SUN PROPERTY GROUP
11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Notice of Intent

under the

Massachusetts Wetland Protections Act, M.G.L. Ch. 131, Section 40

and the

City of Boston Conservation Commission

25 Porter Street, East Boston

Owner/Applicant:
160 London LLC
c/o Sun Property Group
11 Elkins Street, Suite 250
Boston MA 02127

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5/16/19

Boston Conservation Commission
Boston City Hall
One City Hall Plaza
8th Floor – Room 805
Boston, MA 02201

Re: Notice of Intent Filing – 25 Porter Street

Dear Members of the Conservation Commission,

In accordance with Massachusetts Wetland Protections Act, M.G.L. Ch. 131, Section 40 and the City of Boston's Conservation Commission, attached herewith please find the Notice of Intent (NOI) filing and supporting documentation for the proposed redevelopment project located at 25 Porter Street in East Boston.

The property is currently an improved site with the remnants of a commercial building on the lot, in the form of a first floor concrete slab and 8' deep basement. The proposed project consists of demolishing the remainder of the commercial structure/slab/basement and erecting a 4-story, 6-residential unit building with a 6 car garage. The work includes all new utility infrastructure to support the new building, as well as a new foundation structure. The project locus is located within Zone AE as depicted on the most recent FEMA Map, numbered 25025C0018J, which necessitates this filing with your Commission and the Massachusetts Department of Environmental Protection (DEP).

We respectfully submit this NOI package for your review and use. Please feel free to reach out to me at 617-765-0400 x207 if you have any questions.

Sincerely,

Anthony Fava
Principal
anthony.fava@sunpropertygroup.com
Sun Property Group

Contents

SUN PROPERTY GROUP
11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Application Form

WPA Form 3 – Notice of Intent

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

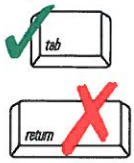
Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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):

158-160 London Street — a. Street Address
East Boston — b. City/Town
02128 — c. Zip Code

Latitude and Longitude:
42.3742273 — d. Latitude
-71.0380727 — e. Longitude

0105917000 and 0105916000 — f. Assessors Map/Plat Number
g. Parcel /Lot Number

2. Applicant:

Anthony — a. First Name
Fava — b. Last Name
Sun Property Group — c. Organization
11 Elkins Street, suite 250 — d. Street Address
Boston — e. City/Town
MA — f. State
02127 — g. Zip Code
617-765-0400 — h. Phone Number
800-331-3612 — i. Fax Number
anthony.fava@sunpropertygroup.com — j. Email Address

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

160 London LLC — a. First Name
b. Last Name
c. Organization
11 Elkins Street, suite 250 — d. Street Address
Boston — e. City/Town
MA — f. State
02127 — g. Zip Code
n/a — h. Phone Number
n/a — i. Fax Number
n/a — j. Email address

4. Representative (if any):

a. First Name
b. Last Name
c. Company
d. Street Address
e. City/Town
f. State
g. Zip Code
h. Phone Number
i. Fax Number
j. Email address

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

$762.50 — a. Total Fee Paid
$762.50 — b. State Fee Paid
$1,500.00 (Boston) — c. City/Town Fee Paid

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A. General Information (continued)

6. General Project Description:

Construct a new 6-family, 4-story dwelling with 6 garage parking spaces within flood zone AE, elevation 10 NAVD88 (Land Subject to Coastal Storm Flowage).

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	b. Certificate # (if registered land)
61069	225
c. Book	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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area

1. Name of Waterway (if 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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☒ Land Subject to Coastal Storm Flowage	3,490 1. square feet	

4. ☐ Restoration/Enhancement

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

   a. ☐ Yes ☒ No

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

   Natural Heritage and Endangered Species Program
   Division of Fisheries and Wildlife
   1 Rabbit Hill Road
   Westborough, MA 01581

   01 Oct 2008
   b. Date of map

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

   c. Submit Supplemental Information for Endangered Species Review*

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

         (a) within wetland Resource Area _____ percentage/acreage

         (b) outside Resource Area _____ percentage/acreage

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

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

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

   (b) ☐ Photographs representative of the site

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

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

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

(c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

*Projects altering **10 or more acres** of land, also submit:*

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☒ No

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
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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Provided by MassDEP:
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C. Other Applicable Standards and Requirements (cont'd)

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

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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Provided by MassDEP:
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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 attachment A - Supplemental Information
a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☐ Attach Stormwater Report, if needed.

E. Fees

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

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

2380
2. Municipal Check Number

1/21/19
3. Check date

(paid online)
4. State Check Number

5. Check date

SPG Development
6. Payor name on check: First Name

7. Payor name on check: Last Name

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Provided by MassDEP:

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City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant	2. Date: 5/16/19
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

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

For MassDEP:
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.

SUN PROPERTY GROUP
11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Transmittal Form

Transmittal Form for Application and Payment

Enter your transmittal number → Transmittal Number

Your unique Transmittal Number can be accessed online:
http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA 02211

*** Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

WPA Form 3	Notice of Intent
1. Permit Code: 4 to 7 character code from permit instructions	2. Name of Permit Category

Demolition of existing building remnants and constructing a 6-family.
3. Type of Project or Activity

B. Applicant Information – Firm or Individual

Sun Property Group
1. Name of Firm - Or, if party needing this approval is an individual enter name below:

Fava	Anthony	
2. **Last Name** of Individual	3. **First Name** of Individual	4. MI

11 Elkins St suite 250
5. Street Address

Boston	MA	02127	617-765-0400	207
6. City/Town	7. State	8. Zip Code	9. Telephone #	10. Ext. #

Anthony Fava	anthony.fava@sunpropertygroup.com
11. Contact Person	12. e-mail address

C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site Or Individual
25 Porter Street
2. Street Address

East Boston	MA	02128	N/A	
3. City/Town	4. State	5. Zip Code	6. Telephone #	7. Ext. #

N/A	N/A	N/A
8. DEP Facility Number (if Known)	9. Federal I.D. Number (if Known)	10. BWSC Tracking # (if Known)

D. Application Prepared by (if different from Section B)*

1. Name of Firm Or Individual
2. Address

3. City/Town	4. State	5. Zip Code	6. Telephone #	7. Ext. #

8. Contact Person	9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

1. Is this project subject to MEPA review? ☐ yes ☒ no
If yes, enter the project's EOEA file number - assigned when an Environmental Notification Form is submitted to the MEPA unit: N/A
EOEA File Number

F. Amount Due

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

Special Provisions:

1. ☐ **Fee** Exempt (city, town or municipal housing authority)(state agency if fee is $100 or less).
There are no fee exemptions for BWSC permits, regardless of applicant status.
2. ☐ Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
3. ☐ Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
4. ☐ Homeowner (according to 310 CMR 4.02).

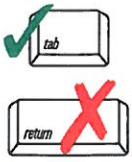
Check Number	Dollar Amount	Date

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:

25 Porter Street	East Boston
a. Street Address	b. City/Town
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Anthony	Fava	
a. First Name	b. Last Name	
Sun Property Group		
c. Organization		
11 Elkins Street, suite 250		
d. Mailing Address		
Boston	MA	02127
e. City/Town	f. State	g. Zip Code
617-765-0400 x207	800-331-3612	anthony.fava@sunpropertygroup.com
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

160 London LLC		
a. First Name	b. Last Name	
c. Organization		
11 Elkins Street, suite 250		
d. Mailing Address		
Boston	MA	02127
e. City/Town	f. State	g. Zip Code
n/a	n/a	n/a
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

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

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.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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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
Category 2.j. - Demolition	1	$500	$500
Category 3.b. - Multi-fam constr.	1	$1,050	$1,050

Step 5/Total Project Fee: $1,550

Step 6/Fee Payments:

Total Project Fee:	$1,550 (a. Total Fee from Step 5)
State share of filing Fee:	$762.50 (b. 1/2 Total Fee **less** $12.50)
City/Town share of filling Fee:	$1,500 (Boston) (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.)

Receipt

Forms → Attach Files → Signature → Payment → Receipt

Summary/Receipt

print receipt Exit

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1107234
Date and Time Submitted: 5/16/2019 1:49:58 PM
Other Email :

Form Name: WPA Form 3 - NOI

Project Location
City/Town Name: BOSTON
location: 11 ELKINS STREET
General Description: CONSTRUCT A NEW 6-FAMILY, 4-STORY DWELLING WITH 6 GARAGE PARKING SPACES WITHIN FLOOD ZONE AE.

Applicant Information
Name: ANTHONY FAVA
Company: SUN PROPERTY GROUP
Address: 11 ELKINS STREET, SUITE 250, BOSTON, MA, 02127

Payment Information
Your fee for the state share is $: 762.50
If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted
WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed
25 Porter - Complete NOI Package

My eDEP

MassDEP Home | Contact | Privacy Policy

11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Attachment A – Supplemental Information

Attachment A – Supplemental Information

A-1: Overview of Proposed Project

Sun Property Group (the Applicant) is proposing to build a new residential building (the Project) on a 3,490 sf parcel located at 25 Porter Street in East Boston (the Site). The Project consists of demolishing the remnants of a commercial building (concrete slab and basement remain) and erecting a 4-story, 6-residential unit structure with 6 garage parking spaces.

A-2: Existing Conditions

The Site is located at 25 Porter Street in East Boston, and is bound to the north by Porter Street (public right of way), to the east by London Street (public right of way), and to the south and west by private property. The Site is improved with the remnants of a commercial building, that includes the first floor concrete slab and a full basement that is approximately 8' deep. The Site is roughly 50% impervious (concrete slab) and 50% pervious (poorly kept weeds/grass). The Site is located in the Maverick/Central neighborhood area of East Boston, which is a very densely populated, transit-oriented location within Boston. The topography of the Site is such that the entire parcel is below the FEMA designated flood elevation (elevation 10, NAVD 88).

See Figure 1 – Locus Map, Figure 2 – Arial Photo, Figure 4 – FEMA Map and Attachment E – Plans, for further information

A-3: Project Description

The Applicant is proposing to demolish the remnants of the former commercial building and to discontinue the any existing infrastructure that may still exist. Once the site is cleared, the Applicant is planning to construct a 4-story, 6-residential unit building with 6 garage parking spaces. The Project will include a wheelchair lift to meet handicapped accessibility requirements.

The Project will have a main entry point on Porter Street, with garage access and a second pedestrian entry coming off of London Street. A third pedestrian doorway is proposed on the rear elevation of the building. The Project once completed will result in a site that is nearly entirely pervious, except for approximately 20% of the lot area – this area will be surfaced with crushed stone or other similar pervious material.

A-3.1 Stormwater Management

Currently, half of the Site is impervious, covered by a concrete slab, and the other half of the site is a mix of grass and weeds, which is considered a pervious surface type. In the pre-development condition, stormwater sheet flows off of the slab into the street right of way and eventually makes its way to the City drainage system in either London or Porter Street.

As part of the Project, the Applicant is proposing to construct a new subsurface drainage infiltration system that will handle the stormwater flows from the roof area of the proposed building. The system will be situated west of the building's footprint, in the space between the

proposed building and the neighboring building at 21 Porter Street. There will be an overflow outlet the junction point of the drain leader and the roof downspout. The system has been designed to route and infiltrate 1" of stormwater flow coming off the roof area, in accordance with Article 32 of the City of Boston Zoning Code. The overflow outlet will allow stormwater to flow overland to the nearest street drainage control structure, which is located on Porter Street. The Project will require Boston Water and Sewer Commission (BWSC) approval, and the BWSC filing has been submitted concurrently with this application.

See Attachment C – Stormwater Report and Attachment E - Plans for further information.

A-4: Wetland Resource Areas

The following provides information on the wetland resources areas impacted by the Project, including mitigation measures proposed to address these anticipated impacts.

A-4.1: Land Subject to Coastal Storm Flowage

Land Subject to Coastal Storm Flowage (LSCSF) resource area is defined under the Wetlands Regulations as "land subject to an inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater."

LSCSF for the Project was determined based on the 100-year flood data provided by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the area (Community Panel No. 25025C0018J, Effective Date March 16, 2016). According to the FIRM, the 100-year floodplain (FEMA Zone AE) has a base elevation of 10.0 NAVD88 on the Site. The entirety of the 3,490 sf of the Site is located within the FEMA Zone AE, which was measured by the actual site elevations depicted on the site plan survey. See Figure 4, FEMA Flood Insurance Rate Map.

A-5: Project Impacts and Mitigation

The Applicant is proposing several mitigation measures to minimize the impacts to the wetland resource area created by the Project. Measures such as gravel tracking pads to prevent soil erosion and transport, as well as catch basin inlet filters have been proposed to prevent impacts to wetland resource areas. Project work and impacts within, or adjacent to, wetland resource areas are listed in Table 1.

Table 1

Resource Type	Existing Conditions	Project-Related Impact to Wetland Resource Area
LSCSF	3,459 sf	- 2,830 sf of proposed building area within flood zone AE - 660 sf of proposed landscaped areas around the rear and side of the building within flood zone AE

A-5.1: Land Subject to Coastal Storm Flowage

The Project includes the construction of a new building and associated site improvements within the LSCSF resource area. Although there are no current performance standards associated with this resource area, the Applicant understands the importance of the resource area for flood protection and climate change resiliency. Therefore, all occupiable space for the residential units, electrical and natural gas utility areas, and other mechanical equipment are to be set above the base flood elevation of 10.0 NAVD88 - elevation 16.46 Boston City Base datum (el. 10 NAVD88 + 6.46 to convert to BCB).

In order to protect against the potential for coastal flooding, the first floor elevation of the building has been raised to be set at 10' above the FEMA flood elevation (elevation 10 NAVD 88) at elevation 20.0 NAVD 88. Refer the FEMA FIRM for further details regarding the Flood Zone AE flood elevation (Figure 4).

A-6: Construction Methods and Schedule

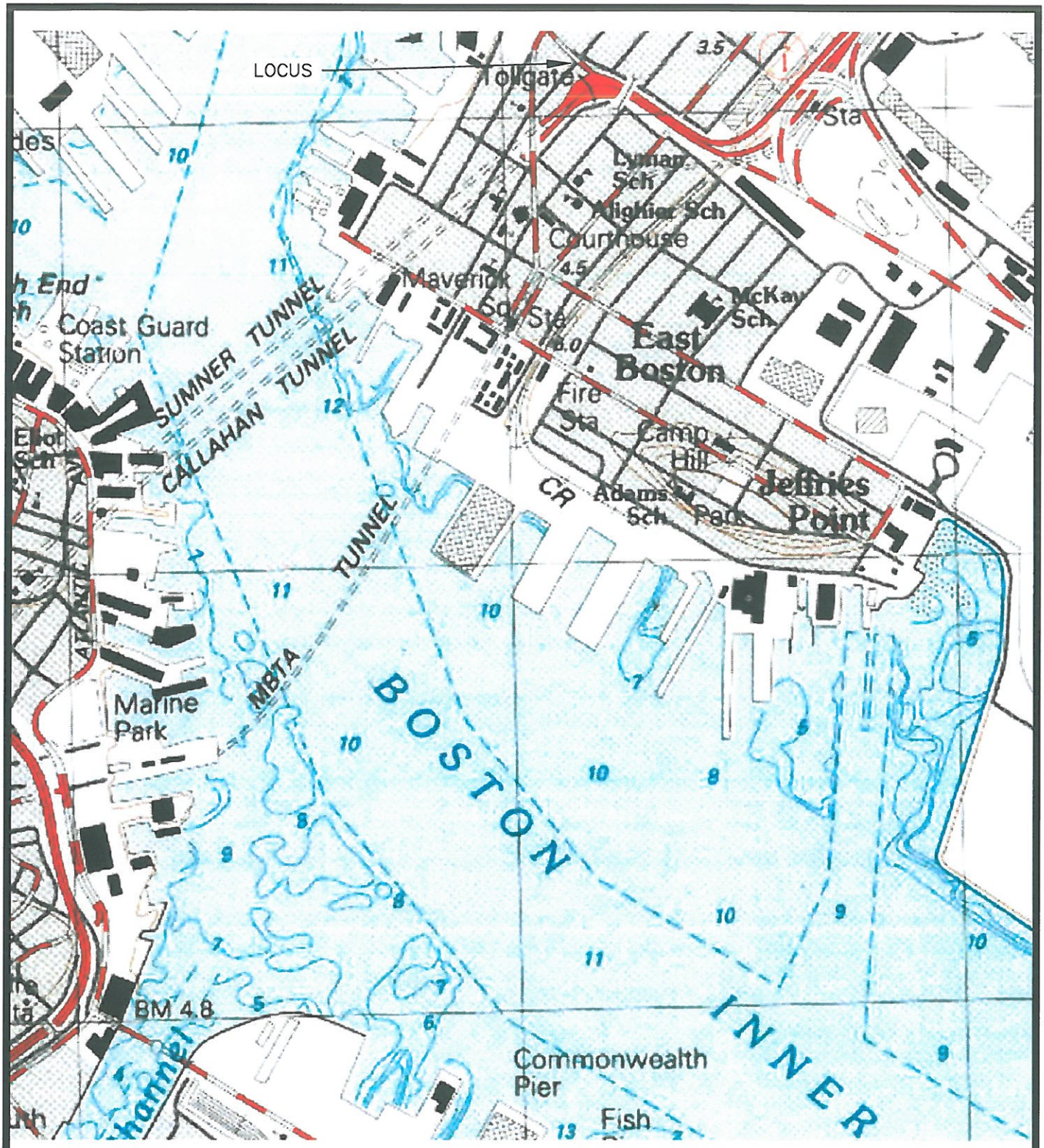
Construction of the Project is anticipated to begin in July 2019 and be completed in approximately 12 months. Construction will not begin until all required preconstruction regulatory approvals have been obtained. Construction will be staged to minimize impacts on the wetland resources on and surrounding the Site. All temporary structures, portable bathroom facilities, and materials will be handled, stored, installed, cleaned, and protected in accordance with the best industry standards.

Construction will include the following activities for avoidance and mitigation:

- The Site will be prepared with appropriate erosion and siltation controls, and shall be stabilized by utilizing crushed stone, hay bales, and silt fences. The perimeter sedimentation controls will be in place at the end of each day and before rain events;
- Silt sacks shall be set around off-site catch basins to prevent sediment from washing into the drainage system until completion of the Project;
- All equipment and unconsolidated materials will be removed from the floodplain prior to a significant coastal storm event;
- Hazardous material spill contaminants kit will be kept on-site at all times in case there is a release of oil, gasoline, or other toxic substances related to mechanical equipment;
- Stockpiled soils at the Project Site will be properly contained and covered to prevent erosion during rain events; and
- Upon completion of the site work, stabilization of the Site and all erosion control measures will be removed and all structures will be cleaned of silt and debris. At that time, all construction related materials will be cleared from the Site.

Figures

Figure 1 – Locus Map



25 PORTER STREET EAST BOSTON, MA 02128	LOCUS MAP	SUN PROPERTY GROUP BOSTON, MA

Figure 2 – Aerial Map

25 PORTER STREET
EAST BOSTON, MA 02128

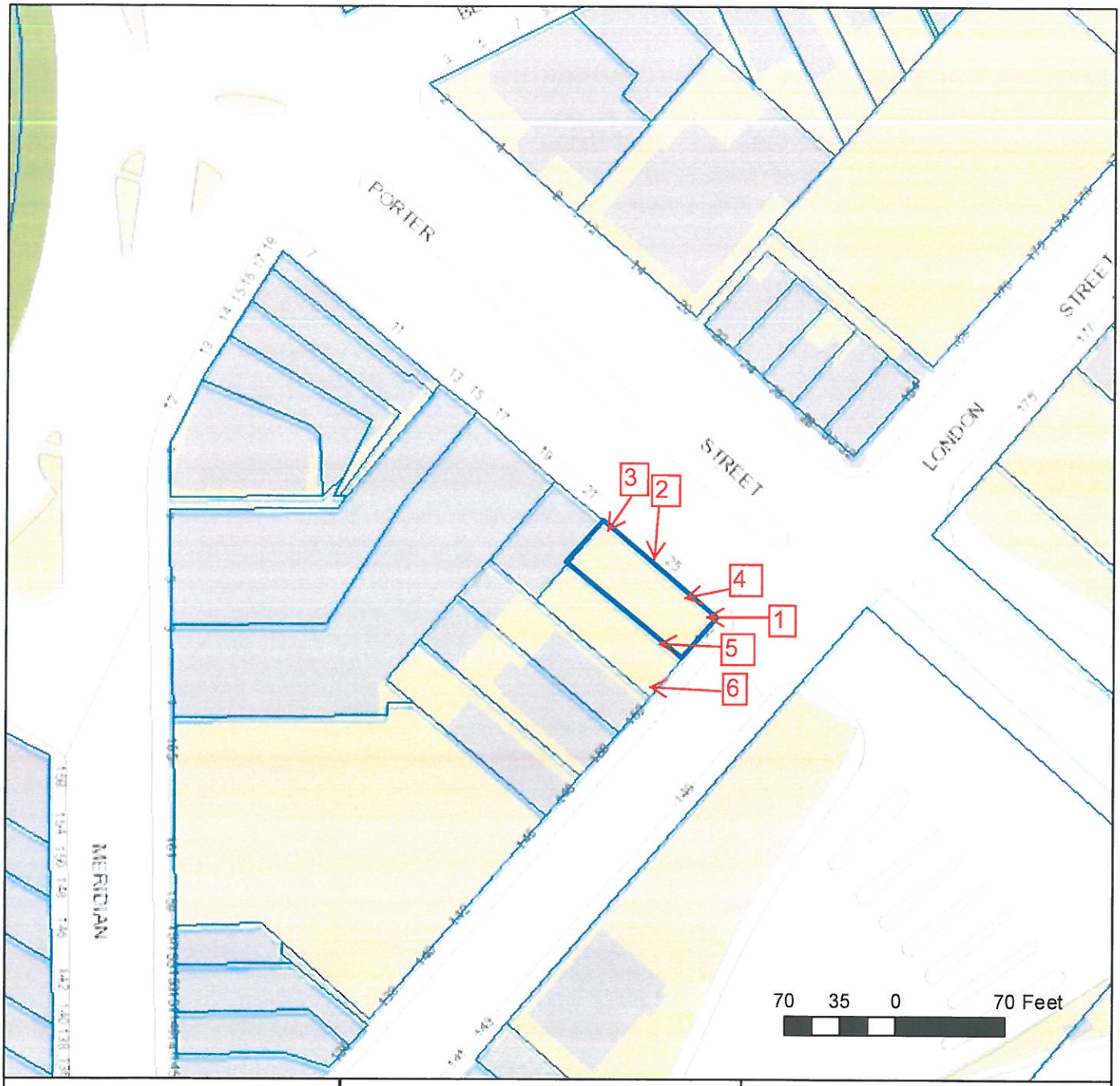
AERIAL MAP

SUN PROPERTY GROUP
BOSTON, MA

Figure 3 – Existing Site Photos

25 Porter

May 9, 2019



Parcel ID: 0105916000
Address: 160 LONDON ST
Zipcode: 02128
Owner: LONDON STREET LLC
Land Use: Commercial land
Lot Size: 1,735.00 sq ft
Living Area: 0.00 sq ft
Total Value: $54,200.00
Land Value: $54,200.00
Building Value: $0.00
Gross Tax: $1,365.84

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

1

2

3

4

5

6

Figure 4 – FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMette

FEMA

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

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

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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2019 at 1:44:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Figure 5 – Natural Heritage and Endangered Species Program Map

25 Porter - NHESP Map

MassDOT Roads Street Names

Major MassDOT Routes
- Interstate Highways
- US Roads
- State

Massachusetts Towns

NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Orthos 2013-2014
2013-2014 Color Orthos (USGS)

11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Attachment B – Climate Resiliency Checklist

boston planning & development agency

Climate Resiliency Checklist

NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

A.1 - Project Information

Project Name:	25 Porter Street			
Project Address:	25 Porter Street, East Boston MA 02128			
Project Address Additional:				
Filing Type (*select*)	*Initial (PNF, EPNF, NPC or other substantial filing)* *Design / Building Permit (prior to final design approval), or* *Construction / Certificate of Occupancy (post construction completion)*			
Filing Contact	Anthony		anthony.fava@sunpropertygroup.com	617-765-0400 x207
Is MEPA approval required	no			

A.3 - Project Team

Owner / Developer:	Developer: Sun Property Group, 11 Elkins St, #250 Boston MA 02127
Architect:	Khalsa Design, 17 Ivaloo St, Ste 400, Somerville, MA 02143
Engineer:	Strong Civil Design, 53 Peach Street, Braintree MA 02184
Sustainability / LEED:	n/a
Permitting:	Sun Property Group, 11 Elkins St, #250 Boston MA 02127
Construction Management:	Sun Property Group, 11 Elkins St, #250 Boston MA 02127

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Proposed 6-unit residential building
List the First Floor Uses:	6 car garage and lobby
List any Critical Site Infrastructure and or Building Uses:	gas meters, electric meters, fire protection systems

Site and Building:

Site Area:	3,490	*SF*	Building Area:	9,141	*SF*
Building Height:	45.5	*Ft*	Building Height:	4+	*Stories*
Existing Site Elevation – Low:	14.95	*Ft BCB*	Existing Site Elevation – High:	15.46	*Ft BCB*
Proposed Site Elevation – Low:	14.95	*Ft BCB*	Proposed Site Elevation – High:	15.46	*Ft BCB*
Proposed First Floor Elevation:	15.46	*Ft BCB*	Below grade levels:	n/a	*Stories*

Article 37 Green Building:

LEED Version - Rating System :	n/a	LEED Certification:	*Yes / (No)*
Proposed LEED rating:	*Certified/Silver/ Gold/Platinum*	Proposed LEED point score:	*Pts.*

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

Is any portion of the site in a FEMA SFHA?	(Yes) / No	What Zone:	A, (AE) AH, AO, AR, A99, V, VE
		Current FEMA SFHA Zone Base Flood Elevation:	16.46 *Ft BCB*
Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site.	(Yes) / No		

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	19.50 *Ft BCB*	FEMA BFE = 10.0 (NAVD88) = 16.46 (BCB)		
Sea Level Rise - Design Flood Elevation:	21.50 *Ft BCB*	FEMA DESIGN FLOOD EL.=17.46 (BCB) (1'+ FEMA BFE)	First Floor Elevation:	26.46 *Ft BCB*
Site Elevations at Building:	15.46 *Ft BCB*		Accessible Route Elevation:	15.46 *Ft BCB*

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

The finished floor of the lowest residential unit is 10' above the FEMA Base Flood Elevation

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

Electrical and gas utility systems will be set at an elevation above the SLR-BFE. A backflow valve will be installed on low level plumbing fixtures.

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

n/a

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

n/a

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

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

Stormwater is routed from the building's roof to a subsurface infiltration system.

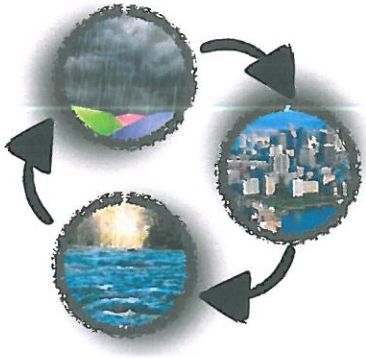
Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

Electrical and gas utility systems will be set at an elevation above the SLR-BFE.

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

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

Attachment C – Stormwater Report



STORMWATER ENGINEERING REPORT

Prepared For:

Sun Property Group
11 Elkins Street, #250
Boston, Massachusetts, 02127
(617) 974-5844

Project Address:

Redevelopment at 25 Porter Street
Boston, Massachusetts 02128

Prepared By:

Daniel R. Armstrong, P.E.
darmstrong@strongcivil.com
Strong Civil Design, LLC
53 Peach Street
Braintree, MA, 02184
(781) 974-5844
www.strongcivil.com

Date:

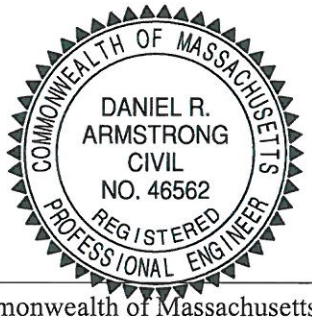
May 22, 2019

Table of Contents:

CERTIFICATION

The following Stormwater Engineering Report was prepared by me or under my direct supervision in accordance with the rules and regulations outlined in the Massachusetts Stormwater Standards as incorporated in the Wetland Protection Act Regulations 310 CMR 10.05(6)(k) and the Water Quality Certification Regulations, 314 CMR 9.06(6)(a), including hydrologic and hydraulic inputs and calculations, erosion potential and mitigation, Long-Term Pollution Prevention Plan, Operation and Maintenance Plan, exhibits, plans, and all other applicable documents associated with the proposed design, construction and maintenance of the proposed storm water management system associated with the Redevelopment at 25 Porter Street in Boston, Massachusetts 02128.

Daniel R. Armstrong, P.E.



05-22-19

Commonwealth of Massachusetts
Professional Engineer No. 46562

STORMWATER REPORT

Introduction:

Sun Property Group is planning to redevelop existing parcels 158 and 160 London Street with a new six unit multifamily building with a new address of 25 Porter Street in Boston, Massachusetts. The project shall consist of removing an existing concrete slab on 160 London Street, for the construction of the six unit multifamily building with applicable infrastructure. The project is located within the 100-year flood elevation of 10 (NAVD 88) as shown on FIRM 25025C0081J, dated March 16, 2016. Refer to the plan titled "Redevelopment at 25 Porter St. in East Boston, Massachusetts" sheet 1, prepared by Strong Civil Design, LLC dated May 5, 2019 for proposed improvement design. An itemized breakdown illustrating that the proposed improvements are in accordance with the rules and regulations outlined in the Massachusetts Stormwater Standards as incorporated in the Wetland Protection Act Regulations 310 CMR 10.05(6)(k) and the Water Quality Certification Regulations, 314 CMR 9.06(6)(a) is provided in this report.

Existing Conditions:

Topography and Drainage Patterns

The existing surface conditions of the parcels consist of an approximately 1,715 square foot concrete slab on lot 160 London Street, and a grassed area on lot 158 London Street. The site is fairly flat and drains northeast or southeast to Porter Street or London Street, respectively.

FEMA Flood Zone

The project is located within the 100 year flood zone as indicated on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 25025C0081J, dated March 16, 2016. The flood elevation is 10 (NAVD 88)

Proposed Conditions:

Proposed Improvements

The proposed improvements include construction of new six unit multifamily building, having a footprint of approximately 2,930 square feet, with associated utilities and stormwater improvements. The proposed stormwater management system shall consist of sub-surface infiltration chamber collecting runoff from the buildings roof. Excess runoff shall discharge though an overflow unit on the roofs downspouts, and sheet flow to London Street.

Massachusetts Stormwater Standards

The following itemized breakdown illustrates how the proposed development is designed in accordance with the rules and regulations outlined in the Massachusetts Stormwater Standards as incorporated in the Wetland Protection Act Regulations 310 CMR 10.05(6)(k) and the Water Quality Certification Regulations, 314 CMR 9.06(6)(a).

Standard 1:

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

The proposed construction consists of a new building with runoff coming from a non-metal roof or grassed area. The roofed area will be treated in a sub-surface infiltration chamber system.

Standard 2:

Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

The property discharges to Land Subject to Coastal Storm Flowage as defined in 310 CMR 10.04 "... land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm..." The following table illustrates the increase in peak runoff as calculated using the SCS Unit Hydrograph Method, TR 55, as calculated by HydroCAD software. A copy of the HydroCAD inputs and outputs is provided at the end of this report. Rainfall depths were obtained from NOAA Atlas 14 based on the site location.

Storm Event	Rainfall Depth (in.)	Peak Runoff Rate (cfs)	
		Pre-development	Post-development
2-Year	3.20	0.19	0.23
10-Year	5.06	0.35	0.39
100-Year	8.01	0.59	0.62

Standard 3:

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

Required Recharge Volume:

The hydrologic soil group of soils within Boston are unclassified. The required recharge depth of 1" of impervious area is required by Boston Water and Sewer Commission.

$$R_V = F \cdot i$$

where:

R_v = Required Recharge Volume (ft³)
F = Depth Factor = 1 inch
i = Impervious Area = 2,960 (ft²)

R_v = 247 ft³

A recharge volume of 250 ft³ shall be obtained with a sub-surface infiltration chamber system

Standard 4:

Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:

a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;

b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and

c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.

The required water quality volume for the project shall be equal or greater than 0.5 inches of the impervious area. The required recharge volume is based on the following equation.

$$V_{WQ} = D_{WQ} \cdot i$$

where:

V_{WQ} = Required Water Quality Volume (ft³)
D_{WQ} = Water Quality Depth = 0.5 inches
i = Impervious Area = 2,960 (ft²)

V_{WQ} = 123 ft³

A water quality volume of 250 ft³ shall be obtained with a sub-surface infiltration chamber system. Sub-surface structures provide 80% TSS removal

Standard 5

For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

The proposed improvements do not qualify as a land use with a high potential pollution load.

Standard 6

Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.

The property is not located within an area of critical environmental concern.

Standard 7

A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

The project is a partial redevelopment project. Stormwater recharge and quality treatment is designed to meet the maximum impervious area onsite..

Standard 8

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

The following erosion control measures shall be implemented during construction and are indicated within the plans as the Construction Period Pollution Prevention Plan

- The owner and contractor are responsible for the installation and maintenance of the silt sock, and all other pollution prevention measures throughout the entire construction period.
- Should groundwater pumping be required during construction, all pumped groundwater shall be treated prior to discharge. Direct discharge of pumps groundwater to existing or the existing stormwater management system is strictly prohibited.
- There shall be no storage of hazardous material onsite (such as fuels, hydraulic fluids and oils).
- A spill clean-up kit shall be onsite at all times.
- Any area disturbed by construction that will remain undisturbed longer than 14 days shall be stabilized with hydro-seeding or other appropriate measures.
- Additional sedimentation control devices shall be kept on-site during construction and shall be installed at any time during construction if instructed by the Engineer or City.
- Inspection of maintenance of the erosion control features shall be conducted weekly or after any storm event with a depth of 1/2-inch or greater and recorded.
- All sedimentation collected during construction shall disposed of offsite.

Standard 9

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

The following long term pollution prevention plan for the stormwater management system shall apply to this project.

- The roof down spouts, including overflows, shall be inspected yearly and cleaned as needed.
- The sub-surface recharge system shall be inspected every 3 years. The entire system shall be replaced if deemed in failure.
- City fire department shall be immediately contacted to respond to and manage the clean-up of any spill of oil or hazardous materials as recommend by MassDEP. MassDEP 24-hour Spill Reporting shall be contacted to report any such spills toll-free at (888) 304-1133.
- The project shall conform to the City's MS4 IDDE program.

Sun Property Group is the owner and operator of the proposed stormwater management system and is responsible for maintenance.

Standard 10

All illicit discharges to the stormwater management system are prohibited.

No illicit discharges to stormwater management systems are proposed with this development. The project shall conform to the City's MS4 IDDE program.

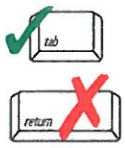
MASSACHUSETTS DEP CHECKLIST FOR STORMWATER REPORT

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

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 8[2]
- 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.

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[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.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

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.

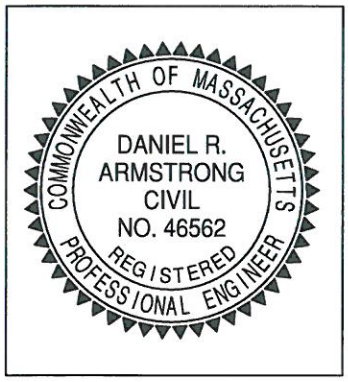
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



05-22-19

Signature and Date

Checklist

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

☐ New development

☐ Redevelopment

☒ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☒ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☒ 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.

HydroCAD Printout

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=3,490 sf 49.14% Impervious Runoff Depth>2.08"
Tc=6.0 min CN=89 Runoff=0.19 cfs 0.014 af

Subcatchment 2S: Proposed Runoff Area=3,490 sf 83.95% Impervious Runoff Depth>2.64"
Tc=6.0 min CN=95 Runoff=0.23 cfs 0.018 af

Pond 3P: Recharge Peak Elev=9.20' Storage=0.006 af Inflow=0.23 cfs 0.018 af
Outflow=0.23 cfs 0.012 af

Total Runoff Area = 0.160 ac Runoff Volume = 0.032 af Average Runoff Depth = 2.36"
33.45% Pervious = 0.054 ac 66.55% Impervious = 0.107 ac

Summary for Subcatchment 1S: Existing

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.014 af, Depth> 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.20"

Area (sf)	CN	Description
1,775	80	>75% Grass cover, Good, HSG D
1,715	98	Paved parking, HSG D
3,490	89	Weighted Average
1,775		50.86% Pervious Area
1,715		49.14% Impervious Area

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

Summary for Subcatchment 2S: Proposed

Runoff = 0.23 cfs @ 12.08 hrs, Volume= 0.018 af, Depth> 2.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.20"

Area (sf)	CN	Description
560	80	>75% Grass cover, Good, HSG D
2,930	98	Unconnected roofs, HSG D
3,490	95	Weighted Average
560		16.05% Pervious Area
2,930		83.95% Impervious Area
2,930		100.00% Unconnected

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

Summary for Pond 3P: Recharge

Inflow Area = 0.080 ac, 83.95% Impervious, Inflow Depth > 2.64" for 2-year event
Inflow = 0.23 cfs @ 12.08 hrs, Volume= 0.018 af
Outflow = 0.23 cfs @ 12.09 hrs, Volume= 0.012 af, Atten= 3%, Lag= 0.3 min
Primary = 0.23 cfs @ 12.09 hrs, Volume= 0.012 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 4
Peak Elev= 9.20' @ 12.09 hrs Surf.Area= 0.005 ac Storage= 0.006 af

Plug-Flow detention time= 171.2 min calculated for 0.012 af (66% of inflow)
Center-of-Mass det. time= 74.6 min (855.0 - 780.4)

Volume	Invert	Avail.Storage	Storage Description
#1	5.54'	0.003 af	**Cultec R-150XLHD @ 41.75' L** Inside #2 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 41.75'L = 110.6 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 1 rows
#2	4.79'	0.003 af	**4.75'W x 43.75'L x 2.79'H Prismatoid** 0.013 af Overall - 0.003 af Embedded = 0.011 af x 30.0% Voids
#3	7.58'	0.000 af	**0.33'D x 3.42'H Vertical Cone/Cylinder** x 3
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	9.00'	**Custom Weir/Orifice X 3.00, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.25 Width (feet) 0.25 0.25

Primary OutFlow Max=0.23 cfs @ 12.09 hrs HW=9.20' (Free Discharge)
↑**1=Custom Weir/Orifice** (Weir Controls 0.23 cfs @ 1.48 fps)

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=3,490 sf 49.14% Impervious Runoff Depth>3.83"
Tc=6.0 min CN=89 Runoff=0.35 cfs 0.026 af

Subcatchment 2S: Proposed Runoff Area=3,490 sf 83.95% Impervious Runoff Depth>4.48"
Tc=6.0 min CN=95 Runoff=0.39 cfs 0.030 af

Pond 3P: Recharge Peak Elev=9.31' Storage=0.006 af Inflow=0.39 cfs 0.030 af
Outflow=0.39 cfs 0.024 af

Total Runoff Area = 0.160 ac Runoff Volume = 0.055 af Average Runoff Depth = 4.15"
33.45% Pervious = 0.054 ac 66.55% Impervious = 0.107 ac

Summary for Subcatchment 1S: Existing

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 0.026 af, Depth> 3.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.06"

Area (sf)	CN	Description
1,775	80	>75% Grass cover, Good, HSG D
1,715	98	Paved parking, HSG D
3,490	89	Weighted Average
1,775		50.86% Pervious Area
1,715		49.14% Impervious Area

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

Summary for Subcatchment 2S: Proposed

Runoff = 0.39 cfs @ 12.08 hrs, Volume= 0.030 af, Depth> 4.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=5.06"

Area (sf)	CN	Description
560	80	>75% Grass cover, Good, HSG D
2,930	98	Unconnected roofs, HSG D
3,490	95	Weighted Average
560		16.05% Pervious Area
2,930		83.95% Impervious Area
2,930		100.00% Unconnected

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

Summary for Pond 3P: Recharge

Inflow Area = 0.080 ac, 83.95% Impervious, Inflow Depth > 4.48" for 10-year event
Inflow = 0.39 cfs @ 12.08 hrs, Volume= 0.030 af
Outflow = 0.39 cfs @ 12.08 hrs, Volume= 0.024 af, Atten= 0%, Lag= 0.0 min
Primary = 0.39 cfs @ 12.08 hrs, Volume= 0.024 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 4
Peak Elev= 9.31' @ 12.08 hrs Surf.Area= 0.005 ac Storage= 0.006 af

Plug-Flow detention time= 128.3 min calculated for 0.024 af (80% of inflow)
Center-of-Mass det. time= 54.0 min (821.4 - 767.4)

Volume	Invert	Avail.Storage	Storage Description
#1	5.54'	0.003 af	**Cultec R-150XLHD @ 41.75' L** Inside #2 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 41.75'L = 110.6 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 1 rows
#2	4.79'	0.003 af	**4.75'W x 43.75'L x 2.79'H Prismatoid** 0.013 af Overall - 0.003 af Embedded = 0.011 af x 30.0% Voids
#3	7.58'	0.000 af	**0.33'D x 3.42'H Vertical Cone/Cylinder** x 3
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	9.00'	**Custom Weir/Orifice X 3.00, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.25 Width (feet) 0.25 0.25

Primary OutFlow Max=0.39 cfs @ 12.08 hrs HW=9.31' (Free Discharge)
↑—**1=Custom Weir/Orifice** (Orifice Controls 0.39 cfs @ 2.06 fps)

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=3,490 sf 49.14% Impervious Runoff Depth>6.69"
Tc=6.0 min CN=89 Runoff=0.59 cfs 0.045 af

Subcatchment 2S: Proposed Runoff Area=3,490 sf 83.95% Impervious Runoff Depth>7.41"
Tc=6.0 min CN=95 Runoff=0.62 cfs 0.049 af

Pond 3P: Recharge Peak Elev=9.58' Storage=0.006 af Inflow=0.62 cfs 0.049 af
Outflow=0.62 cfs 0.044 af

Total Runoff Area = 0.160 ac Runoff Volume = 0.094 af Average Runoff Depth = 7.05"
33.45% Pervious = 0.054 ac 66.55% Impervious = 0.107 ac

Summary for Subcatchment 1S: Existing

Runoff = 0.59 cfs @ 12.08 hrs, Volume= 0.045 af, Depth> 6.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year Rainfall=8.01"

Area (sf)	CN	Description
1,775	80	>75% Grass cover, Good, HSG D
1,715	98	Paved parking, HSG D
3,490	89	Weighted Average
1,775		50.86% Pervious Area
1,715		49.14% Impervious Area

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

Summary for Subcatchment 2S: Proposed

Runoff = 0.62 cfs @ 12.08 hrs, Volume= 0.049 af, Depth> 7.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year Rainfall=8.01"

Area (sf)	CN	Description
560	80	>75% Grass cover, Good, HSG D
2,930	98	Unconnected roofs, HSG D
3,490	95	Weighted Average
560		16.05% Pervious Area
2,930		83.95% Impervious Area
2,930		100.00% Unconnected

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

Summary for Pond 3P: Recharge

Inflow Area = 0.080 ac, 83.95% Impervious, Inflow Depth > 7.41" for 100-year event
Inflow = 0.62 cfs @ 12.08 hrs, Volume= 0.049 af
Outflow = 0.62 cfs @ 12.08 hrs, Volume= 0.044 af, Atten= 0%, Lag= 0.0 min
Primary = 0.62 cfs @ 12.08 hrs, Volume= 0.044 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 4
Peak Elev= 9.58' @ 12.08 hrs Surf.Area= 0.005 ac Storage= 0.006 af

Plug-Flow detention time= 97.2 min calculated for 0.044 af (88% of inflow)
Center-of-Mass det. time= 42.5 min (799.0 - 756.5)

Volume	Invert	Avail.Storage	Storage Description
#1	5.54'	0.003 af	**Cultec R-150XLHD @ 41.75' L** Inside #2 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 41.75'L = 110.6 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 1 rows
#2	4.79'	0.003 af	**4.75'W x 43.75'L x 2.79'H Prismatoid** 0.013 af Overall - 0.003 af Embedded = 0.011 af x 30.0% Voids
#3	7.58'	0.000 af	**0.33'D x 3.42'H Vertical Cone/Cylinder** x 3
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	9.00'	**Custom Weir/Orifice X 3.00, Cv= 2.62 (C= 3.28)** Head (feet) 0.00 0.25 Width (feet) 0.25 0.25

Primary OutFlow Max=0.62 cfs @ 12.08 hrs HW=9.58' (Free Discharge)
↑—**1=Custom Weir/Orifice** (Orifice Controls 0.62 cfs @ 3.31 fps)

NOAA Atlas 14, Volume 10, Version 3
Location name: East Boston, Massachusetts, USA*
Latitude: 42.3743°, Longitude: -71.0381°
Elevation: 9.04 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.299 (0.242-0.368)	0.368 (0.297-0.453)	0.481 (0.386-0.595)	0.574 (0.459-0.715)	0.703 (0.542-0.928)	0.799 (0.601-1.08)	0.902 (0.658-1.28)	1.03 (0.697-1.49)	1.21 (0.788-1.83)	1.37 (0.869-2.12)
10-min	0.424 (0.342-0.521)	0.521 (0.421-0.642)	0.681 (0.548-0.842)	0.813 (0.649-1.01)	0.996 (0.767-1.31)	1.13 (0.852-1.53)	1.28 (0.933-1.82)	1.45 (0.987-2.11)	1.72 (1.12-2.60)	1.95 (1.23-3.01)
15-min	0.499 (0.403-0.613)	0.613 (0.495-0.756)	0.801 (0.644-0.991)	0.957 (0.764-1.19)	1.17 (0.903-1.55)	1.33 (1.00-1.81)	1.50 (1.10-2.14)	1.71 (1.16-2.48)	2.02 (1.31-3.06)	2.29 (1.45-3.54)
30-min	0.672 (0.543-0.827)	0.828 (0.669-1.02)	1.08 (0.871-1.34)	1.30 (1.03-1.61)	1.59 (1.22-2.10)	1.80 (1.36-2.45)	2.04 (1.49-2.90)	2.32 (1.58-3.37)	2.75 (1.79-4.15)	3.12 (1.97-4.82)
60-min	0.846 (0.683-1.04)	1.04 (0.842-1.29)	1.37 (1.10-1.69)	1.64 (1.31-2.04)	2.00 (1.54-2.65)	2.28 (1.72-3.09)	2.57 (1.88-3.67)	2.93 (1.99-4.25)	3.48 (2.26-5.25)	3.94 (2.50-6.09)
2-hr	1.09 (0.889-1.34)	1.36 (1.11-1.67)	1.80 (1.46-2.22)	2.17 (1.74-2.68)	2.67 (2.08-3.51)	3.04 (2.31-4.11)	3.45 (2.55-4.90)	3.96 (2.70-5.68)	4.75 (3.09-7.10)	5.43 (3.45-8.30)
3-hr	1.27 (1.04-1.55)	1.59 (1.30-1.94)	2.11 (1.71-2.58)	2.54 (2.05-3.13)	3.13 (2.44-4.10)	3.57 (2.72-4.80)	4.05 (3.00-5.72)	4.65 (3.18-6.64)	5.59 (3.65-8.31)	6.41 (4.08-9.73)
6-hr	1.66 (1.37-2.01)	2.06 (1.70-2.50)	2.72 (2.23-3.31)	3.27 (2.66-4.00)	4.02 (3.15-5.22)	4.58 (3.51-6.10)	5.19 (3.86-7.26)	5.95 (4.08-8.40)	7.13 (4.67-10.5)	8.16 (5.21-12.2)
12-hr	2.14 (1.77-2.57)	2.63 (2.18-3.17)	3.45 (2.84-4.16)	4.12 (3.37-5.00)	5.04 (3.97-6.47)	5.73 (4.41-7.55)	6.47 (4.82-8.93)	7.38 (5.09-10.3)	8.79 (5.79-12.8)	10.0 (6.41-14.9)
24-hr	2.57 (2.15-3.07)	3.20 (2.66-3.82)	4.22 (3.50-5.05)	5.06 (4.17-6.10)	6.22 (4.93-7.93)	7.08 (5.48-9.26)	8.01 (6.02-11.0)	9.18 (6.35-12.7)	11.0 (7.27-15.8)	12.6 (8.09-18.5)
2-day	2.91 (2.45-3.45)	3.69 (3.10-4.38)	4.97 (4.15-5.92)	6.03 (5.00-7.22)	7.49 (5.99-9.51)	8.56 (6.69-11.2)	9.74 (7.40-13.4)	11.3 (7.83-15.5)	13.8 (9.12-19.6)	16.0 (10.3-23.2)
3-day	3.19 (2.69-3.76)	4.03 (3.40-4.76)	5.41 (4.53-6.40)	6.55 (5.45-7.80)	8.12 (6.52-10.3)	9.26 (7.28-12.0)	10.5 (8.05-14.4)	12.2 (8.50-16.7)	15.0 (9.91-21.1)	17.4 (11.2-25.0)
4-day	3.45 (2.92-4.06)	4.32 (3.65-5.08)	5.74 (4.83-6.78)	6.91 (5.77-8.21)	8.53 (6.87-10.7)	9.70 (7.64-12.6)	11.0 (8.43-15.0)	12.8 (8.89-17.3)	15.6 (10.4-21.9)	18.1 (11.7-26.0)
7-day	4.18 (3.56-4.89)	5.07 (4.31-5.94)	6.54 (5.53-7.68)	7.75 (6.51-9.16)	9.43 (7.63-11.8)	10.6 (8.41-13.6)	12.0 (9.20-16.2)	13.8 (9.65-18.5)	16.7 (11.1-23.2)	19.3 (12.5-27.4)
10-day	4.85 (4.14-5.65)	5.77 (4.92-6.72)	7.27 (6.17-8.50)	8.51 (7.18-10.0)	10.2 (8.30-12.7)	11.5 (9.09-14.6)	12.9 (9.86-17.1)	14.7 (10.3-19.6)	17.5 (11.7-24.2)	20.1 (13.0-28.2)
20-day	6.78 (5.83-7.84)	7.78 (6.69-9.01)	9.43 (8.06-10.9)	10.8 (9.16-12.6)	12.7 (10.3-15.4)	14.1 (11.1-17.5)	15.6 (11.8-20.1)	17.3 (12.2-22.8)	19.8 (13.3-27.0)	22.0 (14.3-30.6)
30-day	8.38 (7.24-9.65)	9.45 (8.16-10.9)	11.2 (9.63-13.0)	12.7 (10.8-14.7)	14.7 (12.0-17.7)	16.2 (12.8-19.9)	17.8 (13.4-22.6)	19.4 (13.8-25.4)	21.7 (14.6-29.4)	23.5 (15.3-32.5)
45-day	10.4 (9.02-11.9)	11.5 (10.0-13.2)	13.4 (11.6-15.5)	15.0 (12.8-17.3)	17.1 (14.0-20.5)	18.8 (14.9-22.9)	20.4 (15.4-25.6)	22.0 (15.7-28.6)	24.1 (16.3-32.3)	25.6 (16.7-35.0)
60-day	12.1 (10.5-13.8)	13.3 (11.6-15.2)	15.3 (13.2-17.5)	16.9 (14.5-19.5)	19.1 (15.7-22.8)	20.9 (16.6-25.3)	22.6 (17.0-28.0)	24.2 (17.3-31.2)	26.0 (17.7-34.8)	27.3 (17.9-37.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

SUN PROPERTY GROUP
11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

Attachment D – Abutter Notification

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

Enter a Parcel ID:

0105916000

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 convert a CSV file to Mailing Labels using MS Word.

Note: Use newer versions of

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
105896000	CITY OF BOSTON	CITY OF BOSTON	149 LONDON	EAST BOSTON MA	02128	149 LONDON ST	EAST BOSTON	02128
105902010	LOMBARDO COMPANIES	LOMBARDO COMPANIES	300 WILMONT RD STORE#5756	DEERFIELD IL	60015	138 -146 LONDON ST	EAST BOSTON	02128
105904000	LOMBARDO SALVATRE A TRST	LOMBARDO SALVATRE A TRST	300 WILMONT RD STORE#5756	DEERFIELD IL	60015	1 5 WM C KELLY SQ	EAST BOSTON	02128
105906010	LOMBARDO COMPANIES LP	LOMBARDO COMPANIES LP	300 WILMONT RD STORE #5756	DEERFIELD IL	60015	6 7 MERIDIAN ST	EAST BOSTON	02128
105911000	RICUPERO JOSEPH M	RICUPERO JOSEPH M	1216 BENNINGTON ST	EAST BOSTON MA	02128	16 17 WM C KELLY SQ	EAST BOSTON	02128
105915000	IRZYKOWSKI WANDA L	IRZYKOWSKI WANDA L	19 PORTER ST	E BOSTON MA	02128	21 PORTER ST	EAST BOSTON	02128
105916000	LONDON STREET LLC	LONDON STREET LLC	6 BILLINGS ST	RANDOLPH MA	02368	160 LONDON ST	EAST BOSTON	02128
105917000	LONDON STREET LLC	LONDON STREET LLC	6 BILLINGS ST	RANDOLPH MA	02368	LONDON ST	EAST BOSTON	02128
105918000	ANDRADE MIGUEL	ANDRADE MIGUEL	114 SARATOGA ST	EAST BOSTON MA	02128	152 LONDON ST	EAST BOSTON	02128
105919000	VIERA TALI	VIERA TALI	150 LONDON ST	EAST BOSTON MA	02128	150 LONDON ST	EAST BOSTON	02128
105920000	PACE VINCENT A ETAL	PACE VINCENT A ETAL	148 LONDON	EAST BOSTON MA	02128	148 LONDON ST	EAST BOSTON	02128
106074000	RASO LENA	RASO LENA	30 PORTER	EAST BOSTON MA	02128	30 32 PORTER ST	EAST BOSTON	02128
106075000	28 PORTER LLC	28 PORTER LLC	66 CRAGMORE RD	NEWTON MA	02464	28 PORTER ST	EAST BOSTON	02128
106076000	PEREZ ISACIO	PEREZ ISACIO	26 PORTER ST	EAST BOSTON MA	02128	26 PORTER ST	EAST BOSTON	02128

Notification to Abutters Under the Massachusetts Wetlands Protection Act

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

A. The name of the applicant is Sun Property Group

B. Property is owned by: 160 London LLC

C. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Boston, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

D. The address of the lot where the activity is proposed is 25 Porter St, Boston MA 02127

E. Assessors Parcel Number: 0105917000 and 0105916000

F. Copies of the Notice of Intent may be examined at Boston City Hall between the hours of 9:00 a.m. and 5:00p.m. Monday through Friday. For more information, call Boston City Hall at 617-635-3850

G. Copies of the Notice of Intent may be obtained from either (check one) the Applicant X___or the applicant's representative_____, by calling this telephone number 617-765-0400 x207 between the hours of 9AM and 5PM on the following days of the week: Monday through Friday.

H. Information regarding the date, time, and place of the public hearing may be obtained from the Boston Conservation Commission by calling 617-635-4416 between 9:00 a.m. and 5:00 p.m. Monday through Friday.

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

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

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Anthony Fava, hereby certify under the
(Name of person making the Affidavit)

pains and penalties of perjury that on 5/14/19 I gave notification to abutters
(Date)

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 under the Massachusetts Wetlands Protection Act by

Anthony Fava, Sun Property Group with the Boston
(Name of Applicant) (Name of Municipality)

Conservation Commission on 5/17/19 for property located at
(Date)

25 Porter Street, East Boston, MA 02128
(Address of land where work is proposed)

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

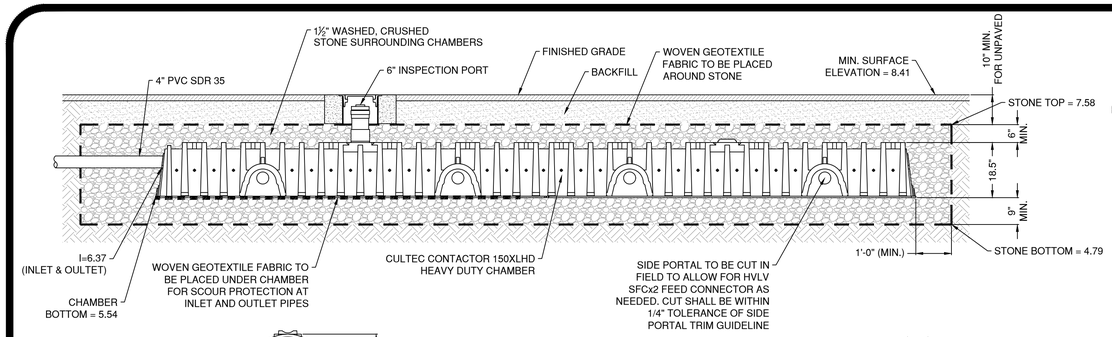
(Name)

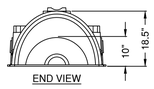
5/14/19

(Date)

SUN PROPERTY GROUP
11 Elkins Street #250
Boston, MA 02127
617.765.0400 | sunpropertygroup.com

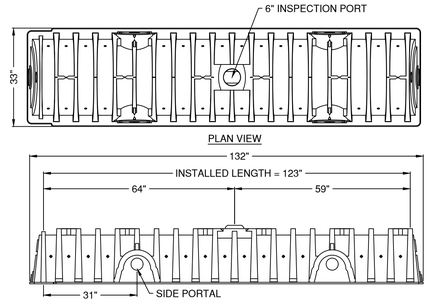
Attachment E – Plans





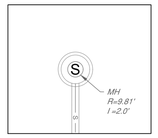
END VIEW

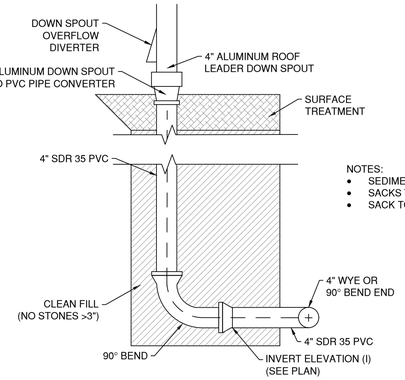
CULTEC 150XLHD RECHARGE SYSTEM DETAIL
(N.T.S.)



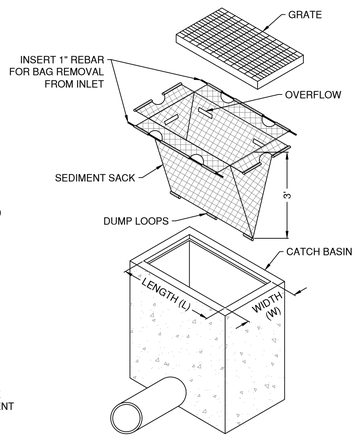
PLAN VIEW

SIDE VIEW



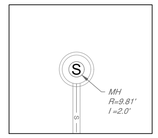


ROOF LEADER DOWN SPOUT DETAIL
NOT TO SCALE



NOTES:
- SEDIMENT SACK TO BE INSTALLED PRIOR TO EXCAVATION WORK
- SACKS TO BE CLEANED ON A WEEKLY BASIS
- SACK TO REMAIN IN PLACE UNTIL REMOVAL APPROVAL BE ENGINEER

SEDIMENT SACK DETAIL
(N.T.S.)



GENERAL NOTES:
- EXISTING TOPOGRAPHIC ELEVATIONS, SURFACE CONDITIONS, AND UTILITY INFORMATION IS BASED ON THE PLAN TITLED "PROPOSED BUILDING PLAN - 158-160 LONDON STREET, BOSTON, MA 02128" PREPARED BY STOWE LAND SURVEYING, INC., DATED MARCH 24, 2019, AND RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON.
- EXISTING ELEVATIONS ARE BASED ON NAVD 88.
- THE CONTRACTOR MUST NOTIFY DIG SAFE PRIOR TO ANY EXCAVATION OR DEMOLITION WORK IN PUBLIC, PRIVATE OR UTILITY COMPANY RIGHT-OF-WAYS OR EASEMENTS.
- PROJECT LIMITS ARE CONFINED TO PARCEL NO. 01-05916-000, 01-05917-000 AND ANY PERTINENT WORK WITHIN THE RIGHT-OF-WAY ONLY AS ILLUSTRATED.
- THE ENTIRE PROPERTY LIES WITHIN ZONE AE (EL. 10 FEET) AS SHOWN ON FIRM MAP NUMBER 25025C0081J MAP REVISED MARCH 16, 2016. THE ENTIRE PROJECT IS LOCATED WITHIN LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF)
- ALL EXCAVATED AREAS SHALL BE STABILIZED WITH CRUSHED STONE PRIOR TO FINAL SITE LANDSCAPING.

LOCUS MAP
1"=300'

GROUNDWATER RECHARGE VOLUME REQUIREMENTS:

1" OF RECHARGE OVER THE TOTAL IMPERVIOUS AREA.

SURFACE CONDITIONS (S.F.)	
IMPERVIOUS	2,960
PERVIOUS	530
TOTAL	3,490

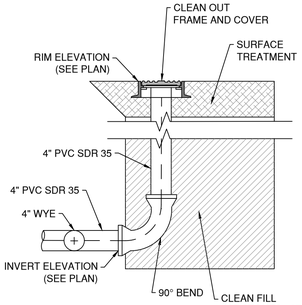
(1/12) FT * 2,960 FT² = 246.7 FT³

REQUIRED RECHARGE VOLUME = 247 CUBIC FEET

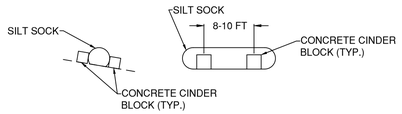
RECHARGE VOLUME PROVIDED:

STORMCHAMBER VOLUME = 109 CU. FT.
27.16 * 4 = 108.64
STORMCHAMBER STONE VOLUME (30% VOIDS) = 141 CU. FT.
[(2.79 * 4.75 * 43.75) - 109] * 0.3 = 141.3

TOTAL RECHARGE VOLUME = 250 CUBIC FEET (109 FT³ + 141 FT³)

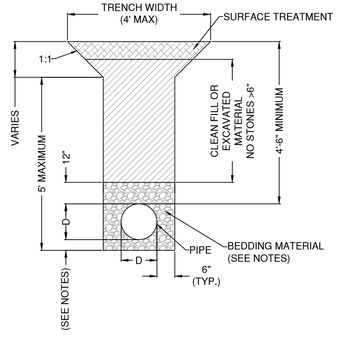


DRAINAGE CLEAN OUT
NOT TO SCALE



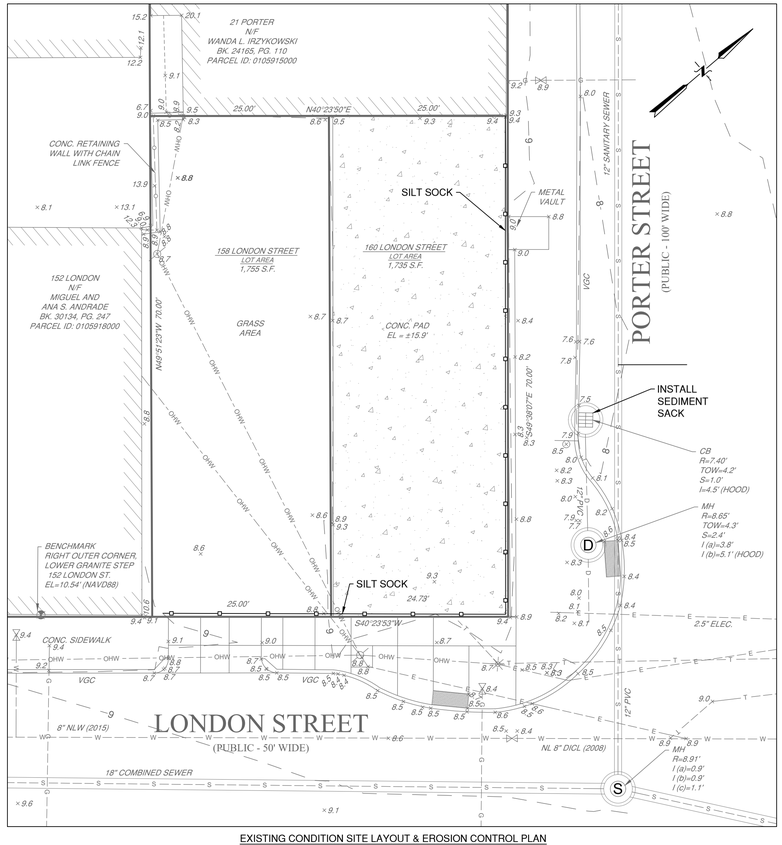
- SILT SOCK SHALL BE SANDWICHED BETWEEN 2 CONCRETE CINDER BLOCKS APPROXIMATELY 8-10 FT APART, OR AS NEEDED TO STABILIZE SILT SOCK ON THE IMPERVIOUS SURFACE. ADDITIONAL BLOCKS MAY BE PLACED ON TOP OF THE SILT SOCK IF NEED TO KEEP SOCK SECURELY ON THE SURFACE.

SILT SOCK DETAIL
NOT TO SCALE

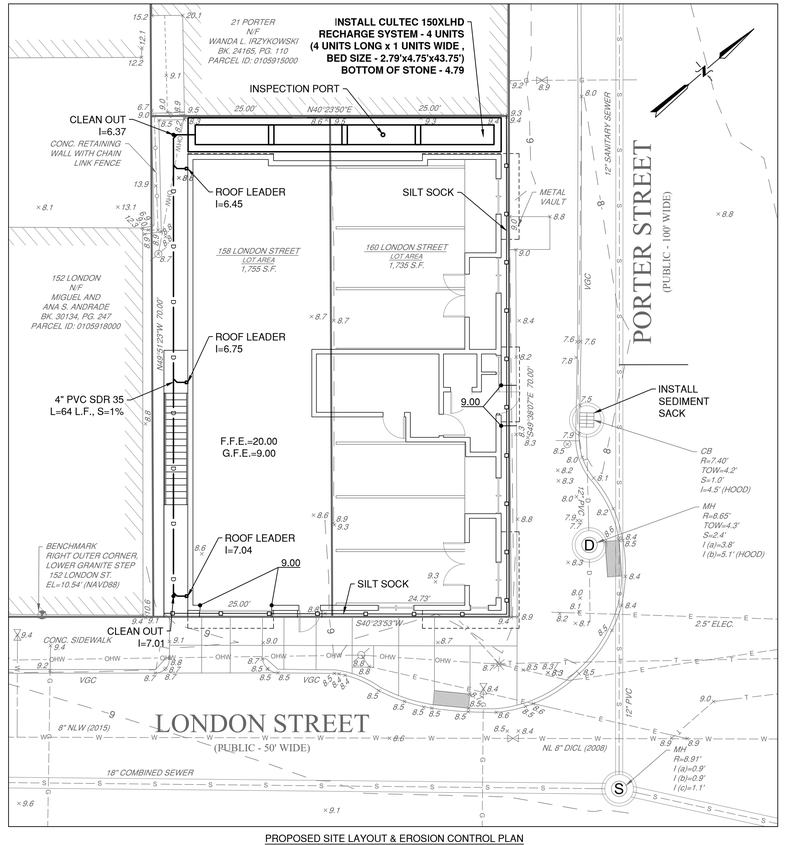


NOTES:
- BEDDING MATERIAL:
  - FOR DUCTILE IRON PIPE NO STONES SHALL BE GREATER THAN 3", NO STONES WITHIN 4" (IN EARTH) OR 6" (IN ROCK) OF PIPE AND MATERIAL SHALL BE THOROUGHLY COMPACTED
  - FOR PVC NO STONES SHALL BE GREATER THAN ¾", NO STONES WITHIN 4" (IN EARTH) OR 6" (IN ROCK) OF PIPE AND MATERIAL SHALL BE THOROUGHLY COMPACTED
  - FOR COPPER PIPE SHALL BE SAND
  - 6" OF BEDDING MATERIAL BELOW PIPE IF PLACED IN ROCK
  - 4" OF BEDDING MATERIAL BELOW PIPE IF PLACED IN EARTH
- IF EXISTING MATERIAL WITHIN TRENCH CONTAINS ORGANICS, MUCK, CONTAMINATION OR UNSUITABLE, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PROCEEDING.

PIPE TRENCH DETAIL
(N.T.S.)



EXISTING CONDITION SITE LAYOUT & EROSION CONTROL PLAN



PROPOSED SITE LAYOUT & EROSION CONTROL PLAN

Revisions:

No.	Description	Date
---	---	---

Engineer's Stamp:

COMMONWEALTH OF MASSACHUSETTS
DANIEL R. ARMSTRONG
CIVIL
NO. 46562
REGISTERED PROFESSIONAL ENGINEER
5-23-19

Project Title:

REDEVELOPMENT AT 25 PORTER ST. IN EAST BOSTON MASSACHUSETTS

CONSERVATION COMMISSION PLAN

Prepared For:
ANTHONY FAVA
SUN PROPERTY GROUP
11 ELKINS STREET, #250
BOSTON, MA 02127
(617) 312-7786

Drawing Title:

Scale:
Scale: 1"=10'
0 5 10 20 25 FEET

Prepared By:
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53 PEACH STREET
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Date: May 23, 2019
Drawing No. 1
Project No.: 016-002-22-038-2019
Engineer: Daniel R. Armstrong, P.E.
Drawing Name: 160 London_SCD.dwg