

600 Border Street

Boston, Massachusetts

SUBMITTED TO **Boston Conservation Commission**
City Hall Plaza, Room 709
Boston, MA 02201

PROPONENT **EBSP Associates, LLC.**
170 Newbury Street
Boston, Massachusetts 02116

PREPARED BY **VHB**
99 High Street, 10th Floor
Boston, MA 02110

March 21, 2018

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March 21, 2018

Ref: 13830.00

Boston Conservation Commission
City Hall, Room 709
Boston, MA 02201

Re: Notice of Intent, 600 Border Street

Dear Commissioners:

On behalf of the Applicant, EBSP Associates, LLC., VHB is submitting the attached Notice of Intent (NOI) for proposed improvements to the landscaping and ground plane associated with the existing residential development at 600 Border Street (the "Project Site"). The proposed work includes the removal of portions of the existing surface treatment within the existing open space including courtyards, playgrounds, sidewalks and parking areas, and construction of new amenities within the central courtyard, excavation and reconstruction of the site drives and pedestrian paths, and stormwater improvements (the "Project"). No changes to existing building footprints, massing or uses are anticipated. The Project will impact approximately 29,300 square feet of Land Subject to Coastal Storm Flowage and 35,700 sf of 100-foot Buffer to Coastal Bank.

Included with this submittal is a check payable to the City of Boston in the amount of \$750.00 for payment of the Boston share of the NOI filing fee. Abutters within 100 feet of the property have been notified of this filing via certified mail. Please publish the appropriate public notice and schedule this matter for the next regularly scheduled meeting of the Conservation Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle Greaves", is written over a horizontal line.

Kyle Greaves

Project Manager/Environmental Planner
kgreaves@vhb.com

CC: Ray Kenneally, Weston Associates

Engineers | Scientists | Planners | Designers

99 High Street
10th Floor
Boston, Massachusetts 02110
P 617.728.7777
F 617.728.7782

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Notice of Intent Forms

- WPA Form 3
- Fee Transmittal Form
- Copy of Filing Fee Checks

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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>600 Border Street</u>	<u>Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>N 42.38157</u>	<u>W 71.04053</u>	
d. Latitude	e. Longitude	
<u>N/A</u>	<u>0103678000</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Mark</u>	<u>Donahue</u>	
a. First Name	b. Last Name	
<u>EBSP Assoiates LLC.</u>		
c. Organization		
<u>170 Newbury Street</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02116</u>
e. City/Town	f. State	g. Zip Code
<u>617-266-0044</u>	<u>mjd@waboston.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>Donahue</u>	<u>Donahue</u>	
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u>com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Kyle</u>	<u>Greaves</u>	
a. First Name	b. Last Name	
<u>VHB</u>		
c. Company		
<u>99 High Street, 10th Floor</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>617-607-2988</u>	<u>kgreaves@vhb.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>937.50</u>	<u>\$237.50</u>	<u>\$750.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

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A. General Information (continued)

6. General Project Description:

The Project proposes improvements to the landscaping and ground plane associated with the existing Residential development, including the removal of portions of the existing surface treatment within the existing open space, construction of new amenities within the central courtyard, excavation and reconstruction of the site drives and pedestrian paths, and stormwater 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	N/A
a. County	b. Certificate # (if registered land)
25746	226
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	29,300	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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**

b. Date of map _____

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

c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:
(a) within wetland Resource Area _____ percentage/acreage
(b) outside Resource Area _____ percentage/acreage

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

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

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

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



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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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Provided by MassDEP:

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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.

Shore Plaza East Site Plan Sheets C-1 - C-5

a. Plan Title

VHB

b. Prepared By

01/05/18

d. Final Revision Date

C-1, C-3 and C-4

f. Additional Plan or Document Title

c. Signed and Stamped by

As Indicated

e. Scale

02/10/17

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:

330288

2. Municipal Check Number

330290

4. State Check Number

Vannasse, Hangen, Brustlin, Inc.

6. Payor name on check: First Name

January 10, 2018

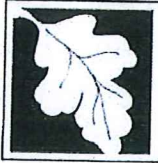
3. Check date

January 10, 2018

5. Check date

N/A

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

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 _____

2. Date _____

3. Signature of Property Owner (if different) _____

4. Date _____

5. Signature of Representative (if any) _____

6. Date _____

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

600 Border Street	Boston
a. Street Address	b. City/Town
330288	\$237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Mark	Donahue	
a. First Name	b. Last Name	
EBSP Associates, LLC		
c. Organization		
170 Newbury Street		
d. Mailing Address		
Boston	MA	02116
e. City/Town	f. State	g. Zip Code
617-266-0044	617-266-0975	mjd@waboston.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).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 j (Any other activity not in category 1, 3, 4, 5 or 6)	1	\$500	\$500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$750.00 (as per BCC fee schedule)

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.)



330288

CHECK DATE

January 10, 2018

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

VANASSE HANGEN BRUSTLIN, INC.

101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

Seven Hundred Fifty and 00/100

AMOUNT

\$750.00

City of Boston
1 City Hall Plaza
Room 709
Boston, MA 02201

Michael J. Fungo

AUTHORIZED SIGNATURE



⑈ 330 288 ⑈ ⑆ 211070175⑆ 1130161371⑈

600 BORDER ST

330290

CHECK DATE

January 10, 2018

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

VANASSE HANGEN BRUSTLIN, INC.

101 WALNUT STREET • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471

Two Hundred Thirty Seven and 50/100

AMOUNT

\$237.50

Commonwealth of Massachusetts
DEP-Department of Environmental Protection
P.O. Box 4062
Boston, MA 02211

Michael J. Fungo

AUTHORIZED SIGNATURE



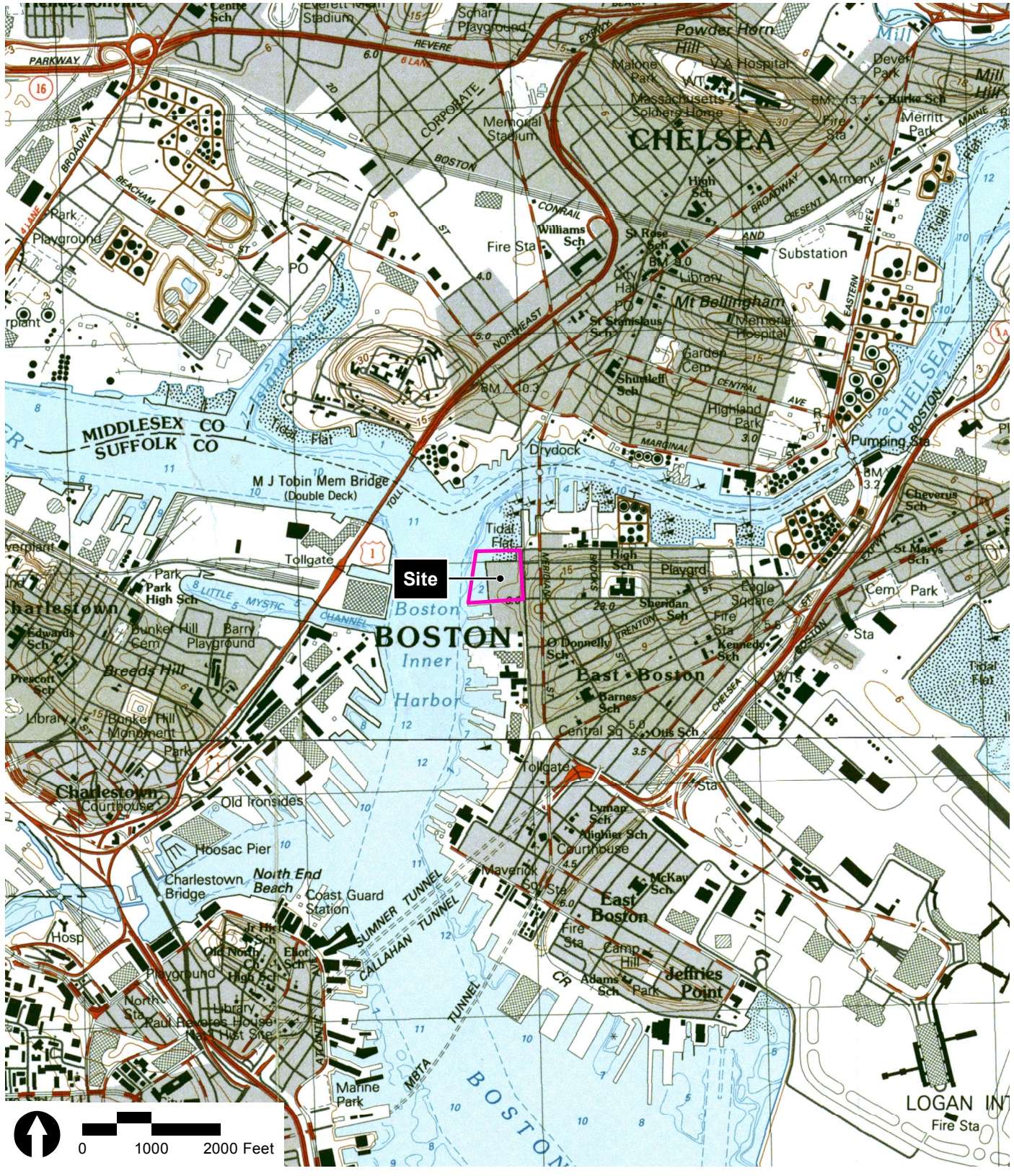
⑈ 330 290 ⑈ ⑆ 211070175⑆ 1130161371⑈

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Notice of Intent Figures

- Figure 1 – Site Locus Map
- Figure 2 – Existing Conditions Plan
- Figure 3.a-c – Existing Conditions Photos
- Figure 4 – Wetland Resources
- Figure 5 – FEMA Map

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Source: MassGIS USGS Topo



Figure 1
Site Locus Map

**600 Border Street
East Boston, Massachusetts**

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Source: MassGIS USGS Topo



Figure 2
Existing Conditions Aerial

**600 Border Street
East Boston, Massachusetts**

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View of Existing Basketball Court and Concrete Area Looking North East



View of Existing Lawn Looking South West



Figure 3a
Existing Conditions Photos

**600 Border Street
East Boston, Massachusetts**

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View of Existing Playground Looking South East



View of Existing Plaza and Concrete Area Looking North



Figure 3b
Existing Conditions Photos

**600 Border Street
East Boston, Massachusetts**

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View of Existing Sidewalk and Pedestrian Area Looking North West



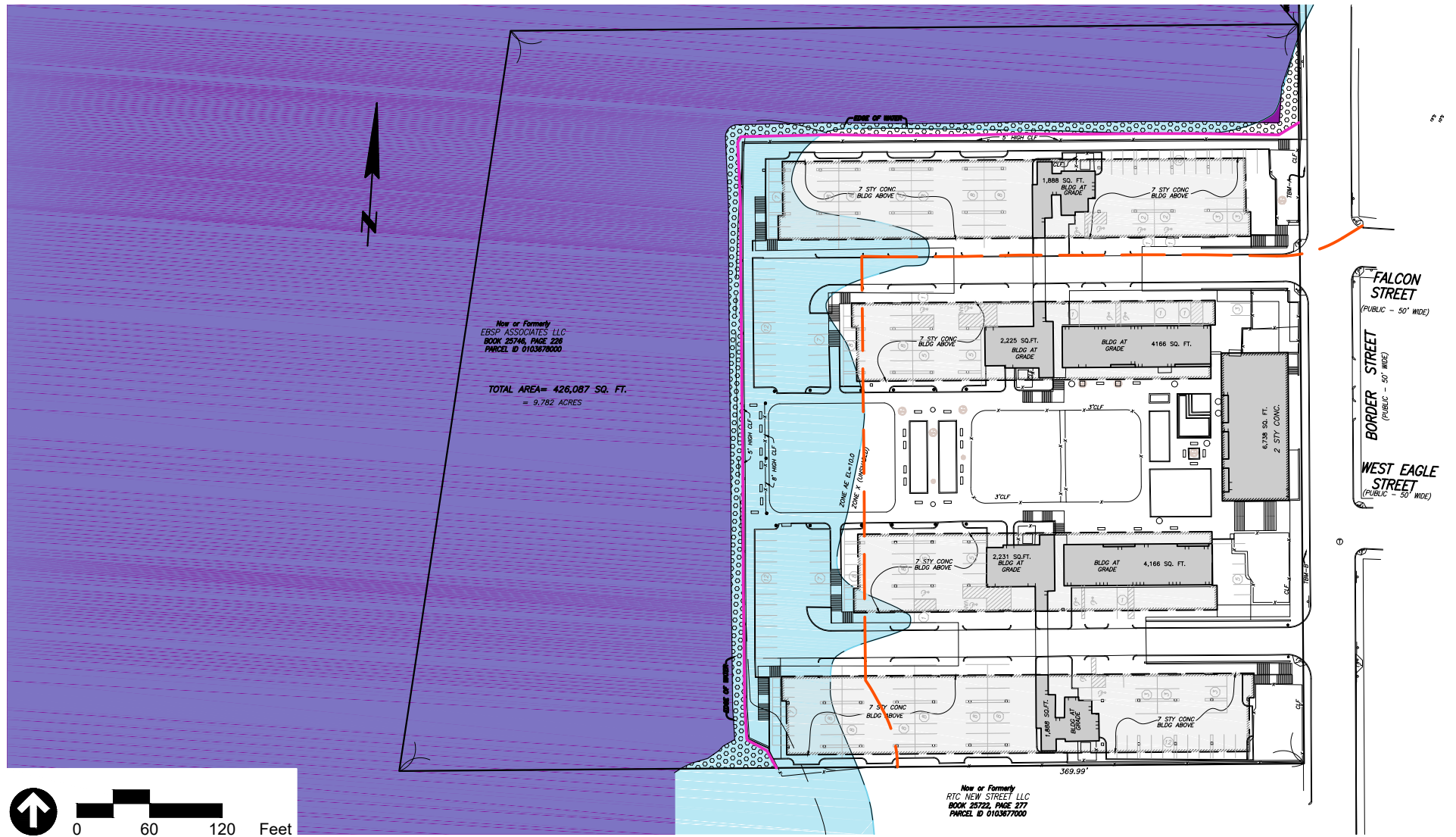
View of Existing Timber Planters Looking South



Figure 3c
Existing Conditions Photos

**600 Border Street
East Boston, Massachusetts**

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Source: Feldman Land Surveyors





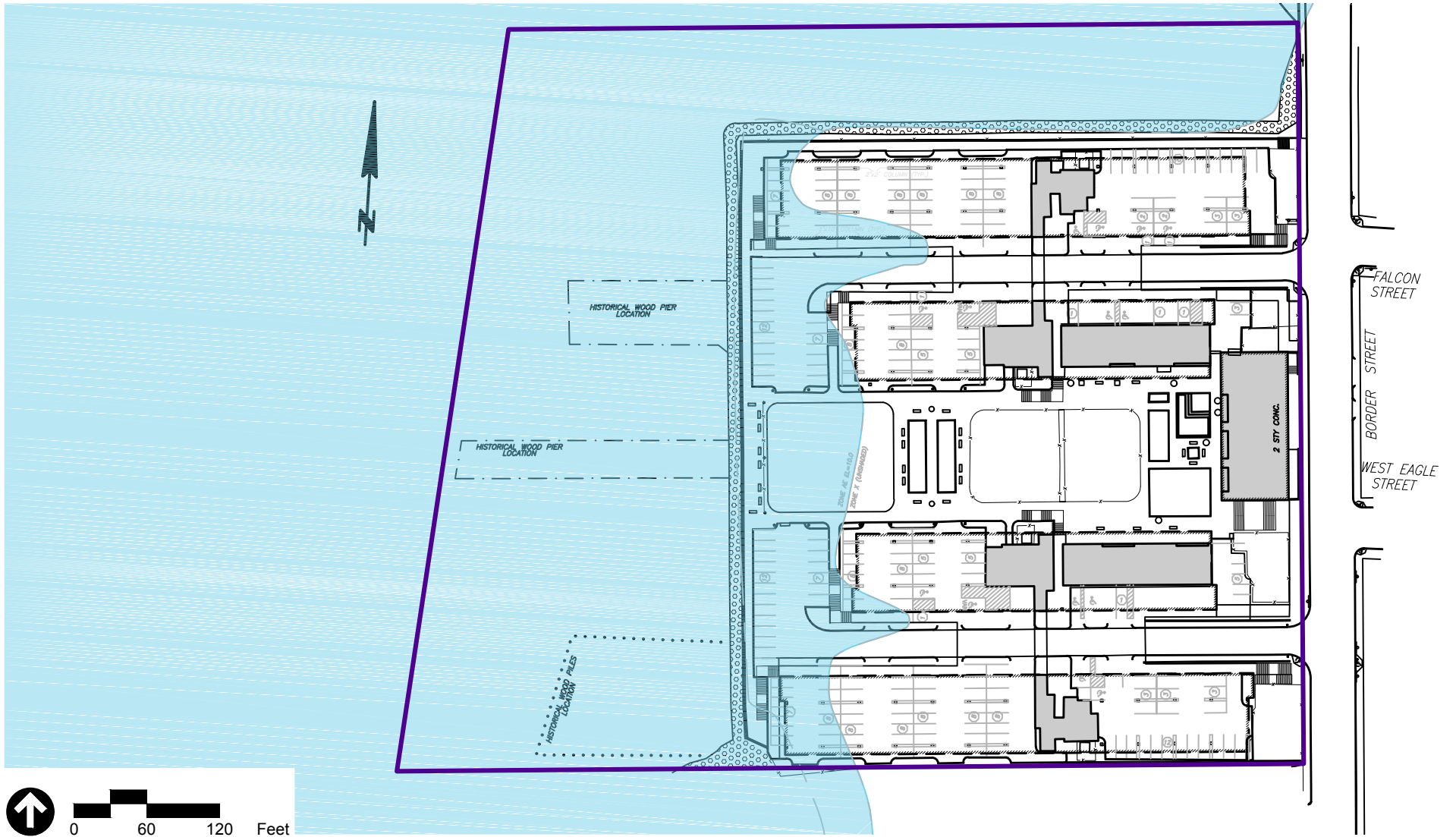
-  Land Under Ocean
-  Land Subject to Coastal Storm Flowage
-  Top of Coastal Bank
-  100-Foot Buffer to Coastal Bank

Figure 4
Wetland Resources

**600 Border Street
East Boston, Massachusetts**

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Source: Feldman Land Surveyors

 SFHA Zone AE 10



Figure 5
FEMA FIRM
Panel 25025C0081J

**600 Border Street
East Boston, Massachusetts**

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Attachment A

Notice of Intent Narrative

- Introduction
- Site Description
- Wetland Resource Areas
- Project Description
- Anticipated Work Schedule
- Climate Resiliency
- Stormwater
- Mitigation Measures
- Regulatory Compliance
- Summary

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Attachment A

Notice of Intent Narrative

This Notice of Intent (NOI) is submitted pursuant to the requirements of the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00).

1.1 Introduction

EBSP Associates, LLC., (the “Proponent”) proposes improvements to the landscaping and ground plane associated with the existing Residential development, known as Shore Plaza East, at 600 Border Street (the “Project Site”). Proposed work includes the removal of portions of the existing surface treatment within the existing open space including courtyards, playgrounds, sidewalks and parking areas, and construction of new amenities within the central courtyard, excavation and reconstruction of the site drives and pedestrian paths, and stormwater improvements (the “Project”). No changes to existing building footprints, massing or uses are anticipated.

Significant landscape improvements include, new lighting, seating, and site furnishings. Clearly defined pedestrian routes to the refurbished open space and around the Courtyard will be constructed with materials that will meet accessibility standards transforming the Site into a lively public waterfront destination. Attachment C contains Project plans.

The Project Site contains Land Under the Ocean (LUO), Coastal Bank, and Land Subject to Coastal Storm Flowage (LSCSF). The Project is anticipated to impact approximately 29,300 sf of LSCSF, and 35,700 sf of 100-foot buffer to Coastal Bank. The Project does not impact any estimated habitats of rare wildlife, designated shellfish growing areas, outstanding resource waters, or areas of critical environmental concern. The Project Site is also adjacent to Land Under Ocean (LUO).

These resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program described in further detail in Section 1.8 including the installation of sediment traps in all active stormwater catch basins on-site, as well as those surrounding the limits of construction. The construction site will also continuously be surrounded by erosion control barriers. These barriers will be maintained and relocated as necessary as the limits of construction change over time. Erosion control and sedimentation measures will be maintained until the Project Site and landscaping elements are stabilized (i.e., ground covers have been fully constructed and vegetation has reach a stable

growth state). These erosion and sedimentation measures will be consistent with the applicable National Pollutant Discharge Elimination System (NPDES) permit.

Runoff generated from the Project will be collected and treated in accordance with the policy developed by the Massachusetts Department of Environmental Protection (MassDEP) and stormwater standards contained in the Regulations as described in Section 1.9. The Stormwater Report and Checklist are included as Attachment D.

1.2 Site Description

The 426,100 sf (9.8 acre) Project Site is located in East Boston between Border Street and Boston Harbor (Figure 1). The landside portion of the Site is composed almost entirely of filled tidelands. It contains nine multi-story structures. Under the eight residential structures are at-grade, open air parking areas. This configuration will remain unchanged (Figures 2.a-c and Figure 3). The central plaza includes paved basketball courts, lawn areas, and a playground surrounded by walkways. The north and west sides of the Site consist of a rip-rap revetment bordering Boston Harbor.

1.3 Wetland Resource Areas

The Project Site contains LUO, Coastal Bank, LSCSF, and buffer to Coastal Bank, as described below and shown in Figure 4.

1.3.1 Land Subject to Coastal Storm Flowage

According to 310 CMR 10.04, LSCSF means land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. It is coterminous with the Special Flood Hazard Area defined in the currently effective Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) or (FIRM) Rate Map.

On per FIRM panel 25025C0018-J, effective March 16, 2016, a portion of the Site up to approximately 75 – 185' landward of the bulkhead is classified as Zone AE, with a flood elevation of 10 feet NAVD88, or approximately 16.46 feet Boston City Base (BCB). The area seaward of the bulkhead is also classified as an AE Zone with a flood elevation of 11 feet NAVD88 (approximately 17.46 feet BCB) (see Figure 4). There is no Coastal A zone or Velocity zone on the Site. The Site contains approximately 230,000 sf of LSCSF, about 29,300 sf of which would be impacted.

1.3.2 Coastal Bank

According to 310 CMR 10.30, Coastal Bank means the seaward face or side of any elevated landform, other than a coastal dune, which lies at the landward edge of a coastal beach, land subject to tidal action, or other wetland. Coastal banks are likely to be significant to storm

damage prevention and flood control. Coastal banks that supply sediment to coastal beaches, coastal dunes and barrier beaches are presumed significant to storm damage prevention and flood control. Coastal banks that, because of their height and verticality, provide a buffer to upland areas from storm waters are significant to storm damage prevention and flood control.

The Coastal Bank within the Project Site consists of approximately 1,095 linear feet (lf) of manmade coastal engineering structure, and is not a sediment source. The Project Site includes approximately 89,300 sf of 100-foot buffer to Coastal Bank, which completely overlaps with LSCSF. The Project would impact approximately 35,700 sf of 100-foot buffer to Coastal Bank.

1.3.3 Land Under the Ocean

According to 310 CMR 10.25, LUO means land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and landward to mean higher high water (MHHW). LUO is likely to be significant to the protection of marine fisheries and, where there are shellfish, to protection of land containing shellfish. Nearshore areas of land under the ocean are likely to be significant to storm damage prevention, flood control, and protection of wildlife habitat. The Project Site contains 186,000 sf of LUO. No work is proposed within LUO.

1.4 Project Description

As described above, no changes to existing building footprints, massing or uses are anticipated.

Proposed work includes the removal of portions of the existing surface treatment within the existing open space including courtyards, playgrounds, sidewalks and parking areas, and construction of new amenities that will reduce impervious area and will transform the largely paved courtyard into a more vibrant outdoor space. The Project will reconstruct the existing playground with a new play surface, play equipment and an ornamental fence surrounding the play area. A new plaza, lawn and seating will be provided surrounding an ornamental planter at the center of the courtyard. The Project will also provide a new synthetic turf field adjacent to the reconstructed basketball court. New seating, lighting and landscaping will create an attractive new public waterfront destination.

Portions of the site drives and pedestrian paths surrounding the Site will be excavated and reconstructed. The Project will improve on-site vehicular circulation and provide additional parking by connecting two halves of the parking with a new interior drive aisle, adjacent to the basketball court: In the existing condition, this area consists primarily of paved areas. Elsewhere, the parking and drive improvements include reclaiming the existing asphalt and repaving parking in-kind. Curbing and walkways will be reconstructed in place. Crosswalks will be provided to safely facilitate pedestrian traffic crossing the reconfigured parking and vehicle circulation area.

Significant landscape improvements include lighting, seating, and site furnishings. Clearly-defined pedestrian routes to the refurbished open space and around the Courtyard will be constructed with materials that will meet accessibility standards, thereby transforming the Site into a lively, family-friendly public waterfront destination. New landscaping, including raised planters will be added throughout the courtyard, and in new planting beds along Border Street. The proposed improvements are anticipated to reduce the Site's impervious area by up to approximately 10,000 sf, which is an approximately 4.5% reduction, which will result in approximately 30,000 sf of pervious surface on the Site. Stormwater improvements are described in Section 1.7 and Attachment D. Attachment C contains Project plans.

1.5 Anticipated Work Schedule

The Project includes landside work exclusively, as described below. Construction will be designed and sequenced to minimize the potential for the discharge of silt to the adjacent waterway. The Project will commence with the installation of environmental controls around the perimeter of the landside Project areas. Construction staging will be designed to isolate construction and provide safe access for pedestrians and vehicles during normal day-to-day activity (including access to existing residences) and emergencies.

Construction is anticipated to commence during the 2nd quarter of 2018 and continue through the 4th quarter of 2018. The Proponent will submit a Construction Management Plan (CMP) to the Boston Transportation Department in compliance with the City's Construction Management Program.

1.6 Climate Resiliency

In the interest of prevention of pollution and storm damage prevention, the Proponent has considered future Sea Level Rise (SLR) when designing the reconstructed surface treatments and proposed open space improvements and amenities.

The Site was reviewed for the purpose of this NOI using SLR projections from the City of Boston's June 2016 *Climate Change and Sea Level Rise Projections for Boston: The Boston Research Advisory Group Report (COB BRAG Report)*. The COB BRAG report presents the probabilities of different amounts of sea level rise based on the following three greenhouse gas (GHG) emissions scenarios:

- Low: Major Emissions Reductions – Carbon dioxide (CO₂) emissions stay the same as they are today and then decline after 2020.
- Moderate: Moderate Emissions Reductions - CO₂ emissions increase slightly, then begin declining after 2040.
- High: Business as Usual- CO₂ emissions continue to increase, tripling by 2100.

The chart below from the COB BRAG report depicts SLR projections for these three emissions scenarios.

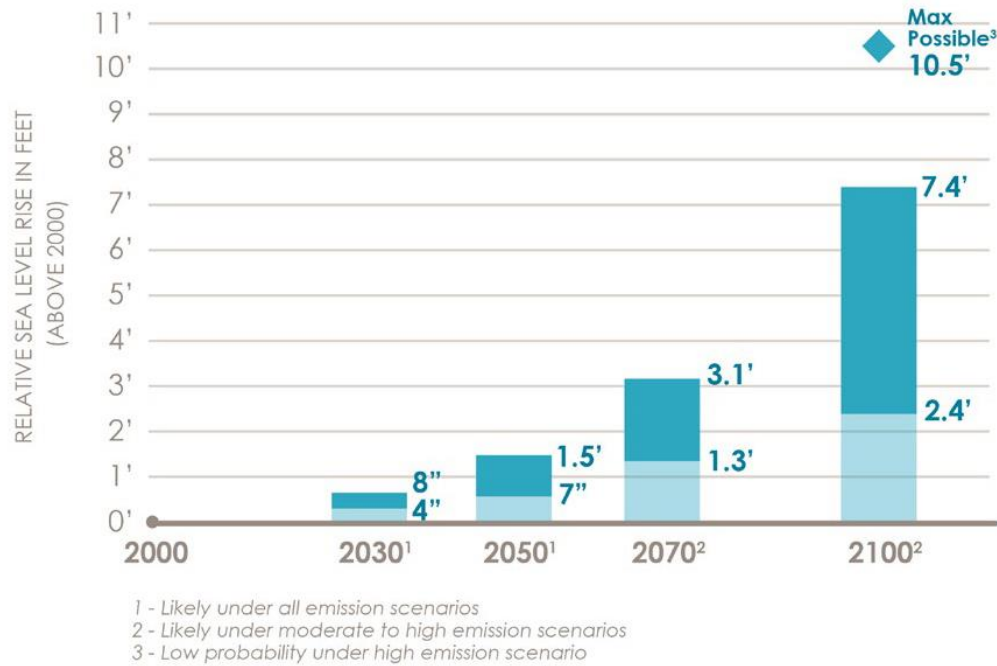


Table 1 shows the projected base flood elevations (BFEs) of the 1% annual chance flood for the area surrounding the Site, which were estimated by adding the COB BRAG projections to the existing BFE of 10' NAVD88.¹

TABLE 1 PROJECTED BASE FLOOD ELEVATION (NAVD88)^a

	2030	2050	2070	2100
BFE 10'				
Low Emissions	10.3-10.8	10.7-11.4	11.2-12.4	11.8-12.9
Moderate Emissions	10.3-10.8	10.7-11.5	11.3-12.7	11.5-15.2
High Emissions	10.3-10.8	10.8-11.5	11.5-13.2	13.2-17.5

^a Projections are within the "likely range" with an approximately 83% to 17% likelihood.

Building Resiliency

The Project does not propose any changes to the existing buildings on Site, which were originally constructed in the early 1970s. The ground floors of the existing residential buildings were originally constructed over at-grade parking, placing the finished floor elevation significantly above the height of the future flood elevations.

▼
¹ BFEs are in Feet above 1992 mean sea level. COB BRAG report elevations are in feet above 2000 mean sea level. An adjustment of 0.098 feet was made to account for the difference in mean sea level between 1992 and 2000.

The Proponent is aware of the influence of climate change on this Site, and will investigate potential temporary systems that utilized for future flood conditions and near-term flooding that may be more severe than the 100-year storm event.

Site Design Resiliency

Exterior paving and landscaping will be designed to infiltrate potential short-term flooding; sidewalks will be sloped toward tree planted areas will be designed to capture stormwater during rainstorms to mediate localized flooding. Appropriate coastal and native plant material that is salt tolerant and able to withstand occasional flooding will be used throughout the Site. In the future, the Proponent will explore operational procedures that would require cars parked within the floodplain to be moved in advance of coastal storms.

1.7 Stormwater

The existing stormwater management system consists of catch basins located on the westerly end of the Site that discharge via three 15-inch outfalls to the harbor. These outfalls were installed during the construction of the existing armored slope and the buildings in the 1970's.

The Project will maintain and improve the existing stormwater management infrastructure by reducing the quantity of impervious area on the Site, and significantly increasing the quantity of trees and plantings on the Site. Given the reduction in impervious area, the drainage system will remain suitable to support the Project. Two existing pavement areas, which are graded level for ADA compliance purposes, will be treated with a porous concrete surface (permeable pavement) with underdrain to drain the localized area.

Source Control

A comprehensive source control program will be implemented at the Site, which includes regular pavement sweeping, catch basin cleaning, outfall maintenance, and enclosure and maintenance of all dumpsters, compactors, and loading areas. Further discussion of the Site maintenance is included in Section 5 of the Stormwater Management Report, as well as in the Stormwater Management System Long Term Operation and Maintenance Plan attached to the Stormwater Report in Attachment D.

1.8 Mitigation Measures

As detailed in the Stormwater Pollution Prevention Plan (SWPPP), the Project will employ the measures described below to mitigate any potential impacts to wetland resource areas.

1.8.1 Erosion and Sedimentation Control Measures

Downstream resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation (E&S) control program including the installation of sediment traps in all active stormwater catch basins on-site, as well as those

surrounding the limits of construction. The construction site will also continuously be surrounded by erosion control barriers. These barriers will be maintained and relocated as necessary as the limits of construction change over time. E&S measures will be maintained until the Project Site and landscaping elements are stabilized (i.e., ground covers have been fully constructed and vegetation has reached a stable growth state). These E&S measures will be consistent with the applicable National Pollutant Discharge Elimination System (NPDES) permit.

All E&S measures will be inspected daily and after significant rain events (greater than 0.5 inches of precipitation) and maintained as necessary, including the removal of accumulated sediments. The contractor will ensure that additional erosion and sediment control materials are available for immediate installation to replace those that are damaged or degraded. The applicant will notify the Commission in writing when E&S measures are in place to allow for Commission verification. E&S measures will be removed upon completion of work and after disturbed areas are stabilized.

Preliminary plans depicting the proposed E&S control procedures, as well as other construction period measures to be implemented during construction, are included in Attachment D. Final E&S control plans will be submitted to both the Conservation Commission and the Boston Water and Sewer Commission (BWSC), and the contractor will be required to implement the measures as part of the BWSC general services application process.

1.9 Regulatory Compliance

The Project will comply with all applicable regulations required by the Wetlands Protection Act, the Massachusetts Stormwater Standards and Massachusetts General Law, Chapter 91. The Boston Conservation Commission has not adopted a local wetlands ordinance to date.

1.9.1 Wetlands Protection Act

The Project complies with the WPA regulations set forth for the resource areas described below.

LSCSF

The Wetlands Regulations at 310 CMR 10.00 do not contain performance standards for work in LSCSF. The City of Boston does not have a currently effective Local Wetlands Ordinance.

The Project will improve the Site relative to existing LSCSF conditions by improving stormwater treatment, removing contaminants, and attenuating potential flooding.

Coastal Bank

Coastal banks are presumed to be significant to storm damage prevention and flood control. The Coastal Bank on the Site consists of an existing armored slope, and therefore it is not a sediment source. The regulations at 310 CMR 10.30(6) establish the following performance standard for vertical buffer Coastal Banks:

"Any project on such Coastal Bank or within 100 feet landward of the top of such Coastal Bank shall have no adverse effects on the stability of the Coastal Bank."

The Project will not alter the Coastal Bank present on the Site.

1.9.2 Massachusetts Stormwater Management Standards

The Project includes the installation of a stormwater management system that, as a redevelopment project, is being designed to meet or exceed MADEP Stormwater management Standards to the maximum extent practicable. The useful life of stormwater management infrastructure places currently conceived systems well within the time period when climate change impacts will manifest. The Proponent has designed the Project to prepare for forecasted changes to rainfall intensity and watershed runoff.

The Stormwater Management Standards are regulated under the Wetlands Protection Act Regulations 310 CMR 10.05(6)(k) through (q). The Policy prescribes specific stormwater management standards for redevelopment projects, including urban pollutant removal criteria for projects that may impact environmental resource areas. A brief explanation of each Policy Standard and the system compliance is provided below:

- **Standard #1:** *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*
Compliance: There are no new discharges proposed as part of the Project. Consequently, The Project has been designed to comply with Standard 1.
- **Standard #2:** *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*
Compliance: The Project creates a reduction in impervious area and increase in vegetation on the Site. Consequently, the Project will not result in an increase in peak rates of runoff from the site.
- **Standard #3:** *Loss of annual recharge to ground water shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices and good operation and maintenance. At a minimum, the annual recharge from the post- development site shall approximate the annual recharge from the pre-development conditions based on soil type.*
Compliance: Due to the decrease in impervious area on the Site, the required recharge volume is zero. However, some additional recharge will likely occur as part of the increase in un paved area and through the implementation of the small areas of permeable pavement. An underdrain is provided for the permeable pavement area because the Site consists largely of fill that is not very conducive to recharge.
- **Standard #4:** *Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids ("TSS"). This Standard is met when: a. Suitable practices for source control and pollution prevention are identified in a*

long-term pollution prevention plan and thereafter are implemented and maintained; b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with Massachusetts Stormwater Handbook; and c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.

Compliance: The Project is seeking relief under Stormwater Management Standard 7 and as such complies with Standard 4 to the maximum extent practicable. It is not feasible given the land area available, the fill soils present at the Site, and the Project's limited scope to bring the Site into compliance with the TSS removal standard. The Long-Term Pollution Prevention Plan is attached to the Stormwater Report in Attachment D.

- **Standard #5:** *For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention, all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such use as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26 through 53, and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.*

Compliance: The Project is not considered a LUHPPL given the small size and low intensity use of the surface/uncovered parking spaces.

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

Compliance: As noted above in the discussion of Standard 4, the Project is designed to comply with Standard 6 to the maximum extent practicable. The Project will not discharge stormwater near or to a critical area.

- **Standard #7:** *A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.*

Compliance: The Project is a redevelopment, and has been designed to comply with Stormwater Management Standards 2-6 to the maximum extent practicable. Standards 8-10 have been met completely.

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

Compliance: The Project will disturb more than one acre of land and is therefore required to obtain coverage under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit. As required under this permit, a Stormwater Pollution Prevention Plan (SWPPP) will be developed and submitted before land disturbance begins. Recommended construction period pollution prevention and erosion and sedimentation controls to be finalized in the SWPPP are included with the Stormwater Report in Attachment D.

- **Standard 9:** *A Long-Term Operation and Maintenance (O&M) Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

Compliance: In compliance with Standard 9, a Post Construction Stormwater Operation and Maintenance (O&M) Plan has been developed for the Project. The O&M Plan will be reviewed by the BWSC.

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

Compliance: The design plans submitted with this report have been designed so that the components included therein are in full compliance with current standards. No statement is made with regard to the drainage system in portions of the site not included in the redevelopment project area. The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges.

1.9.3 Chapter 91

The Project Site lies entirely within filled and flowed tidelands; activities within the Site are therefore subject to the Waterfront Protection Act, or Chapter 91, and its accompanying regulations at 310 CMR 9.00.

In 1973, under a prior owner, Massachusetts Department of Public Works Waterways License #6184 was issued for the Project Site, authorizing the placement and maintenance of fill, and maintenance of drainage infrastructure in Boston Inner Harbor and on the Project Site.

The Proponent will consult with MassDEP to determine if the proposed work will be considered maintenance, or if a minor project modification to the existing non-water dependent license will be required.

1.10 Summary

The applicant respectfully requests that the Boston Conservation Commission issue an Order of Conditions for the proposed activities, which will impact up to approximately 28,300 sf of LSCSF and 35,700 sf of 100-foot buffer zone.

Attachment B

Abutter Notification Materials

- Abutter Notification Form
- List of Abutters

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**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:

EBSP Associates, LLC., has filed a Notice of Intent with the Boston Conservation Commission seeking permission to work in Areas Subject to Protection and Regulation under the Wetlands Protection Act.

This work is proposed at 600 Border Street in Boston, Massachusetts. Work proposed under this Notice of Intent consists of the removal of portions of the existing surface treatment within the existing open space including courtyards, playgrounds, sidewalks and parking areas, and construction of new amenities within the central courtyard, excavation and reconstruction of the site drives and pedestrian paths, and stormwater improvements. Significant landscape improvements include, new lighting, seating, and site furnishings. No changes to building footprints, massing or uses are anticipated.

Copies of the Notice of Intent may be examined at the Boston Conservation Commission office located at Boston City Hall. For more information, call the Boston Conservation Commission at (617) 635-3850. The Notice of Intent may also be examined at the offices of VHB by appointment. For more information, call Kyle Greaves at (617) 607-2988.

Copies of the Notice of Intent may be obtained from the Boston Conservation Commission or by calling Amelia Croteau at (617) 635-4416. You may be charged for the cost of the copy.

Notice of the Public Hearing, including its date, time and place, will be published in a local newspaper at least 5 days in advance, and will be posted at Boston City Hall not less than 48 hours in advance of the Hearing.

You may also contact the Department of Environmental Protection Northeast Regional Office at (978) 694-3200 for more information about this application or the Wetlands Protection Act.

List of Abutters

103582010
Five Condor Street Condo
C/O Juan Velasques TS
5 Condor Street
East Boston, MA 02128

103580012
Gloribell Mota
8 Falcon St #1
East Boston, MA 02128

103580014
Francisca Nunez Zarceno
10 Falcon St #2
East Boston, MA 02128

103580016
Carlos B Borjas
427 Border St #1
East Boston, MA 02128

103580022
Lao Zhong Ri
427 Border St #4
East Boston, MA 02128

103580024
Jessica Sullivan
427 Border St #5
East Boston, MA 02128

103580026
Mitchell Scarlett
429 Border St #1
East Boston, MA 02128

103580032
Oscar R Alvarez Ochoa
429 Border St #4
East Boston, MA 02128

103580038
Jenet Kelley
429 Border St #7
East Boston, MA 02128

103582014
Claudia P Sierra
5 Condor St #2
East Boston, MA 02128

103582016
Juan Velasquez
5 Condor St #3
East Boston, MA 02128

103595000
Donna Ditomaso
4 W Eagle St
East Boston, MA 02128

103596000
Nery Interiano
2 W Eagle St
East Boston, MA 02128

103597000
Young C Wu
425 Border St
East Boston, MA 02128

103677000
RTC New Street LLC
C/O Reinauer Transportation
Cos LP
1983 Richmond Te
Staten Island, NY 10302

103678000
EBSP Associates LLC
170 Newbury St
Boston, MA 02116

Andrea Dreeszen
429 Border St, #2
East Boston, MA 02128

103676001
Four Hundred Border St LP
C/O Reinauer Transportation
Cos LP
1983 Richmond Te
Staten Island, NY 10302

103580030
Christopher R Ulich
429 Border St, #3
East Boston, MA 02128

103680000
Global Companies LLC
C/O Global Companies LLC
800 South St Ste #200
Waltham, MA 02453

103580034
Thanh Pham
429 Border St, #5
East Boston, MA 02128

103613000
Landfall West Apartments LTD
C/O Landfall West Apartments
170 Newbury St
Boston, MA 02116

103580036
Ashley M Benisatto
429 Border St, #6
East Boston, MA 02128

103580010
Jose M Gonzalez
427 Border St
East Boston, MA 02128

103582012
Stella Stergiopoulos
5 Condor St #1
East Boston, MA 02128

103580018
Maura R Sullivan
427 Border St #2
East Boston, MA 02128

103580020
Tania Del Rio
427 Border St #3
East Boston, MA 02128

103580028

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Attachment C

Project Site Plans

- Sheet C-1: Legend and General Notes
- Sheet C-2: Demolition and Site Preparation Plan
- Sheet C-3: Layout, Materials and Planting Plan
- Sheet C-4: Grading and Drainage Plan
- Sheet C-5: Site Details
- Sheet C-6: Site Details

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Site Plans

Issued for Local Approval
 Date Issued January 25, 2018
 Latest Issue January 25, 2018

Shore Plaza East

600 Border Street
 East Boston, MA

Owner / Applicant

EBSP Associates, LLC
 170 Newbury Street
 Boston, MA 02116
 617-423-9797



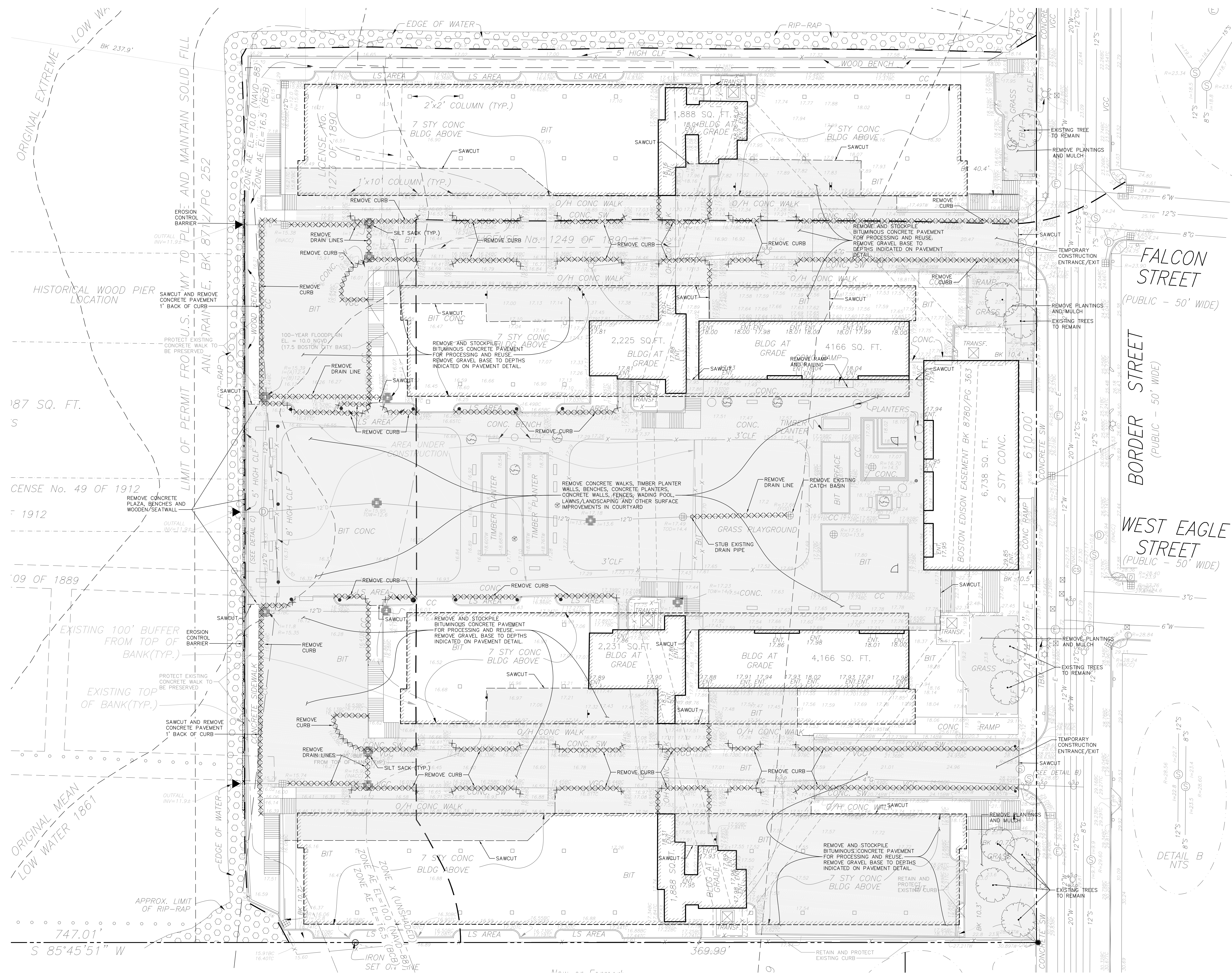
Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	January 25, 2018
C-2	Demolition and Site Preparation Plan	January 25, 2018
C-3	Layout, Materials and Planting Plan	January 25, 2018
C-4	Grading and Drainage Plan	January 25, 2018
C-5	Site Details	January 25, 2018
C-6	Site Details	January 25, 2018

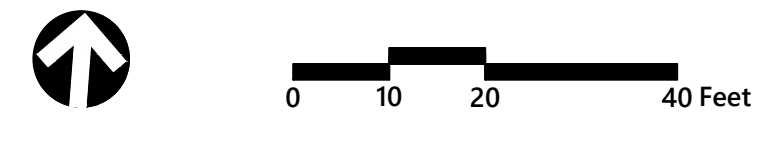
Reference Drawings

No.	Drawing Title	Latest Issue
	Topographic Plan	January 19, 2018
	Photometric Plan	August 27, 2017





- NOTE:
1. SHADED AREA ON THIS DRAWING ARE INTENDED TO INDICATE APPROXIMATE EXTENTS OF DEMOLITION ONLY. REFER TO DRAWINGS C-3, C-4 AND SPECIFICATIONS FOR INFORMATION ON PROPOSED IMPROVEMENTS WITH INSTALLATION REQUIREMENTS WHICH MUST BE ACCOMMODATED BY DEMOLITION.
 2. ALL MATERIALS REMOVED AS PART OF DEMOLITION WHICH ARE NOT SPECIFICALLY NOTED FOR REUSE ON THE SITE ARE TO BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
 3. PAVEMENT BASE SOILS ARE TO BE REMOVED TO THE DEPTH INDICATED ON CONSTRUCTION DETAILS ON DRAWINGS C-5 AND C-6 TO ACCOMMODATE PROPOSED IMPROVEMENTS.
 4. ALL DEMOLITION WORK TO BE COORDINATED WITH THE OWNERS REPRESENTATIVE.
 5. PROTECT ALL IMPROVEMENTS TO REMAIN.
 6. CONTRACTOR TO SUBMIT STOCKPILE PLAN TO OWNER AND STOCKPILE TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN.



Shore Plaza East
600 Border Street
East Boston, Massachusetts

No.	Revision	Date	Appr.

Issued for **Local Approval** Date: **Jan. 25, 2018**

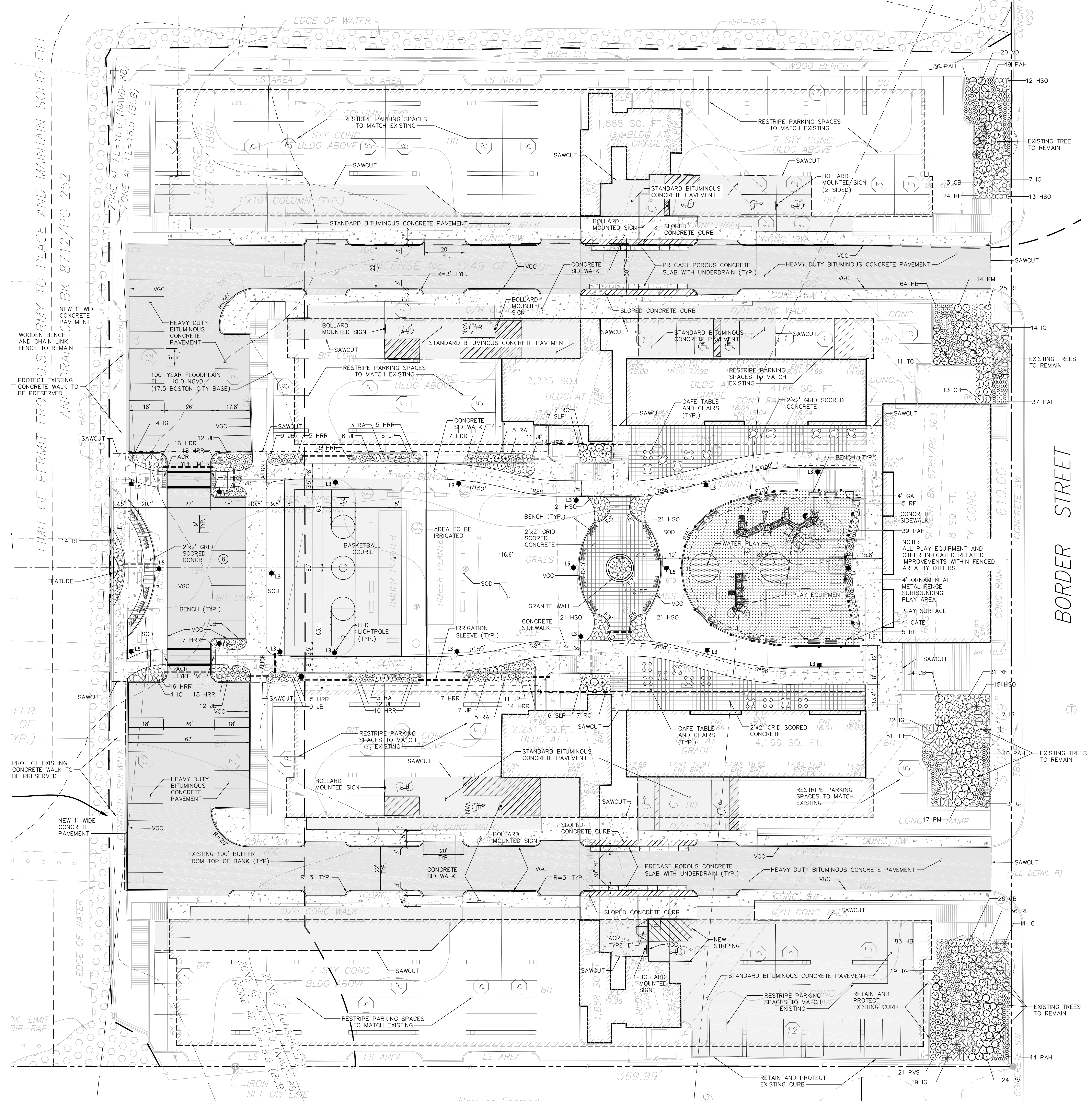
Not Approved for Construction

Demolition, Site Preparation, and Erosion Control Plan

Drawing Number **C-2**

Sheet **2** of **7**

Project Number **13830.00**



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CB	76	Cornus baileyi	Bailey's Red-twig Dogwood	2 - 3 1/2' HT.
IG	91	Ilex glabra 'Shamrock'	Shamrock Inkberry	3'-4' HT.
JB	56	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	18 - 24" SPD
JP	60	Juniperus procumbens 'Nana'	Garden Juniper	18 - 24" SPD
PM	55	Pinus mugo mugo	Dwarf Mugo Pine	2 - 2 1/2' SPD
RC	14	Rhododendron azalea 'Cunningham's Blush'	Rhododendron Cunningham's Blush	18 - 24" SPD
RA	16	Rhododendron x 'Aglo'	Aglo Rhododendron	2 - 2 1/2' HT.
RF	152	Rosa acicularis 'The Fairy'	The Fairy Rose	18 - 24" SPD
SLP	13	Spiraea x bumalda 'Little Princess'	Little Princess Spiraea	15 - 18" HT.
TG	30	Taxus x media	Ever-Low Yew	2 - 2 1/2' SPD
VD	20	Viburnum dentatum	Viburnum	2 - 2 1/2' HT.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HB	198	Helictotrichon sempervirens	Blue Oat Grass	2 GAL.
PVS	21	Panicum virgatum 'Shenandoah'	Switch Grass	2 GAL.
PAH	245	Pennisetum alopecuroides Hameln	Hameln Dwarf Fountain Grass	#1 POT
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HRR	154	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	#1 POT
HSD	124	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	#1 POT

NOTE:

FINAL PLANTING QUANTITIES AND PLACEMENT SUBJECT TO REFINEMENT WITH CONSTRUCTION PLANS.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

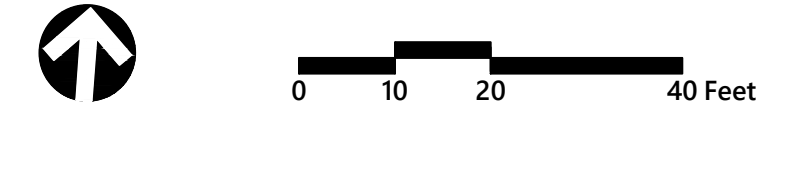
- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED. FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC., TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRUPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Parking Summary Chart

Description	Spaces	
	Existing	Provided
STANDARD SPACES	261	268
STANDARD ACCESSIBLE SPACES *	12	8
VAN ACCESSIBLE SPACES	2	2
TOTAL SPACES	275	278



Shore Plaza East
600 Border Street
East Boston, Massachusetts

No.	Revision	Date	Appr.

Local Approval
Date: Jan. 25, 2018

Not Approved for Construction

Layout, Materials and Planting Plan

Professional Engineer Seal for Karen F. Staffier, No. 42886, State of Massachusetts.

Project Number: 13830.00

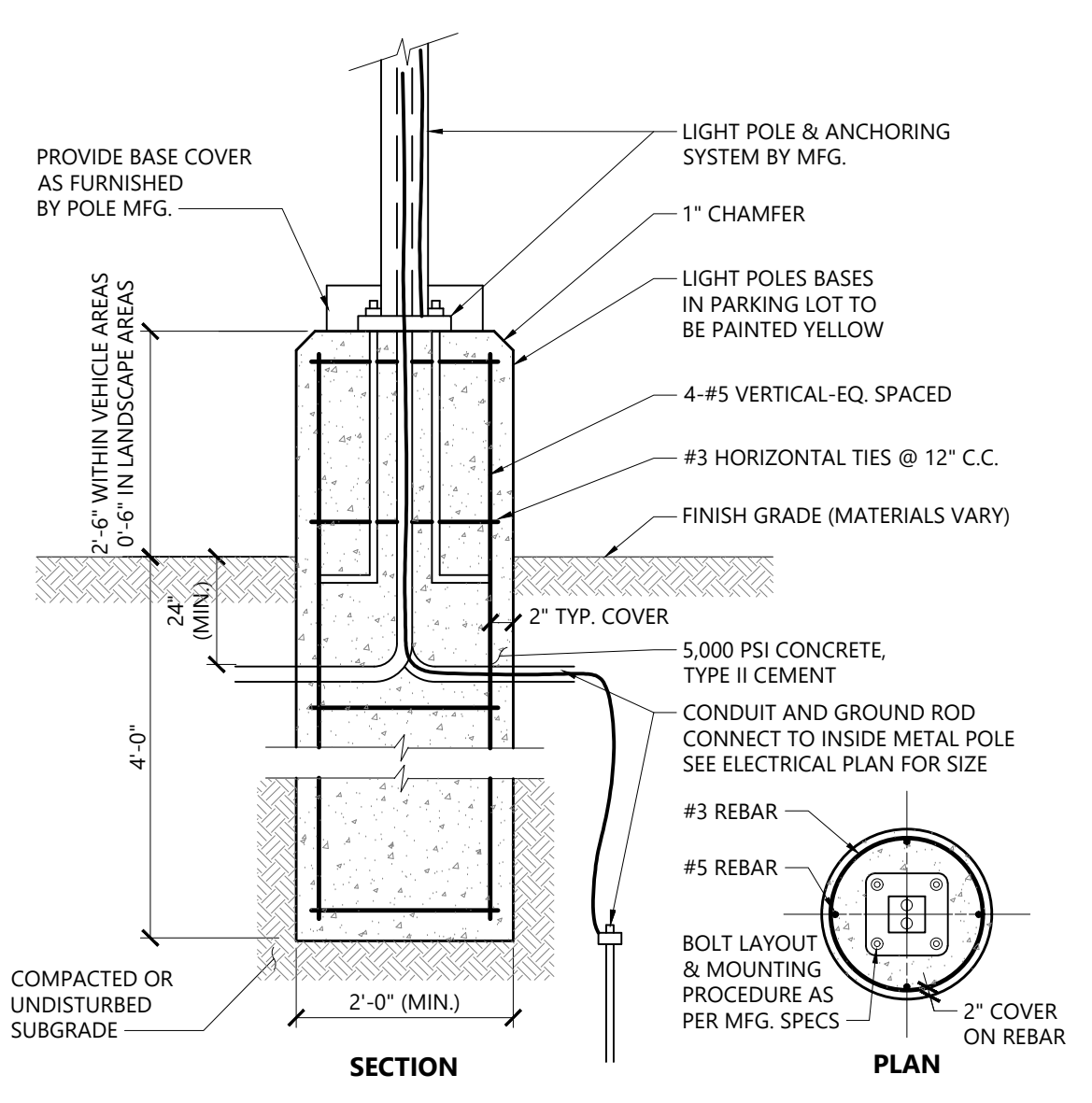
Sheet: 3 of 7

Date: 3/20/2018

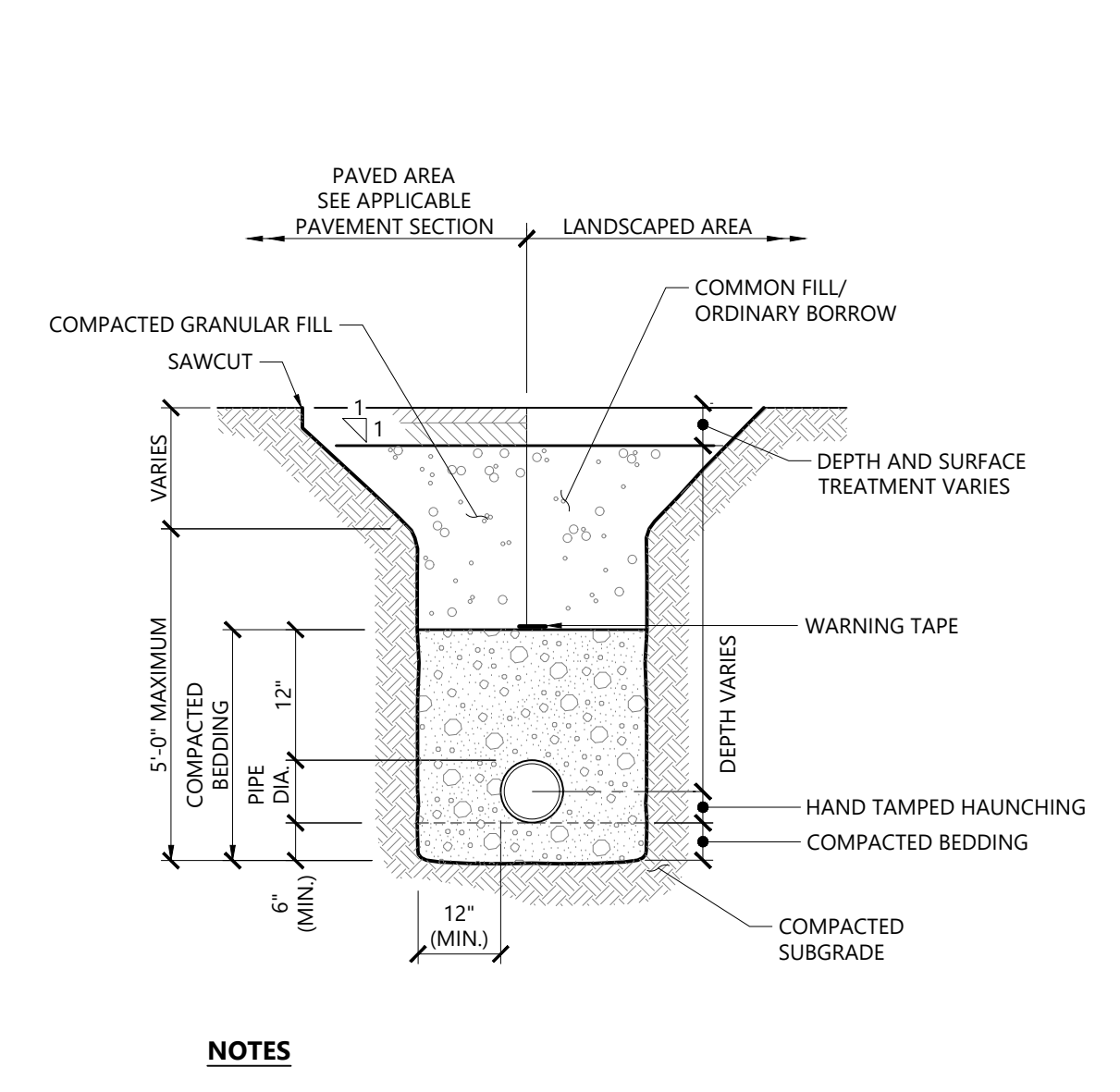
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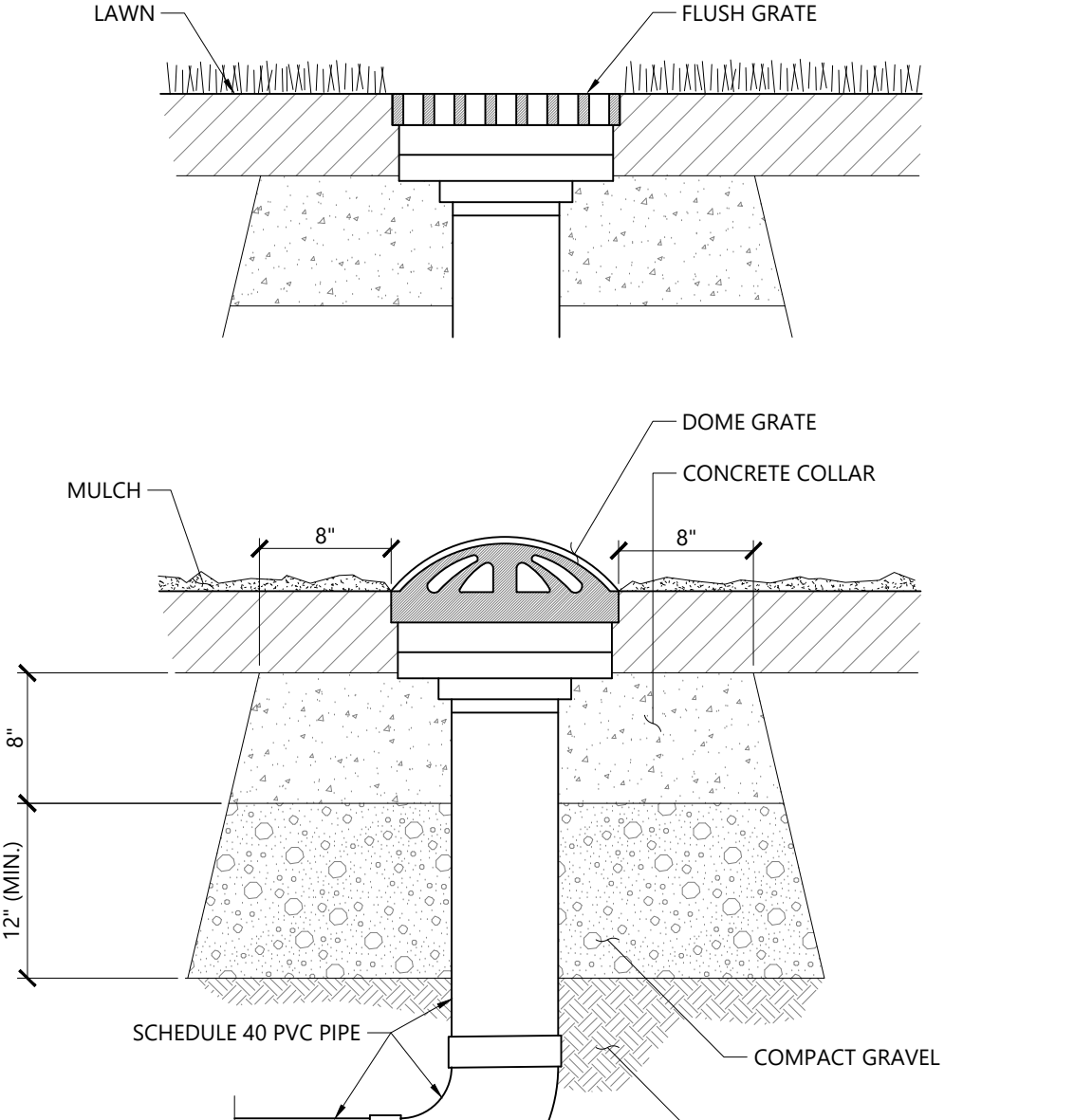
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



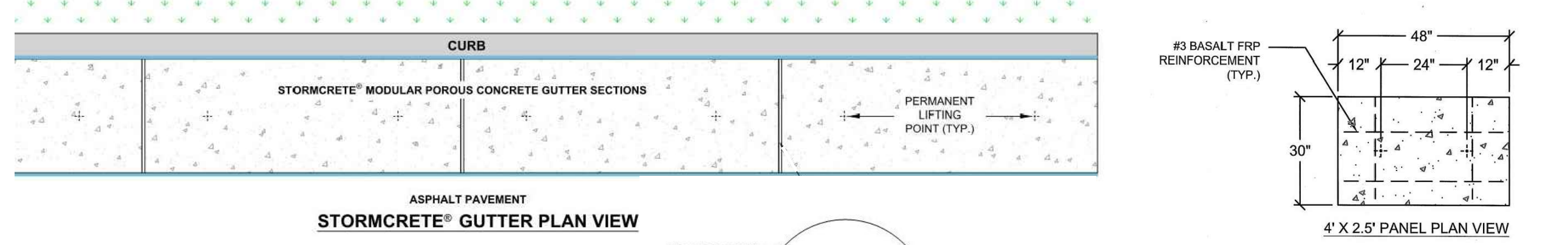
Light Pole Foundation Detail (Up to 15' Pole) 1/16
N.T.S. Source: VHB LD_310A



Utility Trench 1/16
N.T.S. Source: VHB LD_300



Landscape Drain (LD) 1/16
N.T.S. Source: VHB LD_193



Precast Porous Concrete Slab with Underdrain 1/16
N.T.S. Source: VHB REV LD_184

NOTES:

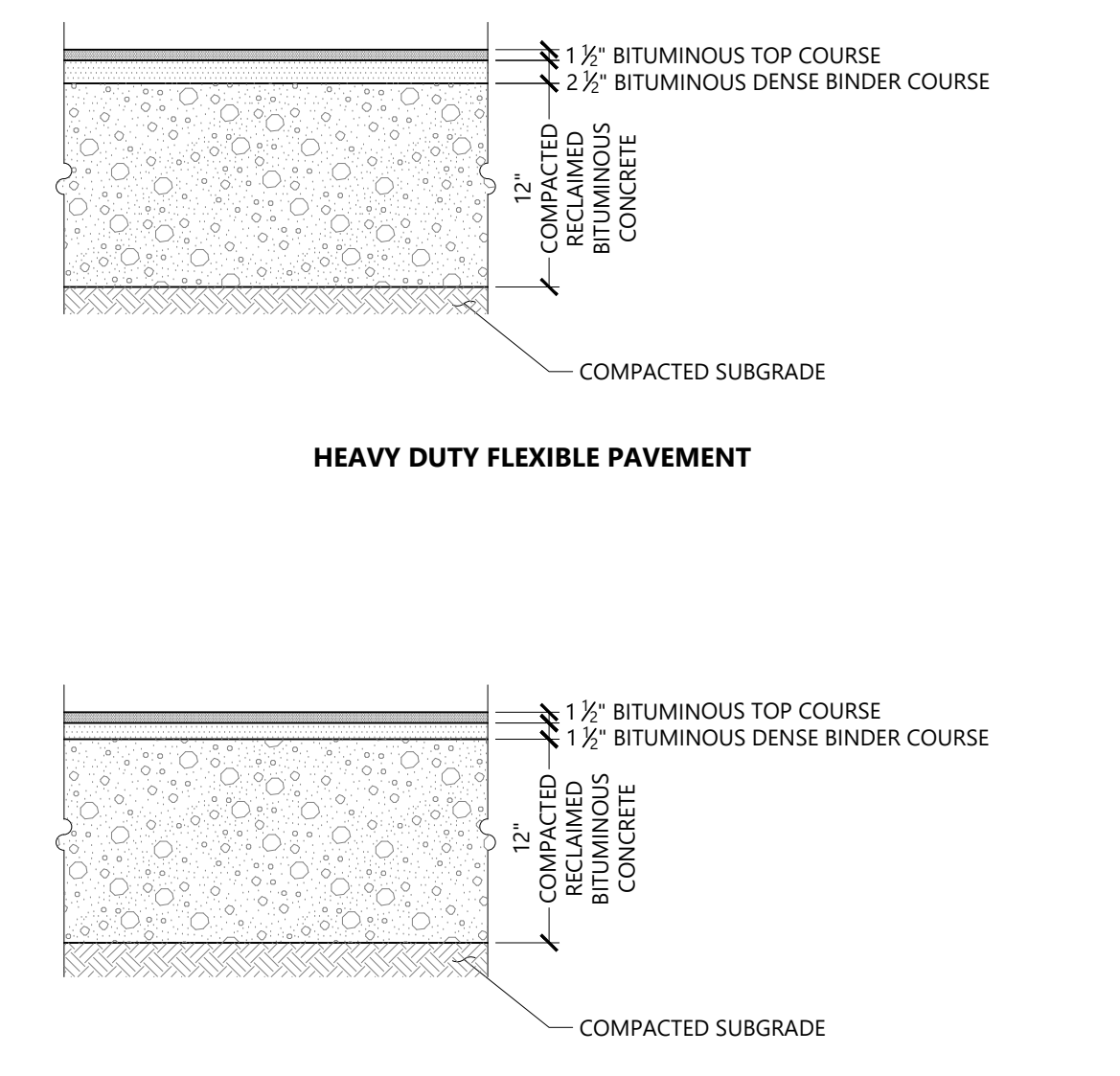
1. PRECAST MODULAR POROUS CONCRETE SLABS SHALL BE MANUFACTURED BY POROUS TECHNOLOGIES, LLC WWW.STORM-CRETE.COM (888) 357-1163.
2. PRECAST MODULAR POROUS CONCRETE SLABS SHALL HAVE A CONCRETE AVERAGE UNIT WEIGHT OF 125 LB/CF (+/- 5%) AND A VOID RATIO OF 15-25% WHEN TESTED IN CONFORMANCE WITH ASTM D1754/1754M-12 STANDARD TEST METHOD FOR DENSITY AND VOID CONTENT OF HARDENED PERVIOUS CONCRETE.
3. WASHED CRUSHED STONE RESERVOIR AND LEVELING COURSE GRADATIONS AND THICKNESSES TO BE BASED ON SUBSURFACE CONDITIONS, DEPTH OF FREEZING, TRAFFIC LOADINGS, AND STORM WATER DETENTION/RETENTION REQUIREMENTS AS SPECIFIED BY DESIGN PROFESSIONAL.
4. ADJACENT MATERIAL SHALL NOT BE ALLOWED TO COME INTO DIRECT CONTACT WITH SIDES OF SLAB. PLACE 1/2\"/>

Light Pole Foundation Detail (Up to 15' Pole) 1/16
N.T.S. Source: VHB LD_310A

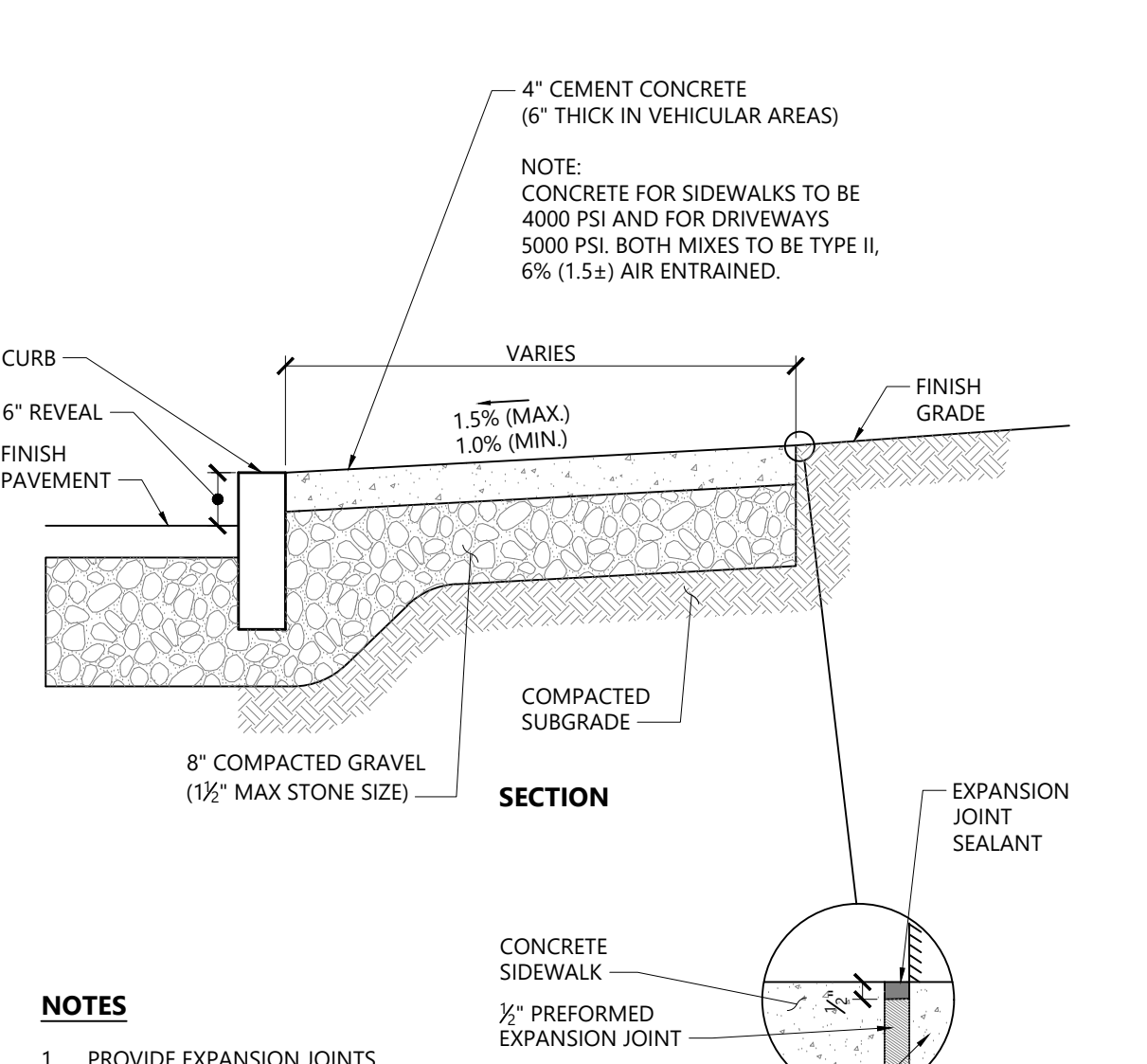
Utility Trench 1/16
N.T.S. Source: VHB LD_300

Landscape Drain (LD) 1/16
N.T.S. Source: VHB LD_193

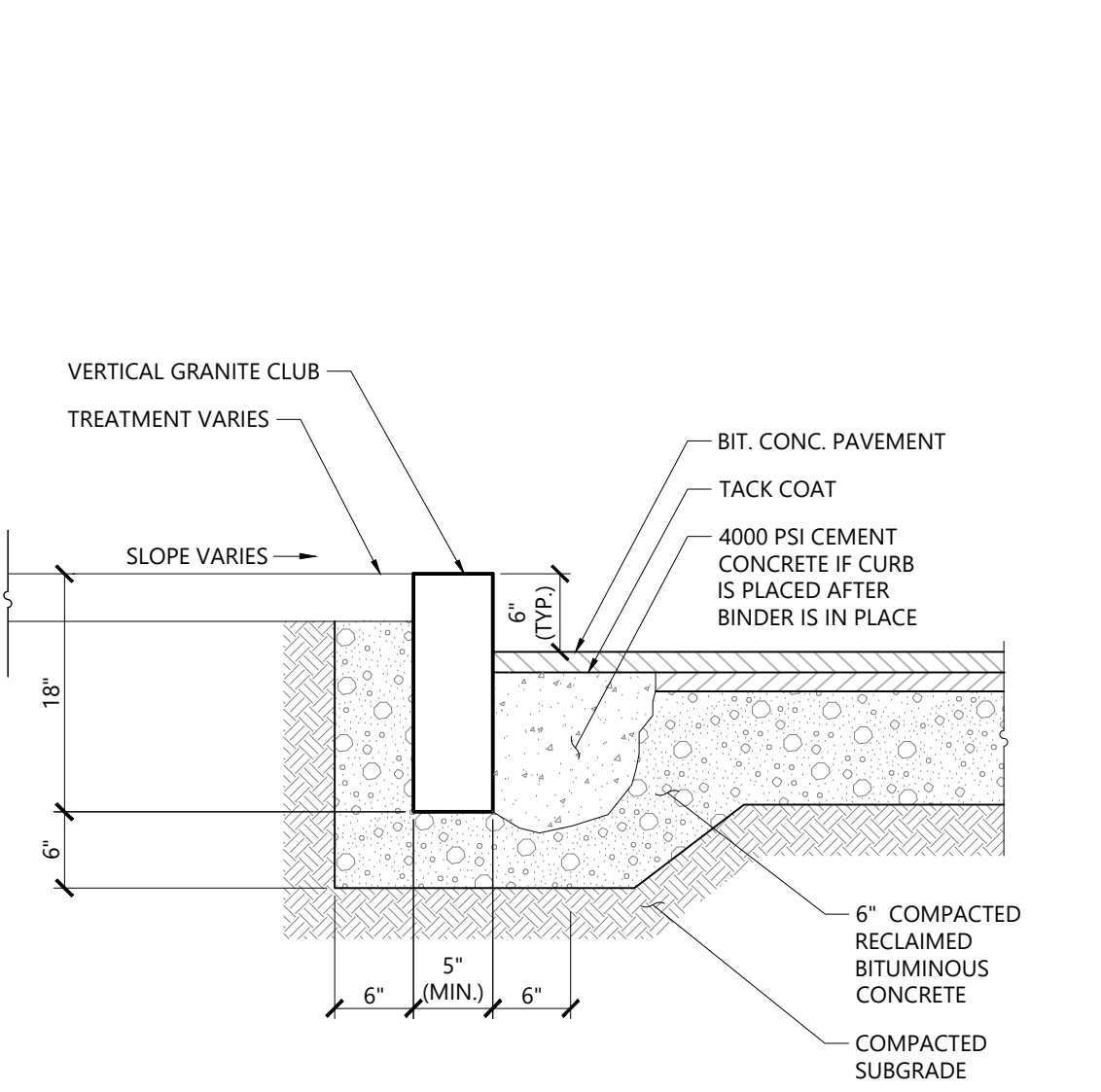
Precast Porous Concrete Slab with Underdrain 1/16
N.T.S. Source: VHB REV LD_184



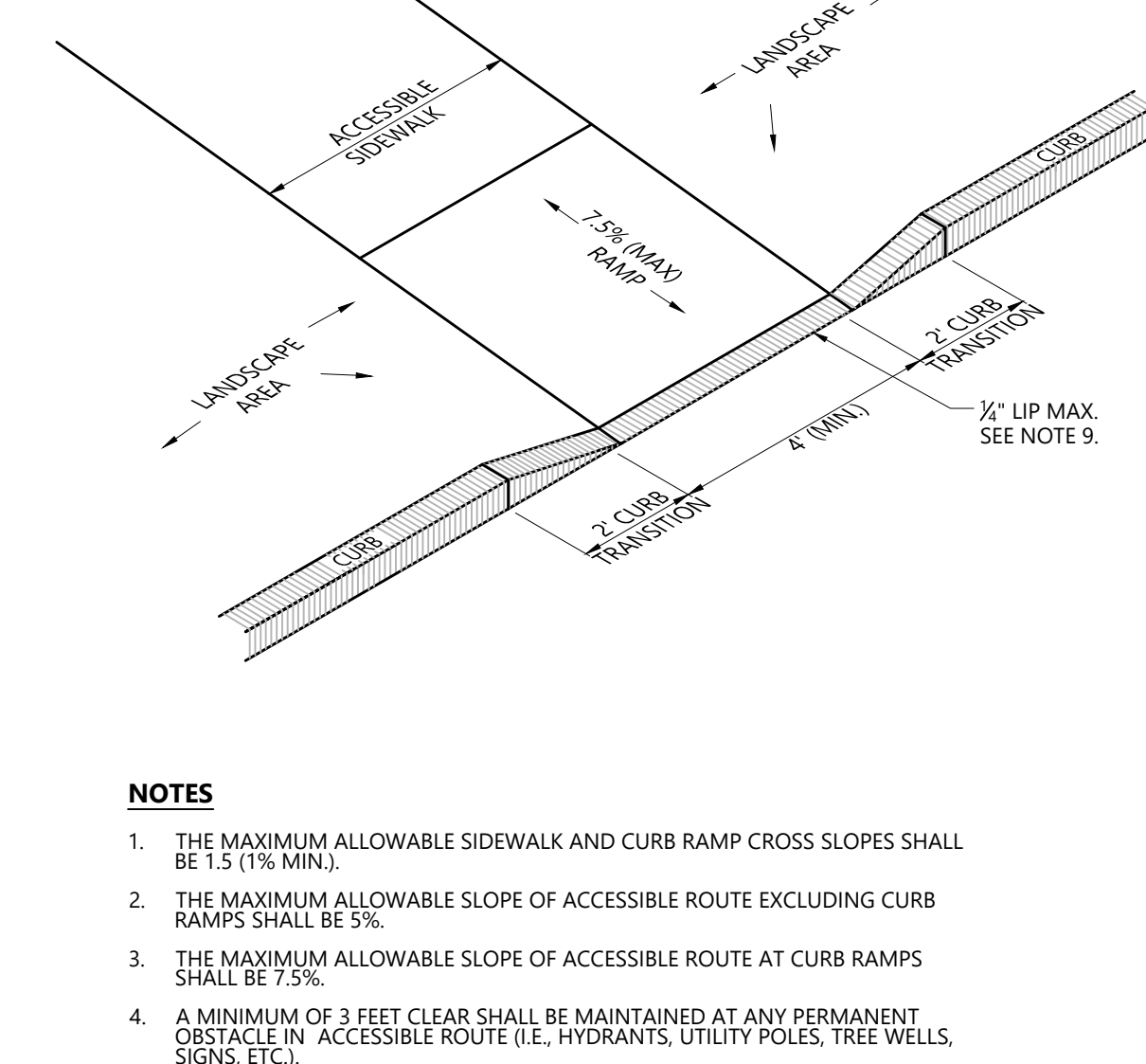
Bituminous Concrete Pavement Sections 1/16
N.T.S. Source: VHB LD_430



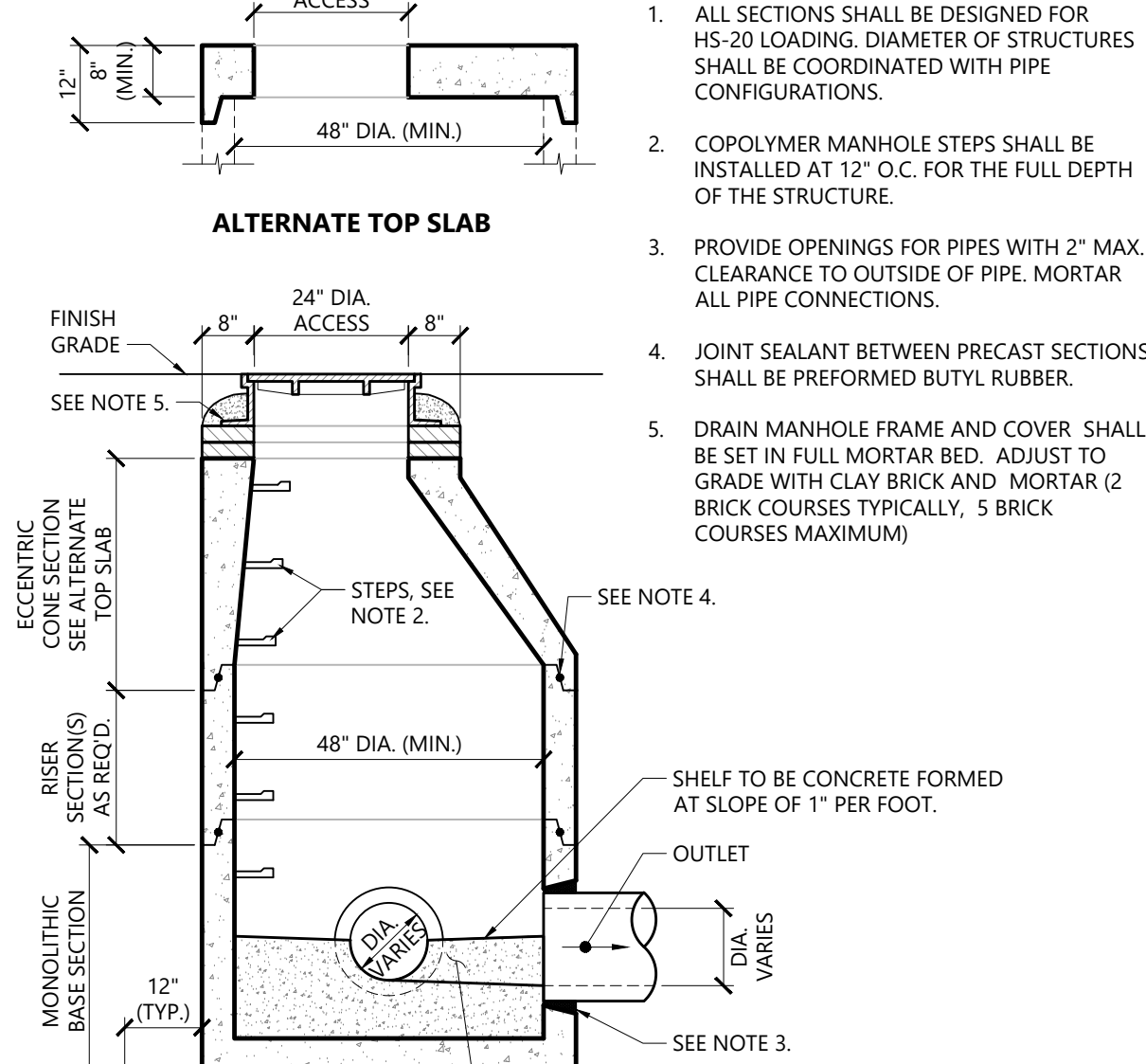
Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420



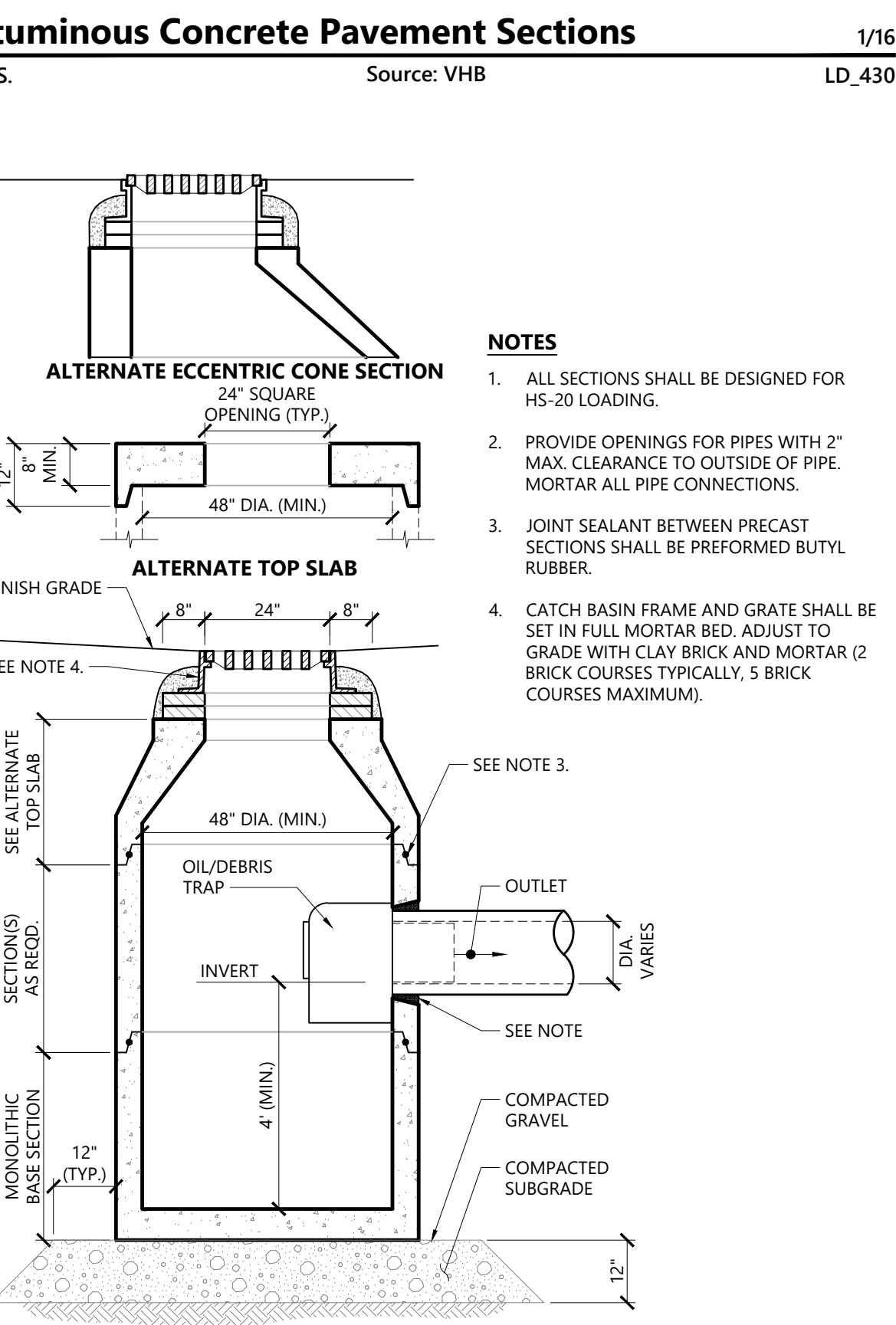
Vertical Granite Curb (VGC) 1/16
N.T.S. Source: VHB LD_402



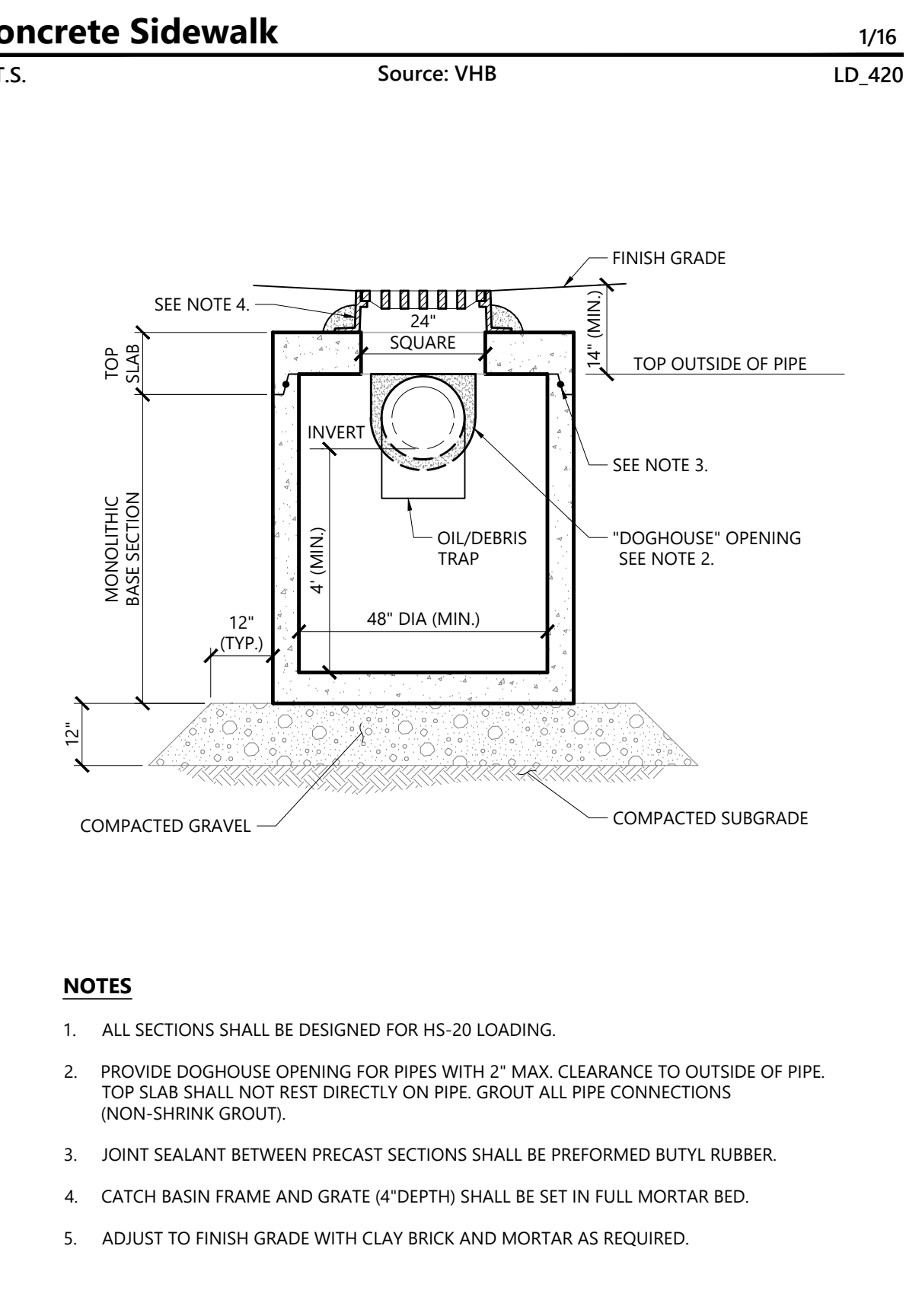
Accessible Curb Ramp (ACR) Type 'M' 1/16
N.T.S. Source: VHB LD_512



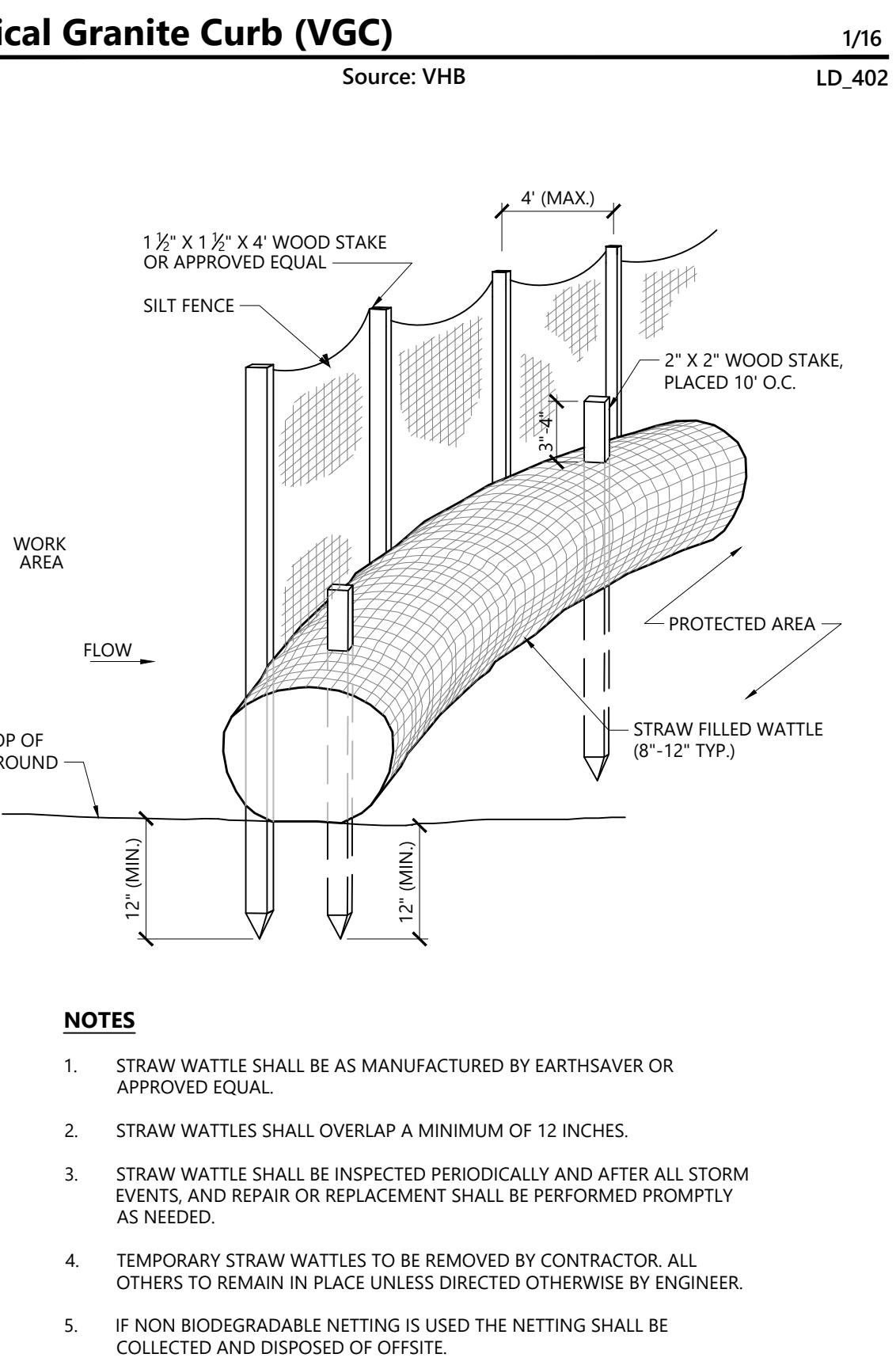
Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115



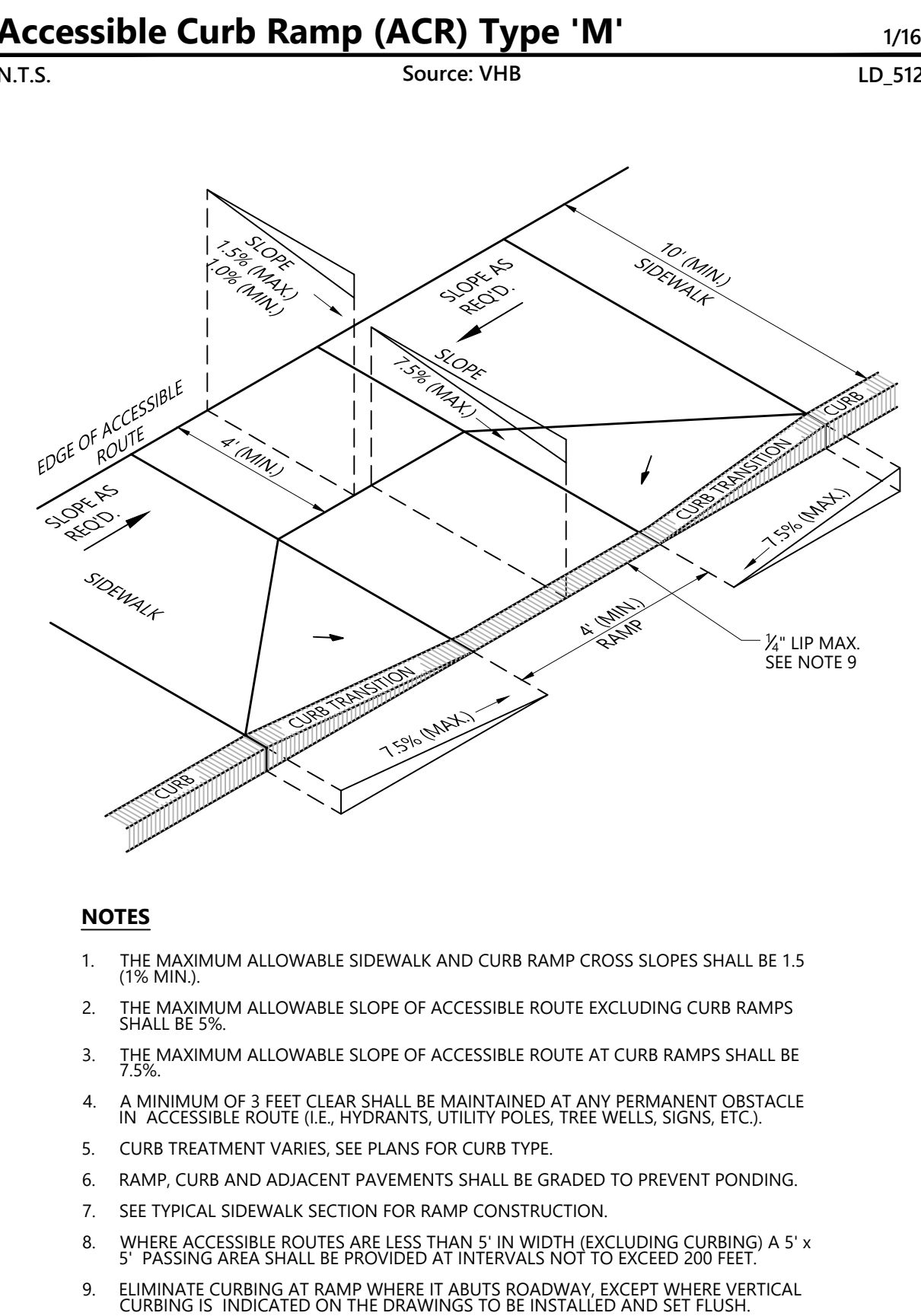
Catch Basin (CB) With Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_101



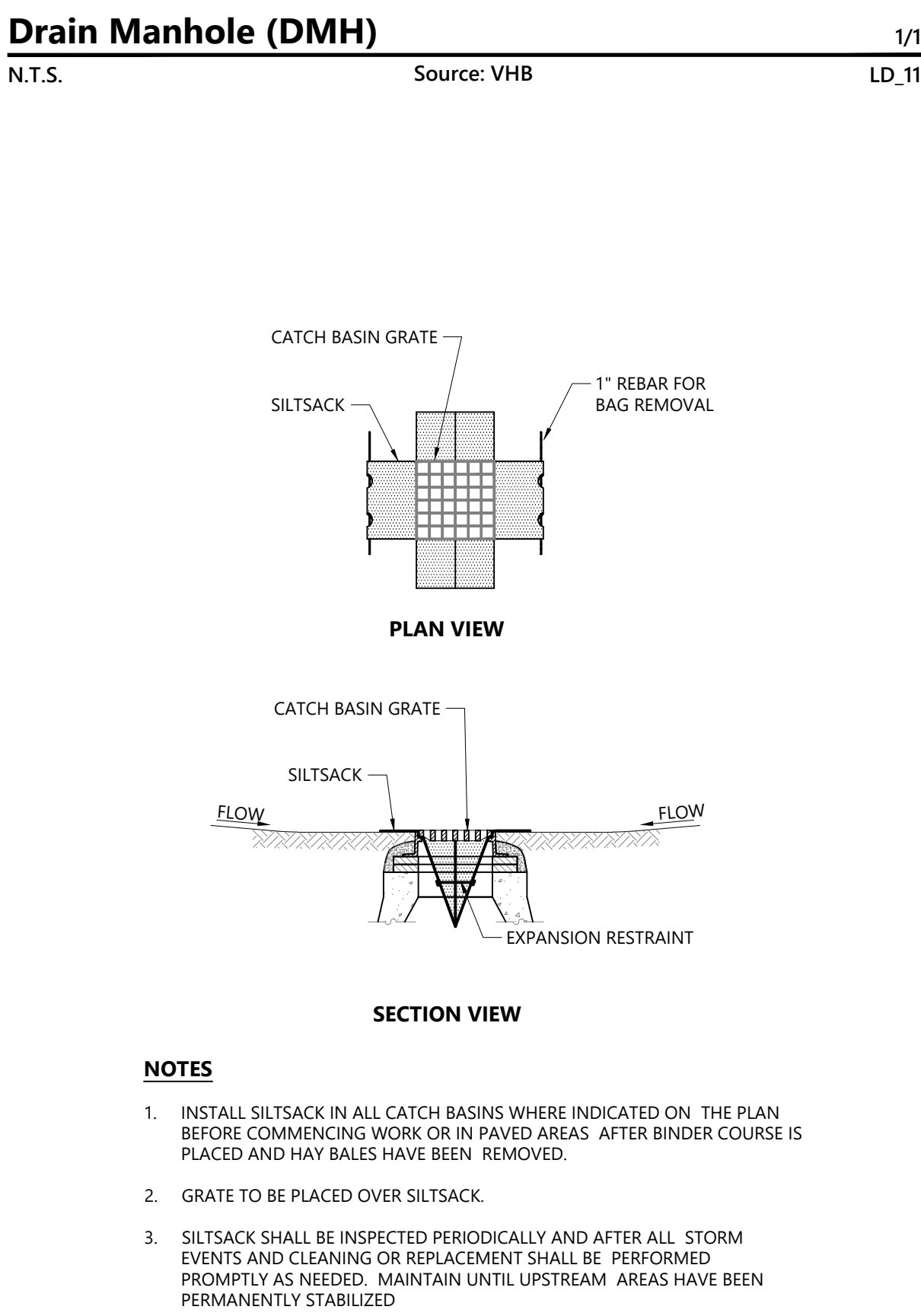
Catch Basin (CB) Shallow Cover with Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_105



Straw Wattle - Erosion Control Barrier 1/16
N.T.S. Source: VHB LD_659-A



Accessible Curb Ramp (ACR) Type 'D' 1/16
N.T.S. Source: VHB LD_503



Siltsock Sediment Trap 1/16
N.T.S. Source: VHB LD_674

Shore Plaza East
600 Border Street
East Boston, Massachusetts

No.	Revision	Date	App'd.

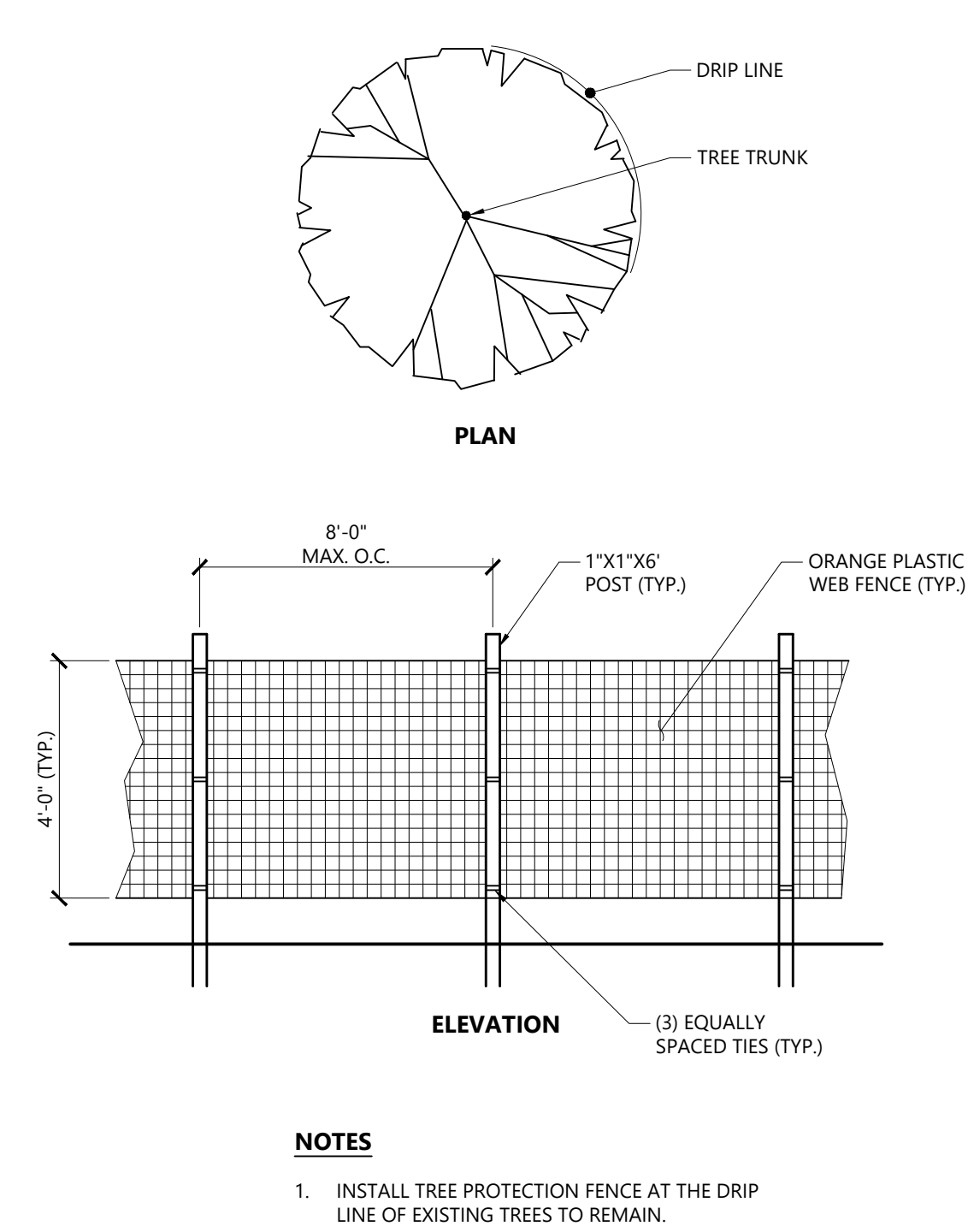
Designed by: **KAREN F. STAFFIER CIVIL No. 45865** Checked by: **SEE LEGEND**
Issued for: **Local Approval** Date: **Jan. 25, 2018**

Not Approved for Construction
Site Details

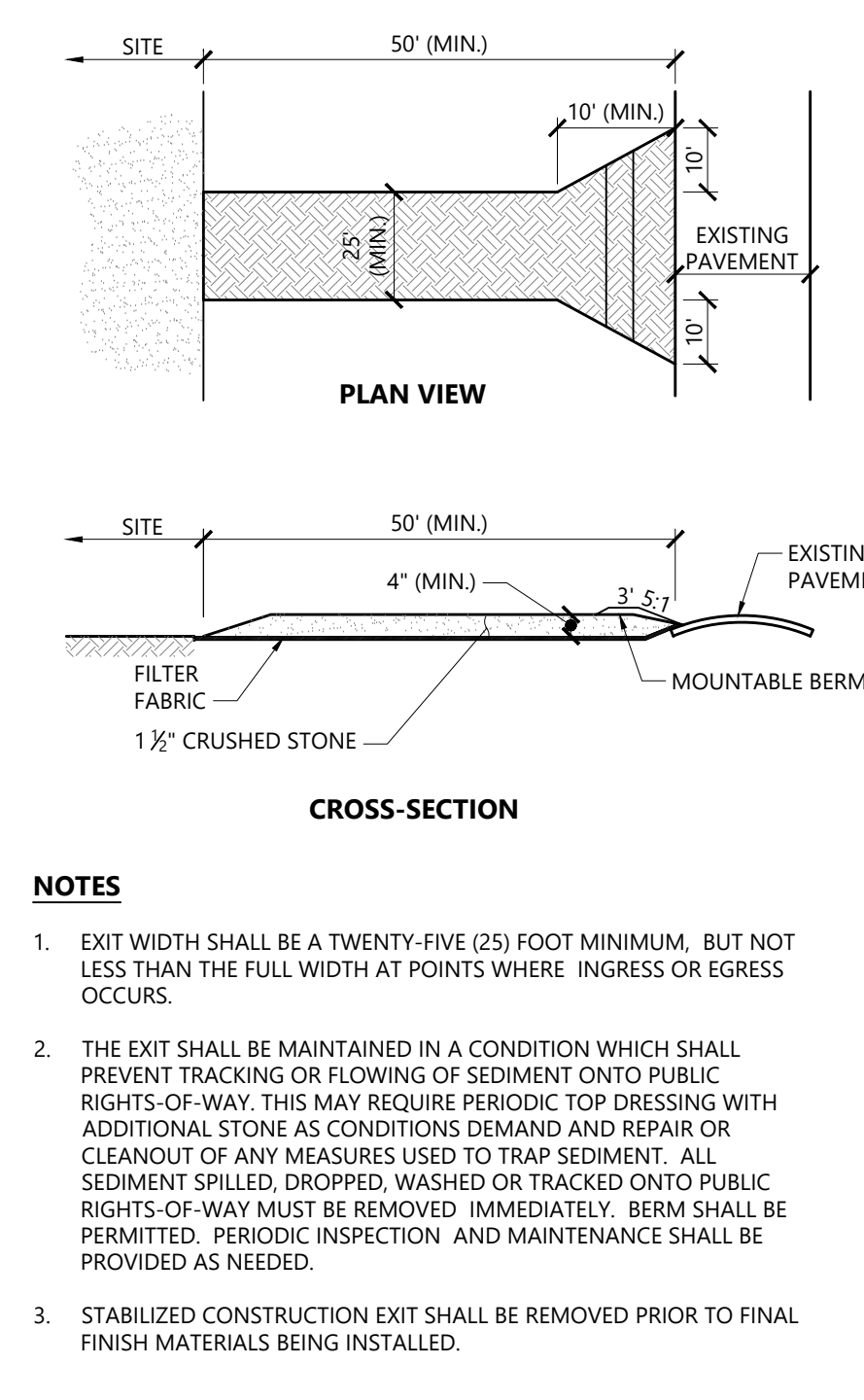
1. INSTALL SILTSAK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSAK.
3. SILTSAK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Drawing Number: **C-5**
Sheet 5 of 7
Project Number: **13830.00**
3/20/2018

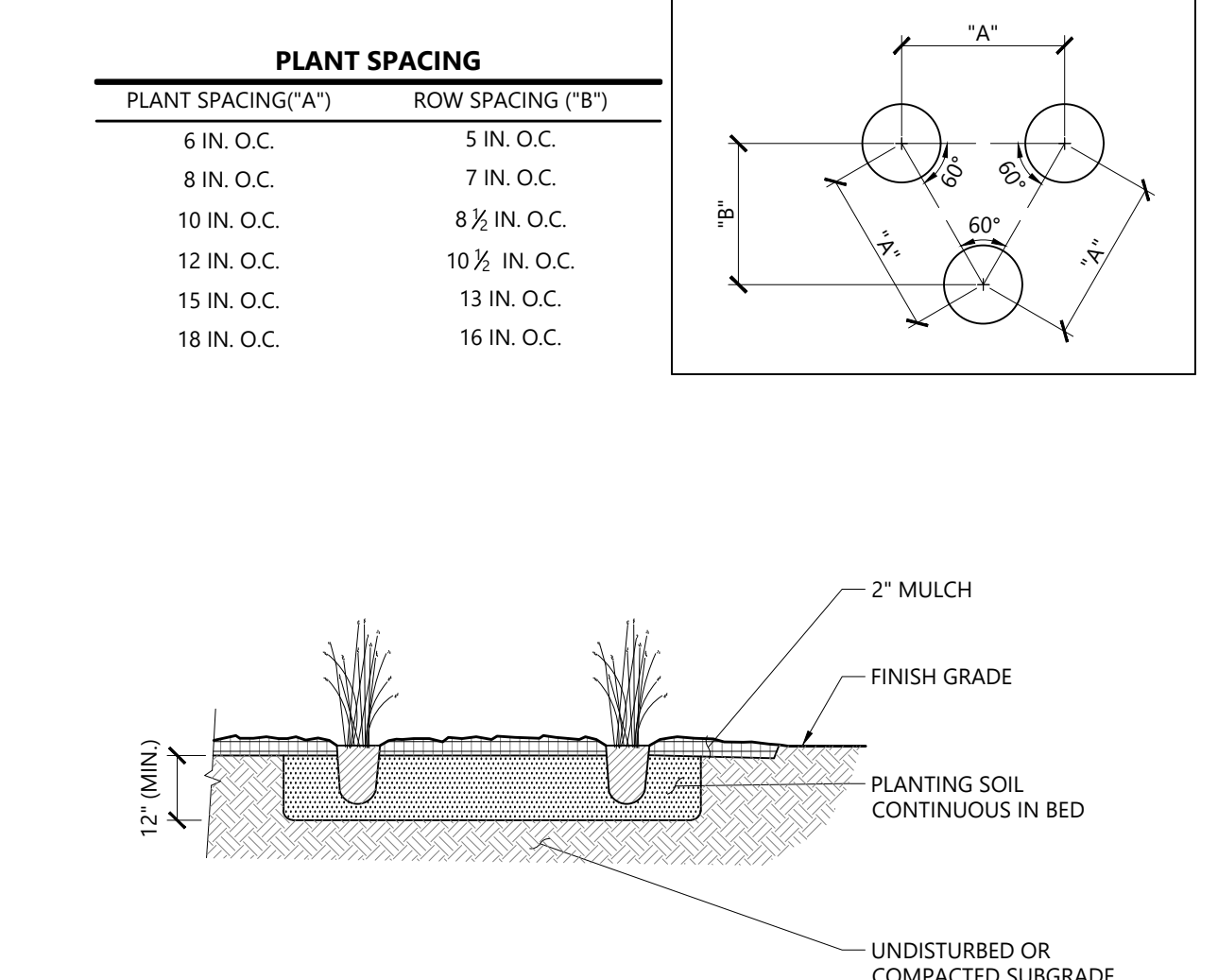
Professional Engineer
KAREN F. STAFFIER
CIVIL No. 45865
3/20/2018



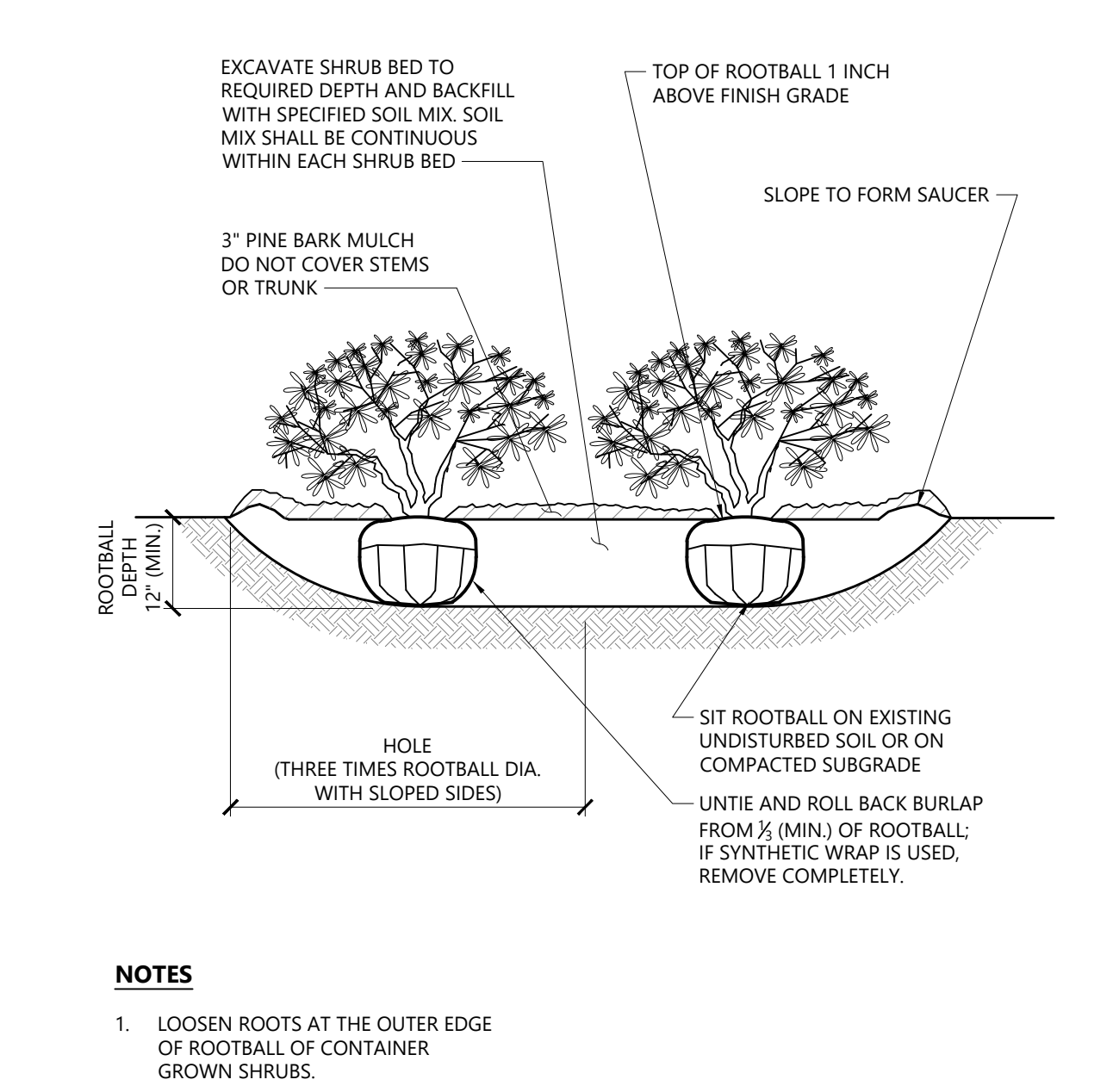
Tree Protection Fence 1/16
N.T.S. Source: VHB LD_610



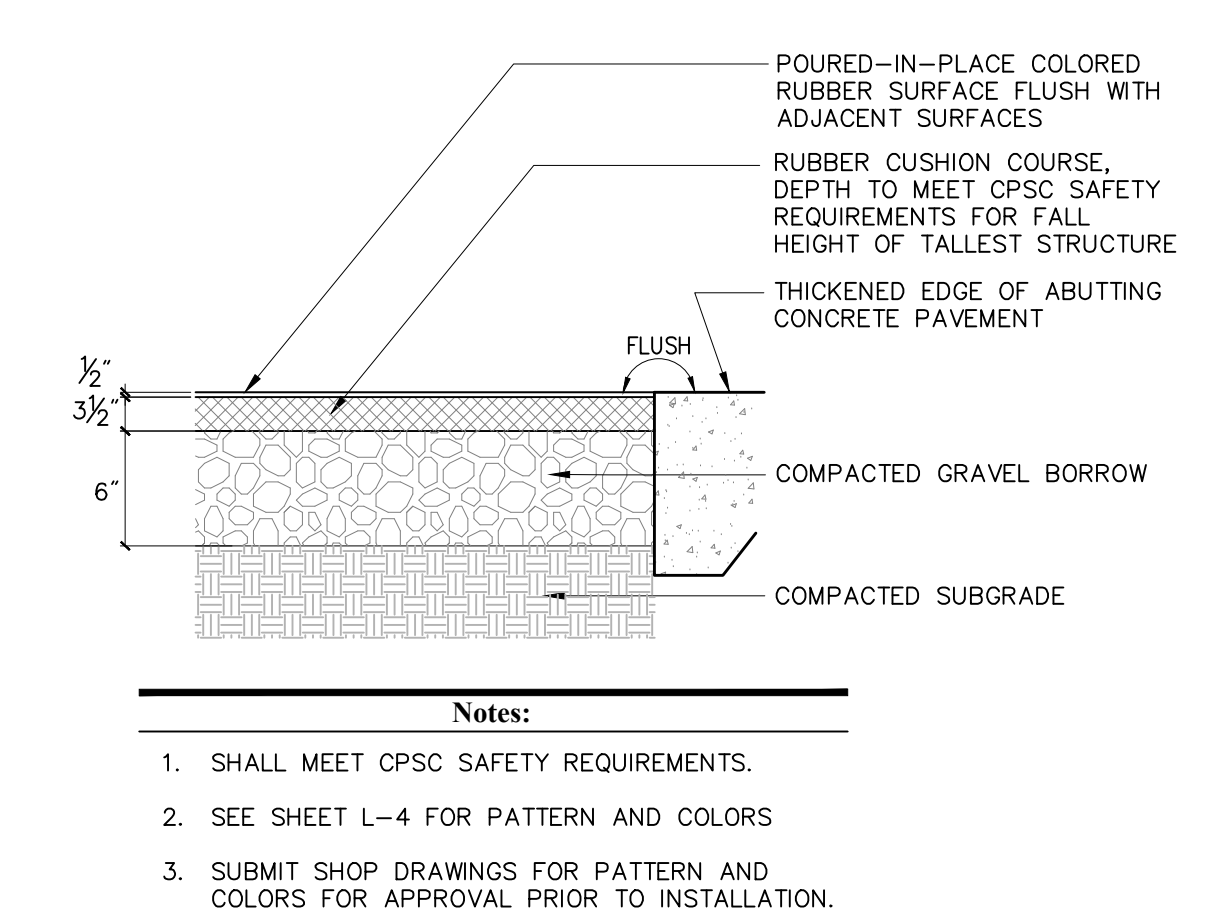
Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



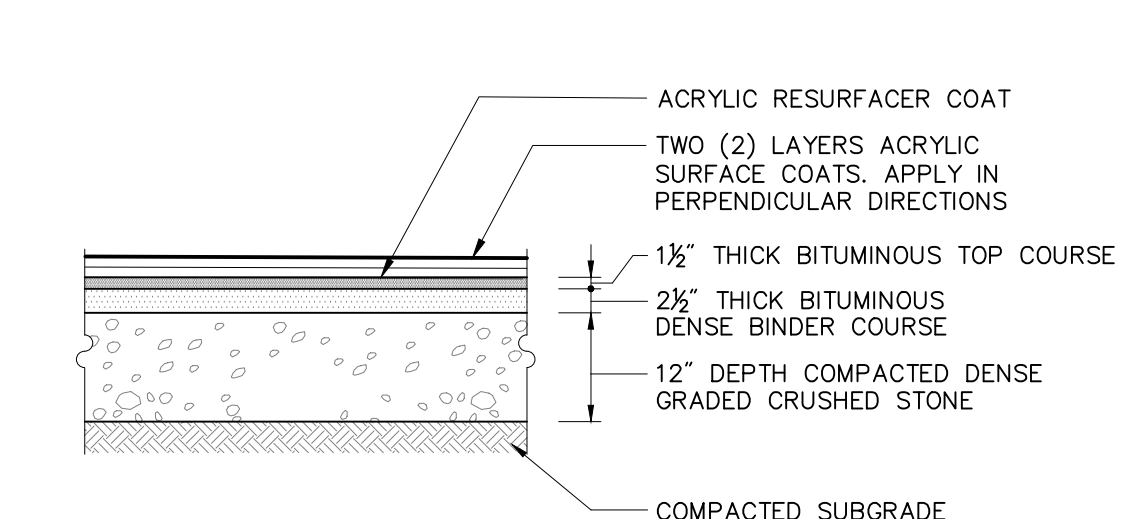
Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



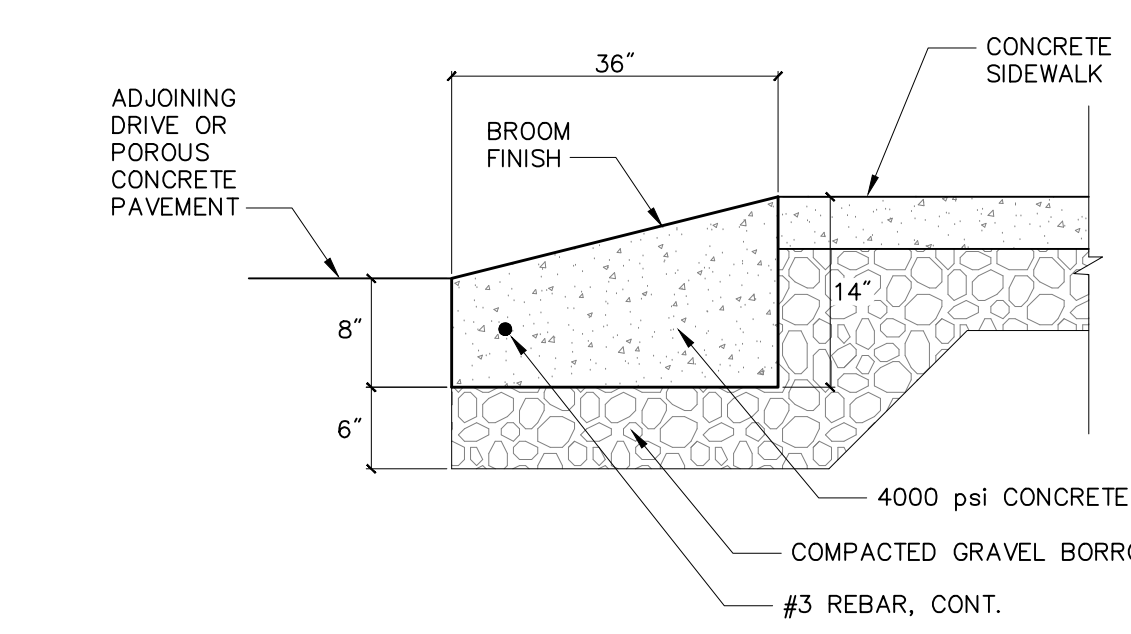
Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601



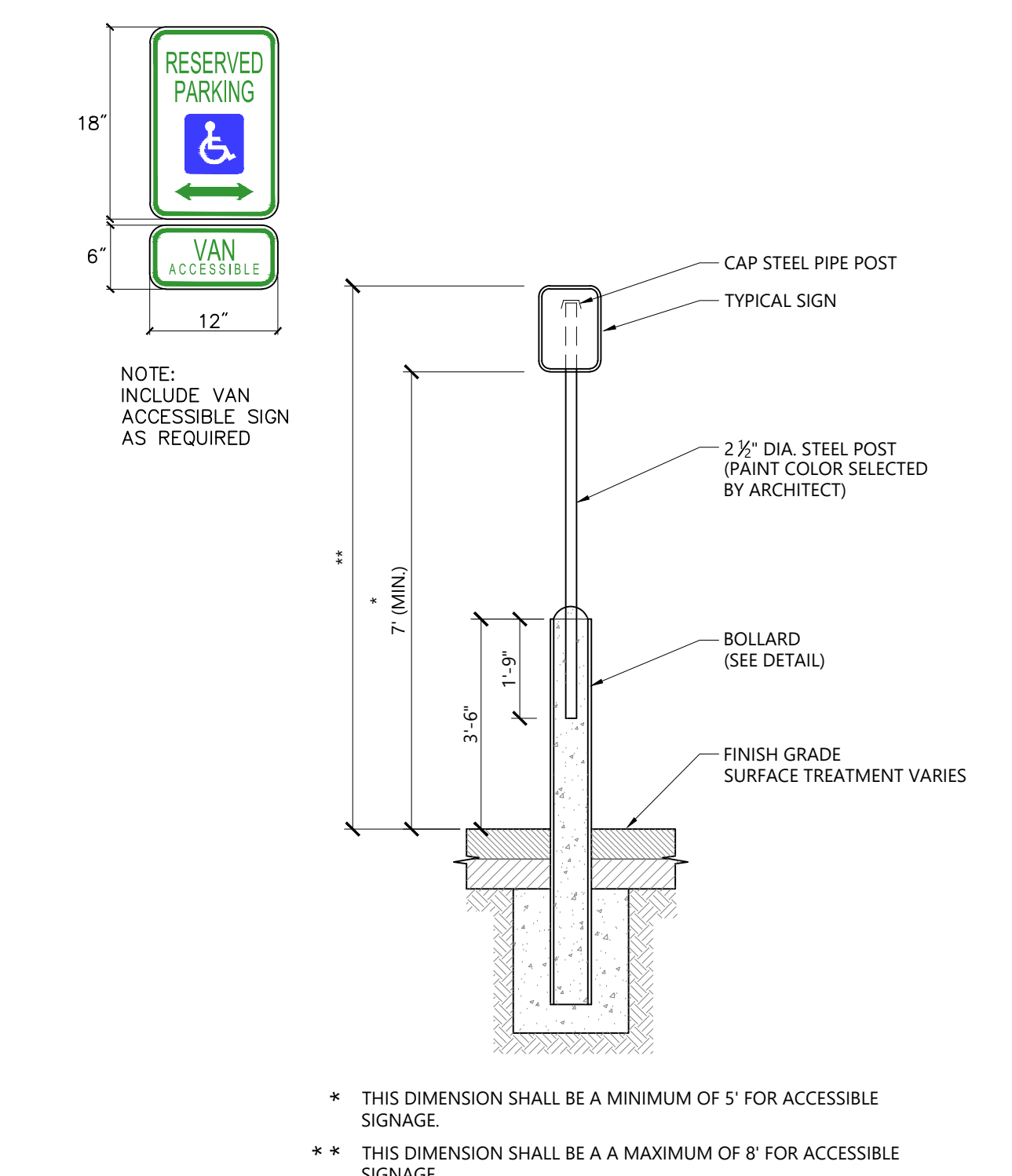
Play Area Surface
N.T.S.



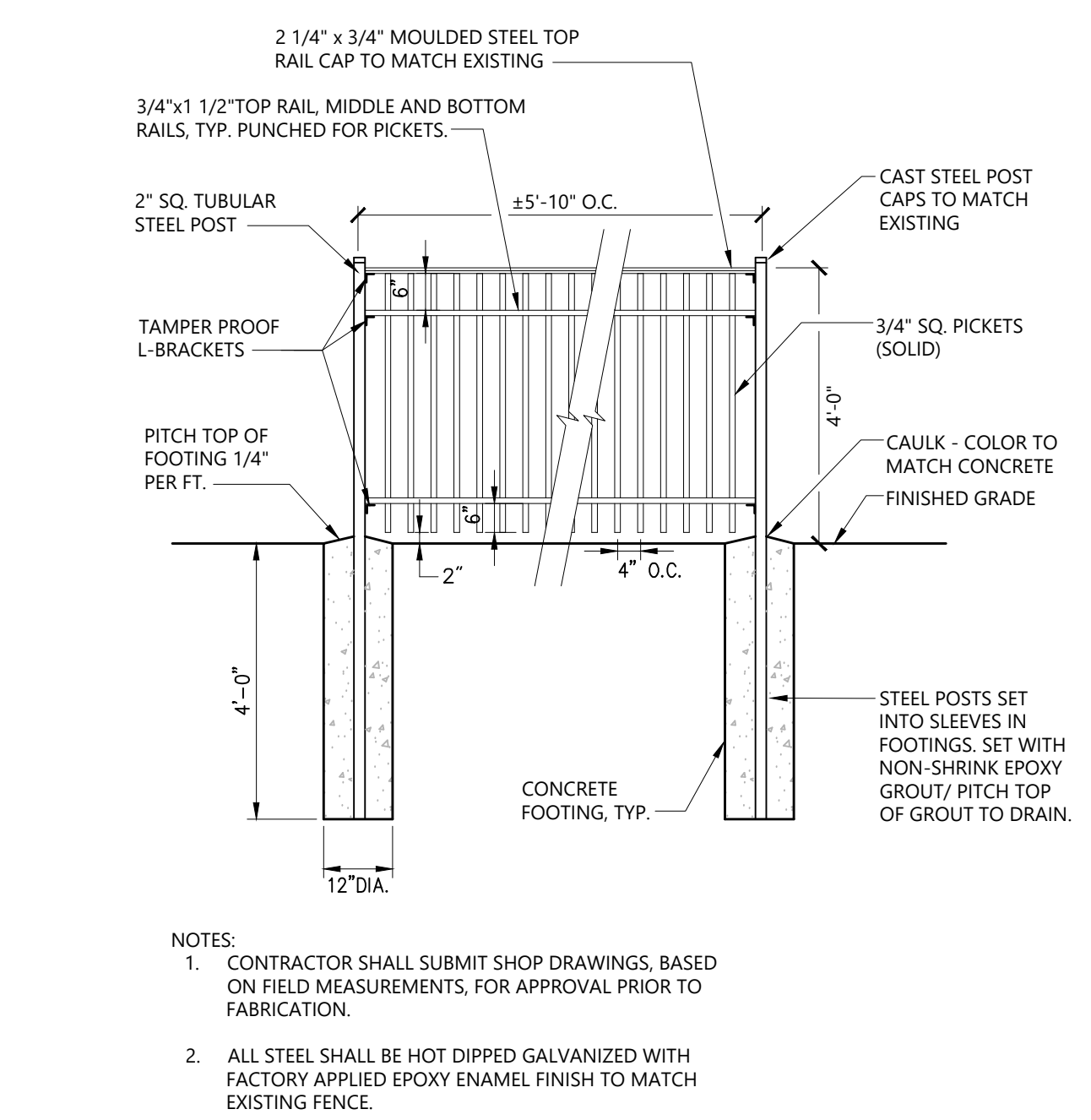
Basketball Court Surface
N.T.S.



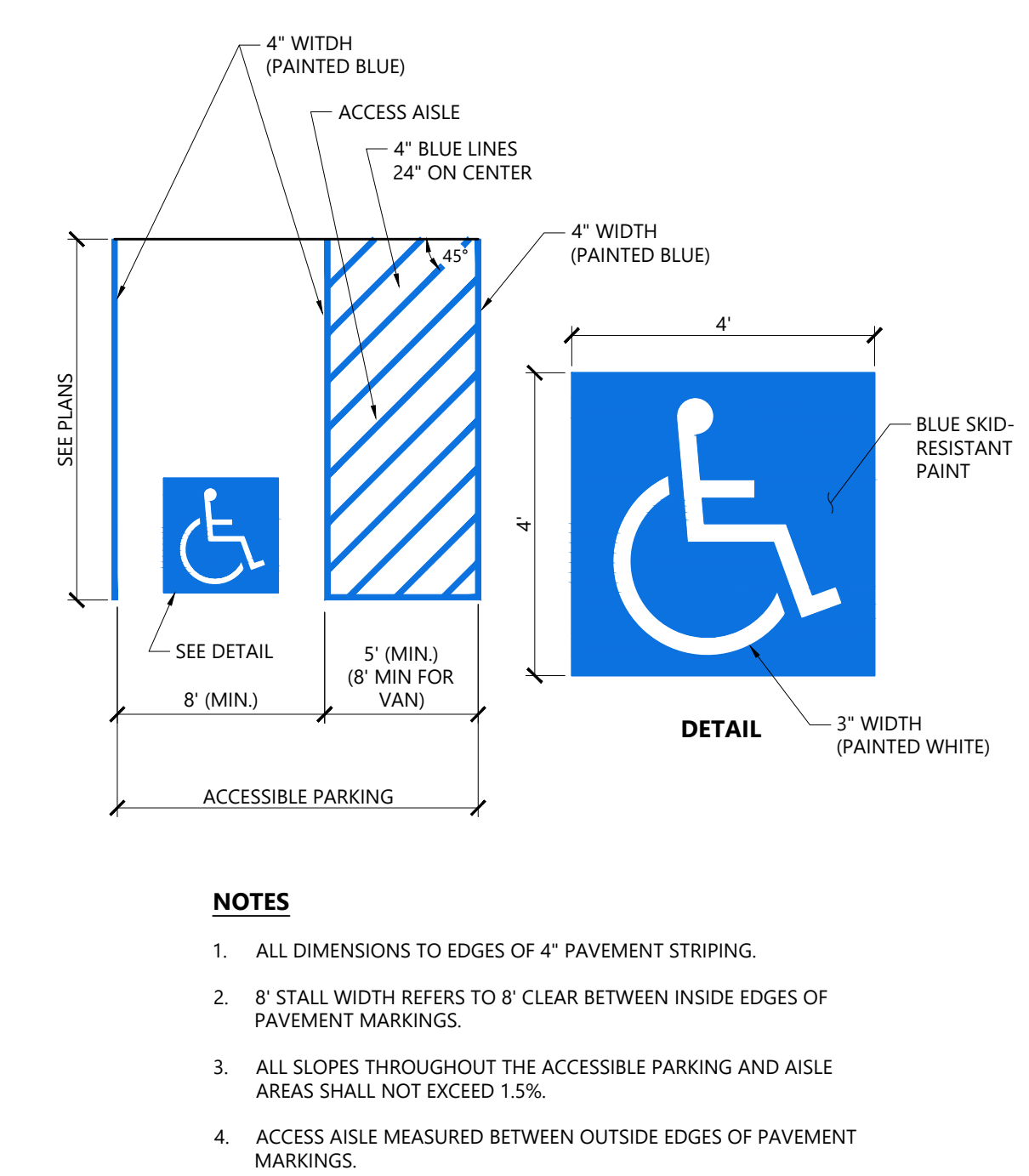
Concrete Sloped Curb
N.T.S.



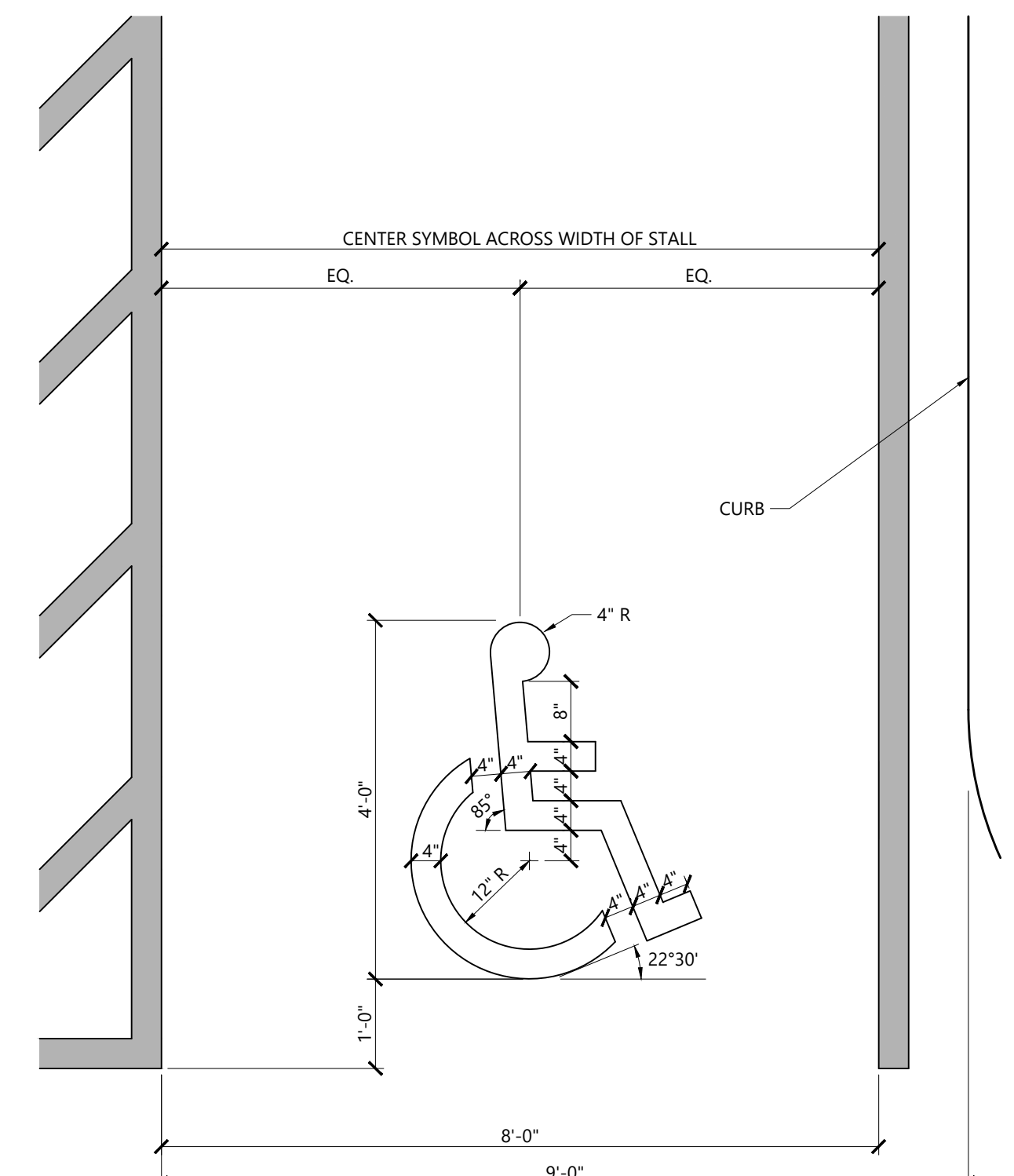
Bollard Mounted Sign 1/16
N.T.S. Source: VHB LD_703



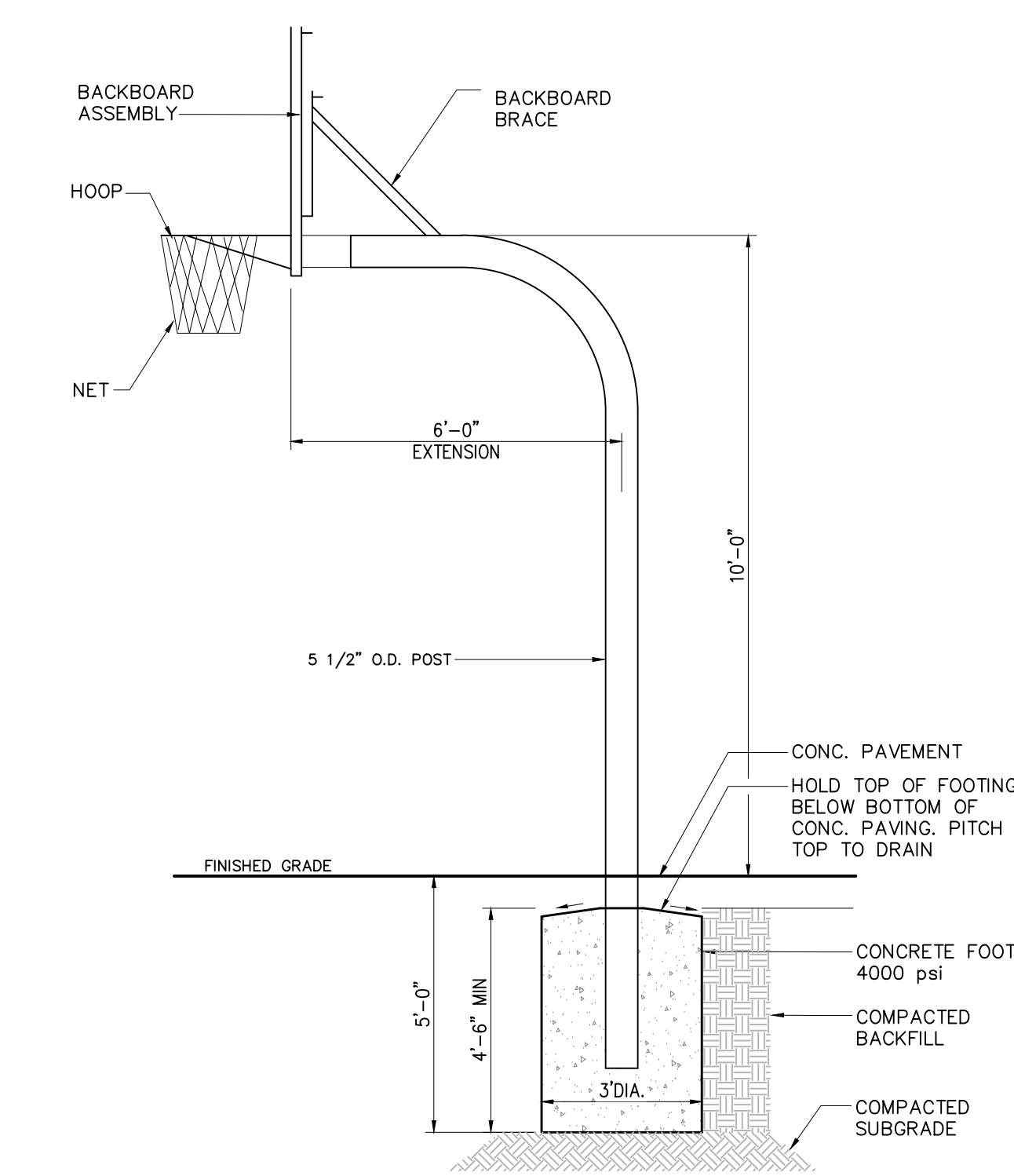
4' Ht. Ornamental Metal Fence 11/15
N.T.S. Source: VHB LD_



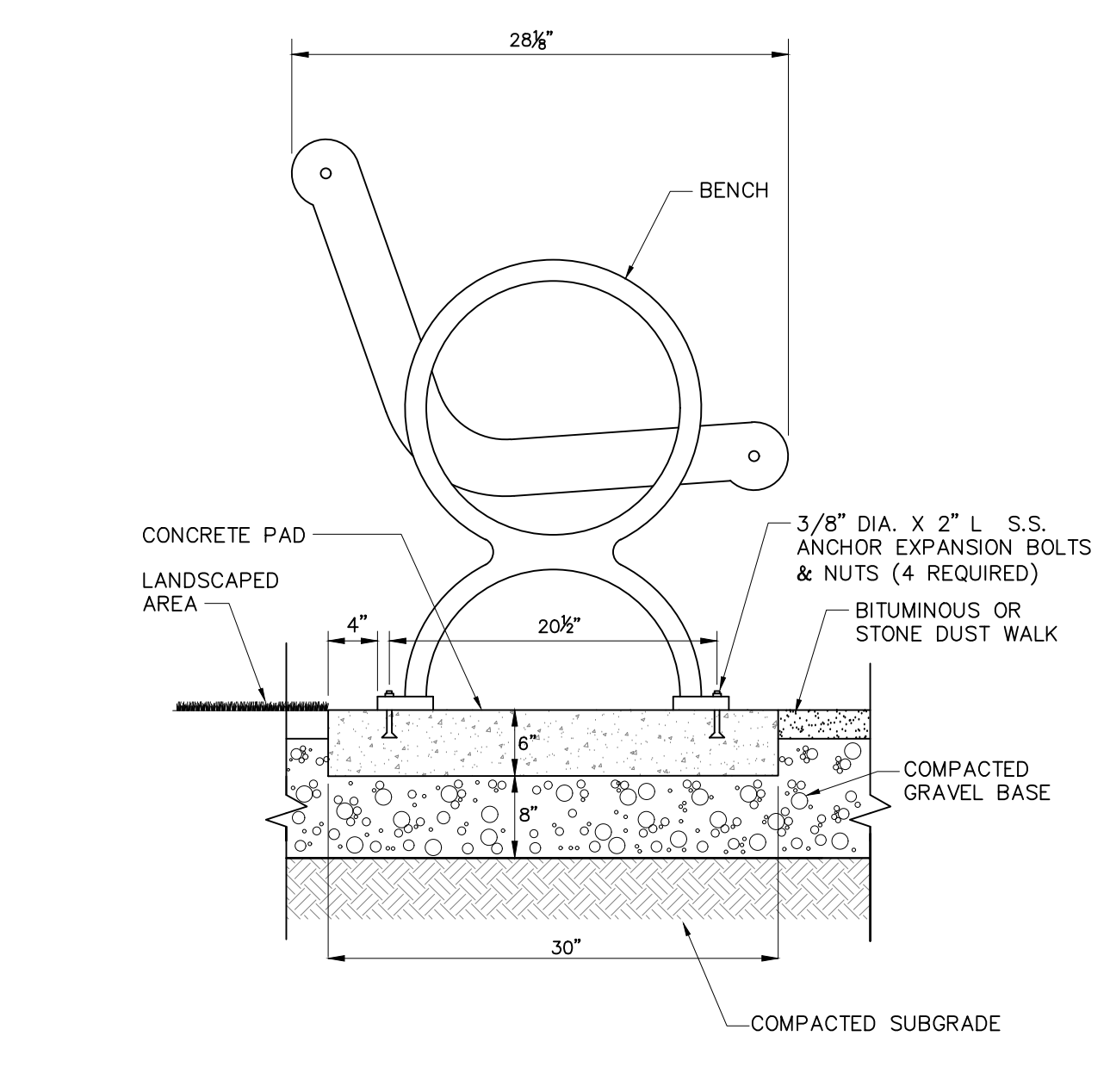
Accessible Parking Space 1/16
N.T.S. Source: VHB LD_528



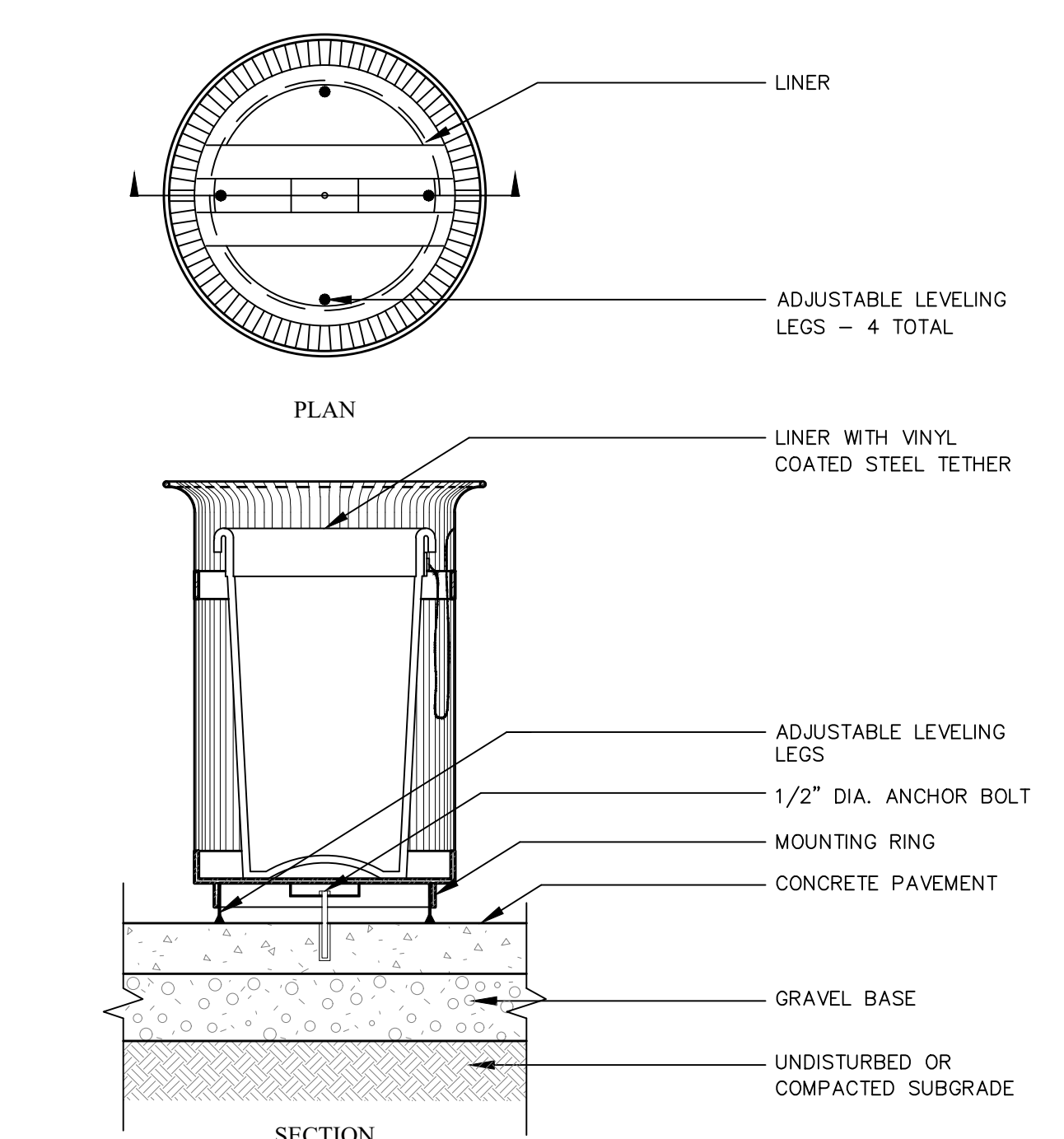
Accessible Parking Space Symbol 1/16
N.T.S. Source: VHB LD_525



Basketball Hoop
N.T.S.



Bench
N.T.S.



Trash Receptacle on Concrete
N.T.S. Source: VHB

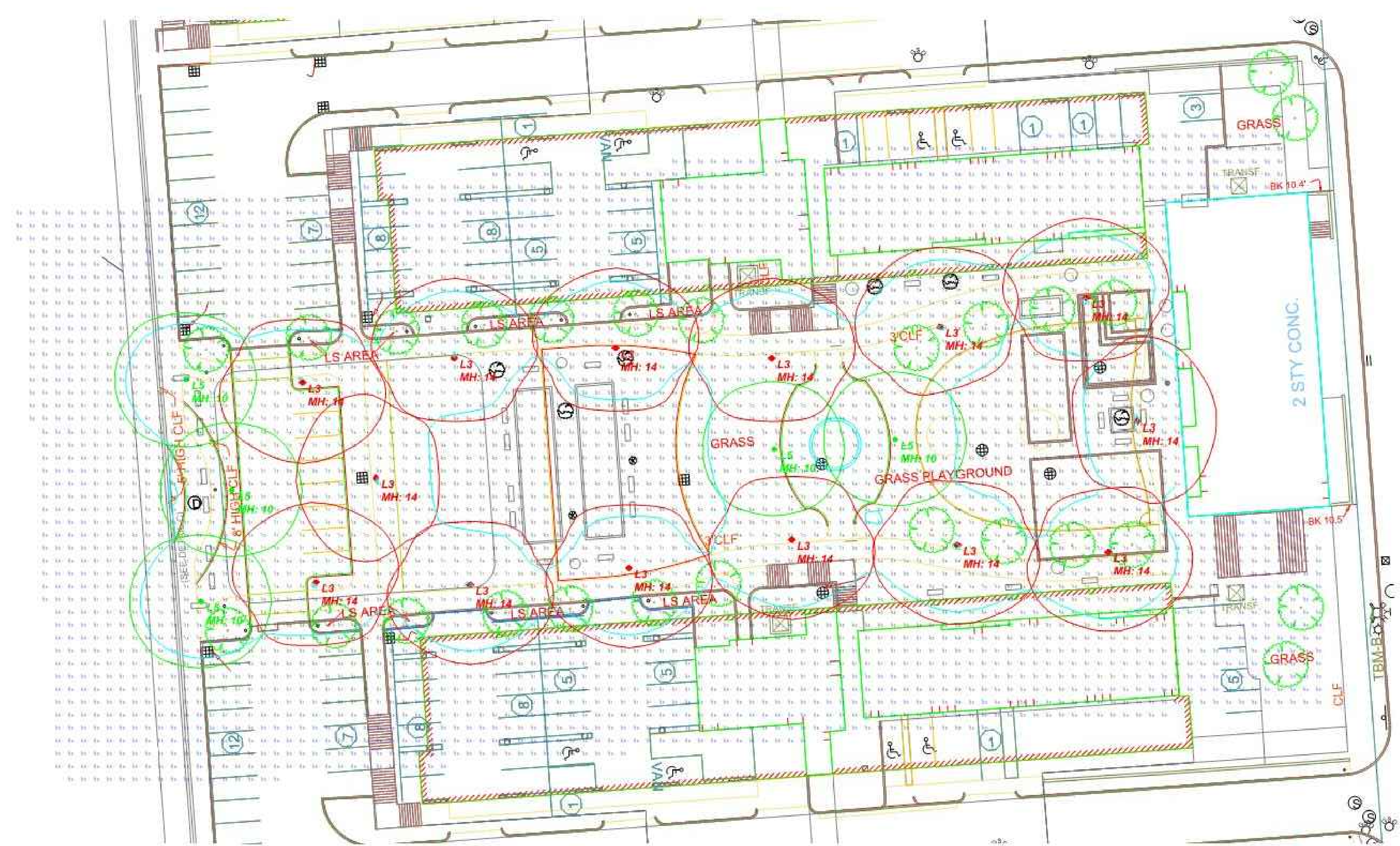
Shore Plaza East
600 Border Street
East Boston, Massachusetts

Designed by: **KAREN STAFFIER CIVIL No. 45855** Checked by: _____
Issued for: _____ Date: **Jan. 25, 2018**

Local Approval

Not Approved for Construction
Drawing Title: **Site Details**

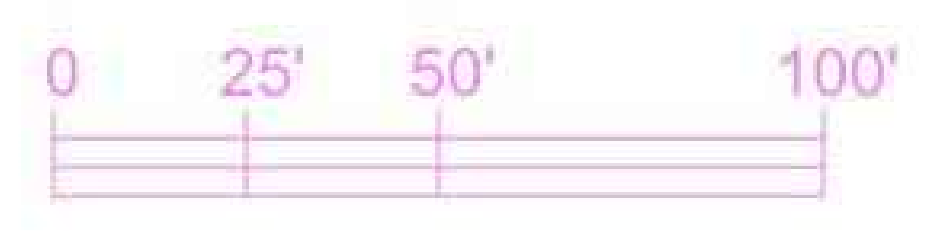
Drawing Number: _____
Sheet **6** of **7**
Project Number: **13830.00**
Date: **3/20/2018**



Symbol	Qty	Label	Description	Lum. Lumens	LLF	Filename
●	14	L3	17TAILED-TRIMHEAD-MKX-08-CSV1	2588	0.90	17TAILED-TRIMHEAD-MKX-08-CSV1.BLS
●	8	L8	17TAILED-TRIMHEAD-MKX-08-CSV1	2722	0.90	17TAILED-TRIMHEAD-MKX-08-CSV1.BLS

LumNo	Label	X	Y	Z	Output	TH
1	L3	4838.75	5254.4	14	12.077	0
2	L3	4822.28	5285.15	14	108.335	0
3	L3	4836	5277	14	88.284	0
4	L3	4832.25	5275	14	88.284	0
5	L3	4758.75	5275	14	88.284	0
6	L3	4832	5284.75	10	0	0
7	L3	4832.25	5282.5	14	120.385	0
8	L3	4836.5	5285.1	14	8.178	0
9	L3	4864.75	5284.75	10	0	0
10	L3	4757.75	5284	10	0	0
11	L3	4832	5226.75	14	182.183	0
12	L3	4846.75	5222	10	0	0
13	L3	4782.5	5222.75	14	232.164	0
14	L3	4828.75	5209.75	14	284.006	0
15	L3	4887.25	5189	14	178.327	0
16	L3	4752.25	5184.75	14	226.166	0
17	L3	4878.5	5166.25	14	93.278	0
18	L3	4836.5	5185.25	14	237.266	0
19	L3	4836.75	5170.75	10	0	0

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
CalcPh: 1	Nonuniform	Fc	0.39	4.3	0.0	N/A	N/A



OMNI-LITE, INC.
283 WINDY CREST, BURLINGTON, MA, 01803
Ph: 878-272-2300, FAX: 878-272-0229 www.omnilite.com

PROJECT: **13830 Plaza playground**

CLIENT: **XXX**

SCALE: **FEET** FILE: **omni 13830 plaza pg 01.adm**

DATE: **08/27/2017** SALES PERSON: **Paul Abdalla**

THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION OF OPERATIONAL DATA SUBJECT TO REVISIONS AND TESTING DATA.

Shore Plaza East
600 Border Street
East Boston, Massachusetts

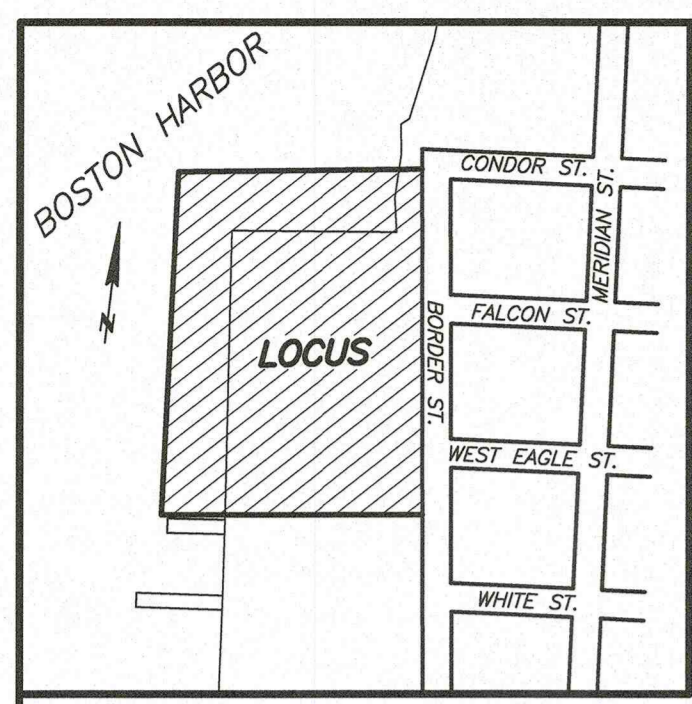
No.	Revision	Date	Appr.

Issued for: **Local Approval** Date: **Jan. 25, 2018**

Not Approved for Construction

Photometrics Plan

Drawing Number



Now or Formerly
CITY OF BOSTON
PARCEL ID 0103679000

N 85°45'51" E
650.00'

LIMIT OF LICENSE TO PLACE AND MAINTAIN SOLID FILL AND
DRAINAGE LICENSE No. 6184 OF 1973

N 04°48'00" E
618' (DEED)
617.67' (CALC.)

Now or Formerly
EBSP ASSOCIATES LLC
BOOK 25746, PAGE 226
PARCEL ID 0103678000

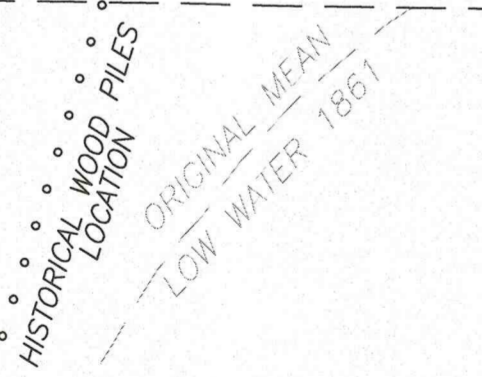
TOTAL AREA= 426,087 SQ. FT.
= 9.782 ACRES

HISTORICAL WOOD PIER LICENSE No. 49 OF 1912
LICENSE No. 42 OF 1912

LICENSE No. 1109 OF 1889

EXISTING 100' BUFFER
FROM TOP OF
BANK(TYP.)

LICENSE No.
1133 OF 1891



747.01'
S 85°45'51" W

Now or Formerly
RTC NEW STREET LLC
BOOK 25722, PAGE 277
PARCEL ID 0103677000

- ZONE AE EL=17.5 (BCB)
- ZONE AE EL=11.0 (MWD-88)
- ZONE AE EL=10.0 (MWD-88)
- ZONE AE EL=16.5 (BCB)
- ZONE AE EL=16.5 (BCB)
- ZONE X (UNSHADED)

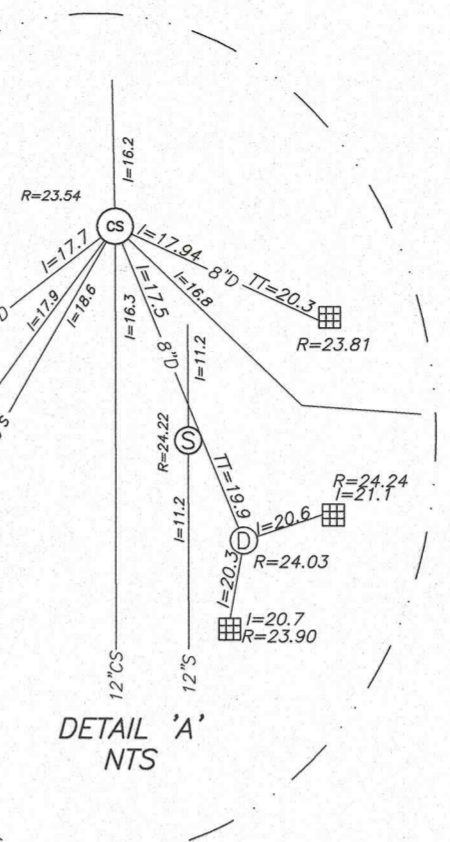
POINT OF BEGINNING

CONDOR
STREET
(PUBLIC - 50' WIDE)

FALCON
STREET
(PUBLIC - 50' WIDE)

BORDER
STREET
(PUBLIC - 50' WIDE)

WEST EAGLE
STREET
(PUBLIC - 50' WIDE)



NOTES:

- 1) BENCH MARK INFORMATION:
BENCH MARK USED:
LEFT OUTER CORNER LOWER STONE STEP, 78 FALCON STREET ELEVATION: 52.94' (BCB)
TEMPORARY BENCH MARKS SET:
TBM-A: HYDRANT CAPNUT NEXT TO 'O' IN OPEN; SEE PLAN FOR LOCATION. ELEVATION= 24.94' (BCB)
TBM-B: HYDRANT CAPNUT NEXT TO 'N' IN OPEN; SEE PLAN FOR LOCATION. ELEVATION: 30.38' (BCB)
- 2) ELEVATIONS REFER TO BOSTON CITY BASE (BCB)
- 3) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES PARTLY WITHIN ZONE "AE" BASE FLOOD ELEVATION DETERMINED, AND PARTLY WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0018J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
- 4) DRAINAGE OUTFALL PIPES AND INVERTS SHOWN HEREON WERE TAKEN FROM A PLAN ENTITLED "PLAN ACCOMPANYING PETITION OF SHORE PLAZA COMPANY TO PLACE AND MAINTAIN SOLID FILL & INSTALL AND MAINTAIN DRAINAGE IN BOSTON INNER HARBOR IN EAST BOSTON, MASSACHUSETTS", PREPARED BY BOSTON SURVEY CONSULTANTS, DATED JUNE 4, 1973, REVISED AUGUST 13, 1973.
- 5) EXISTING TOP OF BANK AND 100 FOOT BUFFER FROM TOP OF BANK SHOWN HEREON WERE DETERMINED BY VANASSE HANGEN BRUSTLIN, INC. ON DECEMBER 29, 2017.
- 6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

REFERENCES

SUFFOLK REGISTRY OF DEEDS:
BOOK 8681 PAGE 623
BOOK 8681 PAGE 640
BOOK 7142 PAGE 494
LAND COURT PLANS: L.C. 23588A
L.C. 18313A

PARKING SUMMARY

261 REGULAR SPACES
14 HANDICAP SPACES
275 TOTAL SPACES

LICENSES

No. 1109 OF 1889
No. 1249 OF 1890
No. 1273 OF 1890
No. 1133 OF 1891
No. 42 OF 1912
No. 49 OF 1912
No. 1563 OF 1934

LEGEND

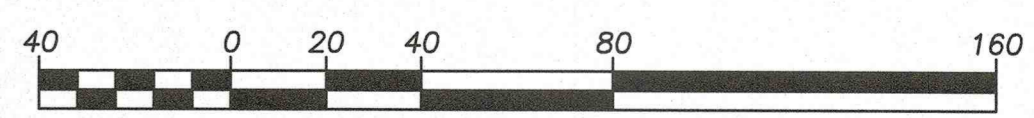
⊕	COMBINED SEWER MANHOLE	LS	LANDSCAPE
⊙	ELECTRIC MANHOLE	CALC	CALCULATED
⊗	SEWER MANHOLE	SQ. FT.	SQUARE FEET
⊚	TELEPHONE MANHOLE	CLF	CHAIN LINK FENCE
⊕	CATCH BASIN	CW	CATCH BASIN
⊕	CATCH BASIN-ROUND	SW	SIDEWALK
⊕	GAS SHUT OFF	REC	RECORD
⊕	WATER SHUT OFF	O/H	OVERHEAD
⊕	BOSTON WATER VALVE	LS	LANDSCAPE AREA
⊕	HYDRANT	BK	BACK
⊕	FLOOR DRAIN	BIT.	BITUMINOUS
⊕	UTILITY POLE	CONC.	CONCRETE
⊕	LIGHT POLE	MAG	MAGNETIC
⊕	ELECTRIC HANDHOLE	BC	BOTTOM OF CURB
⊕	SIGN	BOT	BOTTOM ELEVATION
⊕	HANDICAP RAMP	BW	BOTTOM OF WALL
⊕	SHRUB	CC	CONCRETE CURB
⊕	TREE	CLF	CHAIN LINK FENCE
⊕	NUMBER OF PARKING SPACES	ENT	ENTRANCE
⊕	COMBINED SEWER	R=	RADIUS OR RIM ELEVATION
D	DRAIN	TBM	TEMPORARY BENCH MARK
E	ELECTRIC	TC	TOP OF CURB
G	GAS	TW	TOP OF WALL
OHW	OVERHEAD WIRES	VCC	VERTICAL GRANITE CURB
S	SEWER	I=	INVERT ELEVATION
W	WATER	INACC.	INACCESSIBLE
T	TELEPHONE	TOD	TOP OF DEBRIS
X	METAL FENCE	TOW	TOP OF WATER
		TT=	TOP OF TRAP
		FOD	FULL OF DEBRIS
		NTS	NOT TO SCALE

JANUARY 19, 2018 DRAINAGE OUTFALL PIPES, TOP OF BANK, AND 100 BUFFER ZONE ADDED

**TOPOGRAPHIC PLAN
600 BORDER STREET
BOSTON, MASS.**

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
FEBRUARY 10, 2017
PHONE: (617)357-9740
www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS



SCALE: 1"=40'

RESEARCH PRL	FIELD PRL/AB	PROJ MGR MDS	APPROVED	SHEET NO. 1 OF 1
CALC PRL	CADD RDY/CAB	FIELD CHECKED	CRD FILE 15489	JOB NO. 15489
FILENAME: S:\PROJECTS\15400s\15489\DWG\15489-T.dwg				



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.
KARL A. MCCARTHY, PLS (MA# 88714) DATE
kam@feldmansurveyors.com

Attachment D

Stormwater Report

- Stormwater Checklist
- Stormwater Report

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Shore Plaza East Site Improvements

600 Border Street
East Boston, MA

PREPARED FOR

EBSP Associates, LLC
170 Newbury Street
Boston, Massachusetts 02116

PREPARED BY



101 Walnut Street
Watertown, MA 02472

January 24, 2018



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- Figure 2: Existing Conditions Figure
- Figure 3: Existing Drainage Conditions
- Figure 4: Proposed Drainage Conditions

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- Appendix A NRCS Soil Survey Information, On-Site Subsurface Investigation
- Appendix B Required Recharge Volumes
- Appendix C: Long –Term Pollution Prevention Plan
- Appendix D: Erosion and Sedimentation Control Measures



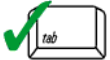
Checklist for Stormwater Report



Checklist for Stormwater Report

A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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

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



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

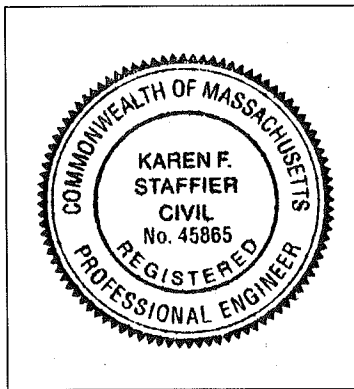
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Karen F Staffier 1/24/18
Signature and Date

Checklist

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

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

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

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

Standard 6: Critical Areas

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



Checklist for Stormwater Report

Checklist (continued)

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

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

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

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 9: Operation and Maintenance Plan

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

Standard 10: Prohibition of Illicit Discharges

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



Stormwater Report Narrative

This Stormwater Report has been prepared to demonstrate compliance with the Massachusetts Stormwater Management Standards, to the extent practicable, in accordance with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and Water Quality Certification Regulations (314 CMR 9.00).

The project site's drainage system being improved as part of the project does not connect to the Boston Water and Sewer Commission (BWSC) drainage system. Consequently, the BWSC drainage requirements are not discussed herein.

Project Description

EBSP Associates LLC (the Proponent) proposes to redevelop the current open space amenity improvements and undertake parking lot repaving at the existing Shore Plaza East residential development located at 600 Border Street (the "Project Site"). The 426,100 sf (9.8 acre) Project Site is located in East Boston between Border Street and Boston Harbor (Figure 1). The Site consists of nine (9) multi-story structures, eight (8) of which are located above paved parking with seven (7) building components at grade-level (Figure 3 and Figure 4).

The existing building footprints and uses are not proposed to change as part of this application. Proposed work includes landscape improvements focused on transforming the largely paved courtyard into a more vibrant outdoor space consisting of a basketball court, a playground, and natural lawn areas. New outdoor seating, site furnishings and lighting will supplement the newly renovated courtyard, which will be constructed with materials that will meet accessibility standards transforming the Site into a lively public waterfront destination.

Modifications to the parking area include connecting two of the existing parking areas with a new drive aisle and parking spaces adjacent to the basketball court; in the existing condition, this area currently consists primarily of paved areas (See Figure 4 and the attached Site Plans). Elsewhere, the parking and drive improvements include reclaiming the existing asphalt, providing new pavement base materials, and repaving in-kind. Curbing and walkways will be reconstructed in place. When these areas are updated, the grades and pavement markings will be reconstructed in accordance with current accessibility standards.



Stormwater Quantity and Quality Control Management

The existing stormwater management system consists of catch basins located on the westerly end of the site and within the center courtyard area that discharge via three (3) 15" outfalls to Boston Harbor. These outfalls were installed during the construction of the existing armored slope and the buildings in the 1970's.

Overall, the improvements depicted on the Site plans will decrease the quantity of impervious area on the Site by approximately 10,000 square feet, and increase the amount of landscape planted area. Given this reduction in impervious area, the existing drainage system will remain adequate to support the Project.

Two existing pavement areas which are graded level for ADA compliance purposes will be reconstructed with a porous concrete surface (permeable pavement) with an underdrain to drain the localized area.

To facilitate improved surface drainage from the reconstructed portions of the parking areas and to improve the quality of runoff from the Site, the existing catch basins will be replaced with new catch basins with deep sumps and hooded inlets. Catch basins will connect through manholes to maximize the sediment removal capabilities.

Source Control

A comprehensive source control program will be implemented at the Site, which will include regular pavement sweeping, catch basin cleaning, outfall maintenance, and covering and maintenance of all dumpsters and compactors. Further discussion of the site maintenance is included in the Stormwater Management Regulations Section 5 and in the Stormwater Management System Long Term Operation and Maintenance Plan attached hereto.

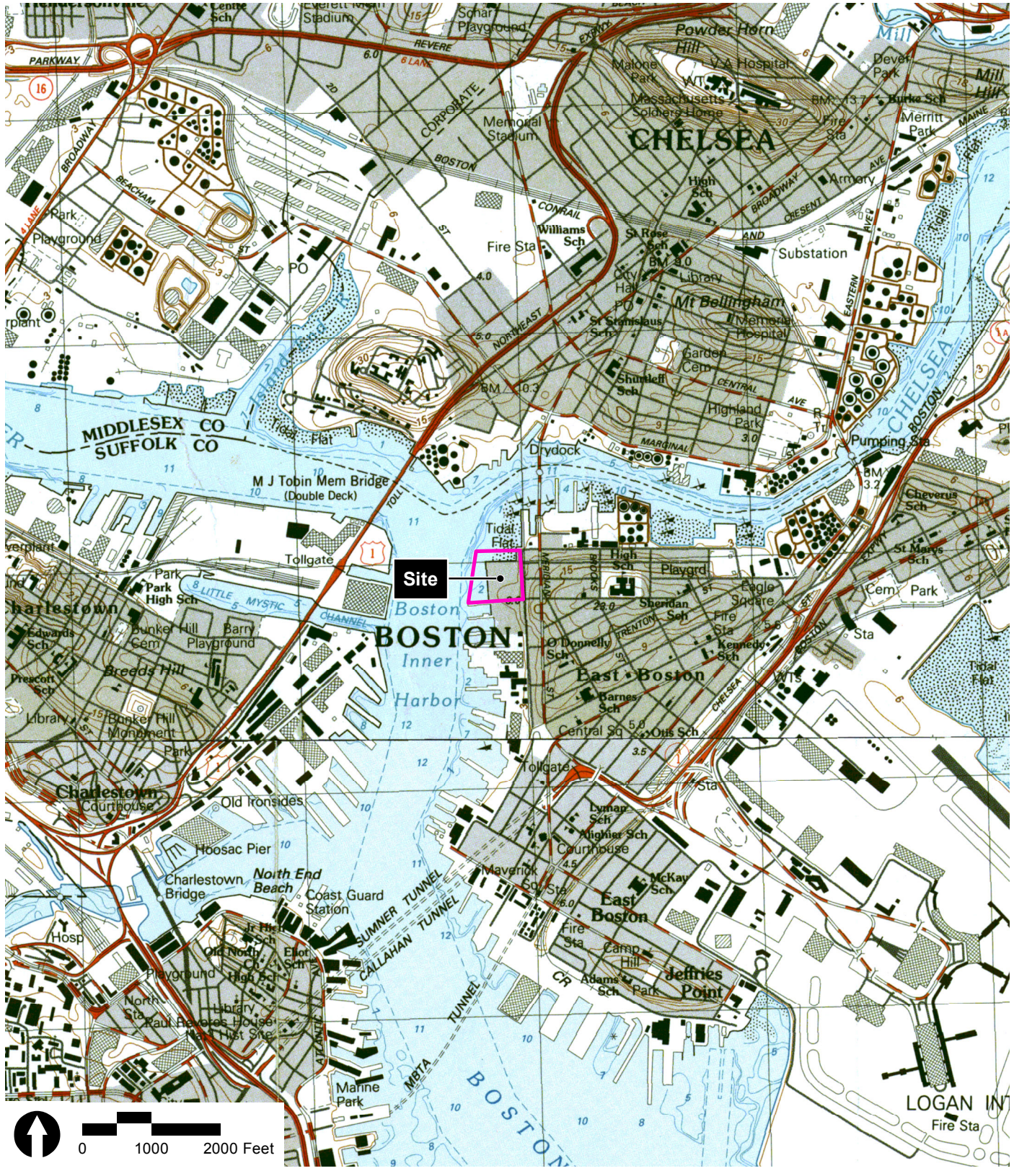
Construction Phase Protections

Downstream resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program including the installation of sediment traps in all active stormwater catch basins on-site, as well as those surrounding the limits of construction.

The construction site will also continuously be surrounded by erosion control barriers. These barriers will be maintained and relocated as necessary as the limits of construction change over time.



Erosion control and sedimentation measures will be maintained until the Project Site and landscaping elements are stabilized (i.e., ground covers have been fully constructed and vegetation has reach a stable growth state). These erosion and sedimentation measures will be consistent with the applicable National Pollutant Discharge Elimination System (NPDES) permit.



Source: MassGIS USGS Topo



Figure 1
Site Locus Map

**600 Border Street
East Boston, Massachusetts**



Source: MassGIS USGS Topo



Figure 2
Existing Conditions Aerial

**600 Border Street
East Boston, Massachusetts**



Regulatory Compliance

The following stormwater related regulations and guidelines apply to the proposed Site improvements:

- Massachusetts State Stormwater Management Regulations and Performance Standards included in the Stormwater Handbook, (Department of Environmental Protection February 2008).
- Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Stormwater Permit for Construction Activities disturbing greater than one acre (EPA, Federal Register, December 8, 1999 and amendments)

Compliance with these regulations is described in the following sections.

Massachusetts Department of Environmental Protection (DEP) - Stormwater Management Standards

The methods for compliance with the ten stormwater performance standards developed by the MA DEP are summarized below.

Standard 1: No New Untreated Discharges or Erosion to Wetlands

There are no new discharges proposed as part of the project. Consequently, The Project has been designed to comply with Standard 1.

Standard 2: Peak Rate Attenuation

The Project creates a reduction in impervious area and increase in vegetation on the site. Consequently, the Project will not result in an increase in peak rates of runoff from the site.

Standard 3: Stormwater Recharge

Due to the decrease in impervious area on the Site, the required recharge volume is zero. Some additional recharge will likely occur as part of the increase in pervious area in the Courtyard and through the implementation of the small areas of



permeable pavement (See Figure 4 and the Site Plans). Underdrains are provided for the permeable pavement play surface areas because the Site consists largely of fill that is not conducive to recharge.

Standard 4: Water Quality

The Project is seeking relief under Stormwater Management Standard 7 (the Project is a “redevelopment”), and as such complies with Standard 4 to the maximum extent practicable. It is not feasible given the land area available, the fill soils present at the site, and the Project’s limited scope to bring the site into compliance with Standard 4. Despite the constraints, the Project proposes to reconstruct portions of the drainage system to introduce catch basins with deep sumps and hoods to provide an improvement in the quality of runoff leaving the site.

The Long-Term Pollution Prevention Plan attached hereto includes measures to maintain the Site, are included in Appendix D.

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

The Project is not considered a LUHPPL given the small size and low intensity use of the Site.

Standard 6: Critical Areas

The Project will not discharge stormwater near or to a critical area.

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the Maximum Extent Practicable

The Project is a redevelopment, and has been designed to comply with Stormwater Management Standards 4 to the maximum extent practicable. Standards 1-3 and 5-10 have been met completely.

Refer directly to each Standard for applicable computations and supporting information demonstrating compliance with each.



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

The Project will disturb more than one acre of land and is therefore required to obtain coverage under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit. As required under this permit, a Stormwater Pollution Prevention Plan (SWPPP) will be developed and submitted before land disturbance begins. Recommended construction period pollution prevention and erosion and sedimentation controls to be finalized in the SWPPP are included in Appendix F.

Standard 9: Operation and Maintenance Plan

In compliance with Standard 9, a Post Construction Stormwater Operation and Maintenance (O&M) Plan has been developed for the Project. The O&M Plan is attached hereto as part of the Long Term Pollution Prevention Plan.

Standard 10: Prohibition of Illicit Discharges

The Site Plans submitted with this report have been designed so that the components included therein are in full compliance with current standards. No statement is made with regard to the drainage system in portions of the site not included in the redevelopment project area.

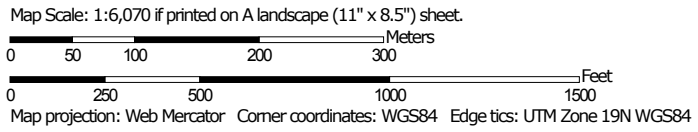


Appendix A – Soil Information

Hydrologic Soil Group—Norfolk and Suffolk Counties, Massachusetts




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
 Survey Area Data: Version 13, Oct 6, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 10, 2014—Aug 25, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Water		86.7	46.2%
603	Urban land, wet substratum, 0 to 3 percent slopes		36.5	19.5%
627C	Newport-Urban land complex, 3 to 15 percent slopes	B	54.1	28.9%
655	Udorthents, wet substratum		10.2	5.4%
Totals for Area of Interest			187.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Appendix B - Required and Provided Recharge Volumes



Recharge Calculations

Project Name: Shore Plaza East **Proj. No.:** 13830.0
Project Location: 600 Border St **Date:** 43436.0
East Boston, MA **Calculated by:** KFS
Checked by:

Proposed Impervious Surface Summary

Net Proposed Impervious Areas by Hydrologic Soil Group (HSG) in acres

Subcatchment	HSG A	HSG B	HSG C	HSG D	Total Area
All			-0.3		-0.3
TOTAL	0.0	0.0	-0.3	0.0	-0.3

Required Recharge Volume (Cubic Feet)

HSG	Area (acres)	Recharge Depth * (in.)	Volume (c.f.)
A	0.0	0.60	0
B	0.0	0.35	0
C	-0.3	0.25	-230
D	0.0	0.10	0
TOTAL			-230

* Per 2008 Massachusetts DEP Recharge Requirement



Appendix C - Long -Term Pollution Prevention Plan



Long-Term Pollution Prevention Plan

This Long-Term Pollution Prevention Plan has been developed to establish site management practices that improve the quality of stormwater discharges from the Project.

Description of Pollutant Sources

Pollutant sources at the Site may include sand and salt from winter deicing, and minor amounts of trash from parking and open space areas.

Pollutant Control Approach

Maintenance of Pavement Systems

Standard Asphalt Pavement

Regular maintenance of pavement surfaces will prevent pollutants such as oil and grease, trash, and sediments from entering the stormwater management system. The following practices should be performed:

- Sweep or vacuum asphalt pavement areas semi-annually with a commercial cleaning unit and dispose of removed material.
- Check loading docks and dumpster areas frequently for spillage and/or pavement staining and clean as necessary
- Routinely pick up and remove litter from the parking areas, islands, and perimeter landscaping.

Porous Concrete

The primary maintenance requirement for porous concrete is to clean the surface drainage voids. Fine debris and dirt accumulate in the drainage openings and reduce the pavement's flow capacity. Even though some irreplaceable loss in permeability should be expected over the paver's lifetime, one can increase the longevity of the



system by following the maintenance schedule for vacuum sweeping and high-pressure washing, restricting the area's use by heavy vehicles, limiting the use of de-icing chemicals and sand, and implementing a stringent sediment control plan.

Preventing Clogging of Porous Concrete Surface Areas

- Porous concrete shall be cleaned, at least bi-annually, with vacuums or washed with high pressure washers, as needed to prevent clogging.
- Do not allow construction staging, soil/mulch storage, etc. on unprotected pavement surface.
- Maintain vegetated areas adjacent to areas with porous concrete to prevent washout of soil onto surface.
- Do not apply any type of sealant to porous concrete.

Inspecting the System

- Inspect areas paved with porous concrete monthly for the first three months after construction to ensure proper functioning and correct any areas that have settled or experienced washouts.
- Inspect areas paved with porous concrete at least bi-annually after initial three month period. Bi-annual inspections should take place after large storms, when puddles will make any clogging obvious.

Maintenance of Vegetated Areas

Proper maintenance of vegetated areas can prevent the pollution of stormwater runoff by controlling the source of pollutants such as suspended sediments, excess nutrients, and chemicals from landscape care products. Practices that should be followed under the regular maintenance of the vegetated landscape include:

- Inspect planted areas on a semi-annual basis and remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Immediately clean any soil deposited on pavement.
- Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming.
- Plant alternative mixture of grass species in the event of unsuccessful establishment.
- The grass vegetation should be cut to a height between three and four inches.
- Pesticide/Herbicide Usage – No pesticides are to be used unless a single spot treatment is required for a specific control application.
- Fertilizer usage should be avoided. If deemed necessary, slow release fertilizer should be used. Fertilizer may be used to begin the establishment of vegetation in bare or damaged areas, but should not be applied on a regular basis unless necessary.



Management of Snow and Ice

Storage and Disposal

Snow shall be stockpiled on pavement surfaces so sand and salt may be swept in the spring or removed as snow melts and drains through the stormwater management system. Recommended locations for snow storage are shown on Figure 4, and practices for the safe storage and disposal of snow include:

- Under no circumstances shall snow be disposed or stored in wetland resource areas.
- Do not stockpile snow on permeable pavement surfaces. Sand and grit in snow will clog pavement.

Salt and Deicing Chemicals

The amount of salt and deicing chemicals to be used on the site shall be reduced to the minimum amount needed to provide safe pedestrian and vehicle travel. The following practices should be followed to control the amount of salt and deicing materials that come into contact with stormwater runoff:

- Do not apply abrasives such as sand or grit on or adjacent to porous concrete.
- Devices used for spreading salt and deicing chemicals should be capable of varying the rate of application based on the site specific conditions.
- Sand and salt should be stockpiled under covered storage facilities that prevent precipitation and adjacent runoff from coming in contact with the deicing materials

Spill Prevention and Response Plan

Spill prevention equipment and training will be provided by the property management company.

Initial Notification

In the event of a spill the facility and/or construction manager or supervisor will be notified immediately.

FACILITY MANAGER

Name: _____ Home Phone: _____

Phone: _____ E-mail: _____



CONSTRUCTION MANAGER

Name: _____ Home Phone: _____
Phone: _____ E-mail: _____

The supervisor will first contact the Fire Department and then notify the Police Department, the Public Health Commission and the Conservation Commission. The Fire Department is ultimately responsible for matters of public health and safety and should be notified immediately.

Further Notification

Based on the assessment from the Fire Chief, additional notification to a cleanup contractor may be made. The Massachusetts Department of Environmental Protection (DEP) and the EPA may be notified depending upon the nature and severity of the spill. The Fire Chief will be responsible for determining the level of cleanup and notification required. The attached list of emergency phone numbers shall be posted in the main construction/facility office and readily accessible to all employees. A hazardous waste spill report shall be completed as necessary using the attached form.



Emergency Notification Phone Numbers

1. FACILITY MANAGER

Name: _____ Home Phone: _____

Phone: _____ E-mail: _____

ALTERNATE

Name: _____ Home Phone: _____

Phone: _____ E-mail: _____

2. FIRE DEPARTMENT

Emergency: **911** _____

Business: **617-343-3550** _____

POLICE DEPARTMENT

Emergency: **911** _____

Business: **617-343-4500** _____

3. CLEANUP CONTRACTOR:

Address: _____

Phone: _____

4. MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION

Emergency: _____

Northeast Region –Wilmington MA

978 694-3200: _____

5. NATIONAL RESPONSE CENTER

Phone: **(800) 424-8802** _____

ALTERNATE: U.S. ENVIRONMENTAL PROTECTION AGENCY

Emergency: _____

Business: _____

6. CONSERVATION COMMISSION

Contact: _____

Phone: **617 635-3850** _____

BOARD OF HEALTH

Contact: _____

Phone: **617 534-5395** _____



Hazardous Waste / Oil Spill Report

Date _____ Time _____ AM / PM

Exact location (I.E. - Transformer #) _____

Type of equipment _____ Make _____ Size _____

S / N _____ Weather Conditions _____

On or near Water Yes Boston Harbor

No

Type of chemical/oil spilled _____

Amount of chemical/oil spilled _____

Cause of Spill _____

Measures taken to contain or clean up spill _____

Amount of chemical/oil recovered _____ Method _____

Material collected as a result of cleanup:

_____ Drums containing _____

_____ Drums containing _____

_____ Drums containing _____

Location and method of debris disposal

Name and address of any person, firm, or corporation suffering damages:

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

Spill reported to General Office by _____ Time _____ AM / PM

Spill reported to DEP / National Response Center by _____

DEP Date _____
Ti
me _____ AM / PM Inspector _____

NRC Date _____
Ti
me _____ AM / PM Inspector _____

Additional comments: _____



Assessment - Initial Containment

The supervisor or manager will assess the incident and initiate containment control measures with the appropriate spill containment equipment included in the spill kit kept on-site. A list of recommended spill equipment to be kept on site is included on the following page.

Fire / Police Department	<u>911</u>
Municipality Health Department	_____
Municipality Conservation Commission:	_____



Emergency Response Equipment

The following equipment and materials shall be maintained at all times and stored in a secure area for long-term emergency response need.

Supplies		Recommended Suppliers
SORBENT PILLOWS/"PIGS"	2	http://www.newpig.com Item # KIT276 — mobile container with two pigs, 26 feet of sock, 50 pads, and five pounds of absorbent (or equivalent)
SORBENT BOOM/SOCK	25 FEET	
SORBENT PADS	50	http://www.forestry-suppliers.com Item # 43210 — Manhole cover pick (or equivalent)
LITE-DRI® ABSORBENT	5 POUNDS	
SHOVEL	1	Item # 33934 — Shovel (or equivalent)
PRY BAR	1	Item # 90926 — Gloves (or equivalent)
GOGGLES	1 PAIR	Item # 23334 — Goggles (or equivalent)
GLOVES – HEAVY	1 PAIR	



Stormwater Operation and Maintenance Plan

Project Information

Site

Shore Plaza East
600 Border Street
East Boston, MA

Owner

EBSP Associates, LLC
170 Newbury St.
Boston, MA 02116

Site Supervisor TBD

Name: _____

Telephone: _____

Cell phone: _____

Email: _____



Description of Stormwater Maintenance Measures

The following Operation and Maintenance (O&M) program is proposed to ensure the continued effectiveness of the stormwater management system. Attached to this plan is a Stormwater Best Management Practices Checklist for use during the long term operation and maintenance of the stormwater management system.

Catch Basins

- All catch basins shall be inspected and cleaned a minimum of at least four times per year.
- Sediment (if more than six inches deep) and/or floatable pollutants shall be pumped from the basin and disposed of at an approved offsite facility in accordance with all applicable regulations.
- Any structural damage or other indication of malfunction will be reported to the site manager and repaired as necessary
- During colder periods, the catch basin grates must be kept free of snow and ice.
- During warmer periods, the catch basin grates must be kept free of leaves, litter, sand, and debris.

Stormwater Outfalls

- Inspect outfall locations monthly for the first three months after construction to ensure proper functioning and correct any areas that have settled or experienced washouts.
- Inspect outfalls annually after initial three month period.
- Annual inspections should be supplemented after large storms, when washouts may occur.
- Maintain vegetation around outfalls to prevent blockages at the outfall.
- Maintain rip rap pad below each outfall and replace any washouts.
- Remove and dispose of any trash or debris at the outfall.

Roof Drain Leaders

- Perform routine roof inspections quarterly.
- Keep roofs clean and free of debris.
- Keep roof drainage systems clear.
- Keep roof access limited to authorized personnel.
- Clean inlets draining to the subsurface bed twice per year as necessary.

Shore Plaza East, 600 Border Street, Boston, MA
Long Term Best Management Practices – Maintenance/ Evaluation Checklist

Best Management Practice	Inspection Frequency	Date Inspected	Inspector	Minimum Maintenance and Key Items to Check	Cleaning/Repair Needed <input type="checkbox"/> yes <input type="checkbox"/> no (List Items)	Date of Cleaning/Repair	Performed by
Deep Sump and Hooded Catch basin	Quarterly			Remove sediment four times annually or if >6inches	<input type="checkbox"/> yes <input type="checkbox"/> no		
Street Sweeping	Bi-annually			Vacuum sweeper	<input type="checkbox"/> yes <input type="checkbox"/> no		
Porous Concrete	Monthly for 3 months and bi-annually thereafter			Vacuum sweep or pressure wash as needed to prevent clogging	<input type="checkbox"/> yes <input type="checkbox"/> no		
Outfalls	Monthly for 3 months and once annually thereafter			Remove debris and excess vegetation, replace any dislodged riprap	<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		

Stormwater Control Manager _____



Appendix D: Erosion and Sedimentation Control Measures

As part of the Notice of Intent process, erosion and sedimentation controls are included on the Plans, including measures such as those described in the following pages.



Erosion and Sedimentation Control Measures

The following erosion and sedimentation controls are for use during the earthwork and construction phases of the project. The following controls are provided as recommendations for the site contractor and do not constitute or replace the final Stormwater Pollution Prevention Plan that must be fully implemented by the Contractor and owner in Compliance with EPA NPDES regulations.

Silt Fencing

In areas where high runoff velocities or high sediment loads are expected, siltsocks and wattles will be backed up with silt fencing. This semi-permeable barrier made of a synthetic porous fabric will provide additional protection. The silt fences and siltsocks and wattle will be replaced as determined by periodic field inspections.

Siltsocks and Wattles

Siltsocks and wattles will be placed to trap sediment transported by runoff before it reaches the drainage system or leaves the construction site. Siltsocks and wattles will be backed up with silt fencing. Stakes for silt fencing and siltsocks and wattles will be placed at least twelve inches into the existing ground.

Catch Basin Protection

Newly constructed and existing catch basins will be protected with hay bale barriers (where appropriate) or silt sacks throughout construction.

Gravel and Construction Entrance/Exit

A temporary crushed-stone construction entrance/exit will be constructed. A cross slope will be placed in the entrance to direct runoff to a protected catch basin inlet or settling area. If deemed necessary after construction begins, a wash pad may be included to wash off vehicle wheels before leaving the project site.

Diversion Channels

Diversion channels will be used to collect runoff from construction areas and discharge to either sedimentation basins or protected catch basin inlets.



Vegetative Slope Stabilization

Stabilization of open soil surfaces will be implemented within 14 days after grading or construction activities have temporarily or permanently ceased, unless there is sufficient snow cover to prohibit implementation. Vegetative slope stabilization will be used to minimize erosion on slopes of 3:1 or flatter. Annual grasses, such as annual rye, will be used to ensure rapid germination and production of root mass. Permanent stabilization will be completed with the planting of perennial grasses or legumes. Establishment of temporary and permanent vegetative cover may be established by hydro-seeding or sodding. A suitable topsoil, good seedbed preparation, and adequate lime, fertilizer and water will be provided for effective establishment of these vegetative stabilization methods. Mulch will also be used after permanent seeding to protect soil from the impact of falling rain and to increase the capacity of the soil to absorb water.

Maintenance

- The contractor or subcontractor will be responsible for implementing each control shown on the Sedimentation and Erosion Control Plan. In accordance with EPA regulations, the contractor must sign a copy of a certification to verify that a plan has been prepared and that permit regulations are understood.
- The on-site contractor will inspect all sediment and erosion control structures periodically, after each rainfall event, or as required by the NPDES permit. Records of the inspections will be prepared and maintained on-site by the contractor.
- Silt shall be removed from behind barriers if greater than 6-inches deep or as needed.
- Damaged or deteriorated items will be repaired immediately after identification.
- The underside of siltsocks should be kept in close contact with the earth and reset as necessary.
- Sediment that is collected in structures shall be disposed of properly and covered if stored on-site.
- Erosion control structures shall remain in place until all disturbed earth has been securely stabilized. After removal of structures, disturbed areas shall be regraded and stabilized as necessary.



Construction Best Management Practices – Maintenance/Evaluation Checklist

- A reduced version of the Erosion Control Maintenance measures as described above is included in the Construction Best Management Practices – Maintenance/Evaluation Checklist on the following page.

Shore Plaza East Apartments, 600 Border Street, East Boston, MA
Construction Best Management Practices – Maintenance/ Evaluation Checklist

Best Management Practice	Inspection Frequency	Date Inspected	Inspector	Minimum Maintenance and Key Items to Check	Cleaning/Repair Needed <input type="checkbox"/> yes <input type="checkbox"/> no (List Items)	Date of Cleaning/Repair	Performed by
Hay Bales/Silt Fencing/Silt Sock/Straw Wattle	Weekly and after any rainfall			Sediment build up, broken bales or stakes	<input type="checkbox"/> yes <input type="checkbox"/> no		
Gravel Construction Entrance	Weekly and after any rainfall			Filled voids, runoff/sediments into street	<input type="checkbox"/> yes <input type="checkbox"/> no		
Catch Basin Protection	Weekly and after any rainfall			Clogged or sediment build-up at surface or in basin	<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		
					<input type="checkbox"/> yes <input type="checkbox"/> no		

Stormwater Control Manager _____

