable Paver Syatem

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 6.01" for 25-Year event
 Inflow = 0.32 cfs @ 12.09 hrs, Volume= 0.027 af
 Outflow = 0.22 cfs @ 12.30 hrs, Volume= 0.019 af, Atten= 31%, Lag= 12.9 min
 Discarded = 0.01 cfs @ 8.60 hrs, Volume= 0.014 af
 Primary = 0.21 cfs @ 12.30 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 16.01' @ 12.30 hrs Surf.Area= 2,350 sf Storage= 484 cf

Plug-Flow detention time= 198.2 min calculated for 0.019 af (71% of inflow)
 Center-of-Mass det. time= 103.6 min (847.7 - 744.1)

Volume	Invert	Avail.Storage	Storage Description
#1	14.83'	472 cf	23.50'W x 100.00'L x 0.67'H Prismaoid 1,574 cf Overall x 30.0% Voids
#2	15.50'	14 cf	23.50'W x 100.00'L x 0.60'H Prismaoid Impervious 1,410 cf Overall x 1.0% Voids
		486 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	14.83'	0.170 in/hr Exfiltration over Surface area
#2	Primary	16.00'	100.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.01 cfs @ 8.60 hrs HW=14.84' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.17 cfs @ 12.30 hrs HW=16.01' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Weir Controls 0.17 cfs @ 0.23 fps)

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Type III 24-hr 25-Year Rainfall=6.25"

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Summary for Link POA: POA

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth = 1.07" for 25-Year event
 Inflow = 0.21 cfs @ 12.30 hrs, Volume= 0.005 af
 Primary = 0.21 cfs @ 12.30 hrs, Volume= 0.005 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Type III 24-hr 100-Year Rainfall=8.05"

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Summary for Subcatchment P1: Proposed Subcatchment

Runoff = 0.42 cfs @ 12.09 hrs, Volume= 0.035 af, Depth> 7.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.05"

Area (sf)	CN	Description
2,350	98	Paved parking, HSG C
2,350		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Permeable Paver Syatem

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth > 7.81" for 100-Year event
 Inflow = 0.42 cfs @ 12.09 hrs, Volume= 0.035 af
 Outflow = 0.42 cfs @ 12.14 hrs, Volume= 0.026 af, Atten= 0%, Lag= 3.1 min
 Discarded = 0.01 cfs @ 7.60 hrs, Volume= 0.015 af
 Primary = 0.41 cfs @ 12.14 hrs, Volume= 0.011 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 16.01' @ 12.15 hrs Surf.Area= 2,350 sf Storage= 484 cf

Plug-Flow detention time= 154.3 min calculated for 0.026 af (75% of inflow)
 Center-of-Mass det. time= 68.3 min (809.0 - 740.7)

Volume	Invert	Avail.Storage	Storage Description
#1	14.83'	472 cf	23.50'W x 100.00'L x 0.67'H Prismatoid 1,574 cf Overall x 30.0% Voids
#2	15.50'	14 cf	23.50'W x 100.00'L x 0.60'H Prismatoid Impervious 1,410 cf Overall x 1.0% Voids
		486 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	14.83'	0.170 in/hr Exfiltration over Surface area
#2	Primary	16.00'	100.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Discarded OutFlow Max=0.01 cfs @ 7.60 hrs HW=14.84' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.37 cfs @ 12.14 hrs HW=16.01' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Weir Controls 0.37 cfs @ 0.30 fps)

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Type III 24-hr 100-Year Rainfall=8.05"

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Summary for Link POA: POA

Inflow Area = 0.054 ac, 100.00% Impervious, Inflow Depth = 2.52" for 100-Year event
 Inflow = 0.41 cfs @ 12.14 hrs, Volume= 0.011 af
 Primary = 0.41 cfs @ 12.14 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

STORMWATER OPERATION AND MAINTENANCE PLAN

*Pink Taco Boston
374 Congress Street
Boston, MA 02110*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*Ashling, Inc.
258 Elm Street, Suite 200
Somerville, MA 02144*

RESPONSIBLE PARTY POST CONSTRUCTION:

*T-C Fort Point Creative Exchange, LLC c/o CBRE
99 High Street, Suite 801
Boston, MA 02110*

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 Town/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 post development stormwater controls are to be operated 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. COMPONENT: Permeable Paver System

RESPONSIBILITY:

During Construction: General Contractor

Post Construction: Owner

ACTION: Vacuuming with a High Efficiency Vacuum Sweeper

FREQUENCY:

During Construction: As needed

Post Construction: Semi-annually, with sweeping scheduled in Spring & Fall

DESCRIPTION: Permeable paver areas shall be vacuumed twice per year at a minimum to remove sediment and organic debris. Vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, and during fall cleanup to remove dead leaves. The Owner / Lessee will monitor all areas and remove sediments as necessary, considering both annual necessity

and the need for more frequent cleaning during construction. Check for standing water on the surface of the pavement after a rain event. If standing water remains within 30 minutes after rainfall has ended, pavement cleaning is recommended.

BUDGET: \$500/year based on semi-annual sweepings post construction.

STORMWATER MANAGEMENT SYSTEM
POST-CONSTRUCTION INSPECTION REPORT

LOCATION:

*Pink Taco Boston
374 Congress Street
Boston, MA 02110*

RESPONSIBLE PARTY:

*T-C Fort Point Creative Exchange, LLC c/o CBRE
99 High Street, Suite 801
Boston, MA 02110*

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

LONG-TERM POLLUTION PREVENTION PLAN

*Pink Taco Boston
374 Congress Street
Boston, MA 02110*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*Ashling, Inc.
258 Elm Street, Suite 200
Somerville, MA 02144*

RESPONSIBLE PARTY POST CONSTRUCTION:

*T-C Fort Point Creative Exchange, LLC c/o CBRE
99 High Street, Suite 801
Boston, MA 02110*

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

- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Regular inspections and maintenance of Stormwater Management System as noted in the “O&M Plan”.
- Snow removal shall be the responsibility of the property owner. Snow shall not be plowed, dumped and/or placed in stormwater controls. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.

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 stormwater management system and its 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

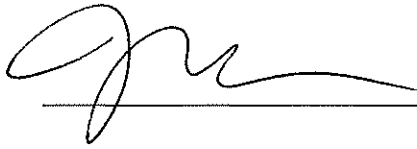
- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.
- Trash and other debris shall be removed from all areas of the site at least twice yearly.
- Plants shall be pruned as necessary.
- Pet waste shall be disposed of in accordance with local regulations. Pet waste shall not be disposed of in a storm drain or catch basin.
- Snow piles shall be located adjacent to or on pervious surfaces in upland areas. This will allow snow melt water to filter in to the soil, leaving behind sand and debris which can be removed in the springtime.
- In no case shall snow be disposed of or stored in resource areas (wetlands, floodplain, streams or other water bodies).
- If necessary, stockpiled snow will be removed from the Site and disposed of at an off-site location in accordance with all local, state and federal regulations.
- The amount of sand and deicing chemicals shall be kept at the minimum amount required to provide safe pedestrian and vehicle travel.

- Deicing chemicals are recommended as a pretreatment to storm events to minimize the amount of applied sand.
- Sand and deicing chemicals should be stockpiled under covered storage facilities that prevent precipitation and adjacent runoff from coming in contact with the deicing materials. Stockpile areas shall be located outside resource areas.
- Deliveries shall be monitored by owner or owner's representative to ensure proper delivery and in the event that a spillage occurs it shall be contained and cleaned up immediately in accordance with the spill prevention program for the project.
- Recycle materials whenever possible. Provide separate containers for recycle materials. Recycling products will be removed by a certified waste hauler.

ILLICIT DISCHARGE STATEMENT

Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:



Name & Title

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 MADEP 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 _____

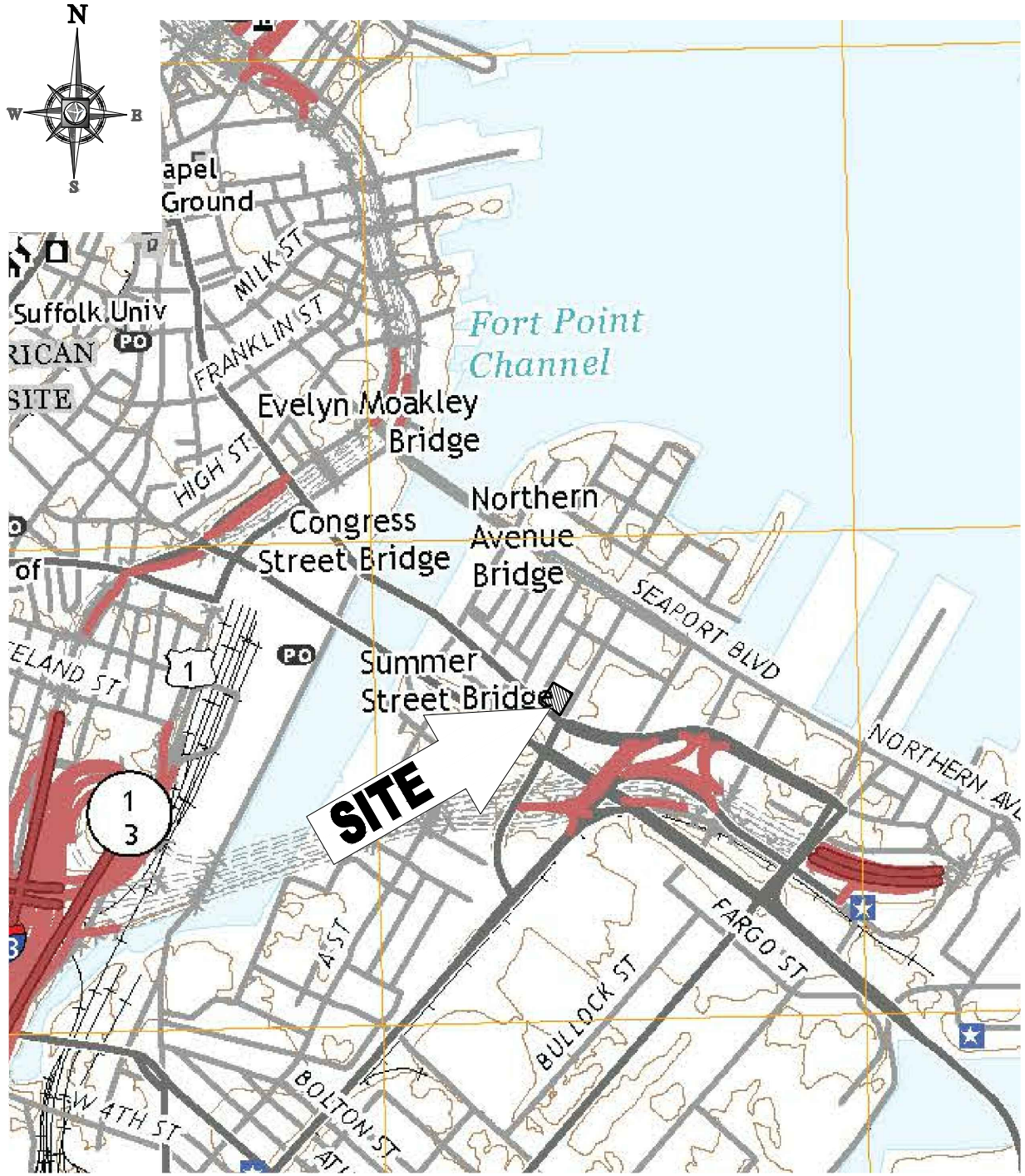
Procedures, method, and precautions instituted to prevent a similar occurrence from recurring: _____

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

APPENDIX B

USGS MAP



SCALE: 1" = 1,000'

PROJECT:

USGS MAP

SOURCE: 2018 USGS BOSTON SOUTH QUADRANGLE
 MASSACHUSETTS 7.5-MINUTE SERIES
 DATE: 5/1/19
 374 CONGRESS STREET
 BOSTON, MA 02110



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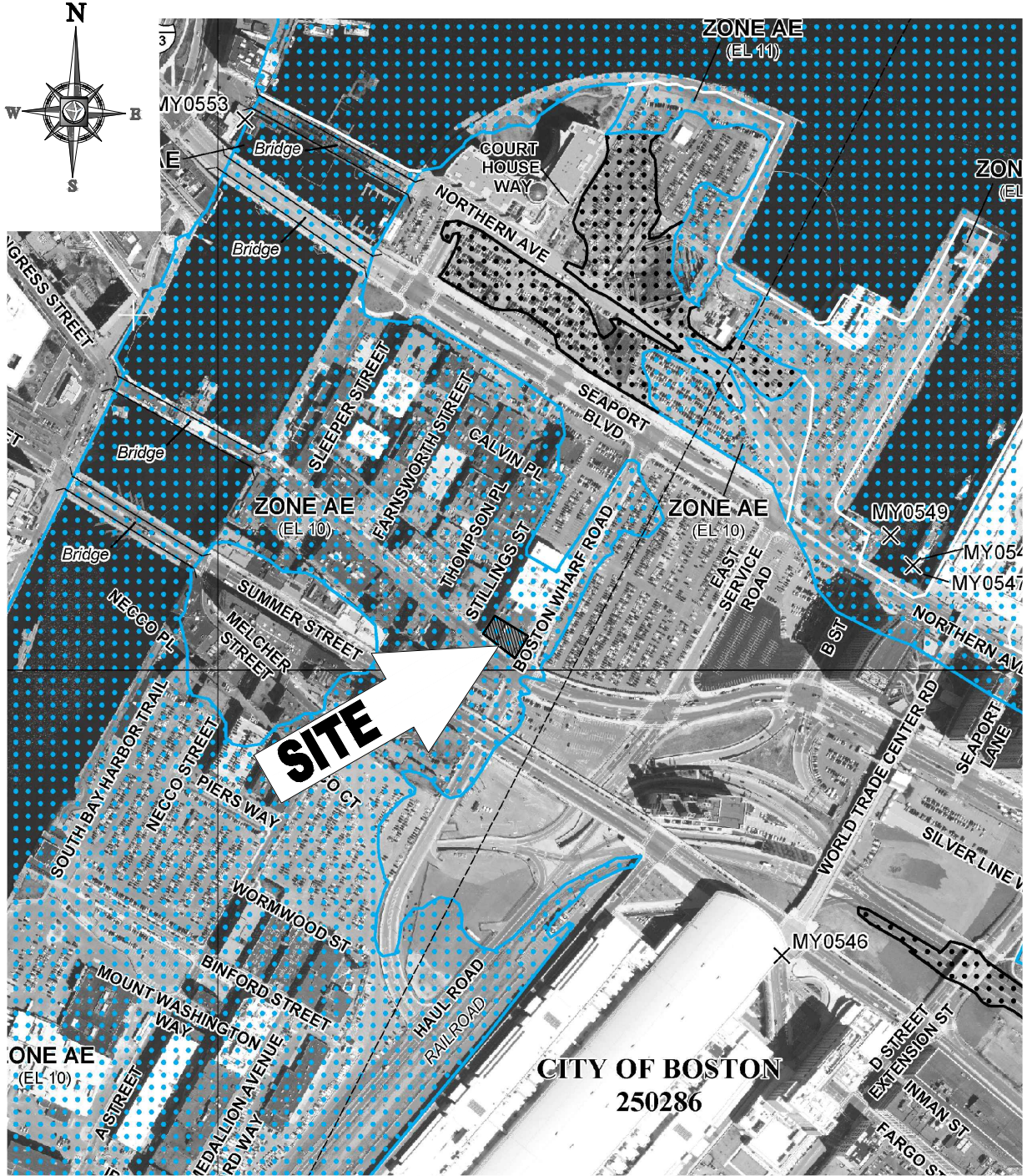
SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

◆ 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	◆ FALEIGH, NC	◆ DALLAS, TX
◆ NORTHERN NEW JERSEY	◆ REHOBOTH BEACH, DE	◆ WASHINGTON, DC	

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APPENDIX C

FEMA FLOOD INSURANCE RATE MAP



SCALE: 1" = 500'

PROJECT:

FEMA FLOOD INSURANCE RATE MAP

SOURCE: FEMA MAP NUMBER 25025C0081J, PANEL 81 OF 176
 MAP REVISED MARCH 16, 2016
 DATE: 5/1/19
 374 CONGRESS STREET
 BOSTON, MA 02110



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 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
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◆ 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	◆ FALEIGH, NC	◆ DALLAS, TX
◆ NORTHERN NEW JERSEY	◆ REHOBOTH BEACH, DE	◆ WASHINGTON, DC	

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Appendix D

SITE PHOTOS

SITE PHOTOS

Photo 1



Pink Taco Boston

374 Congress Street

City of Boston, Suffolk County, Massachusetts

BEMA # M181009

Prepared by: JJW

Date taken: N/A

Checked by: MMW

Scale: N/A

Source: Google



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SITE PHOTOS

Photo 2



Photo 3



Pink Taco Boston

374 Congress Street

City of Boston, Suffolk County, Massachusetts

BEMA # M181009

Prepared by: JJW

Date taken: N/A

Checked by: MMW

Scale: N/A

Source: Google



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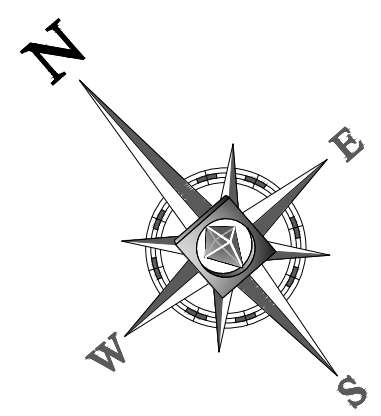
ATTACHMENT A

SITE DEVELOPMENT PLANS (See 11"x17" Plan Set Enclosed)

<u>Plan Title</u>	<u>Prepared By</u>	<u>Date</u>
Boundary & Topographic Survey	Control Point Associates, Inc.	05/10/2018
Grading, Drainage & Soil Erosion Control Plan	Bohler Engineering	05/22/2019
Grading Plan	Bohler Engineering	05/22/2019
Soil Erosion Control Notes & Detail Sheet	Bohler Engineering	05/22/2019

LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
PT OPCO, LLC C/O XPERIENCE RESTAURANT GROUP
5660 KATELLA AVENUE, SUITE 200
CYPRESS, CA 90630
- OWNER:
T-C FORT POINT CREATIVE EXCHANGE, LLC C/O CBRE
99 HIGH STREET, SUITE 801
BOSTON, MA 02110
- PARCEL:
374 CONGRESS STREET
CITY OF BOSTON
SUFFOLK COUNTY, MASSACHUSETTS



SUMMARY OF DRAINAGE CALCULATIONS

PERMEABLE PAVER INFILTRATION SYSTEM

DESIGN RUNOFF VOLUME
1-YEAR DESIGN STORM (1 INCH)
IMPERVIOUS AREA = 2,350 SF
TOTAL = 2,350 SF

REQUIRED STORAGE VOLUME: 2,350 SF x 1 IN (1 FT/12 IN) = 196 CF

PROPOSED PERMEABLE PAVER INFILTRATION SYSTEM
STONE VOLUME: SURFACE AREA x DEPTH OF STONE x 30.0% V. = 2,350 SF x 8 IN (1 FT/12 IN) x 0.30 = 470 CF
VOIDS = 470 CF

TOTAL STORAGE VOLUME = 470 CF
REQUIRED STORAGE = 196 CF, PROPOSED STORAGE = 470 CF

INSPECTION SIGN OFF SCHEDULE

Service Connections				
To Be Submitted with Proposed Plans		To Be Submitted with As-Built Plans		
Item No.	Description of Service	Qty.	BWSC Inspector/Date	Comments
1	CONTRACTOR TO PROVIDE AS-BUILTS TO BWSC	1		
2	PERMEABLE PAVER INFILTRATION SYSTEM	1		
3	CONNECTION TO INFILTRATION SYSTEM	2		

374 CONGRESS STREET
BOSTON, MA
PARCEL 0602646010
ACCOUNT NUMBER: 185758001 (TO REMAIN)
METER NUMBER: 0213324 (TO REMAIN)

FOR BWSC USE ONLY

BWSC SITE PLAN NO.:

OWNER: T-C FORT POINT CREATIVE EXCHANGE, LLC C/O CBRE
99 HIGH STREET, SUITE 801
BOSTON, MA 02110
(P) 617-357-8211

APPLICANT: PT OPCO, LLC C/O XPERIENCE RESTAURANT GROUP
5660 KATELLA AVENUE, SUITE 200
CYPRESS, CA 90630
(P) 562-346-1274

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LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

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ATLANTA, GA
BALTIMORE, MD
BOSTON, MA
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
LOS ANGELES, CA
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	5/22/19	NOI COMMENTS	JJW
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PERMIT SET

PROJECT No.: M181009
DRAWN BY: JJW
CHECKED BY: MMW
DATE: 5/19
SCALE: AS NOTED
CAD I.D.: M181009s0

SITE DEVELOPMENT PLANS FOR PINK TACO BOSTON

LOCATION OF SITE
374 CONGRESS STREET
CITY OF BOSTON
SUFFOLK COUNTY
MASSACHUSETTS

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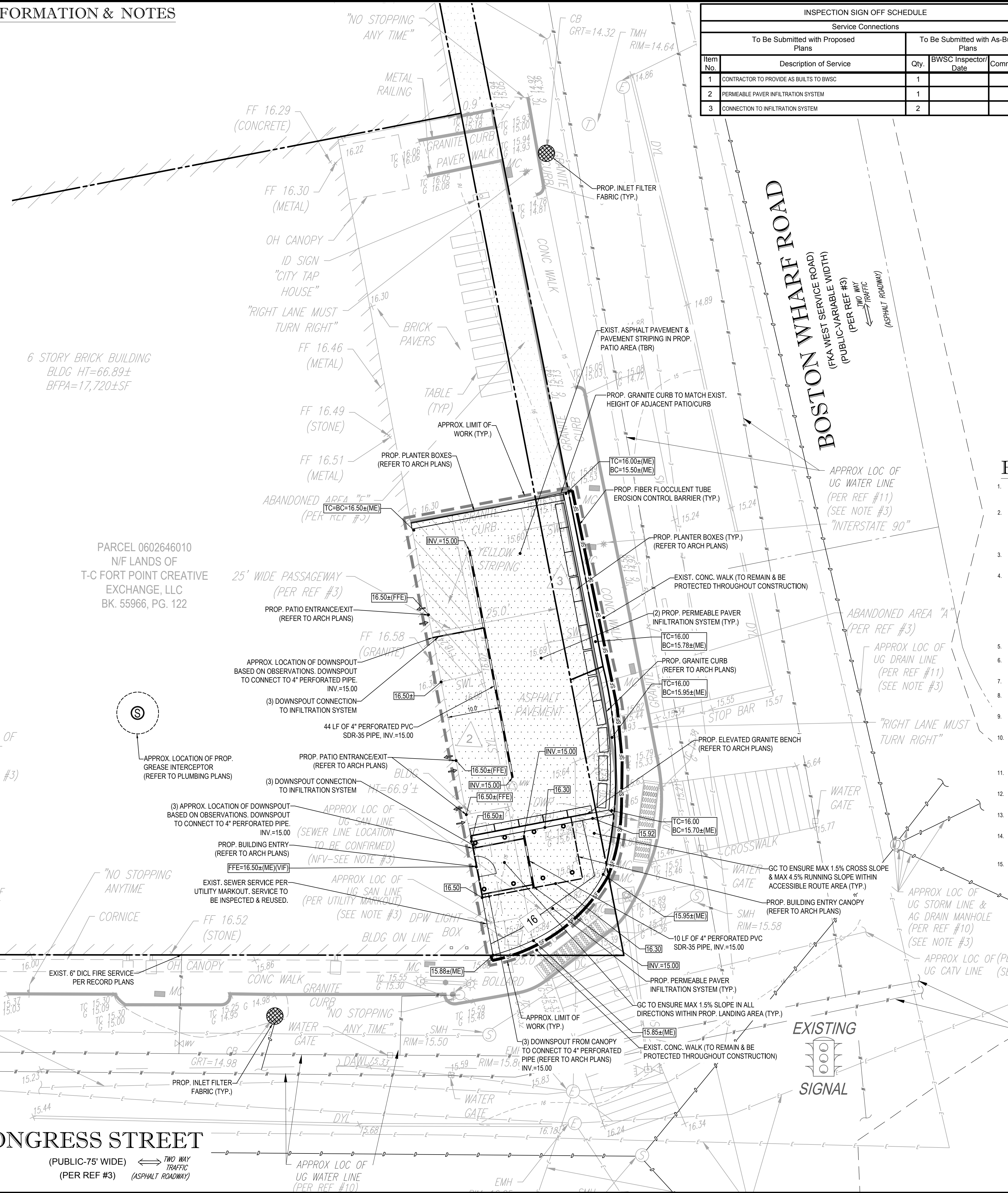
45 FRANKLIN STREET
5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
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GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN

SHEET NUMBER: 1 OF 3

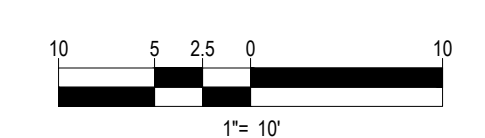
REV 1 - 5/22/2019



BWSC NOTES

- BASE PLAN - THE PROPERTY LINES, TOPOGRAPHY (BOSTON CITY BASE) AND PHYSICAL FEATURES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC., TITLED "BOUNDARY & TOPOGRAPHIC SURVEY (374 CONGRESS STREET BOSTON, MASS.), DATED 05/10/2018).
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND/OR DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED, IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES WITH THE PROPOSED WORK BEFORE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811) AT LEAST 72 HOURS BEFORE EXCAVATING.
- FINAL DESIGN OF UTILITIES WITHIN THE BUILDING, INCLUDING OIL TRAPS WHERE APPLICABLE, TO BE SHOWN ON THE PLUMBING DRAWINGS, BY OTHERS.
- THE LOCATION OF EXISTING SANITARY SEWER, DRAIN LINES, AND WATER PIPES ARE TO BE DETERMINED AT ALL CROSSINGS. THE WATER LINE SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER / DRAIN IS AT LEAST 18" BELOW THE UNDERSIDE OF THE WATER LINE. WHEN THE ELEVATION OF THE WATER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE SEWER/DRAIN SHOULD BE ENCASED IN FLOWABLE FILL (LEAN CONCRETE, 100 PSI) FOR 10' ON EITHER SIDE OF THE CROSSING. IF THE PROPOSED WATER LINE IS IN DIRECT CONFLICT WITH AN EXISTING SEWER/DRAIN PIPE, THE WATER LINE SHALL BE INSTALLED ABOVE THE SEWER/DRAIN WITH 18" MINIMUM SEPARATION FOR A DISTANCE OF 10' ON EACH SIDE OF THE SEWER/DRAIN. ONE FULL PIPE LENGTH OF THE WATER LINE SHOULD BE CENTERED OVER THE SEWER/DRAIN SO THAT JOINTS WILL BE AS FAR FROM THE SEWER/DRAIN AS POSSIBLE. ALL PROPOSED WATER LINES THAT ARE LESS THAN 5'-6" BELOW FINISHED GRADE SHALL BE INSULATED.
- ALL DRAIN SERVICE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE OR SDR-35 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR MUST MEET OR EXCEED THE BWSC'S STANDARD REQUIREMENTS FOR ALL SEWER, STORM DRAIN, AND WATER WORK.
- BUILDING CONNECTIONS SHALL BE BEDDED IN 1/2" MINIMUM CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.
- CONTRACTOR TO CONTACT BWSC FOR INSTALLATION AND ACTIVATION OF ANY TEMPORARY HYDRANT METERS. LOCATION TO BE FIELD DETERMINED.
- EXISTING SEWER AND DRAIN SERVICES TO BE ABANDONED SHALL BE PLUGGED AT THE EXISTING WYE FITTINGS, AS DIRECTED BY THE BWSC.
- ALL PROPOSED WATER, DRAIN, AND SEWER WORK SHALL BE PERFORMED IN THE PRESENCE OF A BWSC CONSTRUCTION INSPECTOR. THE CONTRACTOR SHALL GIVE A MINIMUM OF ONE (1) WORKING DAYS NOTICE TO THE BWSC'S CONSTRUCTION DIVISION TO FACILITATE THE SCHEDULING OF AN INSPECTOR DURING ALL WATER, DRAIN, AND SEWER WORK. NOTICE SHALL BE GIVEN TO THE DIRECTOR OF CONSTRUCTION AT 617-889-7000.
- CONTRACTOR TO INSTALL "DO NOT DUMP" PLAQUES ADJACENT TO ALL NEW CATCH BASIN BEING INSTALLED FOR THIS PROJECT. PLAQUES AVAILABLE FROM THE BWSC ENGINEERING SERVICES DIVISION.
- THE CONTRACTOR SHALL NOTIFY BOSTON WATER OPERATIONS (617-443-9524) A MINIMUM OF 48 HOURS BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THEIR WATER SYSTEM SO THAT THE WATER MAIN CAN BE SHUT OFF.
- CONTRACTOR TO OBTAIN A ROUGH CONSTRUCTION SIGN-OFF FROM THE CITY OF BOSTON'S INSPECTION SERVICES DEPARTMENT PRIOR TO FILING FOR A GENERAL SERVICE APPLICATION.
- ALL WATER AND SEWER SERVICES SHALL EITHER BE TAPPED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION OR THE WATER LINE SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER / DRAIN IS AT LEAST 18" BELOW THE UNDERSIDE OF THE WATER LINE.
- BWSC REQUIRES DYE TEST SIGN OFF FOR ALL NEW DRAIN AND/OR SEWER CONNECTIONS TO BWSC SYSTEM.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT/GRADING PURPOSES ONLY



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CONGRESS STREET

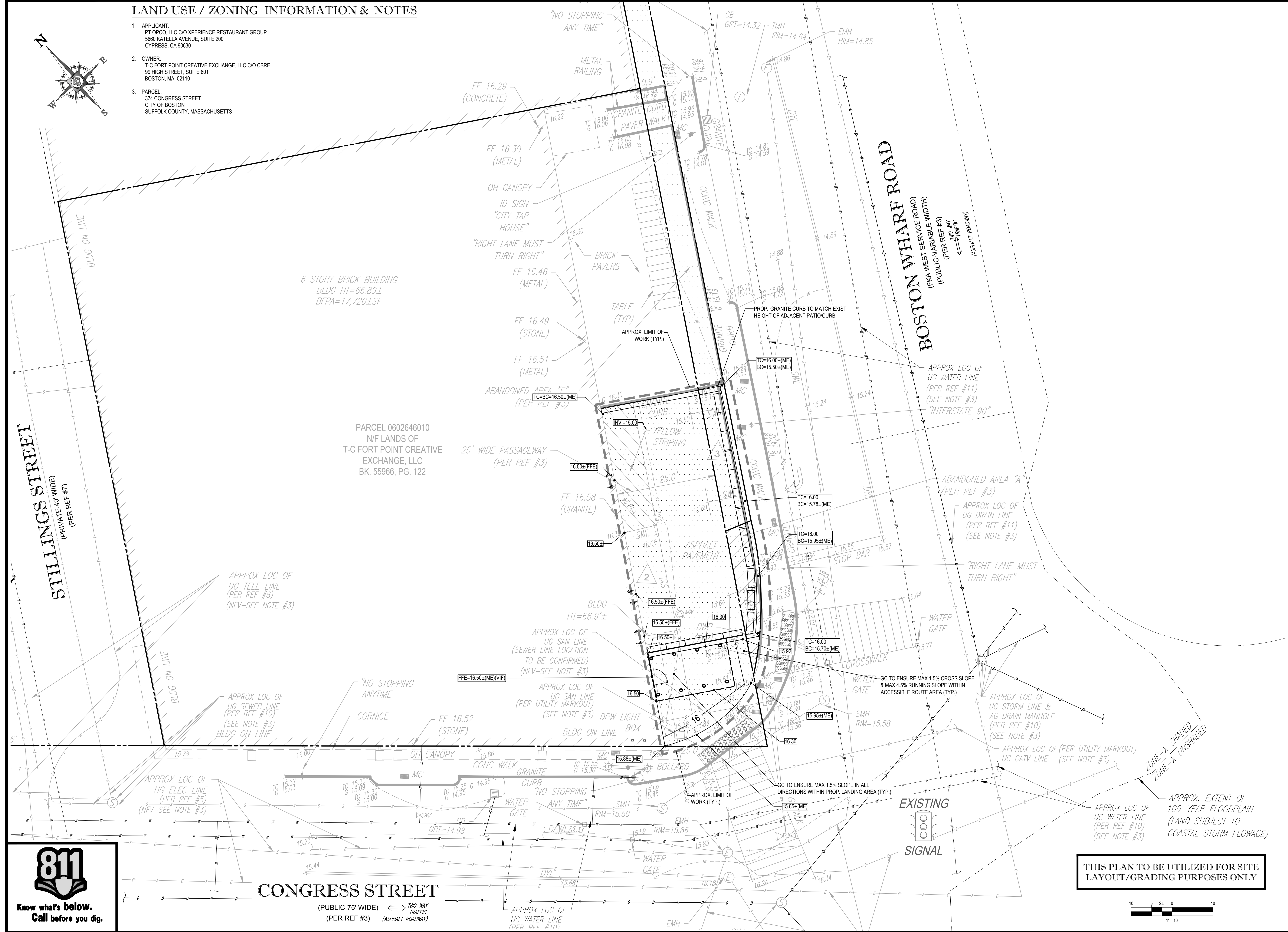
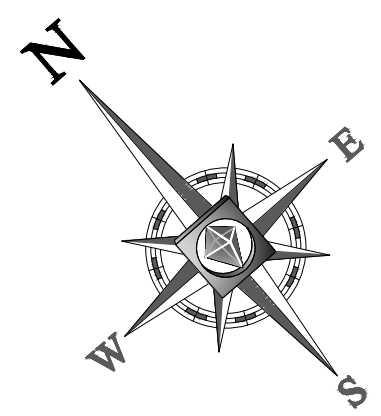
(PUBLIC-75' WIDE) ↔ TWO WAY TRAFFIC (ASPHALT ROADWAY) (PER REF #3)

EXISTING SIGNAL

APPROX. EXTENT OF 100-YEAR FLOODPLAIN (LAND SUBJECT TO COASTAL STORM FLOWAGE)

LAND USE / ZONING INFORMATION & NOTES

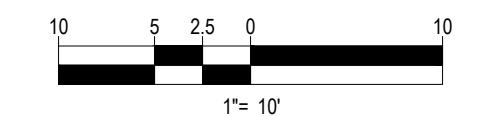
- APPLICANT:
PT OPCO, LLC C/O XPERIENCE RESTAURANT GROUP
5680 KATELLA AVENUE, SUITE 200
CYPRESS, CA 90630
- OWNER:
T-C FORT POINT CREATIVE EXCHANGE, LLC C/O CBRE
99 HIGH STREET, SUITE 801
BOSTON, MA, 02110
- PARCEL:
374 CONGRESS STREET
CITY OF BOSTON
SUFFOLK COUNTY, MASSACHUSETTS



CONGRESS STREET

(PUBLIC-75' WIDE) ↔ TWO WAY TRAFFIC (ASPHALT ROADWAY) (PER REF #3)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT/GRADING PURPOSES ONLY



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BOSTON, MA
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	5/22/19	NOI COMMENTS	JJW
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PROJECT No.: M181009
DRAWN BY: JJW
CHECKED BY: MMW
DATE: 5/19/19
SCALE: AS NOTED
CAD I.D.: M181009s0

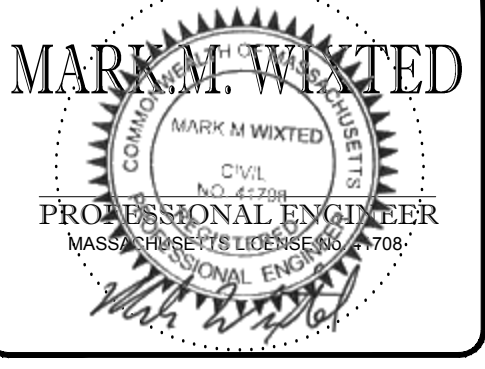
SITE DEVELOPMENT PLANS FOR

PINK TACO BOSTON

LOCATION OF SITE
374 CONGRESS STREET
CITY OF BOSTON
SUFFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

45 FRANKLIN STREET
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SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

2
OF 3

REV 1 - 5/22/2019

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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).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED AS 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:
 - SIX 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, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - 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.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 60 FEET OF THE WETLAND OR THE BOUNDARY OF THE WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN 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 TO PROTECT	MULCH	RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS (STRAW ANCHORED)	185-275 POUNDS (100 POUNDS)
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

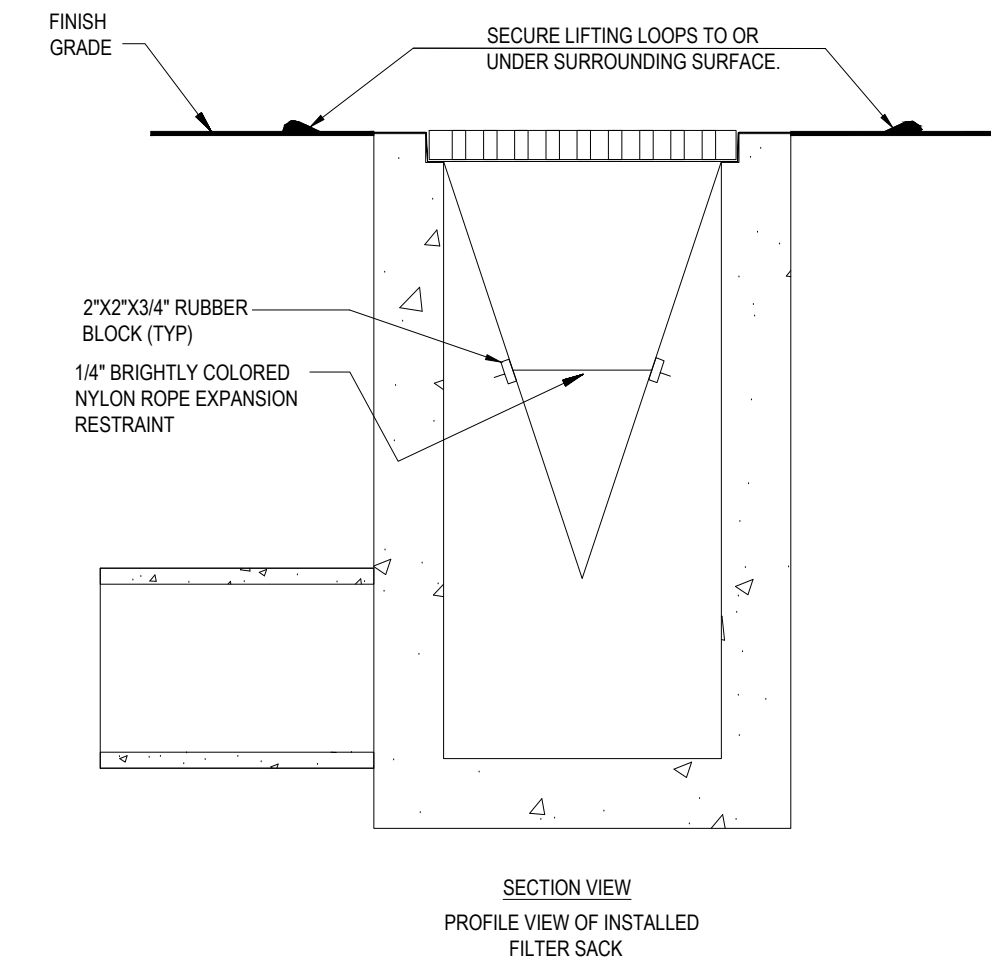
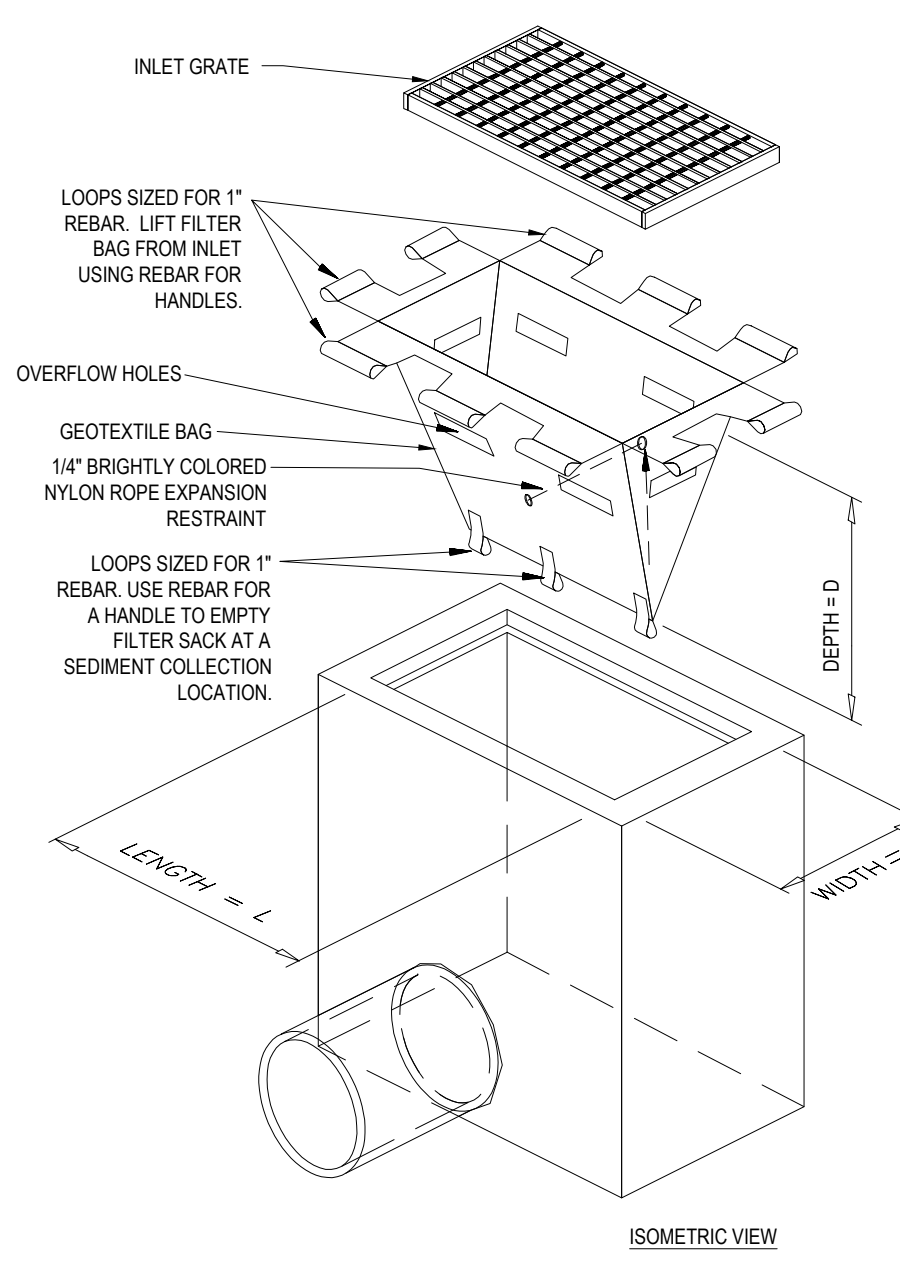
- *A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.
- MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1" SQ. YOLBLOCK), MULCH NETTING (AS PER MANUFACTURER), WOOD CELLULOSE FIBER (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.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR \$90w AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF \$90w OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 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%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

CONSTRUCTION SEQUENCE

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF EROSION CONTROL BARRIER (FIBER FLOCCULENT TUBE) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF PAVER SYSTEM AND CURBING AS INDICATED ON THE PLANS
 - REMOVE EROSION CONTROLS ONCE FINISHED SURFACE IS COMPLETED



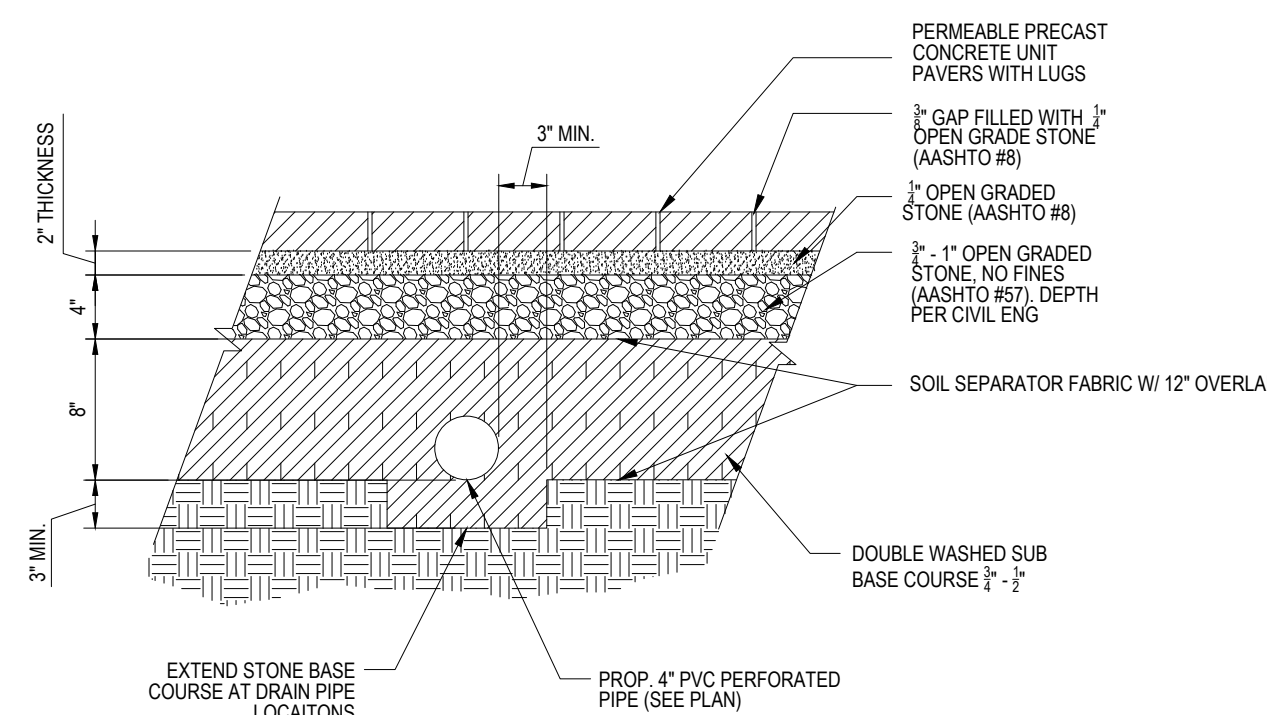
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC - 1

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC - 1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W," OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, "D," OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L," OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

FILTER SACKS (GRADED INLETS)

N.T.S.



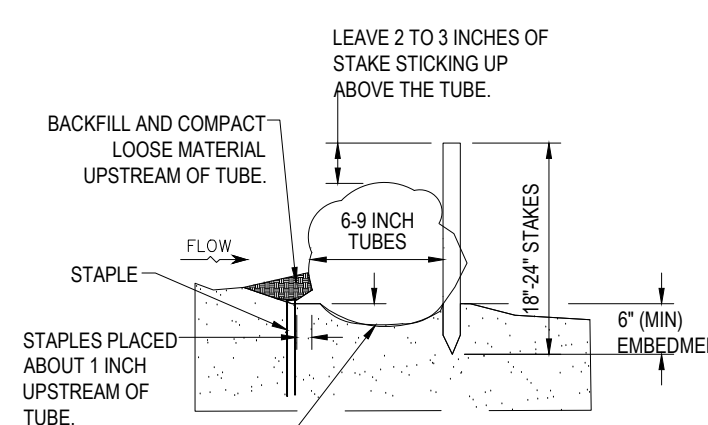
NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR LOCATION, LAYOUT, AND ADDITIONAL DETAILS, NOTES, AND SPECIFICATIONS.

PERMEABLE PAVER INFILTRATION SYSTEM

N.T.S.

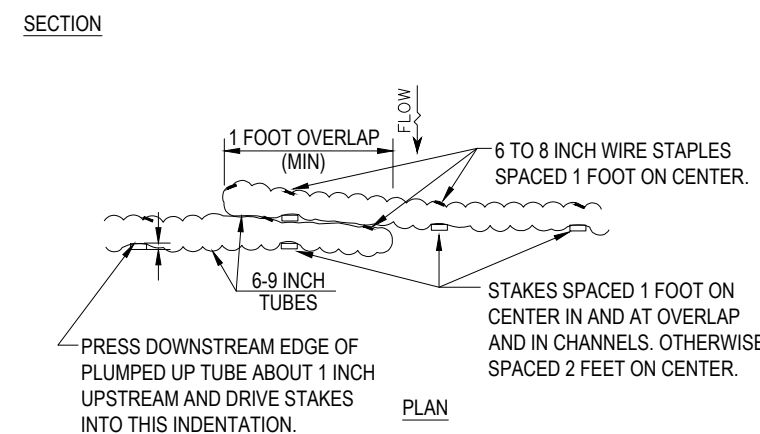
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1% IV	15 FEET
2% IV	25 FEET
3% IV	35 FEET
4% IV	50 FEET

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET



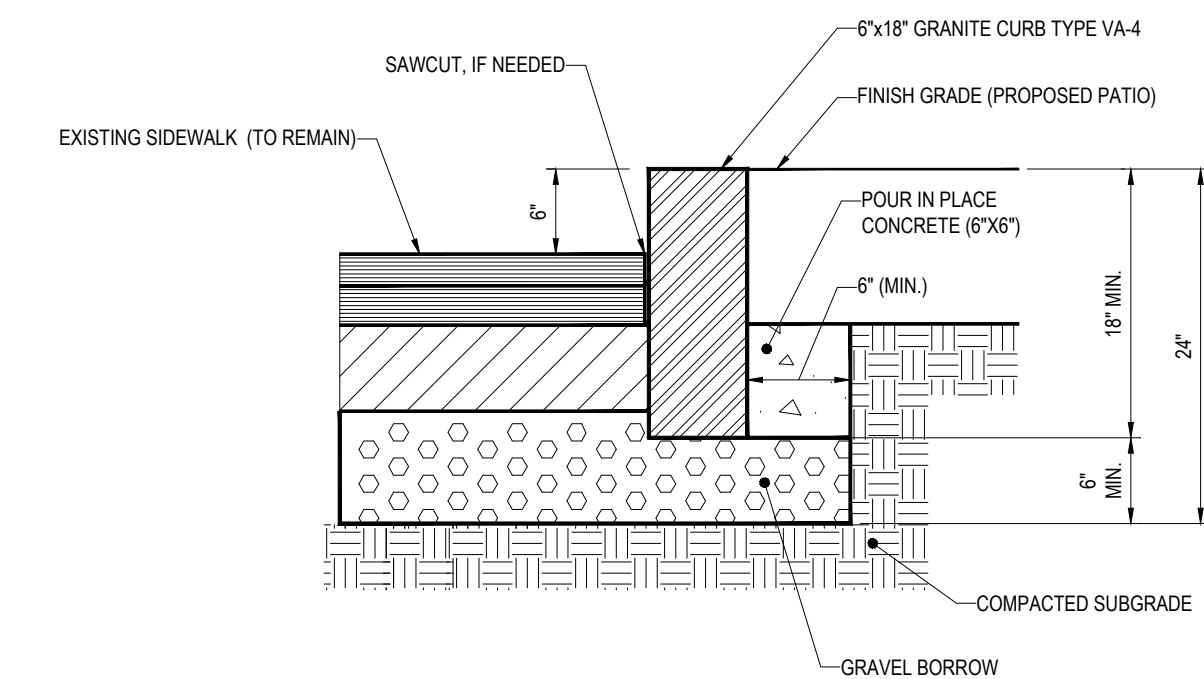
TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.

IF INSTALLING TUBE ACROSS A DITCH, THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP.



FIBER FLOCCULENT TUBE

N.T.S.



VERTICAL GRANITE CURB DETAIL

N.T.S.

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- SPRINGFIELD, MA
- BOSTON, MA
- MINNEAPOLIS, MN
- DES MOINES, IA
- KANSAS CITY, MO
- COLUMBIANA, MS
- MEMPHIS, TN

REVISIONS			
REV	DATE	COMMENT	BY
1	5/22/19	NOI COMMENTS	JJW
2			
3			
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5			
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PERMIT SET

PROJECT No.: M181009
DRAWN BY: JJW
CHECKED BY: MMW
DATE: 5/19/19
SCALE: AS NOTED
CAD I.D.: M181009s90

SITE DEVELOPMENT PLANS FOR PINK TACO BOSTON

LOCATION OF SITE
374 CONGRESS STREET
CITY OF BOSTON
SUFFOLK COUNTY
MASSACHUSETTS

BOHLER ENGINEERING

45 FRANKLIN STREET
5TH FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

MARK W. WIXTED
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 12013

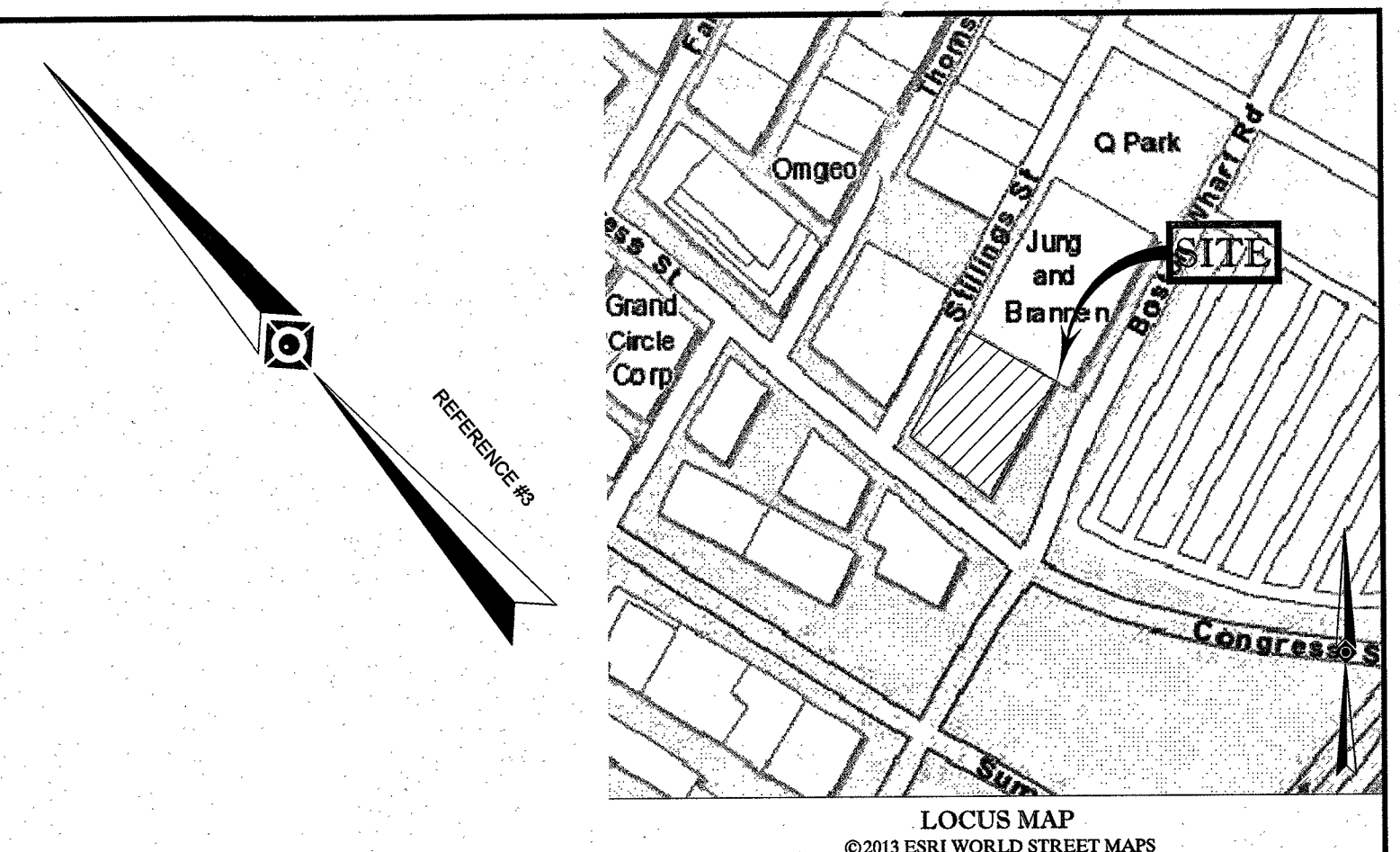
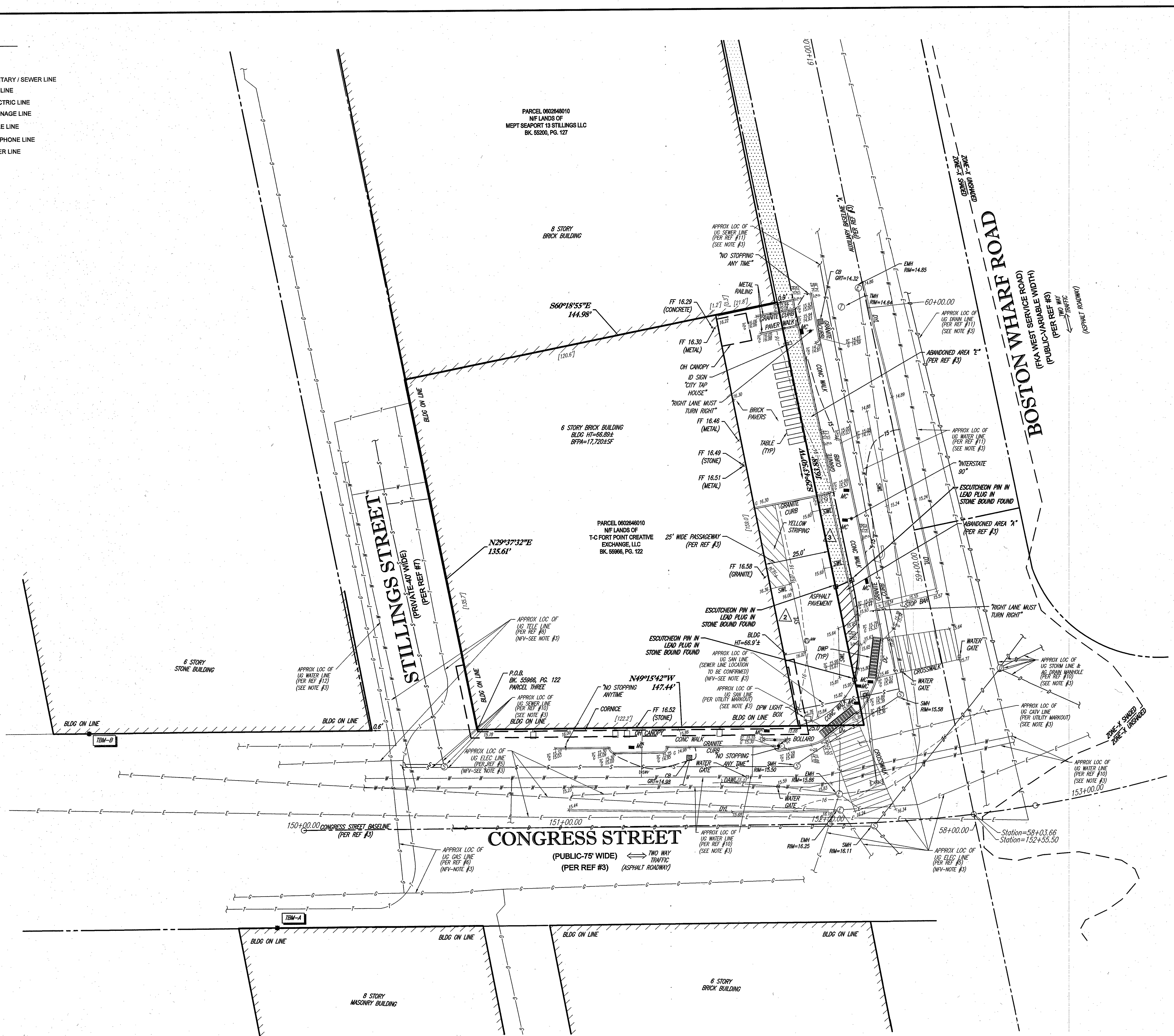
SHEET TITLE:
SOIL EROSION CONTROL NOTES & DETAIL SHEET

SHEET NUMBER:
3
OF 3

REV 1 - 5/22/2019

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- LEGEND**
- HYDRANT
 - WATER VALVE
 - APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
 - APPROX. LOC. UNDERGROUND GAS LINE
 - APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - APPROX. LOC. UNDERGROUND CABLE LINE
 - APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - STREET LIGHT
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL
 - MONITORING WELL
 - AREA LIGHT
 - SIGN
 - BOLLARD
 - PAINTED ARROWS
 - UNDER GROUND
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - MC METAL COVER
 - EMH ELECTRIC MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - UMH UNKNOWN MANHOLE
 - CB CATCH BASIN OR INLET
 - DWP DETECTABLE WARNING PAD
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - HT HEIGHT
 - DAWL DASHED WHITE LINE
 - BLDC BUILDING
 - BFPN BUILDING FOOTPRINT AREA
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - DC DEPRESSED CURB
 - [122.2] BUILDING DIMENSION
 - NEV NOT FIELD VERIFIED



- NOTES:**
- PROPERTY KNOWN AS PARCEL 0602846010 AS SHOWN ON THE CITY OF BOSTON ONLINE PARCEL VIEWER.
 - AREA = 21,689 SQUARE FEET OR 0.498 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED; ELEV+10.00' (NAVD88) ELEV+18.46' (BCB); PER REF. #2
 - ELEVATIONS REFER TO THE BOSTON CITY BASE (BCB), BASED ON CITY BENCHMARKS.
- TEMPORARY BENCH MARKS SET:**
 TBM-A: TOP OF CONCRETE DOOR SILL ON #369 CONGRESS STREET. ELEVATION = 15.98'
 TBM-B: TOP OF GRANITE DOOR SILL ON #368 CONGRESS STREET. ELEVATION = 16.19'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

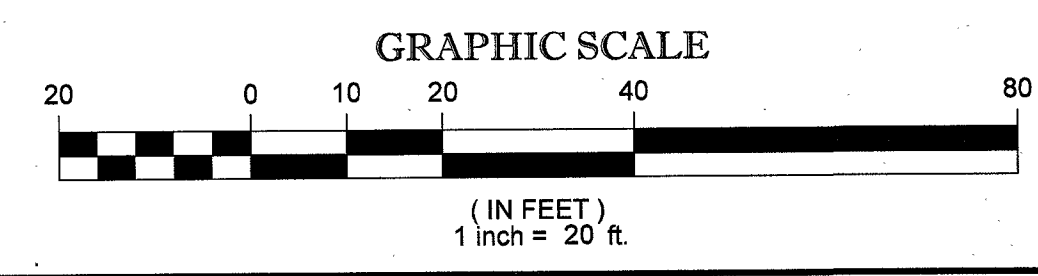
- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF THE CITY OF BOSTON, SUFFOLK COUNTY, MASSACHUSETTS.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 81 OF 176," MAP NUMBER 25028C0081J, MAP REVISED: MARCH 16, 2018.
 - MAP ENTITLED "PLAN OF ROAD IN THE CITY OF BOSTON, SUFFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY WITH PORTIONS ABANDONED BY THE DEPARTMENT OF HIGHWAYS," PREPARED BY GUNTHER ENGINEERING, INC., DATED DECEMBER 3, 2000, LAYOUT NO. 7800, SHEET 1 OF 2.
 - MAP ENTITLED "PLAN OF ROAD IN THE CITY OF BOSTON, SUFFOLK COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY WITH PORTIONS ABANDONED BY THE DEPARTMENT OF HIGHWAYS," PREPARED BY GUNTHER ENGINEERING, INC., DATED JULY 27, 2005, LAYOUT NO. 7819, SHEET 1 OF 1.
 - UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY EVERSOURCE.
 - UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
 - MAP ENTITLED "SUBDIVISION PLAN OF LAND, #22 BOSTON WHARF ROAD, #374 CONGRESS STREET, BOSTON (SOUTH BOSTON DISTRICT), MASS.," PREPARED BY HARRY R. FELDMAN, INC., DATED NOVEMBER 27, 2008. RECORDED WITH THE SUFFOLK COUNTY REGISTRY OF DEEDS AS PLAN NO. 28 OF 2007.
 - UNDERGROUND CABLE FACILITY MAPPING PROVIDED BY CROWN CASTLE.
 - CITY OF BOSTON SURVEY & BENCHMARK NOTES.
 - MAP ENTITLED "BOSTON WATER AND SEWER COMMISSION AS-BUILT PLAN," PREPARED BY THE BOSTON WATER AND SEWER COMMISSION, DATED FEBRUARY 2, 2010, PLAN NO. 2123-24, SHEET 1 OF 1.
 - BOSTON WATER AND SEWER MAP PROVIDED ON MAY 15, 2018.

UTILITIES:
 THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
 SERIAL NUMBER(S): 20181811175

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	800 331 0500
VERIZON	800 922 0204
COMCAST - PEMROKE	800 934 6489
LEVEL 3 COMMUNICATIONS	877 253 8353
CROWN CASTLE NG NETWORKS	877 486 9377
ICG	800 436 4444
LIGHTOWER	877 486 9377
EVERSOURCE - ELECTRIC	800 592 2000
NATIONAL GRID GAS-BOSTON	800 233 5325
WAVEGUIDE INC	603 598 0097
ON TARGET LOCATING	508 429 1022



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



BOUNDARY & TOPOGRAPHIC SURVEY		BOHLER ENGINEERING MA, LLC	
FIELD DATE	4-25-18	FIELD BOOK NO.	18-01 MA
FIELD BOOK NO.	18-01 MA	FIELD BOOK PG.	149
FIELD CREW	S.B.H.	CONTROL POINT ASSOCIATES, INC.	
DRAWN	R.J.K.	45 FRANKLIN STREET, 5TH FLOOR BOSTON, MA 02110 508.948.3000 - 508.948.3003 FAX	
REVIEWED	J.M.R.	DATE	5-10-18
APPROVED	G.L.H.	SCALE	1"=20'
FILE NO.	06-170093	DWG. NO.	1 OF 1