

June 5, 2019

NOTICE OF INTENT

Under the *Wetlands Protection Act* (M.G.L. c. 131, §40),
the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996)
and their Regulations (310 CMR 10.00),

For

SEAPORT PARCELS N&P

400 Summer Street
Boston, Massachusetts 02210

Prepared for:

WS DEVELOPMENT

33 Boylston Street
Chestnut Hill, MA 02467

Prepared by:

NITSCH ENGINEERING, INC.

2 Center Plaza, Suite 430
Boston, MA 02108

Nitsch Project #13169

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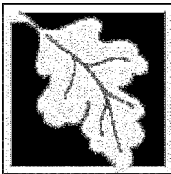
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SECTION 1

NOTICE OF INTENT FORMS

WPA Form 3 - Notice of Intent
NOI Wetland Fee Transmittal Form
Climate Change Resiliency and Preparedness Checklist



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boston
City/Town

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



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

A. General Information

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

<u>400 Summer Street</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42.350</u>	<u>-71.047</u>
	d. Latitude	e. Longitude
<u>Ward 06</u>	<u>02676-010</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Ali</u>	<u>Ribeiro</u>	
a. First Name	b. Last Name	
<u>WS Development</u>		
c. Organization		
<u>33 Boylston Street #3000</u>		
d. Street Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-646-3185</u>	<u>ali.ribeiro@wsdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>John</u>	<u>Schmid</u>	
a. First Name	b. Last Name	
<u>Nitsch Engineering, Inc.</u>		
c. Company		
<u>2 Center Plaza, Suite 430</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617-338-0063</u>	<u>617-338-6472</u>	<u>jschmid@nitscheng.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050</u>	<u>\$512.50</u>	<u>\$1,500.00 (maximum per BCC)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The Project includes the demolition of a parking lot and associated pavement, landscaping, and utilities and the construction of two new buildings, a shared underground parking garage, proposed sidewalks, and associated improvements.

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)
55221	255
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. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

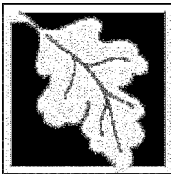
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

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

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

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

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

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

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	11,706	
	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.

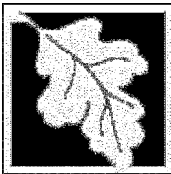
a. square feet of BVW

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**

- 5/29/2019
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

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

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



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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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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Bureau of Resource Protection - Wetlands

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Boston
City/Town

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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

C-000 Notes, Legend & Abbreviations, C-001 Site Demolition Plan, C-100 Site Utility Plan, C-101 Utility Profiles, C-102 Summer Street Downspout Drainage Plan, C-200 Site Layout and Grading	Nitsch Engineering	John Schmid, PE	
b. Prepared By		c. Signed and Stamped by	
June 5, 2019		1="20'	
d. Final Revision Date		e. Scale	
Stormwater Report			June 5, 2019
f. Additional Plan or Document Title			g. Date
- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

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

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

052954	June 3, 2019
2. Municipal Check Number	3. Check date
052955	June 3, 2019
4. State Check Number	5. Check date
Nitsch Engineering, Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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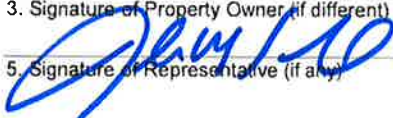
Boston

City/Town

F. Signatures and Submittal Requirements

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

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

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



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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:

400 Summer Street Boston
 a. Street Address b. City/Town
 \$512.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Ali Ribeiro
 a. First Name b. Last Name
 WS Development
 c. Organization
 33 Boylston Street, #3000
 d. Mailing Address
 Chestnut Hill MA 02467
 e. City/Town f. State g. Zip Code
 617-646-3185 ali.ribeiro@wsdevelopment.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3 - Building and Site	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			<u>\$1,050</u>
Step 6/Fee Payments:			
Total Project Fee:			<u>\$1,050</u> a. Total Fee from Step 5
State share of filing Fee:			<u>\$512.50</u> b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			<u>\$1,500 (maximum per BCC)</u>

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.)

Boston Planning & Development Agency Climate Resiliency Report Summary



Submitted: 06/07/2019 10:03:43

A.1 - Project Information

Project Name:	Seaport Square Block P		
Project Address:	400 Summer Street		
Filing Type:	Design / Building Permit (prior to final design approval)		
Filing Contact:	Allison Zuchman	The Green Engineer	allison@greenengineer.com 978.369.8978
Is MEPA approval required?	Yes	MEPA date:	04/30/2019

A.2 - Project Team

Owner / Developer:	Seaport N/P Title Holder LLC
Architect:	Stantec / Morris Adjmi Architects
Engineer:	BuroHappold Engineering
Sustainability / LEED:	The Green Engineer
Permitting:	Nitsch Engineering
Construction Management:	Suffolk Construction

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Office, Lab, Retail, Restaurant
List the First Floor Uses:	Retail, Restaurant
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area (SF):	96200	Building Area (SF):	626400
Building Height (Ft):	279.45	Building Height (Stories):	17
Existing Site Elevation – Low (Ft BCB):	15.85	Existing Site Elevation – High (Ft BCB):	20.30
Proposed Site Elevation – Low (Ft BCB):	16.00	Proposed Site Elevation – High (Ft BCB):	20.35
Proposed First Floor Elevation (Ft BCB):	19.50	Below grade spaces/levels (#):	3

Article 37 Green Building:

LEED Version - Rating System:	LEEDv4 CS	LEED Certification:	Yes
Proposed LEED rating:	Silver	Proposed LEED point score (Pts.):	55

Boston Planning & Development Agency Climate Resiliency Report Summary



Building Envelope:

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

Roof:	R30ci	Exposed Floor :	R-20ci
Foundation Wall:	R10 extended 2 ft below grade	Slab Edge (at or below grade):	N/A not conditioned space

Vertical Above-grade Assemblies (%’s are of total vertical area and together should total 100%):

Area of Opaque Curtain Wall & Spandrel Assembly:	3.6	Wall & Spandrel Assembly Value:	Effective U Value-0.055
Area of Framed & Insulated / Standard Wall:	46.4	Wall Value:	R10ci + R13
Area of Vision Window:	49	Window Glazing Assembly Value:	0.30
		Window Glazing SHGC:	0.40
Area of Doors:	1	Door Assembly Value :	0.77

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	Building Energy Model		
Annual Electric (kWh):	9053551	Peak Electric (kW):	3545
Annual Heating (MMbtu/hr):	19130	Peak Heating (MMbtu):	12.590
Annual Cooling (Tons/hr):	188482	Peak Cooling (Tons):	1779
Energy Use - Below ASHRAE 90.1 - 2013 (%):	32.7	Have the local utilities reviewed the building energy performance?:	Yes
Energy Use - Below Mass. Code (%):	32.7	Energy Use Intensity (kBtu/SF):	80.0

Back-up / Emergency Power System

Electrical Generation Output (kW):	2000	Number of Power Units:	1
System Type (kW):	Engine Generator Set	Fuel Source:	Diesel

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

Electric (kW):	1500	Heating (MMbtu/hr):	6.0
		Cooling (Tons/hr):	400

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

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

B.1 – GHG Emissions - Design Conditions

For this filing - Annual Building GHG Emissions (Tons): 1.959

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

This Project is committed to the reduction of GHG emissions through the implementation of a strategy of mitigation elements that include: high performance building envelope, light or reflective roofing, high efficiency mechanical equipment, energy recovery, parking garage demand-controlled ventilation, reduced interior lighting power, low-flow water fixtures, enhanced building commissioning, recycling collection areas, construction waste recycling, and transportation demand management measures.

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

Passive measures on the building include: high performance exterior glazing, high albedo roofing surfaces, and massing that creates self-shading zones of building façade

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

Active measures on the building include: dedicated outdoor air HVAC system with energy recovery, heating provided by high-efficiency condensing boilers, cooling provided by high efficiency magnetic bearing chillers, and low LPDs in core spaces.

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

PV feasibility is being studied.

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

The Seaport Square Masterplan Project is investigating district scale emission reduction strategies outside of this Project.

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

The Project is participating in the Mass Save Utility Program with assistance from Eversource and National Grid. The charrette meeting was held February 15th, 2019.

B.2 - GHG Reduction - Adaptation Strategies

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

- The MEP systems design currently includes the following energy conservation measures:
- DOAS Units with energy recovery, including laboratory exhaust energy recovery
 - High Efficiency Condensing Boilers
 - High Performance Magnetic-Bearing Chillers
 - Laboratory Exhaust Demand Controlled Ventilation
 - Garage Exhaust Demand Controlled Ventilation
 - 20% LPD reduction from ASHRAE 90.1-2013; exceptions include: Retail - 10% LPD reduction per MA Energy Code Amendment C406.1 and final LPD to be determined by Tenant; Lab – 0.78 W/ft²
 - VFDs for HW and CHW pumps
 - High Performance Glazing System

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low (Deg.):	8	Temperature Range - High (Deg.):	91
Annual Heating Degree Days:	3294	Annual Cooling Degree Days	776

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

Days - Above 90° (#):	9	Days - Above 100° (#):	0
Number of Heatwaves / Year (#):	10	Average Duration of Heatwave (Days):	3

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

High Albedo Roofing Materials

C.2 - Extreme Heat – Adaptation Strategies

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

The building mechanical system design is based on a load prioritization strategy that can be implemented through the BMS system during extreme weather events. Design temperatures (external conditions) are based on 2017 ASHRAE Fundamentals Handbook (Boston Logan Int'l Airport 1990-2014) at 99.6% heating

design temperature and 0.4% cooling design temperature. Days exceeding 90°F and 100°F are based the annual averages from NOAA.gov data for 1990-2014

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

On site power generation using diesel fuel.

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 - Extreme Precipitation - Design Conditions

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

5.06

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

All runoff on-site will be collected in a rainwater re-use tank located within the building for collecting and re-using stormwater runoff.

D.2 - Extreme Precipitation - Adaptation Strategies

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

All runoff on-site will be collected in a rainwater re-use tank located within the building for collecting and re-using stormwater runoff. Critical building systems are located above the flood elevation. Primary electrical utility service conduits are water-tight. Backflow prevention included for the stormwater system consistent with plumbing code requirements.

E – Sea Level Rise and Storms

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

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

Yes

What Zone:

AE

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)? 16.46

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

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2’ of sea level rise above 2013 tide levels, an additional 2.5” to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project’s Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by adding 12” of freeboard for buildings, and 24” of freeboard for critical facilities and infrastructure and any ground floor residential units.

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	19.4		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	21.4	First Floor Elevation (Ft BCB):	19.75
What are the Site Elevations at Building (Ft BCB)?	18.5	What is the Accessible Route Elevation (Ft BCB)?	18.5

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.:

Flood mitigation systems (barriers and doors) have been incorporated where appropriate to protect critical areas including the water meter, booster pump, and gas meter room. Other infrastructure including the electrical service switch, all critical electrical infrastructure, fire pump room, fire command station will all be located on the second level or higher, well above the projected sea level rise flood events.

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.:

Flood mitigation systems (barriers and doors) have been incorporated where appropriate to protect critical areas including the water meter, booster pump, and gas meter room. Other infrastructure including the electrical service switch, all critical electrical infrastructure, fire pump room, fire command station will all be located on the second level or higher, well above the projected sea level rise flood events.

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:

This building will be provided with an emergency generator, and flood mitigation systems are included for all utility services.

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

The building will be provided with an emergency generator sized for life safety systems.

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.:

The building benefits from having a connecting lobby at both Summer Street and Congress Street. If future sea level rise necessitates adapting the building, the Summer Street entrance can be utilized. This elevation is around 41'0" BCB. We can also utilize temporary flood barriers at entrances during storms.

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

Critical equipment is located above the floodplain.

Thank you for completing the Boston Climate Change Checklist!

For questions or comments about this checklist or Climate Change best practices, please contact:

John.Dalzell@boston.gov

SECTION 2
PROJECT NARRATIVE

PROJECT NARRATIVE CONTENTS

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1.0 EXECUTIVE SUMMARY

On behalf of the Applicant, WS Development, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) with the City of Boston Conservation Commission for the demolition of a parking lot and associated pavement, landscaping, and utilities and the construction of two new buildings at surface level, proposed sidewalks, and associated improvements, which are partially located within jurisdictional resource areas. The purpose of this NOI Application is to receive an Order of Conditions from the City of Boston Conservation Commission approving the proposed project under the *Wetlands Protection Act* (M.G.L. c. 131, §40), the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996) and their Regulations (310 CMR 10.00).

The Project site is approximately 130,200 square feet, or 2.99 acres, located near Congress Street in the Seaport area of Boston, Massachusetts. The site is situated with Congress Street to the north, Route I-90 exit ramps to the east, West Service Road to the west, and an existing parking lot to the south. The Summer Street bridge passes over the parcel, and the proposed buildings will extend beneath the bridge and incorporate a pedestrian passage from the bridge down to Congress Street through a pedestrian plaza and stair. Additionally, a portion of a proposed building will occupy air rights over the Route I-90 exit ramps to the east.

The existing site currently has a commercial parking area that is currently still in operation, and completely impervious.

The Applicant is proposing the removal of the parking lot, and associated barriers and minor site improvements, and the construction of two new buildings with a shared underground parking garage, new sidewalks, and associated utilities. The proposed buildings will take up 91,318 square feet of the site. The buildings will contain both civic space and retail space on the lower floors and will contain office/lab space on the remaining floors.

A portion of the proposed work will take place within Land Subject to Coastal Storm Flowage.

The proposed site improvements within jurisdictional Wetland Resource Areas include:

- Sidewalk, utilities, and building within 11,706 square feet of Land Subject to Coastal Storm Flowage

The Project includes several mitigation measures to offset the impacts to the Land Subject to Coastal Storm Flowage. The proposed stormwater management system will prevent polluted waters from being discharged untreated. The stormwater management system has been designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards. The proposed mitigation measures are further discussed in the Stormwater Report, included as Attachment C.

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

The Project site is approximately 130,200 square feet, or 2.99 acres, located near Congress Street in the Seaport area of Boston, Massachusetts. The site is situated with Congress Street to the north, Route I-90 exit ramps to the east, West Service Road to the west, and an existing parking lot to the south. The Summer Street bridge passes over the parcel, and the proposed buildings will extend beneath the bridge and incorporate a pedestrian passage from the bridge down to Congress Street through a pedestrian plaza and stair. Additionally, a portion of a proposed building will occupy air rights over the Route I-90 exit ramps to the east.

The existing site currently has a commercial parking area that is currently still in operation, and completely impervious.

2.2 Existing Utility Infrastructure

Sanitary Sewer

There are no existing utilities located on-site. There is an existing 10-inch BWSC sewer main in Congress Street to the west of the West Service Road intersection.

The Project proposes a new 10-inch sewer main in West Service Road to connect to the existing 10-inch sewer main in Congress Street.

Water (Domestic and Fire Protection)

There are no existing utilities located on the site. There is an existing 12-inch BWSC water main in West Service Road (SL 12 DICL 2000). There are two existing 16-inch BWSC water mains in Congress Street (SH 16 DICL 2000 and SI 16 DICL 2000). There is an existing BWSC hydrant (H163) adjacent to the site on Congress Street. In East Service Road, there is an existing 4-inch Massport water main (SP4) and 8-inch Massport fire protection main (FP8).

At the new Parcel P building (east side), the Project proposes a new 6-inch domestic water service from the 16-inch southern low water main in Congress Street, and two new 8-inch fire protection services from the 16-inch southern high water main in Congress Street.

At the new Parcel N building (west side), the Project proposes two new 6-inch domestic water services and two new 8-inch fire protection services from the 12-inch southern low water main in West Service Road.

Stormwater Management

The existing site is nearly 100% impervious and currently a parking lot. The surface runoff is collected by catch basins and directed to the storm drains in West Service Road, Congress Street, and East Service Road. Runoff on the Summer Street bridge is collected by catch basins and routed by downspouts to the MassDOT storm drains in East Service.

There is an existing stormwater treatment structure on the northwest corner of the site near the intersection of Congress Street and West Service Road. The system will be removed as a part of the project.

There is a system of drains that collect water from the Summer Street bridge above a portion of the site. This system will be maintained, along with its connection to drainage infrastructure in East Service Road, as part of the proposed project.

Natural Gas

There is no existing natural gas infrastructure is located on-site. The 8" stubbed gas main the site will connect to is located in Congress Street.

Electrical/Telephone/Cable

There are existing teldata and electrical conduits that cross the site; some are part of infrastructure associated with Congress Street and East Service Road, while others connect to the infrastructure (gate controls, etc.) located on-site.

2.3 Soils

NRCS Soil Designations

The Soil Classification Summary (Table 1) outlines the Natural Resources Conservation Services (NRCS) designation of the soil series at the Site. The soils within the Project Site are classified within two categories (Figure 5).

Table 1. Soil Classification Summary

Soil Unit	Soil Series	Hydrologic Soil Group
603	Urban land, wet substratum, 0 to 3 percent slopes	---
655	Udorthents, wet substratum	---

On-Site Soil Investigations

Preliminary subsurface explorations were conducted by Haley and Aldrich at the site. The investigations consisted of a series of borings and geoprobes in March and April 2019. The borings were mostly advanced into the natural marine sand and/or marine clay deposits to define the top of natural inorganic soil deposit across the site.

For information on the on-site soils, refer to the Geotechnical Memo included in the Stormwater Report.

2.4 Environmental Considerations

FEMA Flood Zone

Based on the Flood Insurance Rate Map (FIRM), Community Panel Number 25025C0081J, dated March 16, 2016, a majority of the site is located within Zone AE (Elevation 10 NAVD88, Elevation 16.46 BCB). (Areas of minimal flooding). Refer to Figure 4 – FEMA Floodplain Map. This portion of the site in the 100-year flood zone is classified as Land Subject to Coastal Storm Flowage.

Additional Flood Zone Considerations

The Applicant is incorporating methods to address sea level rise and flood resistance into the building and site design. (See Section 3.3 Building Design & Infrastructure later in this document.)

Water Supply Protection Area

The site is not located within a Water Supply Protection Area.

Wetland Resource Areas

There are no wetland resource areas located within the vicinity of the project.

Natural Heritage and Endangered Species Program

A review of the 14th Edition of the Massachusetts Natural Heritage Atlas prepared by the Natural Heritage and Endangered Species Program (NHESP), dated August 1, 2017, indicates that the site is NOT located within a Priority Habitat of Rare Species or an Estimated Habitat of Rare Wildlife (Figure 3).

3.0 PROPOSED CONDITIONS

3.1 Overview of Proposed Work

WS Development is proposing the removal of the parking lot, and associated barriers and minor site improvements, and the construction of two new buildings with a shared underground parking garage, new sidewalks, and associated utilities. The proposed buildings will take up 130,200 square feet of the site; however, approximately 34,000 square feet of this will be located under the Summer Street bridge. The project includes utility work, including new drain lines, sewer lines, water lines, fire services, electrical ductbanks, and a gas service.

The proposed project will maintain on-site impervious area (from the original condition), as outlined in Table 2.

Table 2. Proposed land use change for Seaport Parcels N & P (in square feet)

Land Use	Existing	Proposed	Change
Roof Area	0	96,200*	+96,200
Site Impervious Area	96,200		-96,200
Grass/Plantings	0	0	0
Total	96,200	96,200*	+0

*Approximately 34,000 square feet of the proposed building will be located under the Summer Street Bridge, which will not be removed in the proposed condition.

3.2 Utilities

All proposed utility connections to the building will connect to infrastructure currently existing in the public rights-of-way within West Service Road and Congress Street.

Sanitary Sewer

The Project proposes a new 10-inch sewer main in West Service Road to connect to the existing 10-inch sewer main in Congress Street.

Water (Domestic and Fire Protection)

At the new Parcel P building (east side), the Project proposes a new 6-inch domestic water service from the 16-inch southern low water main in Congress Street, and two new 8-inch fire protection services from the 16-inch southern high water main in Congress Street.

At the new Parcel N building (west side), the Project proposes two new 6-inch domestic water services and two new 8-inch fire protection services from the 12-inch southern low water main in West Service Road.

Stormwater Management

The project proposes an internal stormwater management system for rainwater re-use. The stormwater runoff from the roof and balconies will be collected and routed to a 76,391-gallon storage tank. This tank is sized to capture the full first 1.25 inches of rainfall on the site in a rainwater re-use tank; all other runoff will overflow to existing stormwater infrastructure located in the street. Runoff

from plaza areas are routed to storage chamber and a 10,000-gallon treatment tank to limit the sand, salt, and debris from the main storm tank. The water from the 10,000-gallon tank will be pumped to the 76,391-gallon tank when full.

The water in the tanks will be re-used in toilets and urinals. When the tank is full, the water will overflow and discharge to the existing 18-inch storm drain in West Service Road. Overflow from the re-use tank will be routed to the closed drainage system within Congress Street. The project will reduce both the rate and volume of stormwater runoff. The water quality of runoff will also be improved. For more information on the proposed stormwater management system, refer to the Stormwater Report in Attachment C.

Gas

The 8" stubbed gas main the site will connect to is located in Congress Street.

Electric and Telecommunications

Electrical and telecommunication services for the project will be fed from existing infrastructure in Congress Street.

3.3 Building Design & Infrastructure

The building's proposed first floor elevations will vary, with a minimum of 16.00, and going to a maximum of 19.50. The majority of the building will be located above the existing FEMA 100-year flood plain elevation; just a few doorways along West Service Road, and the loading dock located at the same, will be below the flood plain elevation in the area. No permanent tenants or occupied spaces will be located in these areas, as all retail areas on the ground floor are currently proposed at a finished floor elevation of 17.50 or higher.

The small portion of the building that must be lower the floodplain (due to existing elevations in the street) will include flood mitigation measures to minimize any risk to the building or critical infrastructure located therein. The building design includes components to mitigate damage should the sea exceed the first floor elevations.

- A. Flood mitigation system barriers and doors are incorporated to protect critical areas, including the garage entrance, gas meter room, water meter, and booster pump.
- B. The electrical service switch and all critical electrical infrastructure will be located on the third floor of Building P and the second floor of Building N, at elevations far greater than 16.46, the FEMA 100-year flood plain elevation.
- C. The building's fire pump room will be located on the third floor of Building P and the second floor of Building N, at elevations far greater than 16.46, the FEMA 100-year flood plain elevation. The fire command station is located at the Summer Street grade.
- D. The critical systems for each building will be raised above the flood plain elevation and no retail areas will be located less than 1.04 feet above the floodplain, leaving only the building access points vulnerable to the 100-year storm which will be protected with temporary flood mitigation barriers when necessary.

3.4 Snow Removal

On the existing site, snow is moved to the edge of the parking area. Snow is not removed from the property.

The proposed snow management plan will continue the existing practices with the following specific requirements:

- During typical snow plowing operations, snow shall be pushed to designated snow removal areas.
- Snow shall not be stockpiled in wetland resource areas or drainage system components.
- In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BRP601-01.
- Deicing chemicals shall be stored in a locked room inside the building and shall be used at exterior stairs and walkways.
- Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and stockpiling procedures. Areas designated for stockpiling should be cleaned of any debris.

4.0 WETLAND RESOURCE AREA IMPACTS

The impact of the proposed project on wetland resources was limited to the maximum extent practicable. However, due to the proximity of the site to the Boston Harbor, the proposed work is within Land Subject to Coastal Storm Flowage. Table 3 provides a summary of the wetland resource areas impacted by the proposed project.

Table 3. Wetland Resource Area Impacts

Resource Area	Proposed Impact Areas
Land Subject to Coastal Storm Flowage	11,706 SF

The proposed site improvements within Land Subject to Coastal Storm Flowage include:

- Building, sidewalk, and utility work

Erosion and sediment control barriers will be placed along the perimeter of the site to protect the Coastal Bank as indicated on the site plans.

5.0 PROPOSED MITIGATION MEASURES

5.1 Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls (silt fence and straw wattles/bales), constructing temporary sediment basins, and providing stormwater inlet protection (silt sack, straw wattles/bales). The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

The proposed project will disturb more than one acre of land, which requires the filing of a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction General Permit. To apply for coverage under this General Permit, a Notice of Intent will be submitted to the U.S. Environmental Protection Agency prior to the commencement of construction by the Contractor. The NPDES Notice of Intent requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction activities, which will be submitted to the Conservation Commission and the DEP prior to construction by the Contractor. The SWPPP is a detailed erosion and sediment control plan that indicates the structural and non-structural erosion and sediment controls that will be employed, as appropriate, to control erosion on the construction site. A draft of the SWPPP will be provided prior to construction.

5.2 Post-Construction Stormwater Management

There will be a closed drainage system to collect the runoff from the roof and proposed roadway from the proposed project. The runoff from the roof and site will be collected in a rainwater re-use system, All runoff eventually discharges to a closed drainage system that will drain to Boston Harbor. The overall site is designed to improve water quality. For more information on the stormwater management system, refer to the Stormwater Report included in Attachment C.

5.3 Long-Term Pollution Prevention

A Long-Term Pollution Prevention Plan has been prepared in compliance with the Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which require provisions for the following:

- Good Housekeeping
- Storing materials and waste products inside or under cover
- Vehicle washing
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas
- Storage and used of fertilizers, herbicides, and pesticides
- Pet waste management
- Operation and management of septic systems
- Proper management of deicing chemicals and snow

The project Owner has reviewed and agreed to implement the management practices outlined in the Plan and proactively conduct operations at Parcels N & P in an environmentally-responsible manner.

6.0 INTERESTS OF THE WETLANDS PROTECTION ACT

The Wetlands Protection Act regulates wetland resource areas in order to contribute to the following interests:

- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Flood Control
- Storm Damage Prevention
- Prevention of Pollution
- Protection of Land Containing Shellfish
- Protection of Fisheries
- Protection of Wildlife Habitat

By installing stormwater best management practices on the project site, the proposed project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution.

7.0 CONCLUSION

On behalf of the Applicant, WS Development, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) Application with the City of Boston Conservation Commission for the construction of the new buildings at Parcels N & P. The proposed project provides numerous mitigation measures including: minimizing the disturbance within resource area boundaries, minimization of earthwork, and improving the stormwater management system to meet the DEP Stormwater Management Standards. This NOI report and associated appendices provide a thorough description of the design details and regulatory compliance in accordance with the pertinent Wetland Statutes and Regulations. The Applicant seeks an Order of Conditions approving the project as proposed.

SECTION 3

Stormwater Report (under separate cover)

Including the Long-Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan and Geotechnical Memorandum

SECTION 4

DOCUMENTATION OF ABUTTER NOTIFICATION

Abutter Notification
Affidavit of Service
Certified Abutters List

NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT

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

- A. The name of the applicant is WS Development.
- B. The applicant has filed a Notice of Intent (NOI) with the City of Boston Conservation Commission to do proposed work within Land Subject to Coastal Storm Flowage (General Laws Chapter 131, Section 40).
- C. The location of the proposed activity is 400 Summer Street, Boston, MA. The project, Seaport Parcels N&P, includes the demolition of the parking lot, and associated barriers and minor site improvements, and the construction of two new buildings with a shared underground parking garage, new sidewalks, and associated utilities.
- D. Copies of the NOI may be examined at the Conservation Commission Office – Boston City Hall, during regular business hours. For more information, call the Conservation Commission at (617) 635-3850.
- E. The hearing will be held at Boston City Hall. Information regarding the date and time of this hearing may be obtained by calling the Boston Conservation Commission at (617) 635-3850 or by checking their website.

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

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

NOTE: You 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:

Central Region: 508-792-7650

Northeast Region: 978-661-7600

Southeast Region: 508-947-6557

Western Region: 413-784-1100

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, John M. Schmid, PE, hereby certify under the pains and penalties that at least one week prior to the public hearing, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated June 5, 2019 in connection to the following matter:

Submission of a Notice of Intent to the Boston Conservation Commission for the work associated with the Seaport Parcels N & P Project at 400 Summer Street Boston, MA was filed on June 5, 2019. The Project includes the demolition of a parking lot and associated pavement, landscaping, and site features and the construction of a two new buildings, underground parking garage, and associated improvements.

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


Name


Date

Attachment: List of Abutters



Name and Address of Sender

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender # COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRC Fee
7018 1130 0001 9532 1343	602642040 COMMONWEALTH OF MASS 1 HARBORSIDE DR #200S E BOSTON, MA 02128												
7018 1130 0001 9532 1350	602643060 SEAPORT L-4 TITLE HOLDER 33 BOYLSTON ST STE 3000 CHESTNUT HILL, MA 02467												
7018 1130 0001 9532 1367	602646010 T-C FORT POINT CREATIVE 99 HIGH ST STE 801 BOSTON, MA 02110												
7018 1130 0001 9532 1374	602687110 BECK SOUTH END CARRIAGE LLC 3 WINTHROP CI WESTON, MA 02493												



Postmaster, Per (Name of receiving employee)

Complete in Ink

Total Number of Pieces Listed by Sender: 4

Total Number of Pieces Received at Post Office: 4

#13169 W-S.

2 of 4

Firm Mailing Book For Accountabl



Name and Address of Sender

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Addressee (Name, Street, City, State, & ZIP Code™)

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRC Fee
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7018 1130 0001 9532 1398	602766005 COMMONWEALTH OF MASS SUMMER ST S BOSTON, MA 02127											
7018 1130 0001 9532 1404	602642060 399 CONGRESS LLC 2200 BISCAYNE BLVD MIAMI, FL 33131											
7018 1130 0001 9532 1411	602643061 SEAPORT L-4 TITLE HOLDER LLC 33 BOYLSTON ST SUITE 3000 CHESTNUT HILL, MA 02467											



Handling Charge for Registered and over \$50,000 in value

Postmaster: Per (Name of receiving employee)

Total Number of Pieces Listed by Sender: 4

Total Number of Pieces Received at Post Office: 4

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

Complete in ink

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Name and Address of Sender

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Postage

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

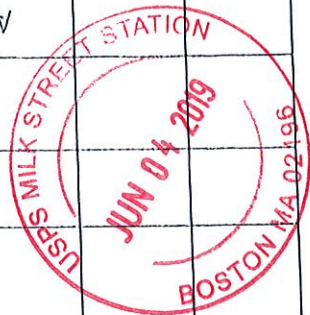
SC Fee

SCRC Fee

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRC Fee
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7018 1130 0001 9532 1442	602765030 ASB SUMMER STREET VENTURE 2 FINANCIAL CENTR 60 SOUTH S BOSTON, MA 02111							Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery
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Total Number of Pieces Listed by Sender: 4

Total Number of Pieces Received at Post Office: 4

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in Ink

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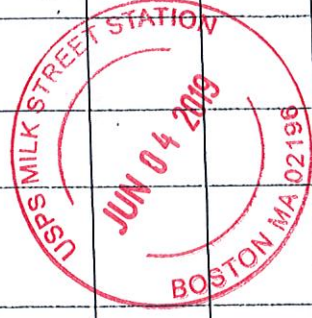
Name and Address of Sender

Check type of mail or service

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- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRC Fee
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7018 1130 0001 9532 1473	602646005 SEAPORT SQUARE DEVELOPMENT 33 BOYLSTON ST SUITE 3000 CHESTNUT HILL, MA 02467												
7018 1130 0001 9532 1480	602687100 THREE- 81 CONGRESS ST LLC 280 CONGRESS ST STE 1350 BOSTON, MA 02210												
7018 1130 0001 9532 1497	602760000 UNITED STATES POSTAL SERVICE 309 A STREET SOUTH BOSTON, MA 02127												
7018 1130 0001 9532 1503	602765050 ASB SUMMER STREET VENTURES 2 FINANCIAL CENTR 60 SOUTH S BOSTON, MA 02111												



Handling Charge - If Registered and over \$50,000 in value

Total Number of Pieces Listed by Sender: 5

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)
PSN 7530-02-000-9098

Complete in ink

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#13169 W.S.

FIGURES

Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – Natural Heritage and Endangered Species Program Map

Figure 4 – FEMA Floodplain Map

Figure 5 – NRCS Soils Map



Nitsch Engineering

www.nitscheng.com
 2 Center Plaza, Suite 430
 Boston, MA 02108
 T: (617) 338-0063
 F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS

GENERAL LOCATION MAP
 SEAPORT PARCELS N & P
 400 SUMMER STREET

PREPARED FOR:

WS DEVELOPMENT

33 BOYLSTON STREET, CHESTNUT HILL MA

PROJECT #	13169
FILE:	13169 LOCUS MAP
SCALE:	1"=1000'
DATE:	05/29/2019
PROJECT MGR:	JMS
SURVEYOR:	NITSCH
DRAFTED BY:	WS
CHECKED BY:	

SHEET:

F-1

OF REV.



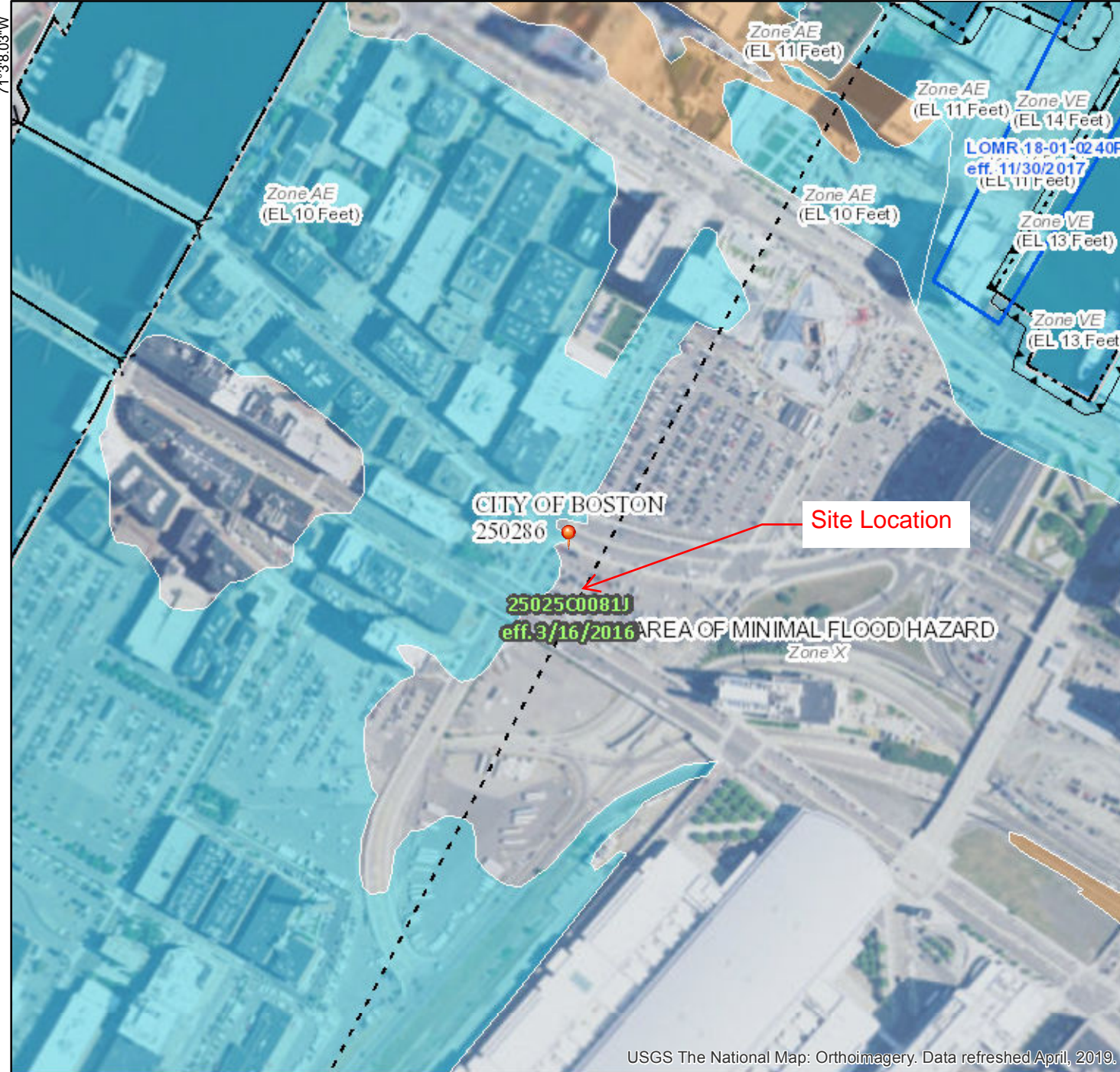
Figure 2: Aerial Locus Map
Seaport Parcels N & P
400 Summer Street
Boston, MA

Data Source: MassGIS
Nitsch Project #13169

National Flood Hazard Layer FIRMette



42°21'11.22"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019. 1:6,000 42°20'44.63"N

Legend

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

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

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

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		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

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/21/2019 at 2:19:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

71°38.03'W

71°2'30.57'W



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

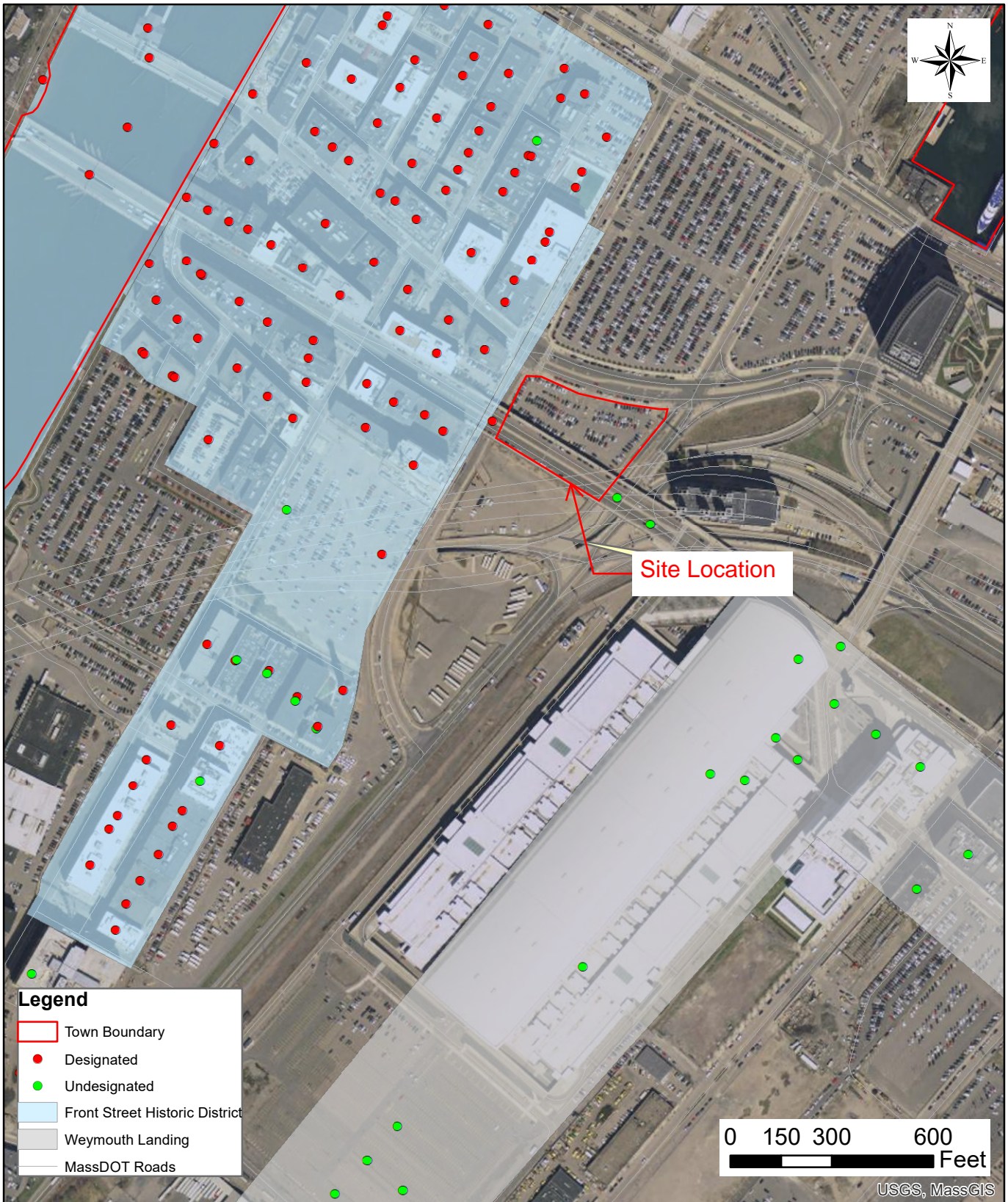


Figure 4: Historic Inventory
 Seaport Parcels N & P
 400 Summer Street, Boston MA

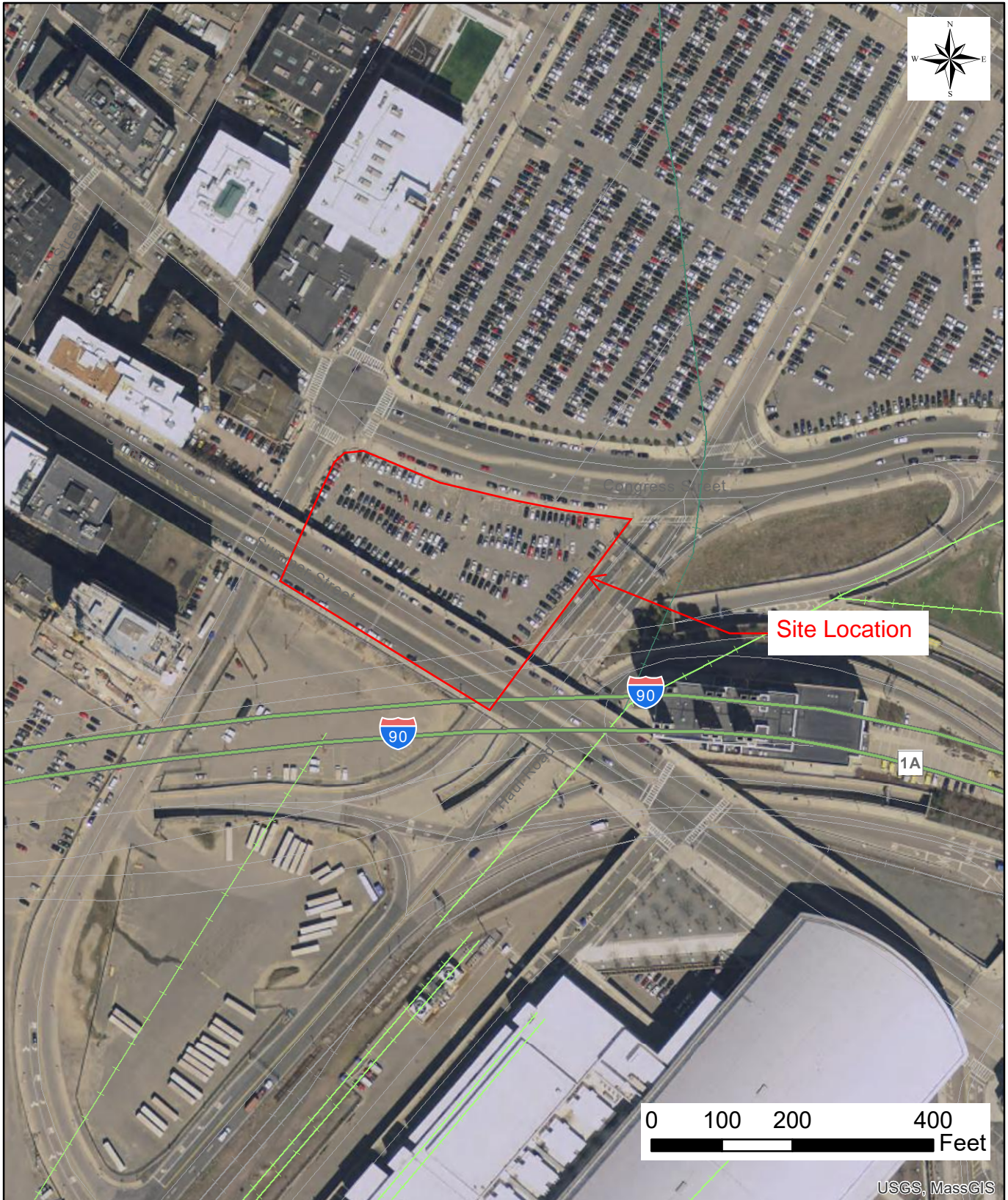
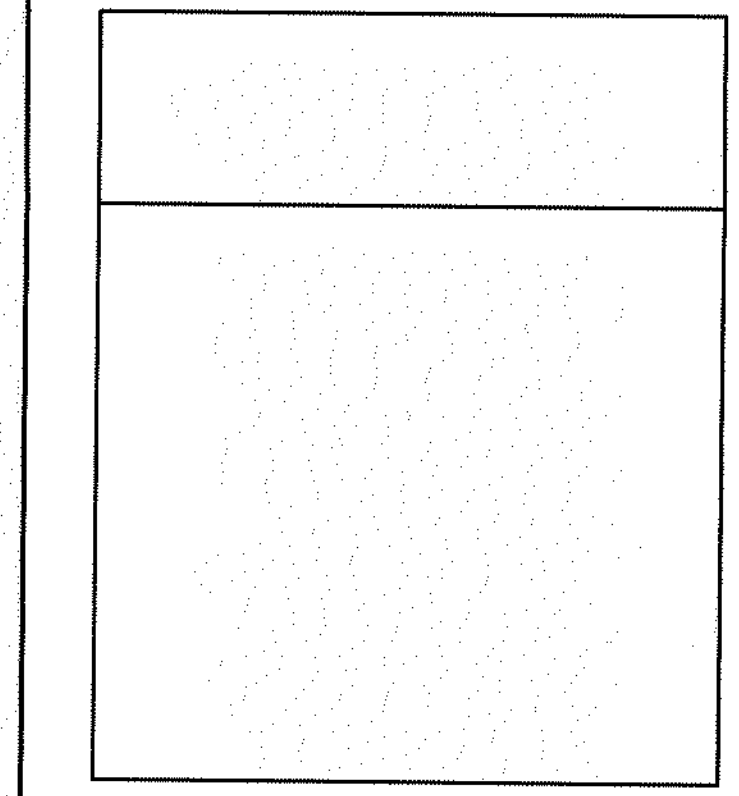
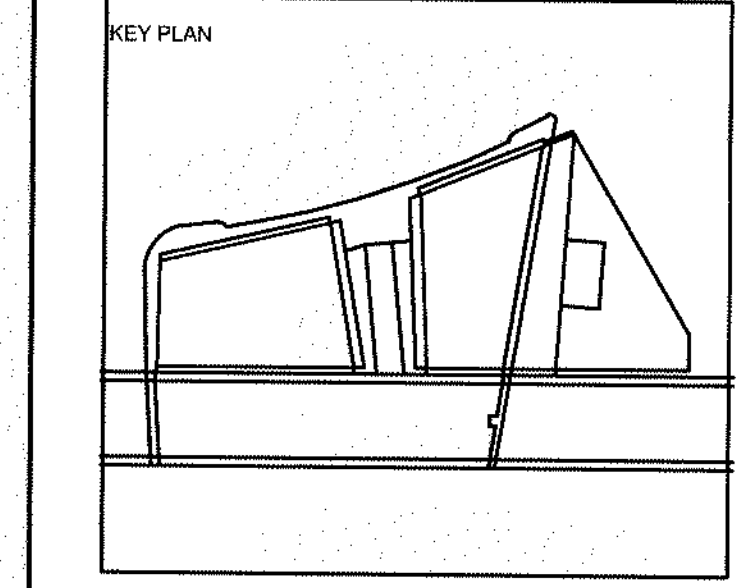


Figure 5: NHESP
Seaport Parcels N & P
400 Summer Street
Boston, MA

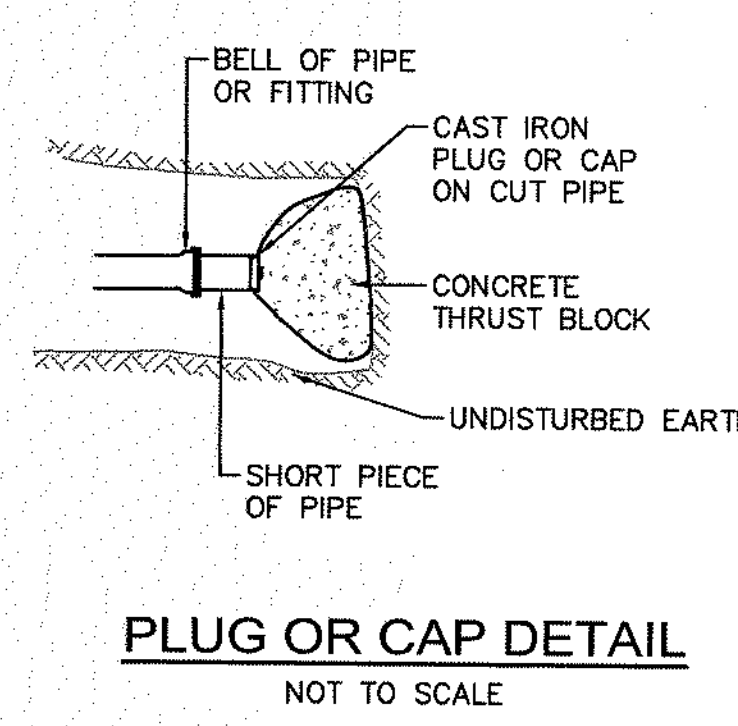
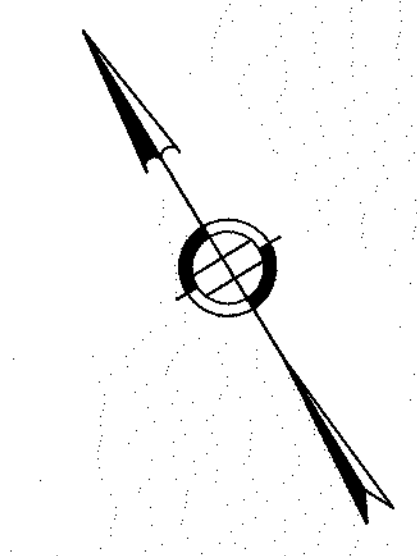
Data Source: MassGIS
Nitsch Project #13169

**400 SUMMER STREET
BOSTON SEAPORT -
PARCEL P**

MA Morris Adm Architects
www.ma.com



NOT FOR CONSTRUCTION



SCALE:
1" = 20'

**NITSCH PROJECT #13169
BWS SITE PLAN #19180
BWS USE ONLY**

PROPOSED SITE ADDRESS:
400 SUMMER STREET
BOSTON, MA 02110
BWS EXISTING ACCOUNT/METER NUMBER TO REMAIN:
N/A
WARD / PARCEL NUMBER:
06 / 02766010
LAND USE CODE:
C
TYPE OF PREMISE:
COMMERCIAL
OWNER CONTACT INFORMATION:
WS DEVELOPMENT
3000 BOYLSTON STREET, SUITE 3000
CHESTNUT HILL, MA 02467

REV NO	DATE	ISSUE
06.05.2019		NOI SUBMISSION
04.16.2019		BWS SUBMISSION #1
04.12.2019		50% CD
02.01.2019		SD SUBMISSION

OWNER/CLIENT:
WS Development
31 Baylson Street
Boston, MA 02107
Phone: (617) 232-8900

CIVIL:
Nitsch Engineering
2 Center Plaza, Suite 430
Boston, MA 02110
Phone: (617) 538-0563

ARCHITECT:
Morris Adm Architects
60 Broad Street, 33rd Fl.
New York, NY 10013
Phone: (212) 962-2020
Fax: (212) 964-4811

MEP/PE:
Bourgeois
11 Beacon Street, Suite 400
Boston, MA 02108
Phone: (617) 419-2284

INFORMATION TECH:
STRUCTURAL:
Lohmeuser
1200 Soldiers Field Road
Boston, MA 02116
Phone: (617) 868-1200

LIGHTING:
FACADE:

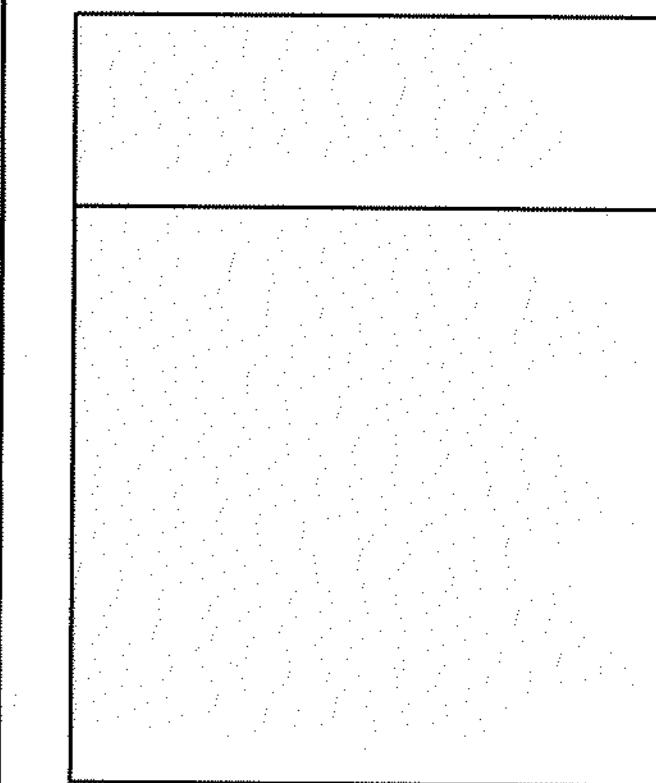
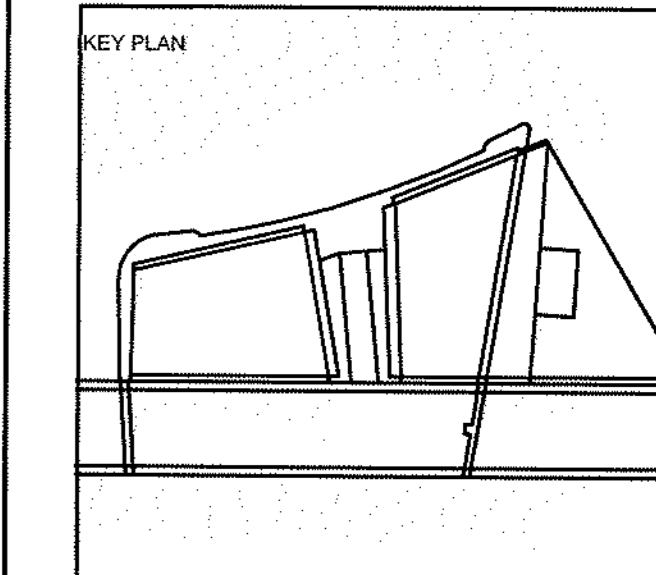
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SCALE: 1" = 20'

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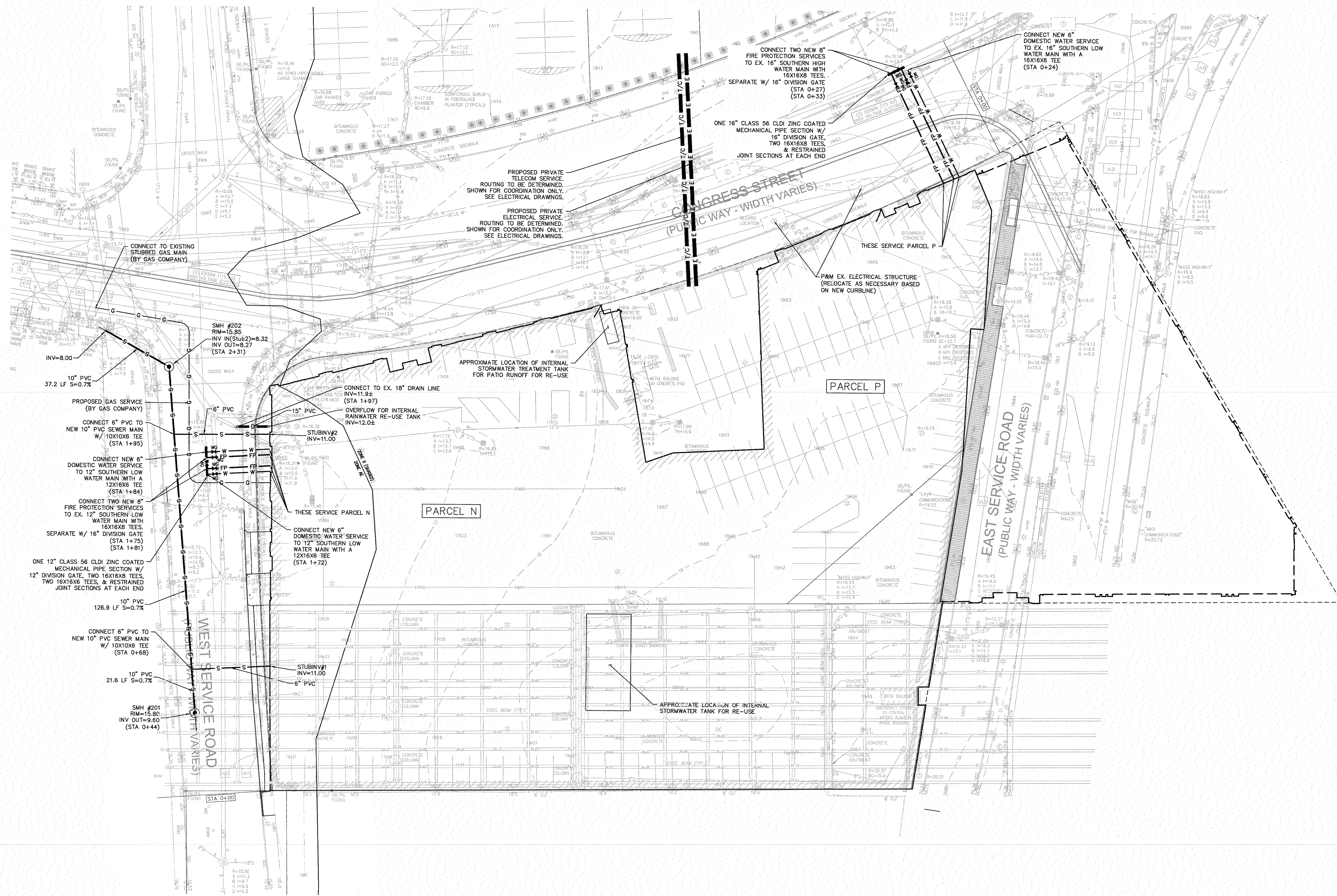
C-001
MA PROJECT NO: 601 SHEET 000 OF 001
© 2018 MA ARCHITECTS

**400 SUMMER STREET
BOSTON SEAPORT -
PARCEL P**

MA Morris Adjmi Architects
www.maa.com



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REQUIRED STORAGE VOLUME

Total Area = 96,200 sf (excluding area below Summer Street Bridge)

Existing Impervious Area = 96,200 sf

Proposed Impervious Area = 96,200 sf (100.0% assumed, conservative)

1.25" of runoff over the total area = 96,200 sf / (12 in / 1.0 ft) * 1.25 = 10,021 cf of storage

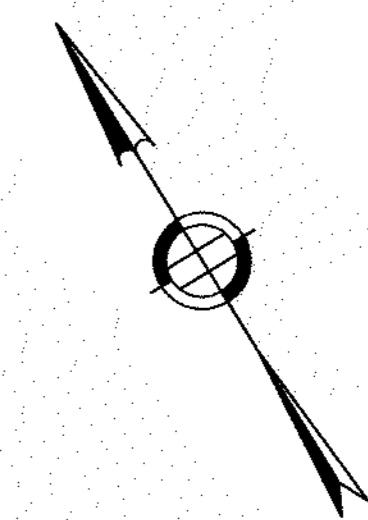
PROVIDED STORAGE VOLUME

Internal Stormwater Re-use System (See MEP Plans)

- 10,000 Gallon Sediment Chamber and Storage Tank:
10,000 gallons x (1 cf / 7.48 gallons) = 1,336 cf of storage
- 76,391 Gallon Collection Tank:
76,391 gallons x (1 cf / 7.48 gallons) = 10,212 cf of storage

Total Storage = 1,336 cf + 10,212 cf = 11,548 cf

Required Storage = 10,021 cf < 11,548 cf = Storage Provided



SCALE:
1" = 20'
20 10 0 10 20 40

**NITSCH PROJECT #13169
BWS SITE PLAN #19180
BWS USE ONLY**

PROPOSED SITE ADDRESS:
400 SUMMER STREET
BOSTON, MA 02110

BWS EXISTING ACCOUNT/METER NUMBER TO REMAIN:
N/A

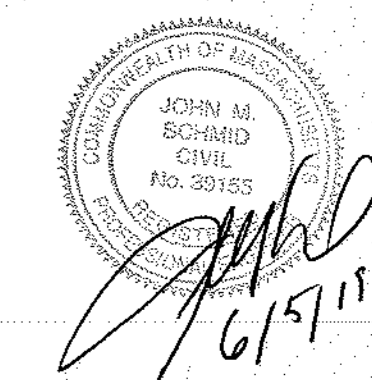
PROPOSED ACCOUNT/METER NUMBER:
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WARD / PARCEL NUMBER:
06 / 02766010

LAND USE CODE:
C

TYPE OF PREMISE:
COMMERCIAL

OWNER CONTACT INFORMATION:
WS DEVELOPMENT
3000 BOYLSTON STREET, SUITE 3000
CHESTNUT HILL, MA 02467



06.05.2019	NOI SUBMISSION	
04.16.2019	BWSC SUBMISSION #1	
04.12.2019	50% DO	
02.01.2019	SD SUBMISSION	
REV NO	DATE	ISSUE

OWNER/CLIENT:
WS Development
33 Joynton Street
Chatham Hill, MA 02647
Phone: (617) 258-8600

ARCHITECT:
Morris Adjmi Architects
60 Broad Street, 20th Fl.
New York, NY 10001
Phone: (212) 682-2000
Fax: (212) 674-4011

MEP/PE:
Burgheppold
11 Beacon Street, Suite 400
Boston, MA 02108
Phone: (617) 439-2254

STRUCTURAL:
Lafessator
1385 Soldiers Field Road
Boston, MA 02135
Phone: (617) 988-1200

CIVIL:
Nitsch Engineering
2 Centre Plaza, Suite 430
Boston, MA 02109
Phone: (617) 538-0083

INFORMATION TECH:
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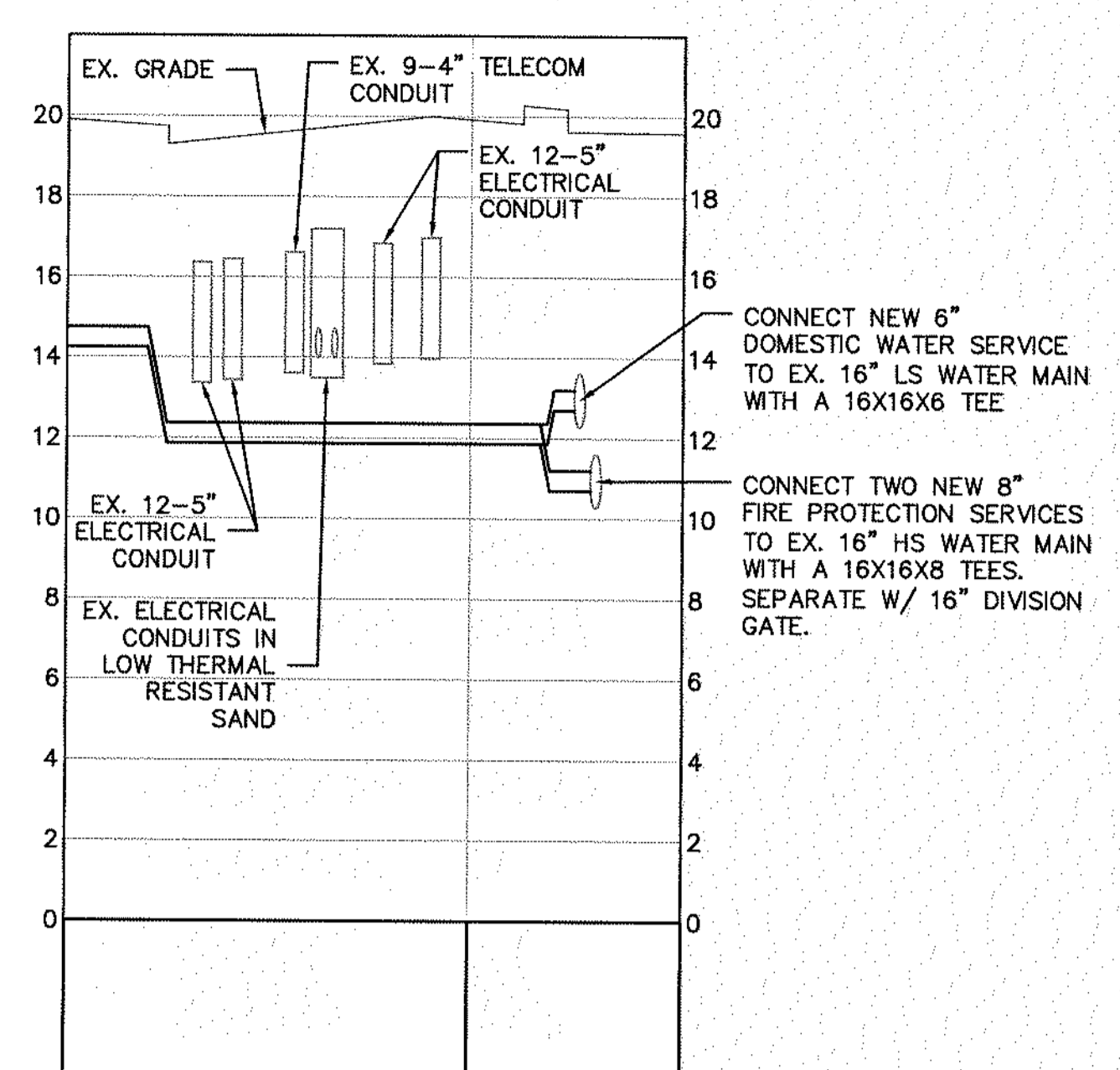
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FRACADE:
N/A

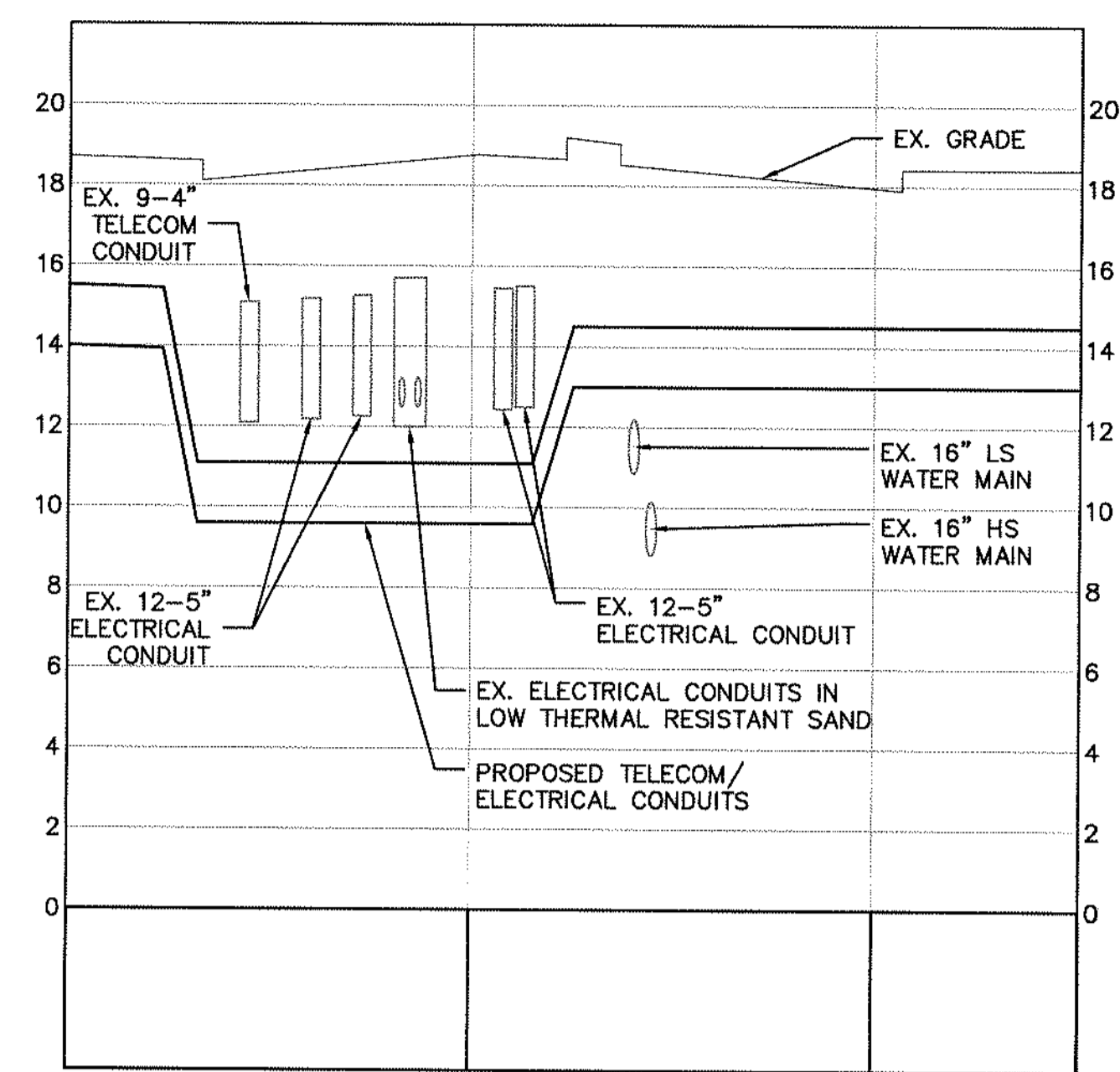
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SCALE: 1" = 20'

SITE UTILITY PLAN

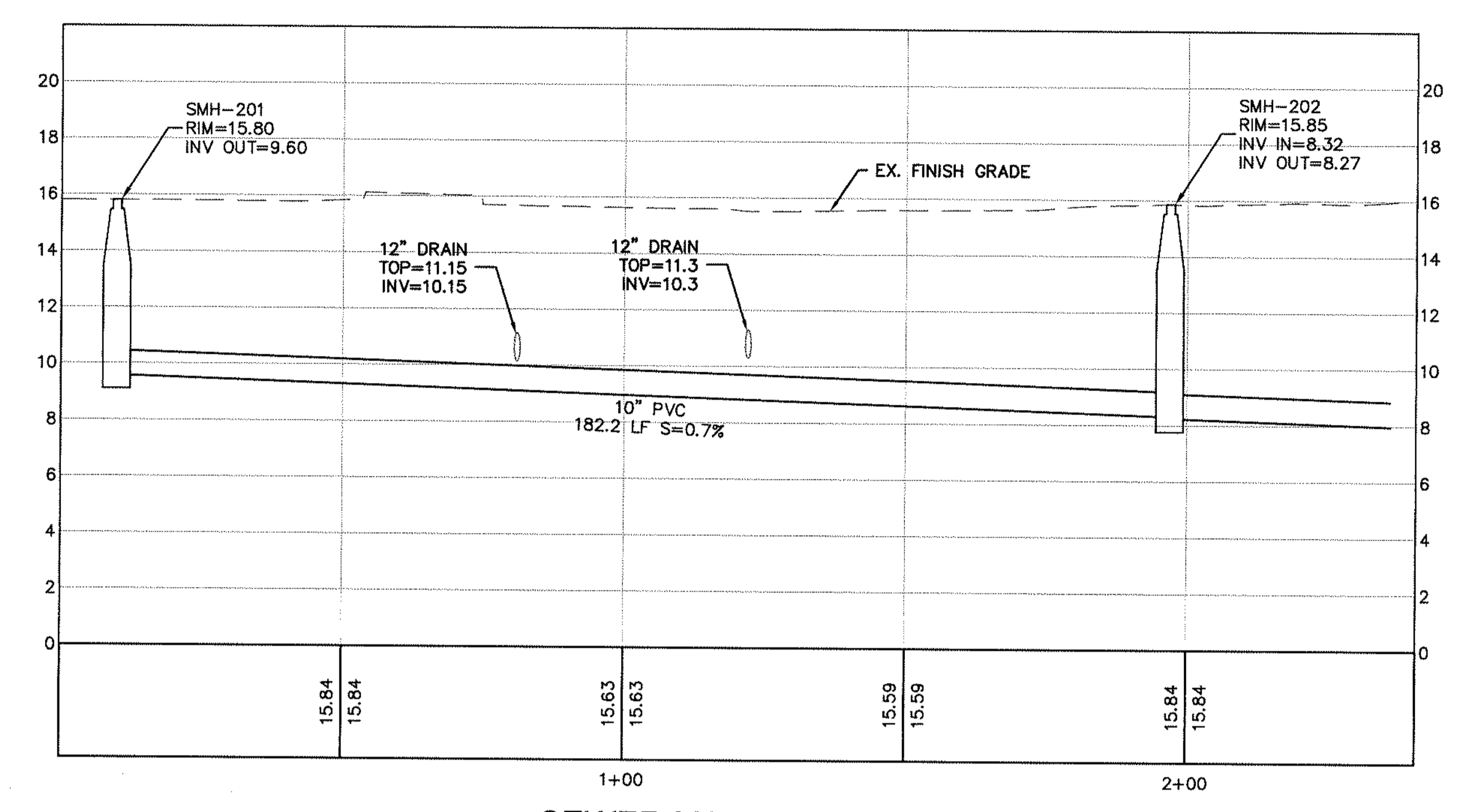
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MA PROJECT NO:1601 SHEET 000F OF
© 2018 MA ARCHITECTS



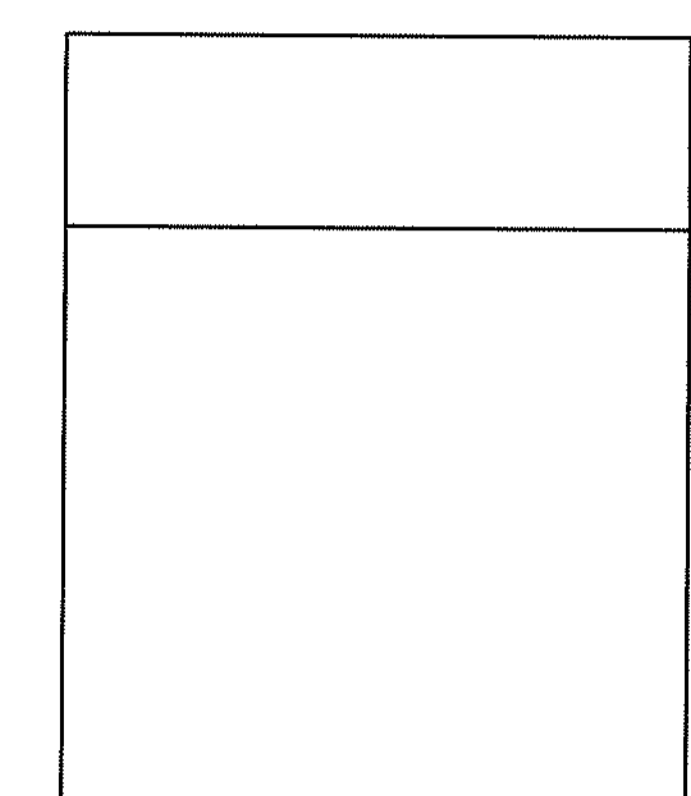
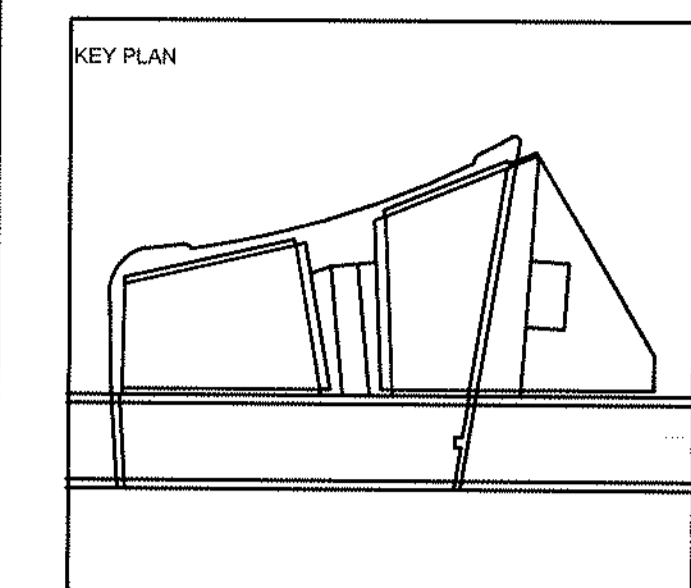
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VERTICAL SCALE: 1"=4'



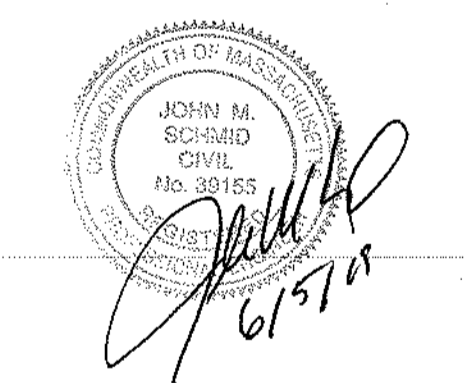
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TELECOM CROSSING PROFILE**
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



SEWER MAIN PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



NOT FOR CONSTRUCTION



06.06.2019	NOI SUBMISSION
04.16.2019	BWSC SUBMISSION #1
04.12.2019	50% DD
02.21.2019	SD SUBMISSION

REV NO	DATE	ISSUE

OWNER/CLIENT:
VES Development
25 Beacon Street
Chelsea, MA 02157
Phone: (617) 228-8000

ARCHITECT:
Morris Adjmi Architects
60 Broad Street, 20th Fl.
New York, NY 10011
Phone: (212) 682-2000
Fax: (212) 674-4511

MEP/PE:
Burl Haggard
11 Beacon Street, Suite 400
Boston, MA 02108
Phone: (617) 419-2284

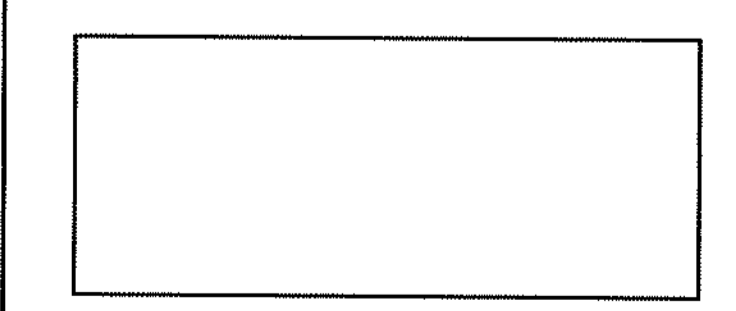
STRUCTURAL:
L&M Associates
1385 Soldiers Field Road
Boston, MA 02135
Phone: (617) 868-1200

CIVIL:
Nisich Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
Phone: (617) 338-0963

INFORMATION TECH:

LIGHTING:

FAÇADE:

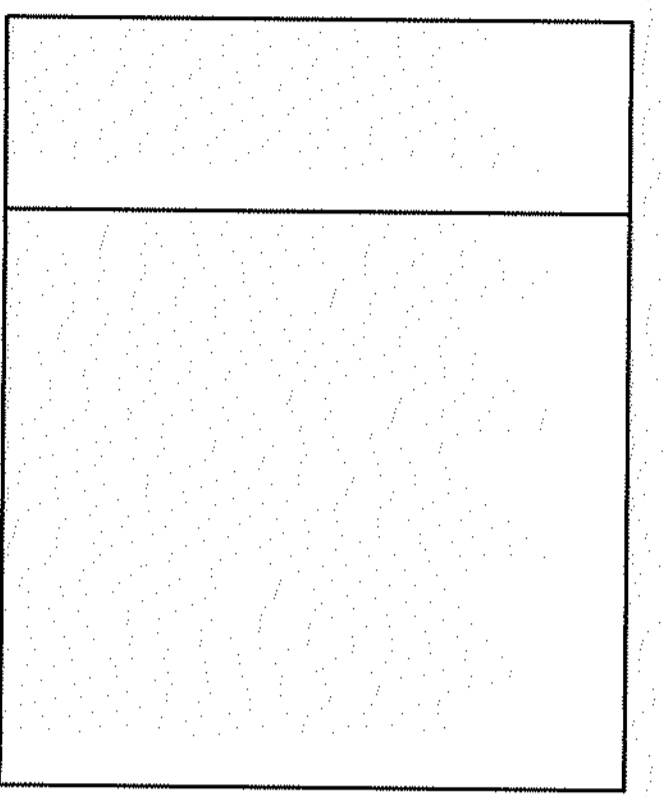
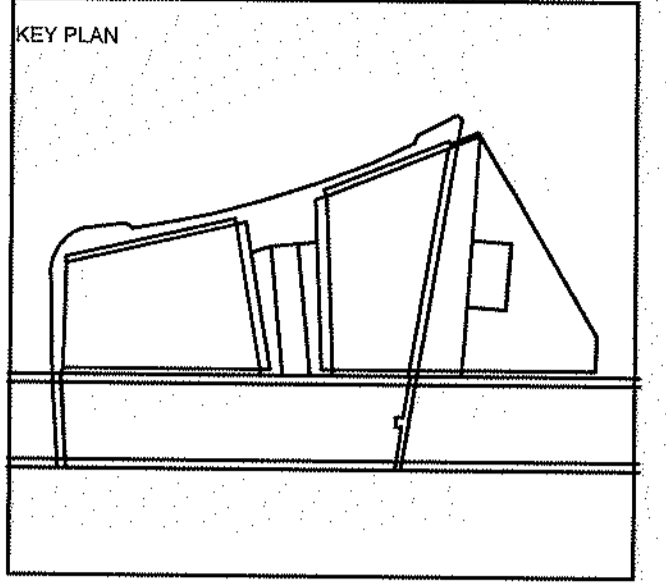


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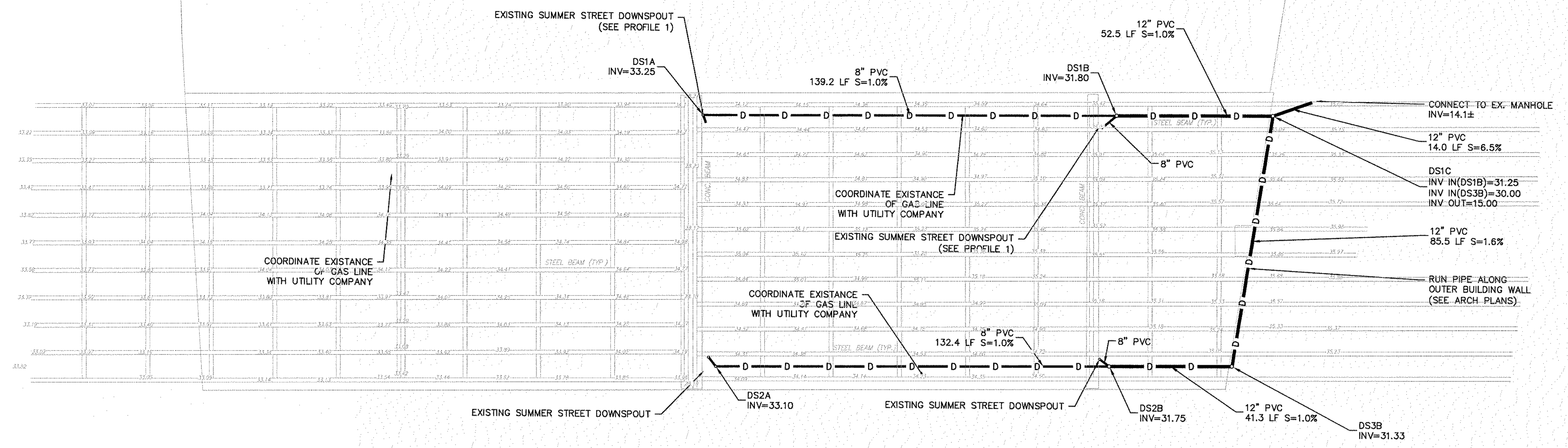
UTILITY PROFILES

**400 SUMMER STREET
BOSTON SEAPORT -
PARCEL P**

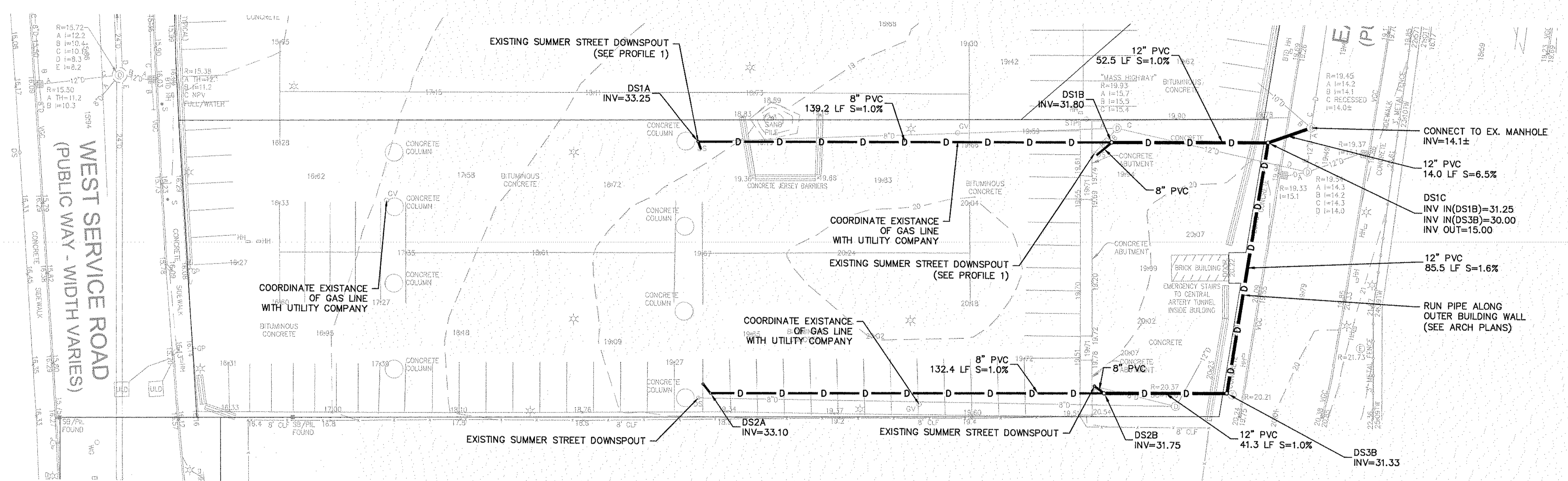
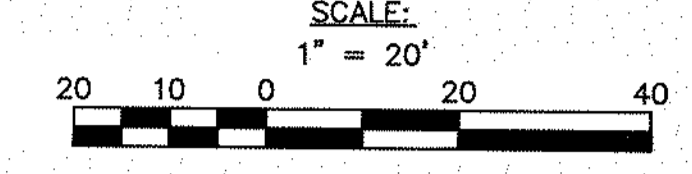
MA Morris Adm Architects
www.ma.com



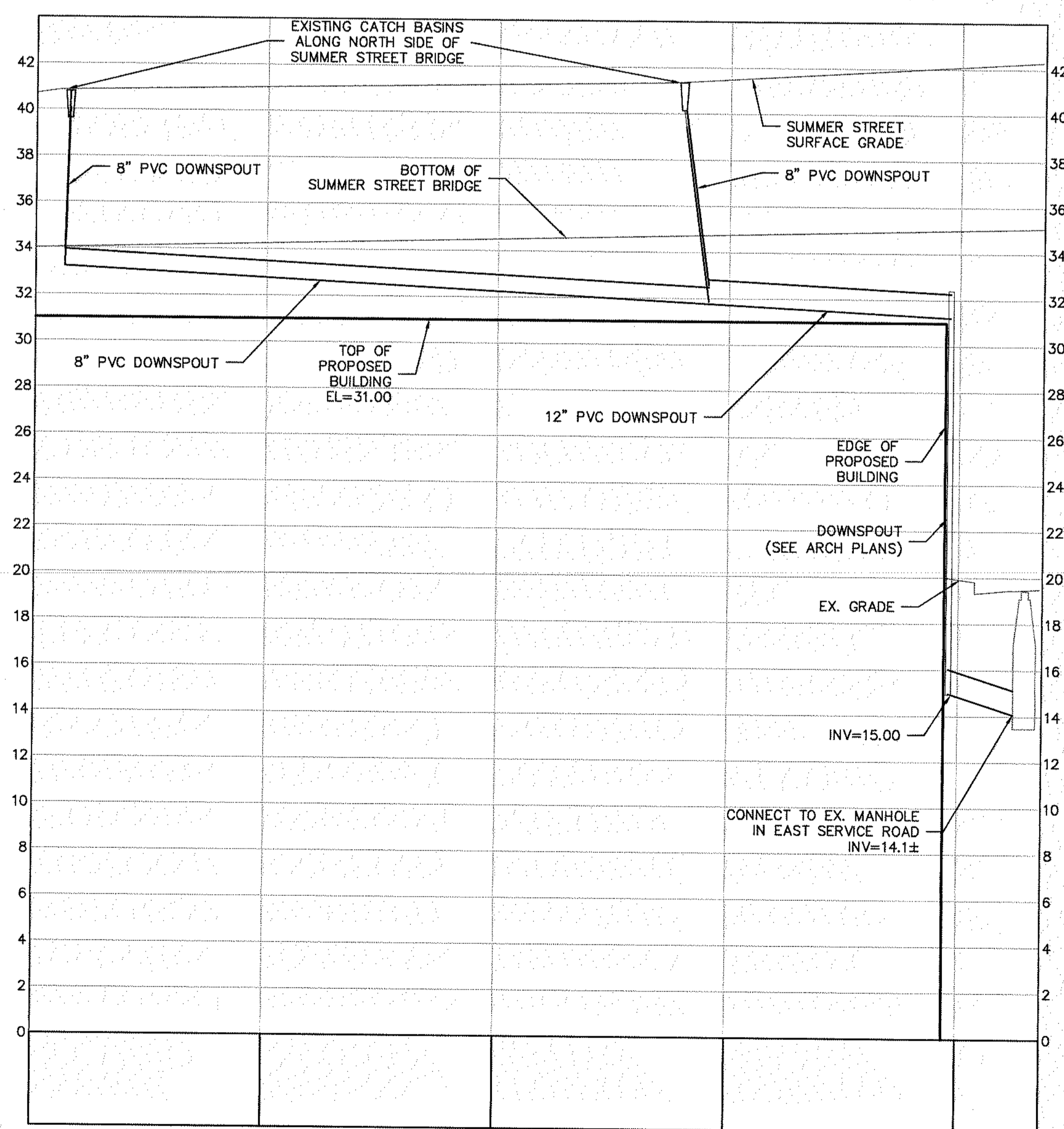
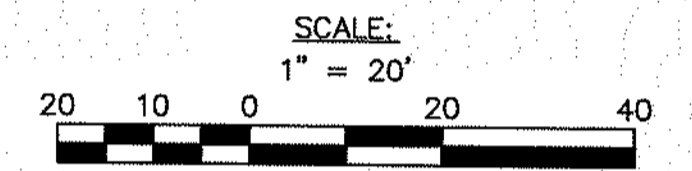
NOT FOR CONSTRUCTION



SURVEY SHOWS THE UNDERSIDE OF
SUMMER STREET BRIDGE



SURVEY SHOWS SURFACE LEVEL



**SUMMER STREET
DOWNSPOUT PROFILE 1**
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

John A. Schmitt
01/15/18

06.05.2019	NOI SUBMISSION	
04.18.2019	BVDC SUBMISSION #1	
04.12.2019	50% DD	
02.01.2019	SD SUBMISSION	
REV NO	DATE	ISSUE

OWNER/CLIENT:
US Development
23 Duxbury Street
Chelsea Hill, MA 02467
Phone: (617) 252-9900

CIVIL:
Nitch Engineering
2 Center Plaza, Suite 450
Boston, MA 02108
Phone: (617) 338-0983

ARCHITECT:
Morris Adm Architects
60 Broad Street, 12nd Fl.
New York, NY 10001
Phone: (212) 685-2000
Fax: (212) 674-4511

MEP/FP:
Ravi Hoppard
17 Beacon Street, Suite 400
Boston, MA 02108
Phone: (617) 419-2284

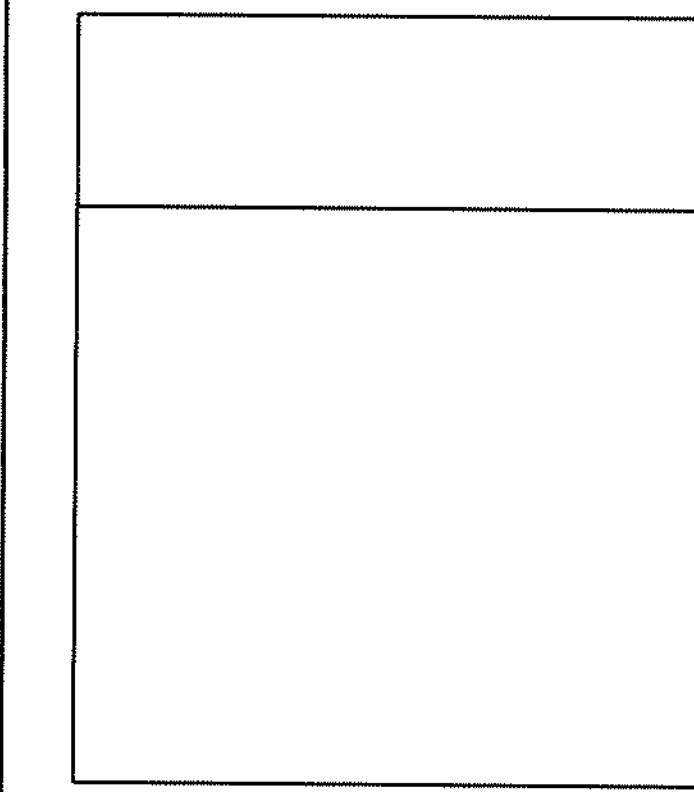
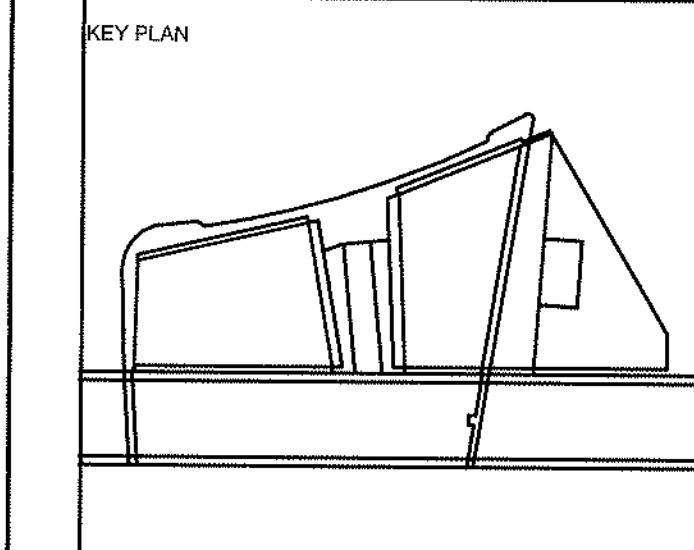
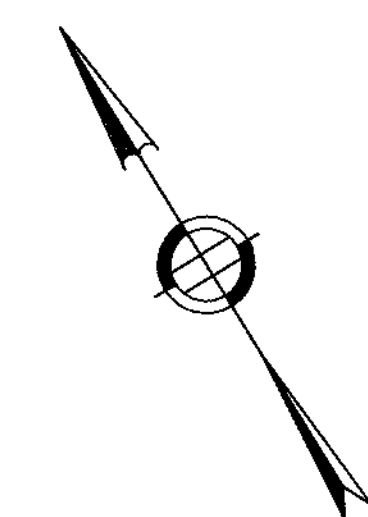
STRUCTURAL:
Lefebvre
100 Summer Road Road
Boston, MA 02108
Phone: (617) 856-1200

INFORMATION TECH:
LIGHTING:
FACADE:

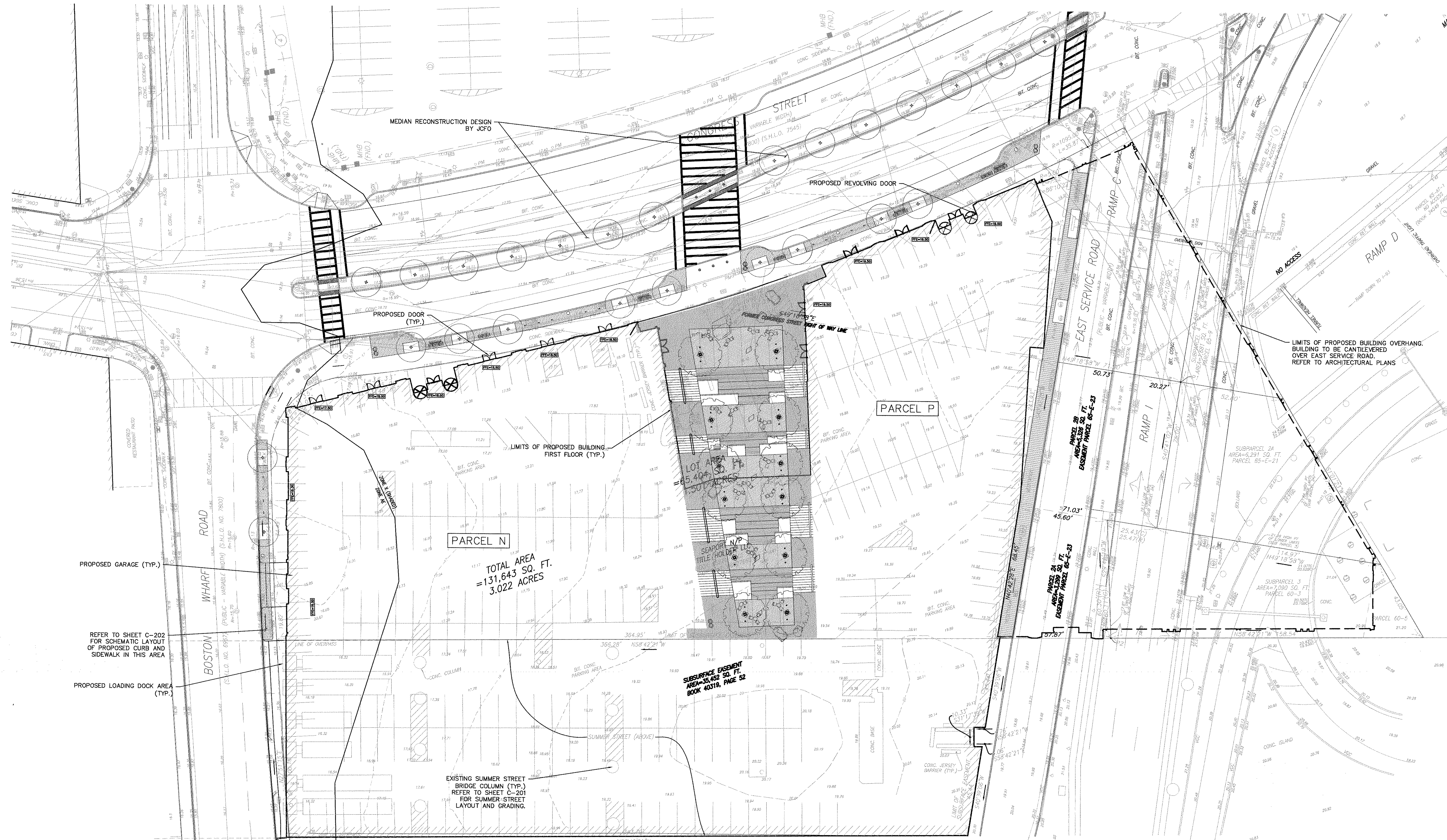
NITSCH PROJECT NO: 13169
SCALE: 1" = 20'

SUMMER STREET
DOWNSPOUT DRAINAGE

C-102
MA PROJECT NO1601 SHEET000.F
© 2018 MA ARCHITECTS



NOT FOR CONSTRUCTION



PROPOSED GARAGE (TYP.)

REFER TO SHEET C-202 FOR SCHEMATIC LAYOUT OF PROPOSED CURB AND SIDEWALK IN THIS AREA

PROPOSED LOADING DOCK AREA (TYP.)

TOTAL AREA = 131,643 SQ. FT. 3.022 ACRES

EXISTING SUMMER STREET BRIDGE COLUMN (TYP.) REFER TO SHEET C-201 FOR SUMMER STREET LAYOUT AND GRADING.

LIMITS OF PROPOSED BUILDING OVERHANG. BUILDING TO BE CANTILEVERED OVER EAST SERVICE ROAD. REFER TO ARCHITECTURAL PLANS

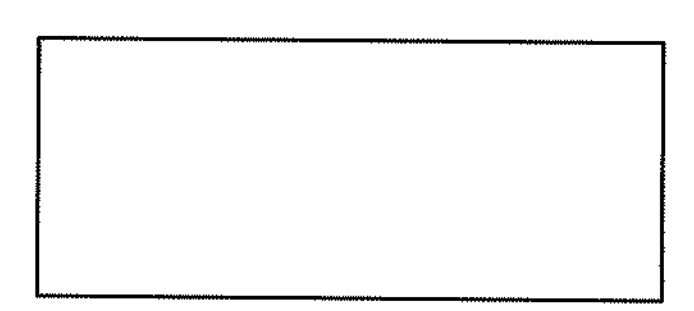
REV NO	DATE	ISSUE
02.01.2018	02.01.2018	SD SUBMISSION
04.12.2019	04.12.2019	90% DD
05.05.2019	05.05.2019	NOI SUBMISSION
04.16.2019	04.16.2019	BVSC SUBMISSION #1

OWNER/CLIENT: V&S Development
23 Eastern Street
Chelsea, MA 02157
Phone: (617) 232-8950

ARCHITECT: Morris Adm Architects
60 Broad Street, Suite #1
New York, NY 10001
Phone: (212) 952-2000
Fax: (212) 974-4511

MEP/ELECTRICAL: EarthHappold
11 Beacon Street, Suite 430
Boston, MA 02116
Phone: (617) 433-2364

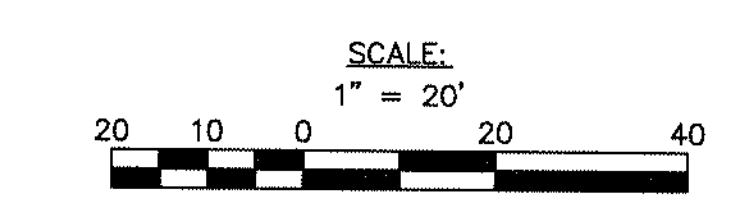
STRUCTURAL: LeMessurier
1300 Soldiers Field Road
Boston, MA 02115
Phone: (617) 866-1200



NITSCH PROJECT NO. 13169
SCALE: 1" = 20'

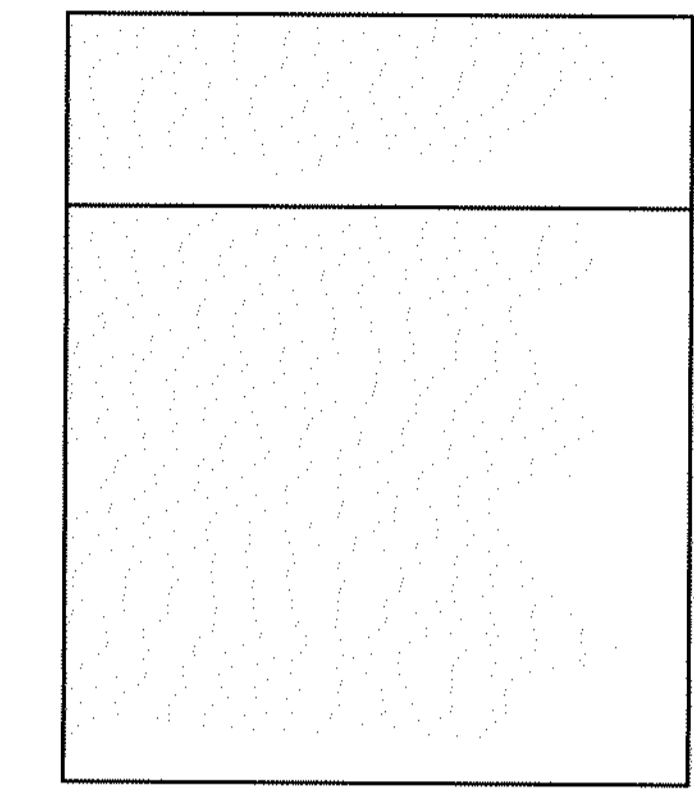
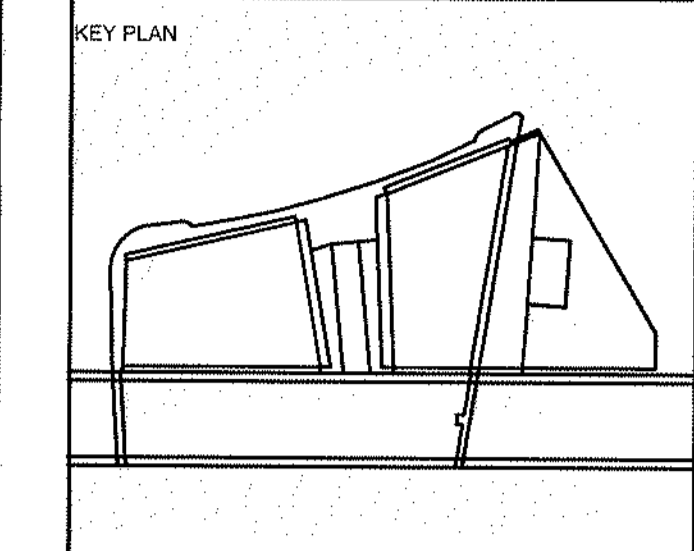
SITE LAYOUT AND GRADING PLAN OVERVIEW

C-200
MA PROJECT NO.1601 SHEET 000F
© 2018 MA ARCHITECTS

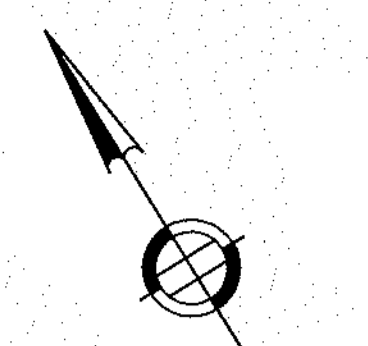


**400 SUMMER STREET
BOSTON SEAPORT -
PARCEL P**

MA Morris Admi Architects
www.ma.com

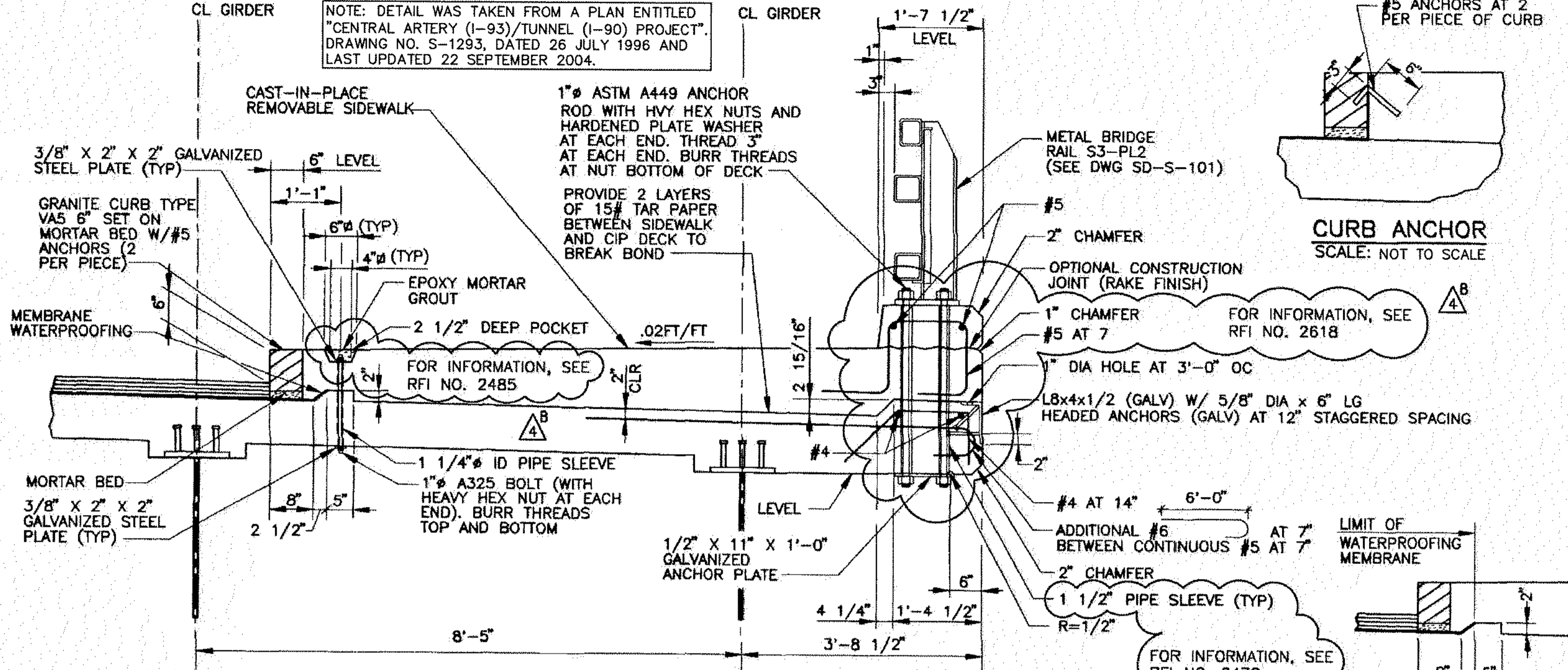


NOT FOR CONSTRUCTION



SCALE: NOT TO SCALE

NOTE: DETAIL WAS TAKEN FROM A PLAN ENTITLED "CENTRAL ARTERY (I-93)/TUNNEL (I-90) PROJECT", DRAWING NO. S-1293, DATED 28 JULY 1996 AND LAST UPDATED 22 SEPTEMBER 2004.

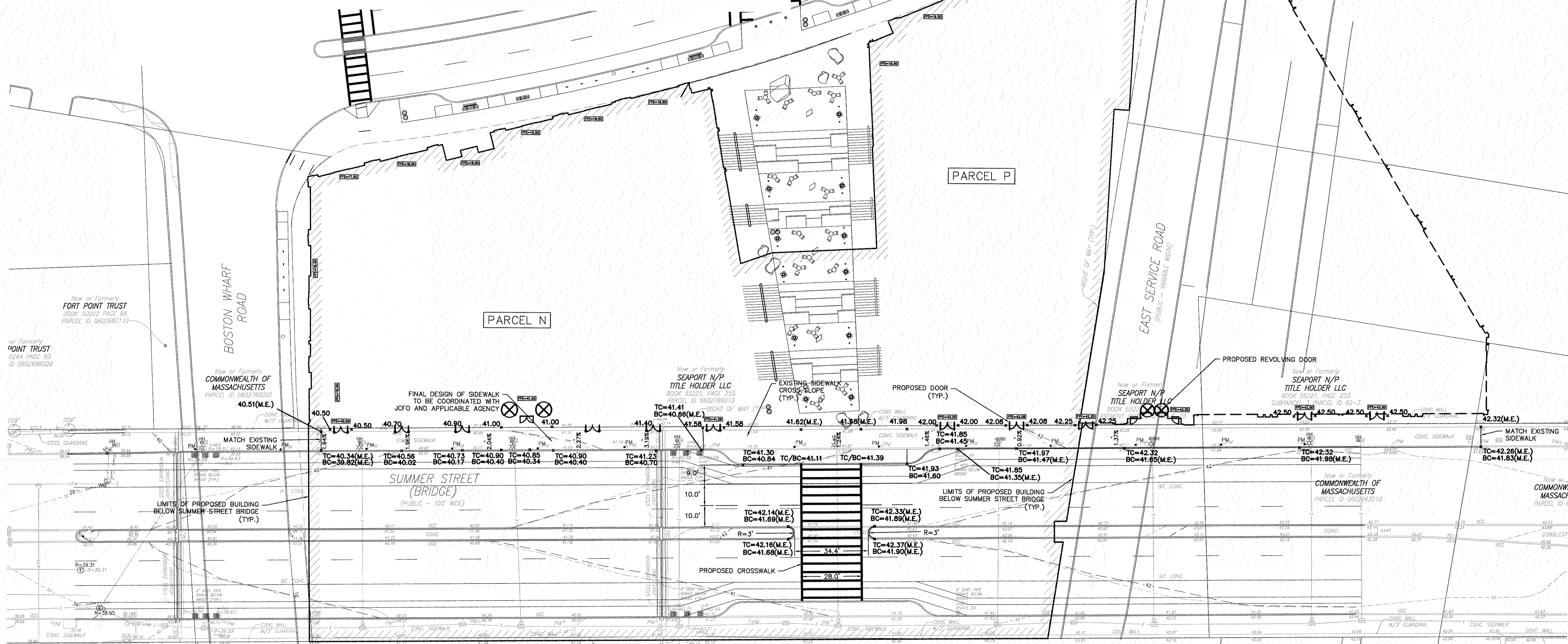


TYPICAL SECTION AT REMOVABLE SIDEWALK

WATERPROOFING TERMINATION DETAIL

NOTES:
REINFORCING FOR TYPICAL SECTIONS AT REMOVABLE SIDEWALK IS NOT SHOWN FOR CLARITY, SEE NOTE 2.

FROM STA 53+79 TO 55+05 (NORTH SIDE)
AND FROM STA 56+50 TO STA 58+85.75 (NORTH SIDE)
AND FROM STA 53+25 TO STA 55+05 (SOUTH SIDE)
SCALE: NOT TO SCALE



PARCEL P

PARCEL N

SUMMER STREET (BRIDGE)
(PUBLIC - 100' WIDE)

DWF II SYNERGY, LLC
BOOK 31516 PAGE 193
PARCEL ID 0802755330

Now or Formerly
W2005 BWH II
REALTY LLC
PARCEL ID 0602769990

Now or Formerly
UNITED STATES
POSTAL SERVICE
PARCEL ID 0602762030

Now or Formerly
COMMONWEALTH OF
MASSACHUSETTS
PARCEL ID 0602760310

Now or Formerly
COMMONWEALTH OF
MASSACHUSETTS
PARCEL ID 0602760310

Now or Formerly
COMMONWEALTH OF
MASSACHUSETTS
PARCEL ID 0602760310

Now or Formerly
COMMONWEALTH OF
MASSACHUSETTS
PARCEL ID 0602760310

SCALE:
1" = 20'



REV NO	DATE	ISSUE
06.05.2019		NOI SUBMISSION
04.16.2019		BVSC SUBMISSION #1
04.12.2019		95% DD
02.01.2019		SD SUBMISSION
		ISSUE

OWNER/CLIENT:
W2 Development
23 Brighton Street
Chelsea, MA 02157
Phone: (617) 232-8900

CIVIL:
Wash Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
Phone: (617) 238-0363

ARCHITECT:
Morris Admi Architects
60 Broad Street, 32nd Fl.
New York, NY 10001
Phone: (212) 682-3000
Fax: (212) 674-6111

INFORMATION TECH:
None

MEP/ELECTRICAL:
None

LIGHTING:
None

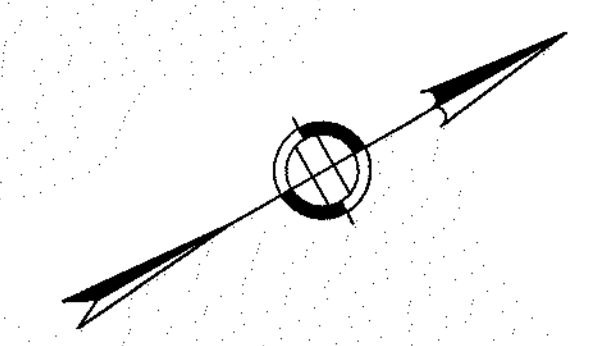
STRUCTURAL:
Lafayette
1300 Soldiers Field Road
Boston, MA 02118
Phone: (617) 858-1200

FACADE:
None

NITSCH PROJECT NO: 13169
SCALE: 1" = 20'

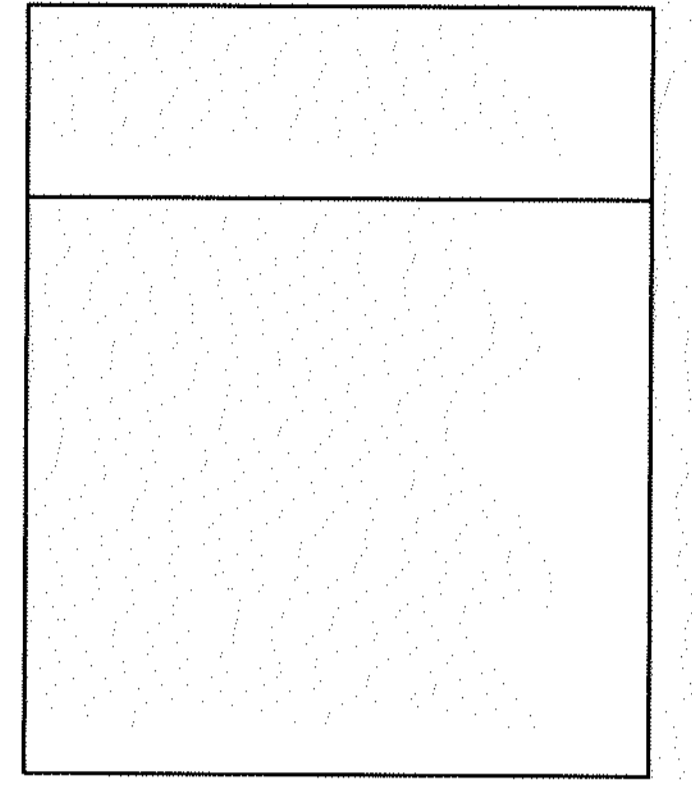
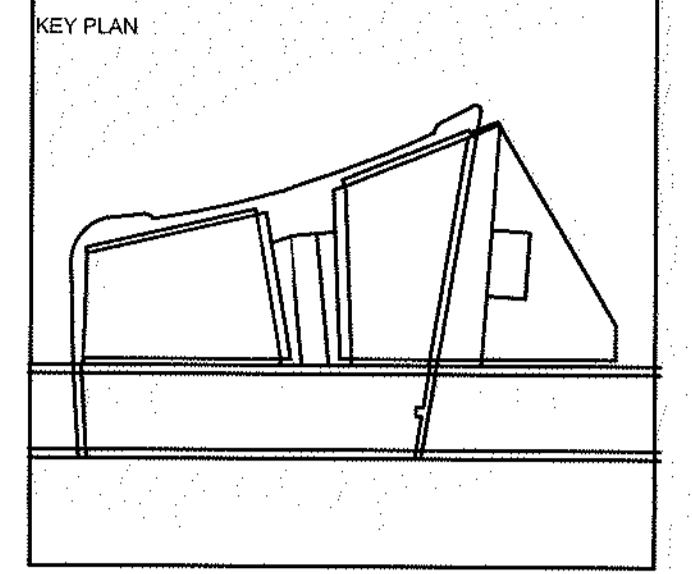
**SUMMER ST. LAYOUT
AND GRADING PLAN**

C-201
MA PROJECT NO1601 SHEET 000F
© 2018 MA ARCHITECTS

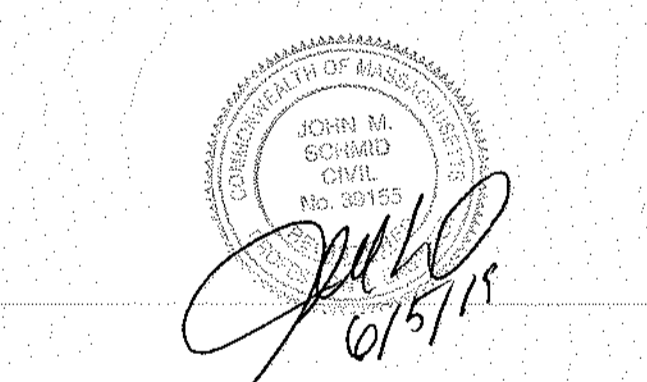
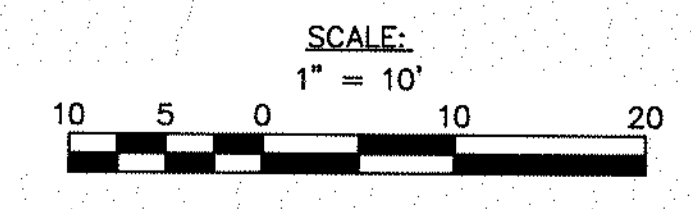
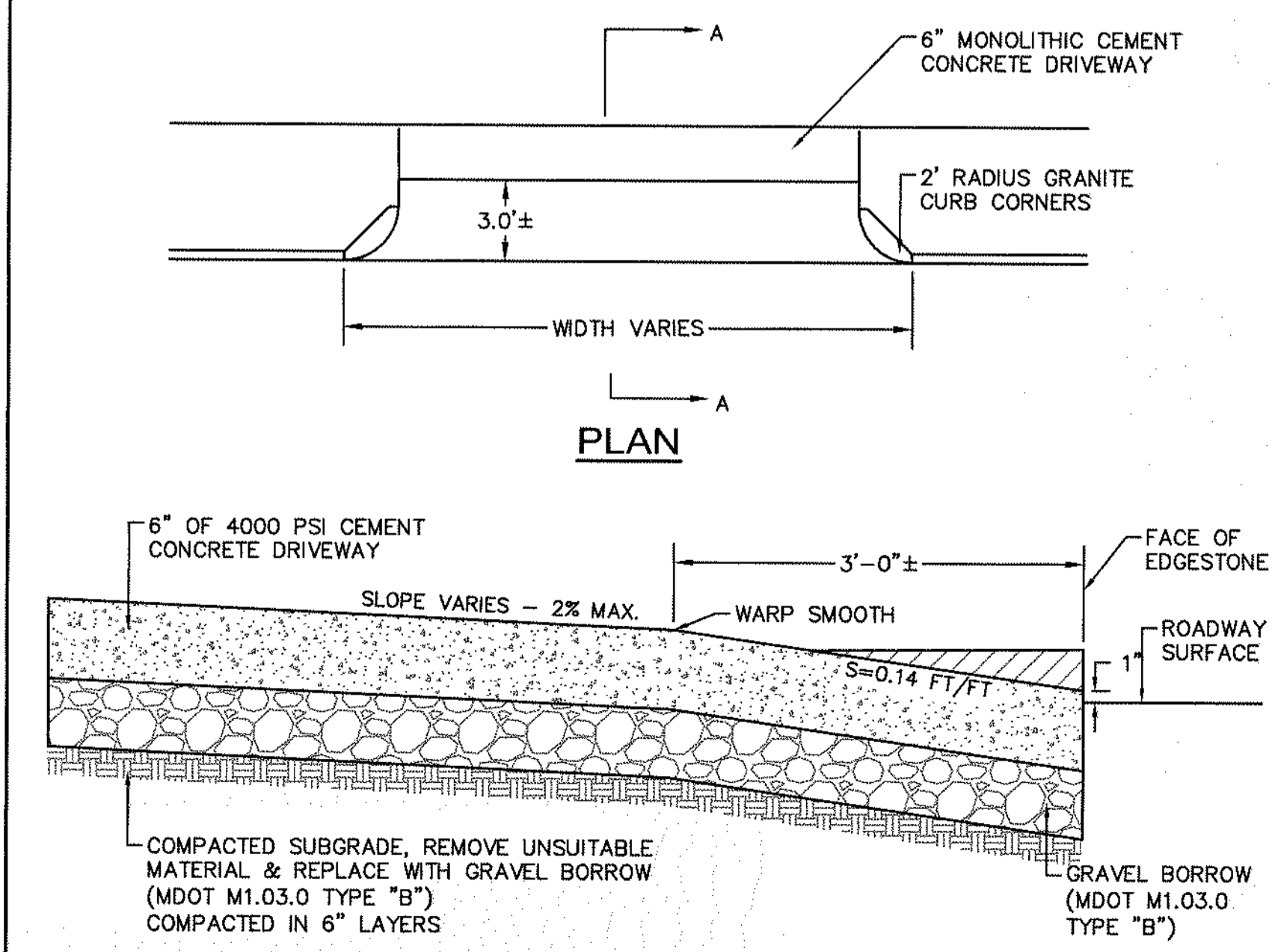
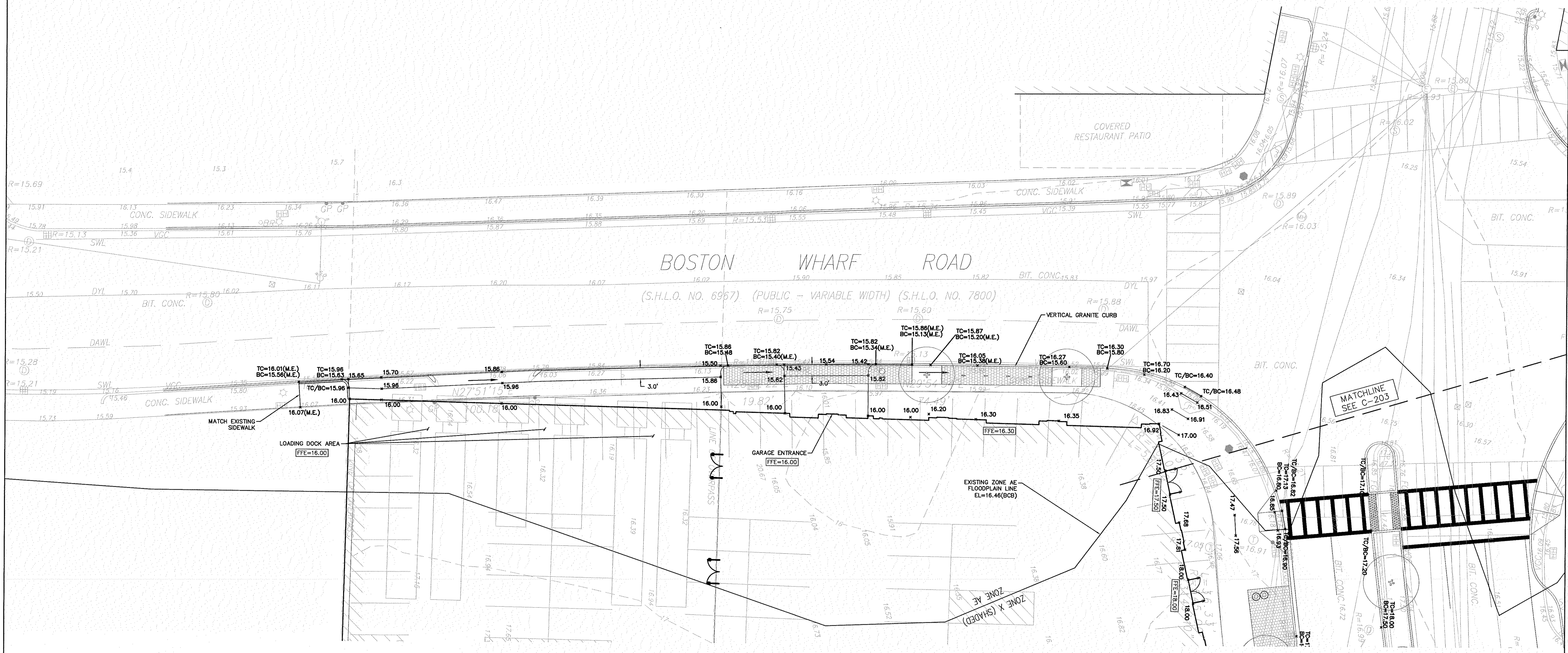


**400 SUMMER STREET
BOSTON SEAPORT -
PARCEL P**

MA Morris Adjmi Architects
www.ma.com



NOT FOR CONSTRUCTION



REV NO	DATE	ISSUE
06.05.2019		NOI SUBMISSION
04.18.2019		BWSC SUBMISSION #1
04.12.2019		90% CD
02.01.2019		SD SUBMISSION

OWNER/CLIENT:
VSS Development
33 Boylston Street
Chelsea, MA 02147
Phone: (617) 232-8900

ARCHITECT:
Morris Adjmi Architects
80 Broad Street, 32nd Fl.
New York, NY 10011
Phone: (212) 962-2020
Fax: (212) 974-6111

MEP/FP:
Burntwood
11 Beacon Street, Suite 400
Boston, MA 02108
Phone: (617) 419-2234

STRUCTURAL:
L&M Structural
1300 Soldiers Field Road
Boston, MA 02133
Phone: (617) 885-1200

CIVIL:
Witch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
Phone: (617) 338-0283

INFORMATION TECH:
LIGHTING:
FACADE:

NITSCH PROJECT NO: 13169
SCALE: 1" = 10'

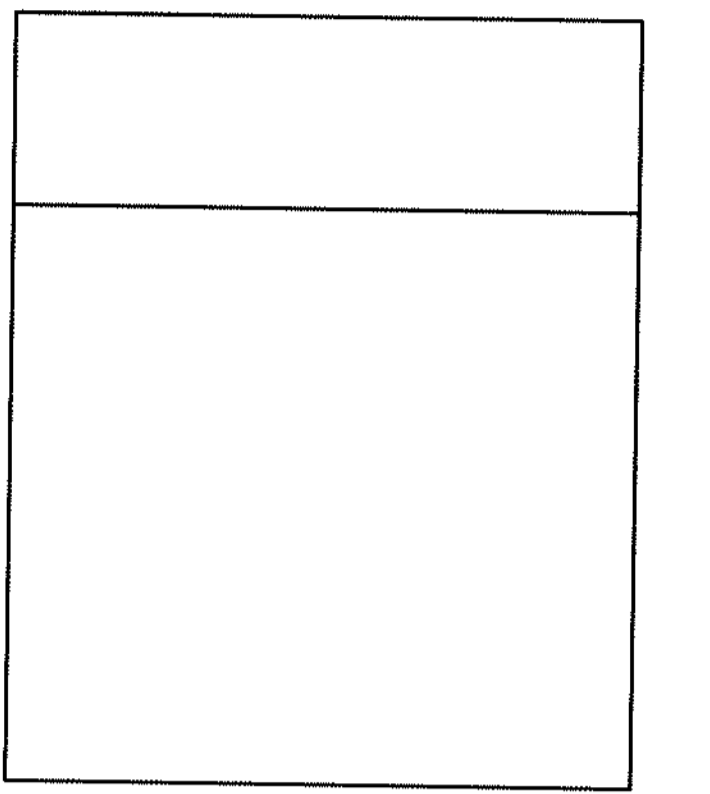
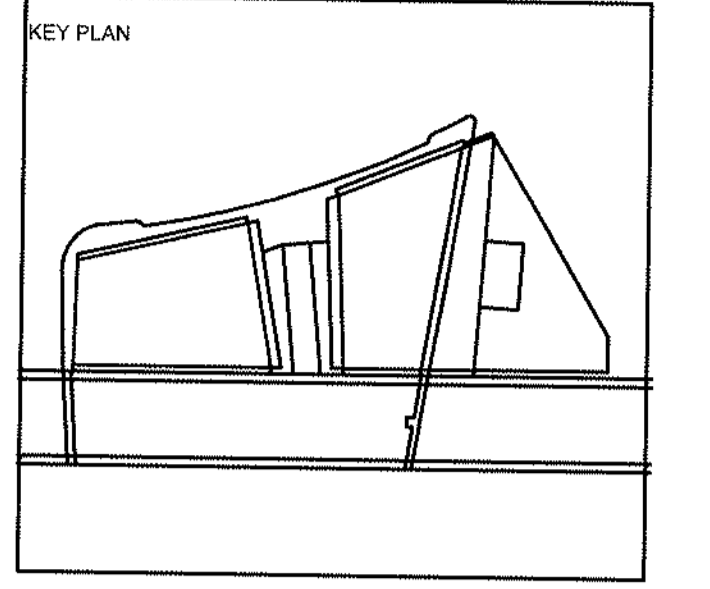
**BOSTON WHARF ROAD
SURFACE IMPROVEMENTS**

C-202

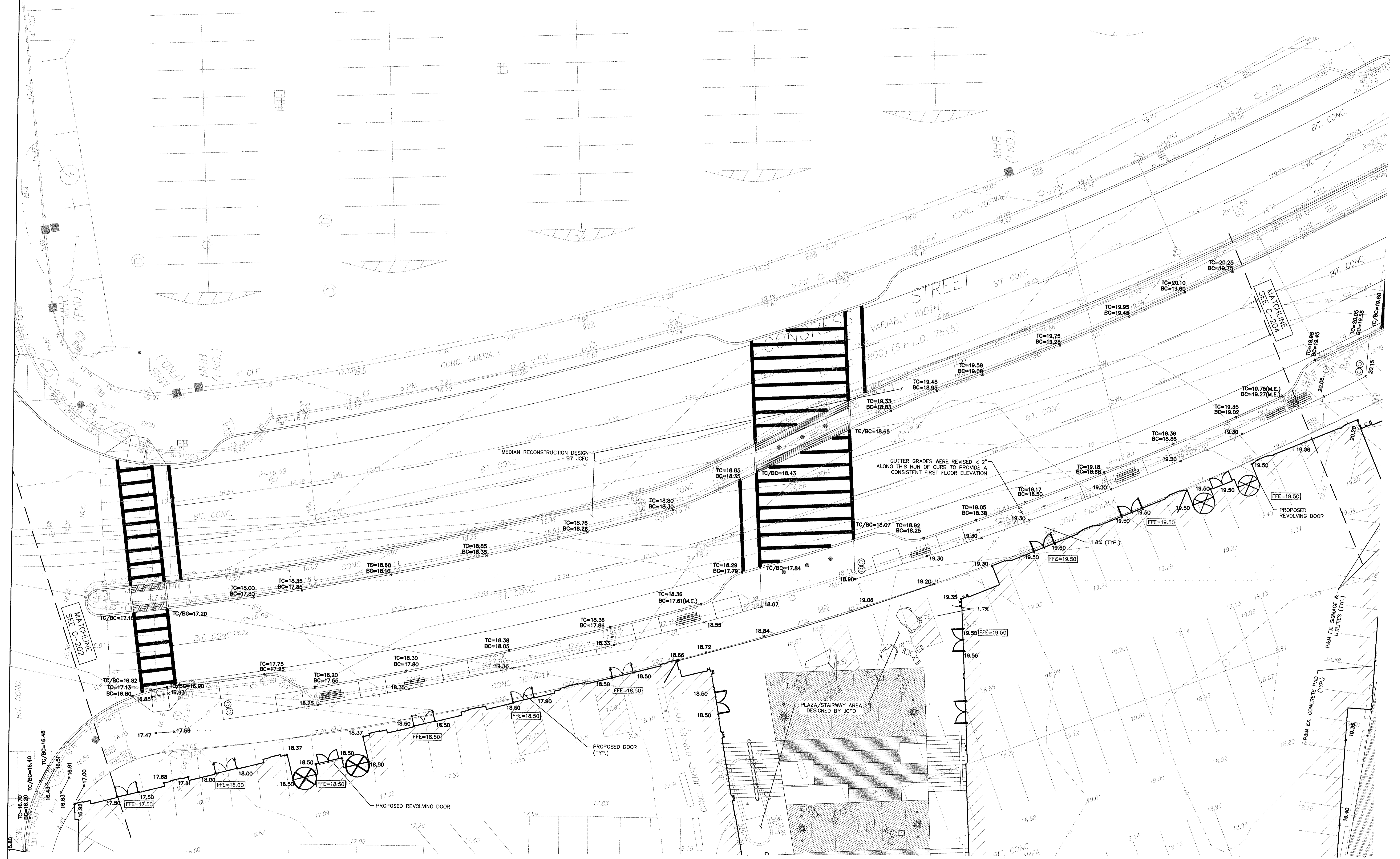
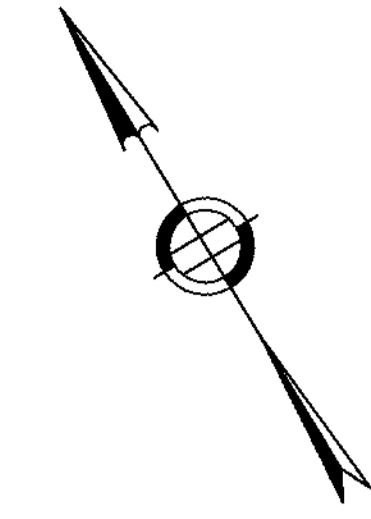
MA PROJECT NO: 1601 SHEET 006 OF
© 2018 MA ARCHITECTS

**400 SUMMER STREET
BOSTON SEAPORT -
PARCEL P**

MA Morris Adimi Architects
www.ma.com

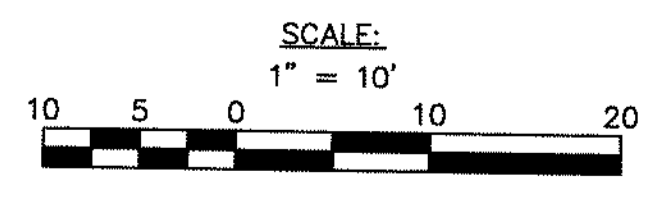


NOT FOR CONSTRUCTION



REV NO	DATE	ISSUE
08.05.2019		NOI SUBMISSION
04.16.2019		BWS SUBMISSION #1
04.12.2019		50% DD
02.21.2019		SD SUBMISSION

OWNER/CLIENT:	CIVIL:
YES Development 38 Boston Street Chelsea MA, MA 02467 Phone: (617) 232-8900	Nitch Engineering 2 Center Plaza, Suite 410 Boston, MA 02108 Phone: (617) 234-0683
ARCHITECT:	INFORMATION TECH:
Morris Adimi Architects 60 Broad Street, 12th Fl. New York, NY 10001 Phone: (212) 965-2020 Fax: (212) 674-4511	
MEP/ELECTRICAL:	LIGHTING:
Burgstrop 11 Beacon Street, Suite 400 Boston, MA 02108 Phone: (617) 415-2284	
STRUCTURAL:	FACADE:
LeMassena 1300 Soldiers Field Road Boston, MA 02135 Phone: (617) 866-1320	



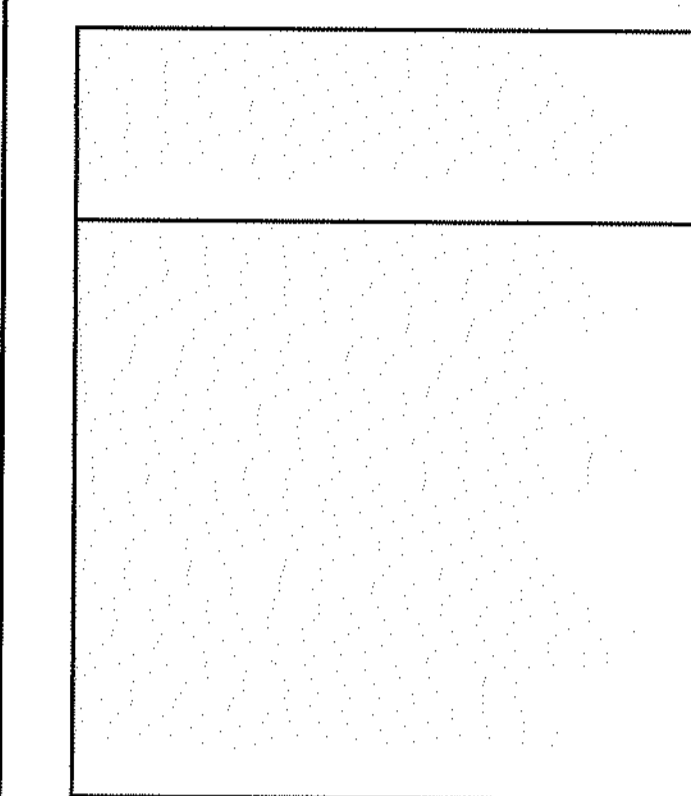
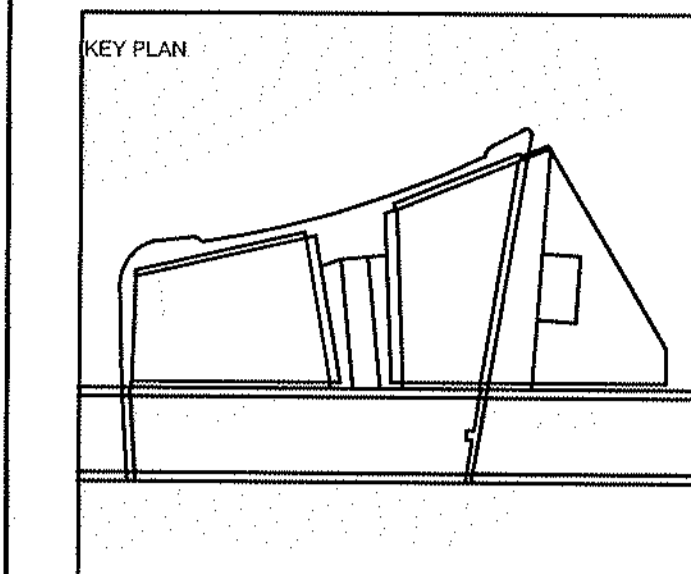
NITSCHE PROJECT NO: 13169
SCALE: 1" = 10'

**CONGRESS STREET
SURFACE IMPROVEMENTS**

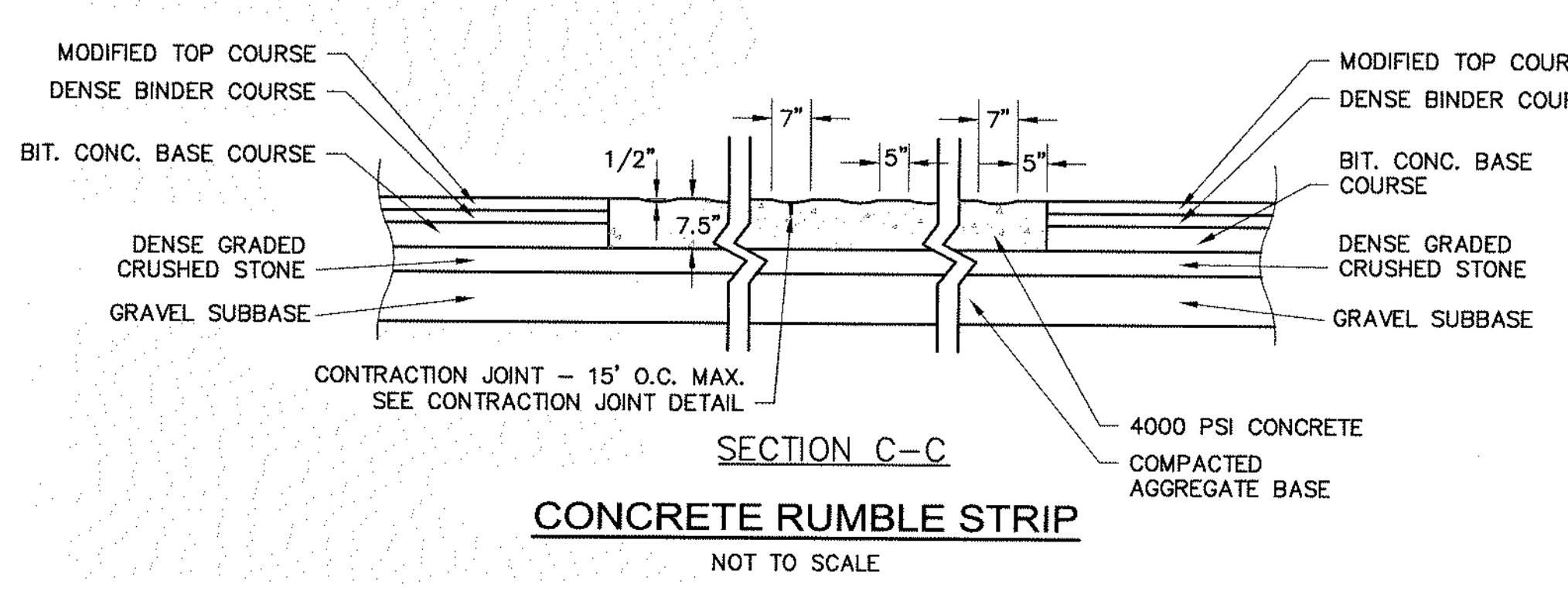
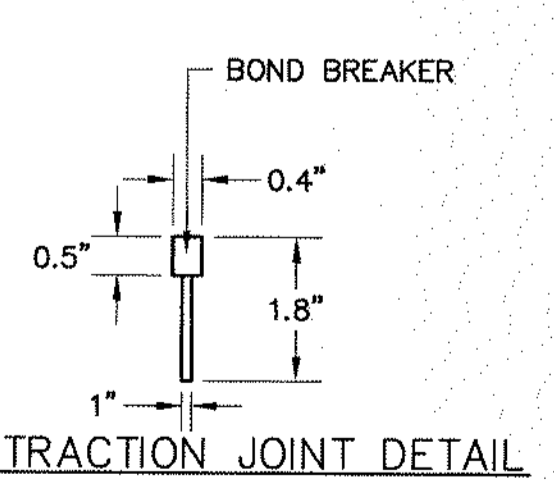
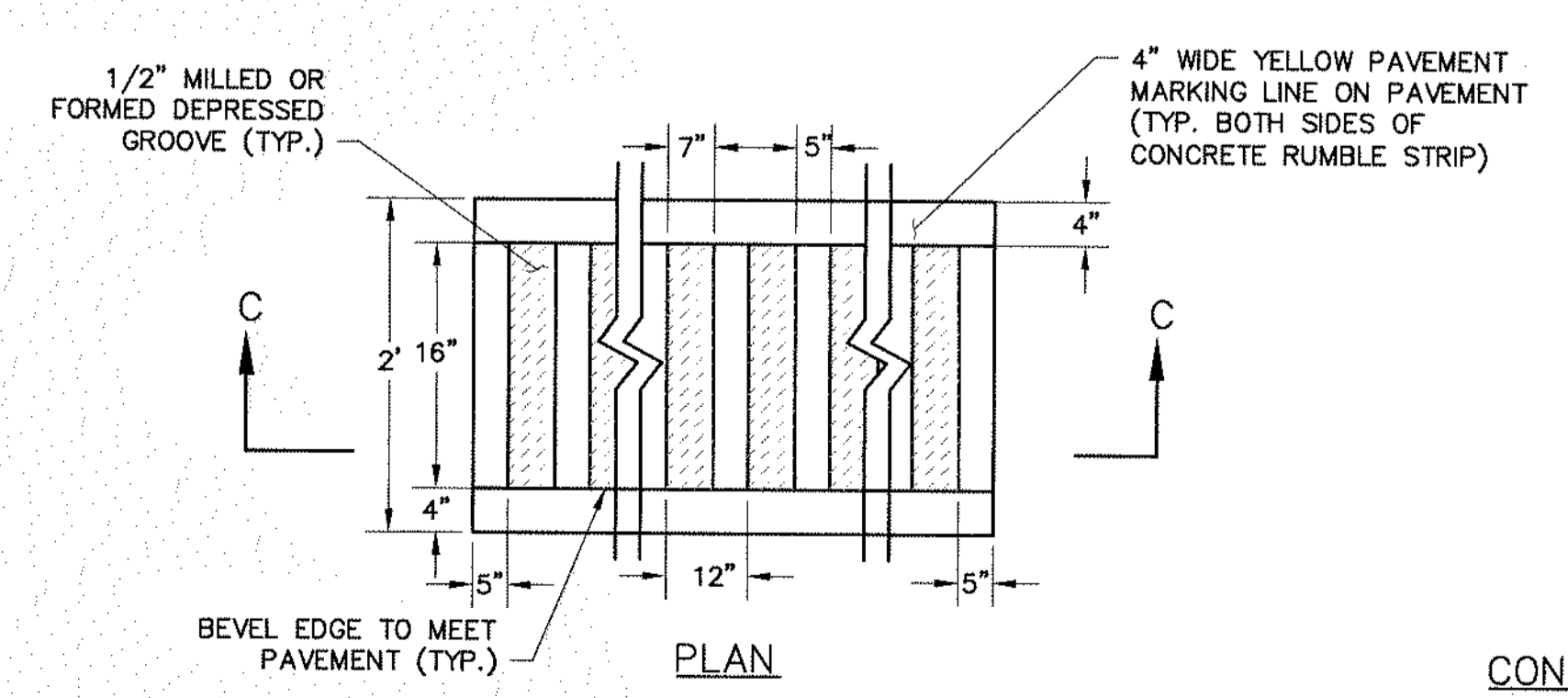
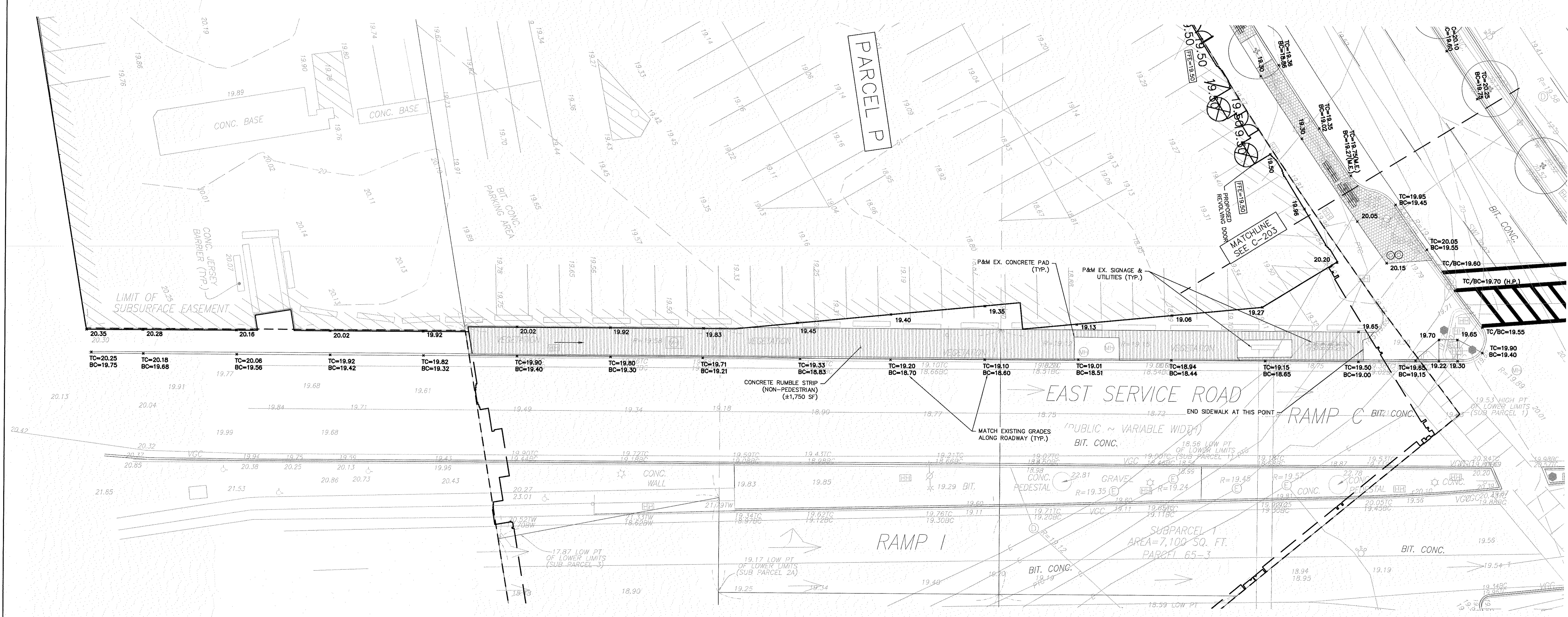
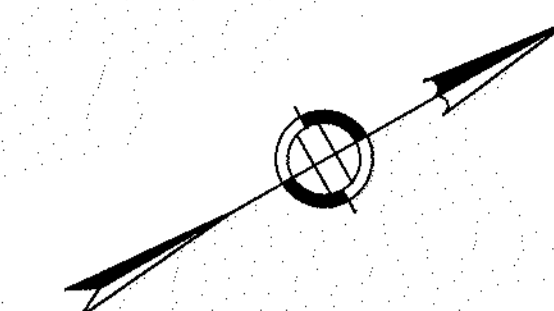
C-203

MA PROJECT NO:1601 SHEET 000 OF

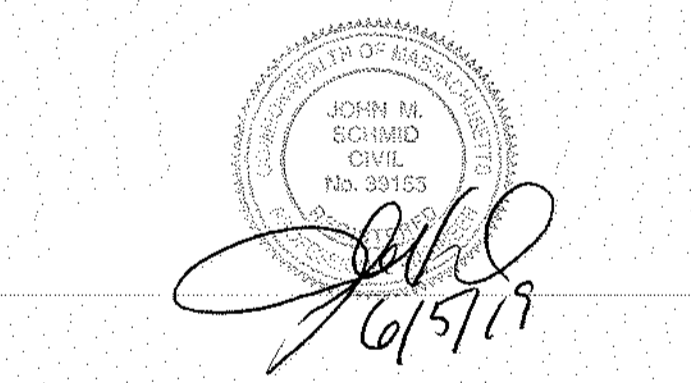
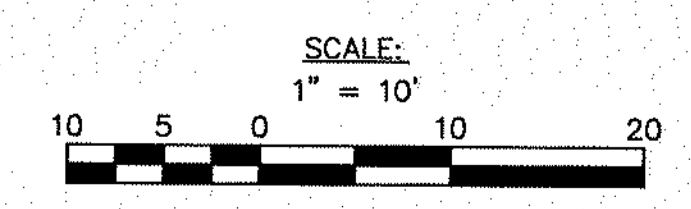
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NOT FOR CONSTRUCTION



- NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 15'-FEET APART. THE JOINTS ARE TO BE SAWS AND LOCATED IN THE DEPRESSIONS OF THE RUMBLE STRIP.
 2. FOR DESCRIPTION OF MATERIALS AND CONSTRUCTION METHODS SEE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.



REV NO	DATE	ISSUE
06.05.2019		NCI SUBMISSION
04.18.2019		BWSC SUBMISSION #1
04.12.2019		50% SD
02.01.2019		SD SUBMISSION

OWNER/CLIENT:
VPS Development
33 Bradford Street
Chelsea, MA 02155
Phone: (617) 232-8900

CIVIL:
Nisch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
Phone: (617) 338-5063

ARCHITECT:
Morris Adimi Architects
60 Broad Street, 32nd Fl.
New York, NY 10011
Phone: (212) 940-2000
Fax: (212) 674-4511

MEP/FP:
Bimacopid
11 Hancock Street, Suite 400
Boston, MA 02119
Phone: (617) 419-2284

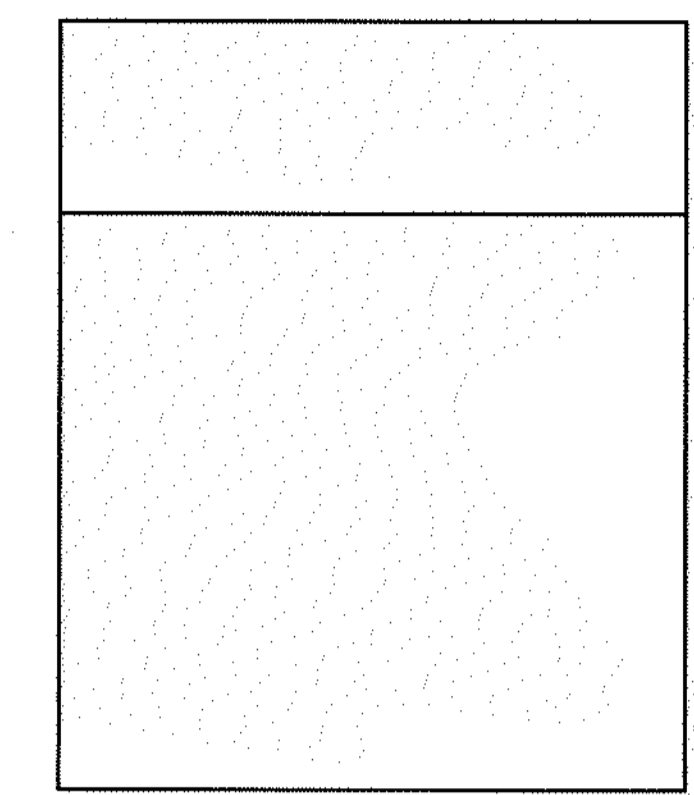
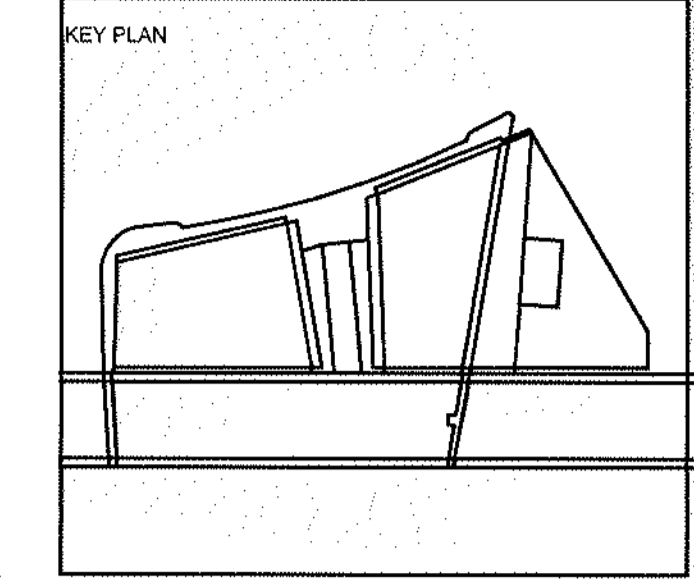
STRUCTURAL:
Lefkowitz
1300 Soldiers Field Road
Boston, MA 02135
Phone: (617) 888-1205

INFORMATION TECH:
LIGHTING:
FACADE:

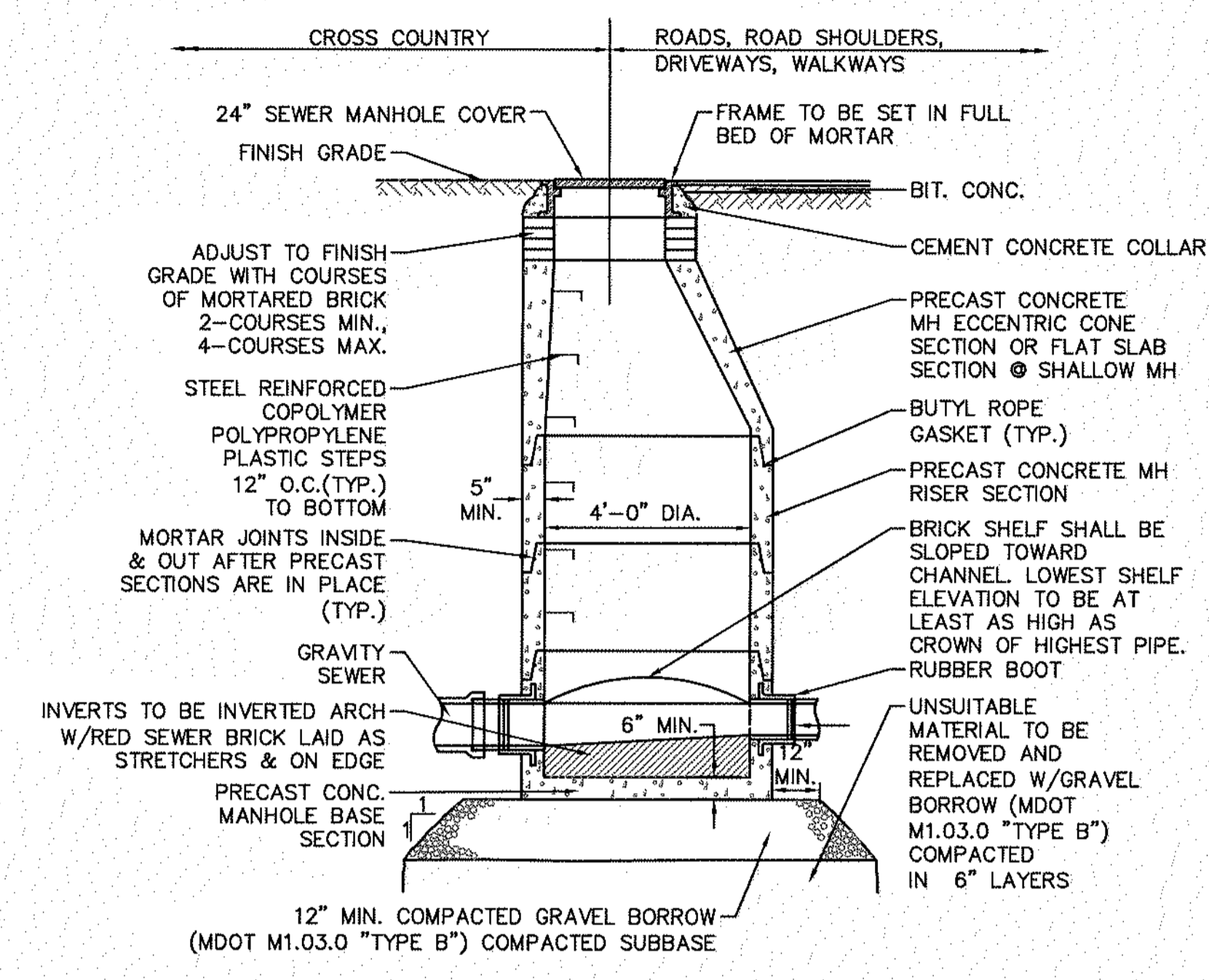
NITSCH PROJECT NO: 13169
SCALE: 1" = 10'

EAST SERVICE ROAD
SURFACE IMPROVEMENTS

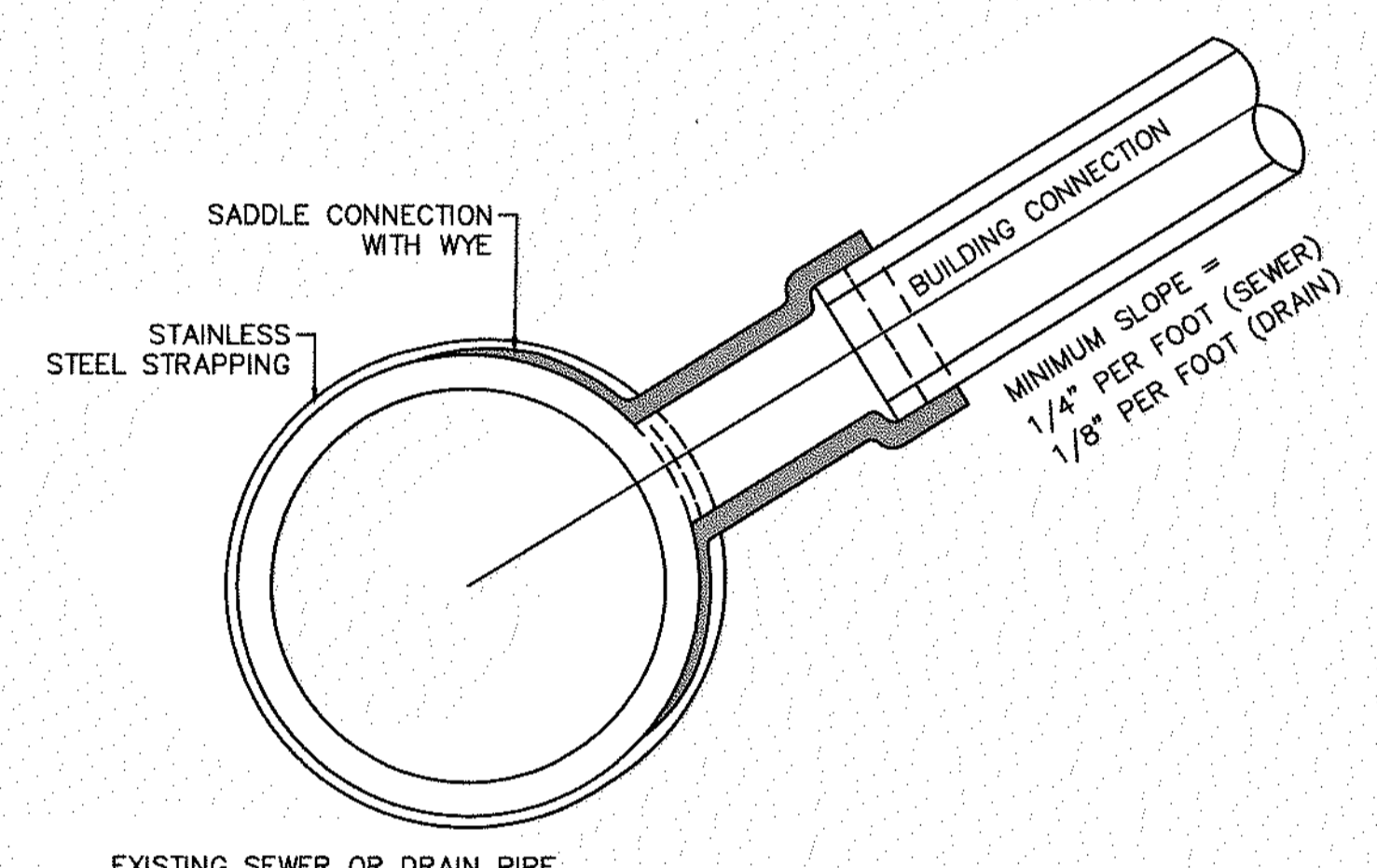
C-204
MA PROJECT NO:1801 SHEET 000F
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NOT FOR CONSTRUCTION

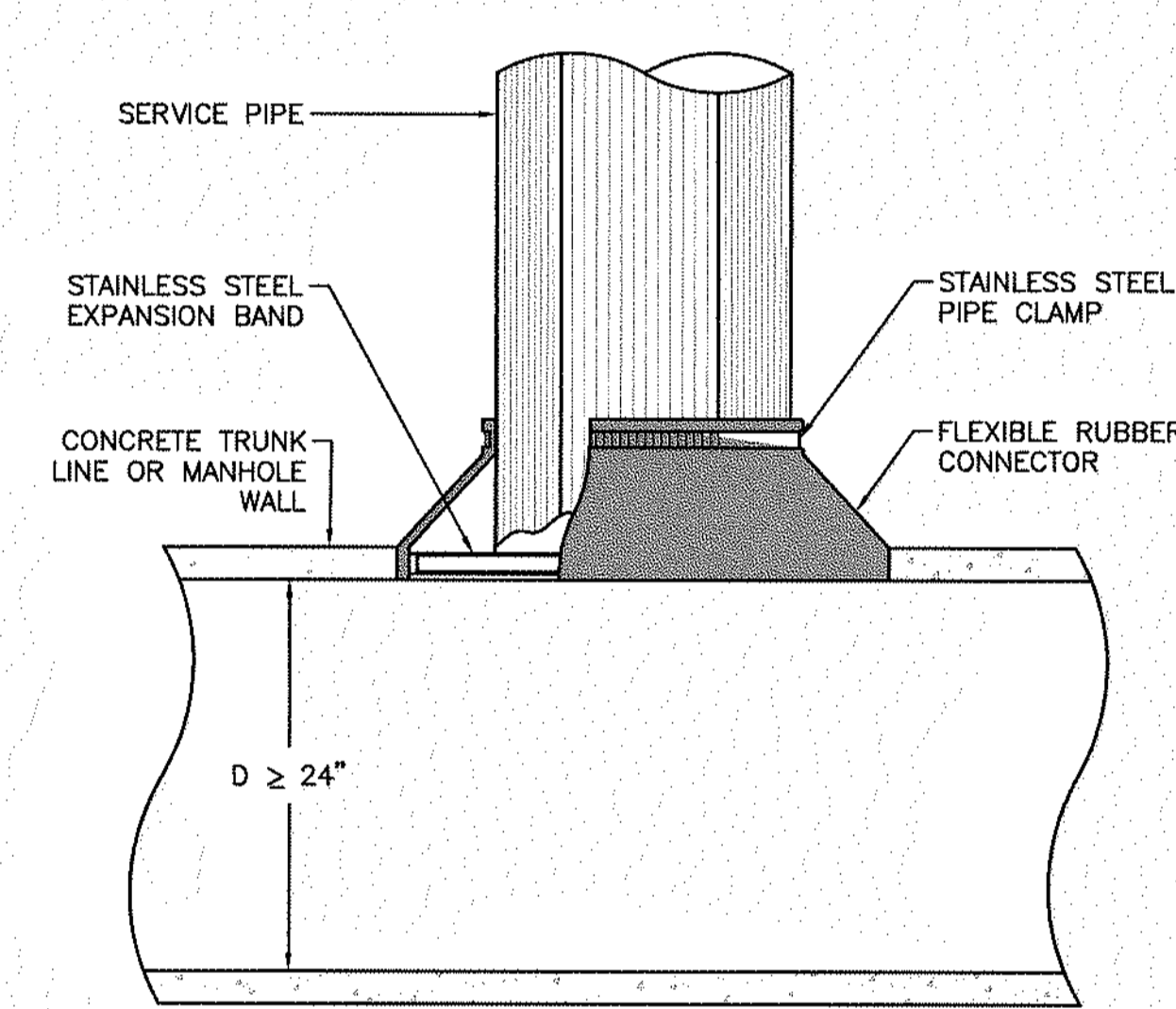


TYPICAL SEWER MANHOLE DETAIL
NOT TO SCALE



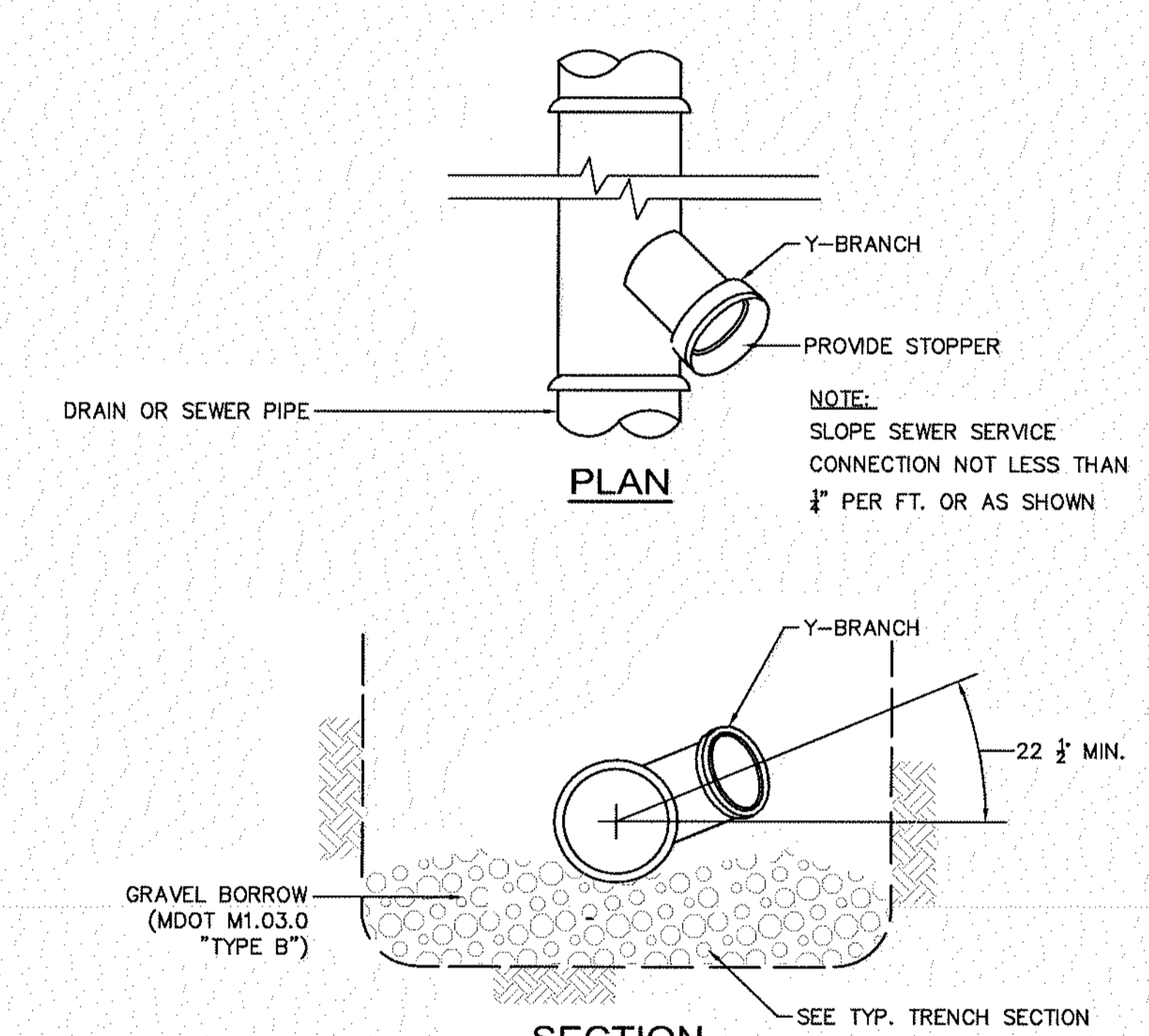
- NOTES:**
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRIPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM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

TYPICAL SADDLE CONNECTION DETAIL TO EXISTING DRAIN OR SEWER (6" TO 15")
NOT TO SCALE

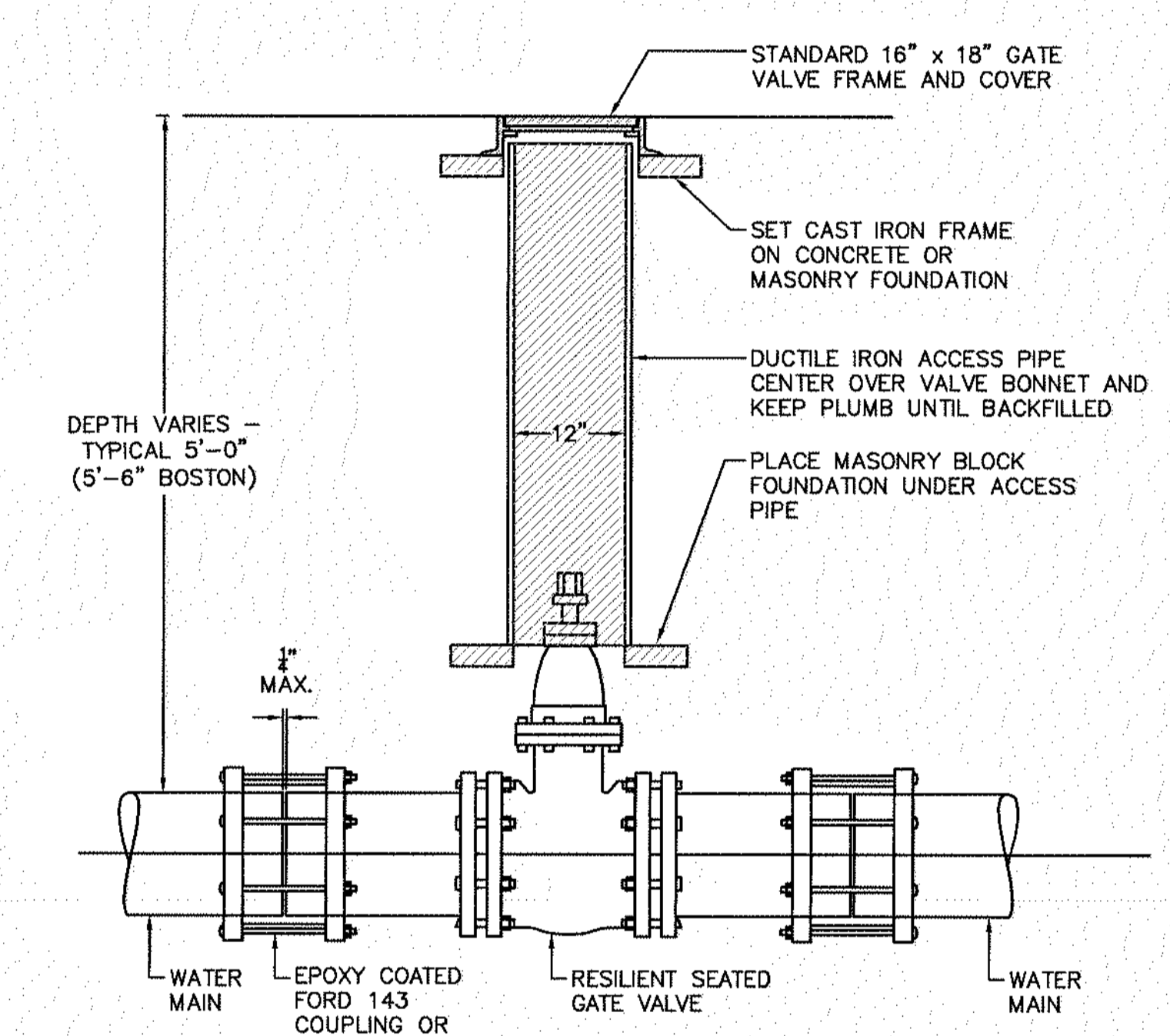


- NOTES:**
1. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
 2. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL.
 3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL.
 4. IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED.

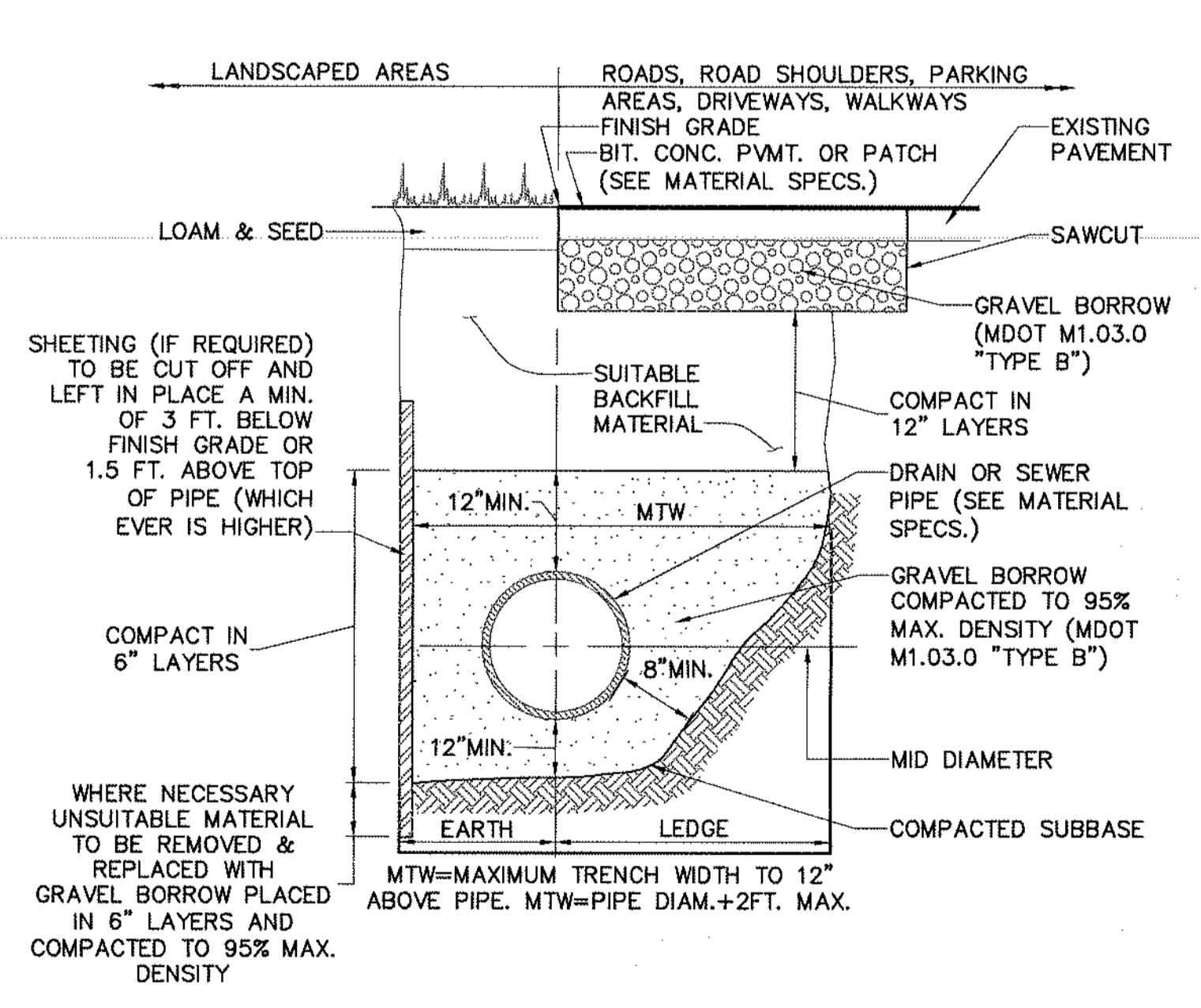
TYPICAL FIELD CONNECTION TO LARGE CONCRETE PIPE OR CONCRETE MANHOLE DETAIL
NOT TO SCALE



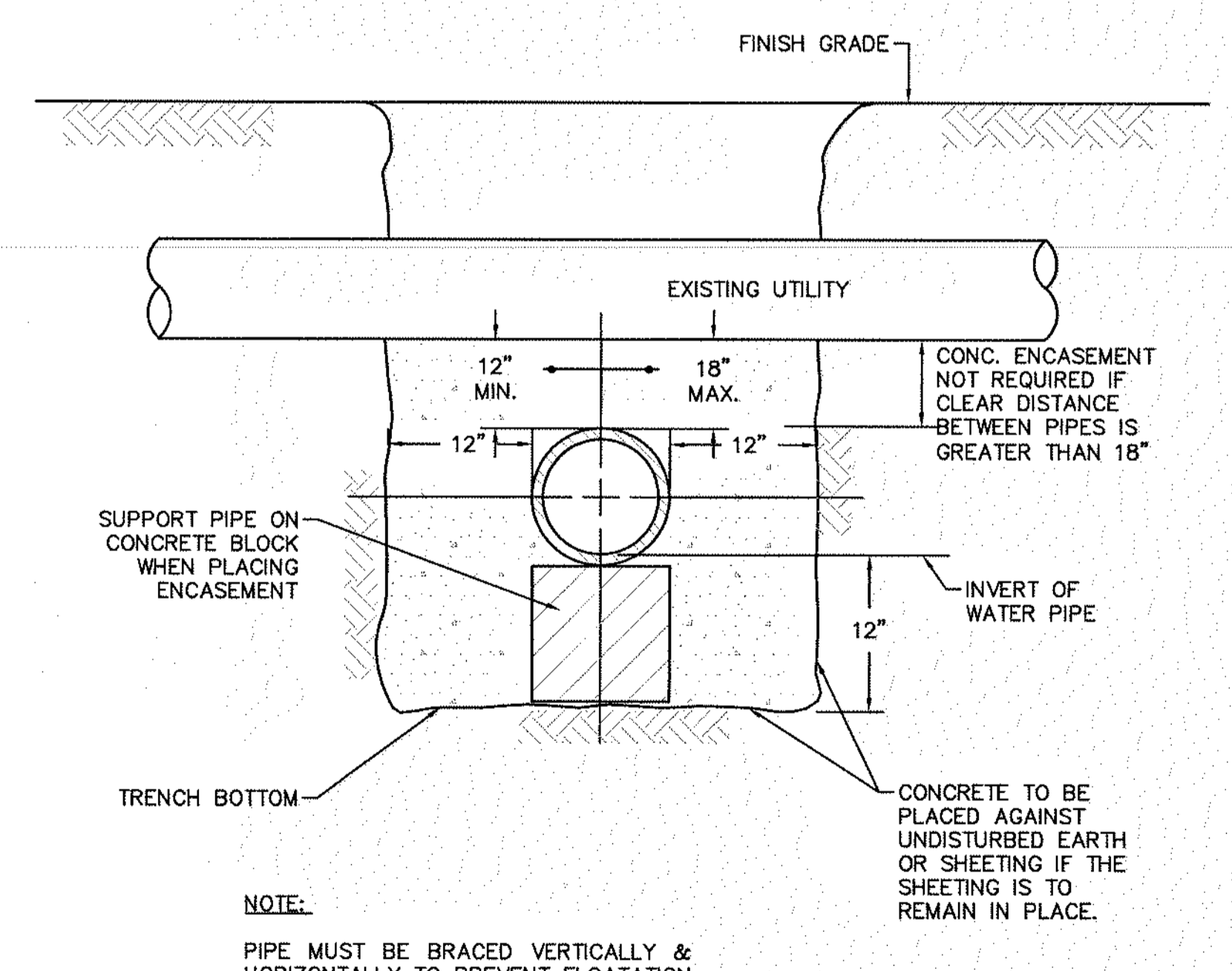
WYE BRANCH FOR PIPE SERVICE CONNECTION DETAIL
NOT TO SCALE



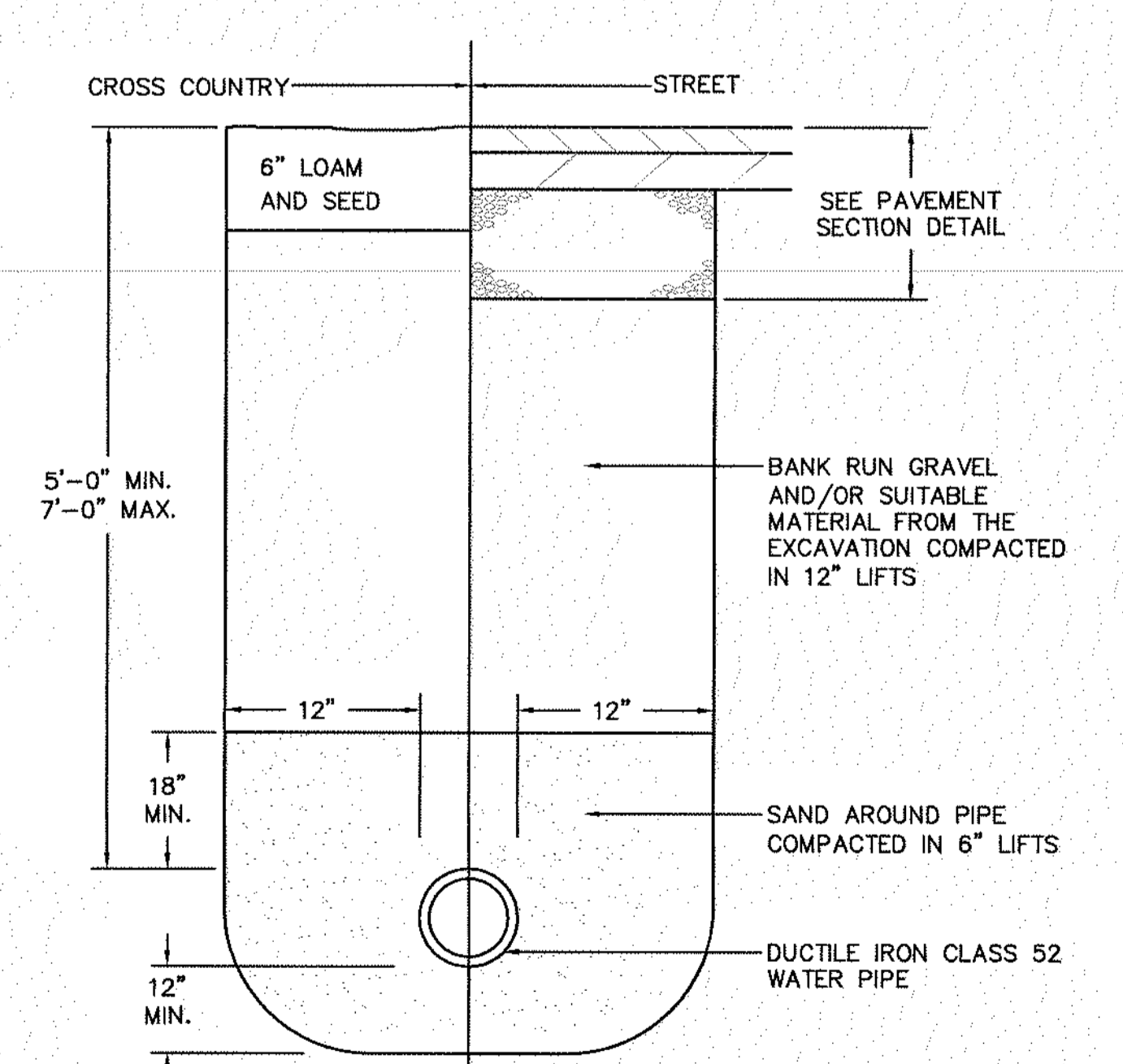
GATE VALVE DETAIL
NOT TO SCALE



STANDARD TRENCH DETAIL FOR UTILITY PIPE
NOT TO SCALE



CONCRETE ENCASUREMENT DETAIL AT UTILITY CROSSINGS
NOT TO SCALE



WATER TRENCH DETAIL
NOT TO SCALE

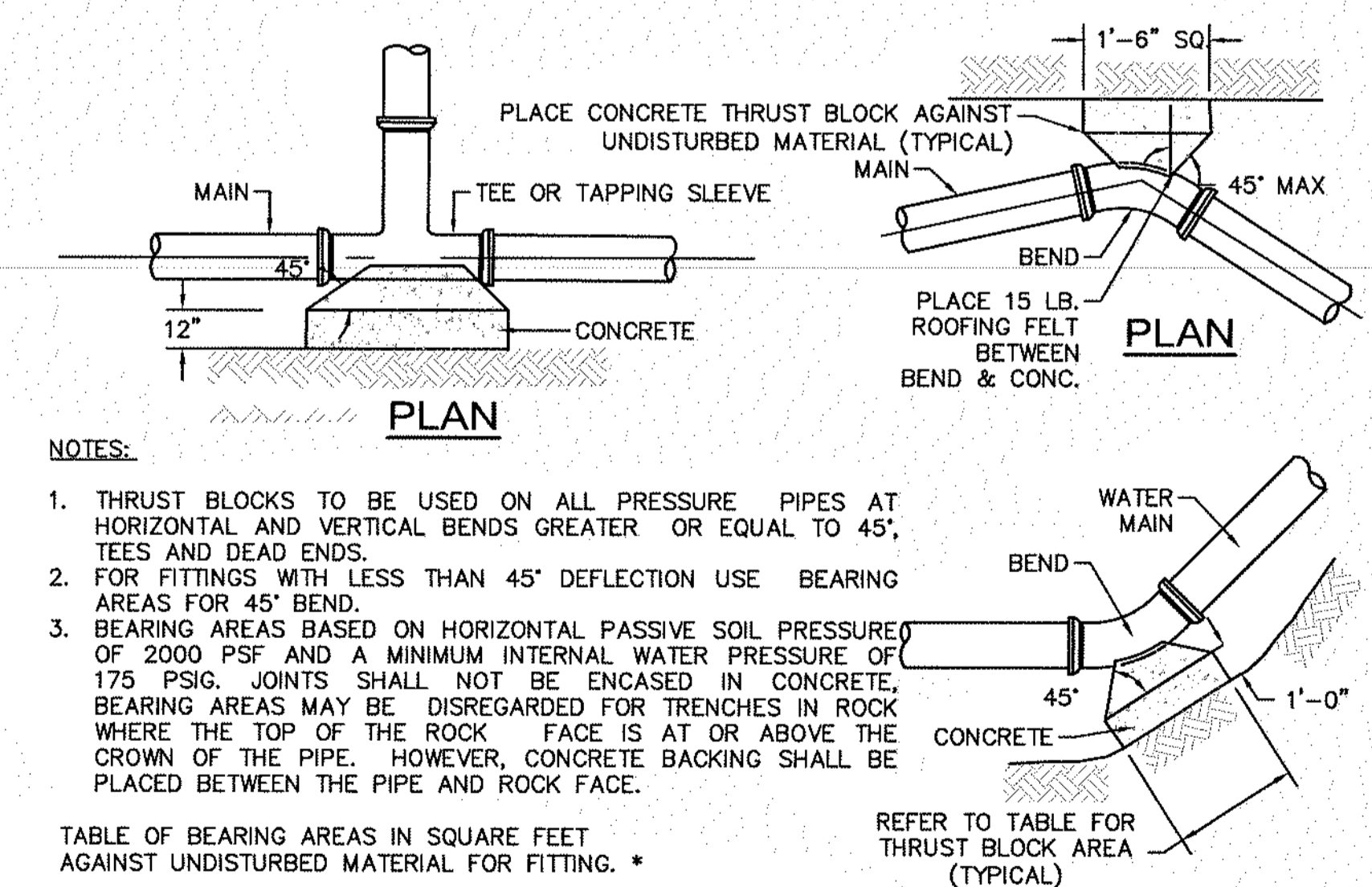


TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR FITTING. *

SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.8
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0

THRUST BLOCK DETAILS
NOT TO SCALE



REVNO	DATE	ISSUE
06.05.2019	NOI SUBMISSION	
04.16.2019	BVSC SUBMISSION #1	
04.12.2019	50% DD	
02.01.2019	SD SUBMISSION	

OWNER/CLIENT:
US Development
33 Seaport Street
Dorchester Hill, MA 02108
Phone: (617) 252-8900

ARCHITECT:
Morris Adini Architects
60 Broad Street, 12th Fl.
New York, NY 10001
Phone: (212) 962-2000
Fax: (212) 974-4511
MORRIS ADINI

ENGINEER:
Burt Hespeler
11 Beacon Street, Suite 400
Boston, MA 02108
Phone: (617) 492-9284

CIVIL:
Nitsch Engineering
2 Carter Park, Suite 430
Boston, MA 02108
Phone: (617) 539-9063

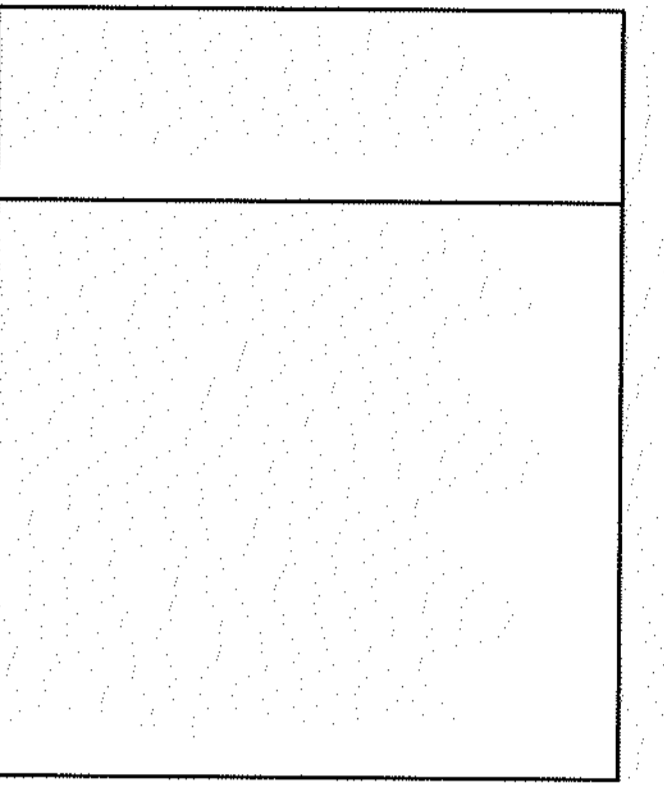
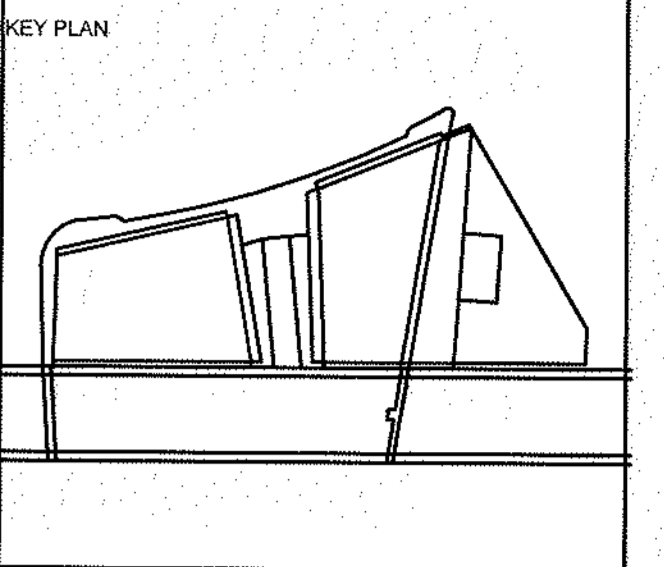
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LIGHTING:

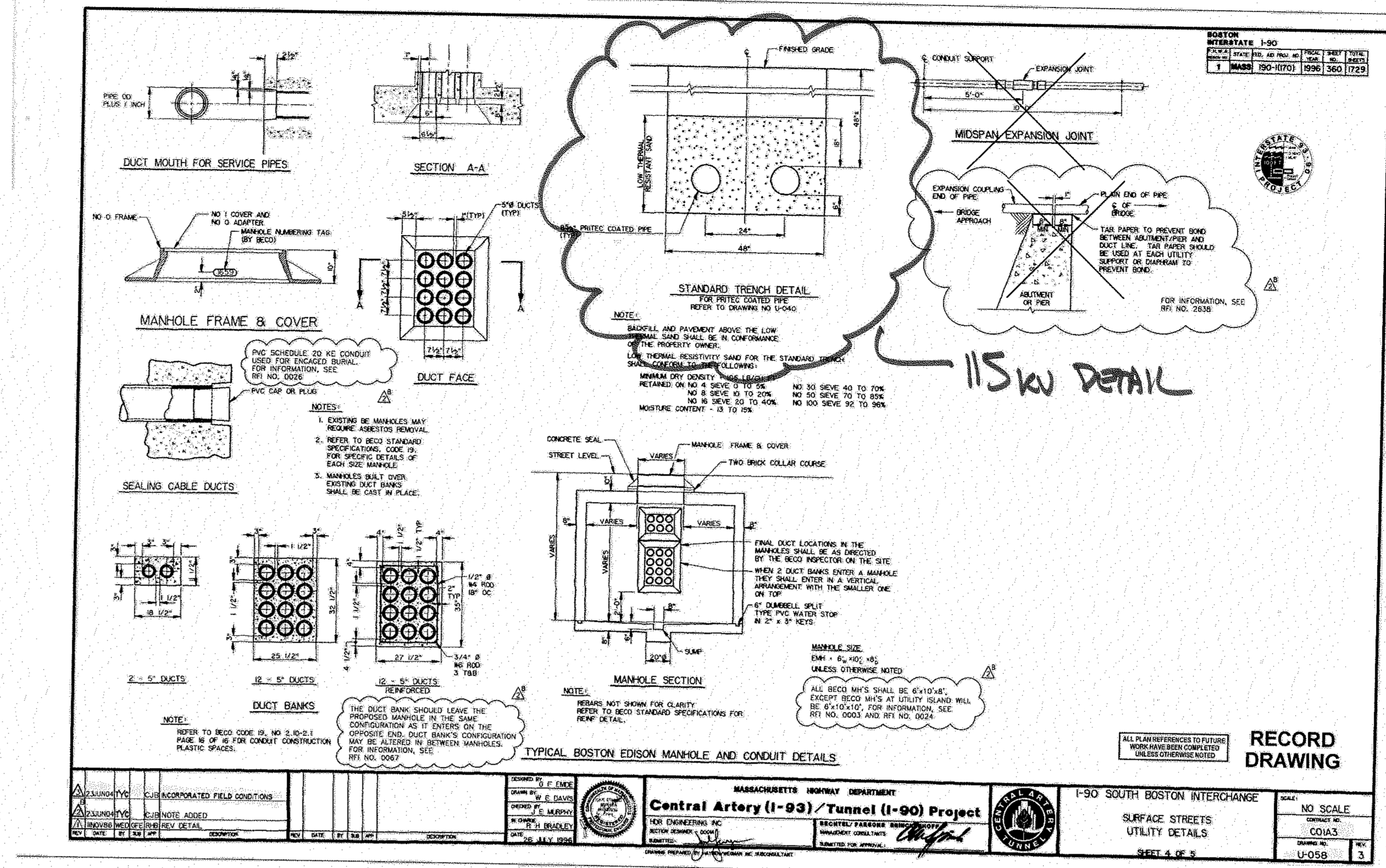
FAÇADE:

NITSCH PROJECT NO: 13169
SCALE: SEE PLAN

CIVIL DETAILS 1

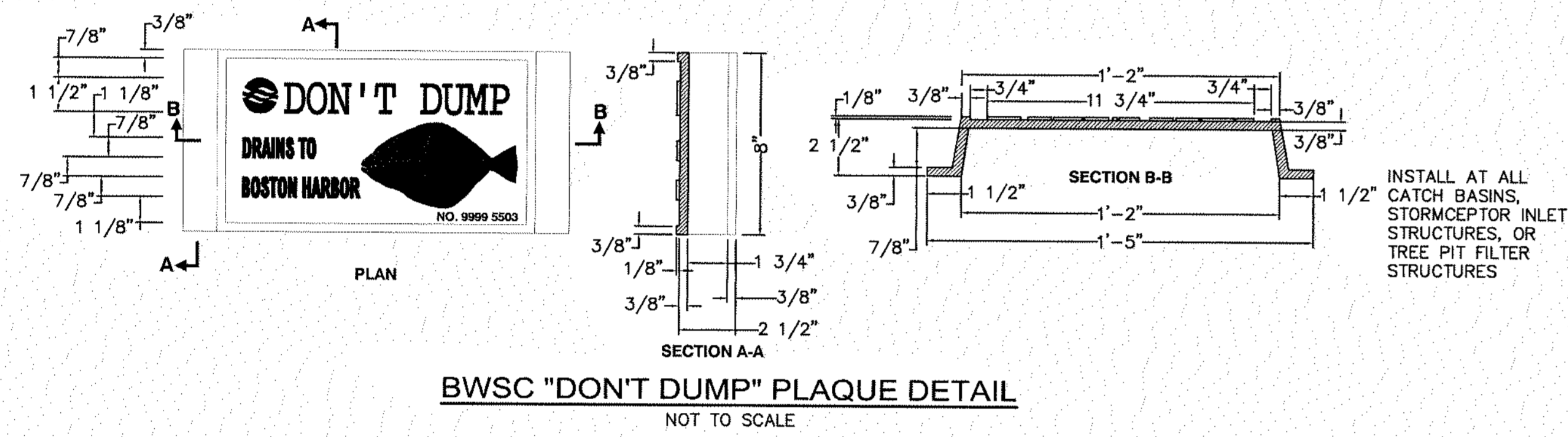


NOT FOR CONSTRUCTION



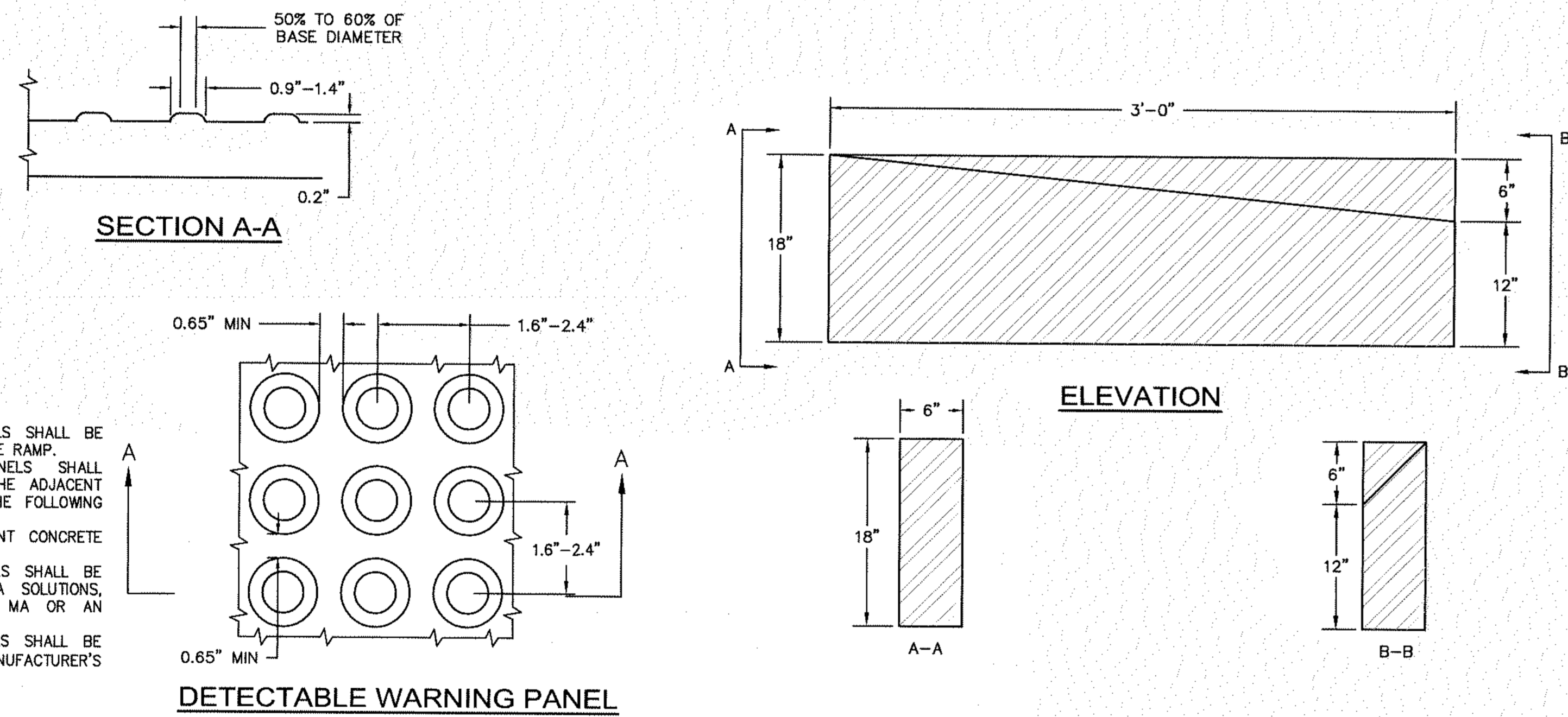
TYPICAL CROSS-SECTION AND DETAILS FOR DUCT BANKS
WITHIN CONGRESS STREET PER RECORD PLANS

NOT TO SCALE



BWSC "DON'T DUMP" PLAQUE DETAIL

NOT TO SCALE



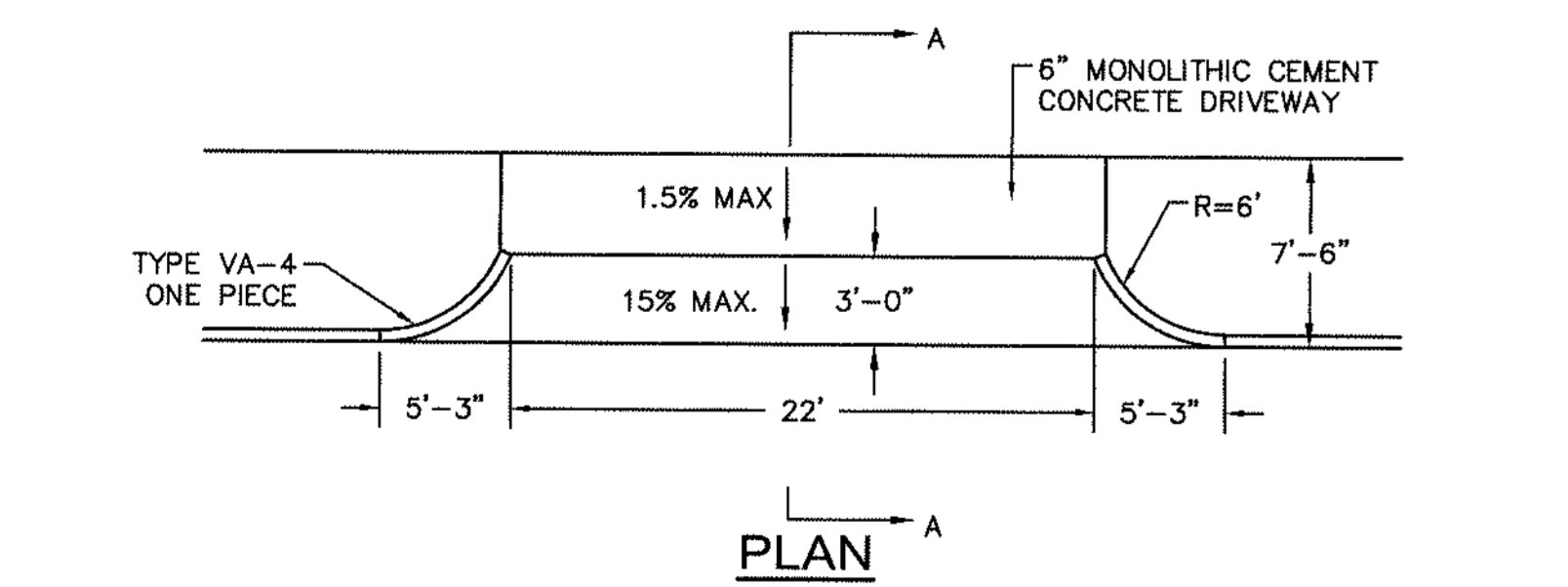
DETECTABLE WARNING PANEL

NOTES:

1. DETECTABLE WARNING PANELS SHALL BE PERMANENTLY APPLIED TO THE RAMP.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKWAY SURFACES PER THE FOLLOWING COLOR SCHEDULE:
• PALE YELLOW ON CEMENT CONCRETE PEDESTRIAN RAMP
3. DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. OF NORTH BILLERICA, MA OR AN APPROVED EQUAL.
4. DETECTABLE WARNING PANELS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

DETECTABLE WARNING PANEL FOR PEDESTRIAN RAMP DETAIL

NOT TO SCALE



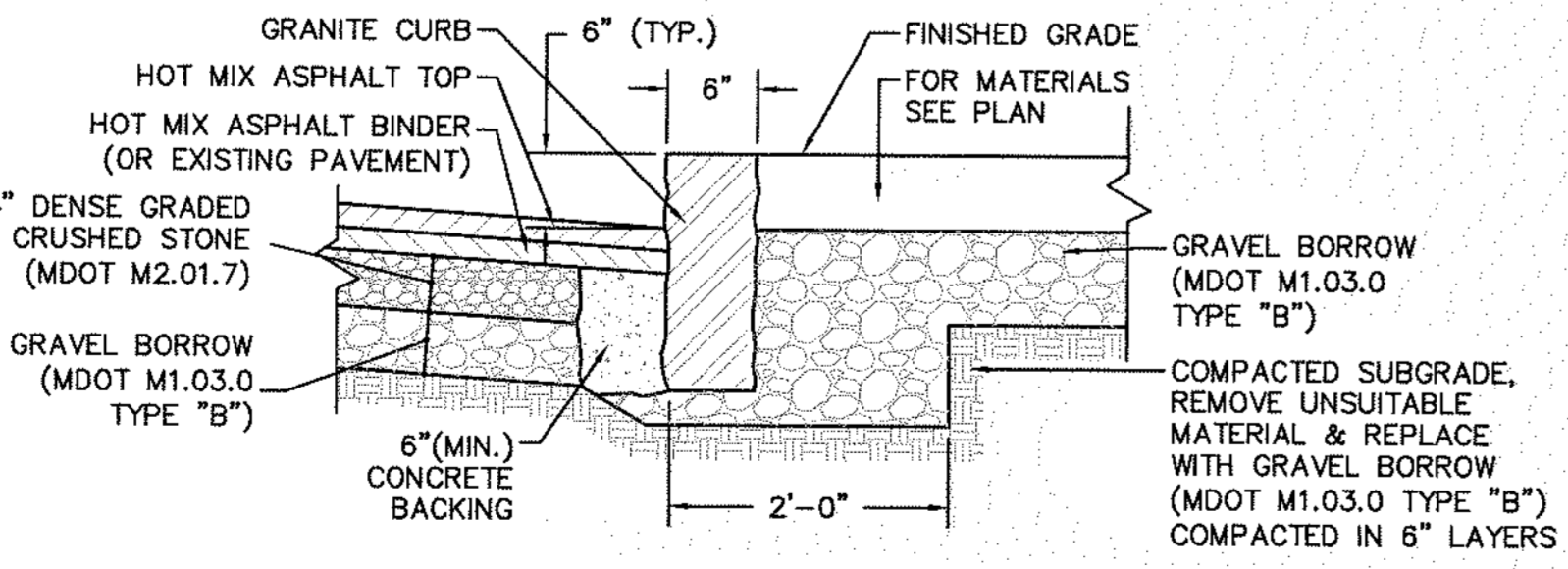
SECTION A-A CONCRETE DRIVEWAY

TYPICAL DRIVEWAY-BOSTON STANDARD DETAIL

NOT TO SCALE

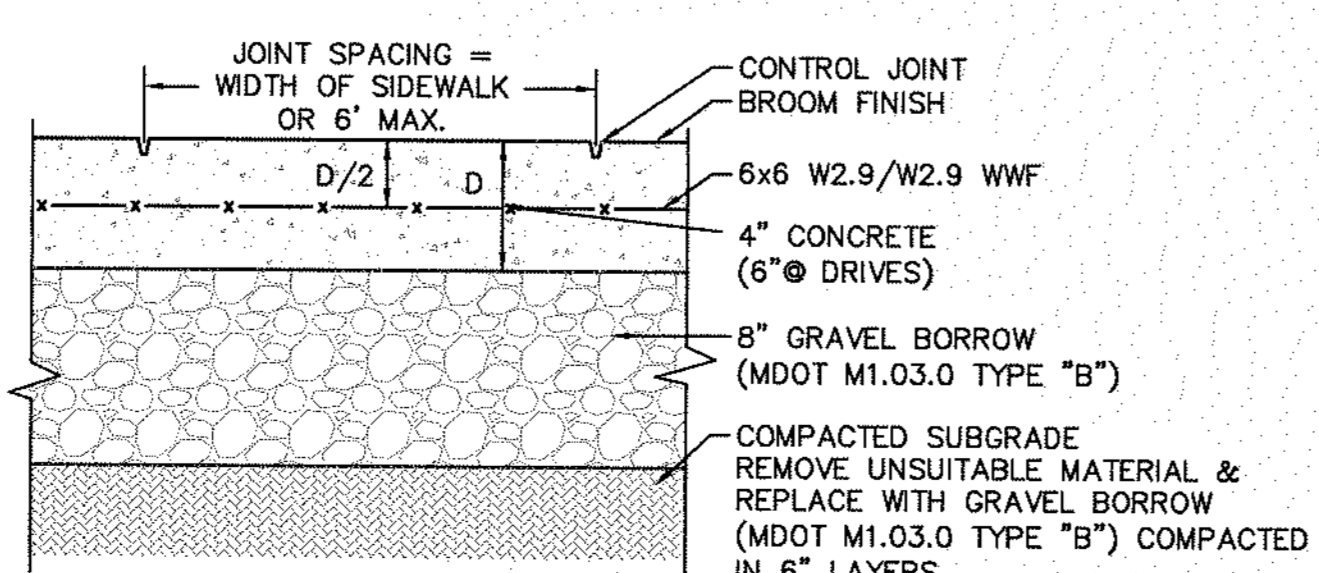
GRANITE TRANSITION CURB DETAIL
VERTICAL TO SLOPE

NOT TO SCALE
A DERIVATIVE OF MDOT 106.4.0



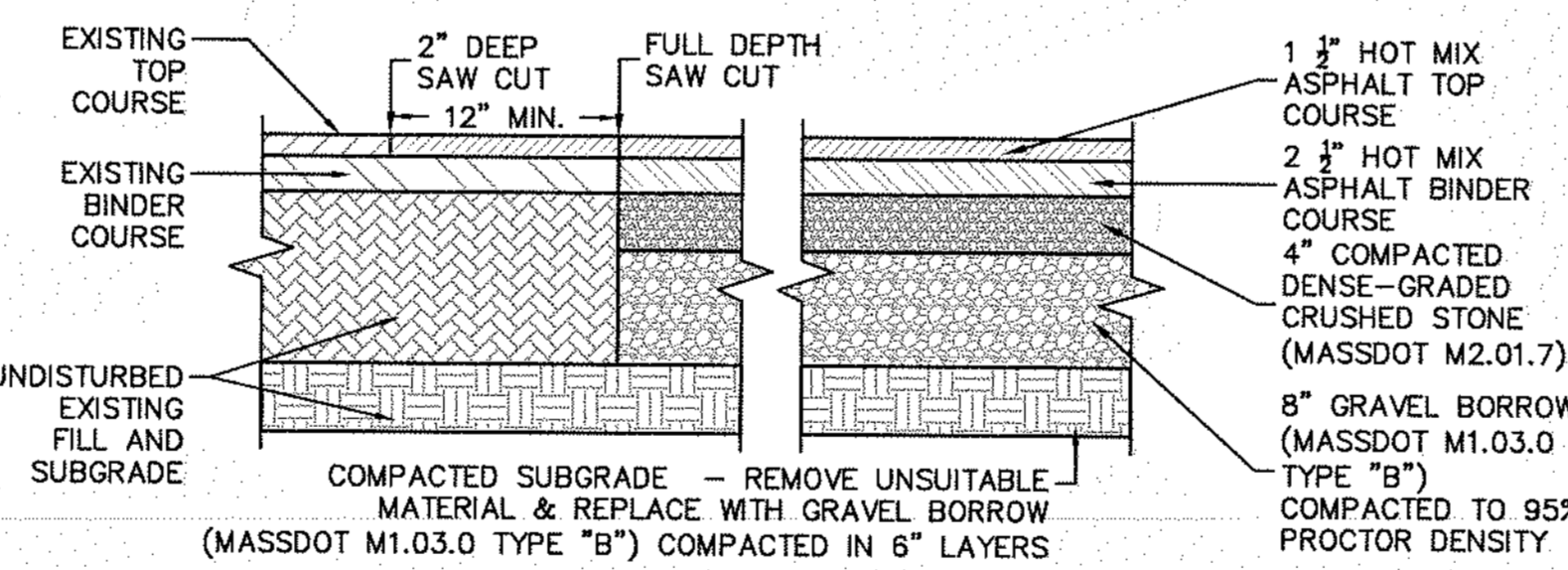
TYPICAL PAVEMENT AND GRANITE CURB SECTION DETAIL

NOT TO SCALE



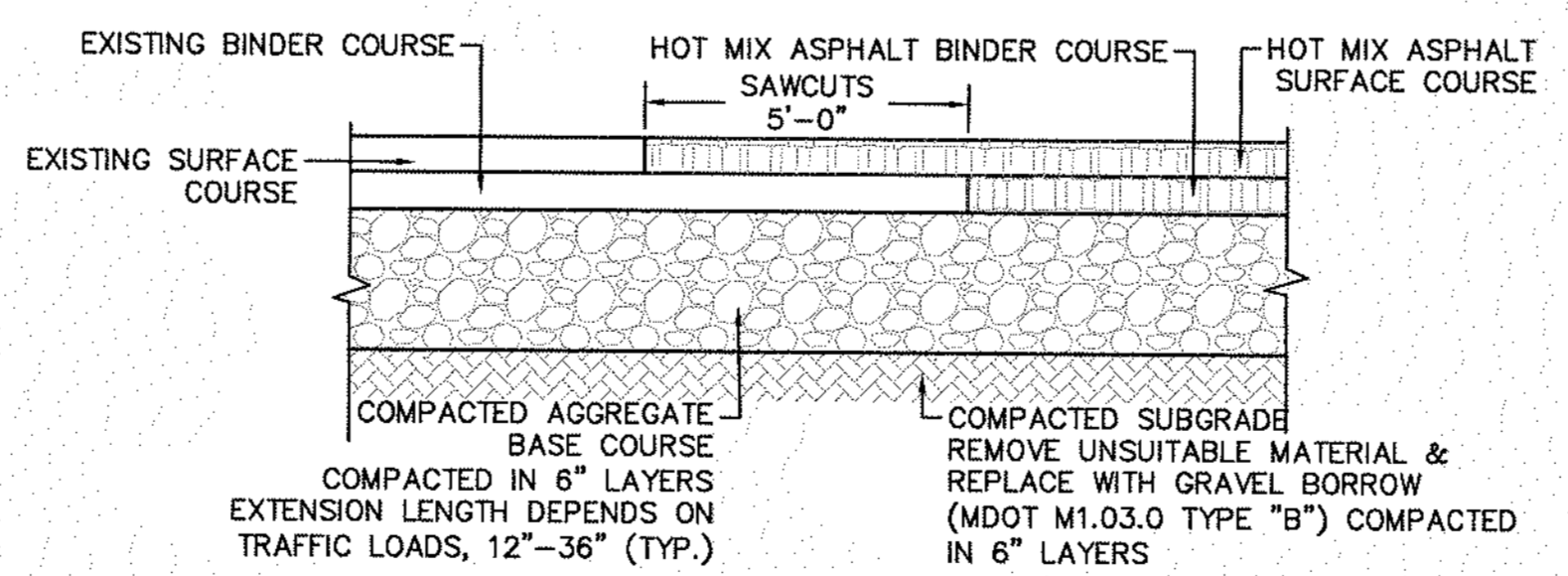
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



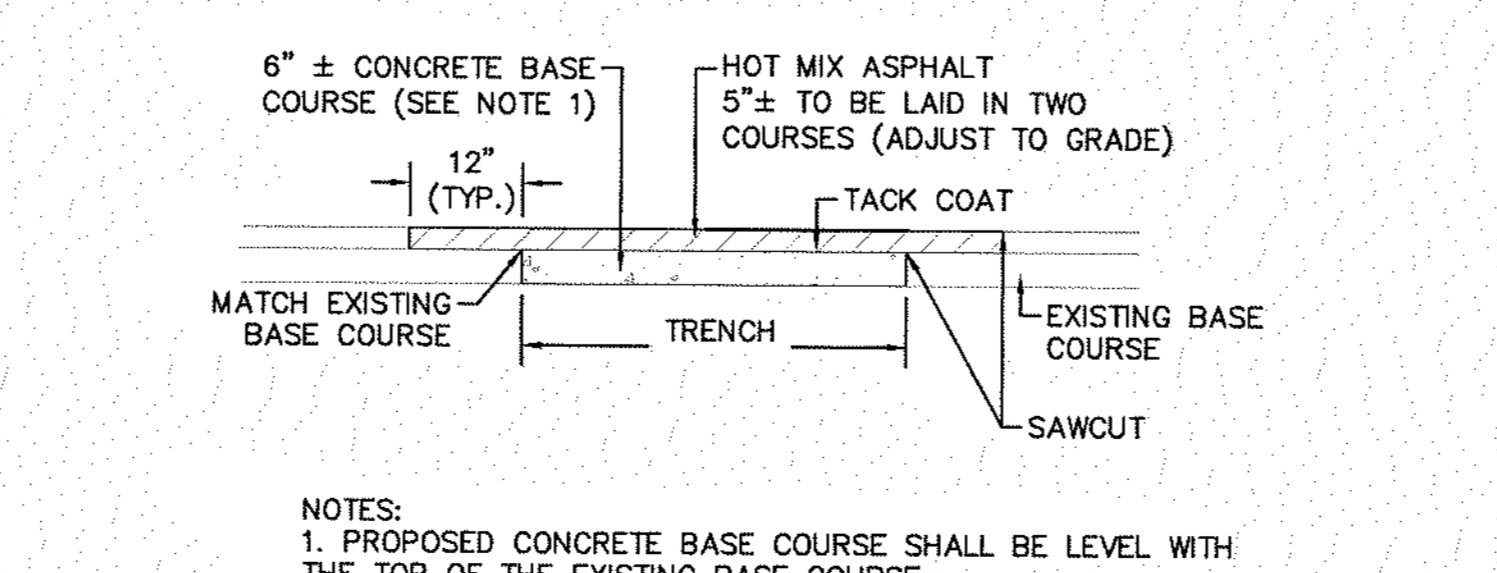
HOT MIX ASPHALT PAVING (TWO COURSES) DETAIL

NOT TO SCALE



PAVEMENT MATCHING DETAIL

NOT TO SCALE

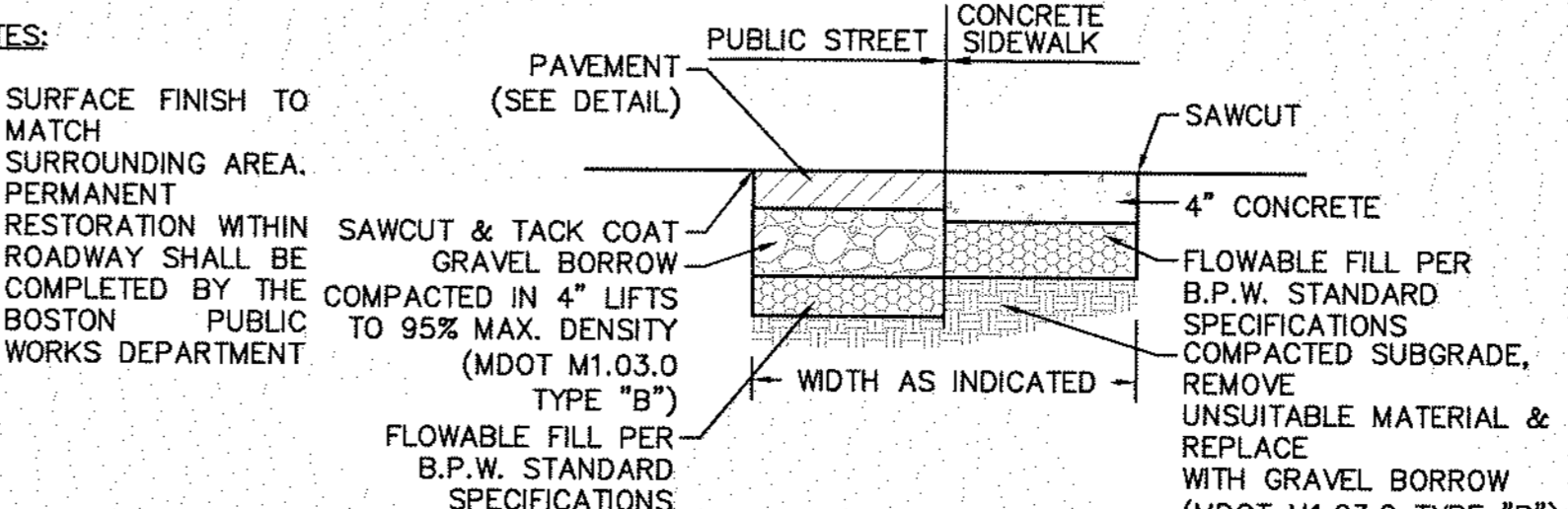


PAVEMENT RESTORATION OVER TRENCH DETAIL

NOT TO SCALE

NOTES:

1. SURFACE FINISH TO MATCH SURROUNDING AREA.
2. PERMANENT RESTORATION WITHIN ROADWAY SHALL BE COMPLETED BY THE BOSTON PUBLIC WORKS DEPARTMENT.



SURFACE RESTORATION WITHIN PUBLIC WAYS DETAIL

NOT TO SCALE

REV NO	DATE	ISSUE
05.05.2019	NOI SUBMISSION	
04.16.2019	BWSC SUBMISSION #1	
04.12.2019	50% DD	
02.01.2019	SD SUBMISSION	

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L&M Associates 1301 Scituate Field Road Boston, MA 02130 Phone: (617) 865-1200	

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SCALE: SEE PLAN

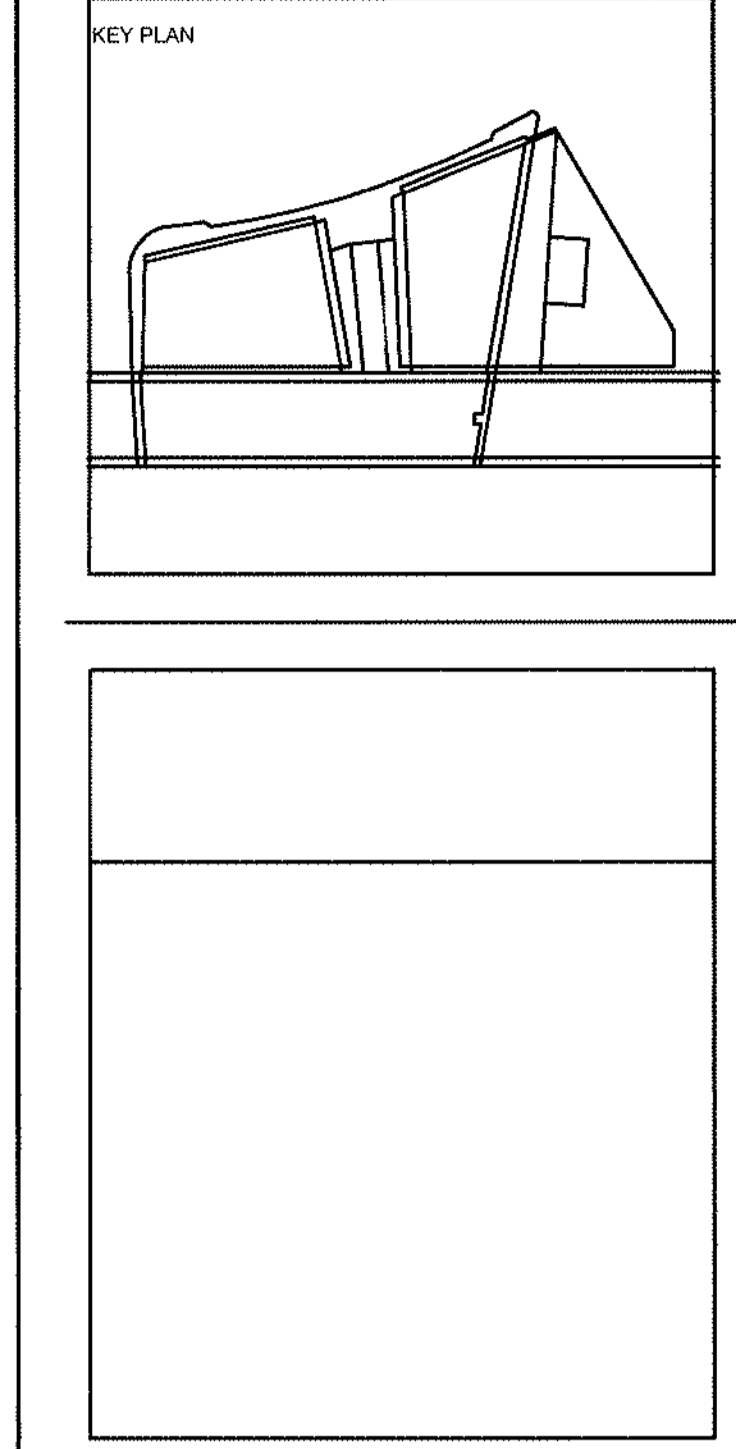
CIVIL DETAILS 2

C-401
MA PROJECT NO.1601 SHEET 0006 OF

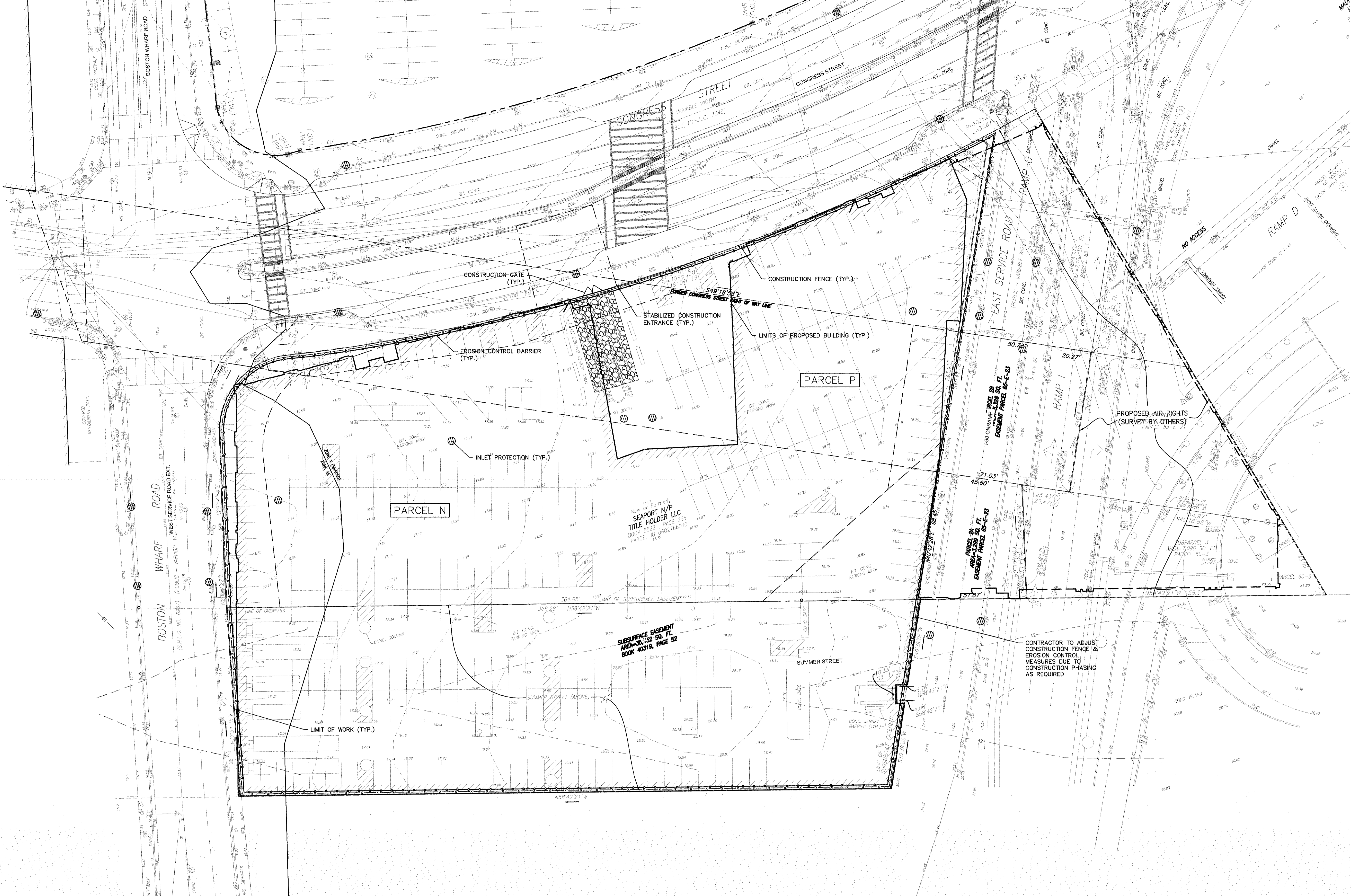
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www.ma.com

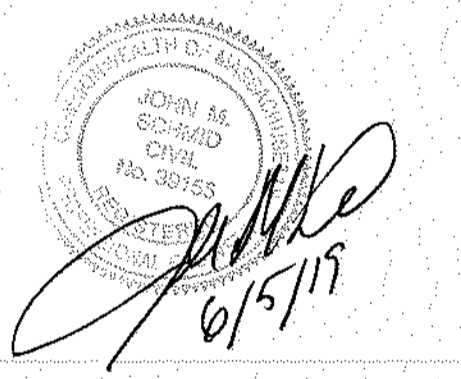
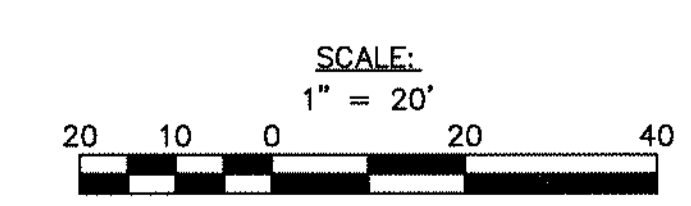
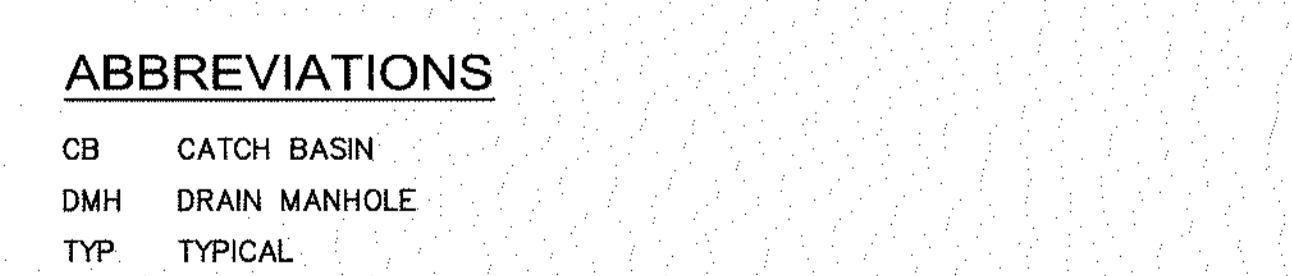
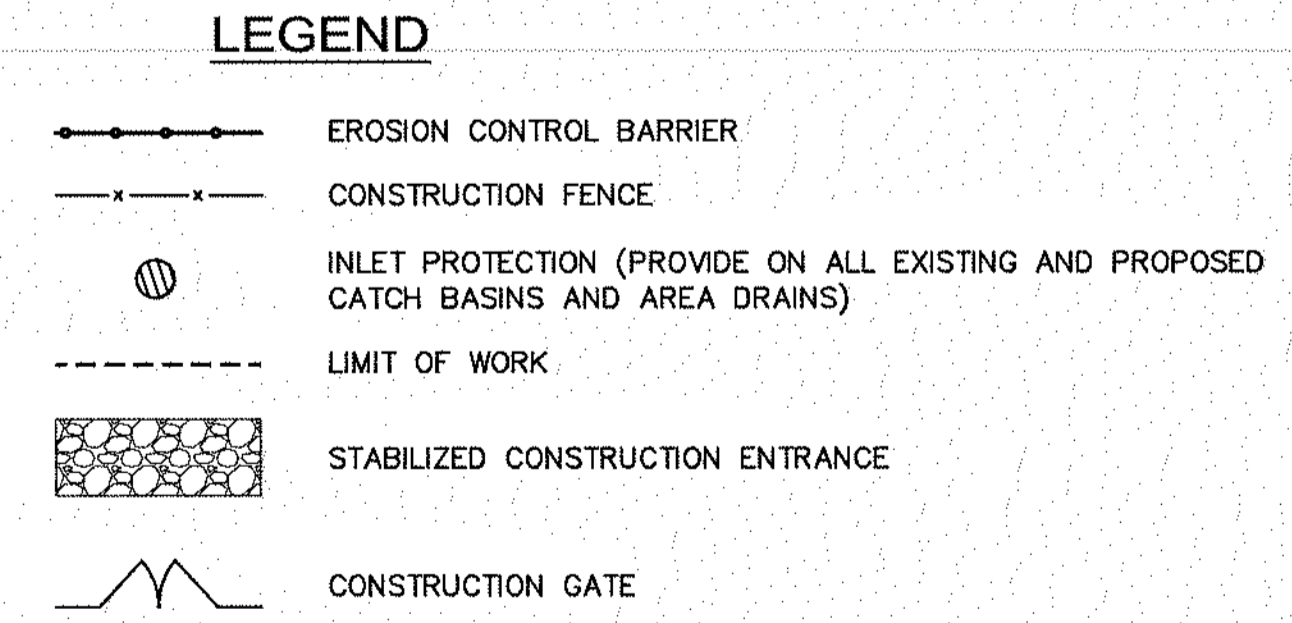


NOT FOR CONSTRUCTION



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
4. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
5. AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
6. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ADJUTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK FROM EROSION. STRAW BALE, CRUSHED STONE OR EQUIVALENT CHECK DAMS ARE TO BE PROVIDED AT A MAXIMUM OF TWO HUNDRED (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
9. ALL STOCK PILES SHALL BE PROTECTED AND LOCATED A MINIMUM OF 100' FROM EXISTING WETLAND RESOURCE AREAS & WITHIN THE LIMIT OF WORK.
10. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
11. ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFSITE.
12. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENIED SURFACE THAT WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED/PROTECTED WITH APPROPRIATE EROSION CONTROL MATING OR OTHER EROSION CONTROL METHODS.
13. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
14. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING, OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
15. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION, BUT ONLY WHEN DIRECTED BY THE CITY OF BOSTON CONSERVATION AGENT. STABILIZE OR SEED BARE AREAS LEFT AFTER EROSION CONTROL REMOVAL.



REV NO	DATE	ISSUE
06.05.2019		NOI SUBMISSION
04.16.2019		BWSC SUBMISSION #1
04.12.2019		50% CD
02.01.2019		SD SUBMISSION

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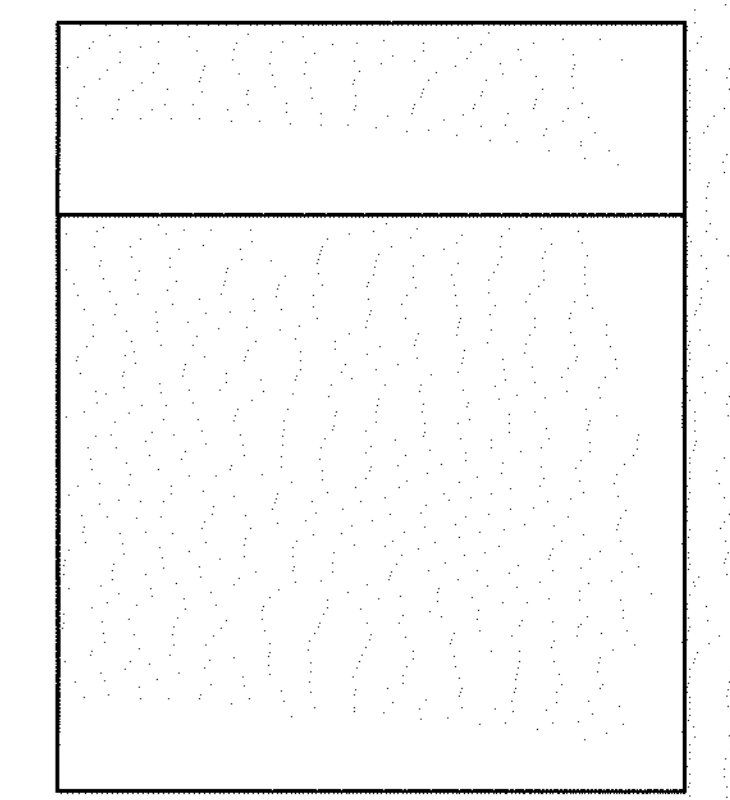
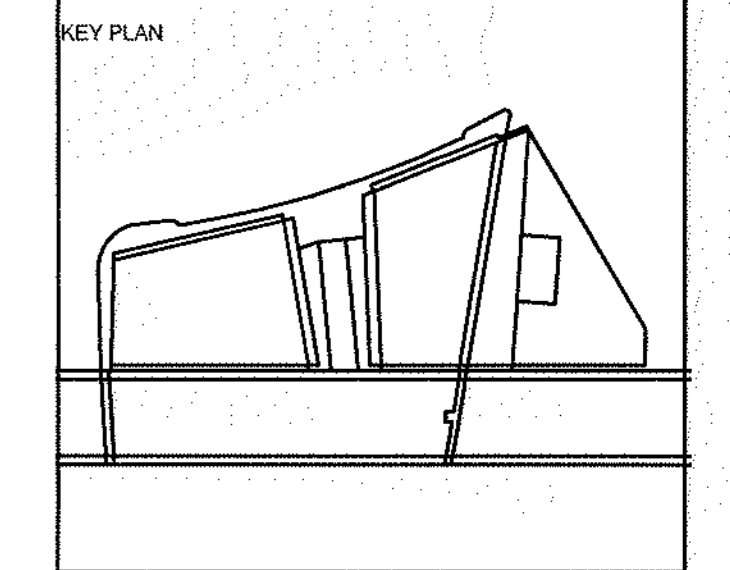
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LIGHTING:
FACADE:

NITSCH PROJECT NO: 13169

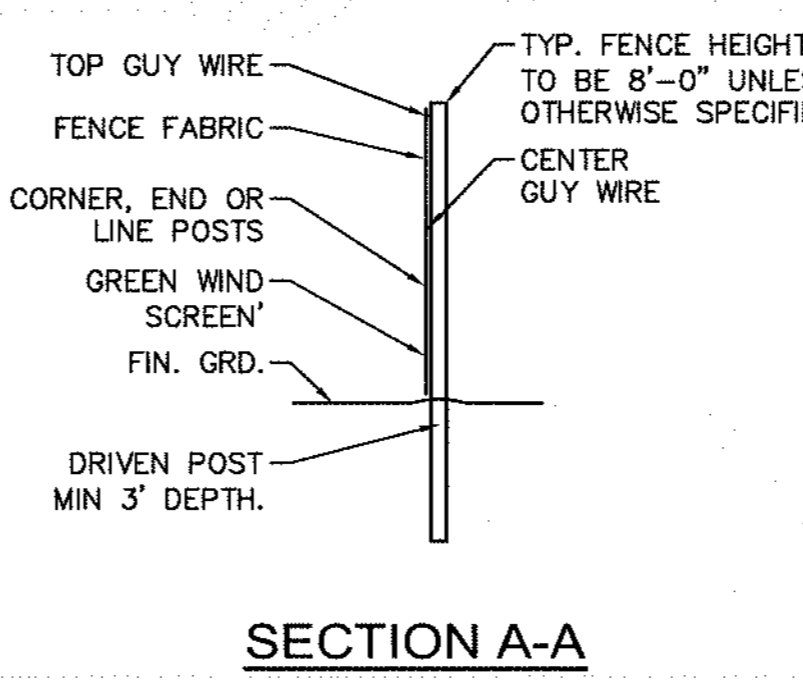
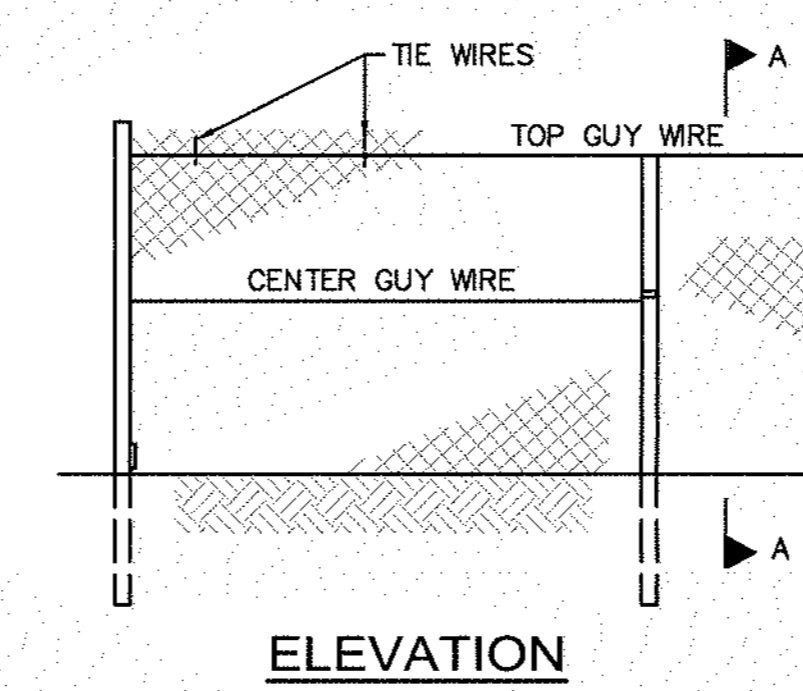
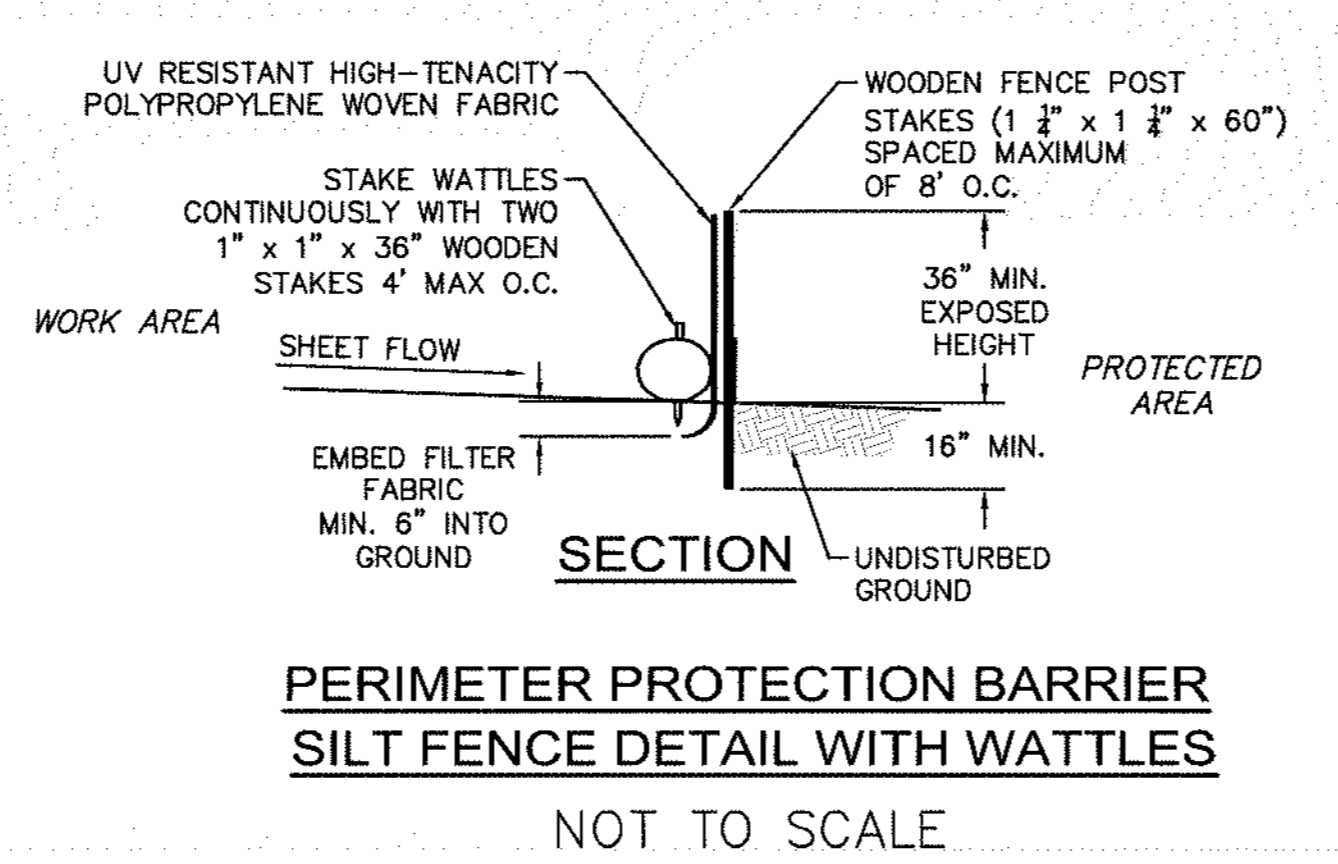
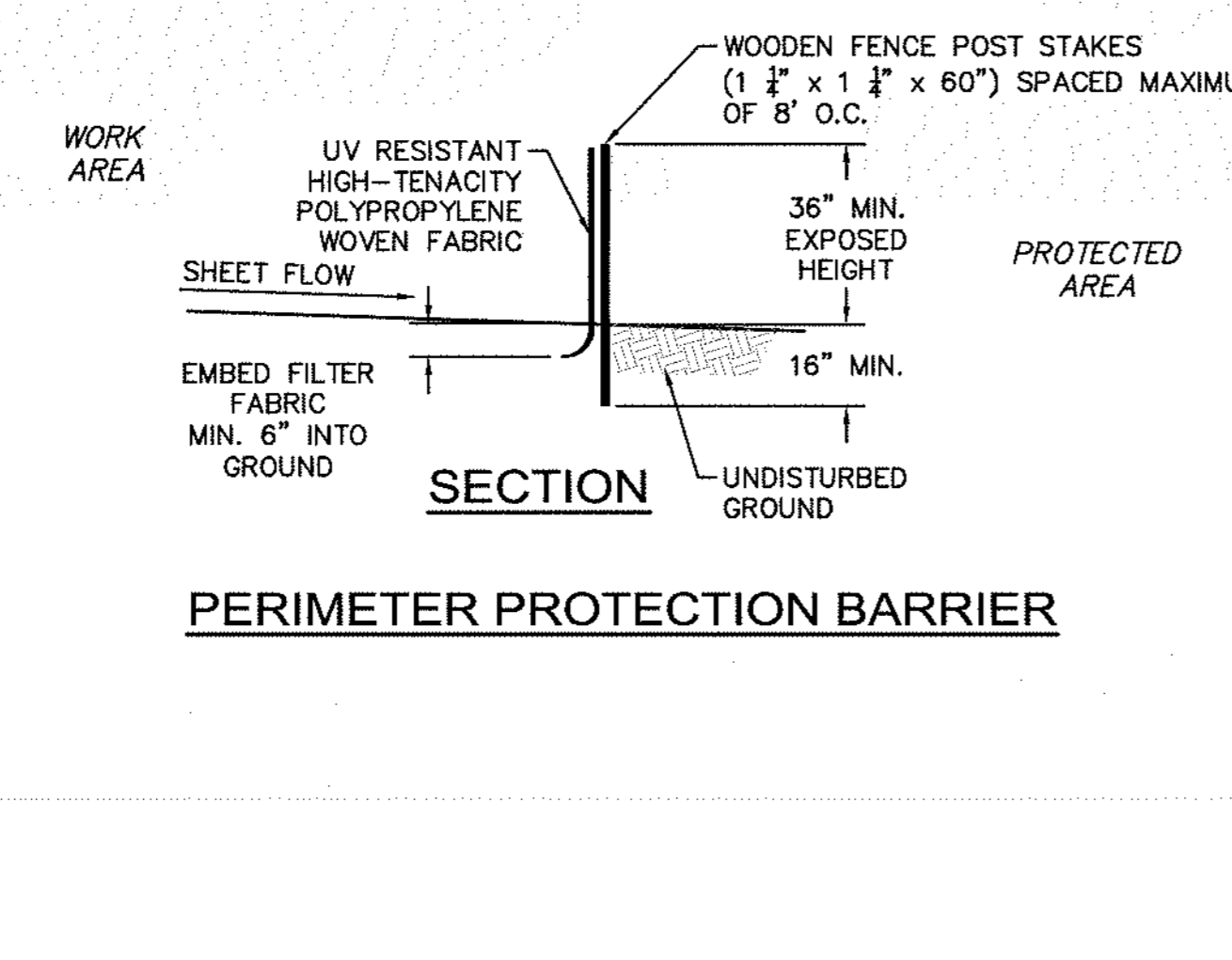
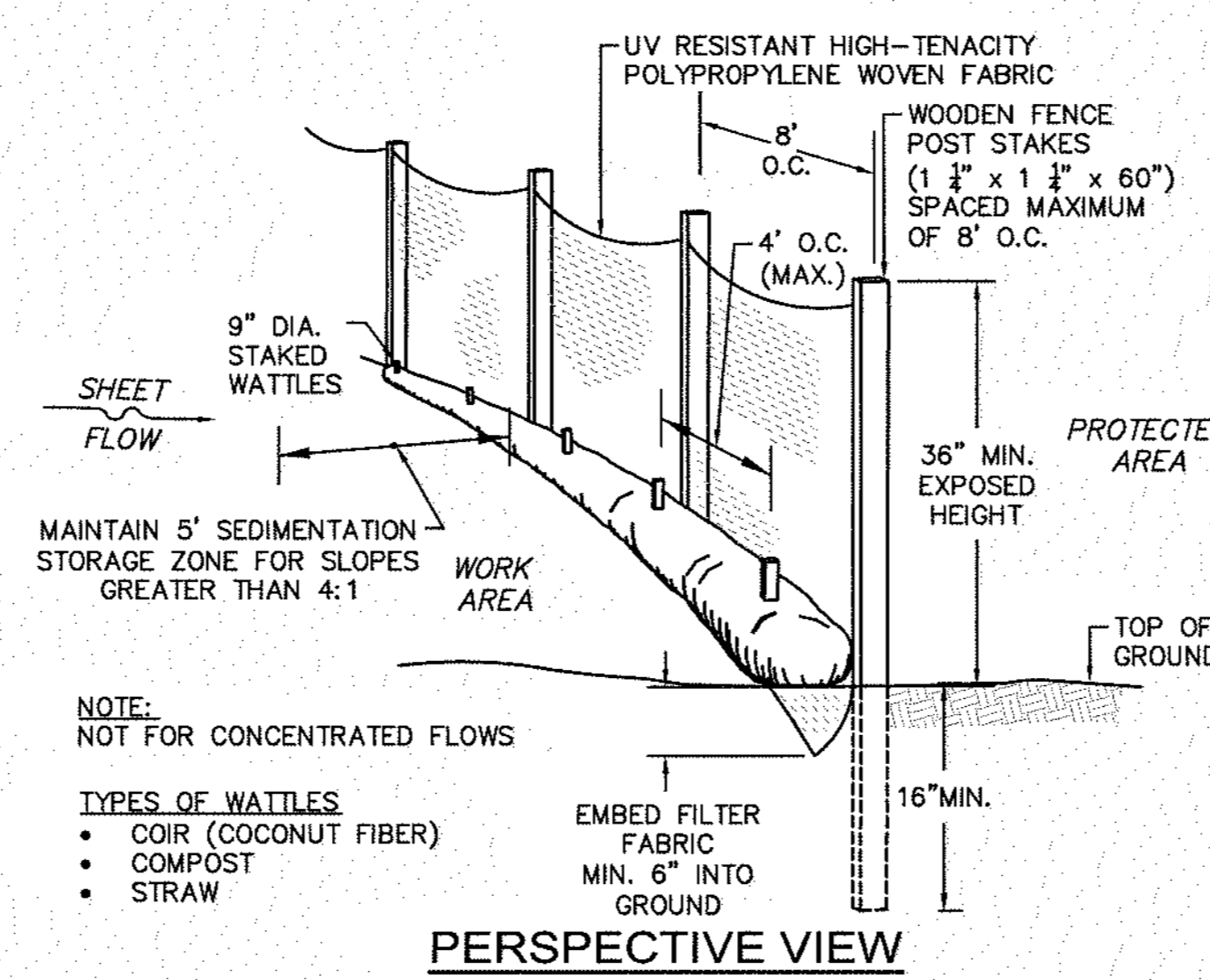
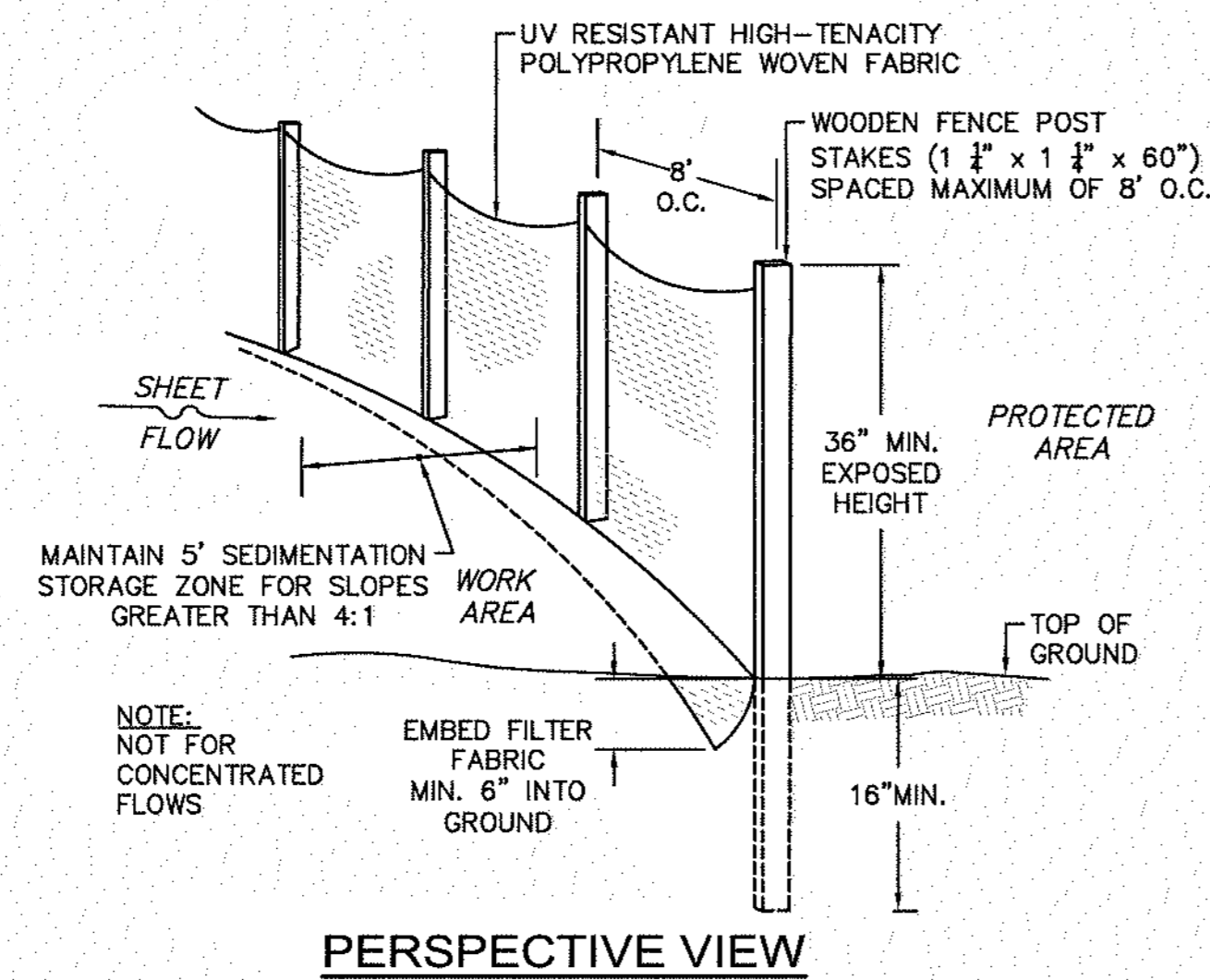
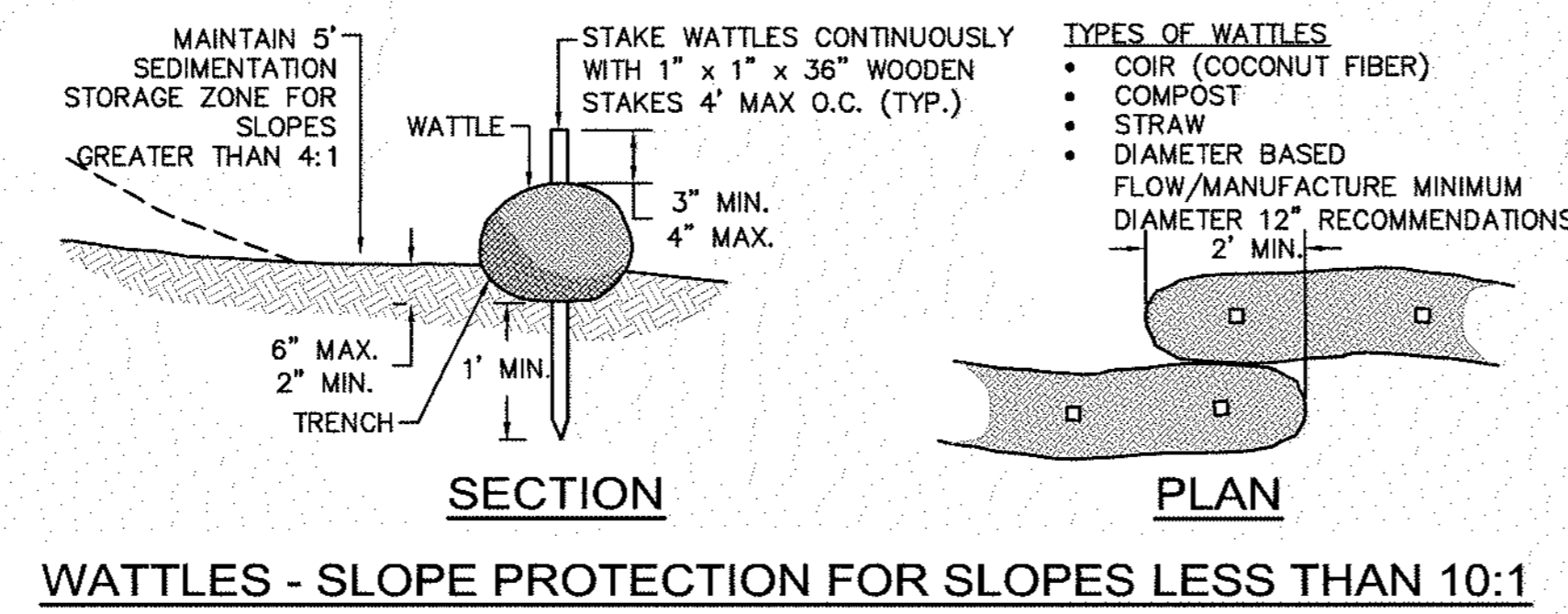
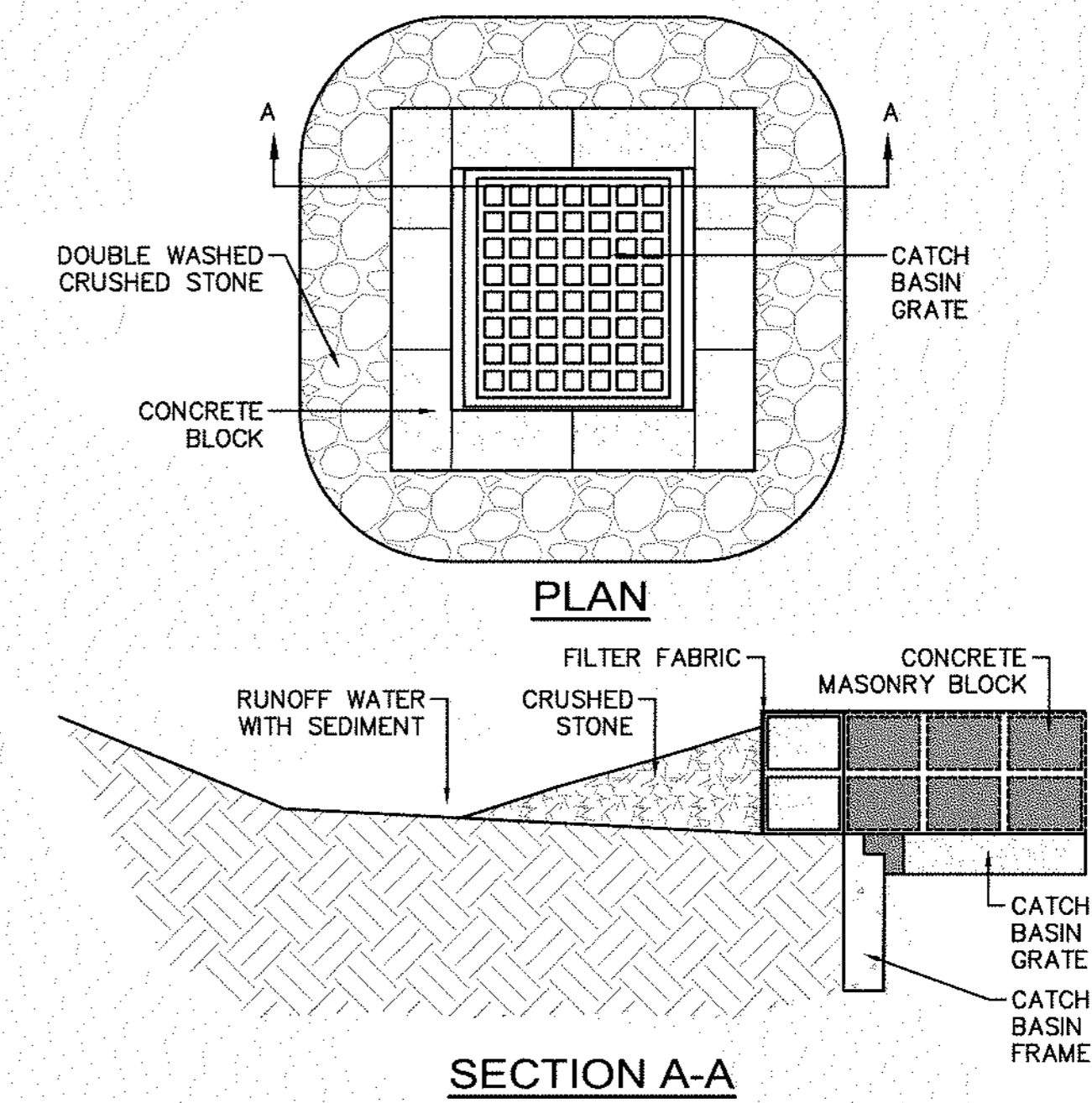
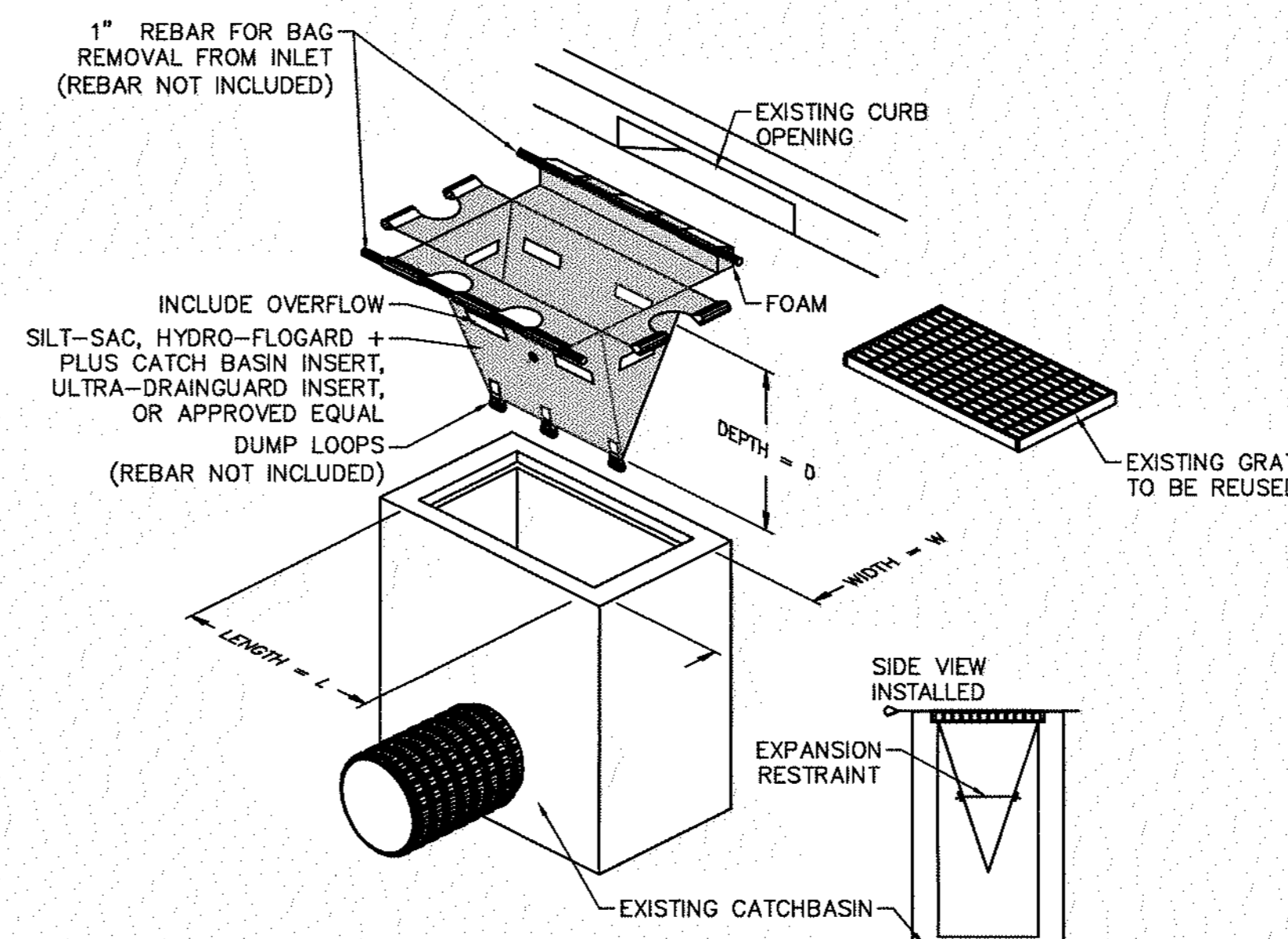
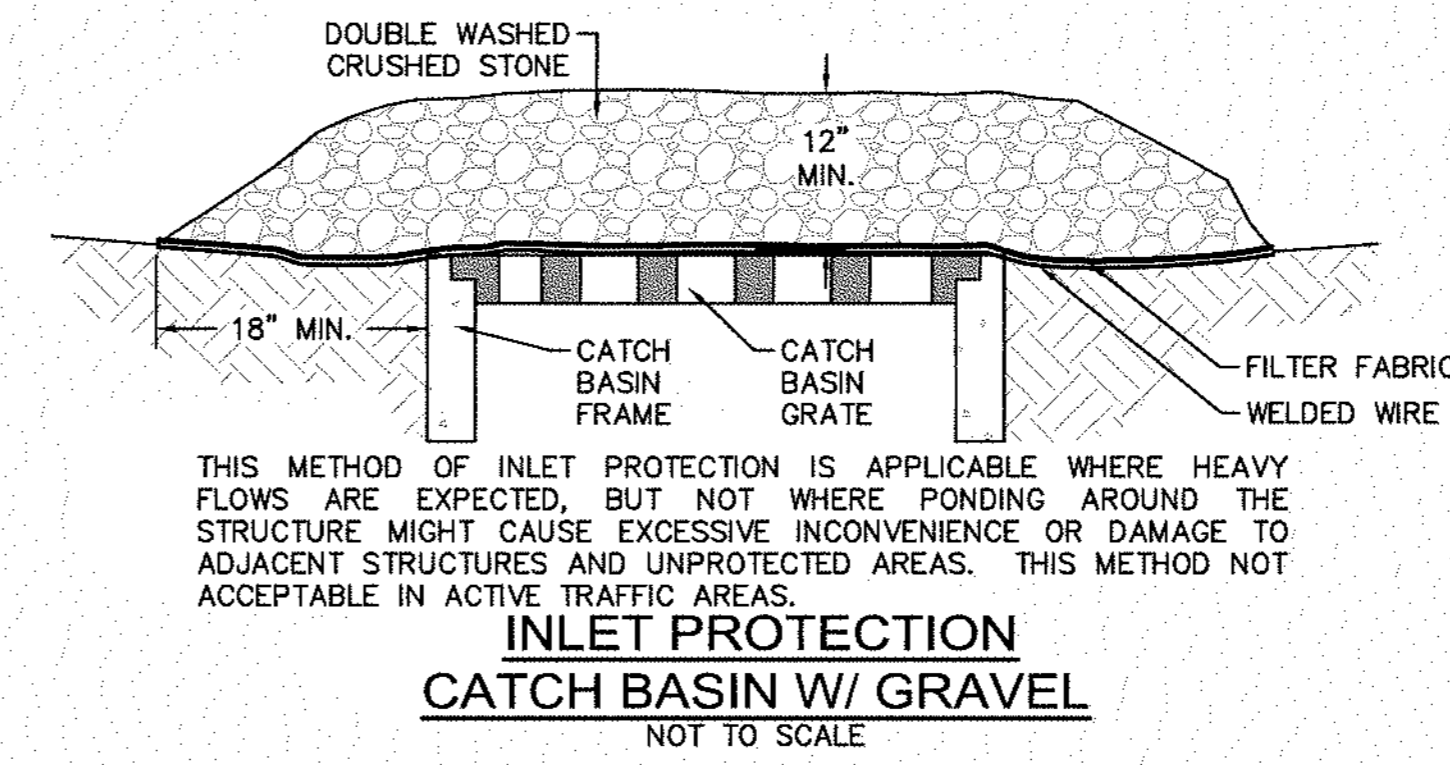
SCALE: 1" = 20'

STORMWATER POLLUTION PREVENTION PLAN

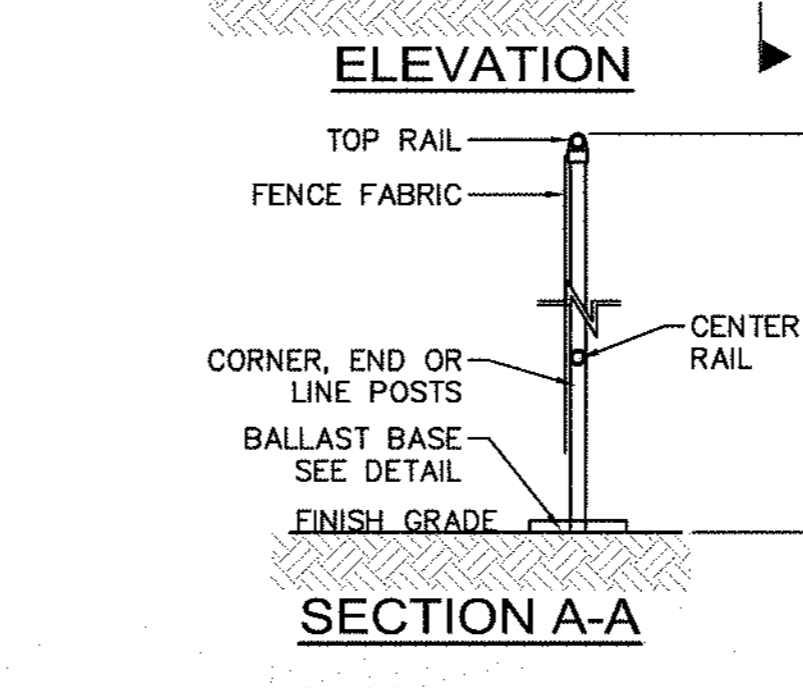
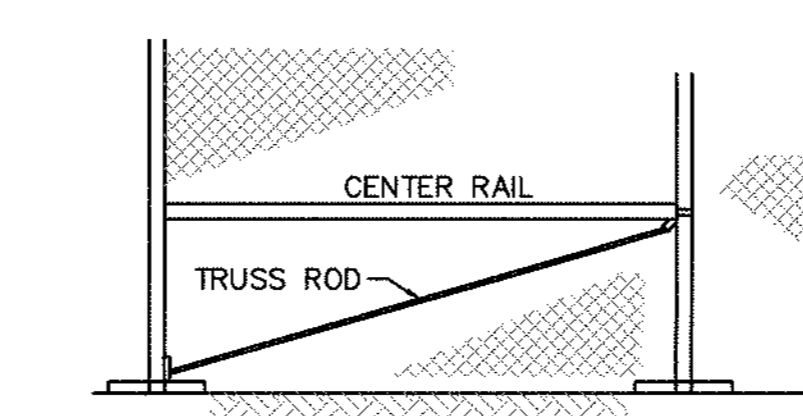
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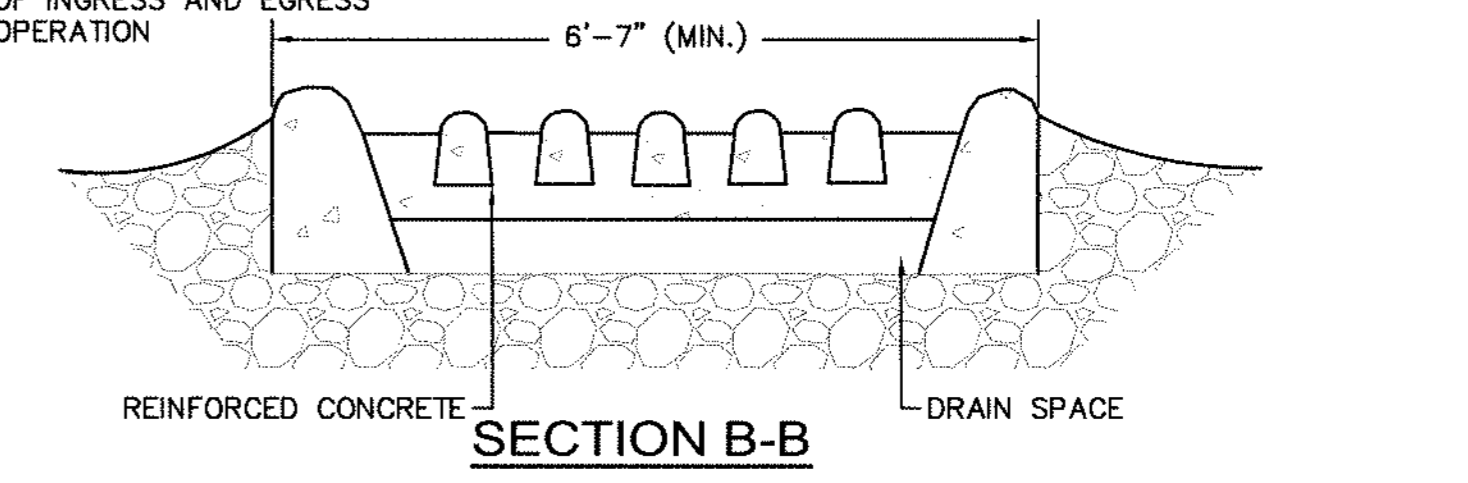
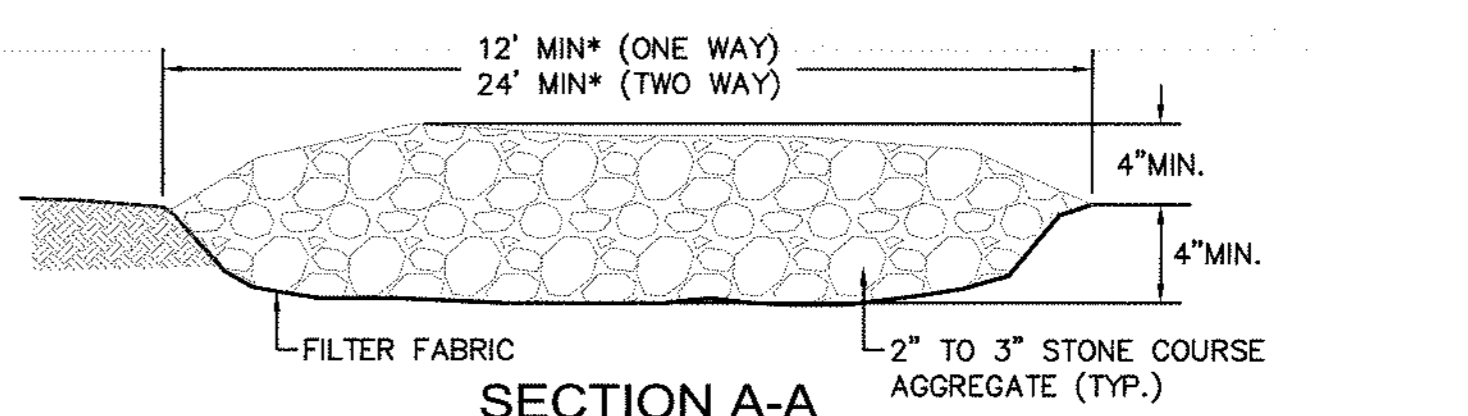
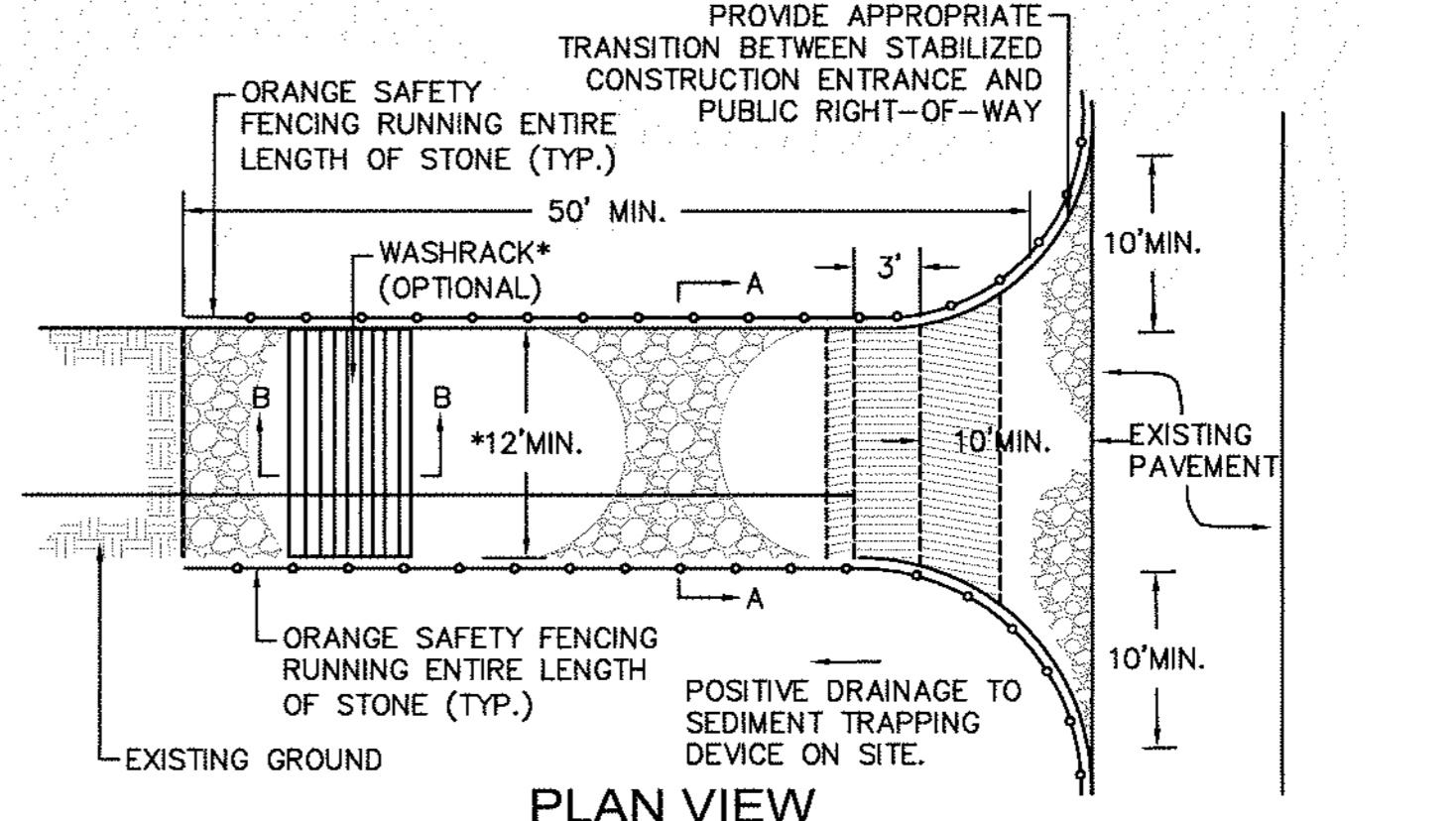
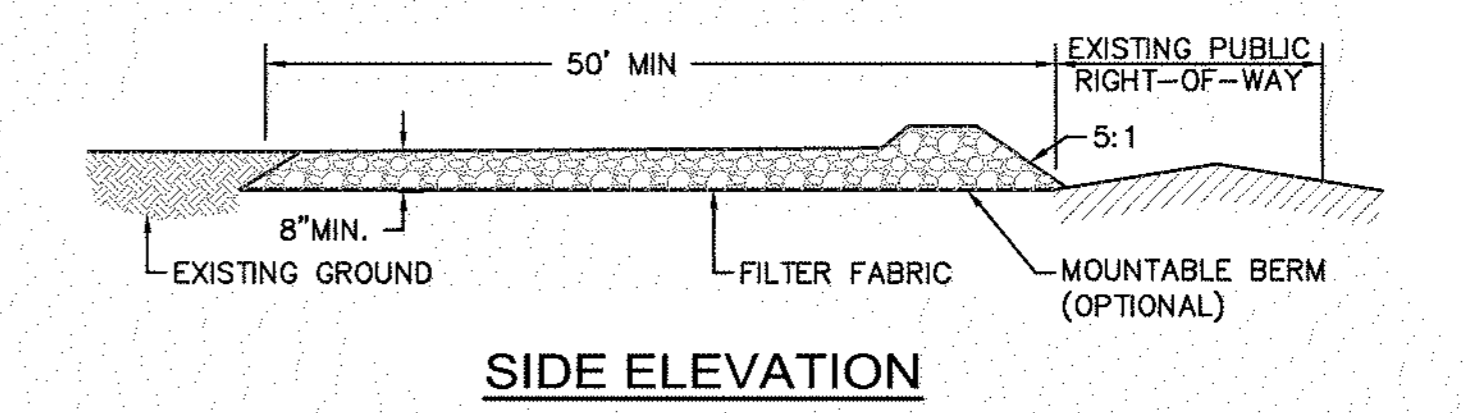
NOT FOR CONSTRUCTION



CHAIN LINK CONSTRUCTION FENCE
NOT TO SCALE



TEMPORARY CONSTRUCTION CHAIN LINK FENCE WITH BALLAST BASE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

CONSTRUCTION SPECIFICATIONS

LENGTH - GREATER THAN OR EQUAL TO 50 FEET

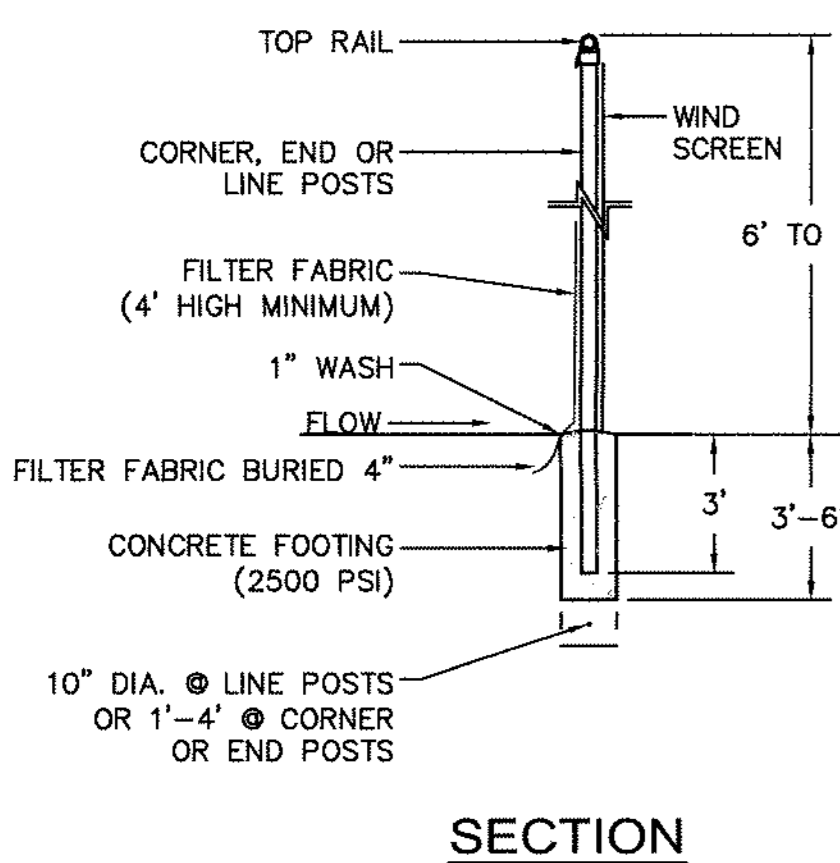
WIDTH - TWELVE FOOT MINIMUM (ONE WAY), TWENTY FOUR FOOT MINIMUM (TWO WAY), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE PERMITTED.

THICKNESS - 8"

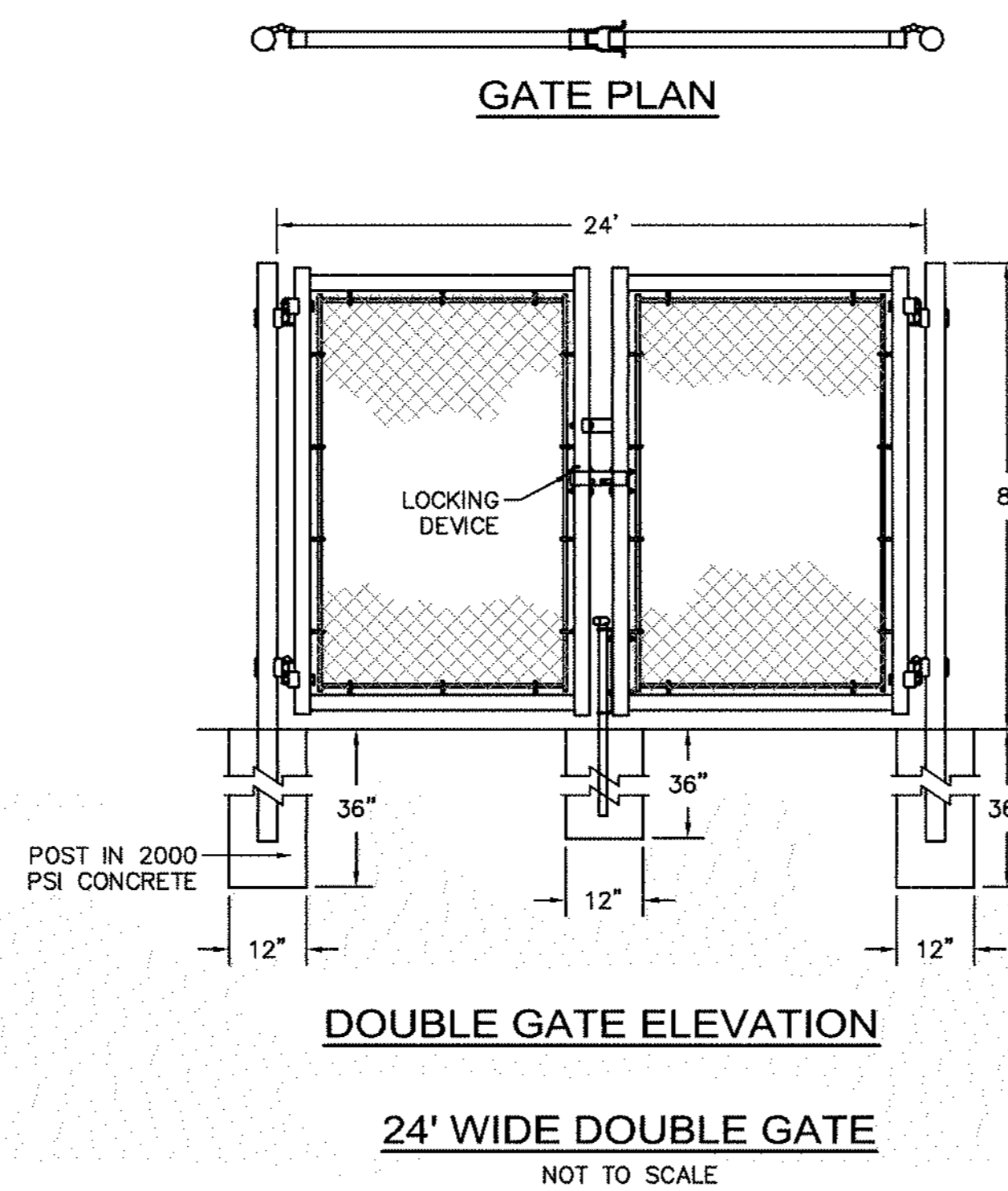
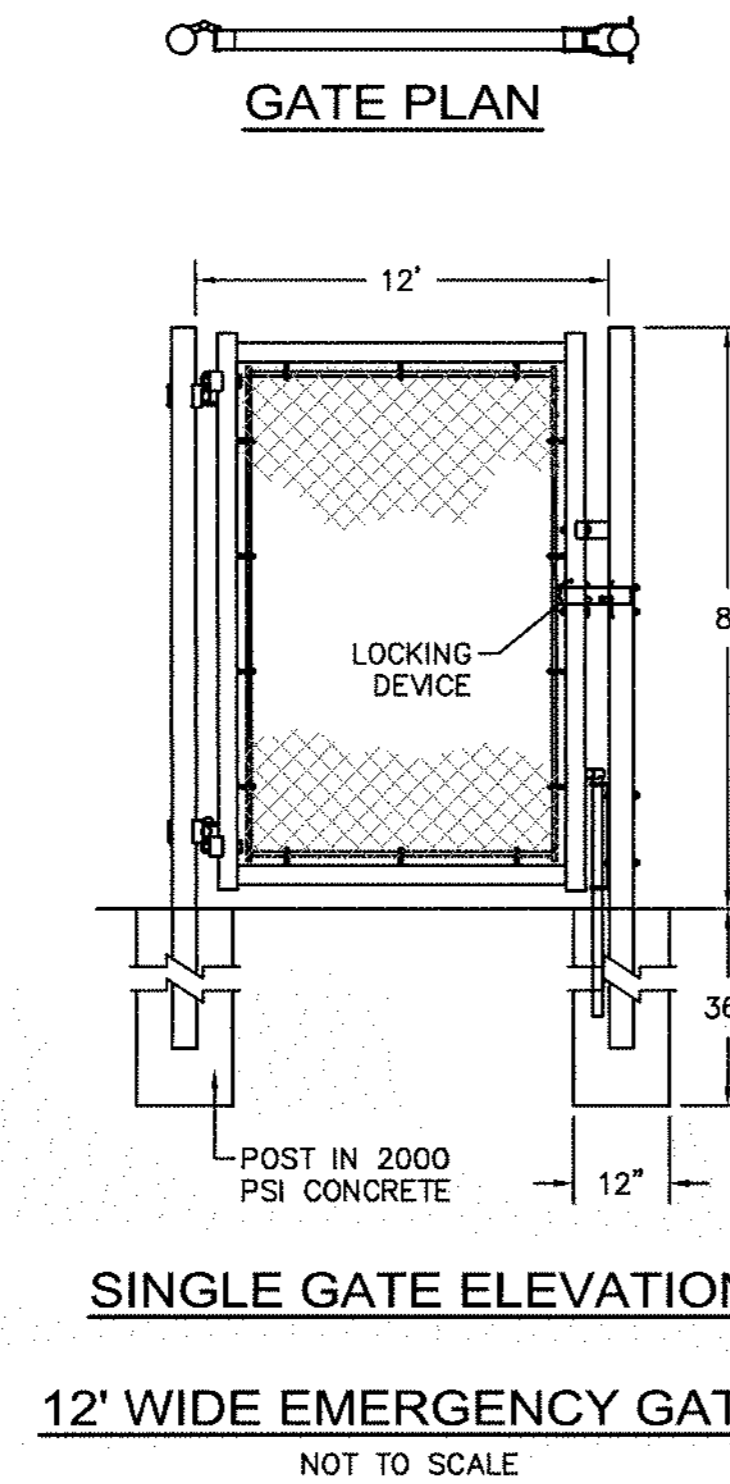
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.



- CHAINLINK FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- FILTER FABRIC SHALL BE FASTENED SECURELY TO CHAINLINK FENCE WITH TIES SPACED HORIZONTALLY 24" AS THE TOP AND MIDSECTION.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6"
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE FILTER FABRIC.
- MAINTENANCE OF SILT FENCE SHALL BE RECORDED IN THE SWPPP

EROSION CONTROL BARRIER SUPER SILT FENCE
NOT TO SCALE



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INFORMATION TECH:

LIGHTING:

FACADE:

NITSCH PROJECT NO: 13169
SCALE: SEE PLAN

STORMWATER POLLUTION PREVENTION DETAILS