

January 20, 2021

**NOTICE OF INTENT**

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

For:

**1-27 BOSTON WHARF ROAD  
SEAPORT PARCEL L5**  
Boston, Massachusetts 02210

Prepared for:

**SEAPORT L-5 TITLE HOLDER LLC**  
33 Boylston Street  
Chestnut Hill, MA 02467

Prepared by:

**NITSCH ENGINEERING, INC.**  
2 Center Plaza, Suite 430  
Boston, MA 02108

Nitsch Project #14146

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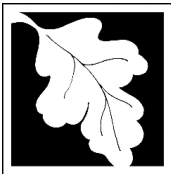
<b>Section 1</b>	<b>Notice of Intent Forms</b> WPA Form 3 - Notice of Intent NOI Wetland Fee Transmittal Form Climate Change Resiliency and Preparedness Checklist Notice of Intent – Boston NOI Form
<b>Section 2</b>	<b>Project Narrative</b>
<b>Section 3</b>	<b>Stormwater Report (Under separate cover)</b> Including the <i>Long-Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan</i> and <i>Geotechnical Report</i>
<b>Section 4</b>	<b>Documentation of Abutter Notification</b> Abutter Notification Affidavit of Service Certified Abutters List
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## **SECTION 1**

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### **NOTICE OF INTENT FORMS**

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

**Important:**

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



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

**A. General Information**

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

<u>1-27 Boston Wharf Rd</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>Ward 06</u>	<u>42.350</u>	<u>-71.046</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>02643070</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Amy</u>	<u>Prange</u>	
a. First Name	b. Last Name	
<u>Seaport L-5 Title Holder LLC</u>		
c. Organization		
<u>33 Boylston Street #3000</u>		
d. Street Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>857-205-1737</u>	<u>Amy.Prange@wsdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

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

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

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



Massachusetts Department of Environmental Protection  
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## A. General Information (continued)

6. General Project Description:

The Project includes the demolition of a parking lot and associated pavement, and utilities and the construction of a new building, an underground parking garage, proposed sidewalks, and associated improvements.

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

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

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

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

2. Limited Project Type

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

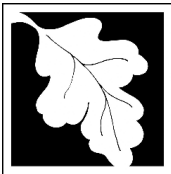
8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
59294	178
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) - <b>specify coastal or inland</b>	

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.
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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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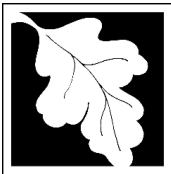
City/Town

**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	12,422	
	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](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**

- 12/22/2020  
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 \*\*

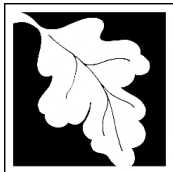
(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(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](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](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

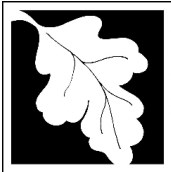
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

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

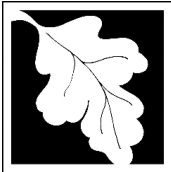
**D. Additional Information**

- 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.  
 Notes, Legend & Abbreviations, Site Demolition Plan, Site Utility Plan, Site Layout Plan, Site Grading Plan, Soil Erosion & Sed. Control Plan & Details (2 Sheets), and Civil Details (3 Sheets)  

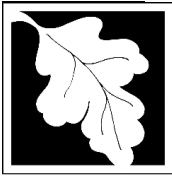
Nitsch Engineering	John Schmid, PE
b. Prepared By	c. Signed and Stamped by
January 20, 2021	1="20'
d. Final Revision Date	e. Scale
Stormwater Report	January 20, 2021
f. Additional Plan or Document Title	g. Date
- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.

#### E. Fees

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

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

710440	January 13, 2021
2. Municipal Check Number	3. Check date
1410500	January 13, 2021
4. State Check Number	5. Check date
Nitsch Engineering, Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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## 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.

DocuSigned by: <i>Amy Prange</i>		1/21/2021
1. Signature of Applicant		2. Date
3. Signature of Property Owner (if different)	<i>[Handwritten Signature]</i>	4. Date
5. Signature of Representative (if any)		6. Date <i>01/20/2021</i>

### For Conservation Commission:

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

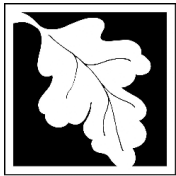
### For MassDEP:

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

### Other:

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

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**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:

1-27 Boston Wharf Rd Boston  
 a. Street Address b. City/Town  
 \_\_\_\_\_ \$512.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Amy Prange  
 a. First Name b. Last Name  
 Seaport L-5 Title Holder LLC  
 c. Organization  
 33 Boylston Street, #3000  
 d. Mailing Address  
 Chestnut Hill MA 02467  
 e. City/Town f. State g. Zip Code  
 857-205-1737 Amy.Prange@wsdevelopment.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

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

**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.)



## INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

### INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

### INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, "state-listed" vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm) or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581-3336  
508.792.7270



**A. GENERAL INFORMATION**

1. Project Location

<u>1-27 BOSTON WHARF ROAD</u>	<u>BOSTON</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
<u>06</u>	<u>02643070</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>JOHN</u>	<u>SCHMID</u>	<u>NITSCH ENGINEERING, INC.</u>
a. First Name	b. Last Name	c. Company
<u>2 CENTER PLAZA, SUITE 430</u>		
d. Mailing Address		
<u>BOSTON</u>	<u>MA</u>	<u>02108</u>
e. City/Town	f. State	g. Zip Code
<u>617-338-0063</u>	<u>617-338-6472</u>	<u>JSCHMID@NITSCHENG.COM</u>
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>AMY</u>	<u>PRANGE</u>	<u>SEAPORT L-5 TITLE HOLDER LLC</u>
a. First Name	b. Last Name	c. Company
<u>33 BOYLSTON STREET, SUITE 3000</u>		
d. Mailing Address		
<u>CHESTNUT HILL</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>857-205-1737</u>	<u>amy.prange@wsdevelopment.com</u>	
h. Phone Number	i. Fax Number	j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

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





5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes  No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

\_\_\_\_\_  
This project includes the demolition of a parking lot and associated pavement, landscaping, and utilities and  
\_\_\_\_\_  
the construction of a new building at surface level, underground parking garage, proposed sidewalks, and  
\_\_\_\_\_  
associated improvements, which are partially located within jurisdictional resource areas.  
\_\_\_\_\_

7. Project Type Checklist

- |   |   |
|---|---|
| a. <input type="checkbox"/> Single Family Home                | b. <input type="checkbox"/> Residential Subdivision             |
| c. <input type="checkbox"/> Limited Project Driveway Crossing | d. <input checked="" type="checkbox"/> Commercial/Industrial    |
| e. <input type="checkbox"/> Dock/Pier                         | f. <input type="checkbox"/> Utilities                           |
| g. <input type="checkbox"/> Coastal Engineering Structure     | h. <input type="checkbox"/> Agriculture – cranberries, forestry |
| i. <input type="checkbox"/> Transportation                    | j. <input type="checkbox"/> Other                               |

8. Property recorded at the Registry of Deeds

_____ Suffolk a. County	_____ 178 b. Page Number
_____ 59294 c. Book	_____ d. Certificate # (if registered land)

9. Total Fee Paid

_____ \$1,050 a. Total Fee Paid	_____ \$512.50 b. State Fee Paid	_____ \$1,500 (maximum per BCC) c. City Fee Paid
---------------------------------------	--	--

**B. BUFFER ZONE & RESOURCE AREA IMPACTS**

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes  No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

**C. OTHER APPLICABLE STANDARDS & REQUIREMENTS**

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

\_\_\_\_\_  
BWSC Site Plan Approval will be submitted concurrently with this application.

\_\_\_\_\_  
Proposed utility service connections on the site will be inspected and submitted for approval during project construction. Submittal for PIC will be submitted by the end of January 2021.

\_\_\_\_\_

\_\_\_\_\_



2. 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://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes  No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

**A. Submit Supplemental Information for Endangered Species Review**

Percentage/acreage of property to be altered:

(1) within wetland Resource Area \_\_\_\_\_ percentage/acreage

(2) outside Resource Area \_\_\_\_\_ percentage/acreage

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

- Yes  No

If yes, provide the name of the ACEC: \_\_\_\_\_

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

- Applying for a Low Impact Development (LID) site design credits
- A portion of the site constitutes redevelopment
- Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

- Single-family house
- Emergency road repair
- Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes  No



City of Boston  
Environment

**NOTICE OF INTENT APPLICATION FORM**  
Boston Wetlands Ordinance  
City of Boston Code, Ordinances, Chapter 7-1.4

\_\_\_\_\_  
Boston File Number

\_\_\_\_\_  
MassDEP File Number

**D. 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 Protection Ordinance.

DocuSigned by:

*Amy Prange*

Signature of Applicant

1/21/2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Representative (if any)

*[Handwritten Signature]*

*01/20/2021*

\_\_\_\_\_  
Date



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

### **INSTRUCTIONS FOR COMPLETING THE EXTENSION FORM**

Due to the ongoing public health crisis caused by COVID-19, Governor Baker signed Chapter 53 of the Acts of 2020 in April 2020 which allowed local permitting authorities to postpone processing permit applications and conduct meetings remotely without dire legal consequences while Governor Baker's March 10, 2020 COVID-19 state of emergency is in effect.

On November 17, 2020, Governor Baker signed Chapter 201 of the Acts of 2020, which ends the tolling of most timelines, including those for holding a public hearing for new filings; issuing a permit after the closure of a hearing; and holding a hearing on any application that was continued due to COVID-19. The normal regulatory timelines are back in effect as of December 1, 2020.

The Boston Conservation Commission has continued and will continue to accept applications, review project, and issue its final decisions within a timely manner throughout the state of emergency. However, there may be a need to extend the review of an application or the issuance of a final decision given the changing nature of the crisis. The Boston Conservation Commission is hereby requiring all submitted applications to include a completed Boston Extension Form acknowledging that there may be a delay in the review of the application and the issuance of a final decision.

Please complete the Boston Extension Form below and include it in your submission.



City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

### EXTENSION FORM

The undersigned hereby allows the **Boston Conservation Commission** an extension of time, beyond the statutory limit, to review an application or issue a final decision under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4d during the state of emergency declared by the Governor on March 10, 2020.

**Applicant:**

John

a. First Name

Schmid

b. Last Name

Nitsch Engineering, Inc.

c. Company

2 Center Plaza, Suite 430

d. Mailing Address

Boston

e. City/Town

MA

f. State

02108

g. Zip Code

617-338-0063

h. Phone Number

617-338-6472

i. Fax Number

jschmid@nitscheng.com

i. Email address

*John Schmid*

*01/20/2021*

Signature of Applicant

Date

**Property Owner (if different):**

Amy

a. First Name

Prange

b. Last Name

WS Development

c. Company

33 Boylston Street, Suite 3000

d. Mailing Address

Chestnut Hill

e. City/Town

MA

f. State

02467

g. Zip Code

857-205-1737

h. Phone Number

i. Fax Number

amy.prange@wsdevelopment.com

j. Email address

DocuSigned by:

*Amy Prange*

94758D20F4D848C

Signature of Property Owner (if different)

*1/21/2021*

Date

**Applications will only be accepted when submitted with a properly executed Extension Form.**

# Boston Planning & Development Agency Climate Resiliency Report Summary



**Submitted:** 01/14/2021 13:19:49

## A.1 - Project Information

Project Name:	Seaport Square Block L5		
Project Address:	1-27 Boston Wharf Road		
Filing Type:	Initial (PNF, EPNF, NPC or other substantial filing)		
Filing Contact:	Yanni Tsipis	WS Development	Yanni.Tsipis@wsdevelopment.com 617 646 3180
Is MEPA approval required?	Yes	MEPA date:	06/15/2018

## A.2 - Project Team

Owner / Developer:	Seaport L5 Title Holder LLC
Architect:	Executive Architect: Gensler, Design Architect: Henning Larson Design
Engineer:	MEP: Buro Happold, Civil: Nitsch Engineering
Sustainability / LEED:	The Green Engineer
Permitting:	Nitsch Engineering
Construction Management:	Turner Construction Co.

## A.3 - Project Description and Design Conditions

List the principal Building Uses:	Office, Retail, Performing Arts, Parking
List the First Floor Uses:	Retail, Lobby, Loading Dock
List any Critical Site Infrastructure and or Building Uses:	N/A

### Site and Building:

Site Area (SF):	67958	Building Area (SF):	749660
Building Height (Ft):	280	Building Height (Stories):	18
Existing Site Elevation – Low (Ft BCB):	15.26	Existing Site Elevation – High (Ft BCB):	19.1
Proposed Site Elevation – Low (Ft BCB):	14.95	Proposed Site Elevation – High (Ft BCB):	19.5
Proposed First Floor Elevation (Ft BCB):	16.67	Below grade spaces/levels (#):	3

### Article 37 Green Building:

LEED Version - Rating System:	v4	LEED Certification:	Yes
Proposed LEED rating:	Silver	Proposed LEED point score (Pts.):	60

# Boston Planning & Development Agency Climate Resiliency Report Summary



## Building Envelope:

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

Roof:	R-30	Exposed Floor :	N/A
Foundation Wall:	R-10 Extended 2ft below grade	Slab Edge (at or below grade):	N/A - Not Conditioned Space

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

Area of Opaque Curtain Wall & Spandrel Assembly:	28.8%	Wall & Spandrel Assembly Value:	U-0.28
Area of Framed & Insulated / Standard Wall:	3.6%	Wall Value:	R-25
Area of Vision Window:	66.6%	Window Glazing Assembly Value:	U-0.25
		Window Glazing SHGC:	SHGC 0.4
Area of Doors:	1%	Door Assembly Value :	U-0.77

## Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	Building Energy Model		
Annual Electric (kWh):	6931105	Peak Electric (kW):	2306
Annual Heating (MMbtu/hr):	8648	Peak Heating (MMbtu):	6026
Annual Cooling (Tons/hr):	161463	Peak Cooling (Tons):	1569
Energy Use - Below ASHRAE 90.1 - 2013 (%):	22.4	Have the local utilities reviewed the building energy performance?:	Yes
Energy Use - Below Mass. Code (%):	22.4	Energy Use Intensity (kBtu/SF):	42.2

## Back-up / Emergency Power System

Electrical Generation Output (kW):	1500	Number of Power Units:	1
System Type (kW):	Diesel Engine Generator	Fuel Source:	Diesel

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

Electric (kW):	1808	Heating (MMbtu/hr):	3.8
		Cooling (Tons/hr):	400



---

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

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

### **B.1 – GHG Emissions - Design Conditions**

For this filing - Annual Building GHG Emissions (Tons): 2620

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

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

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

Passive measures on the building include: high performance triple pane exterior glazing, high albedo roofing surfaces

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

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

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

PV feasibility is being studied. Refer to Appendix A in the Energy Model Report for preliminary analysis.

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

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

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

The Project is participating in the Mass Save Utility Program with assistance from Eversource and National Grid. The charrette meeting was held 10/15/2020.

**B.2 - GHG Reduction - Adaptation Strategies**

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

The MEP systems design currently includes the following energy conservation measures:

- DOAS Units with energy recovery
- High Efficiency Condensing Boilers
- High Performance Magnetic-Bearing Chillers
- Garage Exhaust Demand Controlled Ventilation
- VFDs for HW and CHW pumps
- High Performance Glazing System – Triple Pane Glazing SYstem

**C - Extreme Heat Events**

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

**C.1 – Extreme Heat - Design Conditions**

Temperature Range - Low (Deg.): 8  
 Annual Heating Degree Days: 3294

Temperature Range - High (Deg.): 91  
 Annual Cooling Degree Days: 776

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

Days - Above 90° (#): 9

Days - Above 100° (#): 0

Number of Heatwaves / Year (#):

Average Duration of Heatwave (Days):

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

High Albedo Roofing Materials

**C.2 - Extreme Heat – Adaptation Strategies**

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

The building mechanical system design is based on a load prioritization strategy that can be implemented through the BMS system during extreme weather events. Design temperatures (external conditions) are based on 2017 ASHRAE Fundamentals Handbook (Boston Logan Int'l Airport 1990-2014) at 99.6% heating design temperature and 0.4% cooling design temperature. Days exceeding 90°F and 100°F are based the annual averages from NOAA.gov data for 1990-2014

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

On site power generation using diesel fuel.

**D - Extreme Precipitation Events**

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

**D.1 - Extreme Precipitation - Design Conditions**

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

5.06

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

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

**D.2 - Extreme Precipitation - Adaptation Strategies**

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

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

**E - Sea Level Rise and Storms**

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

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

Yes

What Zone:

AE

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

16.46

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

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

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

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

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	19.4		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	21.4	First Floor Elevation (Ft BCB):	16.67
What are the Site Elevations at Building (Ft BCB)?	16.5	What is the Accessible Route Elevation (Ft BCB)?	14.95

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

Flood mitigation systems (barriers and doors) have been incorporated where appropriate to protect critical areas including the gas meter room and underground garage. First floor elevations for building will be grade-separated from the lower roadway along Boston Wharf Road to provide additional protection for the building during flooding events. The fire pump room is located on the Level 1 Mezzanine. Other utility infrastructure including the electrical service switch, all critical electrical infrastructure, and fire command station will all be located on the second level or higher, well above the projected sea level rise flood events.

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

Flood mitigation systems (barriers and doors) have been incorporated where appropriate to protect critical areas including the gas meter room and underground garage. First floor elevations for building will be grade-separated from the lower roadway along Boston Wharf Road to provide additional protection for the building during flooding events. The fire pump room is located on the Level 1 Mezzanine. Other utility infrastructure including the electrical service switch, all critical electrical infrastructure, and fire command station will

all be located on the second level or higher, well above the projected sea level rise flood events.

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

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

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

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

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

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

Entrances are provided at the building along Boston Wharf Road, Congress Street, and in the interior plaza, Harbor Way. The interior entrances and those along Congress Street are significantly higher, and provide adaptation strategies for building entrances in future sea level rise. All critical utility infrastructure, other than the gas meter, is elevated above the sea level rise BFE.

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

Critical equipment is located above the floodplain

Thank you for completing the Boston Climate Change Checklist!

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

**SECTION 2**  
**PROJECT NARRATIVE**

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## PROJECT NARRATIVE CONTENTS

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## **1.0 EXECUTIVE SUMMARY**

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On behalf of the Applicant, Seaport L-5 Title Holder LLC, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) with the City of Boston Conservation Commission for the demolition of a parking lot and associated pavement, and utilities and the construction of a new building at surface level, underground parking garage, proposed sidewalks, and associated improvements, which are partially located within jurisdictional resource areas. The purpose of this NOI Application is to receive an Order of Conditions from the City of Boston Conservation Commission approving the proposed project under the *Wetlands Protection Act* (M.G.L. c. 131, §40), the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996) and their Regulations (310 CMR 10.00), and the *Wetlands Protection and Climate Adaptation* (City of Boston Municipal Code, Chapter 7-1.4).

The Project site is approximately 69,587 square feet, or 1.60 acres, located at 1-27 Boston Wharf Road in the South Boston Waterfront area of Boston, Massachusetts. The site is situated with Congress Street to the south, Boston Wharf Road to the west, Block L3 to the north, and Blocks L4 and L6 to the east.

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

The Applicant is proposing the removal of the parking lot, associated barriers and minor site improvements, and the construction of a new building with an underground parking garage, new sidewalks, and associated utilities. The proposed building will take up ±47,000 square feet at the ground floor of the site, while the underground parking garage will encompass the entirety of the site (69,587 SF). The building will contain both performing arts and retail space on the lower floors and will contain commercial office space on the remaining floors.

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

The proposed site improvements within jurisdictional Wetland Resource Areas include:

- Sidewalk, utilities, and building within 12,422 square feet of Land Subject to Coastal Storm Flowage

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

## **2.0 EXISTING CONDITIONS**

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### **2.1 Existing Site Description**

The Project site is approximately 69,587 square feet, or 1.60 acres, located at 1-27 Boston Wharf Road in the South Boston Waterfront area of Boston, Massachusetts. The site is situated with Congress Street to the south, Boston Wharf Road to the west, Block L3 to the north, and Blocks L4 and L6 to the east.

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



## 2.2 Existing Utility Infrastructure

### Sanitary Sewer

There are no existing utilities located on-site. There is an existing 12-inch BWSC sewer main in Boston Wharf Road.

The Project proposes a new 10-inch sewer service to connect to the existing 12-inch sewer main in Boston Wharf Road.

### Water (Domestic and Fire Protection)

There are no existing utilities located on the site. There are two existing 12-inch BWSC water mains in Boston Wharf Road (SL 12 DICL 2000 and SH 16 DICL 2000). There are two existing 16-inch BWSC water mains in Congress Street (SH 16 DICL 2000 and SL 16 DICL 2000). There is an existing BWSC hydrant (H163) adjacent to the site on Congress Street.

At the new building on Parcel L5, the Project proposes a new 6-inch domestic water service from the 12-inch southern low water main in Boston Wharf Road, and two new 8-inch fire protection services from the 12-inch southern high water main in Boston Wharf Road.

### Stormwater Management

The existing site is nearly 100% impervious and currently a parking lot. The surface runoff is collected by catch basins and directed to the mains in Boston Wharf Road and Congress Street. There is an existing 24-inch BWSC storm drain in Boston Wharf Road that flows southerly, then connects into a 30-inch MDPW drain, and at the intersection of Boston Wharf Road and Congress Street it connects to a manhole that connects to a 42-inch by 27-inch MDPW drain that then flows west along Congress Street into a 48-inch BWSC storm drain in Congress Street.

### Natural Gas

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

### Electrical/Telephone/Cable

There are existing teldata and electrical conduits on the site; it's unclear where these may connect, based on available record plans. Proposed services will connect to the infrastructure located in Boston Wharf Road and Congress Street.

## 2.3 Soils

### NRCS Soil Designations

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

**Table 1. Soil Classification Summary**

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

### On-Site Soil Investigations

Preliminary subsurface explorations were conducted by Haley and Aldrich at the site. The investigations consisted of a series of borings and geoprobes in December 2020 and January 2021

The geotechnical memo is currently being compiled, and will be forwarded when available to the Commission.

## **2.4 Environmental Considerations**

### FEMA Flood Zone

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

### Additional Flood Zone Considerations

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

### Water Supply Protection Area

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

### Wetland Resource Areas

There are no wetland resource areas located within the vicinity of the project. As a portion of the project site is located within a Flood Zone, the following jurisdictional area applies:

- Land Subject to Coastal Storm Flowage

### Natural Heritage and Endangered Species Program

A review of the 14<sup>th</sup> Edition of the Massachusetts Natural Heritage Atlas prepared by the Natural Heritage and Endangered Species Program (NHESP), dated December 22, 2020, indicates that the site is NOT located within a Priority Habitat of Rare Species or an Estimated Habitat of Rare Wildlife (Figure 3).

### 3.0 PROPOSED CONDITIONS

#### 3.1 Overview of Proposed Work

Seaport L-5 Title Holder LLC is proposing the removal of the parking lot, and associated barriers and minor site improvements, and the construction of a new building with an underground parking garage, new sidewalks, and associated utilities. The ground floor of the proposed building that will be constructed as part of this project will take up ±47,000 square feet of the site, and the underground garage will encompass the entirety of the L5 property (69,588 SF). The stormwater management system of this project will be designed to accommodate for all the improvements of this project. The project includes utility work, including new drain lines, sewer lines, water lines, fire services, electrical ductbanks, and a gas service.

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

**Table 2. Proposed land use change for Seaport Parcel L5 (in square feet)**

Land Use	Existing	Proposed	Change
Building Area	0	69,588	+69,588
Site Impervious Area	69,588	0 (Garage below entire site)	-69,588
Grass/Plantings	0	0	0
Total	69,588	69,588	+0

#### 3.2 Utilities

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

##### Sanitary Sewer

The Project proposes a new 10-inch sewer service from the existing 12-inch sewer main in Boston Wharf Road.

##### Water (Domestic and Fire Protection)

At the new building on Parcel L5, the Project proposes a new 6-inch domestic water service from the 12-inch southern low water main in Boston Wharf Road, and two new 8-inch fire protection services from the 12-inch southern high water main in Boston Wharf Road.

##### Stormwater Management

The Project proposes an internal stormwater management system for rainwater re-use. In order to meet the 1.25-inch storage requirement, the stormwater runoff from the roof and balconies will be collected and routed to a 78,000-gallon storage tank.

The water in the tanks will be re-used in toilets and urinals. When the tank is full, the water will overflow and discharge to the existing 24-inch storm drain in Boston Wharf Road. Overflow from the re-use tank will be routed to the closed drainage system within Boston Wharf Road, which connects

to the system in Congress Street. The project will reduce both the rate and volume of stormwater runoff.

### Gas

The 8" stubbed gas main the site will connect to is located in Boston Wharf Road.

### Electric and Telecommunications

Electrical and telecommunication services for the project will be fed from existing infrastructure in Boston Wharf Road.

## **3.3 Resilient Building Design & Infrastructure**

In accordance with Climate Ready Boston, the BPDA's initiative to address climate change, and the Conservation Commission's regulations, the project team integrated resilient concepts into the design of the proposed L5 building. The design incorporates best practices related to climate preparedness and offers solutions that respond to the impacts of climate related events.

The proposed design includes a series of stairs and ramps to raise the Boston Wharf Rd side of the building as much as possible to allow for higher finished floor elevations for lobbies and retailers while still providing an inviting and accessible public realm that meets the existing condition along the public way. There are steps and ramps within the main passageway through the building to navigate the approximately 4-foot grade change around the building. Proposed elevations at the storefront and entrances along Boston Wharf Road vary from 16.67 to 17.25. The garage access ramp, loading dock and gas meter room are all within the 100-year flood plain as they match existing grading along Boston Wharf Road.

Proposed elevations at the storefront and entrances along Harbor Lane on the north façade vary from 16.67 to 19.00 as the project is able to raise the grading of the public realm as we approach Harbor Square Park. Proposed elevations at the storefront and entrances along Harbor Way on the east façade vary from 19.00 to 19.17 as the project meets the existing public way at Congress Street. Proposed elevations at the storefront and entrances along Congress Street on the south façade vary from 17.25 to 18.33 as the project approaches the intersection of Boston Wharf Rd.

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

- A. Flood mitigation system barriers and doors are incorporated to protect critical areas, including the garage access ramp, loading dock, and gas meter room.
- B. The electrical service switch and all critical electrical infrastructure will be located on the third floor of Building L5, at elevations far greater than 16.46, the FEMA 100-year flood plain elevation.
- C. The building's fire pump room will be located on a mezzanine on the first floor of Building L5 (24.25), at elevations far greater than 16.46, the FEMA 100-year flood plain elevation. The fire command station is located at elevation 19.0 on the first floor.
- D. Backwater valves for gravity sewer and drain systems.

- E. Landscape materials will be flood resistant and/or easily replaced. The trees are detailed with an expectation of inundation with salt water during a flood event. The high sand structural soil, aeration pipes, and irrigation configuration allow for the possibility of flushing salts out of the tree soils, encouraging urban tree survival in the case of a flooding event.
- F. The Property Management team will create a flood/storm event plan for this building with the assistance of a resiliency consultant to manage implementation of temporary flood barriers.
- G. The floor to floor height on Level 1 varies from 20.13' to 18.33' on the west and east sides of the building (respectively) to allow the ground level to be raised in the future to adapt to sea level rise if necessary.
- H. A waterproofed knee wall will be installed up to minimum elevation of 17.5' around the building perimeter. The kneewall will be able to be increased over time to adapt to future sea level rise.
- I. Ground floor tenants will be encouraged to use waterproof curb/base materials such as tile, epoxy, stone, and/or terrazzo to harden these spaces against the impacts of flooding on walls within ground floor spaces.

### **3.4 Snow Removal**

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

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

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

#### 4.0 WETLAND RESOURCE AREA IMPACTS

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

**Table 3. Wetland Resource Area Impacts**

<b>Resource Area</b>	<b>Proposed Impact Areas</b>
Land Subject to Coastal Storm Flowage	12,422 SF

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

- Building, sidewalk, and utility work

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

## **5.0 PROPOSED MITIGATION MEASURES**

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### **5.1 Construction Period Erosion and Sedimentation Controls**

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

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

### **5.2 Post-Construction Stormwater Management**

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

### **5.3 Long-Term Pollution Prevention**

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

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

The project Owner has reviewed and agreed to implement the management practices outlined in the Plan and proactively conduct operations at Parcel L5 in an environmentally-responsible manner.

#### **5.4 Climate Change Resilience**

The building has been designed to promote climate resilience and adapt to future climate change to promote resource area values with the proposed redevelopment of the site now, and to adapt in the future. The building HVAC system has been designed to be adaptable for increased heat events. The building has been designed to provide coastal and stormwater flooding protection with the use of a flood proof concrete exterior wall system to elevation 17.5 BCB (which can be increased in the future), water-tight utility penetrations, backwater valves on gravity utility systems, critical building equipment located above the design flood elevation, and deployable barriers at all building openings and entrances. The finished floor elevations of the building entrances at the ground floor level have been raised to the largest extent possible, given the grade of the existing roadway, while still providing accessible access to the street level. Flexibility in the building design, including the second floor elevation, will allow the building to adapt as needed to raised roadway elevations or increased flood events. The barrier system can be adapted to future increased precipitation events and higher stormwater and coastal flooding elevations with the purchase and installation of more removeable barrier to provide protection to a higher elevation. Please refer to Section 3.3 for additional discussion of the resilient aspects of the proposed building and infrastructure design



## **6.0 INTERESTS OF THE WETLANDS PROTECTION ACT**

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

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

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

## **7.0 CONCLUSION**

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On behalf of the Applicant, Seaport L-5 Title Holder LLC, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) Application with the City of Boston Conservation Commission for the construction of the new building at Parcel L5. The proposed project provides numerous mitigation measures including: minimizing the disturbance within resource area boundaries, minimization of earthwork, and improving the stormwater management system to meet the DEP Stormwater Management Standards. This NOI report and associated appendices provide a thorough description of the design details and regulatory compliance in accordance with the pertinent Wetland Statutes and Regulations. The Applicant seeks an Order of Conditions approving the project as proposed.

**SECTION 3**

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**Stormwater Report (under separate cover)**

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

**SECTION 4**

**DOCUMENTATION OF ABUTTER NOTIFICATION**

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Abutter Notification  
Affidavit of Service  
Certified Abutters List

## **NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

- A. Seaport L-5 Title Holder LLC has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.
- B. The address of the lot where the activity is proposed is 1-27 Boston Wharf Road.
- C. The project involves the demolition of a parking area and associated pavement, landscaping, and utilities and the construction of a new building, and underground parking garage, sidewalks, and associated improvements.
- D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov).
- E. Copies of the Notice of Intent may be obtained from John Schmid, [jschmid@nitscheng.com](mailto:jschmid@nitscheng.com), at Nitsch Engineering, Inc, between the hours of 9 AM to 5 PM, Monday through Friday.
- F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.
- G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing [CC@boston.gov](mailto:CC@boston.gov) or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on [www.boston.gov/public-notices](http://www.boston.gov/public-notices) and in Boston City Hall not less than forty-eight (48) hours in advance.

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201.

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

## NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES COMISIÓN DE CONSERVACIÓN DE BOSTON

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

- A. Seaport L-5 Title Holder LLC ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.
- B. La dirección del lote donde se propone la actividad es 1-27 Boston Wharf Road.
- C. El proyecto implica la demolición de un área de estacionamiento y pavimento, paisajismo y servicios públicos asociados, y la construcción de un nuevo edificio y estacionamiento subterráneo, aceras y mejoras asociadas.
- D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en [CC@boston.gov](mailto:CC@boston.gov).
- E. Se pueden obtener copias del Aviso de Intención a través de John Schmid, [jschmid@nitscheng.com](mailto:jschmid@nitscheng.com), de Nitsch Engineering, Inc, de lunes a viernes, entre las 9 a. m. y las 5 p. m.
- F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.
- G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la Comisión de Conservación de Boston por correo electrónico a [CC@boston.gov](mailto:CC@boston.gov) o llamando al (617) 635-4416 entre las 9 AM y las 5 PM, de lunes a viernes.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el Boston Herald con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en [www.boston.gov/public-notices](http://www.boston.gov/public-notices) y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a [CC@boston.gov](mailto:CC@boston.gov) o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en [CC@boston.gov](mailto:CC@boston.gov) antes de las 12 PM del día anterior a la audiencia.

Date: January 18th, 2021

## Certificate of Accurate Translation+Proofreading

Translated document: Technical / Engineering Expert Translation

Translation+Proofreading date: January 18th,  
2021

Project #: 7922461

Source Language: English

Target Language: Spanish (Latin-America)

One Hour Translation, the largest professional translation agency online, hereby certifies and states the following, that the above mentioned document has been translated by a certified professional translator who has the background and the experience needed to perform the translation. We further certify that, to the best of our knowledge, the translated document is accurate translation of the original document and that it reflects the content, style and meaning of the original document.

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Please find the translation attached.

Yours Sincerely,  
**One Hour Translation**



## AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

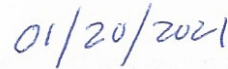
I, John M. Schmid, PE, hereby certify under the pains and penalties that at least one week prior to the public hearing, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated January 20, 2021 in connection to the following matter:

Submission of a Notice of Intent to the Boston Conservation Commission for the work associated with the Seaport Parcel L5 Project at the lot on the northeast corner of Congress Street and Boston Wharf Road in Boston, MA was filed on January 20, 2021. The Project involves the demolition of a parking area and associated pavement, landscaping, and utilities and the construction of a new building, and underground parking garage, sidewalks, and associated improvements.

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



\_\_\_\_\_  
Name



\_\_\_\_\_  
Date

Attachment: List of Abutters



## BABEL NOTICE

English:

**IMPORTANT!** This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at [cc@boston.gov](mailto:cc@boston.gov) or 617-635-3850.

Spanish:

**¡IMPORTANTE!** Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico [cc@boston.gov](mailto:cc@boston.gov) o llamando al 617-635-3850.

Haitian Creole:

**AVI ENPÒTAN!** Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan [cc@boston.gov](mailto:cc@boston.gov) oswa 617-635-3850.

Traditional Chinese:

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Vietnamese:

**QUAN TRỌNG!** Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ [cc@boston.gov](mailto:cc@boston.gov) hoặc số điện thoại 617-635-3850.

Simplified Chinese:

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Cape Verdean Creole:

**INPURTANTI!** Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na [cc@boston.gov](mailto:cc@boston.gov) ó 617-635-3850.

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على [cc@boston.gov](mailto:cc@boston.gov) أو 617-635-3850.

Russian:

**ВАЖНО!** В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты [cc@boston.gov](mailto:cc@boston.gov), либо по телефону 617-635-3850.

Portuguese:

**IMPORTANTE!** Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: [cc@boston.gov](mailto:cc@boston.gov) ou 617-635-3850.

French:

**IMPORTANT !** Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à [cc@boston.gov](mailto:cc@boston.gov) ou au 617-635-3850.



PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
602640060	RESIDENCES AT SEAPORT	RESIDENCES AT SEAPORT	225 SUMMER ST	BOSTON MA	2210	85 SEAPORT BL	BOSTON	2210
602640062	WS SEAPORT K LLC	WS SEAPORT K LLC	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	2467	85 SEAPORT BL #COMMERCIAL	BOSTON	2210
602640064	WATERMARK SEAPORT LLC	WATERMARK SEAPORT LLC	230 PARK AVE 12TH FLR	NEW YORK NY	10169	85 SEAPORT BL	BOSTON	2210
602642000	BOSTON SEAPORT M1&2 LAND	BOSTON SEAPORT M1&2 LAND	101 SEAPORT BLVD STE 602	BOSTON MA	2210	145 SEAPORT BL	BOSTON	2210
602642007	BOSTON SEAPORT M1&2 LAND	BOSTON SEAPORT M1&2 LAND	101 SEAPORT BLVD STE 602	BOSTON MA	2210	E SERVICE RD	BOSTON	2210
602642040	COMMONWEALTH OF MASS	COMMONWEALTH OF MASS	1 HARBORSIDE DR #200S	E BOSTON MA	2128	CONGRESS ST	BOSTON	2210
602642060	399 CONGRESS LLC	399 CONGRESS LLC	2200 BISCAYNE BLVD	MIAMI FL	33131	399 CONGRESS ST	BOSTON	2110
602643010	COMMONWEALTH OF MASS	COMMONWEALTH OF MASS	SUMMER ST	BOSTON MA	2210	SUMMER ST	BOSTON	2210
602643020	101 SEAPORT BOULEVARD	101 SEAPORT BOULEVARD	101 SEAPORT BOULEVARD	BOSTON MA	2210	101 SEAPORT BL	BOSTON	2210
602643022	101 SEAPORT BLVD LLC	101 SEAPORT BLVD LLC	101 SEAPORT BLVD #601	BOSTON MA	2210	101 SEAPORT BL #COMM/GARAGE	BOSTON	2210
602643024	WS SEAPORT L-1 LLC	WS SEAPORT L-1 LLC	33 BOYLSTON ST SUITE #3000	CHESTNUT HILL MA	2467	101 SEAPORT BL #RETAIL	BOSTON	2210
602643025	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	2467	SEAPORT BL	BOSTON	2210
602643040	SCD L2 SEAPORT SQUARE LLC	SCD L2 SEAPORT SQUARE LLC	101 SEAPORT BLVD #200	BOSTON MA	2210	113 129 SEAPORT BL	BOSTON	2210
602643045	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	2467	BOSTON WHARF RD	BOSTON	2210
602643060	SEAPORT L-4 TITLE HOLDER	SEAPORT L-4 TITLE HOLDER	33 BOYLSTON ST STE 3000	CHESTNUT HILL MA	2467	390 - 420 CONGRESS ST	BOSTON	2210
602643061	SEAPORT L-4 TITLE HOLDER LLC	SEAPORT L-4 TITLE HOLDER LLC	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	2467	390- 420 CONGRESS ST	BOSTON	2210
602646005	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	2467	BOSTON WHARF RD	BOSTON	2210
602646010	T-C FORT POINT CREATIVE	T-C FORT POINT CREATIVE	99 HIGH ST STE 801	BOSTON MA	2110	374 CONGRESS ST	BOSTON	2210
602648005	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL MA	2467	BOSTON WHARF RD	BOSTON	2210
602648010	MEPT SEAPORT 13 STILLINGS	MEPT SEAPORT 13 STILLINGS	7315 WISCONSIN AVE SUITE 20	BETHESDA MD	20814	22 BOSTON WHARF RD	BOSTON	2210
602651010	SEAPORT SQUARE DEVELOPMENT	SEAPORT SQUARE DEVELOPMENT	33 BOYLSTON ST SUITE #3000	CHESTNUT HILL MA	2467	29 49 STILLINGS ST	BOSTON	2210
602652003	FIFTY 5 THOMSON STREET	FIFTY 5 THOMSON STREET	301 S NEW YORK AV #200	WINTER PARK FL	32789	44 48 STILLINGS ST	BOSTON	2127
602652010	FORT POINT CHANNEL INVESTORS	FORT POINT CHANNEL INVESTORS	2001 ROSS AV SUITE 3400	DALLAS TX	75201	19 -39 THOMPSON PL	BOSTON	2210
602653010	NORWICH PARTNERS BOSTON LLC	NORWICH PARTNERS BOSTON LLC	ONE LAKESHORE CENTER	BRIDGEWATER MA	2324	368 CONGRESS ST	BOSTON	2210
602686000	BECK FORT POINT CHANNEL LLC	BECK FORT POINT CHANNEL LLC	3 WITHROP CIRCLE	WESTON MA	2493	369 375 CONGRESS ST	SOUTH BOSTON	2127
602687000	THREE- 81 CONGRESS ST LLC	THREE- 81 CONGRESS ST LLC	280 CONGRESS ST STE 1350	BOSTON MA	2210	381 389 CONGRESS ST	SOUTH BOSTON	2127
602687100	THREE- 81 CONGRESS ST LLC	THREE- 81 CONGRESS ST LLC	280 CONGRESS ST STE 1350	BOSTON MA	2210	BOSTON WHARF RD	SOUTH BOSTON	2127
602687110	BECK SOUTH END CARRIAGE LLC	BECK SOUTH END CARRIAGE LLC	3 WINTHROP CI	WESTON MA	2493	BOSTON WHARF RD	SOUTH BOSTON	2127
602688000	BECK SOUTH END CARRIAGE LLC	BECK SOUTH END CARRIAGE LLC	3 WINTHROP CIRCLE	WESTON MA	2493	332 340 SUMMER ST	SOUTH BOSTON	2127
602689000	LINCOLN SUMMER ST VENTURE	LINCOLN SUMMER ST VENTURE	60 SOUTH ST	BOSTON MA	2111	320 SUMMER ST	SOUTH BOSTON	2127
602766005	COMMONWEALTH OF MASS	COMMONWEALTH OF MASS	SUMMER ST	S BOSTON MA	2127	BOSTON WHARF RD	SOUTH BOSTON	2127
602766010	SEAPORT N/P TITLE HOLDER LLC	SEAPORT N/P TITLE HOLDER LLC	33 BOYLSTON ST STE 3000	CHESTNUT HILL MA	2467	SUMMER ST	SOUTH BOSTON	2127

## **FIGURES**

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Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – Natural Heritage and Endangered Species Program Map

Figure 4 – FEMA Floodplain Map

Figure 5 – NRCS Soils Map



**Figure 1: USGS Locus**  
 Seaport Parcel L5  
 1-27 Boston Wharf Road  
 Boston, MA

Data Source: MassGIS  
 Nitsch Project #14146



**Figure 2: Aerial Locus Map**  
 Seaport Parcel L5  
 1-27 Boston Wharf Road  
 Boston, MA

Data Source: MassGIS  
 Nitsch Project #14146

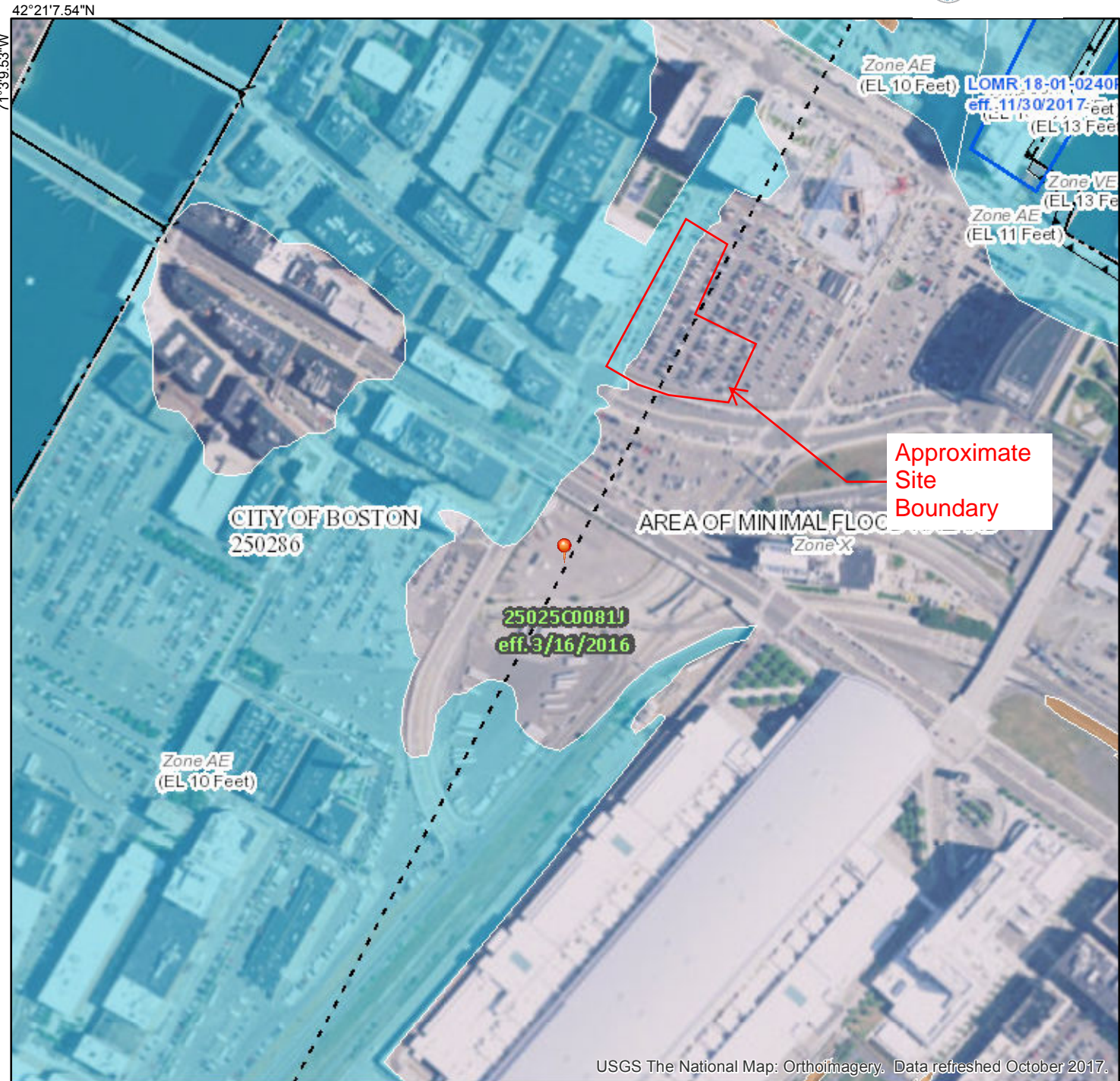


**Figure 5: NHESP**  
Seaport Parcel L5  
1-27 Boston Wharf Road  
Boston, MA

Data Source: MassGIS  
Nitsch Project #14146



# National Flood Hazard Layer FIRMette



## Legend

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

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

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

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

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

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

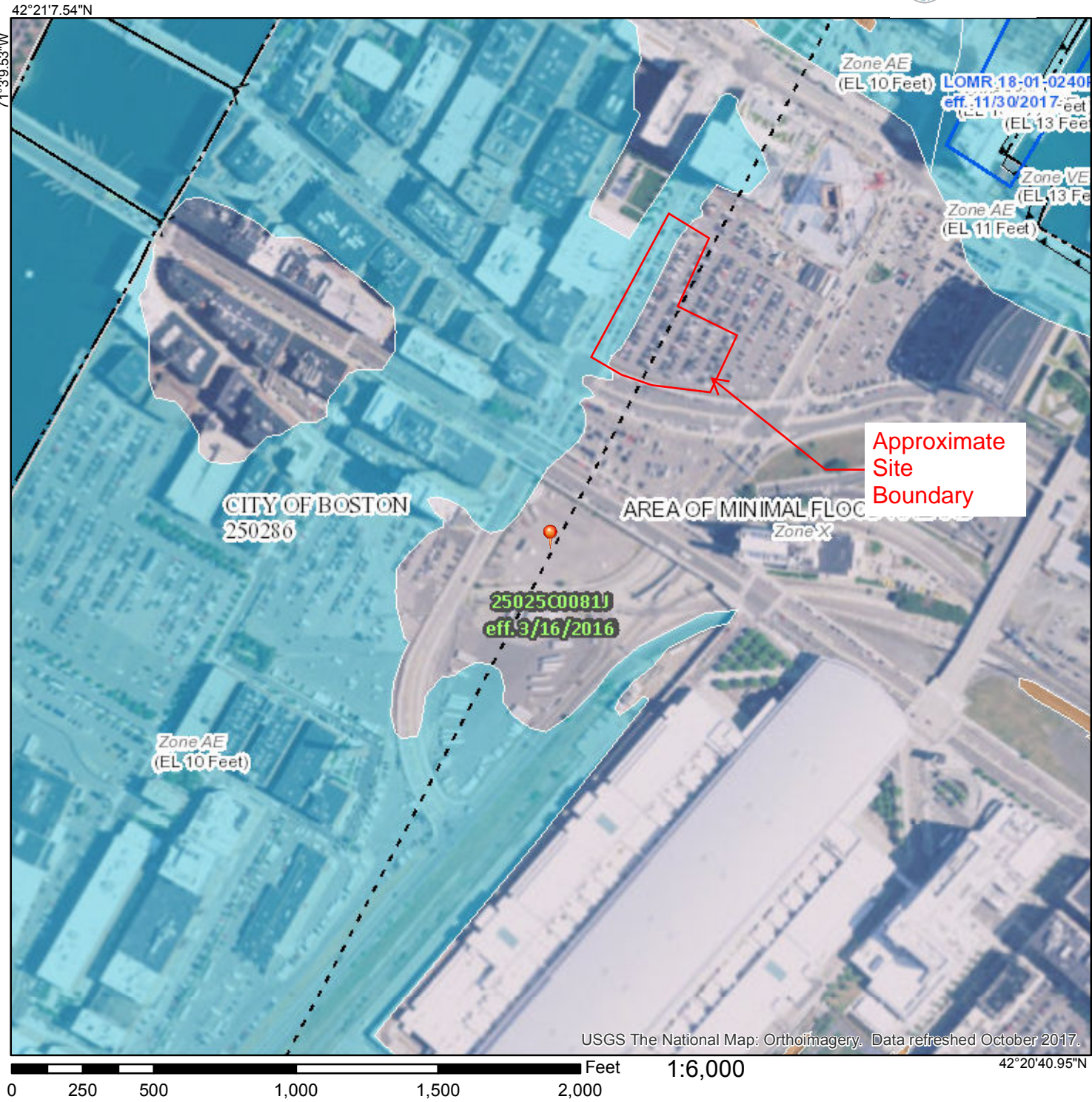
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/26/2018 at 5:00:15 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

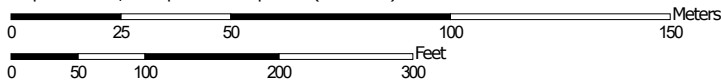
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



Custom Soil Resource Report  
Soil Map



Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
603	Urban land, wet substratum, 0 to 3 percent slopes	4.3	62.8%
655	Udortheents, wet substratum	2.5	37.2%
<b>Totals for Area of Interest</b>		<b>6.8</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

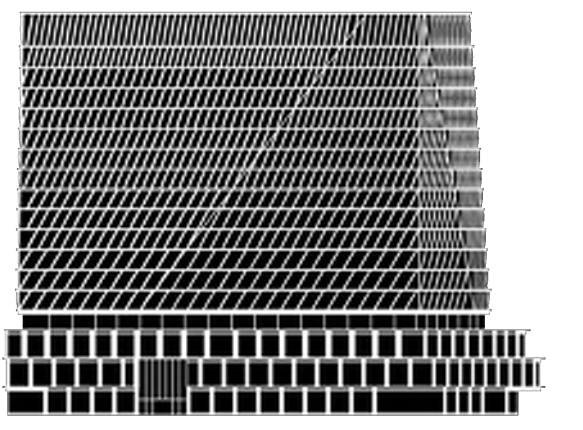
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

**Henning Larsen**

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PROJECT



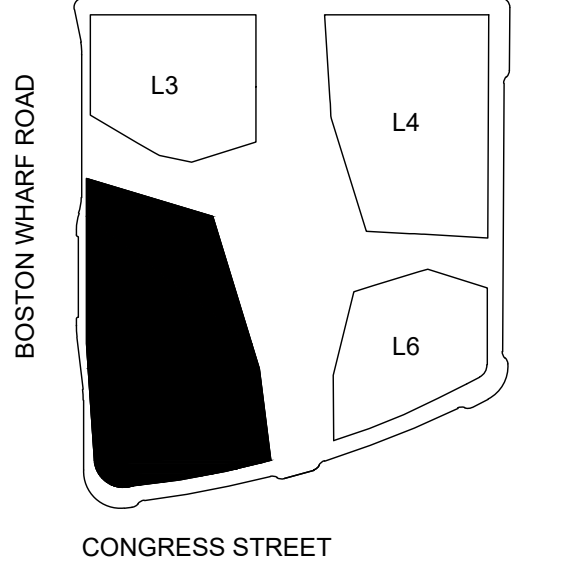
SEAPORT SQUARE L5

CLIENT

**SEAPORT**

SEAPORT L5 TITLE HOLDER LLC  
33 BOYLSTON STREET SUITE 3000  
CHESTNUT HILL, MA 02467  
P: +1 (617) 232-8900

KEY PLAN



NOTES

(A) BOSTON WATER & SEWER COMMISSION INSPECTION SIGNOFF LETTER

**DEMOLITION NOTES:**

- SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION, AND LEGALLY DISPOSED OF OFFSITE BY CONTRACTOR.
- UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT THEIR ENDS WITH WATER-TIGHT BRICK MASONRY OR CEMENT MORTAR WITH A MINIMUM THICKNESS OF 8 INCHES.
- UTILITY PIPES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF THE ENTIRE LENGTH OF PIPE AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- UTILITY STRUCTURES DESIGNATED TO BE ABANDONED IN PLACE SHALL HAVE THEIR CAST IRON CASTINGS REMOVED AND DISPOSED, INLET AND OUTLET PIPES PLUGGED, THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTION TO 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
- UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGINGS OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFFSITE.
- AT ALL LOCATIONS WHERE EXISTING CURBS, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
- REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURBS, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT.
- BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL WALK THE SITE WITH THE ARCHITECT TO GAIN A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON PLANS ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.

**CITY OF BOSTON STREET LIGHTING NOTES:**

- ALL CITY OF BOSTON PUBLIC STREET LIGHT POLE INSTALLATIONS SHALL MEET THE CITY OF BOSTON, PUBLIC WORKS DEPARTMENT, STREET LIGHTING SECTION STANDARD SPECIFICATIONS AND DETAILS.
- PROPOSED STREET LIGHT LOCATIONS REQUIRE A CITY OF BOSTON STANDARD LIGHT POLE BASE, LIGHT POLE, LAMP, CONDUIT, CABLING & COMPOSITE PULLBOX, UNLESS OTHERWISE NOTED.
- STREET LIGHTING CONDUIT RUNNING FROM THE LIGHT POLE TO PULLBOX SHALL BE 2" PVC.
- STREET LIGHTING CONDUIT RUNNING FROM PULLBOX TO PULLBOX SHALL BE 3" PVC.
- STREET LIGHTING CONDUIT RUNNING UNDER ROADWAYS, DRIVEWAYS, OR OTHER VEHICULAR TRAVELED SURFACES SHALL BE CONCRETE ENCASED.
- REMOVE AND RETURN EXISTING CITY OF BOSTON LIGHTS WITHIN THE LIMIT OF WORK TO THE CITY OF BOSTON, UNLESS OTHERWISE NOTED.
- EXISTING CITY OF BOSTON STREET LIGHT POLES AND LUMINARIES TO BE REPLACED SHALL BE PROTECTED, REMOVED & RETURNED TO THE CITY OF BOSTON STREET LIGHTING SECTION.
- ALL EXISTING PULLBOXES TO BE REUSED SHALL BE CLEANED OUT AND THE FRAME AND COVER SHALL BE REPLACED WITH A STANDARD CITY OF BOSTON COMPOSITE PULLBOX.
- STREET LIGHT LOCATIONS NEED TO BE APPROVED BY THE CITY OF BOSTON PRIOR TO INSTALLATION FOR COORDINATION ONLY. STREET LIGHT LOCATIONS SHOWN FOR COORDINATION ONLY.
- THE CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WITH THE CITY OF BOSTON STREET LIGHTING SECTION AND APPROVAL/SIGN OFF FROM THE SECTION FOR THE INSTALLED STREET LIGHTS.
- THE CONTRACTOR SHALL CONFIRM STREET LIGHTS ARE CONNECTED TO THE CITY OF BOSTON STREET LIGHTING POWER SOURCE AND OPERATE ACCORDING TO CITY OF BOSTON STREET LIGHTING STANDARD SPECIFICATIONS AT NIGHT.
- FOR PRIVATE LIGHTING ON SITE AND PRIVATE WAYS, SEE LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEER PLANS.

**EROSION AND SEDIMENT CONTROL NOTES:**

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

**BWSC & CONTRACTOR NOTES:**

- THE ESTIMATED SANITARY SEWAGE DISCHARGE IS 51,350 GPD FOR PARCEL L5. THIS ESTIMATE IS BASED ON 310 C.M.R. 15.000 THE STATE ENVIRONMENTAL CODE, TITLE 15: STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND FOR THE TRANSPORT AND DISPOSAL OF SEPTAGE.
- FOR PARCEL L5, THE ESTIMATED DAILY WATER USE IS 56,485 GPD BASED ON THE ESTIMATED SANITARY SEWAGE DISCHARGE WITH A 10% PEAKING FACTOR.
- PARCEL L5 WILL HAVE A 4" WATER METER WITH 3" BY-PASS, WHICH WILL BE EITHER NEPTUNE OR ELSTER AMCO COMPOUND TYPE METERS. THE METERS MUST BE PURCHASED BY THE CONTRACTOR. A METER TRANSMITTER UNIT (MTU) SHALL BE SUPPLIED BY THE COMMISSION AT THE OWNER'S EXPENSE. A FEE OF \$325/(MTU) WILL BE PAID TO THE COMMISSION AT THE TIME OF FILING THE GENERAL SERVICE APPLICATION.
- BACKWATER VALVES SHALL BE PROVIDED BY THE PLUMBER AT ALL GRAVITY SANITARY SEWER AND STORM DRAIN CONNECTIONS FOR ANY FIXTURE LOCATED AT AN ELEVATION BELOW THE TOP OF THE SEWER OR DRAIN MANHOLE.
- THE CONTRACTOR SHALL NOTIFY THE BWSC CROSS-CONNECTION DEPARTMENT AT 617-989-7283 ONCE BACKWATER VALVES ARE INSTALLED FOR BWSC INSPECTION.
- DYE TESTING SHALL BE PERFORMED ON NEW STORM DRAIN AND SANITARY SEWER CONNECTIONS AFTER INSTALLATION IS COMPLETE. DYE TESTS SHALL BE WITNESSED BY THE BWSC.
- A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BWSC FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.
- AN AS-BUILT PLAN (AUTOCAD 2016 OR EARLIER RELEASE) SHALL BE PROVIDED BY THE CONTRACTOR AND ENDORSED BY A CIVIL ENGINEER OR PROFESSIONAL LAND SURVEYER SHOWING THE LOCATION, DEPTH, AND INVERT OF EVERY BEND, FITTING, VALVE, CLEANOUT AND ANCHOR. THE AS-BUILT DRAWING SHALL BE SUBMITTED TO THE BOSTON AND WATER SEWER COMMISSION FOR REVIEW AND APPROVAL.
- WATER SHUT DOWN SHALL BE COORDINATED WITH BWSC WATER OPERATIONS, (617) 989-7276, 24 HOURS NOTICE REQUIRED.
- PROVIDE "DON'T DUMP" PLUGS AT ALL CATCH BASIN AND DRAIN INLET LOCATIONS. "DON'T DUMP" PLUGS TO BE PURCHASED FROM BWSC.
- EXISTING WATER METER(S) TO BE REMOVED OR REPLACED SHALL BE RETURNED TO BWSC.
- CONTRACTOR SHALL PAY BWSC PERMIT FEES PER BWSC USA REQUIREMENTS. IN ADDITION, SUPPLY A DEPOSIT TO BWSC EQUAL TO THE NUMBER OF CONSTRUCTION DAYS FOR SEWER MAIN INSTALLATION AT \$752 PER DAY.

**GENERAL NOTES:**

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, SEAPORT PARCELS L5, CONGRESS STREET, BOSTON, MA," PREPARED BY NITSOH ENGINEERING INC., DATED NOVEMBER 2020.
- FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 2502500081A, EFFECTIVE OCTOBER 2017. THE SITE IS PARTIALLY LOCATED IN ZONE AE, WHICH IS DESCRIBED AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH A BASE FLOOD ELEVATION DETERMINED. THE BASE FLOOD ELEVATION IS AT ELEVATION 10 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, WHICH IS ELEVATION 16.46 ON THE BOSTON CITY BASE DATUM. THE LINE SHOWN ON THE PLANS WAS TAKEN FROM MASSDEP FLOODZONE DATA IN GIS.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE. EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITY AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSOH ENGINEERING. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- ELEVATIONS REFER TO BOSTON CITY BASE (BOB).
- FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.

**UTILITY NOTES**

- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSOH ENGINEERING.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE. EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE BOSTON WATER AND SEWER COMMISSION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
- CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
- ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
- INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10- FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
- UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.

EXISTING	
	CATCH BASIN
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	BOSTON FIRE DEPARTMENT MANHOLE
	MISCELLANEOUS MANHOLE
	SEWER MANHOLE
	TELEPHONE MANHOLE
	GAS SHUT-OFF
	WATER SHUT-OFF
	GAS GATE
	WATER GATE
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	GRANITE BLOCK
	LANDSCAPE LIGHT
	FIRE ALARM CALL BOX
	BOLLARD
	PARKING METER
	SIGN POST
	DECIDUOUS TREE WITH TRUNK DIAMETER
	BORING
	SPOT ELEVATION
	CHAIN LINK FENCE
	CONCRETE CURB
	WHEELCHAIR RAMP
	LANDSCAPE TIMBER
	RIM ELEVATION EQUALS
	INVERT ELEVATION EQUALS
	TOP OF HOOD ELEVATION EQUALS
	NO PIPES VISIBLE
	BOTTOM OF CHAMBER ELEVATION EQUALS
	CURB INLET ELEVATION EQUALS
	TOP OF WALL ELEVATION
	UNDERGROUND CABLE TELEVISION LINE
	UNDERGROUND DRAIN LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND WATER LINE
	OVERHEAD WIRE
	EXISTING CONTOUR LINE

PROPOSED	
	CATCH BASIN
	TREE PIT INLET STRUCTURE
	DRAIN MANHOLE
	SANITARY SEWER
	AREA DRAIN
	CLEANOUT
	WATER VALVE
	DRAIN OUTLET
	HYDRANT
	STREET LIGHT POLE
	STREET LIGHT PULLBOX
	ABANDON EXISTING UTILITY/ REMOVE & DISPOSE UTILITY IF WITHIN NEW BUILDING LIMITS
	DRAIN LINE
	SEWER LINE
	FIRE SERVICE
	WATER LINE
	GAS LINE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
	IRRIGATION LINE
	UNDERDRAIN
	2" OR 3" STREET LIGHTING CONDUIT
	TRENCH DRAIN
	PROPOSED DOOR LOCATION
	CUT & CAP UTILITY LINE
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPERTY LINE OR SUBDIVIDED PARCEL LINE
	EASEMENT LINE
	EXISTING CONTOUR LINE
	LIMIT OF WORK
	SAWCUT
	BOSTON WATER & SEWER COMMISSION INSPECTION SIGNOFF LETTER

**ABBREVIATIONS**

ABD.	ABANDON
BWSC	BOSTON WATER AND SEWER COMMISSION
CEM.	CEMENT
CONC.	CONCRETE
CONN.	CONNECTION
C.O.B.	CITY OF BOSTON
CPP	CORRUGATED POLYETHYLENE PIPE
C.T.E.	CONNECT TO EXISTING
C.T.N.	CONNECT TO NEW
DIOL	CEMENT LINED DUCTILE IRON CLASS 56 PIPE
DWS	DOMESTIC WATER SERVICE
DR	DRIVEWAY
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FS	FIRE SERVICE
GV	GATE VALVE
INV.	INVERT
L.P.E.	LIMIT OF PUBLIC WAY EXCAVATION
PEB.	PEDESTRIAN
P&M	PROTECT AND MAINTAIN
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE
SDR 35	PIPE
R&D	REMOVE & DISPOSE
R&R	REMOVE & RESET
R10.0'	10.0 FT. RADIUS
STA.	STATION
SW	SIDEWALK
TS	TAPPING SLEEVE
Typ.	TYPICAL
VC	VERTICAL GRANITE CURB
W/	WITH

REVISIONS

NO.	DESCRIPTION:	DATE:

CONSULTANTS

DESIGN ARCHITECT	EXECUTIVE ARCHITECT
Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Genstar One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-5700
STRUCTURAL ENGINEER	MEPFF ENGINEER
McNamara Salvia 101 Federal Street, Suite 1100 Boston, MA 02110 T 617-737-0040	Buro Happold 11 Beacon Street, Suite 400 Boston, MA 02108 T 617-419-2584
FAÇADE CONSULTANT	CODE CONSULTANT
Front Inc. 20 Jay Street, #620 Brooklyn, NY 11201 T 212-242-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-669-7552
CIVIL ENGINEER	
Nitsoh Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0663	

STAMP

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**CIVIL NOTES, LEGENDS, AND ABBREVIATIONS**

DRAWN	CHECKED
WS	JMS

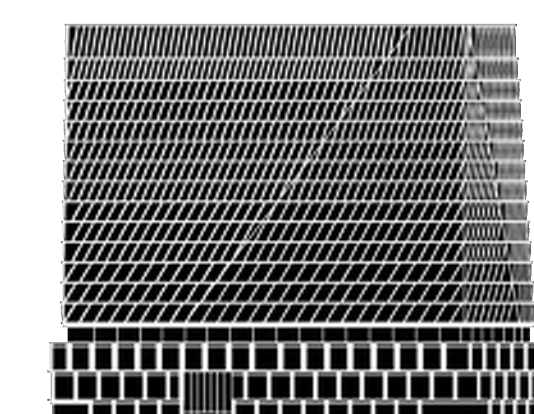
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GRAPHIC SCALE

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<b>NOT FOR CONSTRUCTION</b>	
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**C-000**

PROJECT



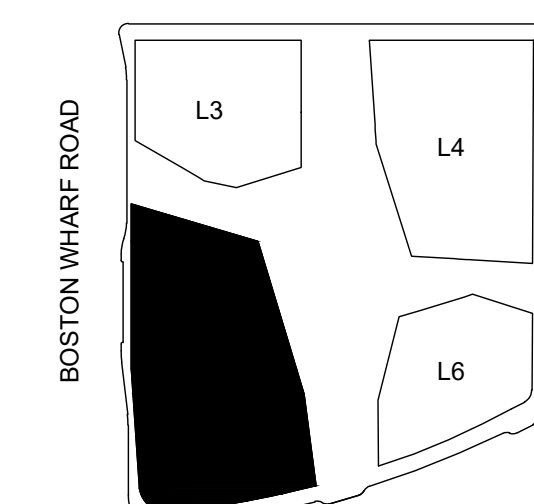
SEAPORT SQUARE L5

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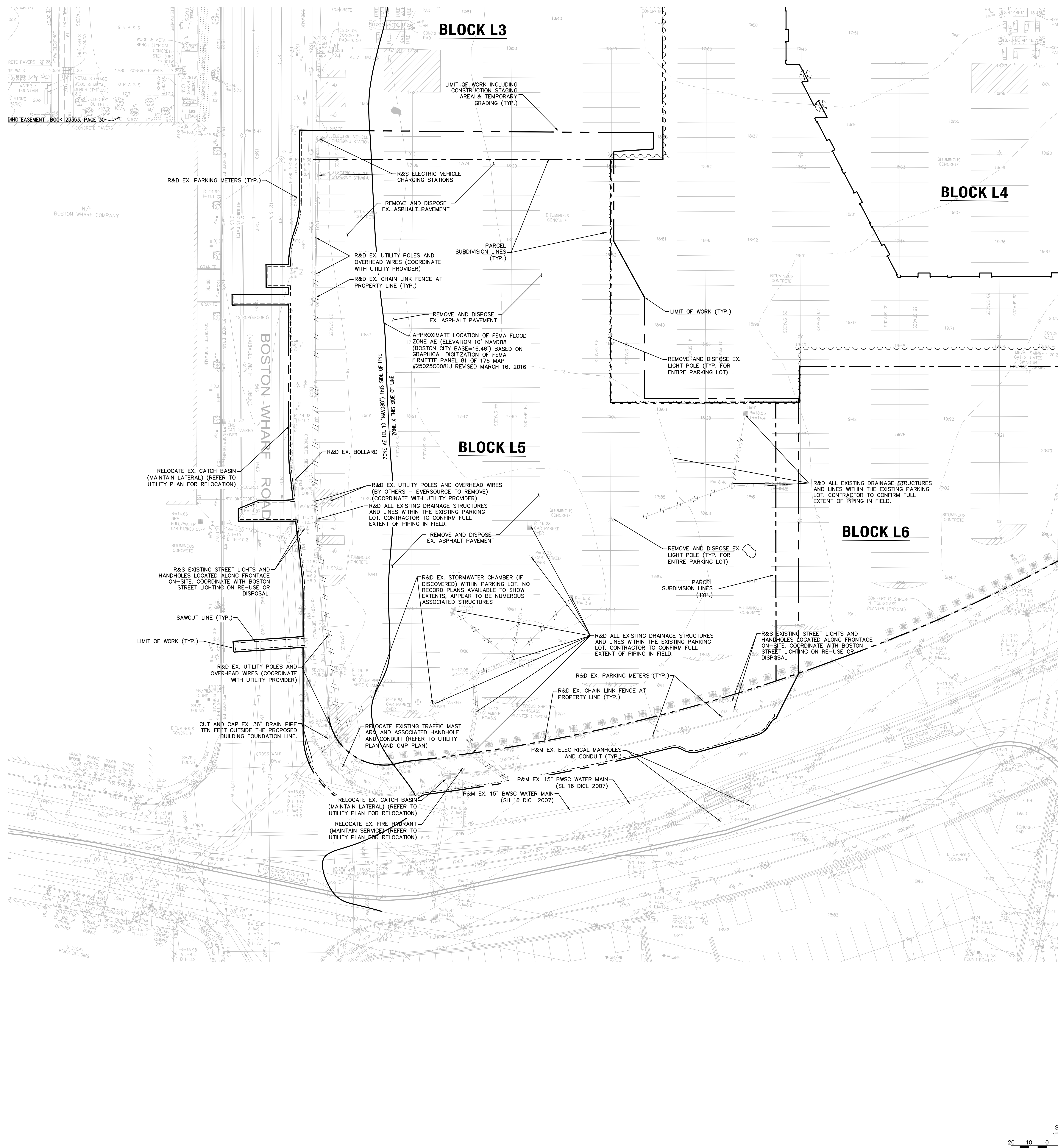
**SEAPORT**

SEAPORT L-5 TITLE HOLDER LLC  
33 BOYLSTON STREET, SUITE 3000  
CHESTNUT HILL, MA 02467  
P: +1 (617) 232-8900

KEY PLAN



NOTES



REVISIONS

NO. DESCRIPTION DATE



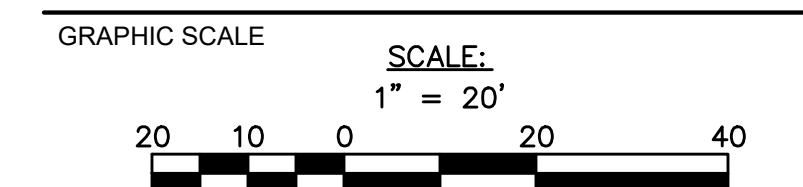
CONSULTANTS

DESIGN ARCHITECT	EXECUTIVE ARCHITECT
Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Genler One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-5700
STRUCTURAL ENGINEER	MEFPF ENGINEER
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FAÇADE CONSULTANT	CODE CONSULTANT
Front Inc. 20 Jay Street, #920 Brooklyn, NY 11201 T 212-242-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-669-7552
CIVIL ENGINEER	
Nitsch Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0063	

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**SITE DEMOLITION PLAN**

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SCALE @ ARCH E	DATE
	10/23/20



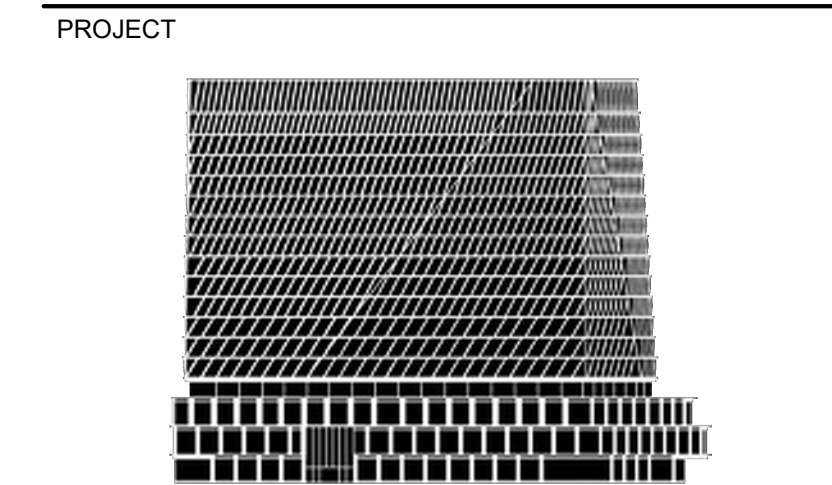
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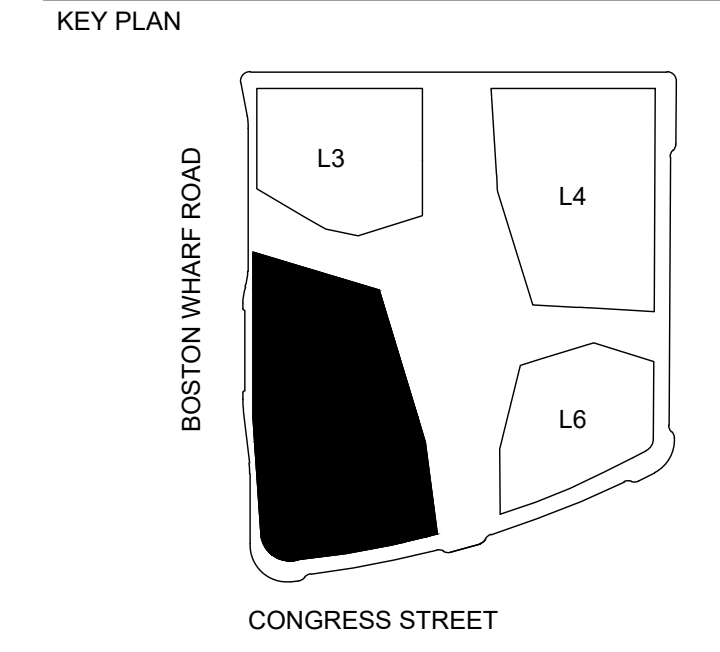
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**C-100**



CLIENT  
**SEAPORT**

SEAPORT L-5 TITLE HOLDER LLC  
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CHESTNUT HILL, MA 02467  
P: +1 (617) 232-8900



NOTES

REVISIONS  
NO. DESCRIPTION DATE:



CONSULTANTS

DESIGN ARCHITECT	EXECUTIVE ARCHITECT
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FACADE CONSULTANT	CODE CONSULTANT
Front Inc. 20 Jay Street, #920 Brooklyn, NY 11201 T 212-242-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-669-7552
CIVIL ENGINEER	Nitech Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0963

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**SITE UTILITY PLAN**

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	10/23/20
GRAPHIC SCALE	

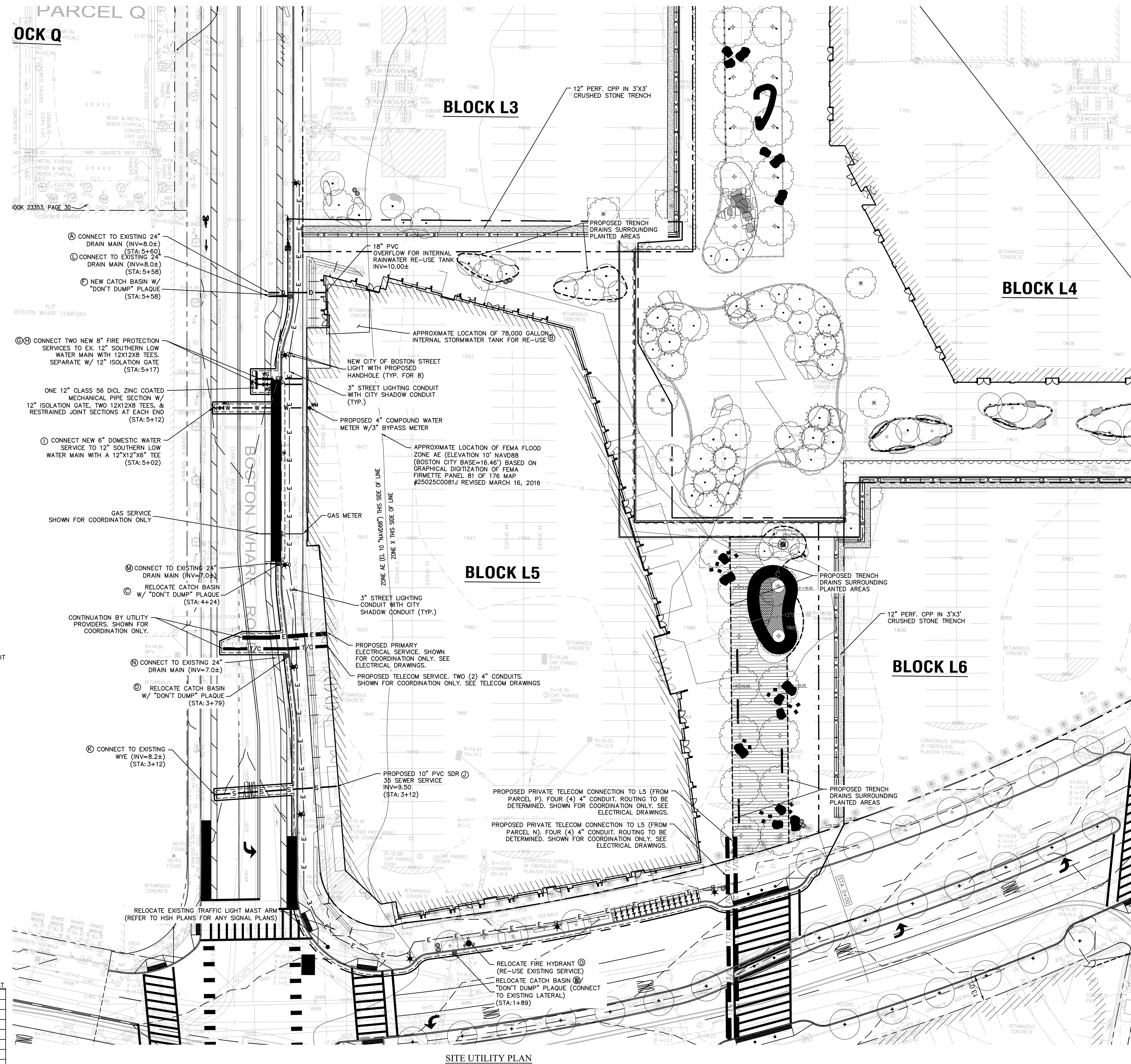
PROJECT NO. 14146

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**NOT FOR CONSTRUCTION**

DRAWING NO. REVISION NO.

**C-200**



**REQUIRED STORAGE VOLUME (SITE)**

Total Area = 99,887 sf

Existing Impervious Area = 99,887 sf

Proposed Impervious Area = 99,887 sf (100.0% assumed, conservative)

1.25" of runoff over the total area = 99,887 sf / (12 in / 1.0 ft) \* 1.25 = 10,404 cf of storage

**PROVIDED STORAGE VOLUME**

Internal Stormwater Re-use System (See MEP Plans)

78,000 Gallon Collection Tank:

78,000 gallons x (1 cf / 7.48 gallons) = 10,427 cf of storage

Required Storage = 10,404 cf < 10,427 cf = Storage Provided

Rainwater reuse shall be provided by toilet fixtures. A 78,000 gallon storm water collection will be located in the building, and toilets on floors 2 through 16 will use the water stored in the tank. These floors in the L5 building contain 707,000 square feet of office/lab and retail space. Using Title V numbers of 75 gpd per 1,000 SF, toilets on these floors should use approximately 51,350 gallons of grey water per day. At this rate, the 78,000 gallon total combined tank size will drain in approximately 1.52 days.

**LEGEND**

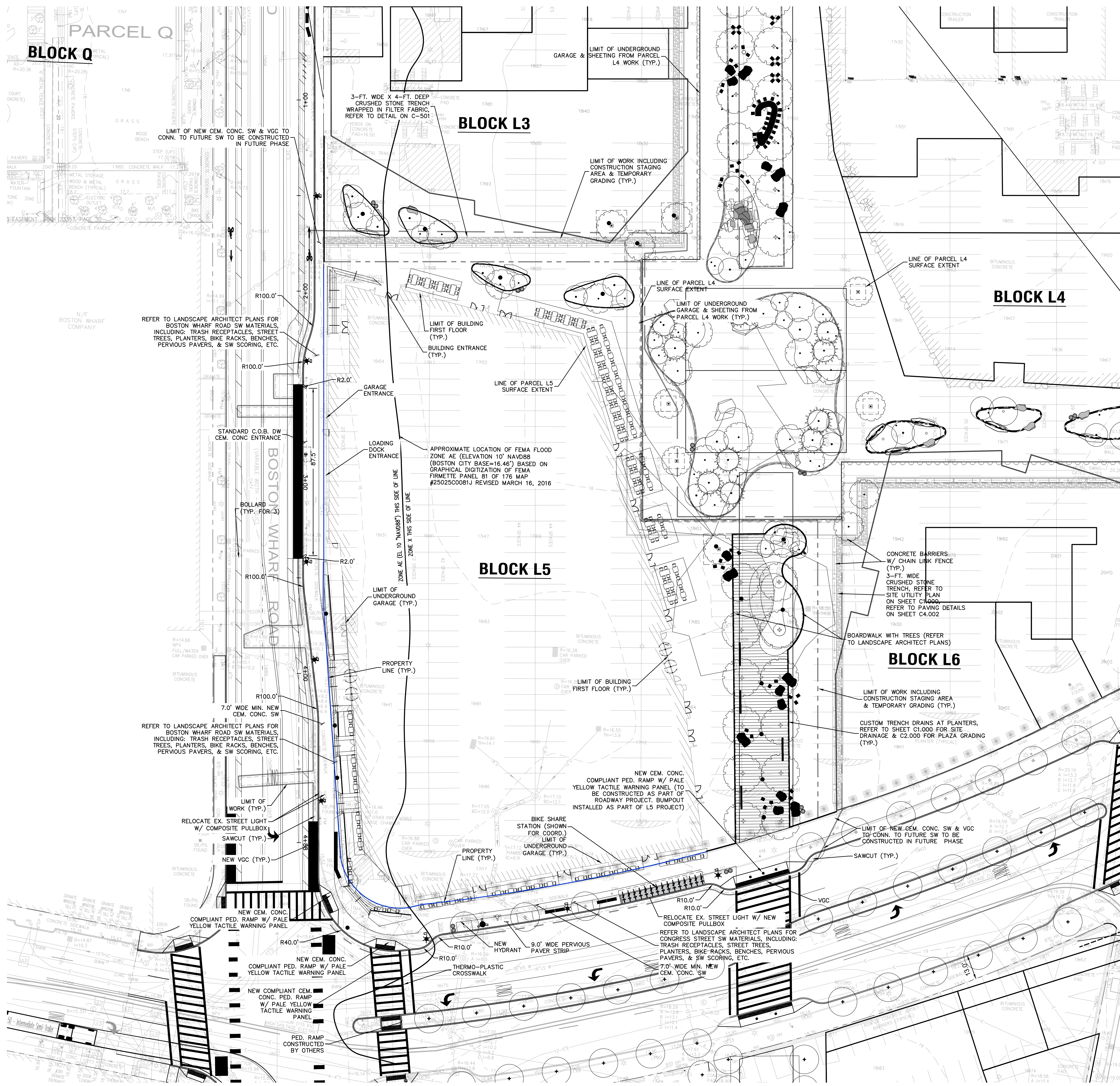
EXISTING	PROPOSED
● CATCH BASIN	■ CATCH BASIN
○ DRAIN MANHOLE	□ TREE PIT INLET STRUCTURE
⊙ ELECTRIC MANHOLE	○ DRAIN MANHOLE
⊙ BOSTON FIRE DEPARTMENT MANHOLE	○ SANITARY SEWER
⊙ MISCELLANEOUS MANHOLE	■ SUBSLAB AREA DRAIN
⊙ SEWER MANHOLE	○ CLEANOUT
⊙ TELEPHONE MANHOLE	○ WATER VALVE
○ GAS SHUT-OFF	○ DRAIN OUTLET
○ WATER SHUT-OFF	○ HYDRANT
○ GAS GATE	○ STREET LIGHT POLE
○ WATER GATE	○ STREET LIGHT PULLBOX
○ FIRE HYDRANT	○ ABANDON EXISTING UTILITY / WITHIN NEW BUILDING LIMITS
○ UTILITY POLE	D DRAIN LINE
○ LIGHT POLE	FP FIRE SERVICE
■ GRANITE BLOCK	W WATER LINE
LL LANDSCAPE LIGHT	G GAS LINE
FA FIRE ALARM CALL BOX	E ELECTRICAL LINE
○ BOLLARD	T TELECOMMUNICATIONS LINE
PM PARKING METER	IR IRRIGATION LINE
○ SIGN POST	UD UNDERDRAIN
○ DECIDUOUS TREE WITH TRUNK DIAMETER	STL 2" OR 3" STREET LIGHTING CONDUIT
○ BORING	TRENCH DRAIN
1665 SPOT ELEVATION	▲ PROPOSED DOOR LOCATION
CF CHAIN LINK FENCE	▲ CUT & CAP UTILITY LINE
BB BIT BERM	○ TOP OF CURB ELEVATION
VCC VERTICAL GRANITE CURB	○ BOTTOM OF CURB ELEVATION
CC CONCRETE CURB	○ SPOT ELEVATION
WCR WHEELCHAIR RAMP	○ EXISTING SPOT ELEVATION
LST LANDSCAPE TIMBER	
R RIM ELEVATION EQUALS	
IN INVERT ELEVATION EQUALS	
TH TOP OF HOOD ELEVATION EQUALS	
NP NO PIPES VISIBLE	
BC BOTTOM OF CHAMBER ELEVATION EQUALS	
○ CURB INLET ELEVATION EQUALS	
○ TOP OF WALL ELEVATION	
○ CITY UNDERGROUND CABLE TELEVISION LINE	
○ UNDERGROUND DRAIN LINE	
○ UNDERGROUND ELECTRIC LINE	
○ UNDERGROUND GAS LINE	
○ UNDERGROUND SEWER LINE	
○ UNDERGROUND TELEPHONE LINE	
○ UNDERGROUND WATER LINE	
○ OVERHEAD WIRE	

**ABBREVIATIONS**

ABD. ABANDON	INV(W) INVERT(WEST)
BWSC BOSTON WATER AND SEWER COMMISSION	INV(N) INVERT(NORTH)
CEM. CEMENT	INV(E) INVERT(EAST)
CONC. CONCRETE	INV(S) INVERT(SOUTH)
CONN. CONNECTION	INV(D) INVERT(WEST)
C.O.B. CITY OF BOSTON	L.P.E. LIMIT OF PUBLIC WAY EXCAVATION
CPP CORRUGATED POLYETHYLENE PIPE	PED. PEDESTRIAN
C.T.E. CONNECT TO EXISTING	P&M PROTECT AND MAINTAIN
C.T.N. CONNECT TO NEW	PVC POLYVINYL CHLORIDE SDR 35 PIPE
DICL CEMENT LINED DUCTILE IRON CLASS 56 PIPE	R&D REMOVE & DISPOSE
DO DRAIN OUTLET	R&R REMOVE & RESET
DWS DOMESTIC WATER SERVICE	R10.0' 10.0 FT. RADIUS
DW DRIVEWAY	STA. STATION
FDC FIRE DEPARTMENT CONNECTION	SW SIDEWALK
FS FIRE SERVICE	TS TAPPING SLEEVE
GV GATE VALVE	TYP. TYPICAL
INV. INVERT	VCC VERTICAL GRANITE CURB
	W/ WITH

**BWSC INSPECTION SIGN OFF LIST**

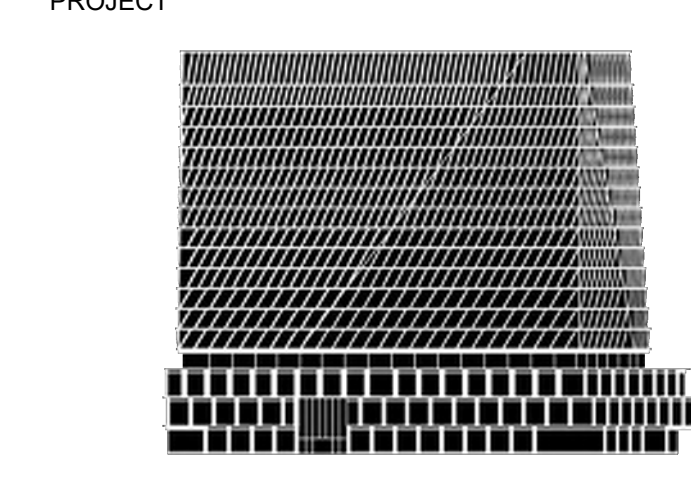
DATE AND SIGNATURE	COMMENT	DYE TEST
① CONNECT 15" STORM DRAIN TO EX. DRAIN MAIN		
② INTERNAL STORMWATER TANK		
③ REMOVE AND RESET EX. CB		
④ REMOVE AND RESET EX. CB		
⑤ REMOVE AND RESET EX. CB		
⑥ PROPOSED CB		
⑦ CONNECT 8" FIRE PROTECTION SERVICE TO MAIN		N/A
⑧ CONNECT 8" FIRE PROTECTION SERVICE TO MAIN		N/A
⑨ CONNECT 6" DOMESTIC WATER SERVICE TO MAIN		N/A
⑩ 10" SEWER LATERAL		
⑪ CONNECT TO EX. SEWER WYE		
⑫ CONNECT STORM DRAIN TO EX. DRAIN MAIN		
⑬ CONNECT STORM DRAIN TO EX. DRAIN MAIN		
⑭ CONNECT STORM DRAIN TO EX. DRAIN MAIN		
⑮ REMOVE AND RESET EX. FIRE HYDRANT		N/A
⑯ NUMBER OF "DON'T DUMP" PLAQUES=4		N/A
AS-BUILT PLAN FEE		N/A
4:1 INFLOW/INFILTRATION FEE		N/A



CURB LAYOUT & MATERIALS PLAN

**Henning Larsen**

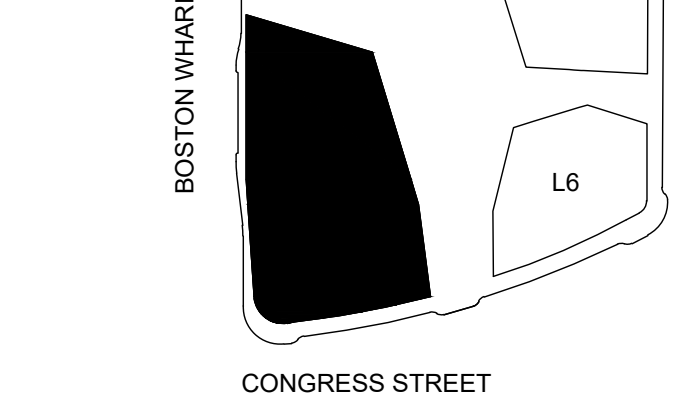
HENNING LARSEN DESIGN INC.  
250 WEST BROADWAY, 2ND FLOOR  
NEW YORK, NY 10013  
P: +1 (646) 288-2811  
WWW.HENNINGLARSEN.COM



SEAPORT SQUARE L5

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**SEAPORT**

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CHESTNUT HILL, MA 02467  
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NOTES

REVISIONS  
NO. DESCRIPTION DATE:



- CONSULTANTS**
- |   |  |
|---|--|
| <b>DESIGN ARCHITECT</b><br>Henning Larsen Design<br>250 West Broadway, 2nd Floor<br>New York, NY 10013<br>T 646-288-2811                    | <b>EXECUTIVE ARCHITECT</b><br>Consker<br>One Beacon Street, 3rd Floor<br>Boston, MA 02108<br>T 617-619-5700                |
| <b>STRUCTURAL ENGINEER</b><br>McNamara Salvia<br>101 Federal Street, Suite 1100<br>Boston, MA 02110<br>T 617-737-0040                       | <b>MEPPP ENGINEER</b><br>Buro Happold<br>11 Beacon Street, Suite 400<br>Boston, MA 02108<br>T 617-419-2284                 |
| <b>FACADE CONSULTANT</b><br>Front Inc.<br>20 Jay Street, #920<br>Brooklyn, NY 11201<br>T 212-242-2230                                       | <b>CODE CONSULTANT</b><br>Code Red Consultants<br>154 Turnpike Road, Suite 200<br>Southborough, MA 01772<br>T 508-669-7552 |
| <b>CIVIL ENGINEER</b><br>Nitch Engineering<br>370 Marmack Street<br>Suite 49, Building 5, 2nd Floor<br>Lawrence, MA 01843<br>T 517-338-0063 |  |

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**SITE LAYOUT PLAN**

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SCALE @ ARCH E DATE: 10/23/20

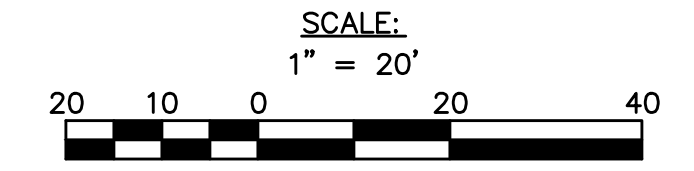


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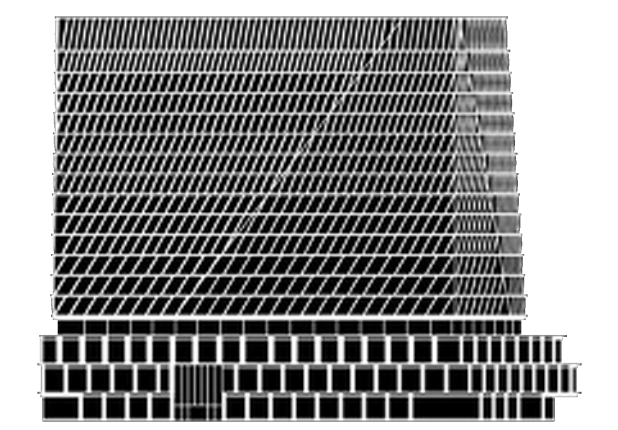
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**C-300**

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PROJECT



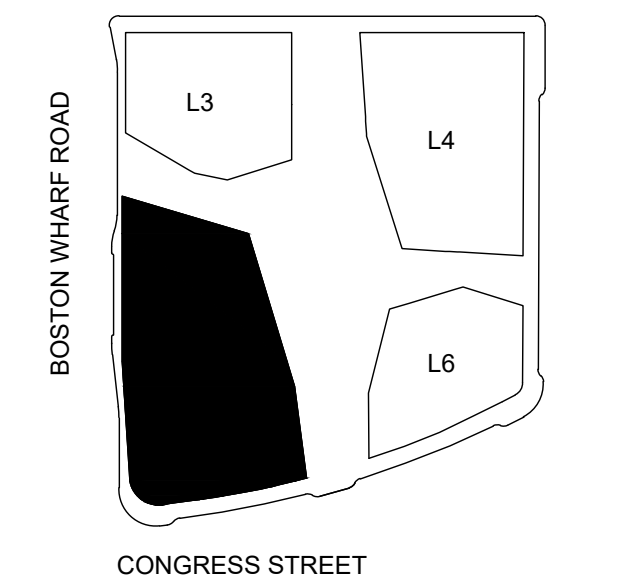
SEAPORT SQUARE L5

CLIENT

**SEAPORT**

SEAPORT L-5 TITLE HOLDER LLC  
33 BOYLSTON STREET, SUITE 3000  
CHESTNUT HILL, MA 02467  
P: +1 (617) 232-8900

KEY PLAN



NOTES

REVISIONS  
NO. DESCRIPTION DATE



CONSULTANTS

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Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Gentile One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-6700
STRUCTURAL ENGINEER	MEFPF ENGINEER
McNamara Salvia 101 Federal Street, Suite 1100 Boston, MA 02110 T 617-737-0040	Buro Happold 11 Beacon Street, Suite 400 Boston, MA 02108 T 617-419-2294
FAÇADE CONSULTANT	CODE CONSULTANT
Front Inc. 20 Jay Street, #520 Brooklyn, NY 11201 T 212-242-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-668-7552
CIVIL ENGINEER	
Nisbah Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0063	

STAMP

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**SITE GRADING PLAN**

DRAWN	CHECKED
WS	JMS
SCALE @ ARCH E	DATE
	10/23/20

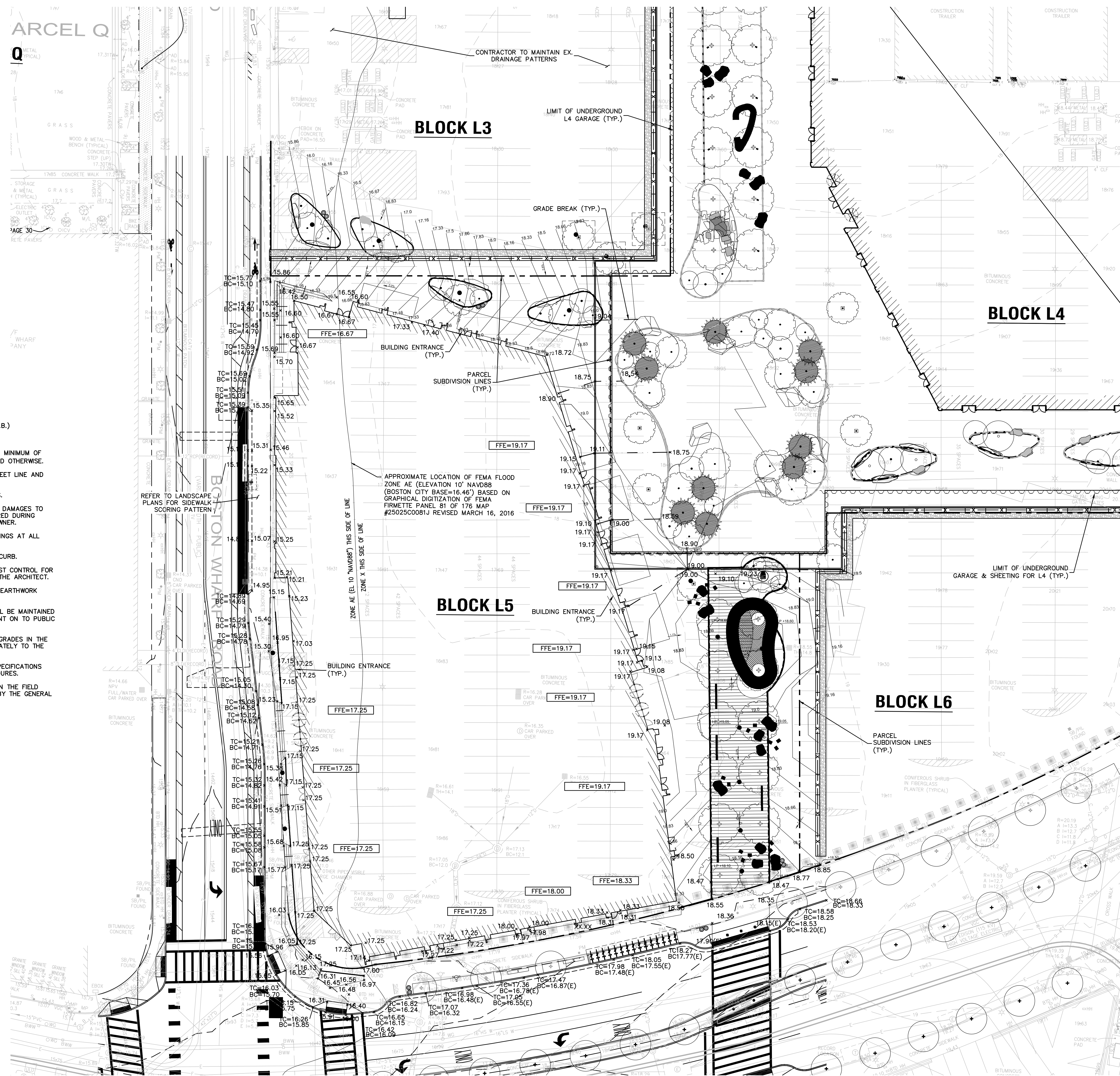
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PROJECT NO.  
DRAWING STATUS

**NOT FOR CONSTRUCTION**

DRAWING NO. REVISION NO.

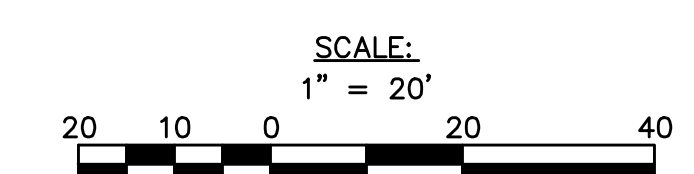
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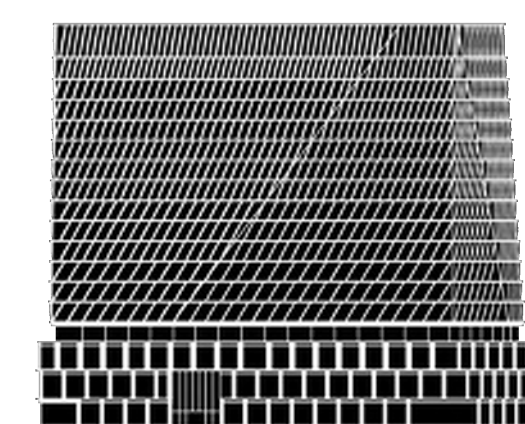


SITE GRADING PLAN

**GRADING NOTES**

- ELEVATIONS REFER TO BOSTON CITY BASE (B.C.B.)
- PITCH EVENLY BETWEEN SPOT GRADES.
- ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT UNLESS NOTED OTHERWISE.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
- FOR ALL UTILITIES, REFER TO UTILITY DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS.
- CURB REVEAL VARIES. SEE SPOT GRADES AT CURB.
- THE GENERAL CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING EARTHWORK.
- ALL POINTS OF EGRESS AND/OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT PRIOR TO STARTING WORK.
- REFER TO THE EARTHWORK SECTION OF THE SPECIFICATIONS FOR SPECIFIC EXCAVATION AND FILLING PROCEDURES.
- ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTIONS SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.

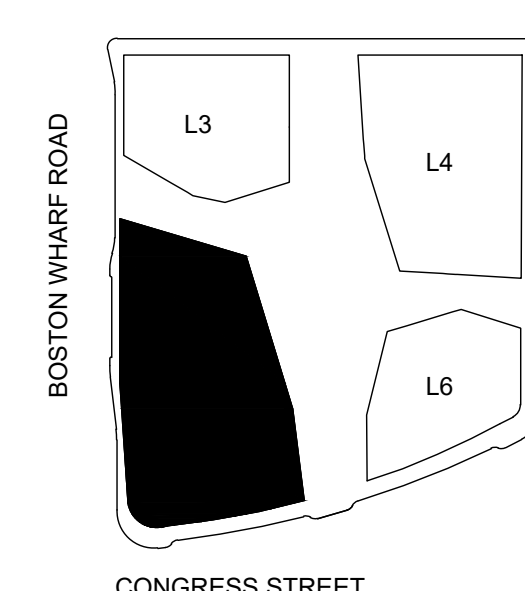




SEAPORT SQUARE L5

**SEAPORT**

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P: +1 (617) 232-8800



REVISIONS	NO.	DESCRIPTION:	DATE:



DESIGN ARCHITECT	EXECUTIVE ARCHITECT
Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Gensler One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-5700
STRUCTURAL ENGINEER	MEPPF ENGINEER
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Front Inc. 20 Jay Street, #920 Brooklyn, NY 11201 T 212-242-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-669-7652
CIVIL ENGINEER	
Ntash Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0063	

DRAWING TITLE  
**SOIL EROSION AND SEDIMENT  
CONTROL PLAN**

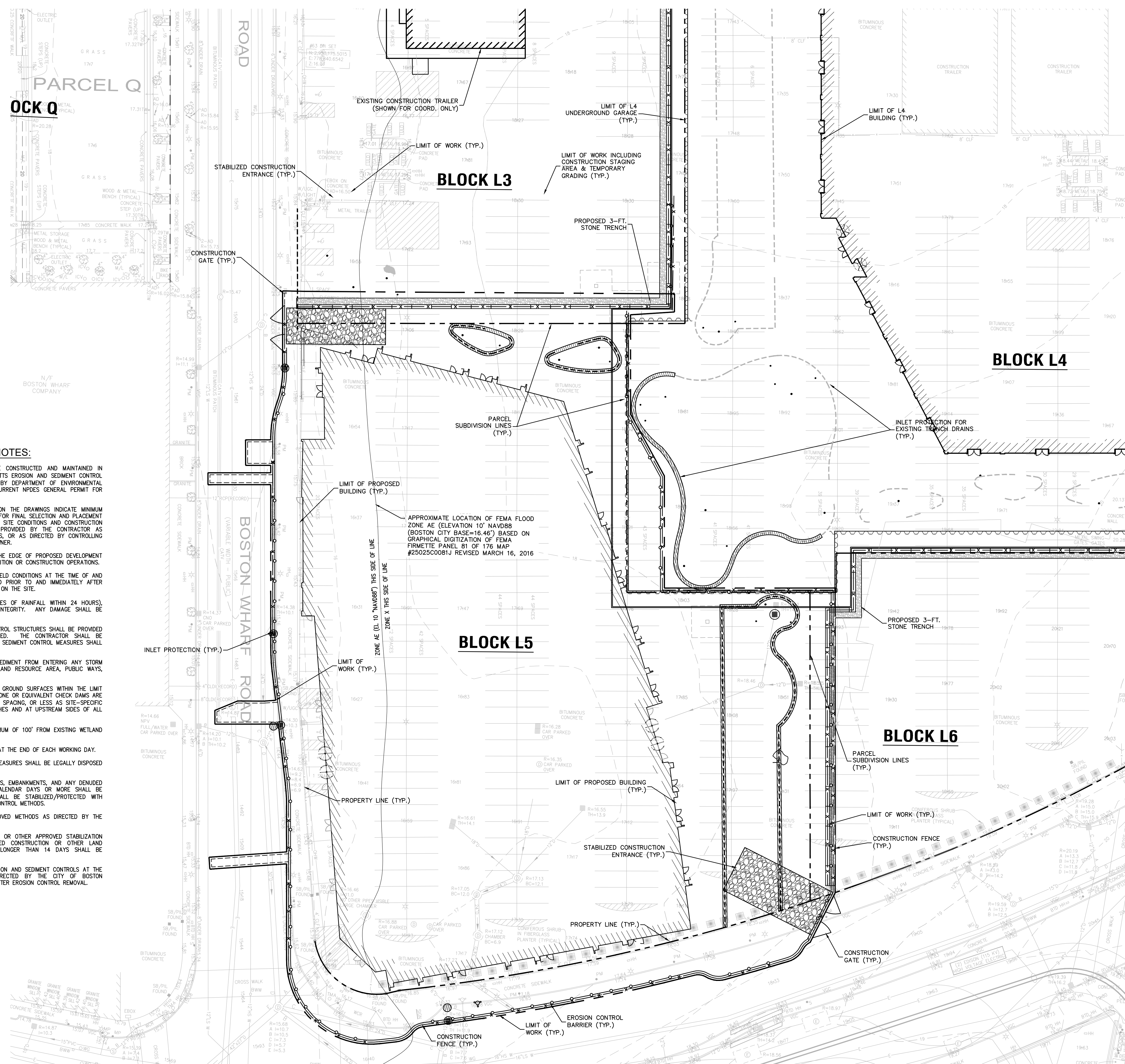
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WS	JMS
SCALE @ ARCH E	DATE
	10/23/20

GRAPHIC SCALE	SCALE
	1" = 20'
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PROJECT NO.	14146
DRAWING STATUS	
DRAWING NO.	
REVISION NO.	

**NOT FOR CONSTRUCTION**

**C-500**



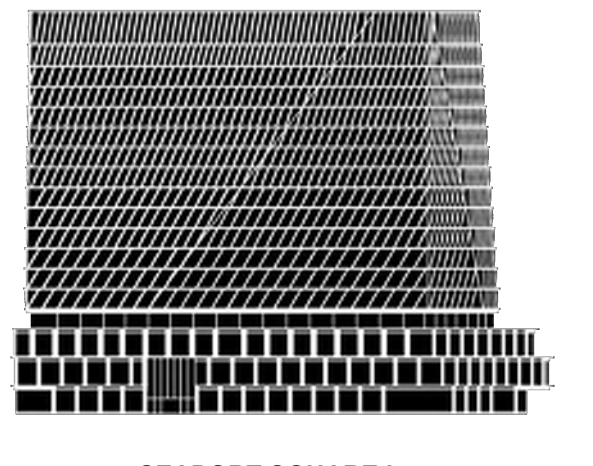
STORMWATER POLLUTION PREVENTION PLAN

**LEGEND**

- EROSION CONTROL BARRIER
- CONSTRUCTION FENCE
- INLET PROTECTION (PROVIDE ON ALL EXISTING AND PROPOSED CATCH BASINS, AREA DRAINS & TRENCH DRAINS)
- LIMIT OF WORK
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION GATE

**EROSION AND SEDIMENT CONTROL NOTES:**

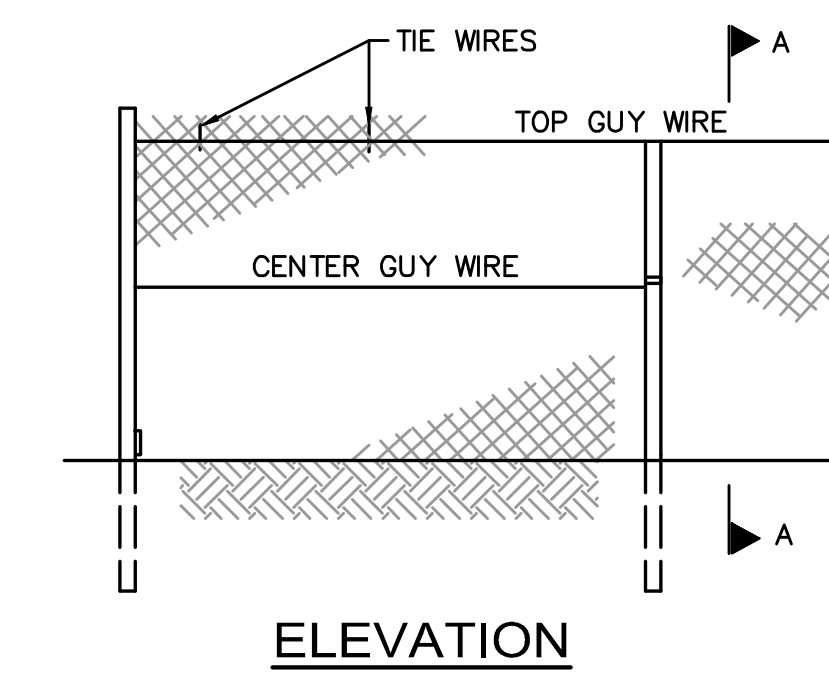
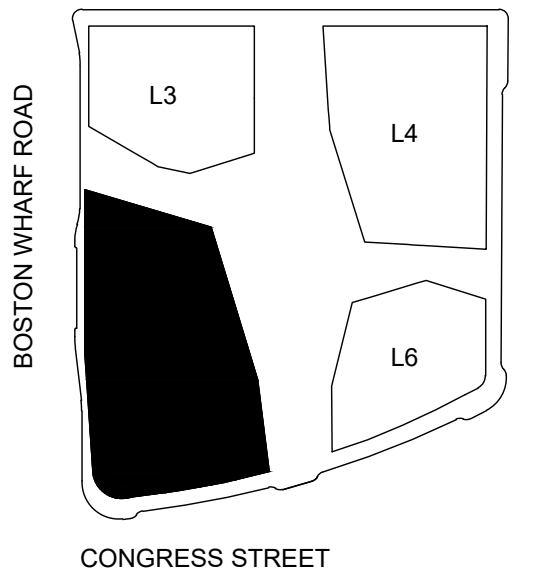
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE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



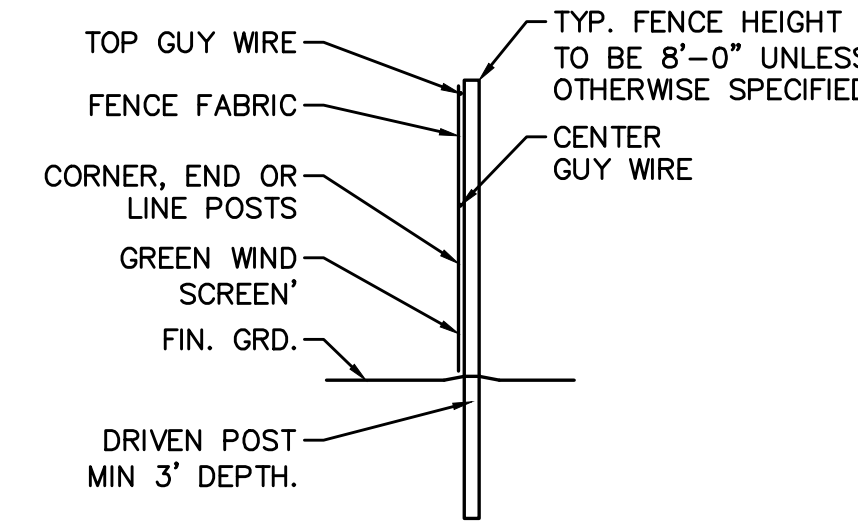
SEAPORT SQUARE L5

## SEAPORT

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ELEVATION

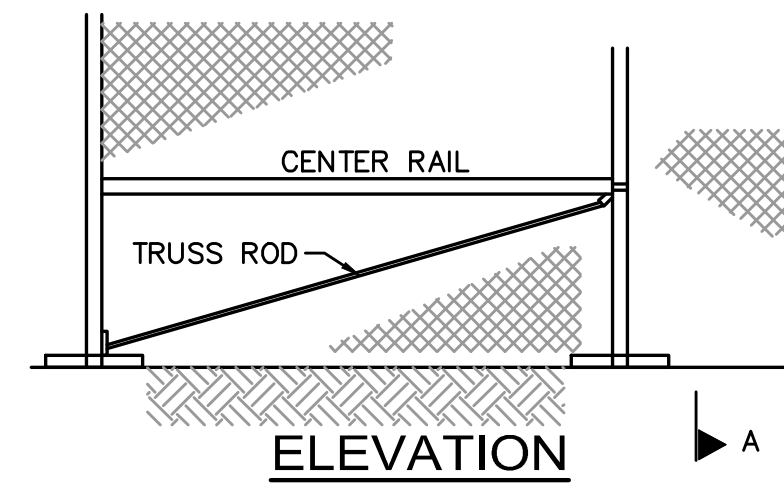


SECTION A-A

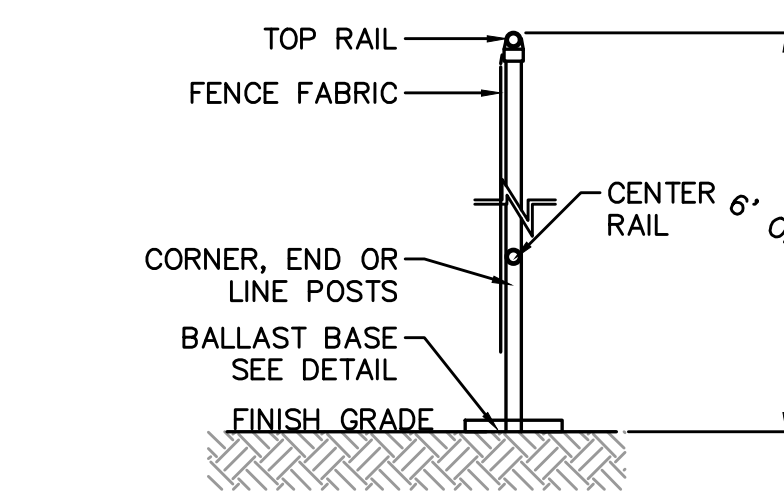
CHAIN LINK CONSTRUCTION FENCE  
NOT TO SCALE

### CONSTRUCTION FENCE AND GATE NOTES

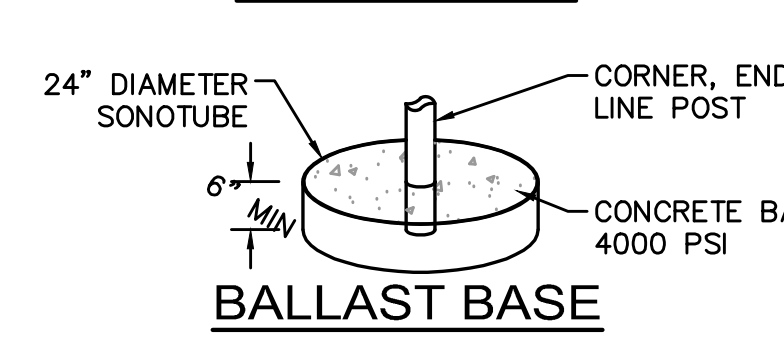
- FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
- THE FENCE FABRIC SHALL BE ZINC COATED STEEL OR ALUMINUM COATED STEEL.
- FENCE POSTS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
- THE CONTRACTOR SHALL ADD A GREEN WIND SCREEN.
- LINE POSTS SHALL BE 2 1/2" O.D. END OR CORNER POSTS SHALL BE 3" O.D.
- THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.



ELEVATION



SECTION A-A

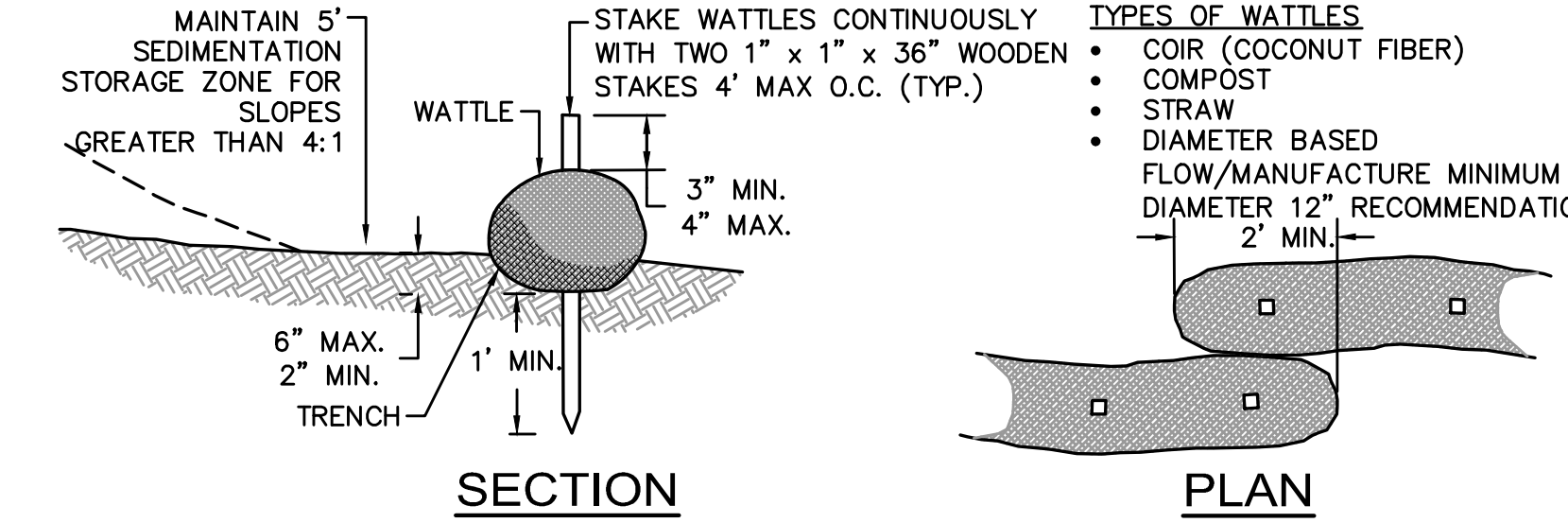


BALLAST BASE

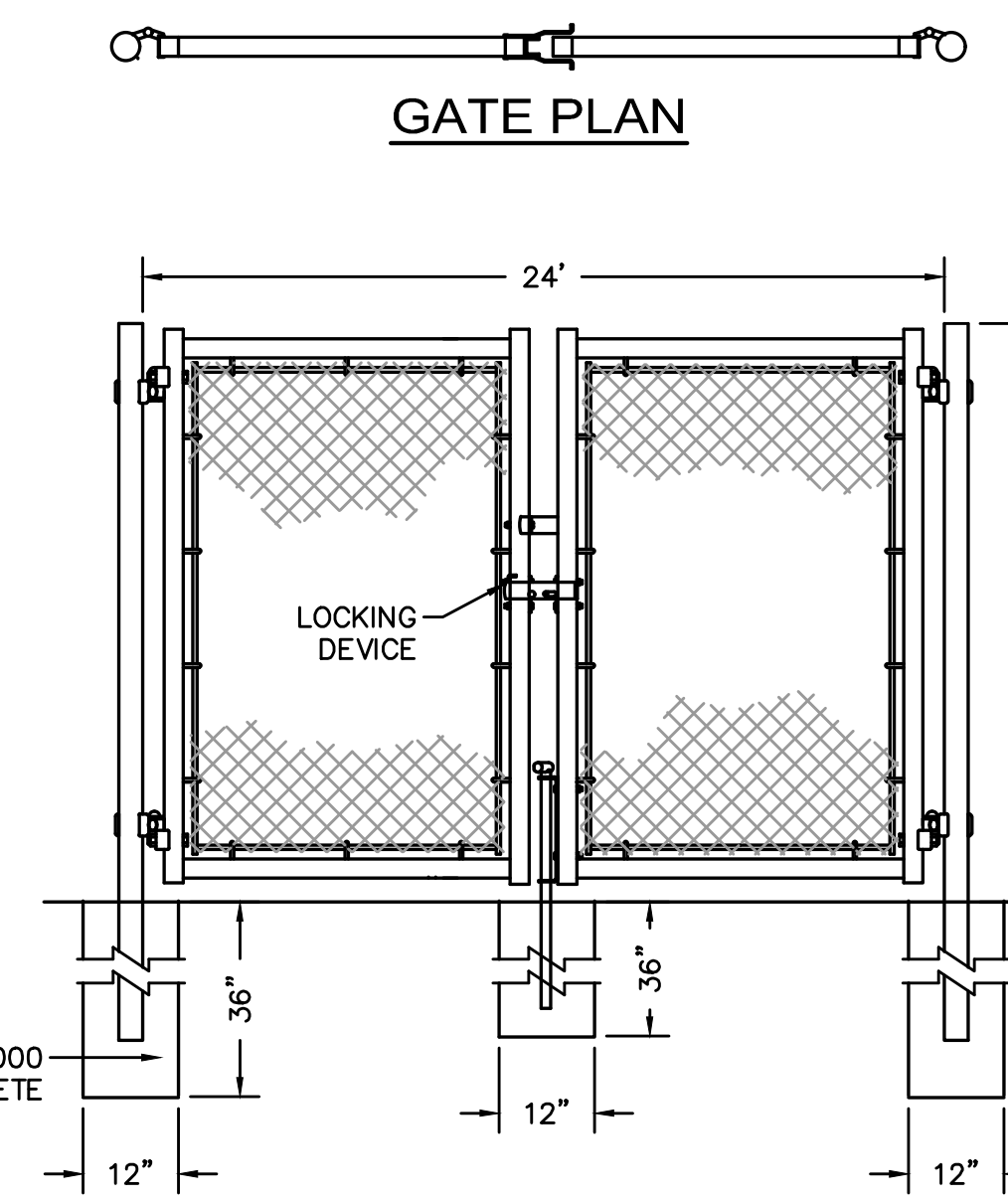
TEMPORARY CONSTRUCTION CHAIN LINK FENCE WITH BALLAST BASE  
NOT TO SCALE

### NOTES

- END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30' CHANGE IN DIRECTION CONSTITUTES A CORNER)
- FABRIC SHALL BE 0.148" GAUGE MIN. WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
- ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPECTER OR EQUAL.
- ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
- LINE POSTS SHALL BE 2 1/2" O.D. END OR CORNER POSTS SHALL BE 3" O.D.
- THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

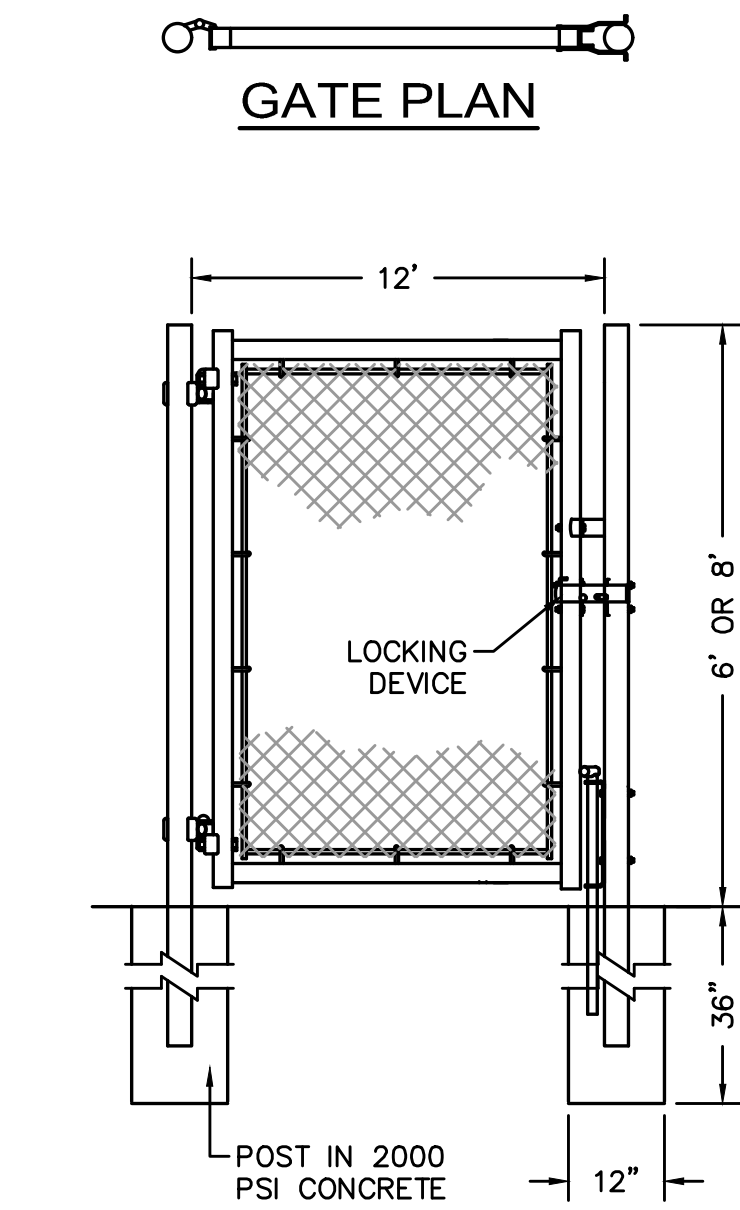


WATTLES - SLOPE PROTECTION FOR SLOPES LESS THAN 10:1  
NOT TO SCALE



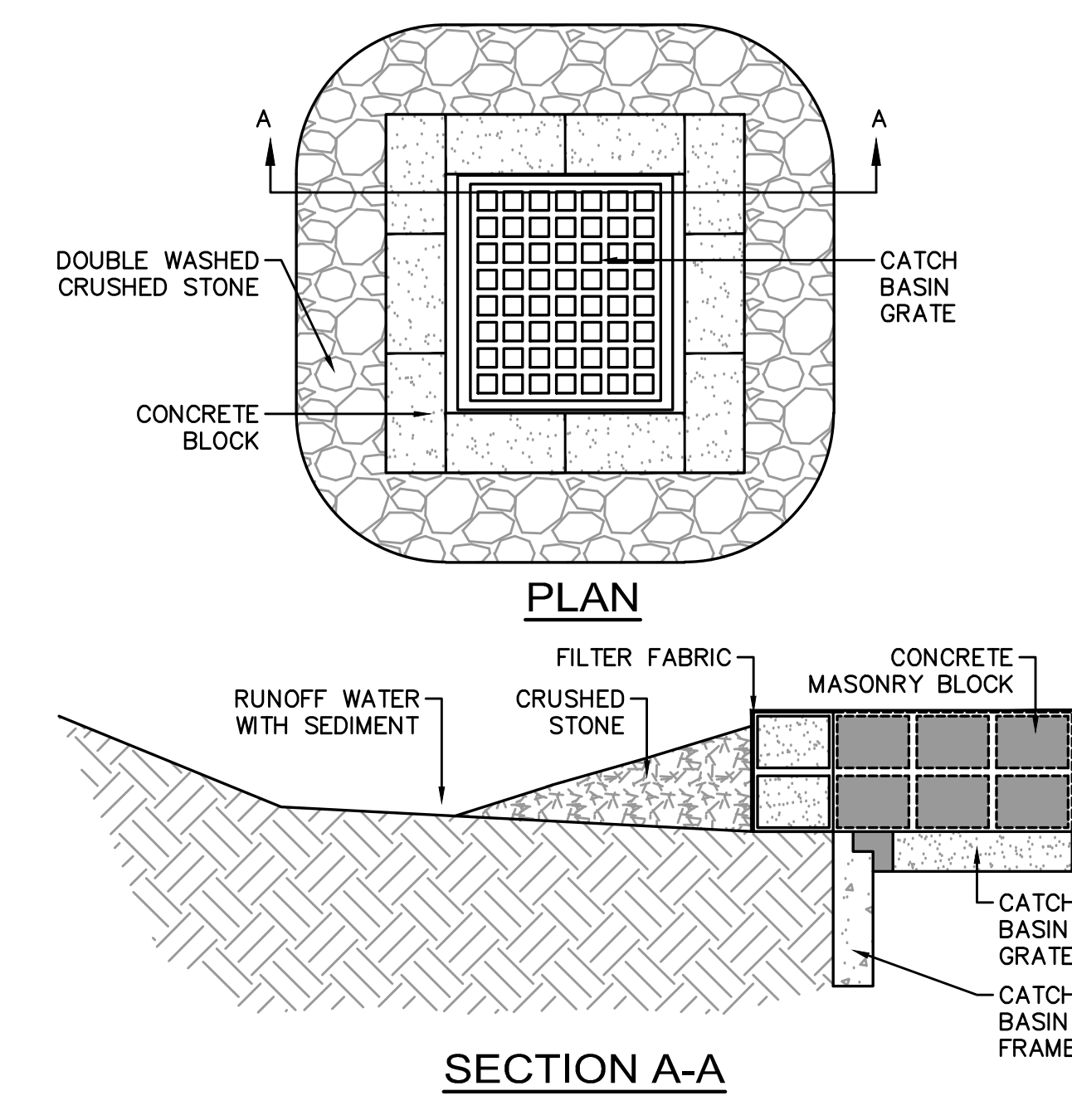
DOUBLE GATE ELEVATION

24" WIDE DOUBLE GATE  
NOT TO SCALE

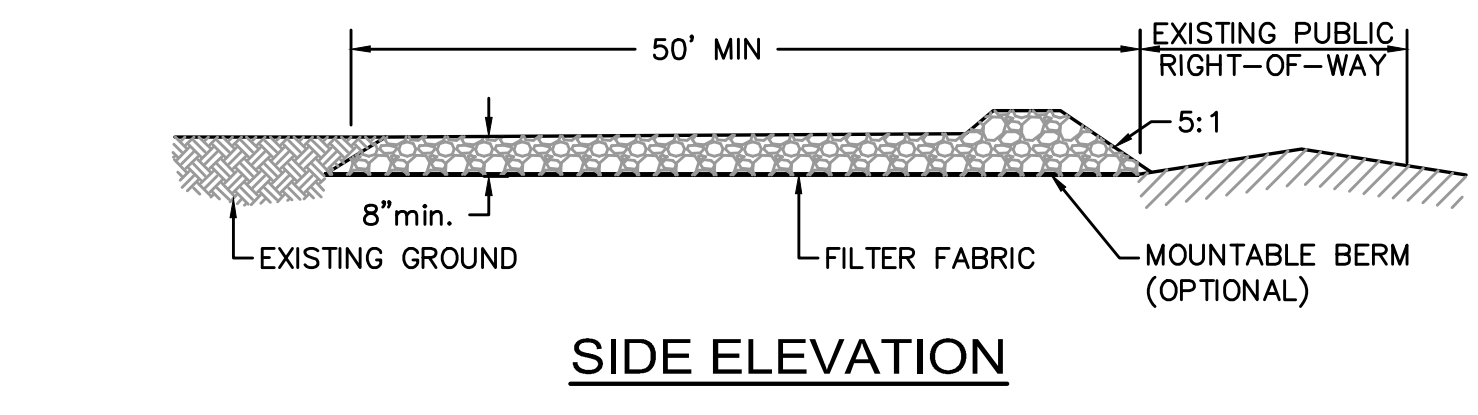


SINGLE GATE ELEVATION

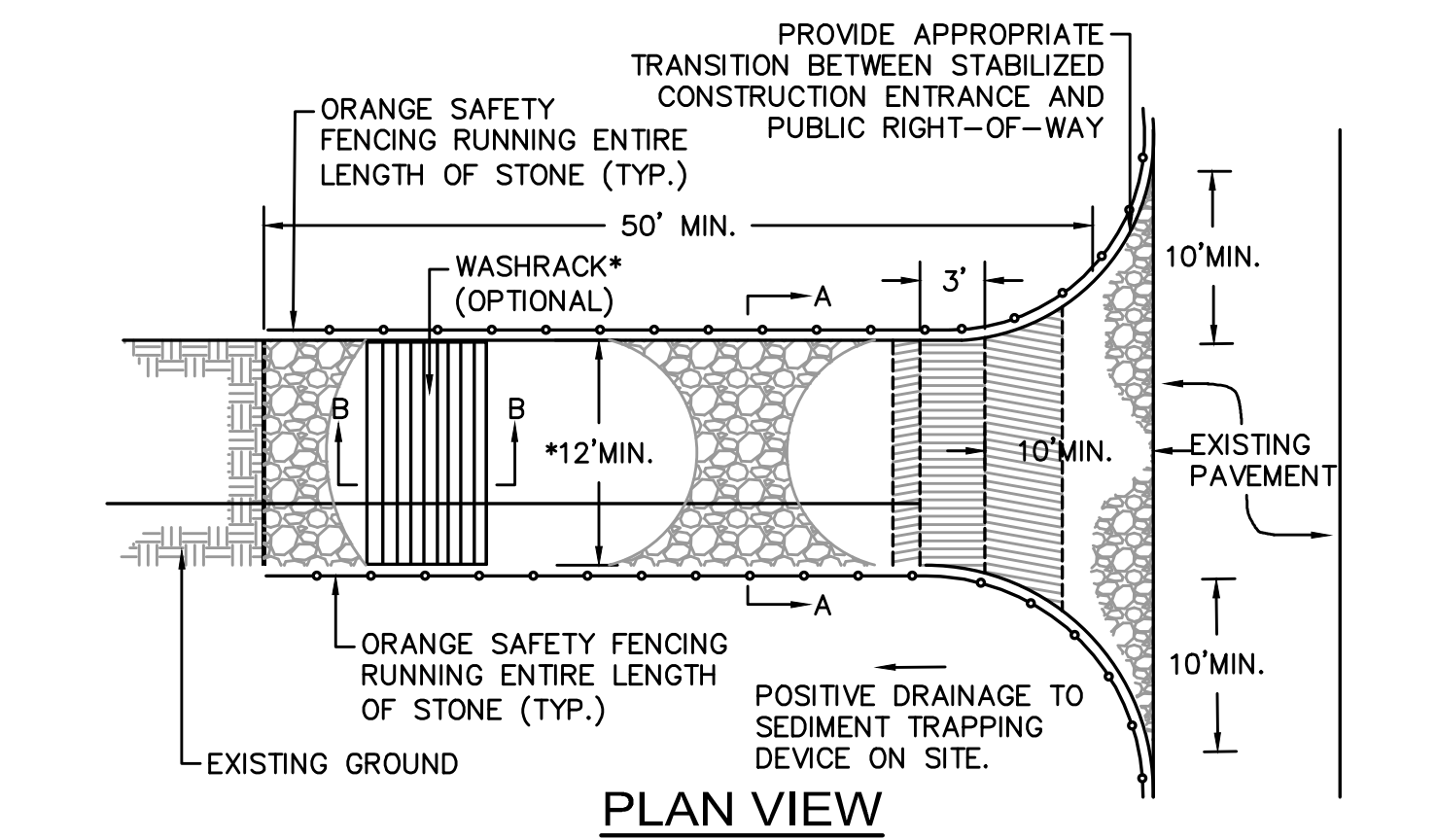
12" WIDE EMERGENCY GATE  
NOT TO SCALE



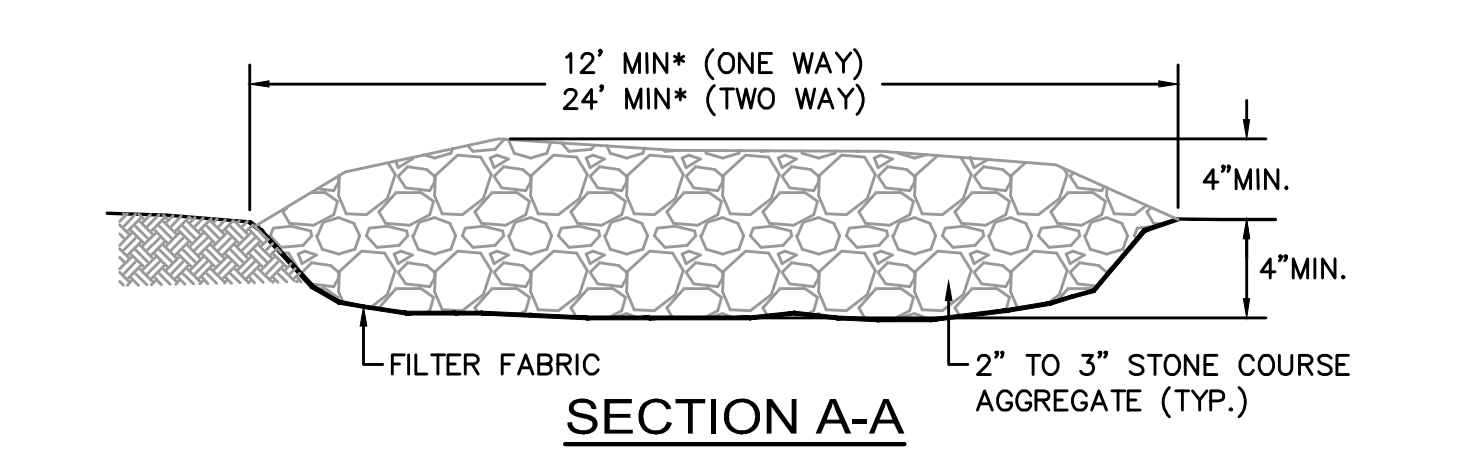
INLET PROTECTION CATCH BASIN W/ BLOCK AND GRAVEL



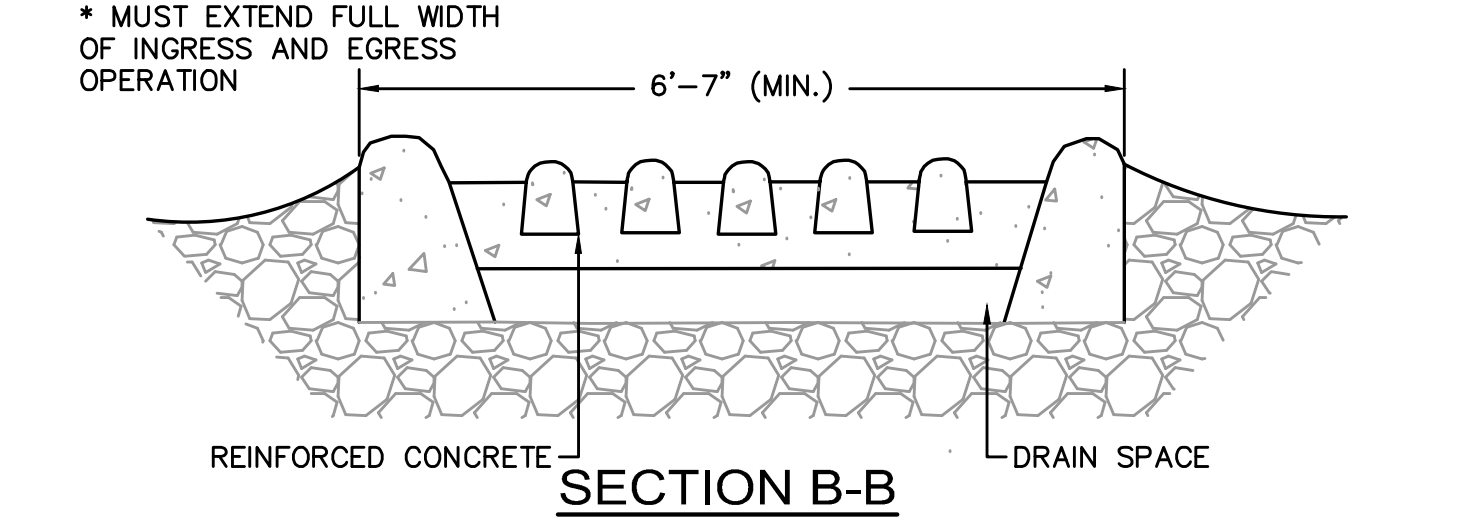
SIDE ELEVATION



PLAN VIEW



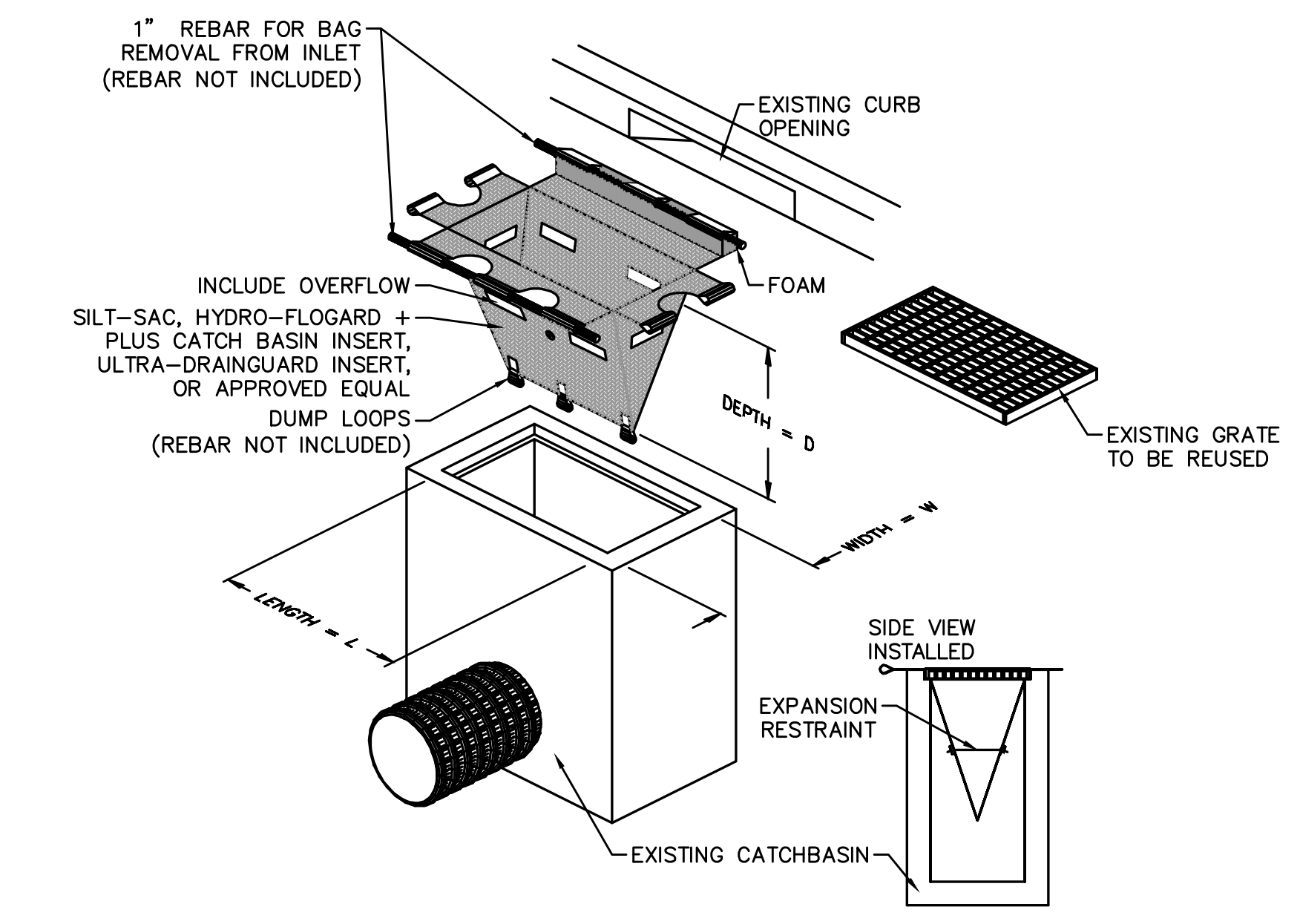
SECTION A-A



SECTION B-B

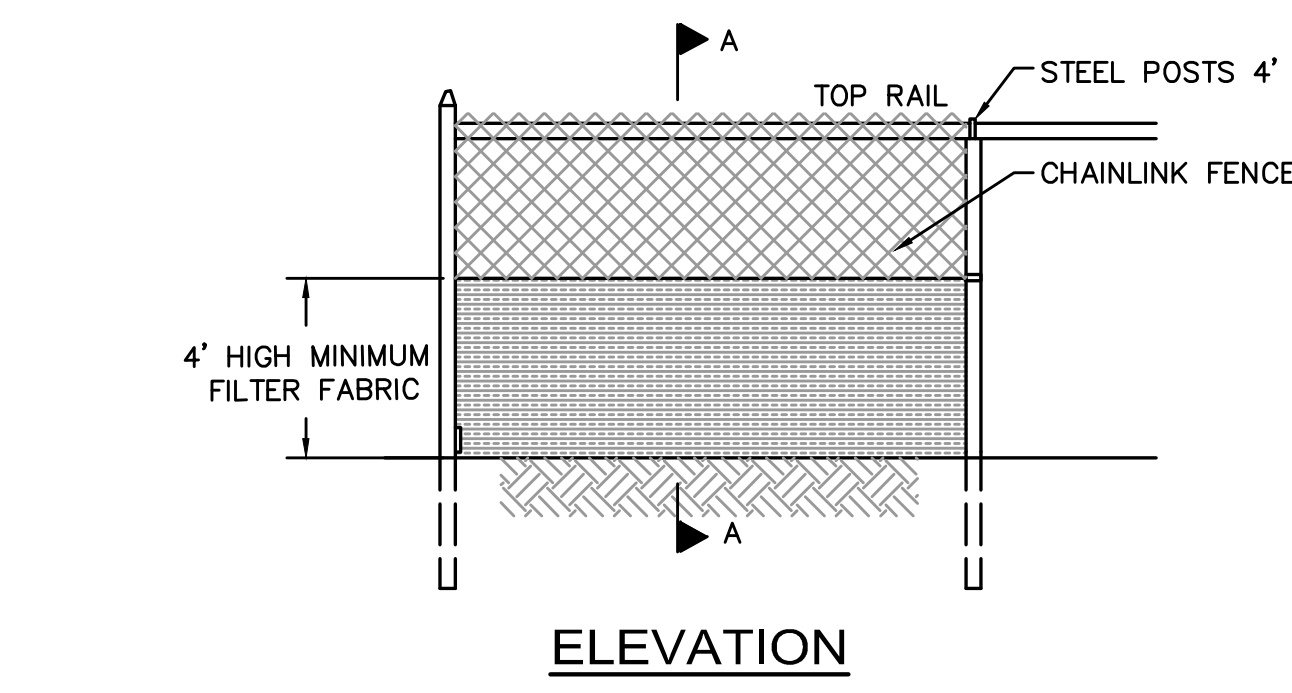
**CONSTRUCTION SPECIFICATIONS**  
CONSTRUCTION SPECIFICATIONS  
LENGTH - GREATER THAN OR EQUAL TO 50 FEET  
WIDTH - TWELVE FOOT MINIMUM (ONE WAY), TWENTY FOUR FOOT MINIMUM (TWO WAY), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.  
SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE PERMITTED.  
THICKNESS - 8"  
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.  
PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

STABILIZED CONSTRUCTION ENTRANCE

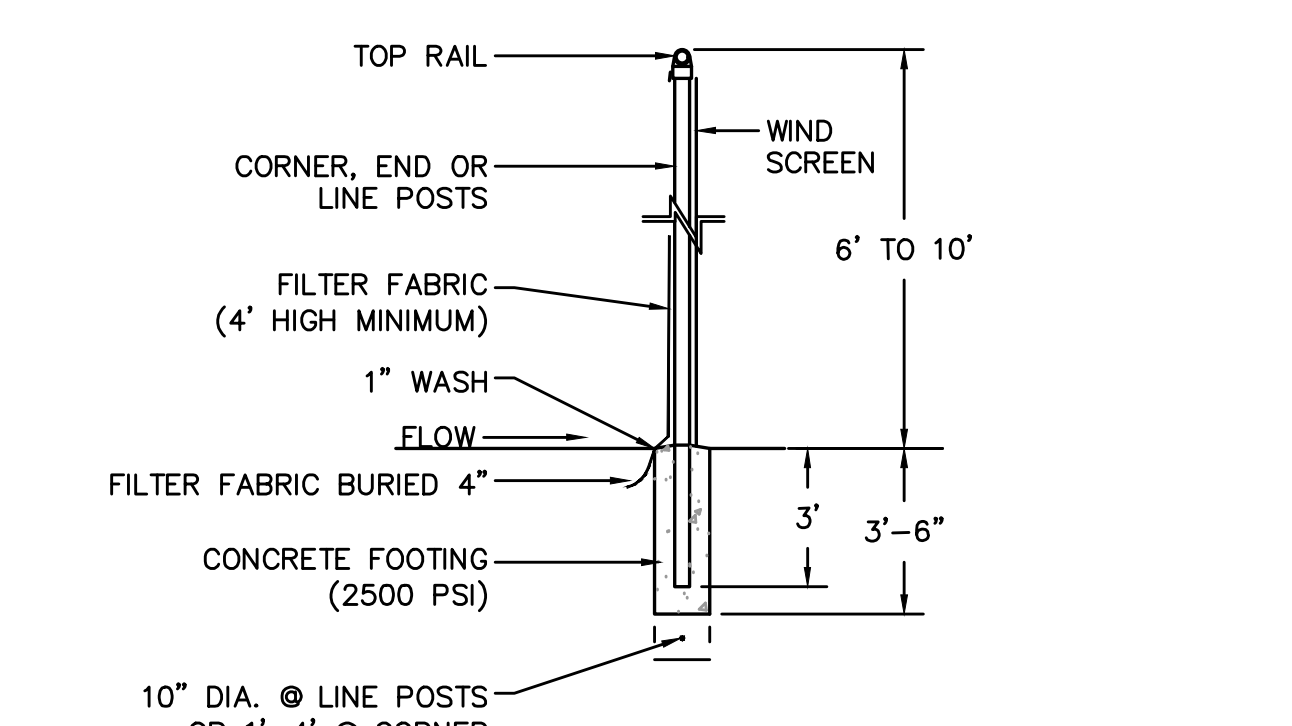


INLET PROTECTION CATCH BASIN W/ SILTATION SACK  
NOT TO SCALE

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND OR CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL BE DECREASED WITH THIS METHOD, AND THE CONTRACTOR SHALL EXPECT PONDING DURING HIGH FLOW EVENTS.



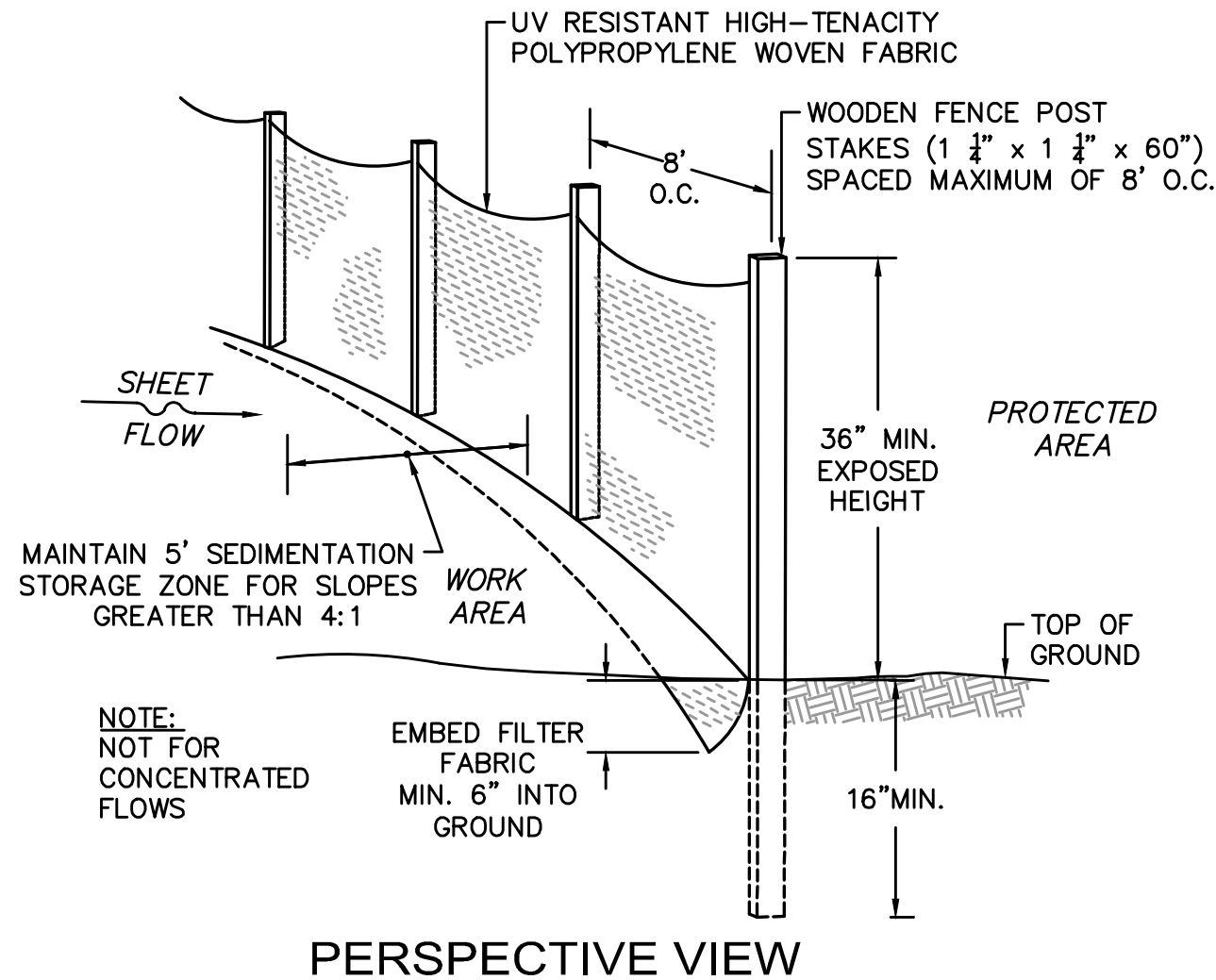
ELEVATION



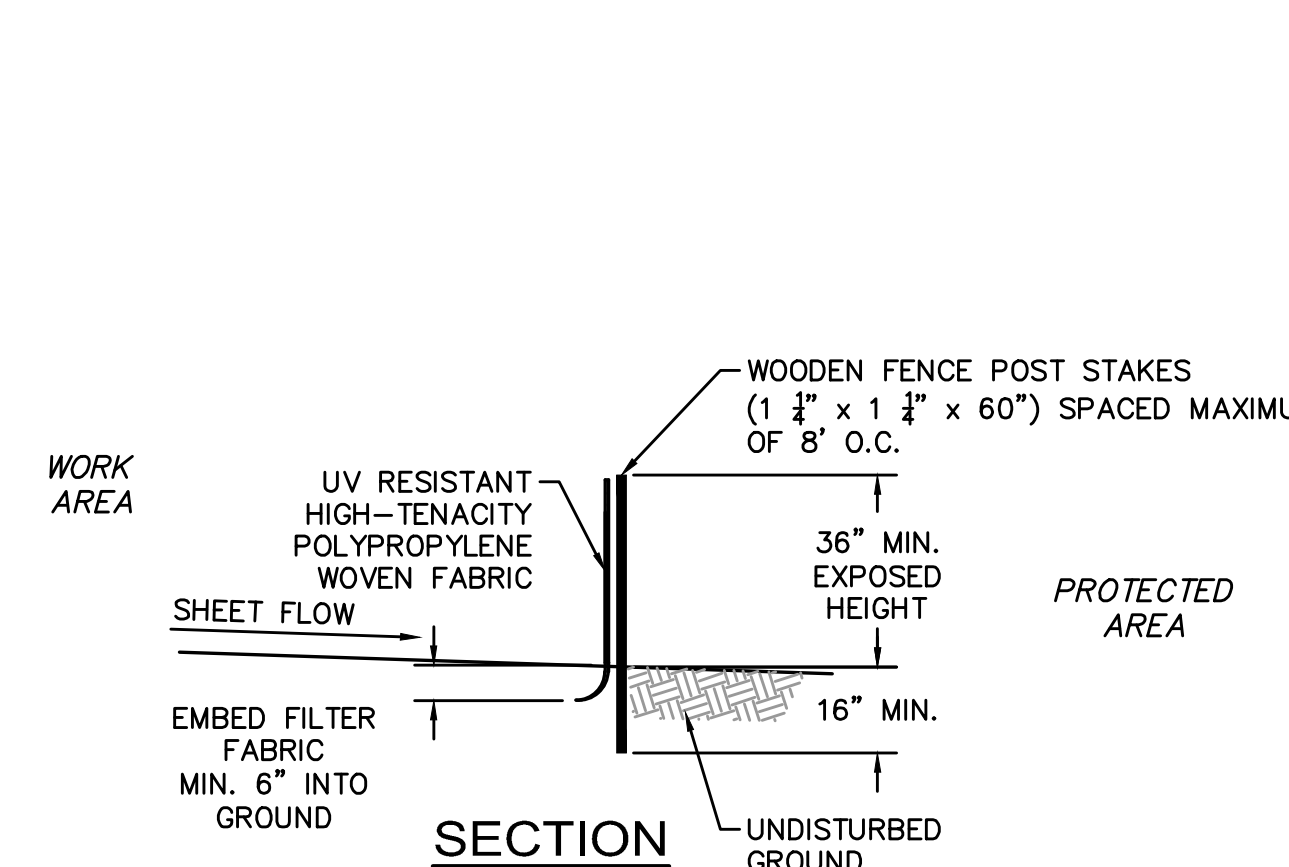
SECTION

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

EROSION CONTROL BARRIER (D)  
SUPER SILT FENCE  
NOT TO SCALE

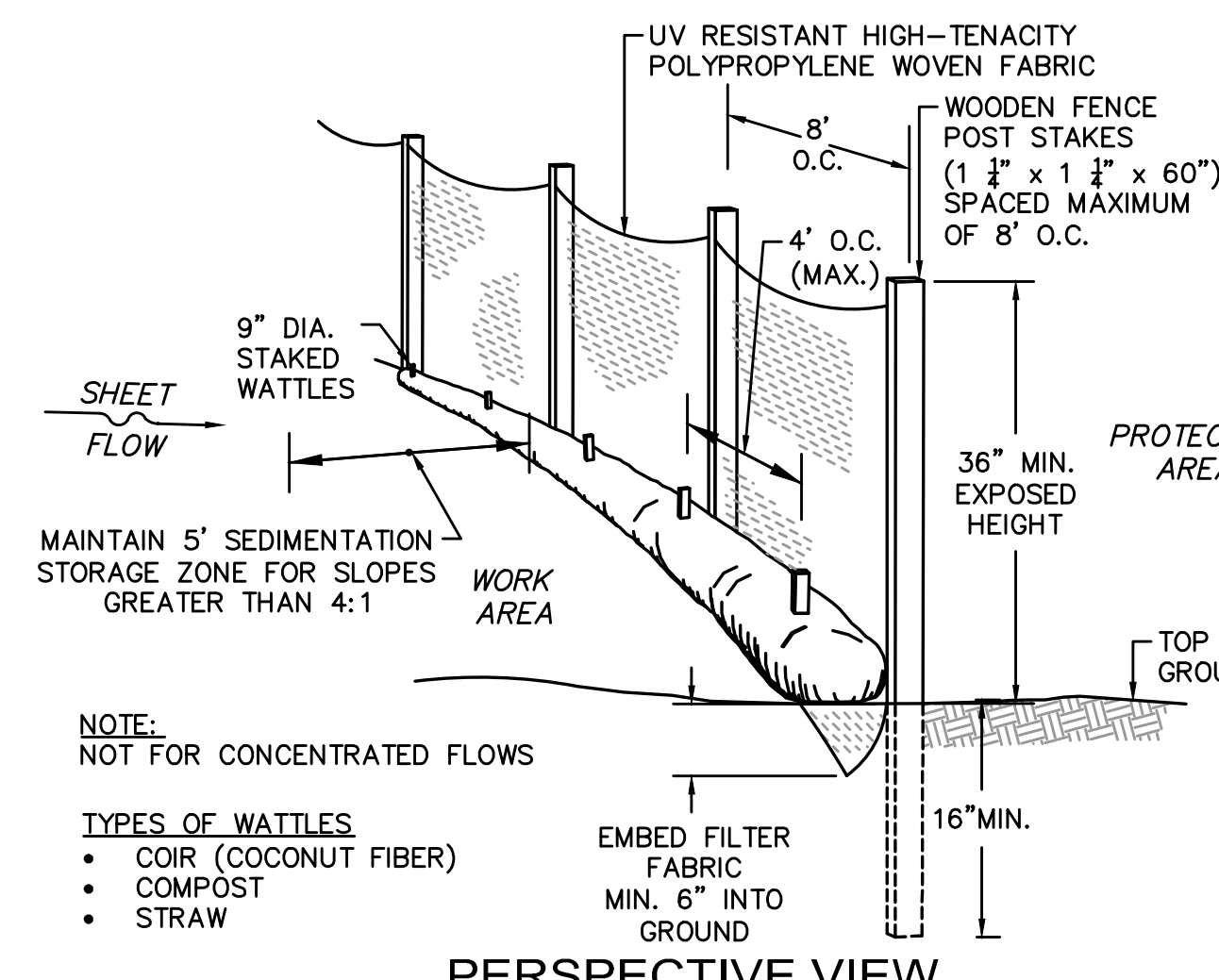


PERSPECTIVE VIEW

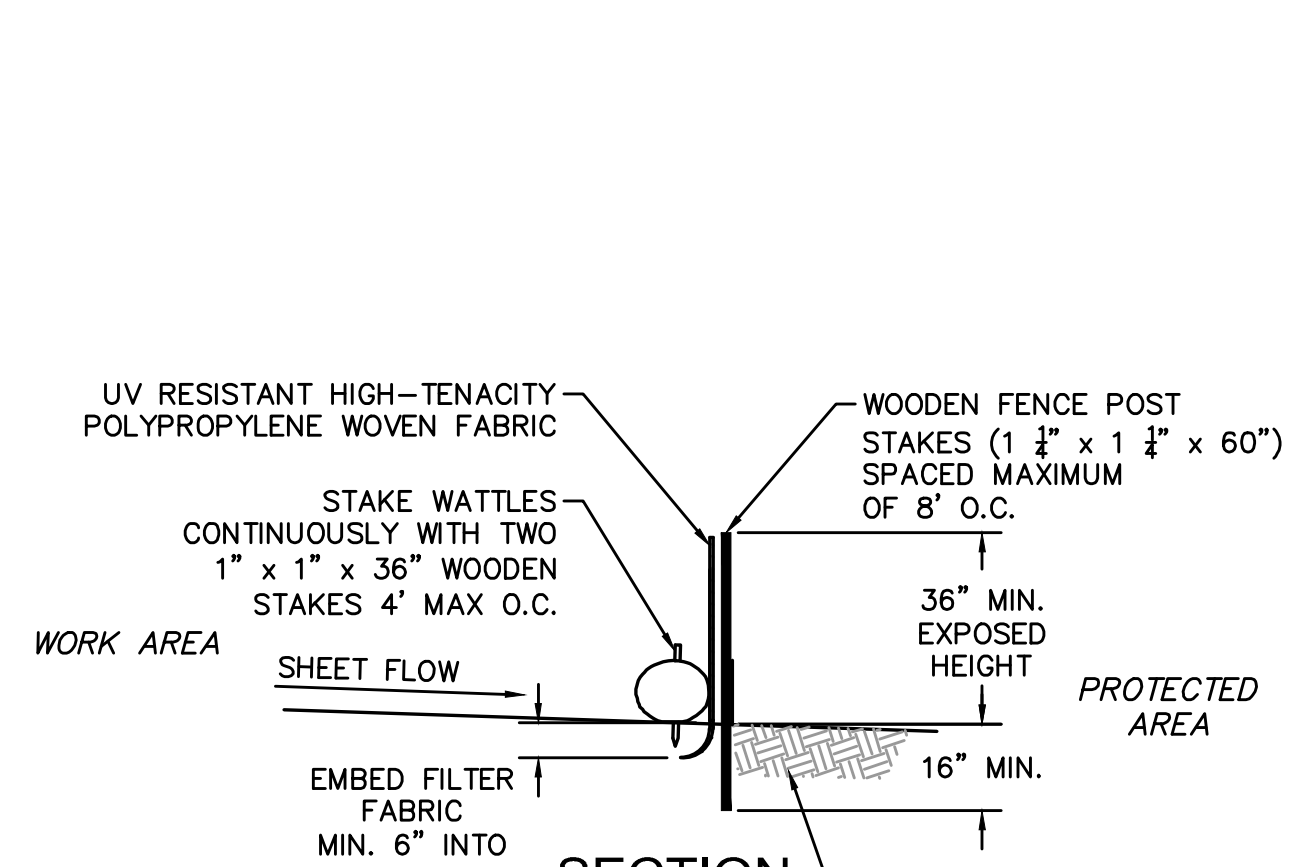


SECTION

PERIMETER PROTECTION BARRIER (A)



PERSPECTIVE VIEW



SECTION

PERIMETER PROTECTION BARRIER (B)

SILT FENCE DETAIL WITH WATTLES  
NOT TO SCALE

NO.	DESCRIPTION:	DATE:



### CONSULTANTS

DESIGN ARCHITECT	EXECUTIVE ARCHITECT
Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Genar One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-5700
STRUCTURAL ENGINEER	MEPPP ENGINEER
McNamara Sathia 101 Federal Street, Suite 1100 Boston, MA 02110 T 617-737-0040	Buro Happold 11 Beacon Street, Suite 400 Boston, MA 02108 T 617-419-2284
FAÇADE CONSULTANT	CODE CONSULTANT
Front Inc. 20 Jay Street, #920 Brooklyn, NY 11201 T 212-245-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-669-7450
CIVIL ENGINEER	
Ntash Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0063	

### STAMP

### DRAWING TITLE SOIL EROSION AND SEDIMENT CONTROL DETAILS

DRAWN	CHECKED
WS	JMS
SCALE @ ARCH E	DATE
	11/23/20
GRAPHIC SCALE	

PROJECT NO. 14146

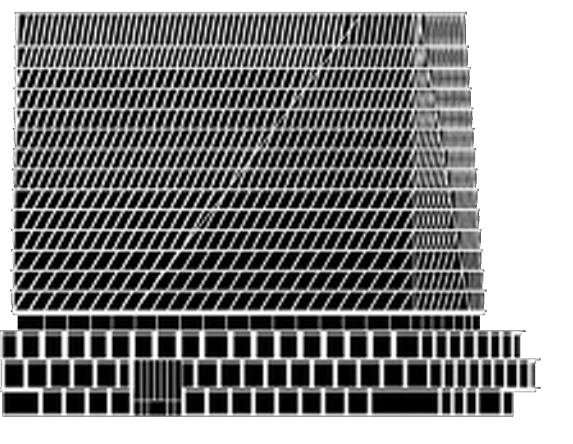
DRAWING STATUS

NOT FOR CONSTRUCTION

DRAWING NO. REVISION NO.



PROJECT



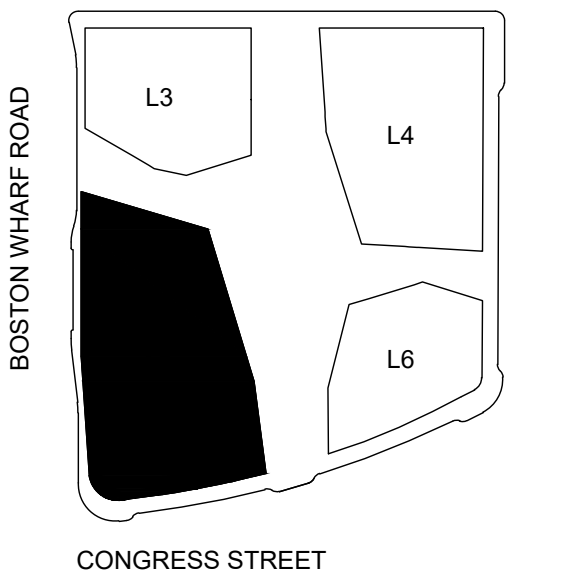
SEAPORT SQUARE L5

CLIENT

**SEAPORT**

SEAPORT L-5 TITLE HOLDER LLC  
33 BOYLSTON STREET, SUITE 3000  
CHESTNUT HILL, MA 02467  
P +1 (617) 232-8900

KEY PLAN



NOTES

REVISIONS

NO. DESCRIPTION DATE



CONSULTANTS

DESIGN ARCHITECT	EXECUTIVE ARCHITECT
Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Genesee One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-5700
STRUCTURAL ENGINEER	MEP/FE ENGINEER
McNamara Salvia 101 Federal Street, Suite 1100 Boston, MA 02110 T 617-737-0400	Buro Happold 11 Beacon Street, Suite 400 Boston, MA 02108 T 617-419-2284
FAÇADE CONSULTANT	CODE CONSULTANT
Front Inc. 20 Jay Street, #920 Brooklyn, NY 11201 T 212-242-2220	Code Red Consultants 154 Turnpike Road, Suite 200 Southborough, MA 01772 T 508-689-7552
CIVIL ENGINEER	
Nasch Engineering 370 Merrimack Street Lawrence, MA 01843 T 517-338-0563	

STAMP

**CIVIL DETAILS I**

DRAWN	CHECKED
WS	JMS
SCALE @ ARCH E	DATE
GRAPHIC SCALE	11/13/2020

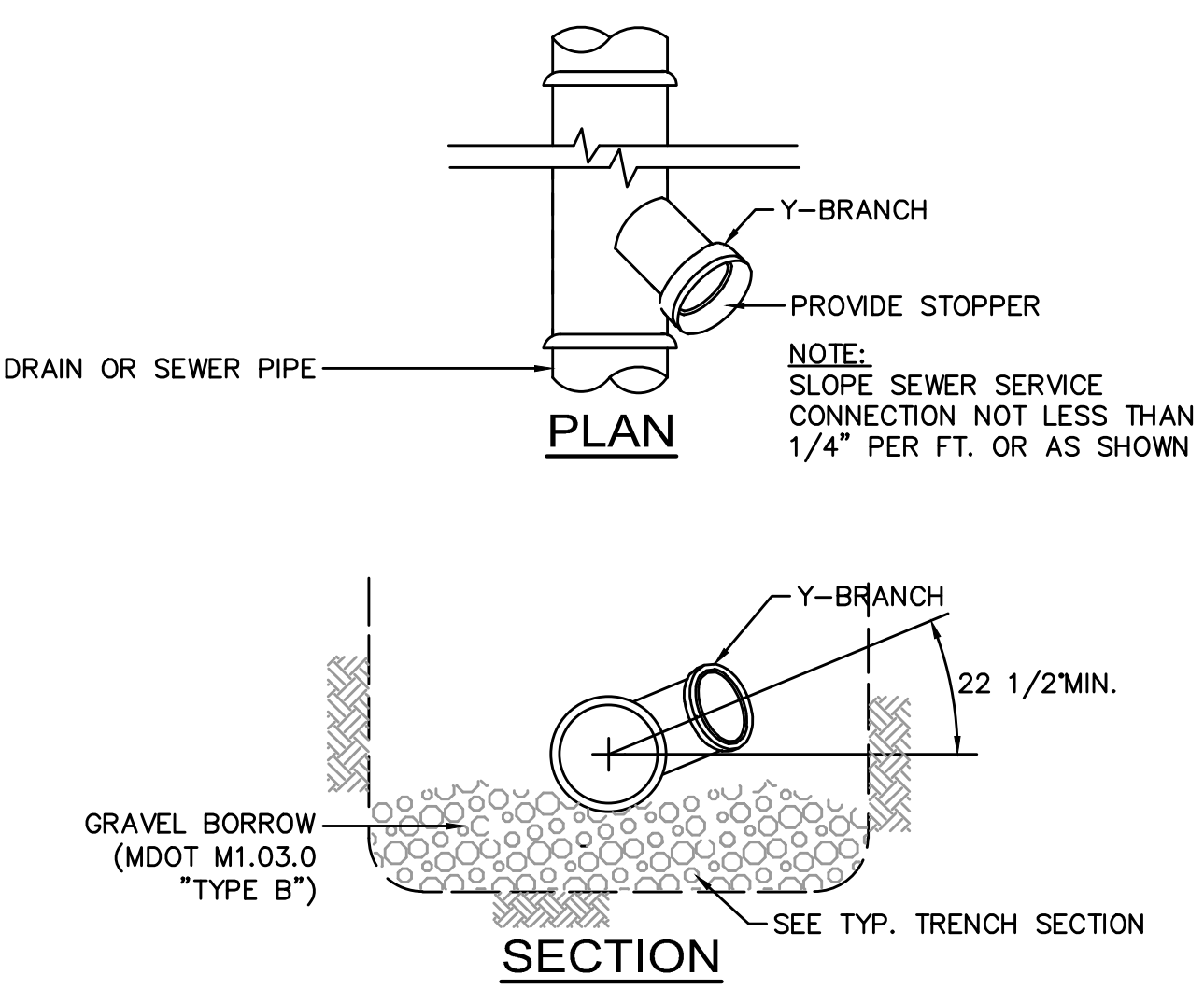
PROJECT NO. 14146

DRAWING STATUS

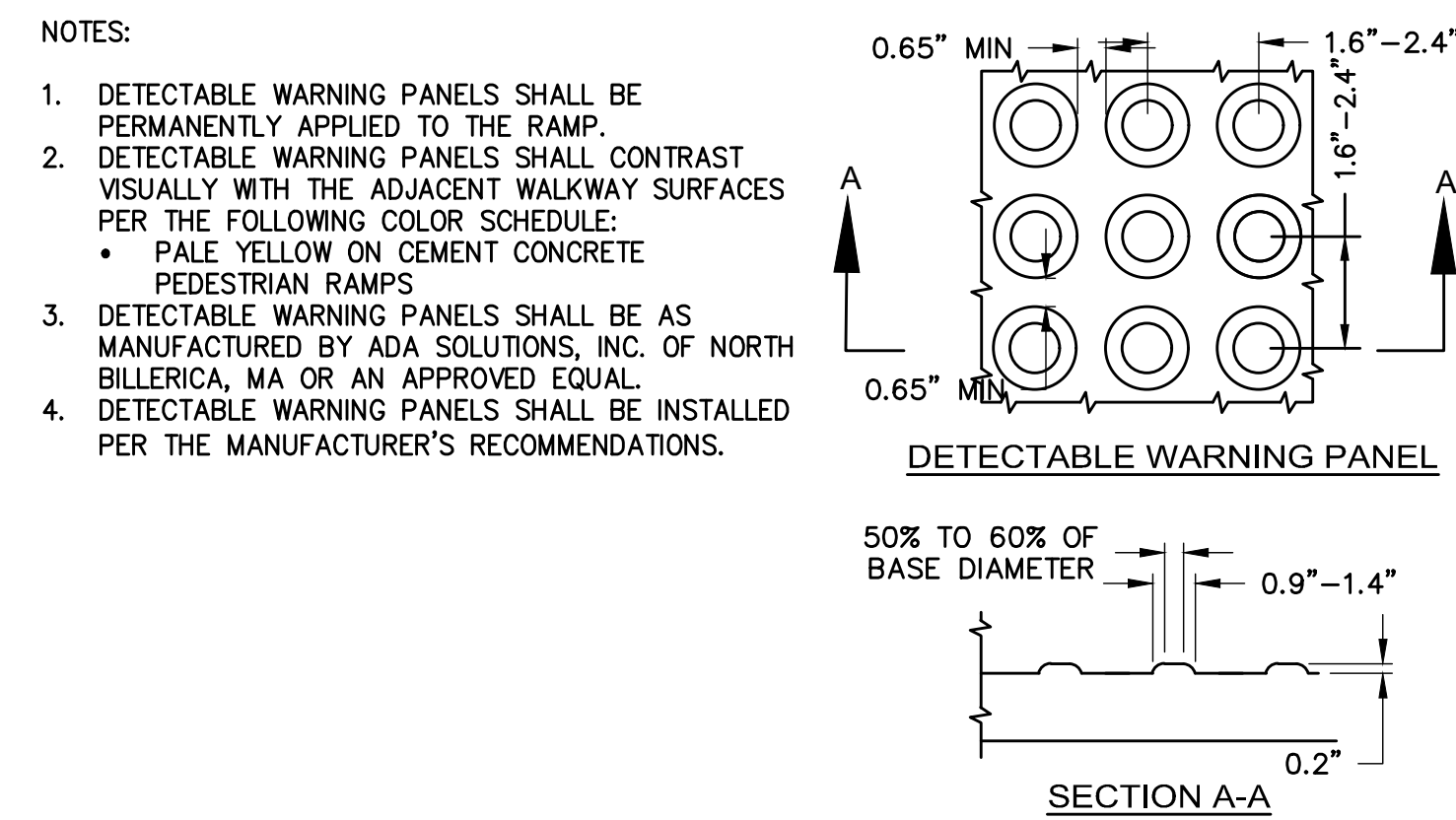
**NOT FOR CONSTRUCTION**

DRAWING NO. REVISION NO.

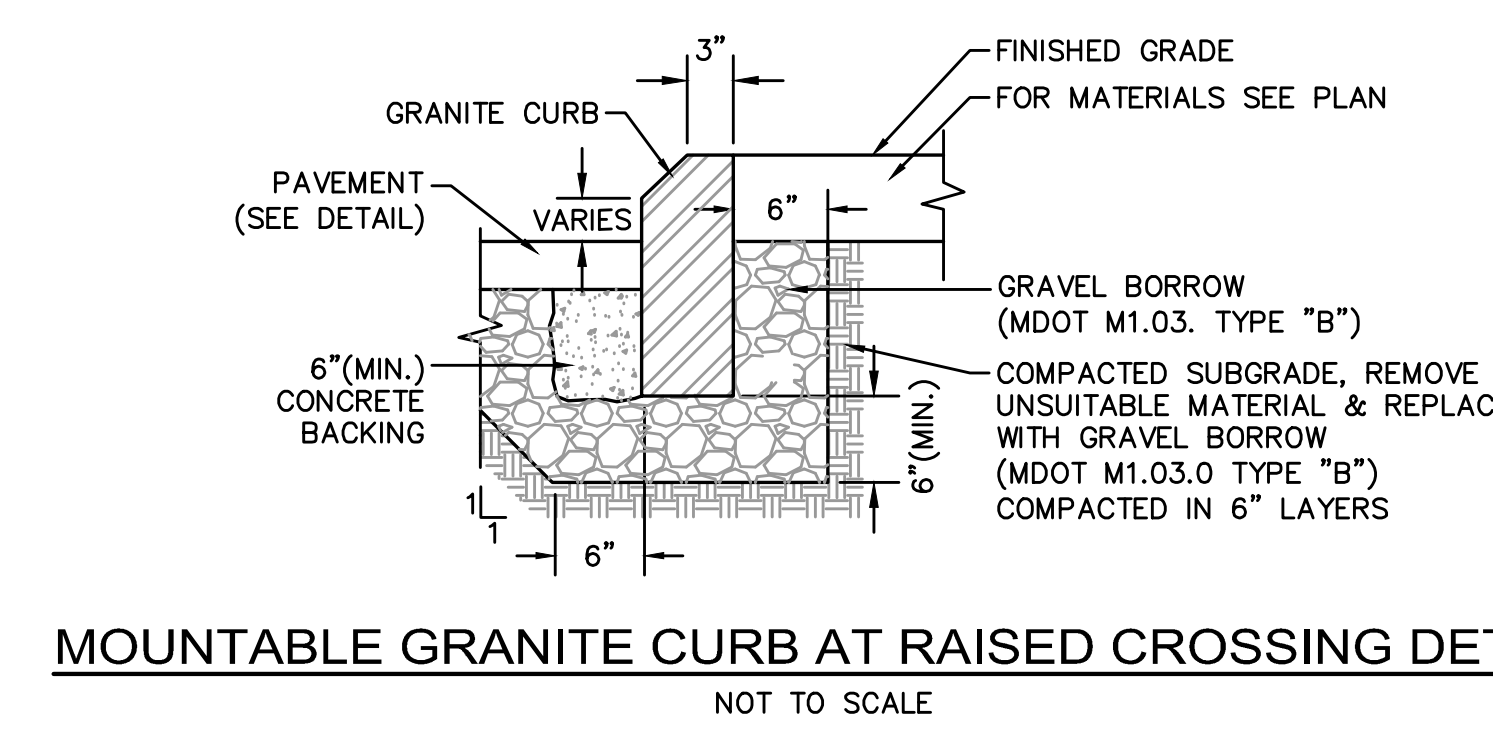
**C-600**



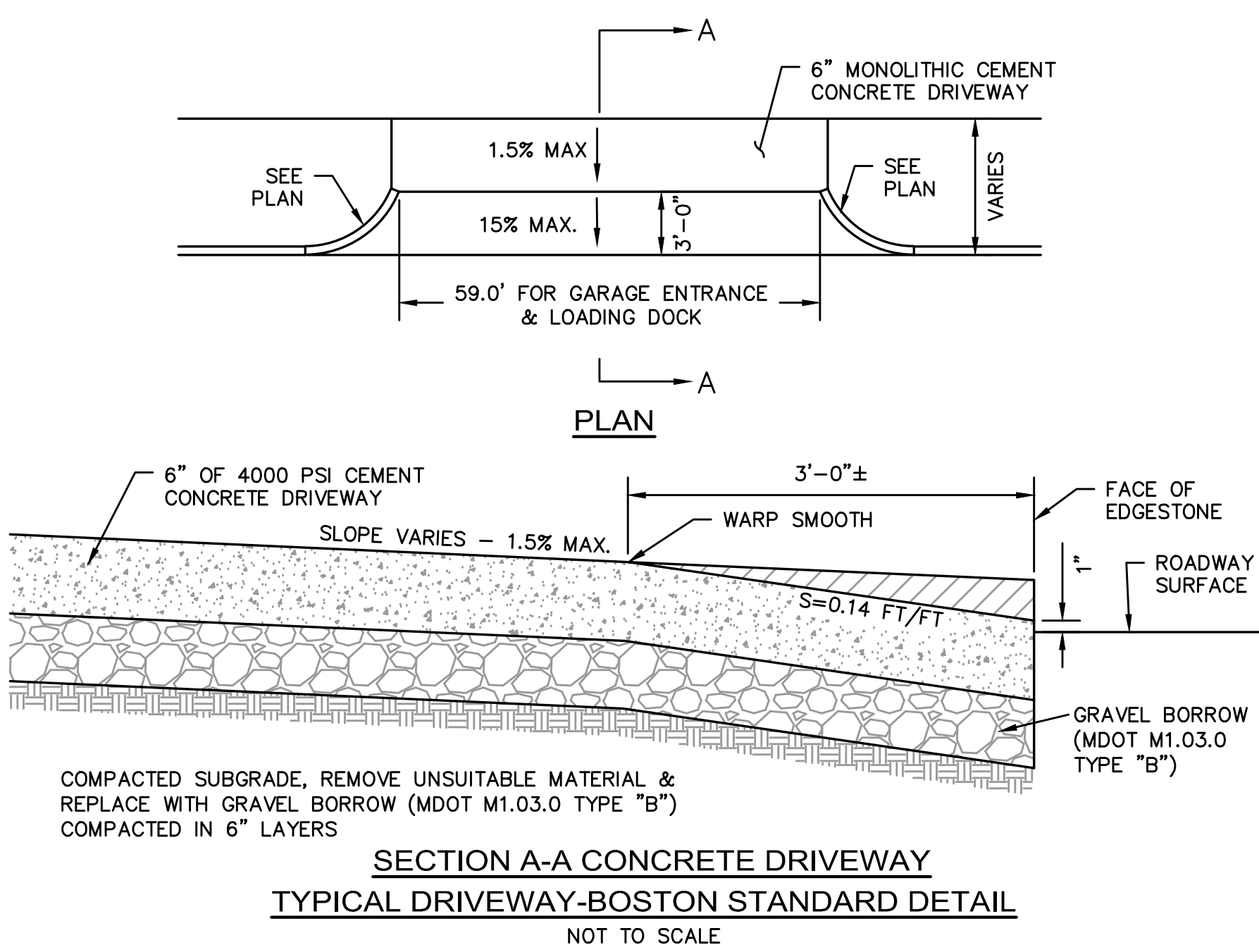
**WYE BRANCH FOR PIPE SERVICE CONNECTION DETAIL**  
NOT TO SCALE



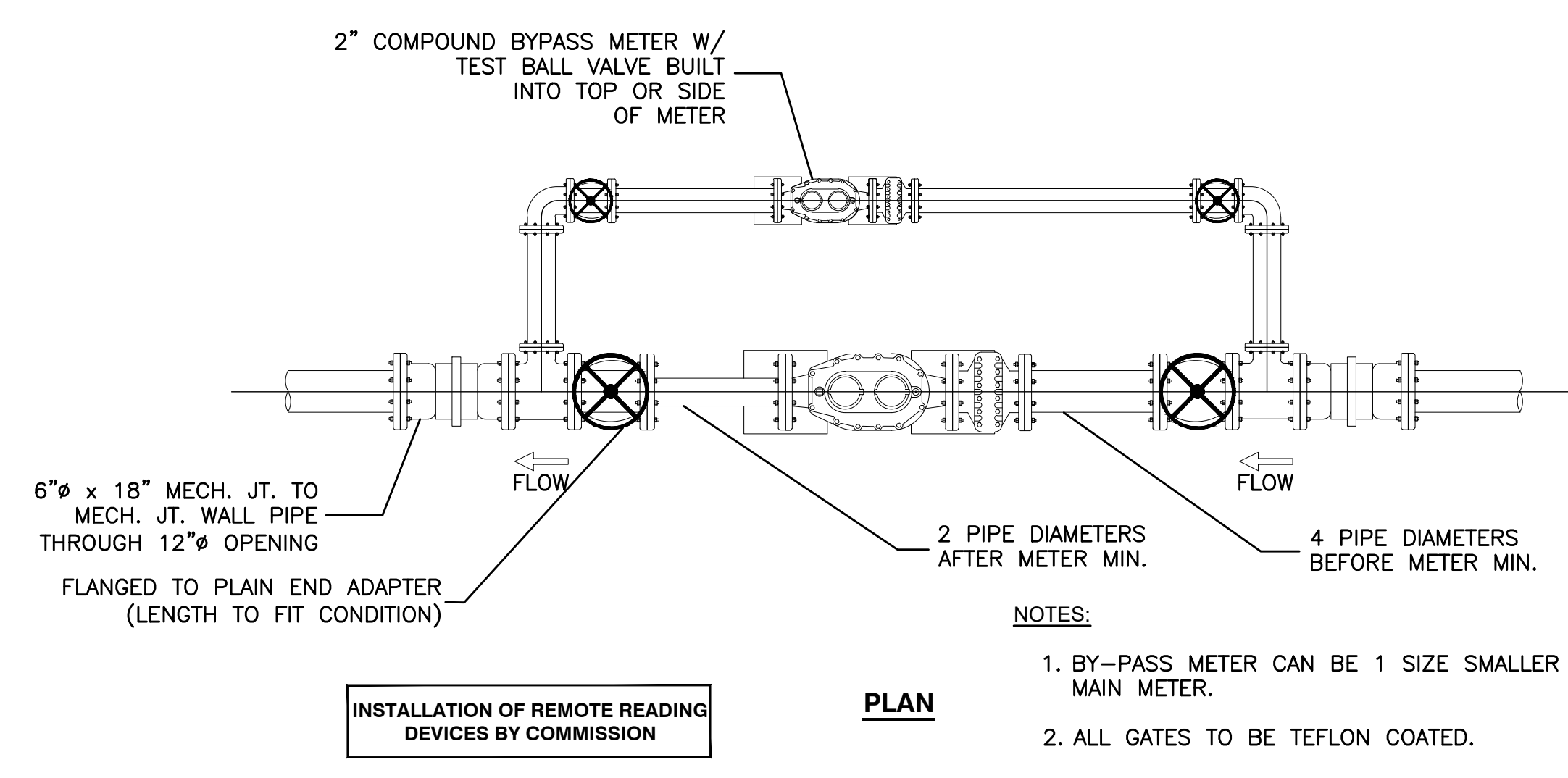
**DETECTABLE WARNING PANEL FOR PEDESTRIAN RAMPS**  
NOT TO SCALE



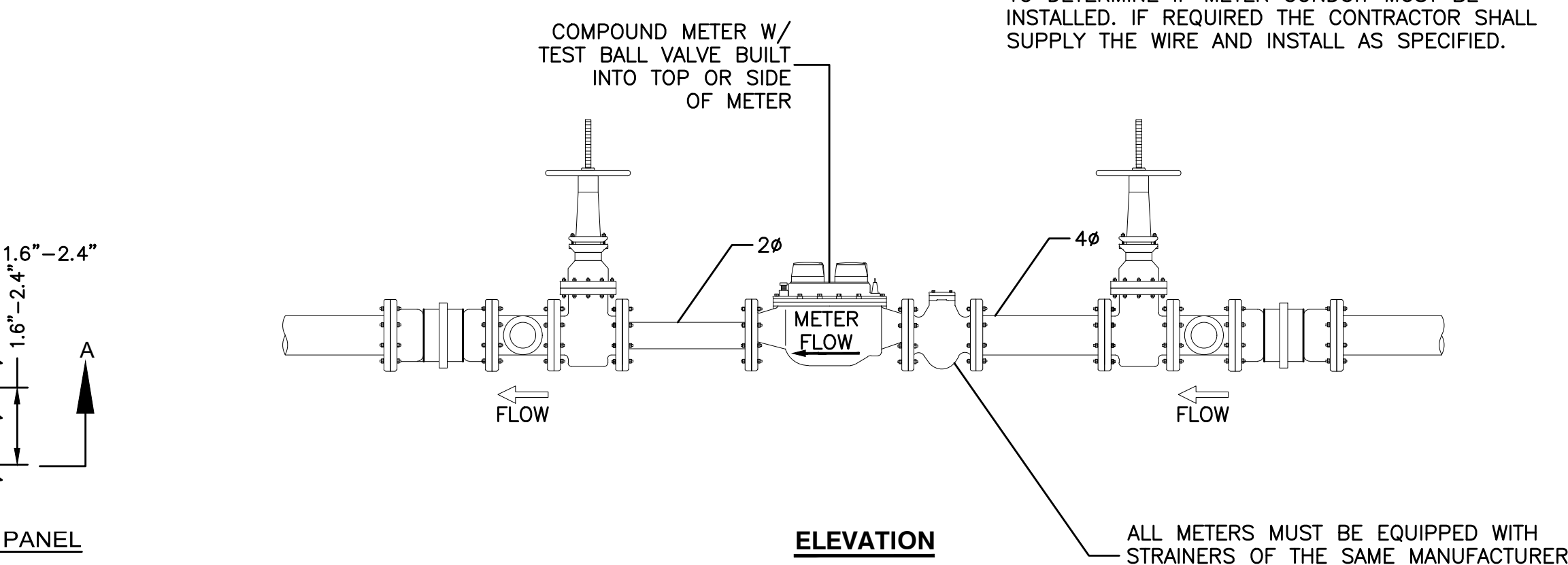
**MOUNTABLE GRANITE CURB AT RAISED CROSSING DETAIL**  
NOT TO SCALE



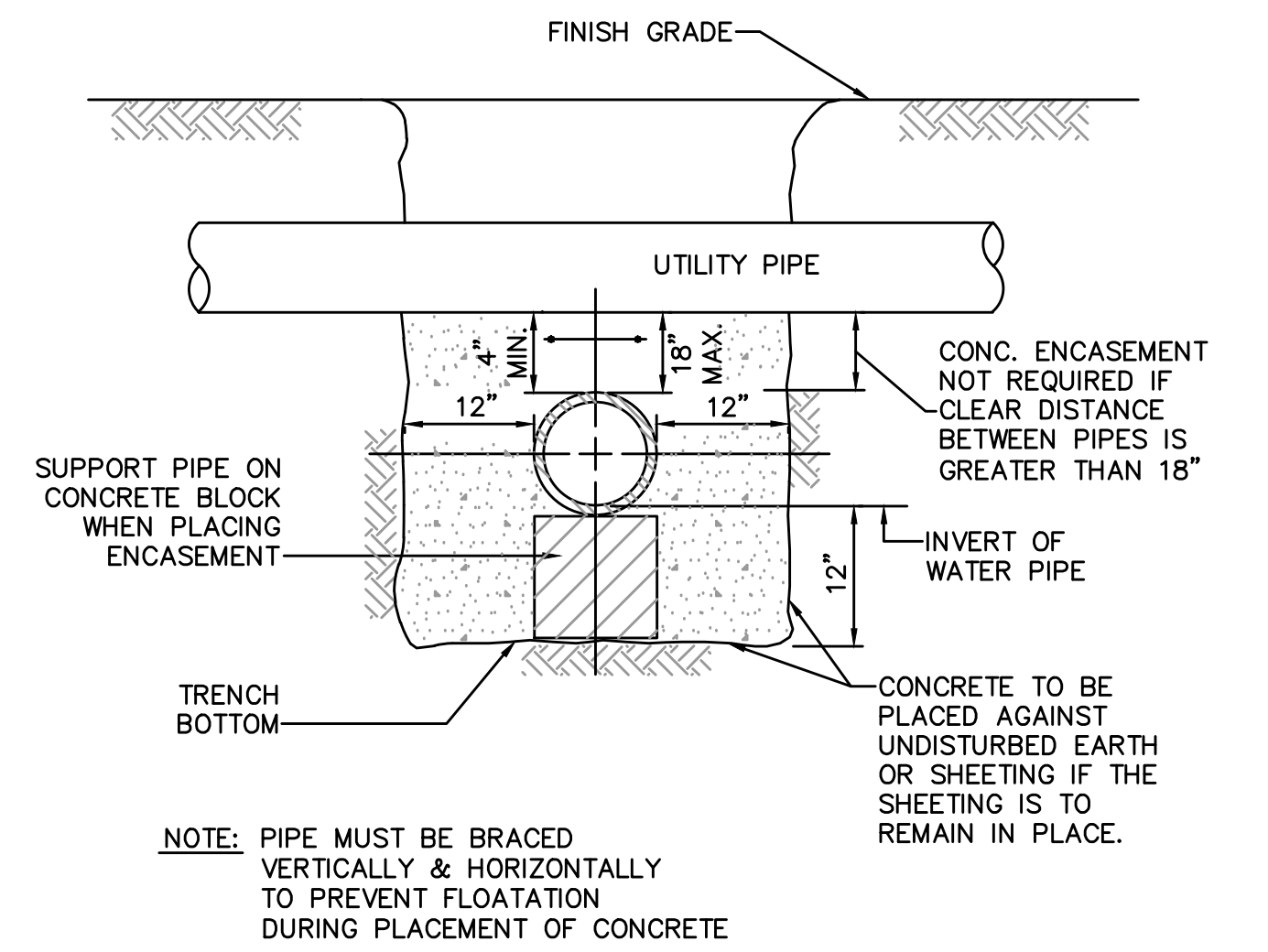
**TYPICAL DRIVEWAY-BOSTON STANDARD DETAIL**  
NOT TO SCALE



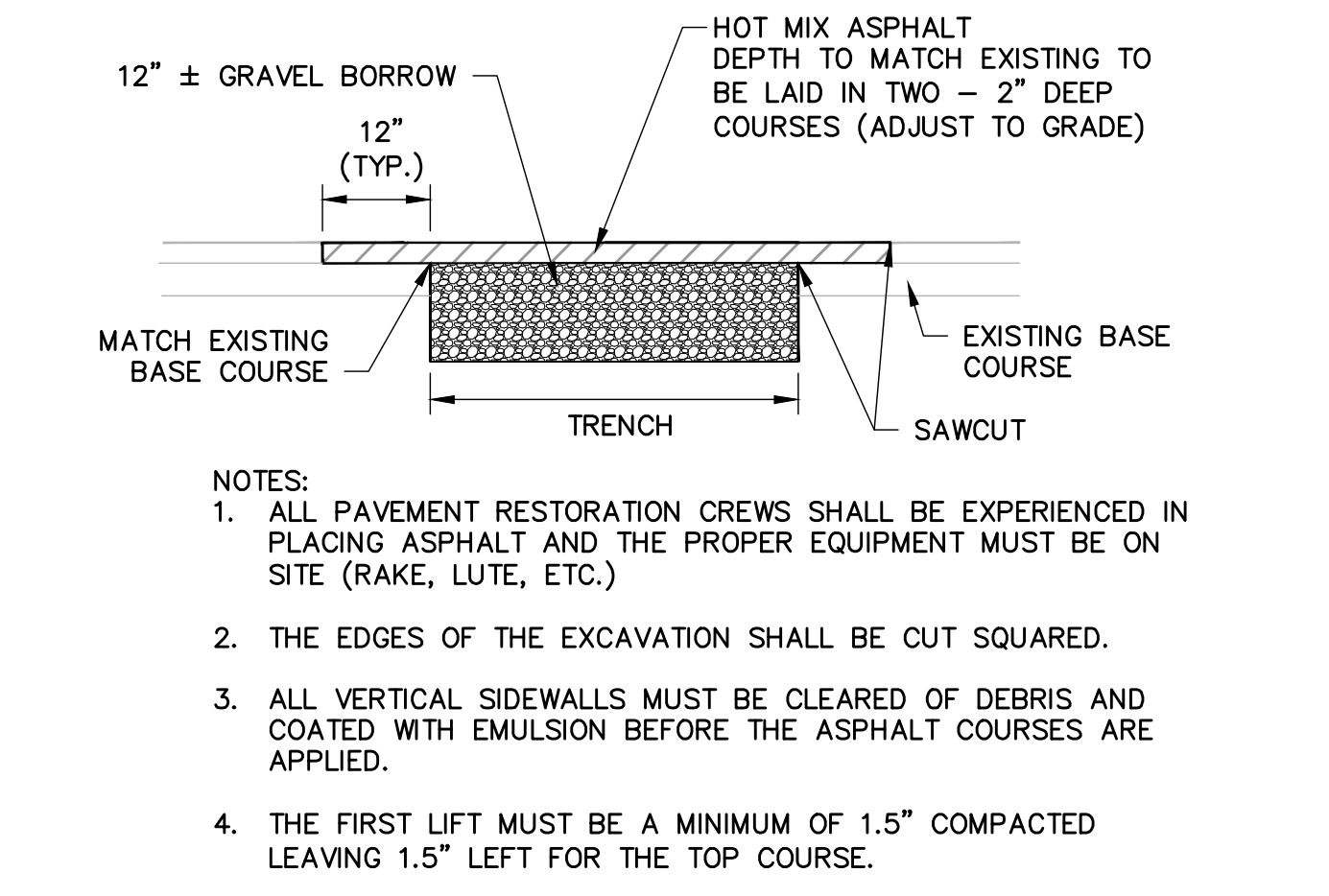
**INSTALLATION OF REMOTE READING DEVICES BY COMMISSION**  
PLAN



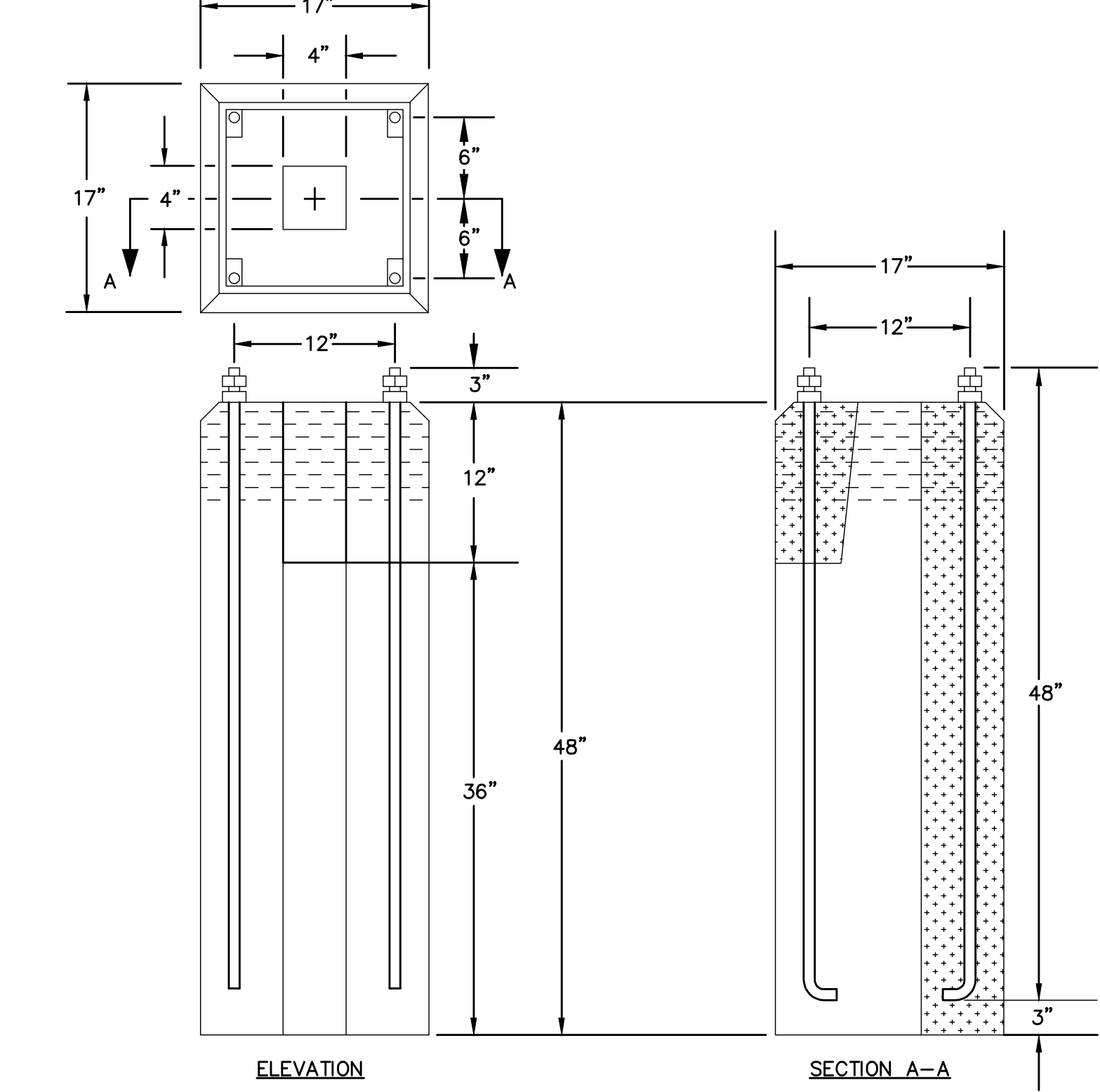
**3" WATER METER W/ 2" BYPASS METER DETAIL**  
NOT TO SCALE



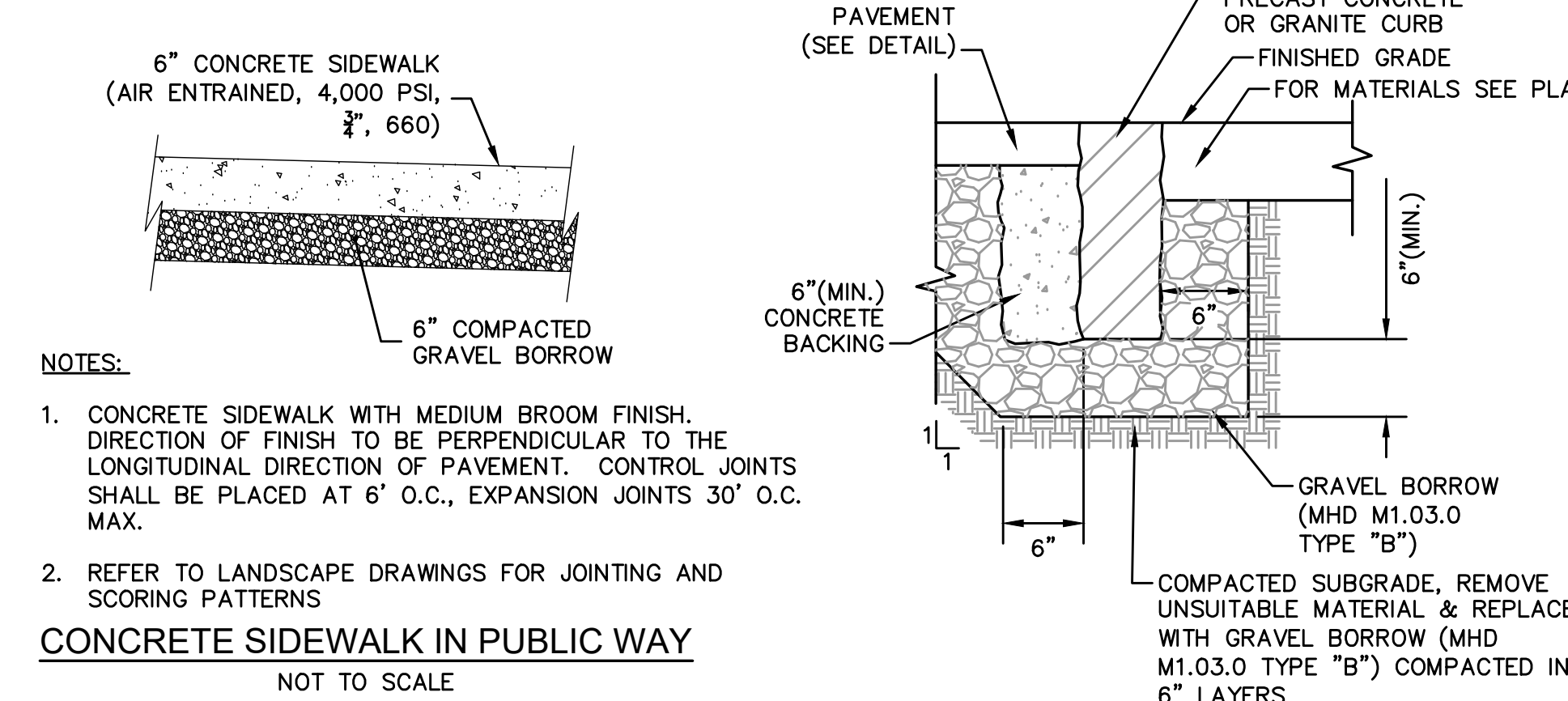
**CONCRETE ENCASUREMENT DETAIL AT UTILITY CROSSINGS**  
NOT TO SCALE



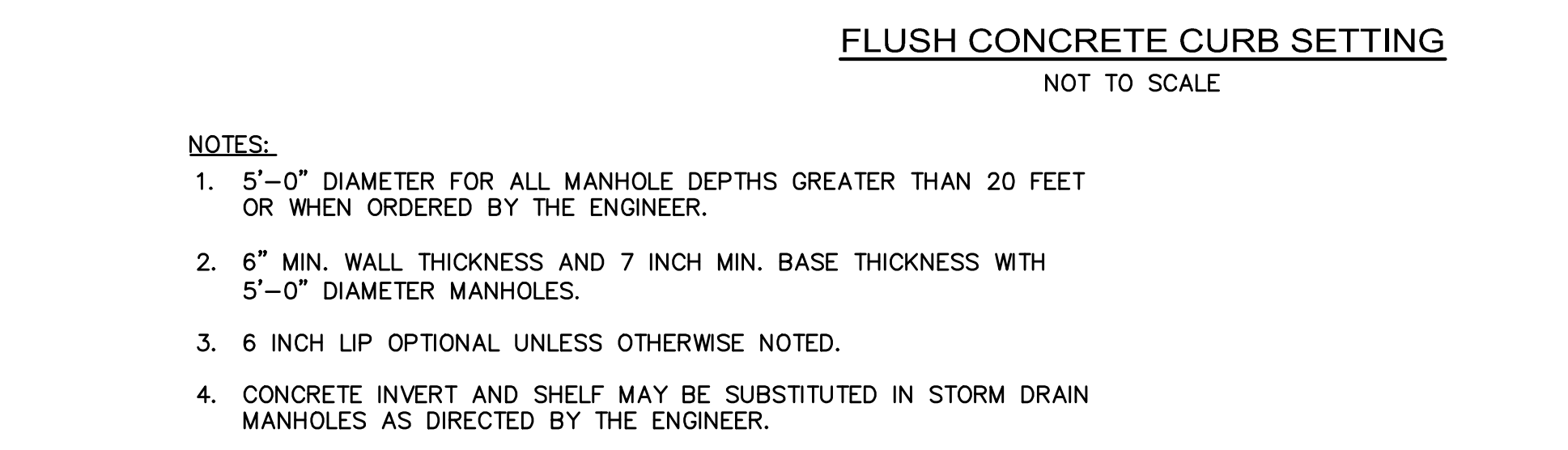
**PAVEMENT RESTORATION OVER TRENCH**  
NOT TO SCALE



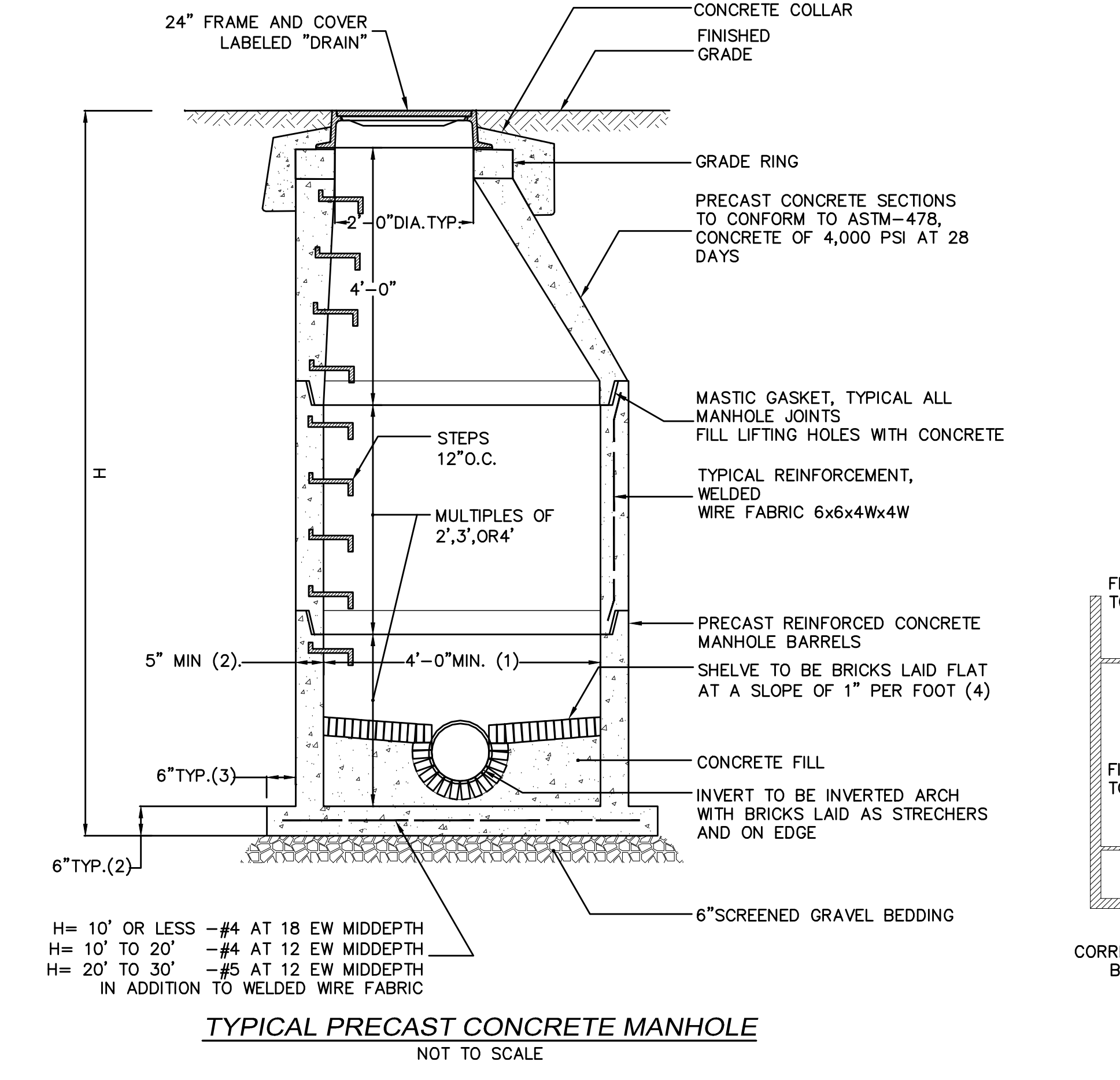
**CITY OF BOSTON PRECAST POLE BASE**  
NOT TO SCALE



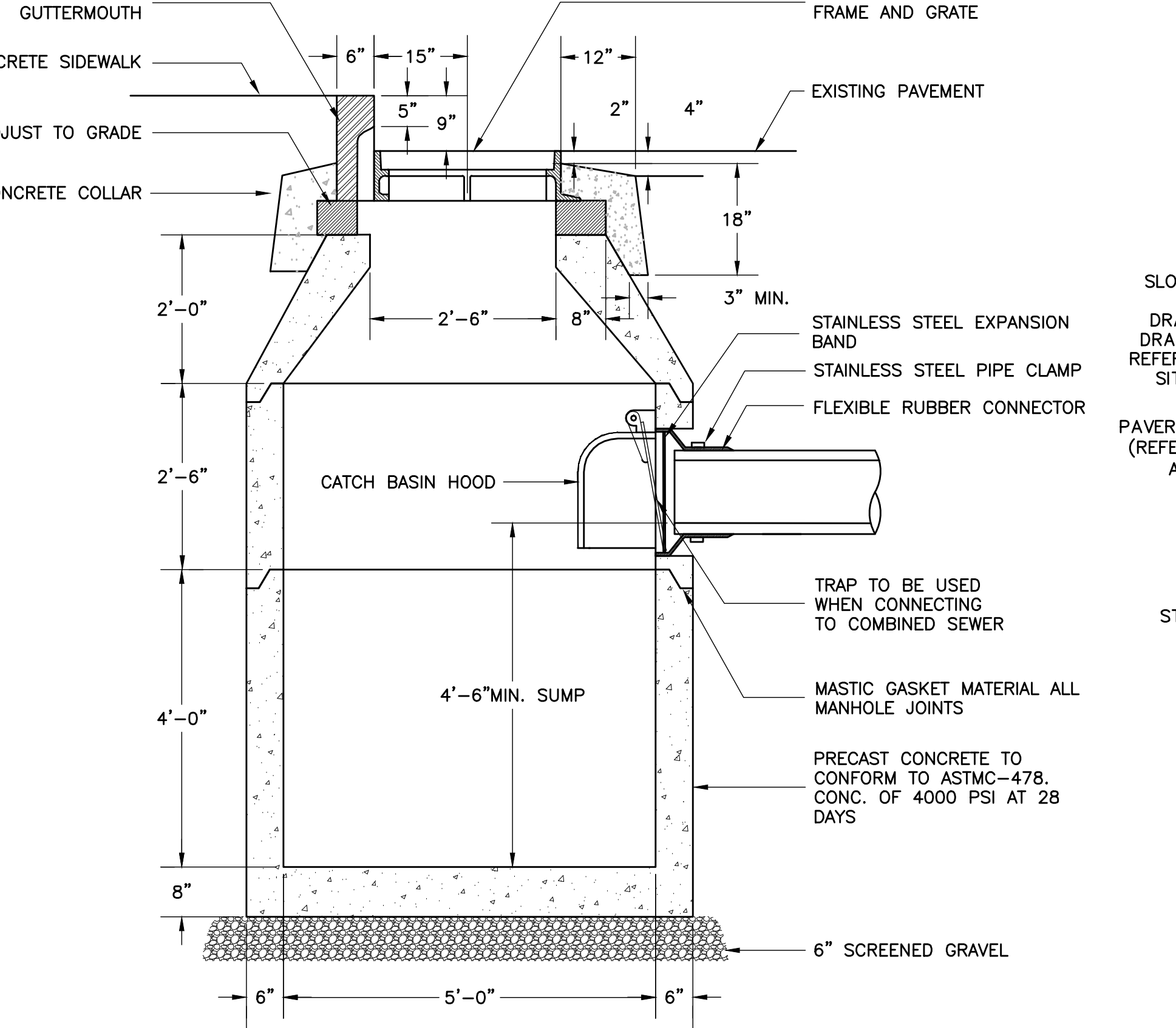
**CONCRETE SIDEWALK IN PUBLIC WAY**  
NOT TO SCALE



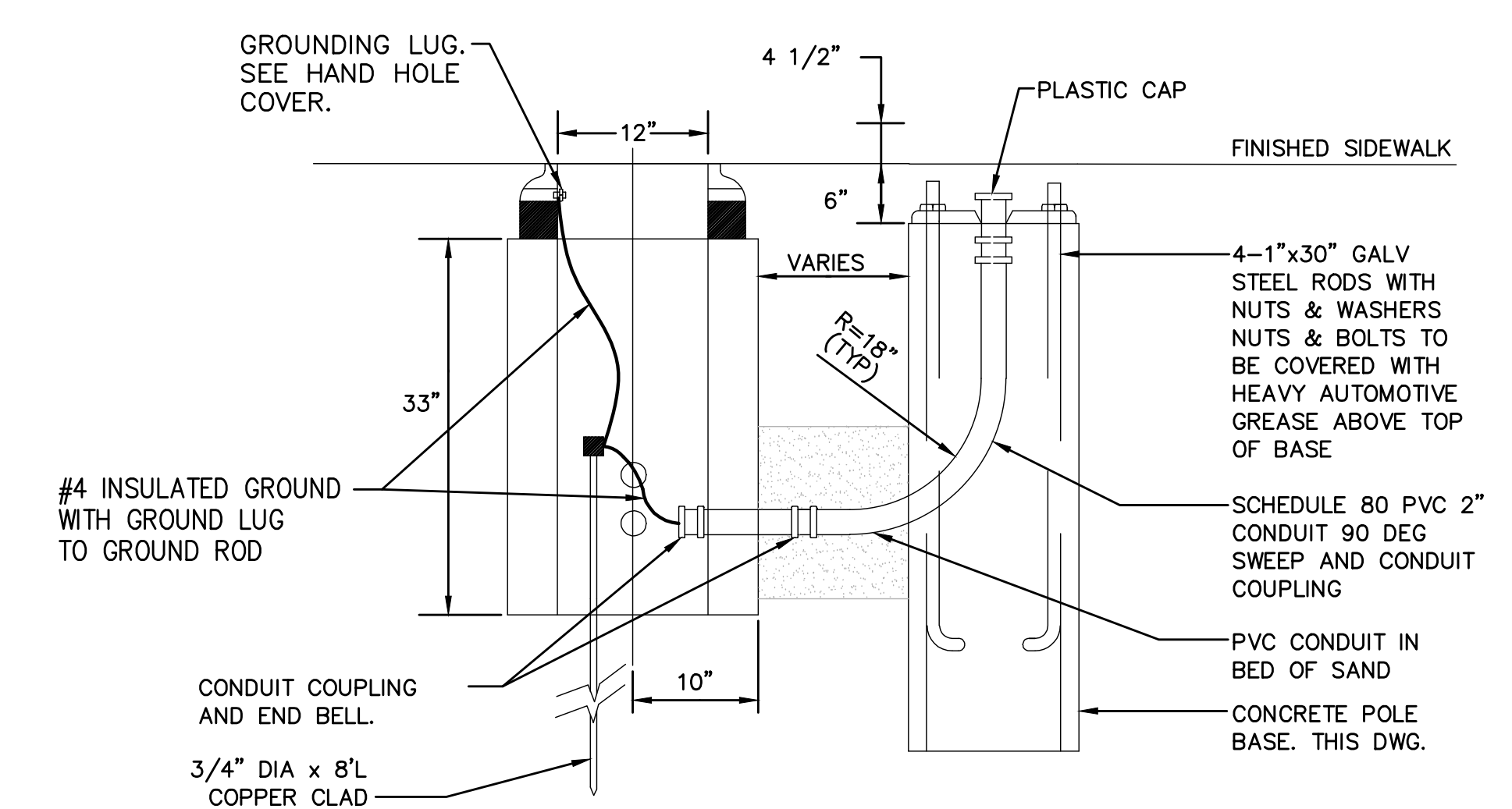
**FLUSH CONCRETE CURB SETTING**  
NOT TO SCALE



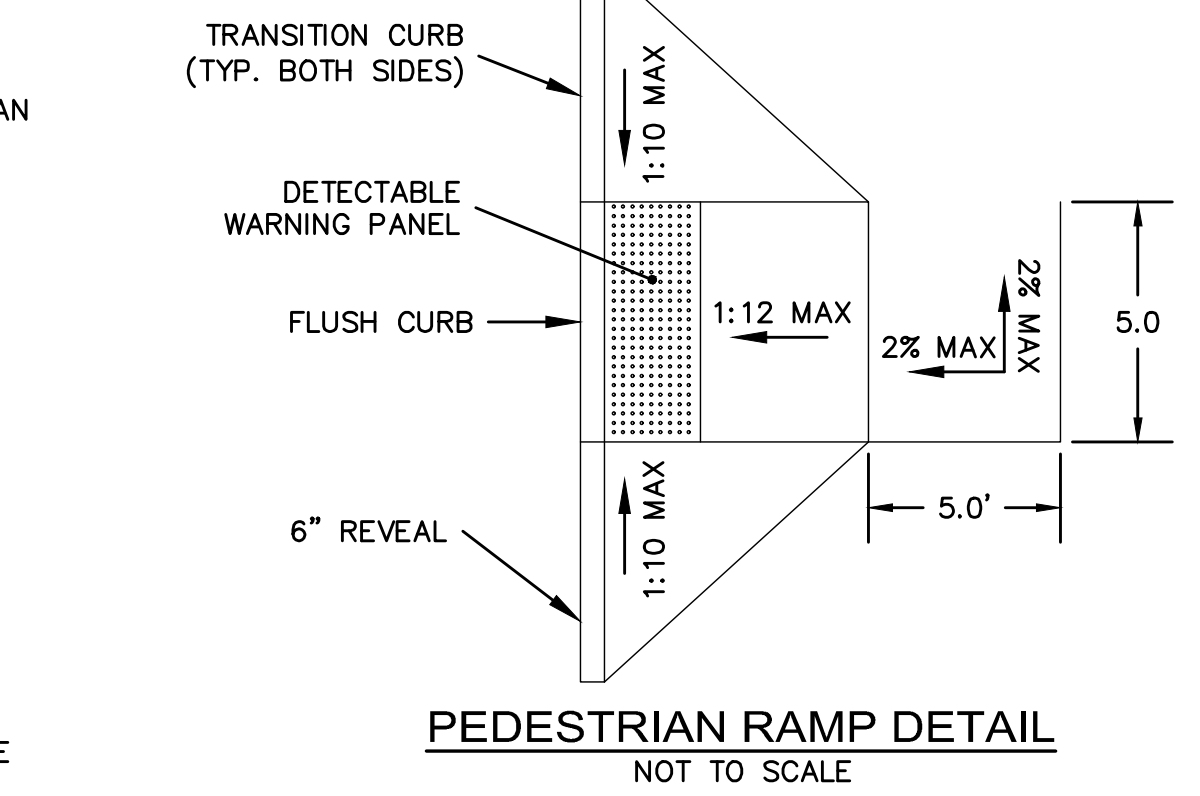
**TYPICAL PRECAST CONCRETE MANHOLE**  
NOT TO SCALE



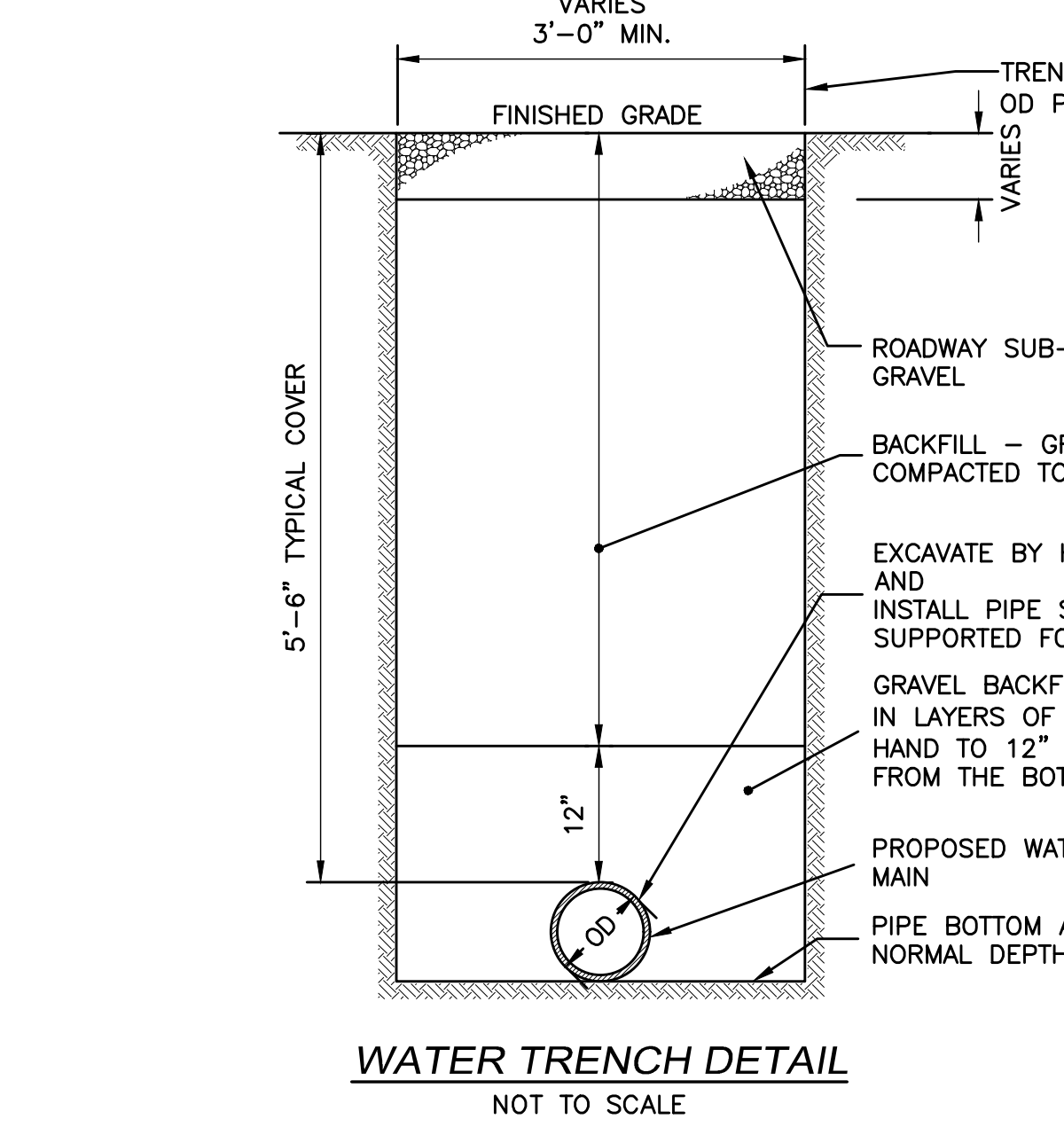
**STANDARD BWSO CATCH BASIN NO. 5**  
NOT TO SCALE



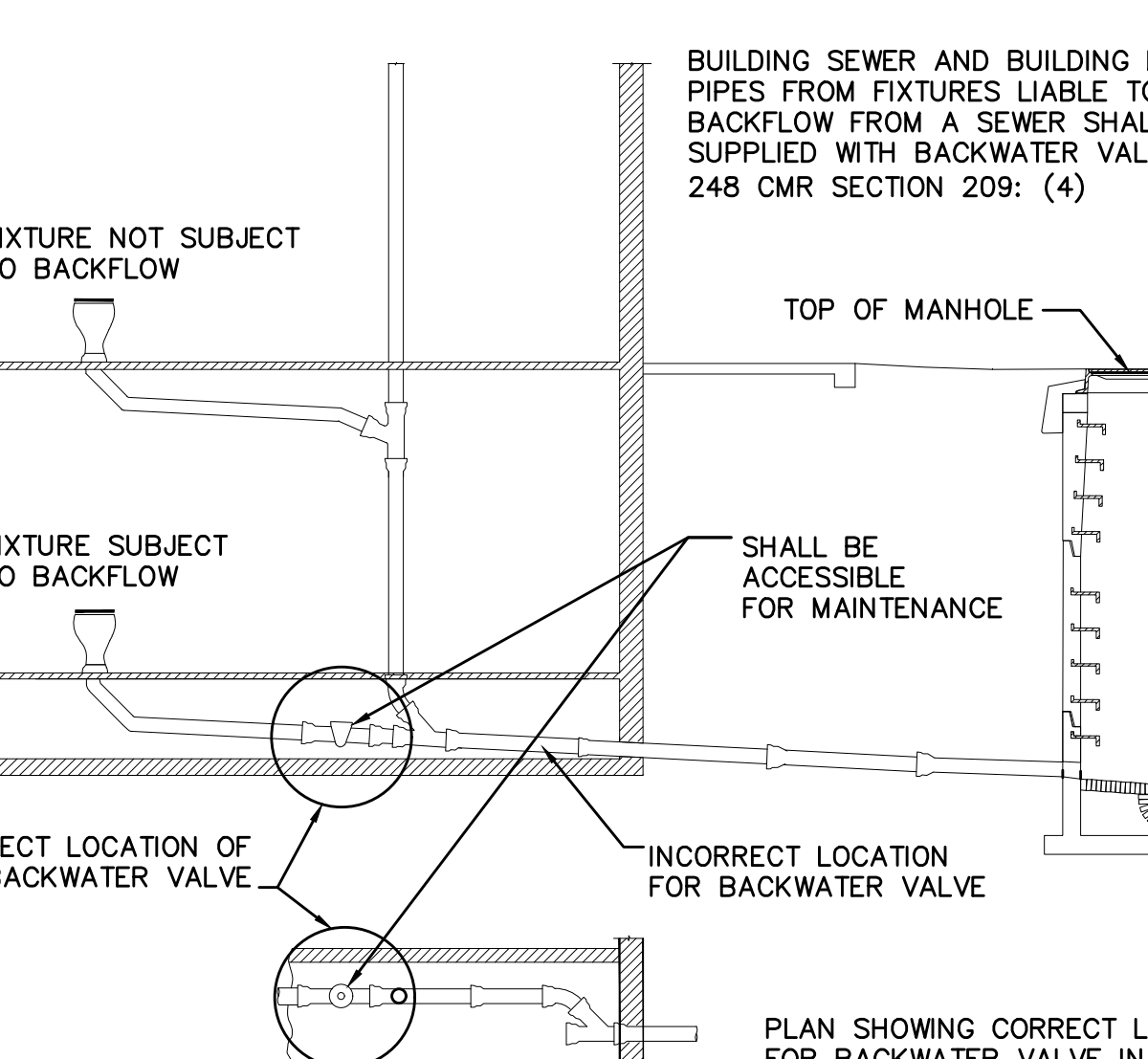
**STREET POLE BASE, PULL BOX AND POLE FOUNDATION**  
NOT TO SCALE



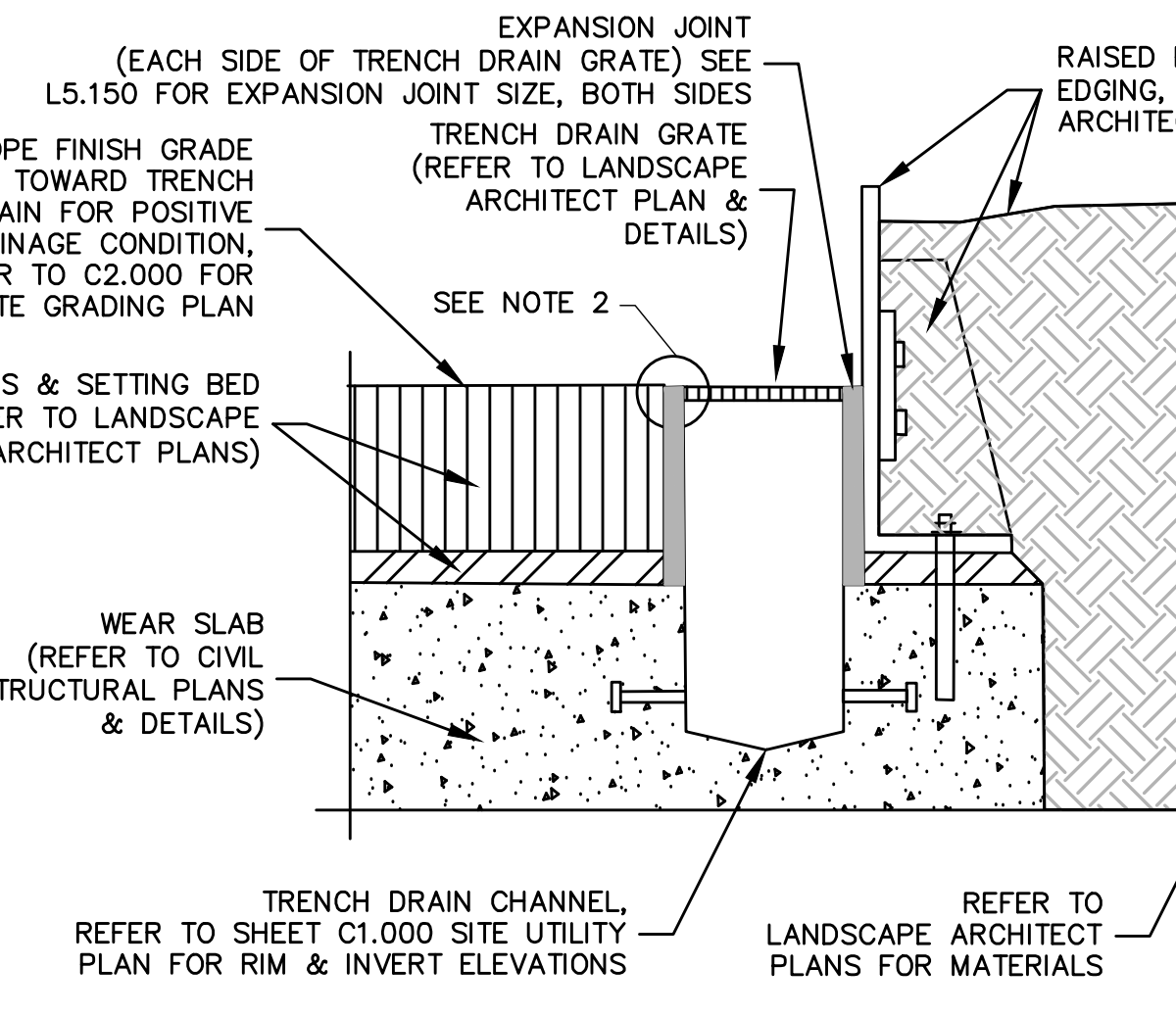
**PEDESTRIAN RAMP DETAIL**  
NOT TO SCALE



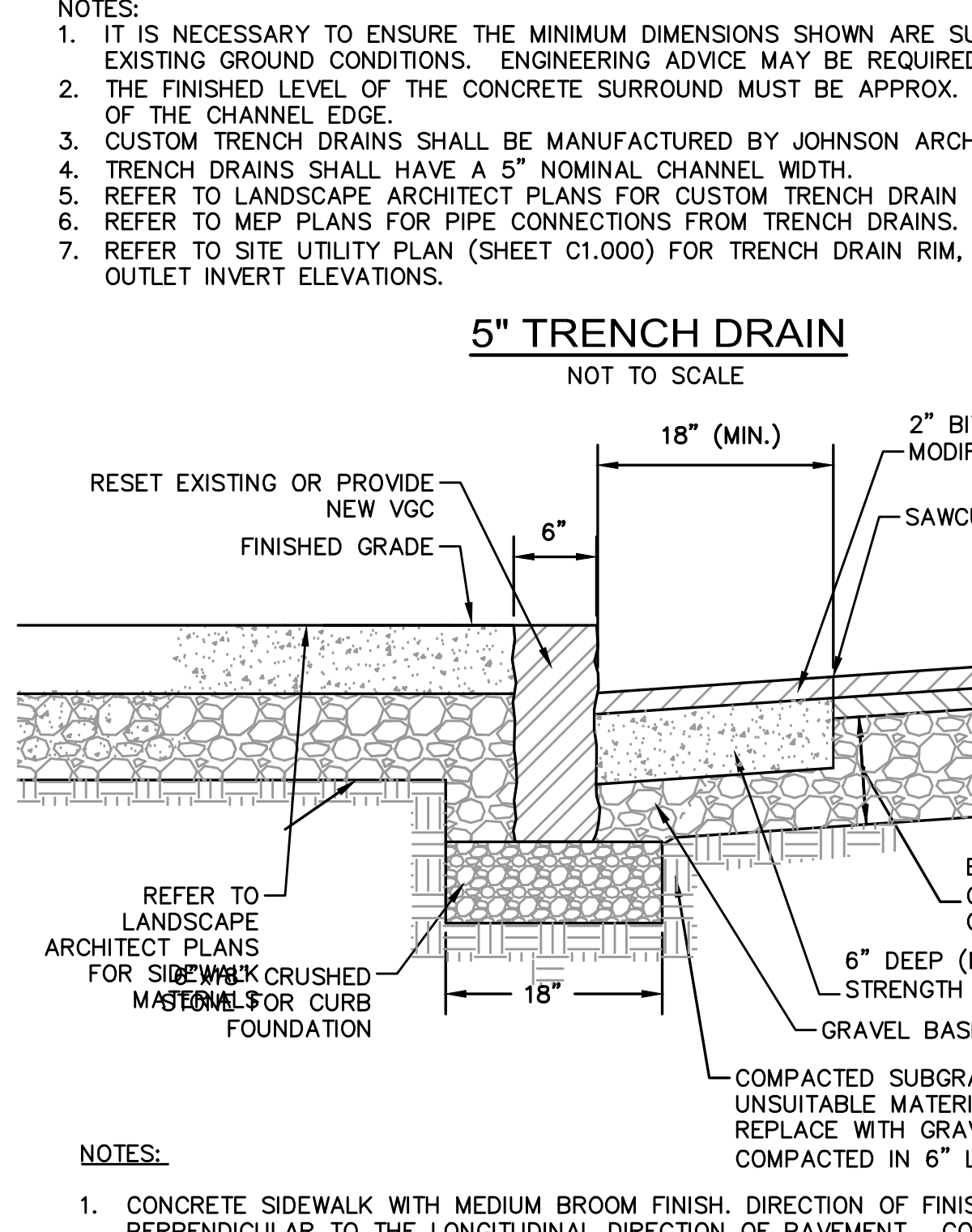
**WATER TRENCH DETAIL**  
NOT TO SCALE



**STANDARD BACKWATER VALVE**  
NOT TO SCALE

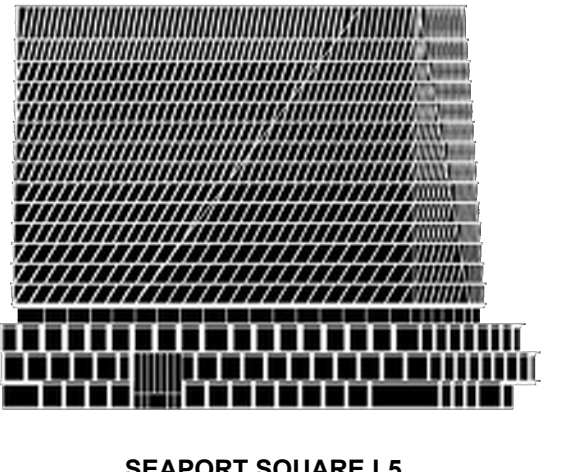


**5" TRENCH DRAIN**  
NOT TO SCALE



**TYPICAL CURB AND SIDEWALK SECTION DETAIL**  
NOT TO SCALE

PROJECT



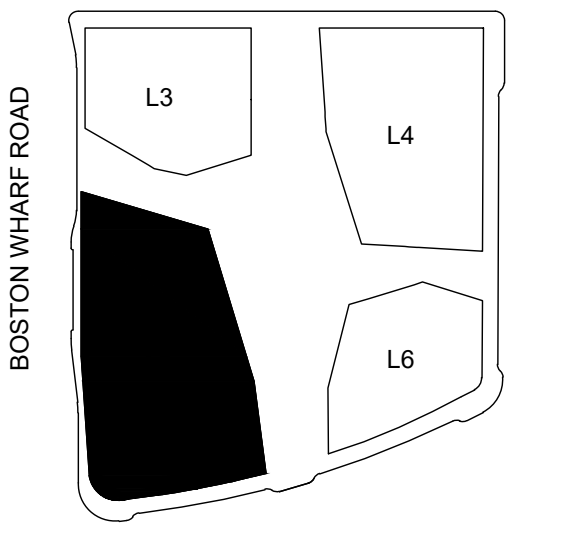
SEAPORT SQUARE L5

CLIENT

## SEAPORT

SEAPORT L-5 TITLE HOLDER LLC  
33 BOYLSTON STREET, SUITE 3000  
CHESTNUT HILL, MA 02467  
P +1 (617) 232-8900

KEY PLAN



NOTES

REVISIONS  
NO. DESCRIPTION: DATE:



CONSULTANTS

DESIGN ARCHITECT	EXECUTIVE ARCHITECT
Henning Larsen Design 250 West Broadway, 2nd Floor New York, NY 10013 T 646-288-2811	Genelle One Beacon Street, 3rd Floor Boston, MA 02108 T 617-619-5700
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FAÇADE CONSULTANT	CODE CONSULTANT
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CIVIL ENGINEER	
Natch Engineering 370 Merrimack Street Suite 49, Building 5, 2nd Floor Lawrence, MA 01843 T 517-338-0563	

STAMP

### CIVIL DETAILS II

DRAWN	CHECKED
WS	JMS
SCALE @ ARCH E	DATE
GRAPHIC SCALE	11/13/2020

PROJECT NO. 14146

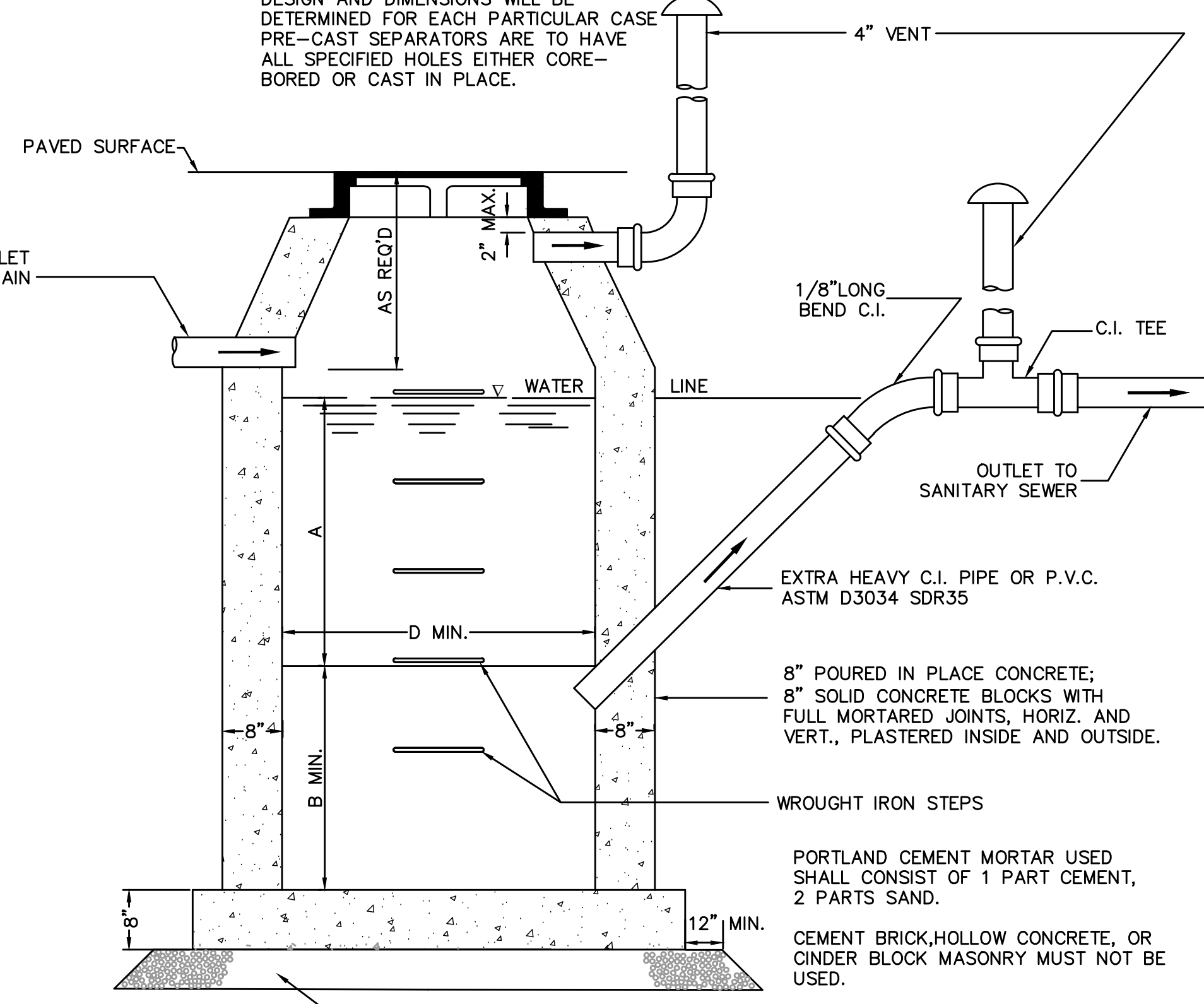
DRAWING STATUS  
**NOT FOR CONSTRUCTION**

DRAWING NO. REVISION NO.

INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	5'-0"	4'-0"	8"	5'-6"	5'-6"	4'-0"
	3'-6"	3'-6"	3'-0"	8"	6'-0"	4'-0"	3'-6"
	3'-6"	3'-6"	3'-0"	8"	6'-0"	3'-0"	2'-6"
	3'-6"	3'-6"	3'-0"	8"	6'-6"	3'-6"	3'-0"
	3'-6"	3'-6"	3'-0"	8"	6'-6"	6'-6"	3'-0"
6"	4'-0"	5'-0"	4'-6"	10"	5'-6"	7'-6"	6'-6"
	4'-0"	4'-0"	4'-0"	10"	6'-0"	5'-6"	4'-6"
	4'-6"	4'-6"	3'-6"	10"	6'-0"	6'-6"	5'-6"
	5'-0"	3'-6"	3'-0"	10"	6'-6"	6'-6"	5'-6"
	5'-0"	3'-0"	2'-6"	10"	6'-6"	6'-6"	4'-0"

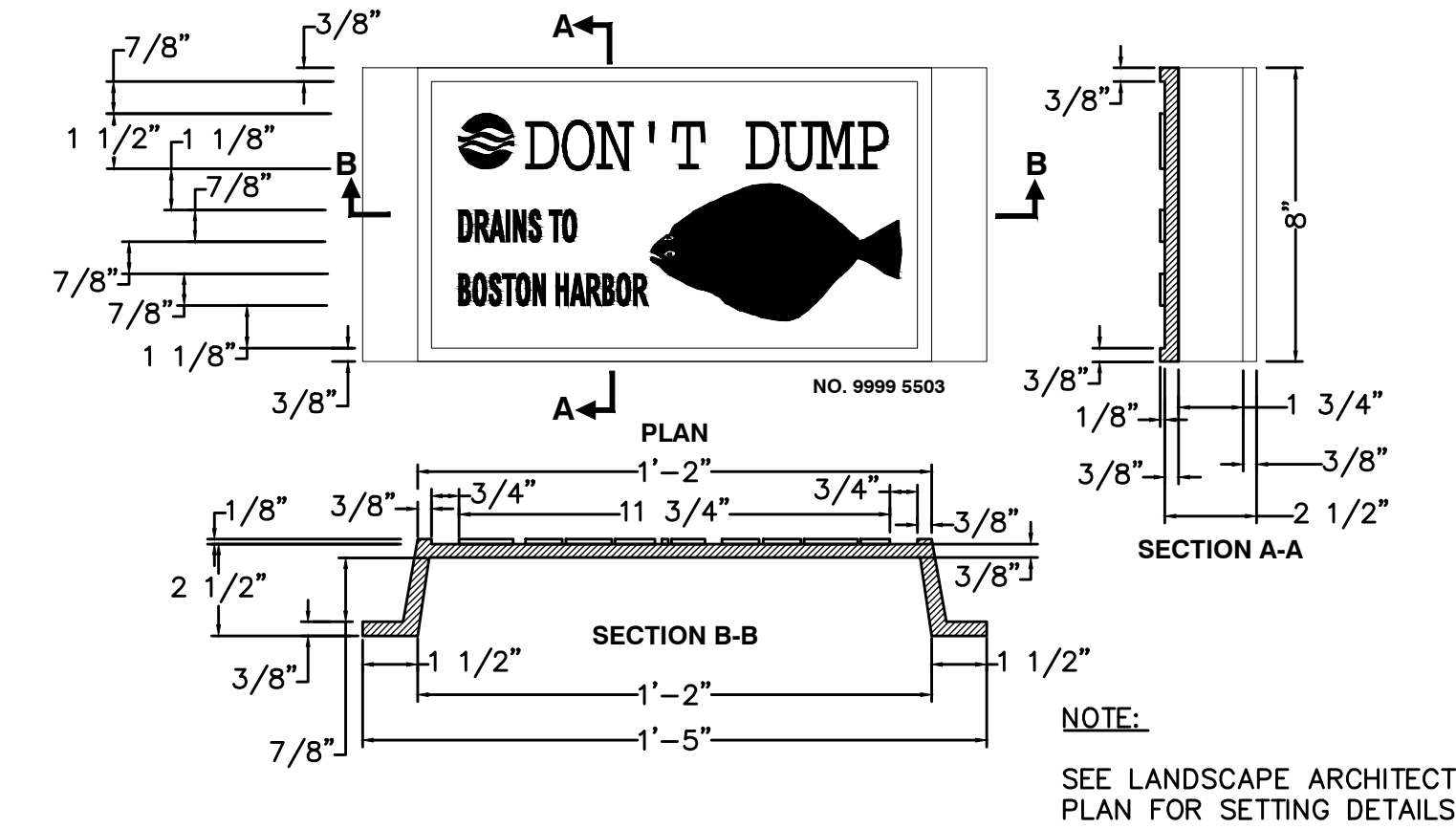
NOTES:

FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE. PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.



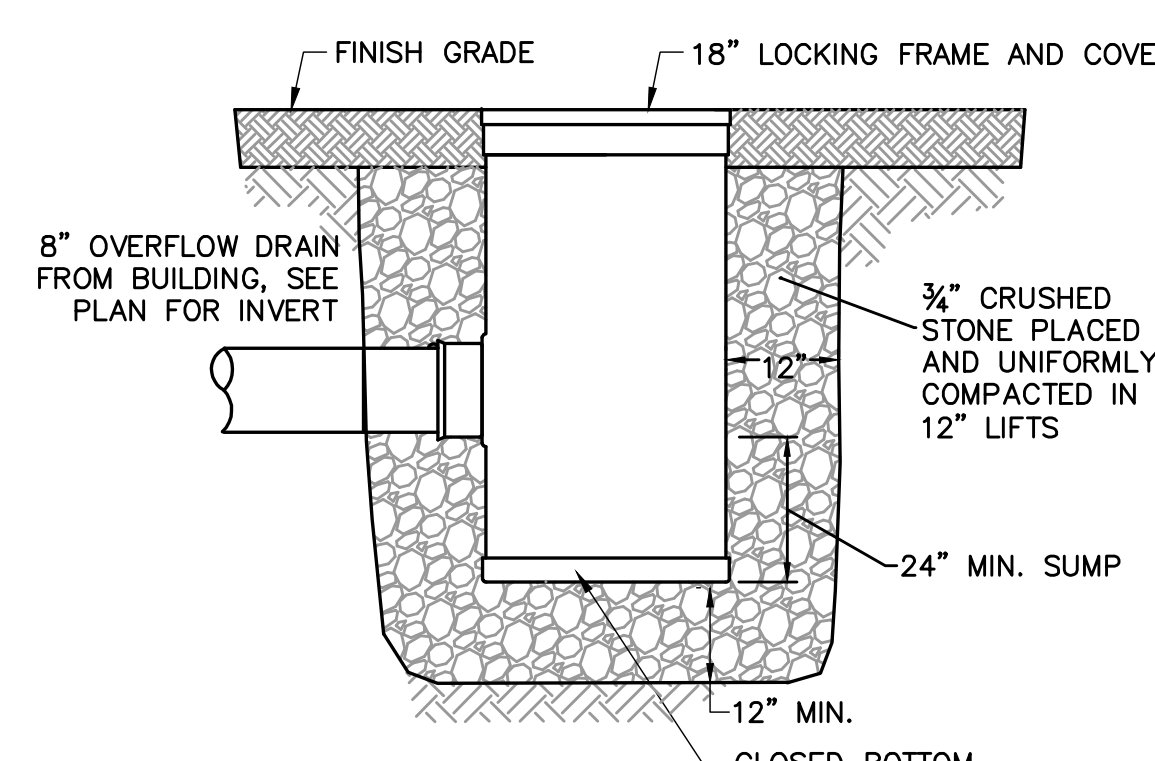
### OIL/GAS SEPARATOR DETAIL

NOT TO SCALE  
(WITHIN BUILDING FOOTPRINT)



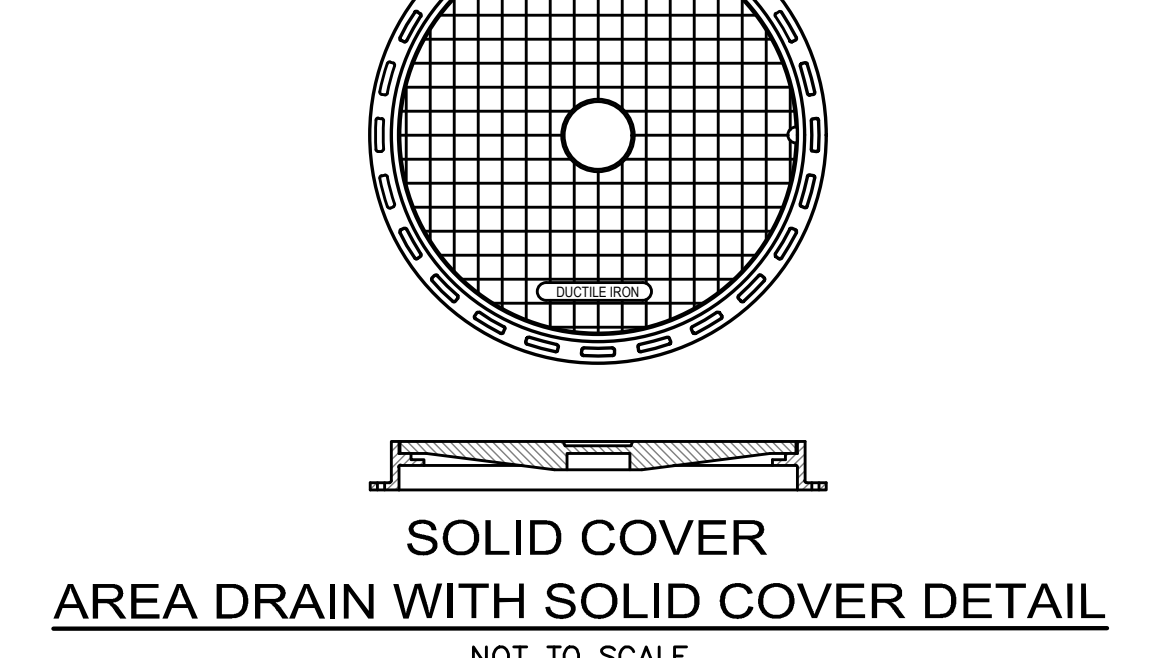
### BWS "DON'T DUMP" PLAQUE DETAIL

NOT TO SCALE



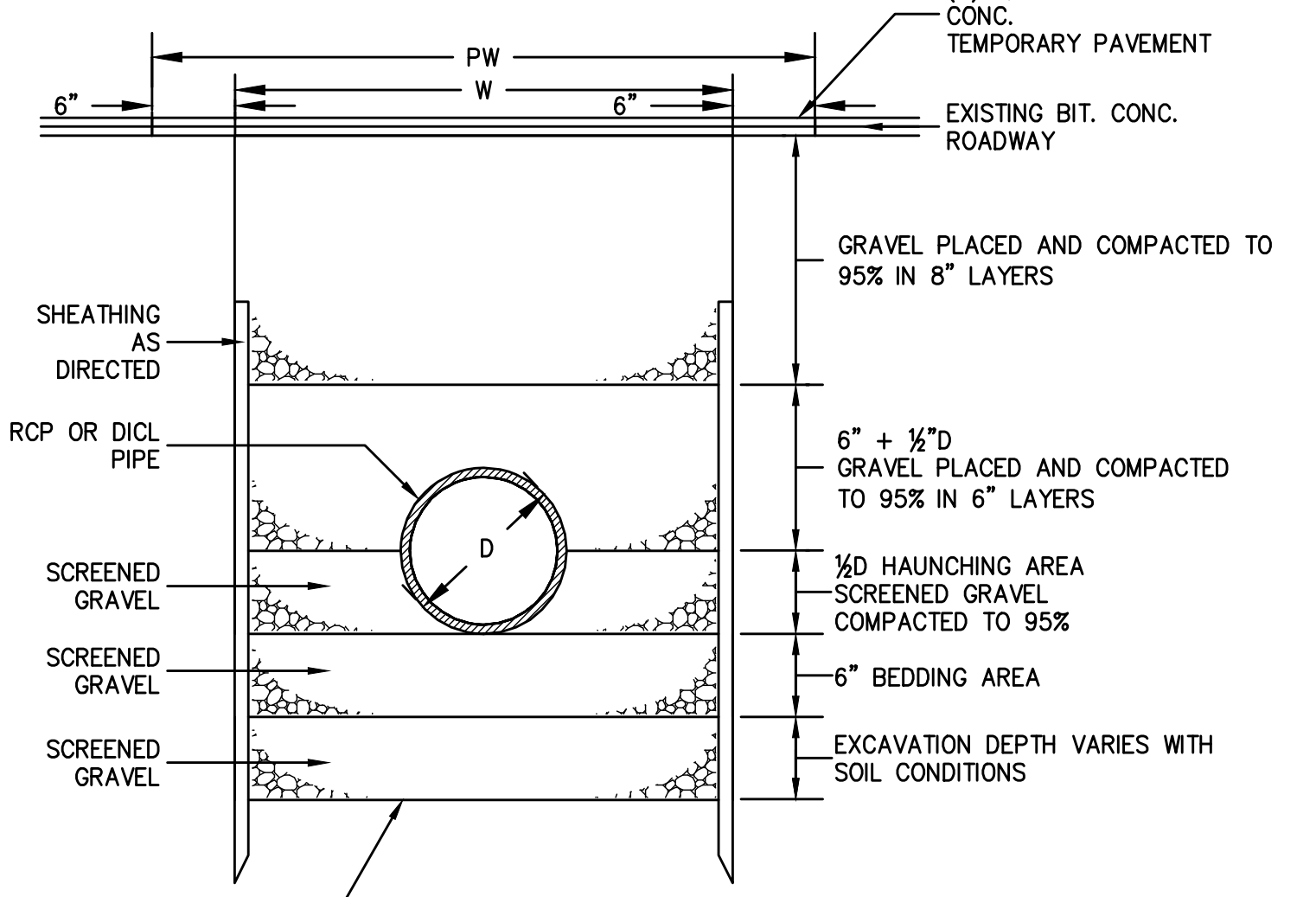
### AREA DRAIN WITH SOLID COVER DETAIL

NOT TO SCALE



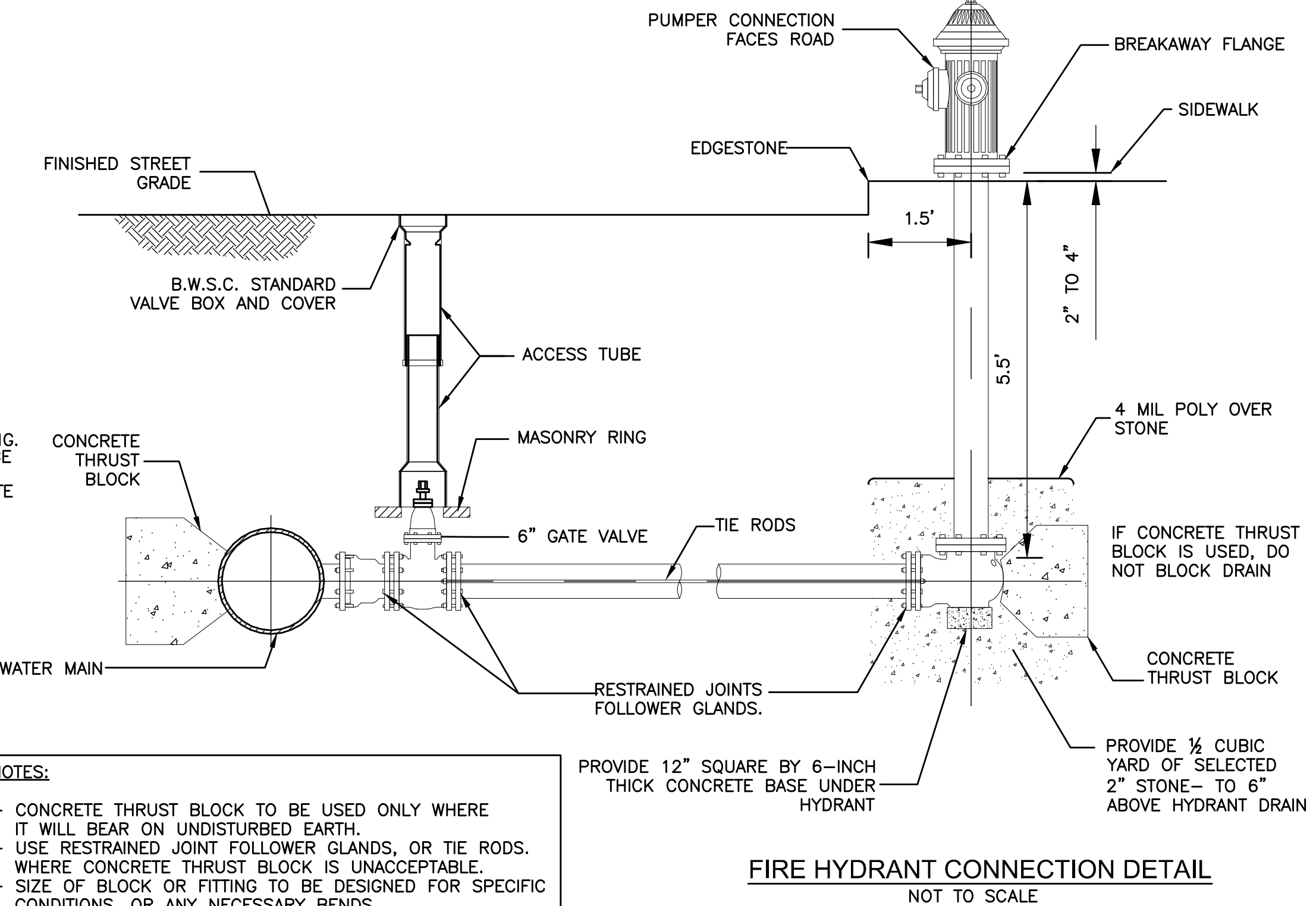
### TRENCH DETAIL FOR PVC PIPE

SCALE: NOT TO SCALE



### TRENCH DETAIL FOR RCP OR DICL PIPE

NOT TO SCALE

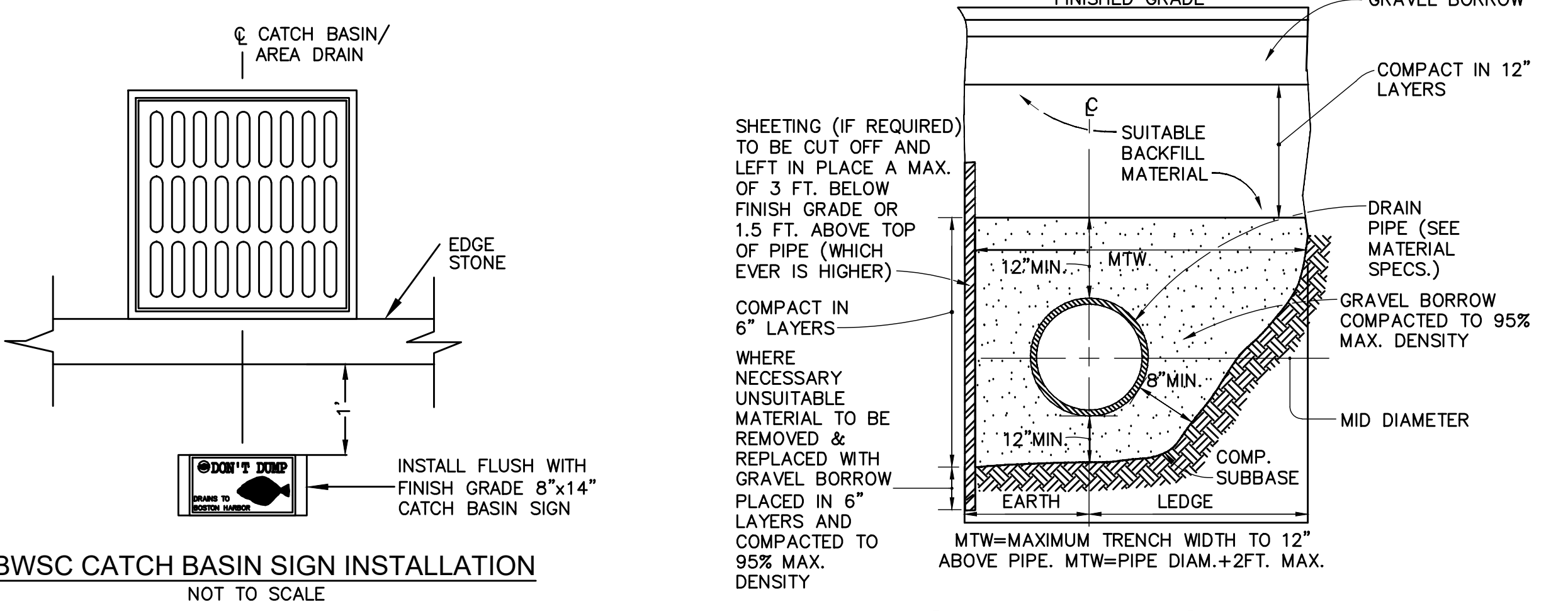


### FIRE HYDRANT CONNECTION DETAIL

NOT TO SCALE

NOTES:

CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.  
USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.  
SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.

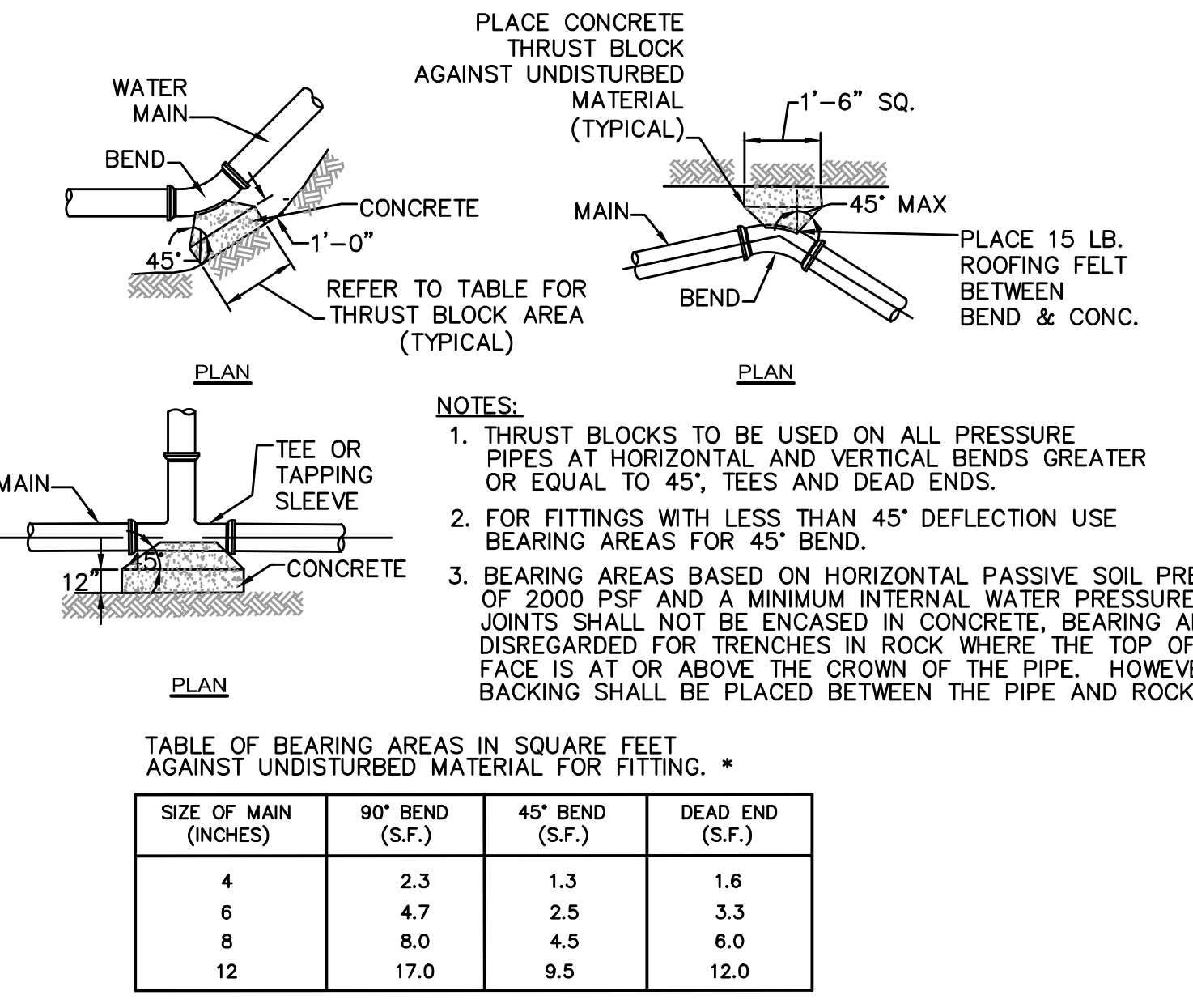


### STANDARD TRENCH DETAIL FOR UTILITY PIPE

NOT TO SCALE

### BWSC CATCH BASIN SIGN INSTALLATION

NOT TO SCALE

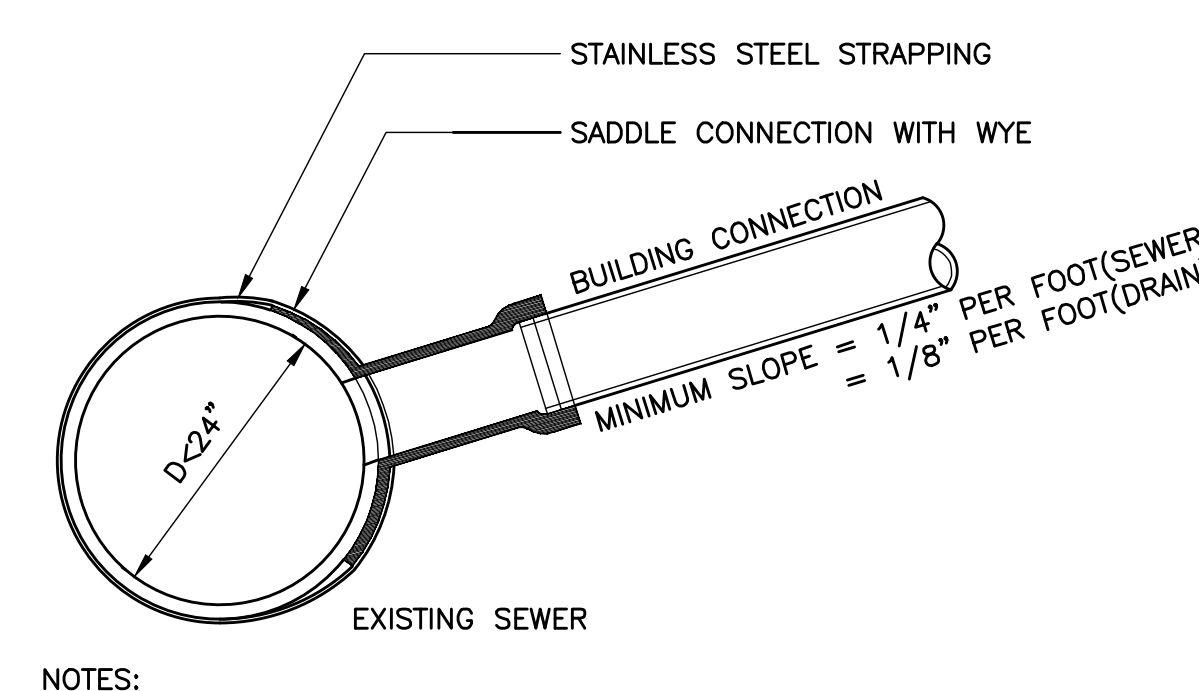


### THRUST BLOCK DETAILS

NOT TO SCALE

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

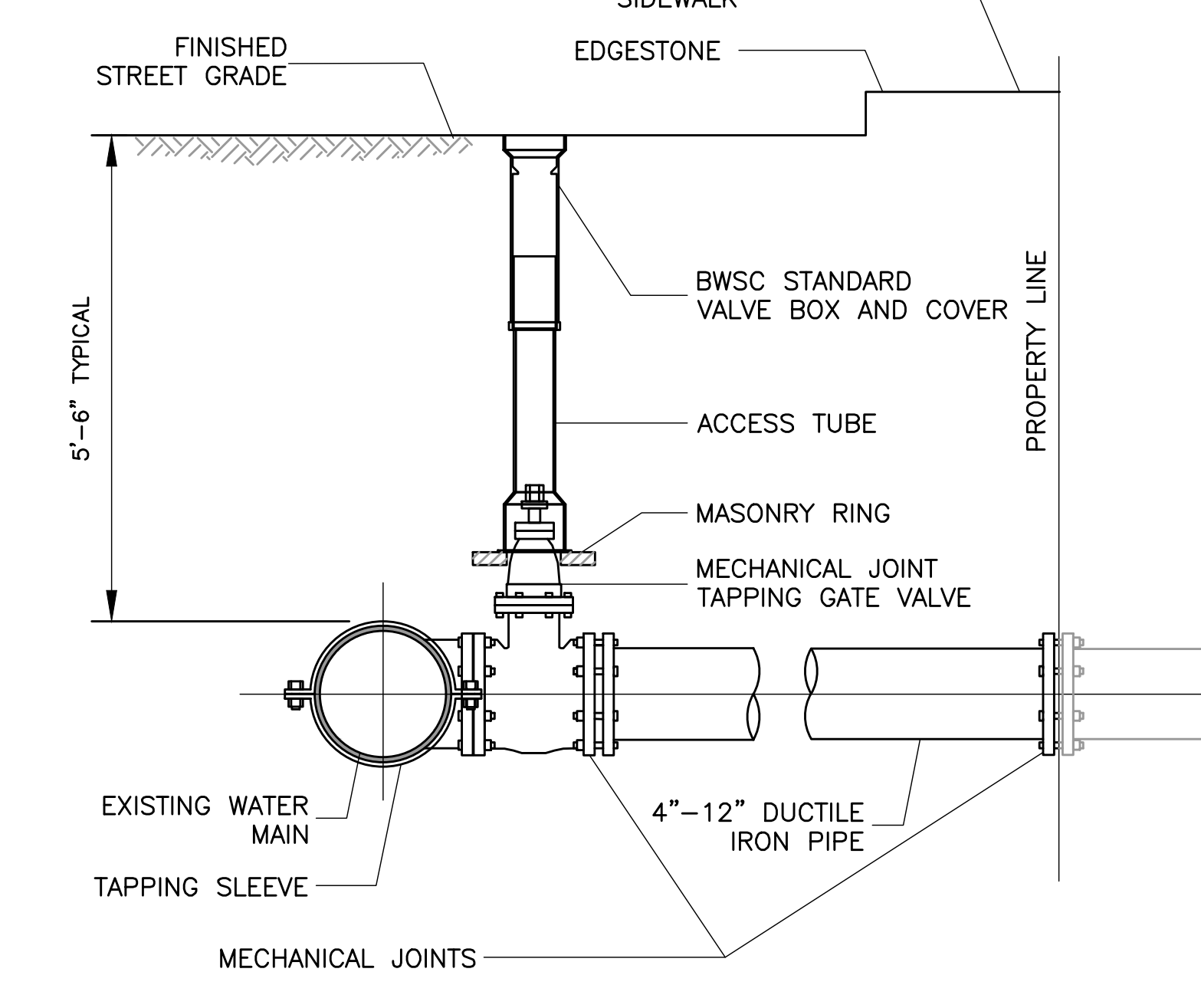
SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.6
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0



### SADDLE CONNECTION

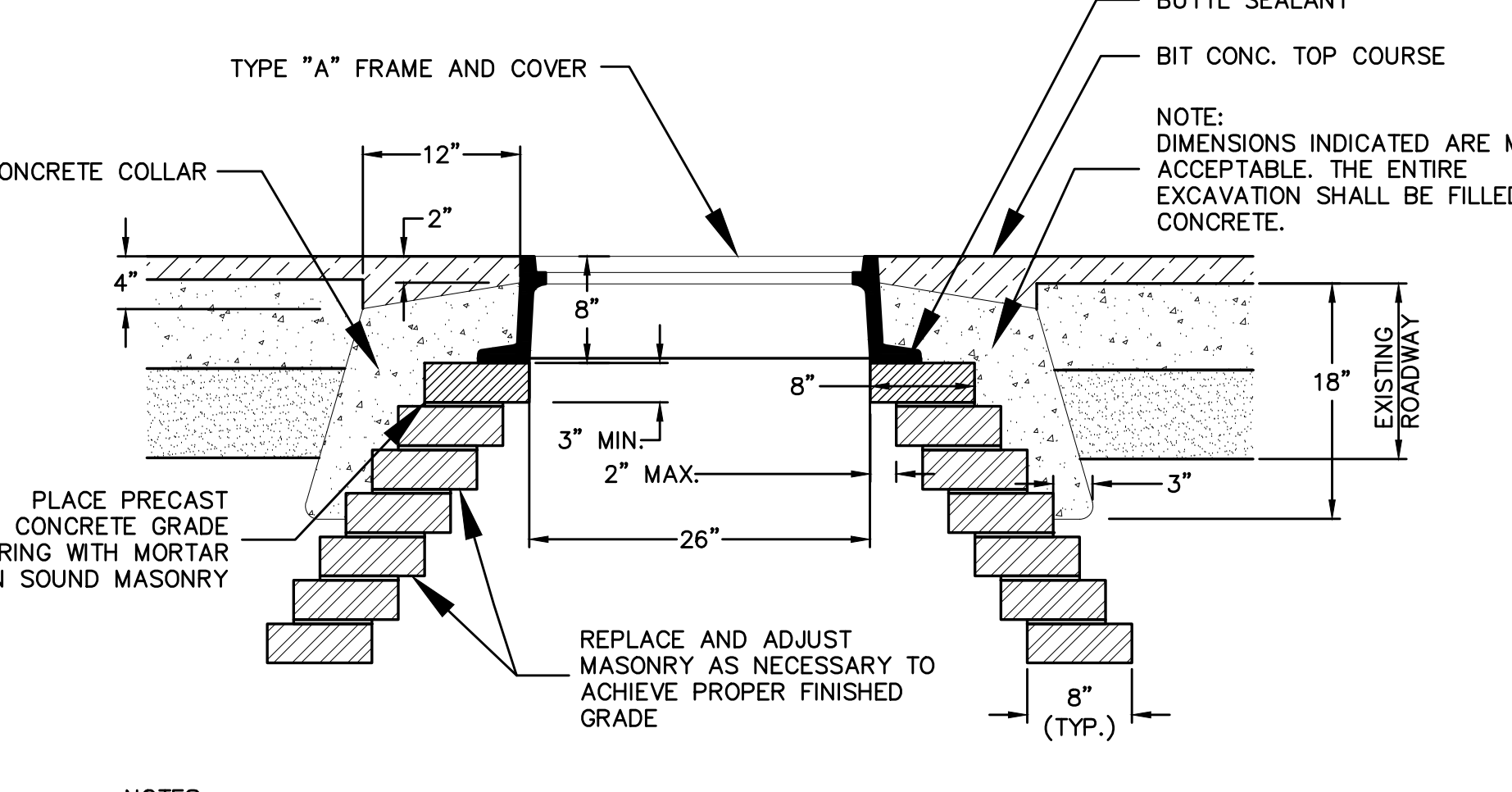
NOT TO SCALE

NOTES:  
CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.  
USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.  
SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



### TAPPING SLEEVE AND GATE VALVE DETAIL

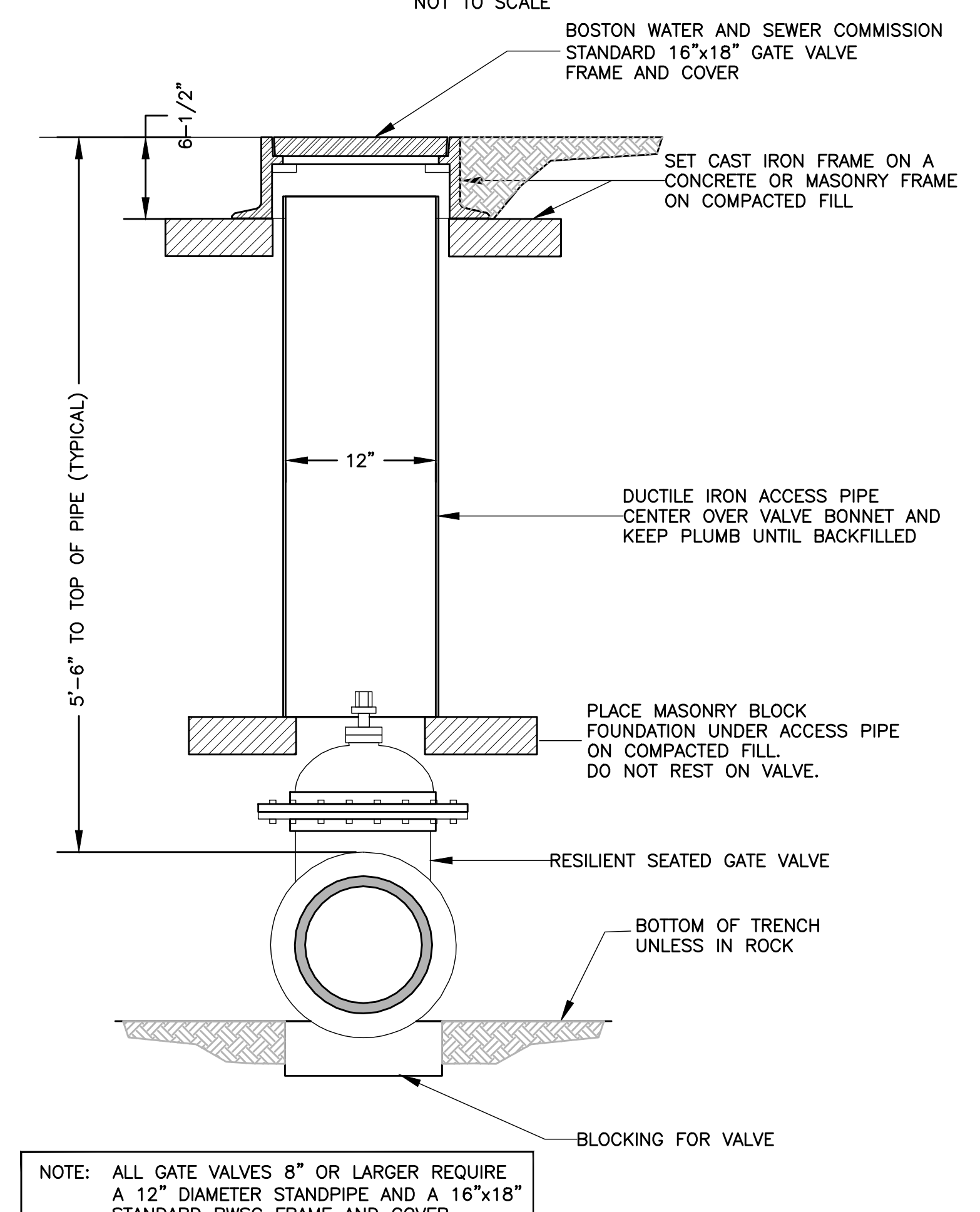
NOT TO SCALE



### BRICK MANHOLE ADJUSTMENT TO GRADE

NOT TO SCALE

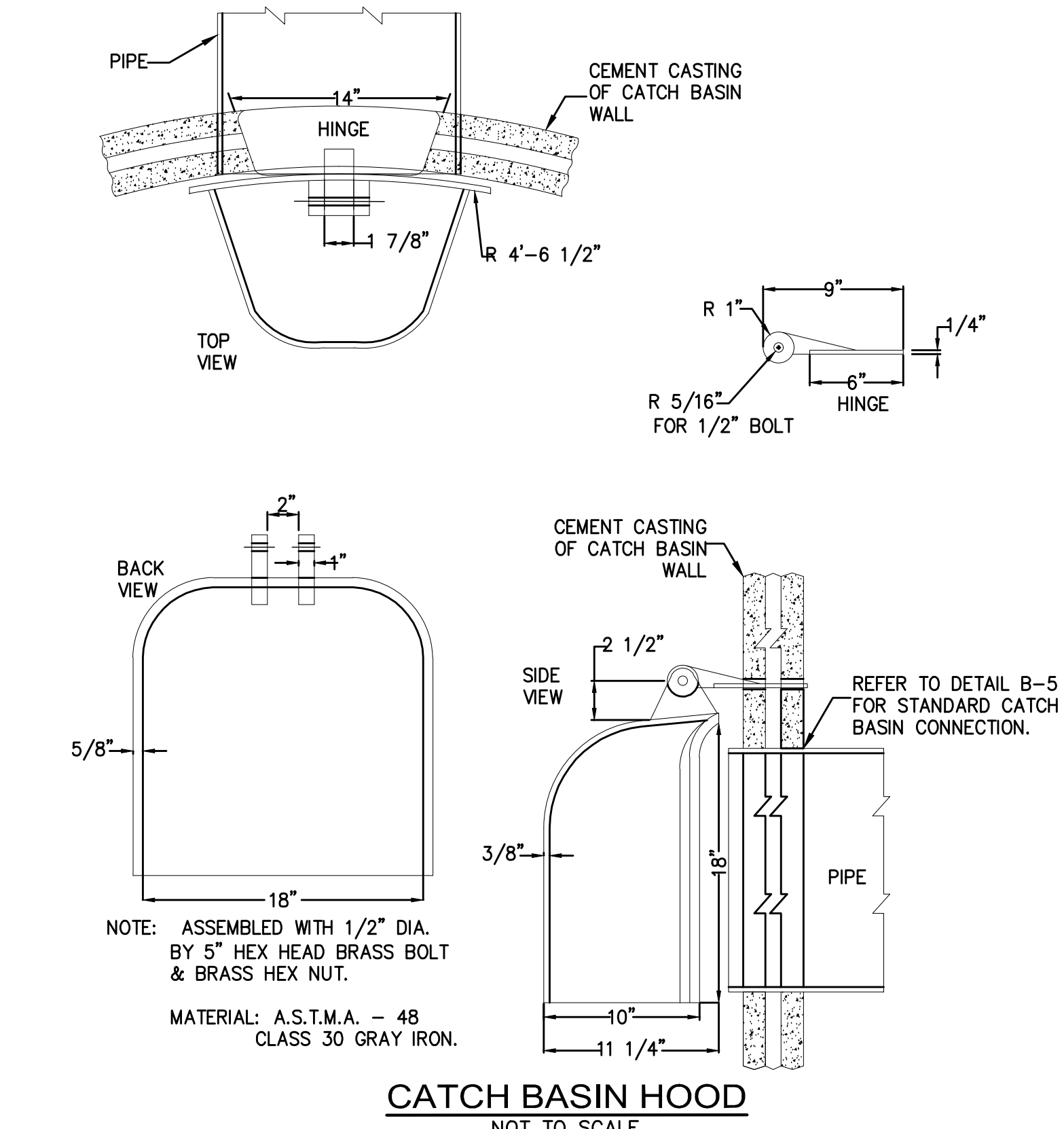
NOTES:  
1. APPLY SEALANT TO SURFACE OF COLLAR AND MANHOLE FRAME PRIOR TO PLACING BITUMINOUS CONCRETE TOP.  
2. ADJACENT TO CASTING, PLACE AND COMPACT BITUMINOUS CONCRETE TOP IN TWO COURSES.



### GATE VALVE DETAIL

NOT TO SCALE

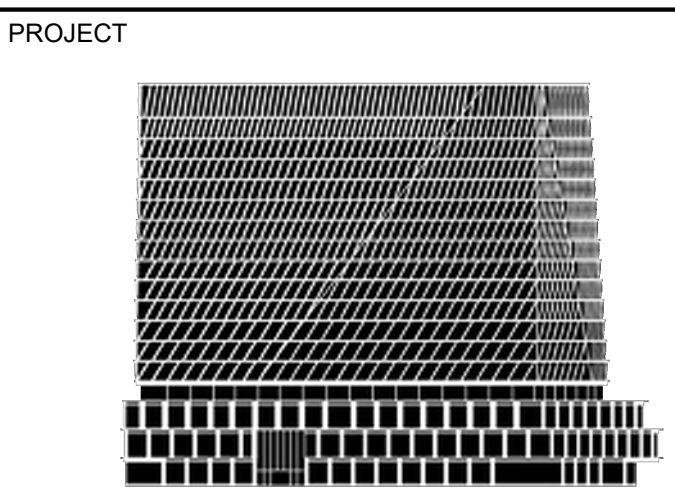
NOTE: ALL GATE VALVES 8" OR LARGER REQUIRE A 12" DIAMETER STANDPIPE AND A 16"x18" STANDARD BWS.C FRAME AND COVER.



### CATCH BASIN HOOD

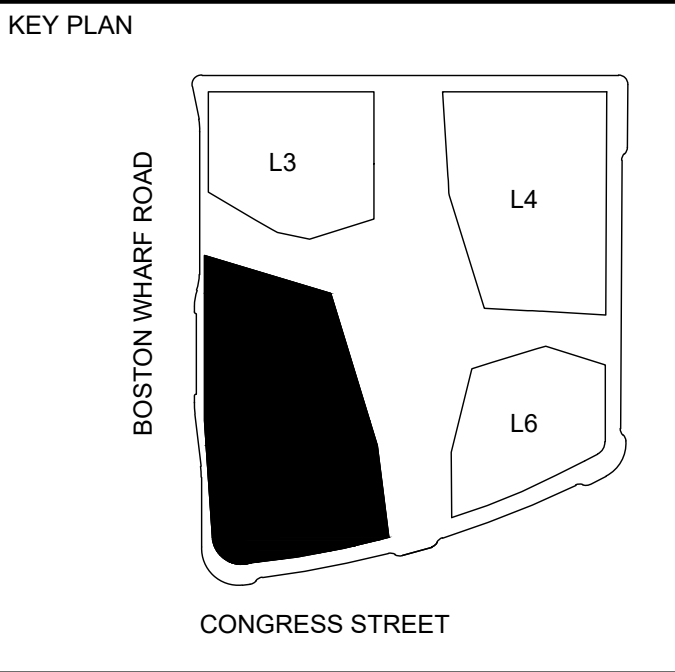
NOT TO SCALE

NOTE: ASSEMBLED WITH 1/2" DIA. BY 5" HEX HEAD BRASS BOLT & BRASS HEX NUT.  
MATERIAL: A.S.T.M.A. - 48 CLASS 30 GRAY IRON.

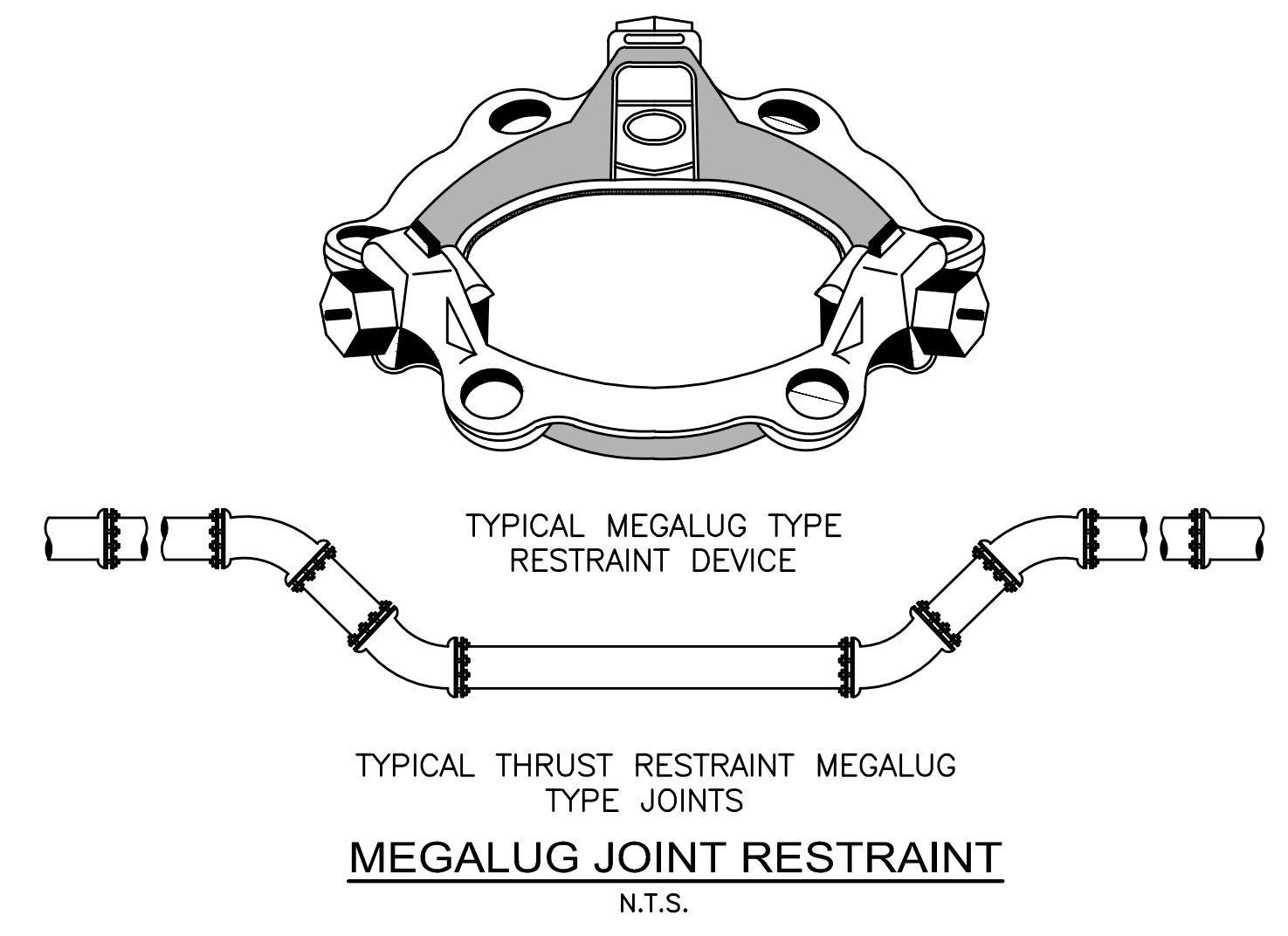


CLIENT  
**SEAPORT**

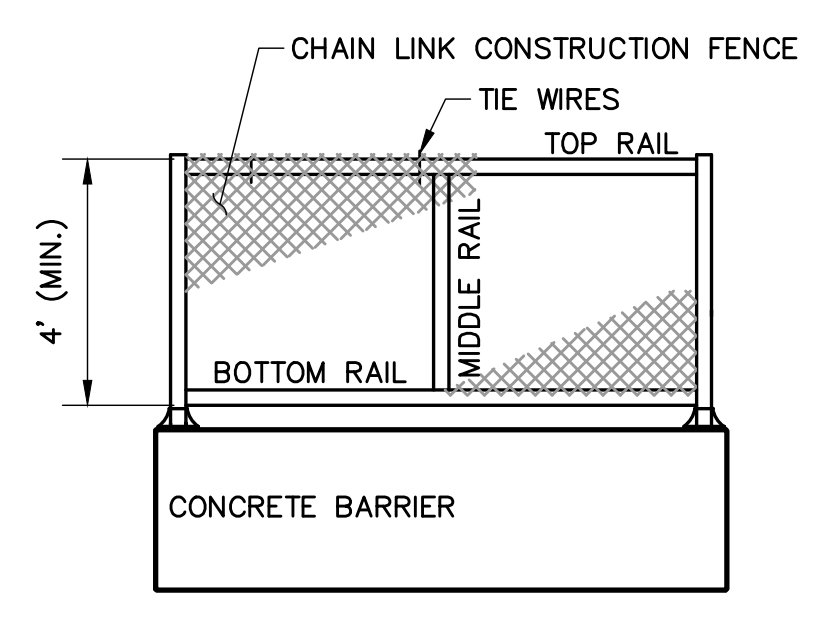
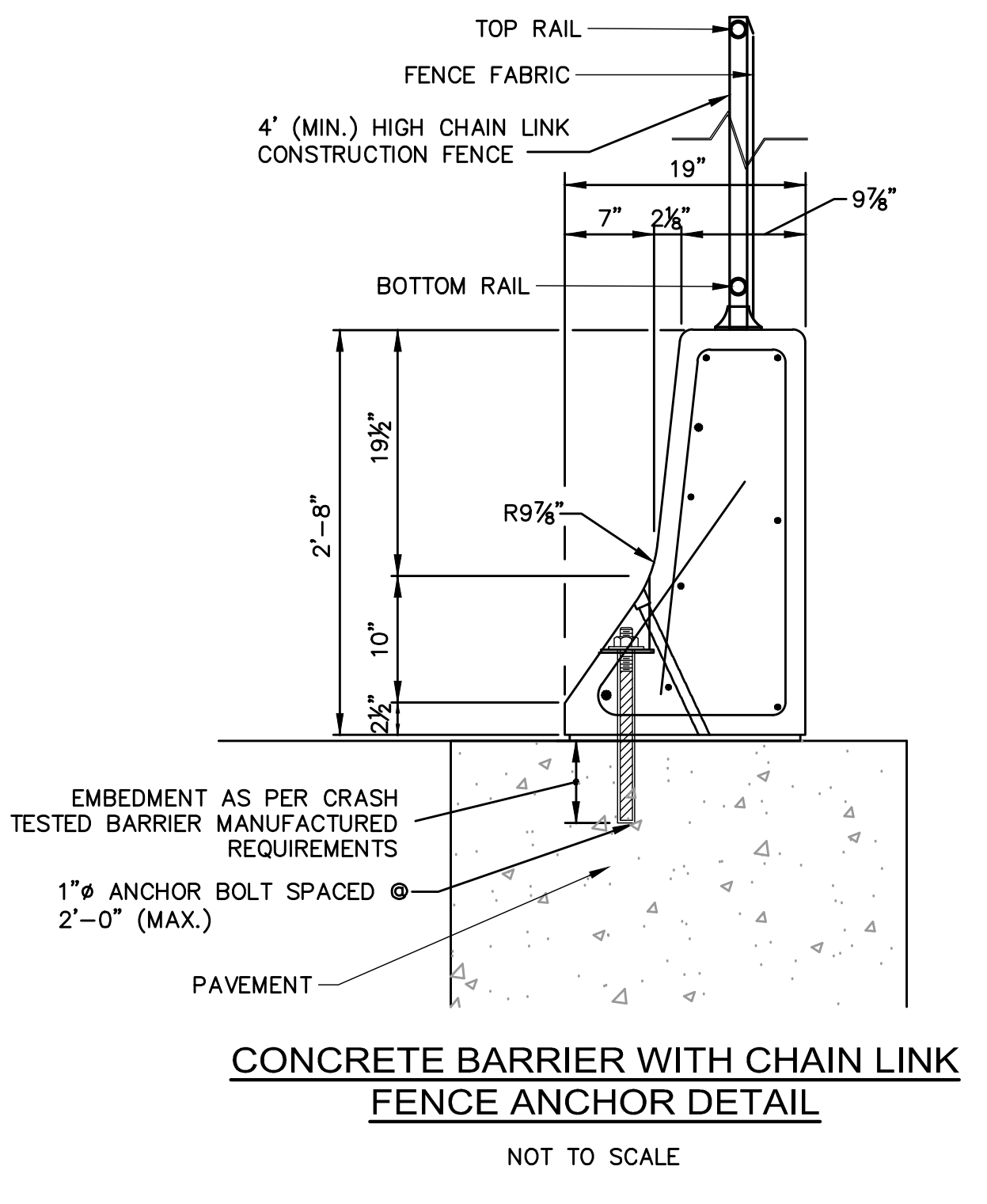
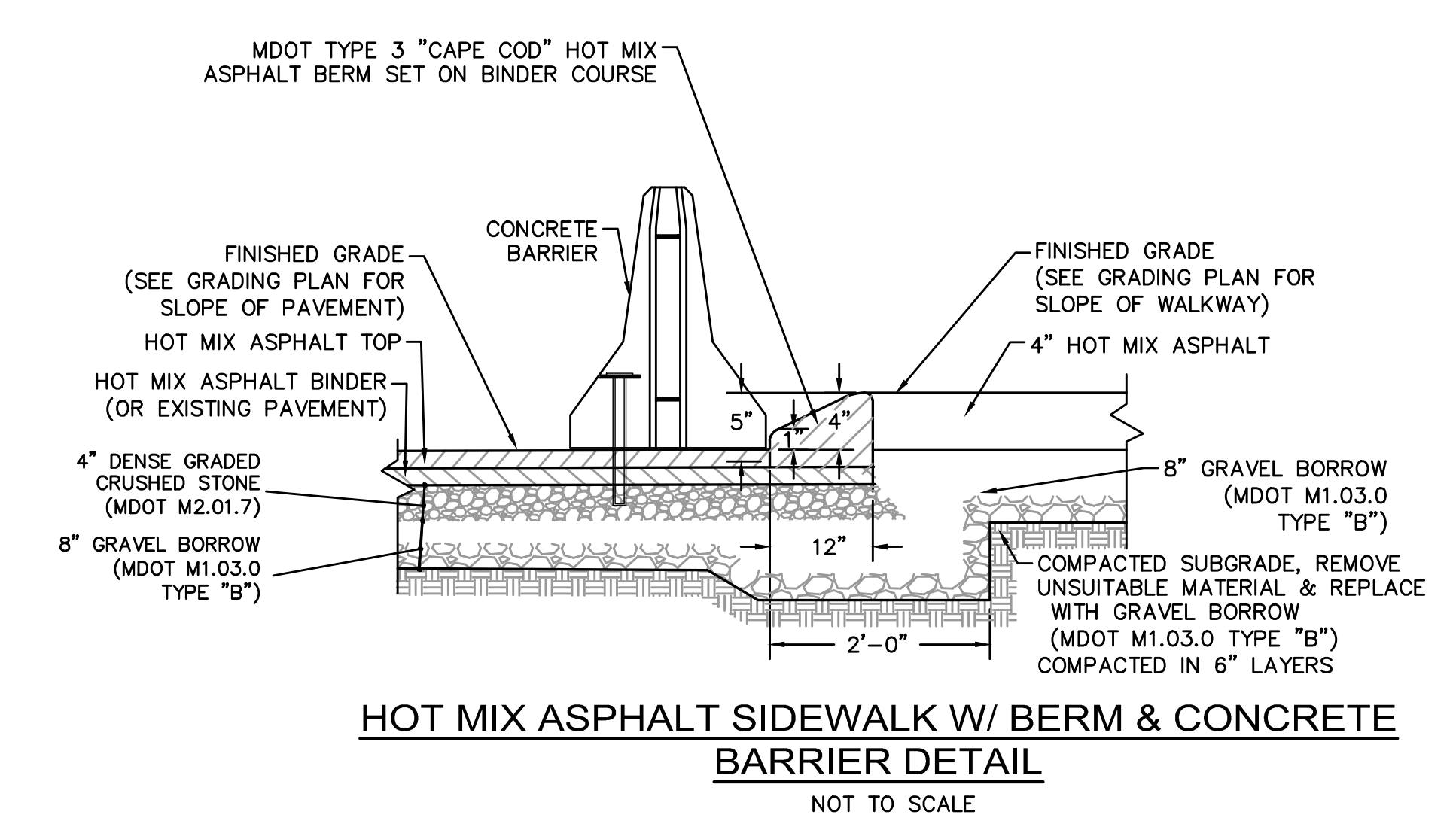
SEAPORT L-5 TITLE HOLDER LLC  
33 BOYLSTON STREET, SUITE 3000  
CHESTNUT HILL, MA 02467  
P: +1 (617) 232-8900



NOTES

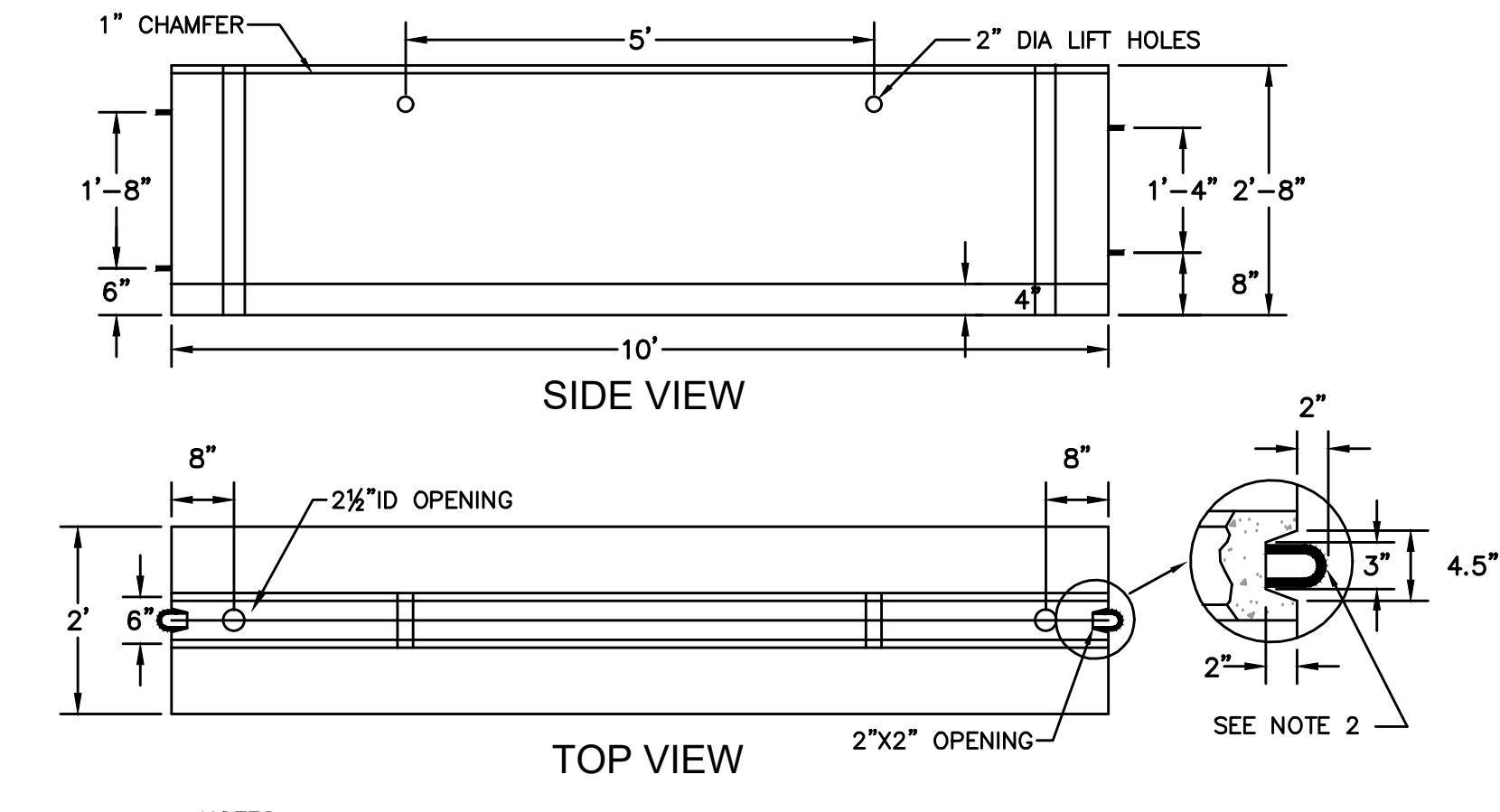
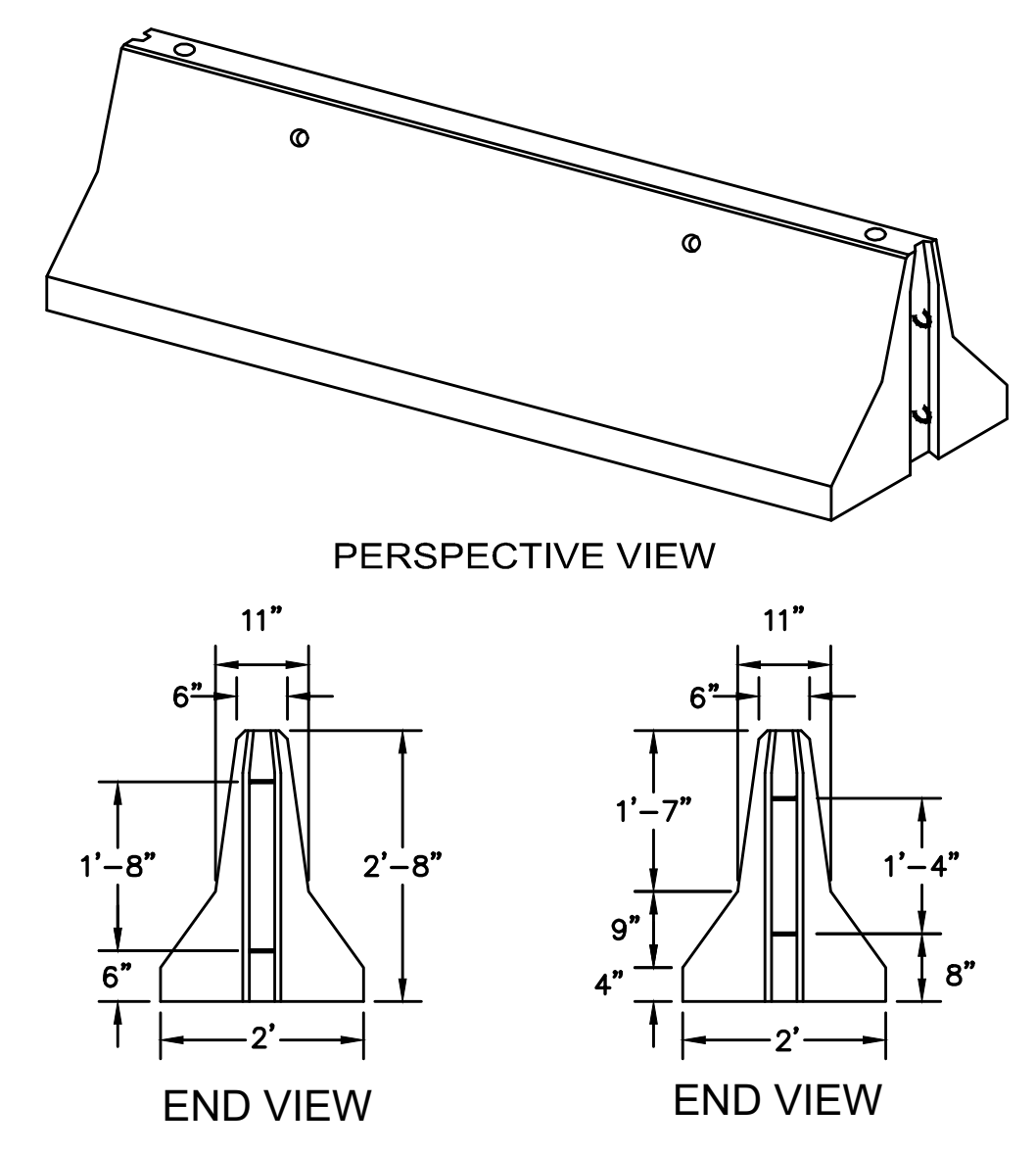


NOTE:  
MEGALUG JOINT RESTRAINT SHALL BE USED AT EACH BEND IN THE PIPE.



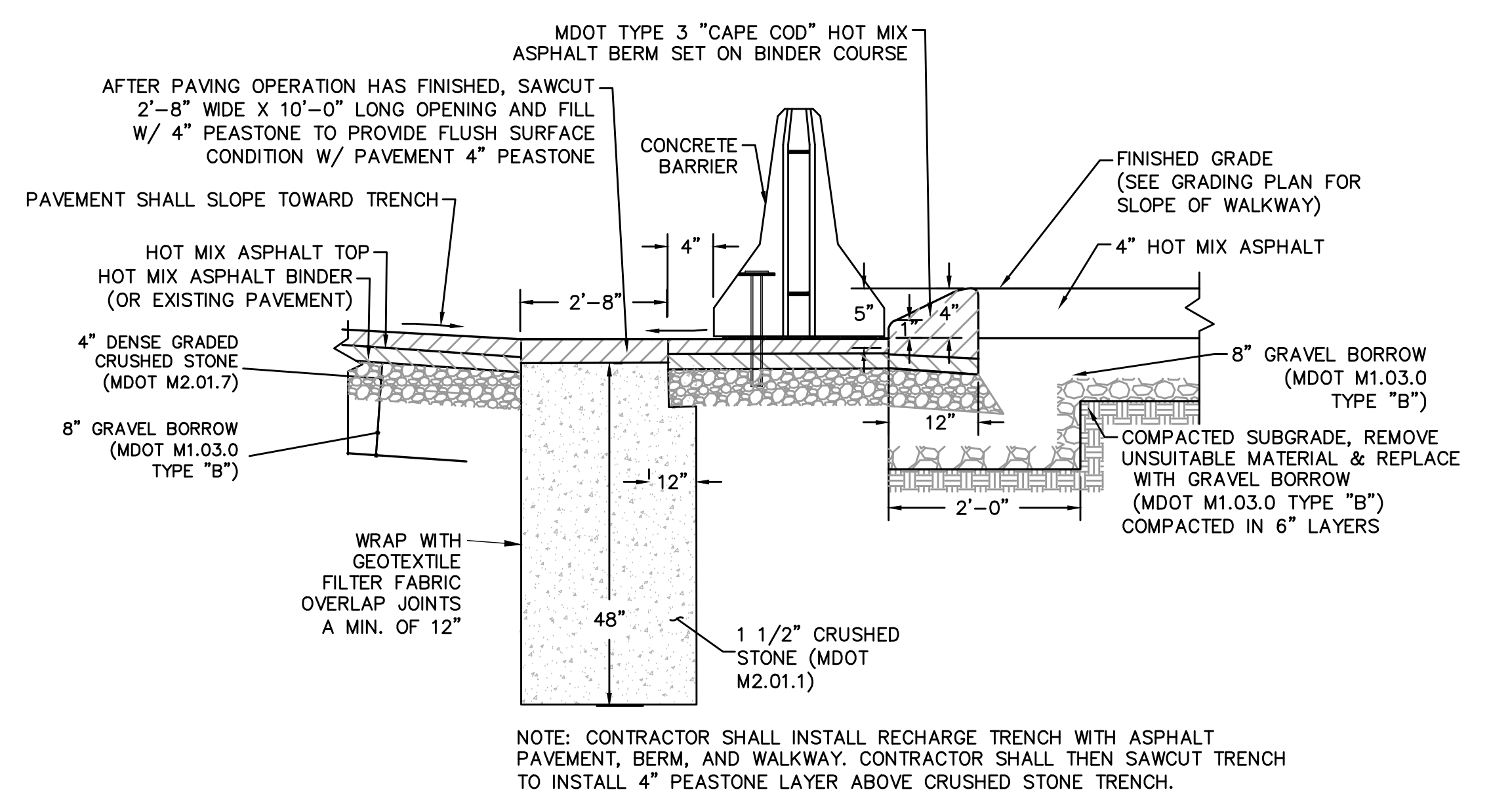
- FENCE NOTES**
- FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
  - ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPELTER OR EQUAL.
  - ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
  - FENCE POSTS AND RAILS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
  - THE CONTRACTOR SHALL INSTALL CONCRETE BARRIERS W/ CHAIN LINK FENCE AS DIRECTED BY THE OWNER.

**CONCRETE BARRIER WITH CHAIN LINK FENCE DETAIL**  
NOT TO SCALE

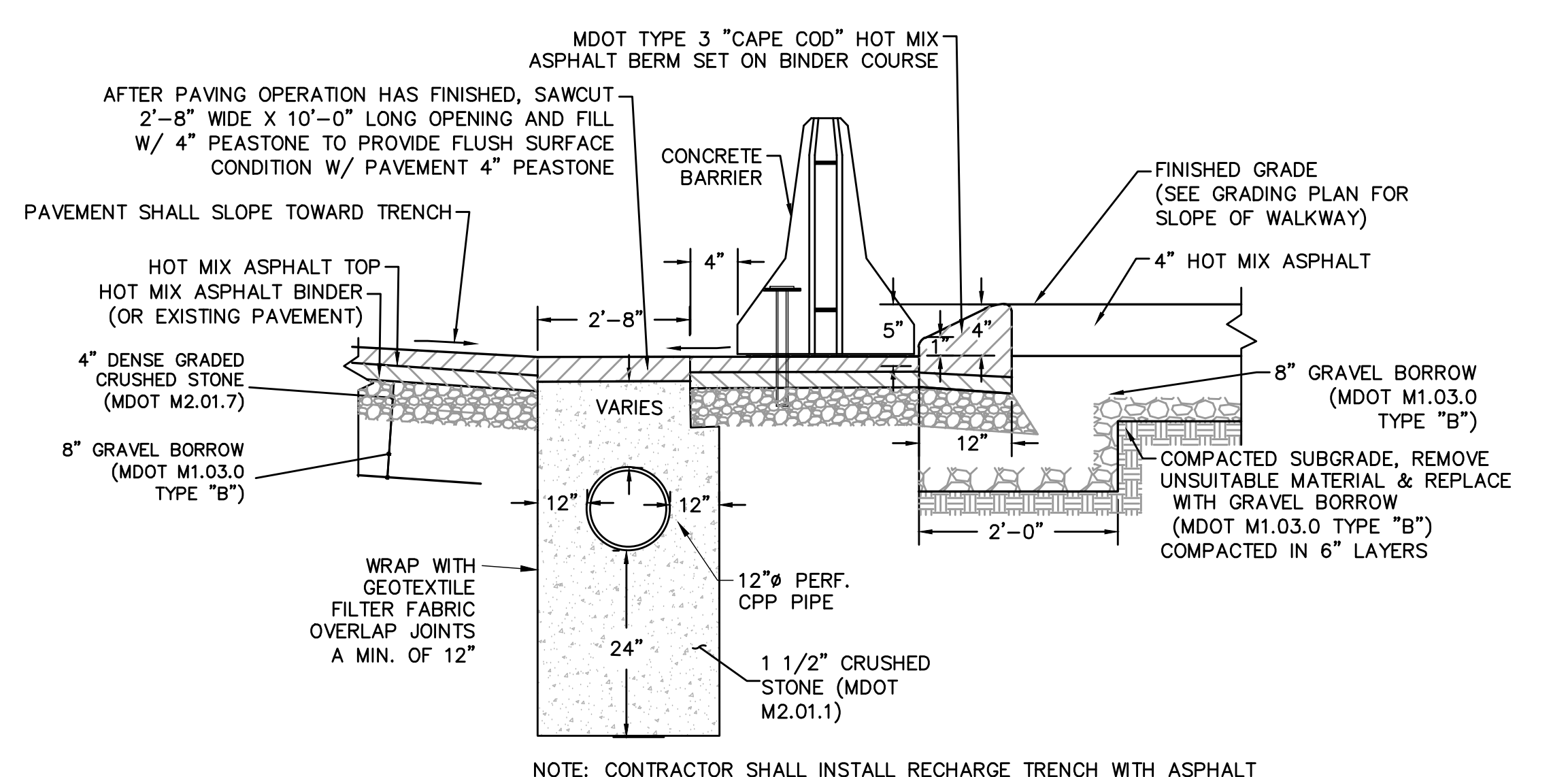


- NOTES:**
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - #5 REBAR BENT TO RECEIVE 1" DIA. CONNECTING ROD.
  - LIFTING HOLE ACCEPTS 1 3/4" DIA. H.T. ROD.
  - SEE CHAIN LINK CONSTRUCTION FENCE DETAIL FOR FENCE REQUIREMENTS.

**CONCRETE BARRIER DETAIL**  
NOT TO SCALE



**HOT MIX ASPHALT SIDEWALK W/ BERM, CONCRETE BARRIER, & CRUSHED STONE TRENCH DETAIL**  
NOT TO SCALE



**HOT MIX ASPHALT SIDEWALK W/ BERM, CONCRETE BARRIER, & CRUSHED STONE TRENCH WITH PIPE DETAIL**  
NOT TO SCALE

NO.	REVISIONS DESCRIPTION	DATE



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STAMP

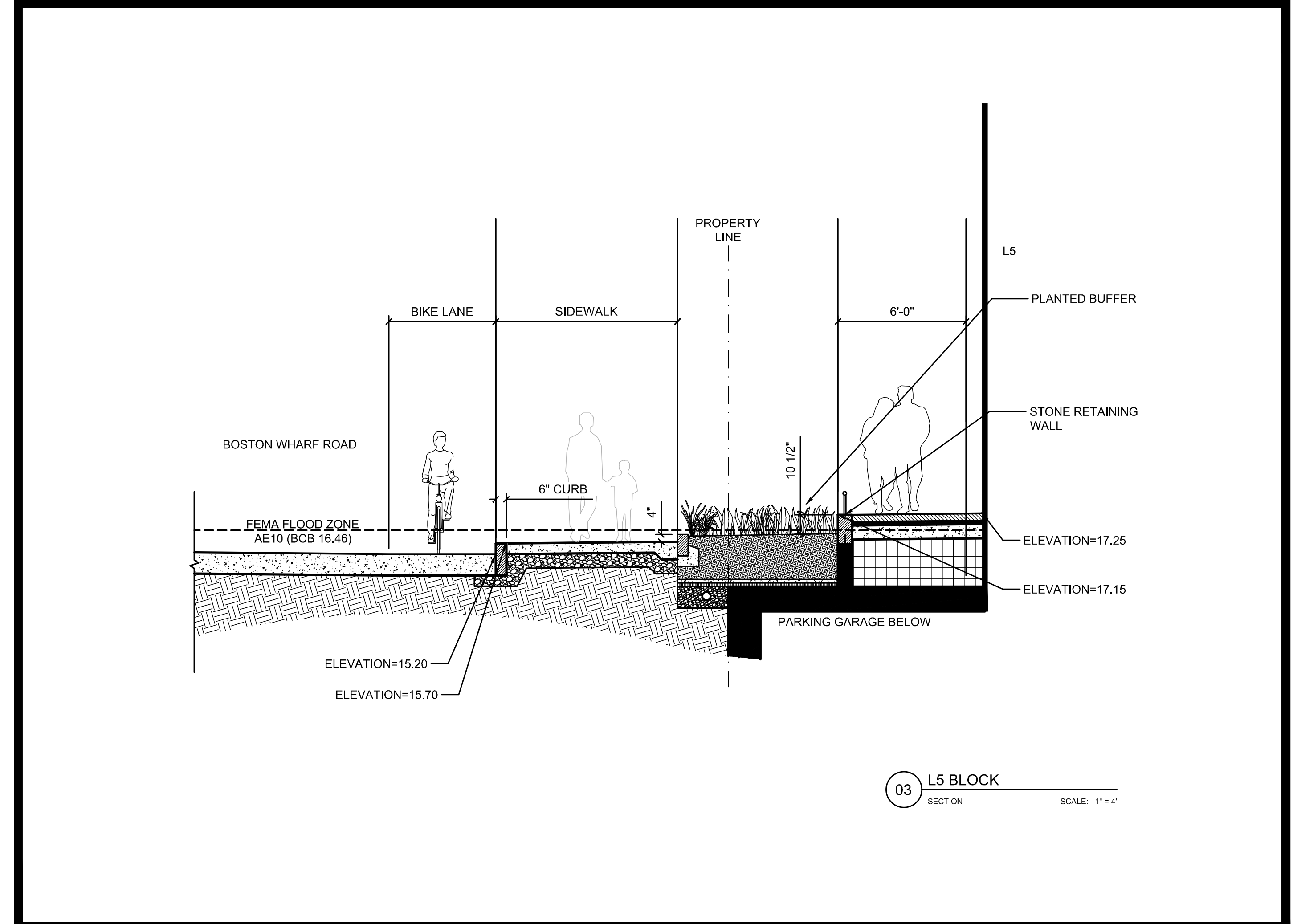
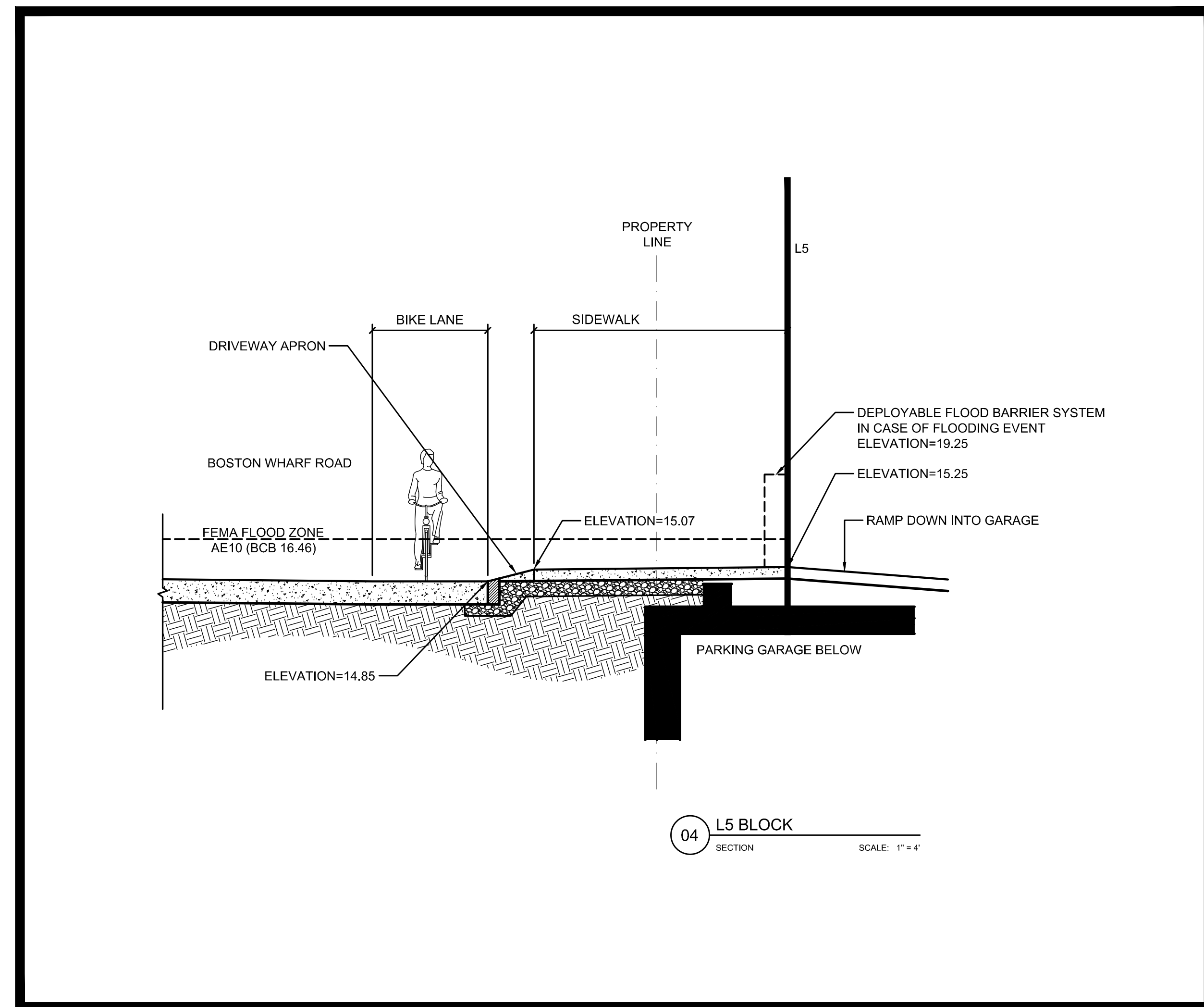
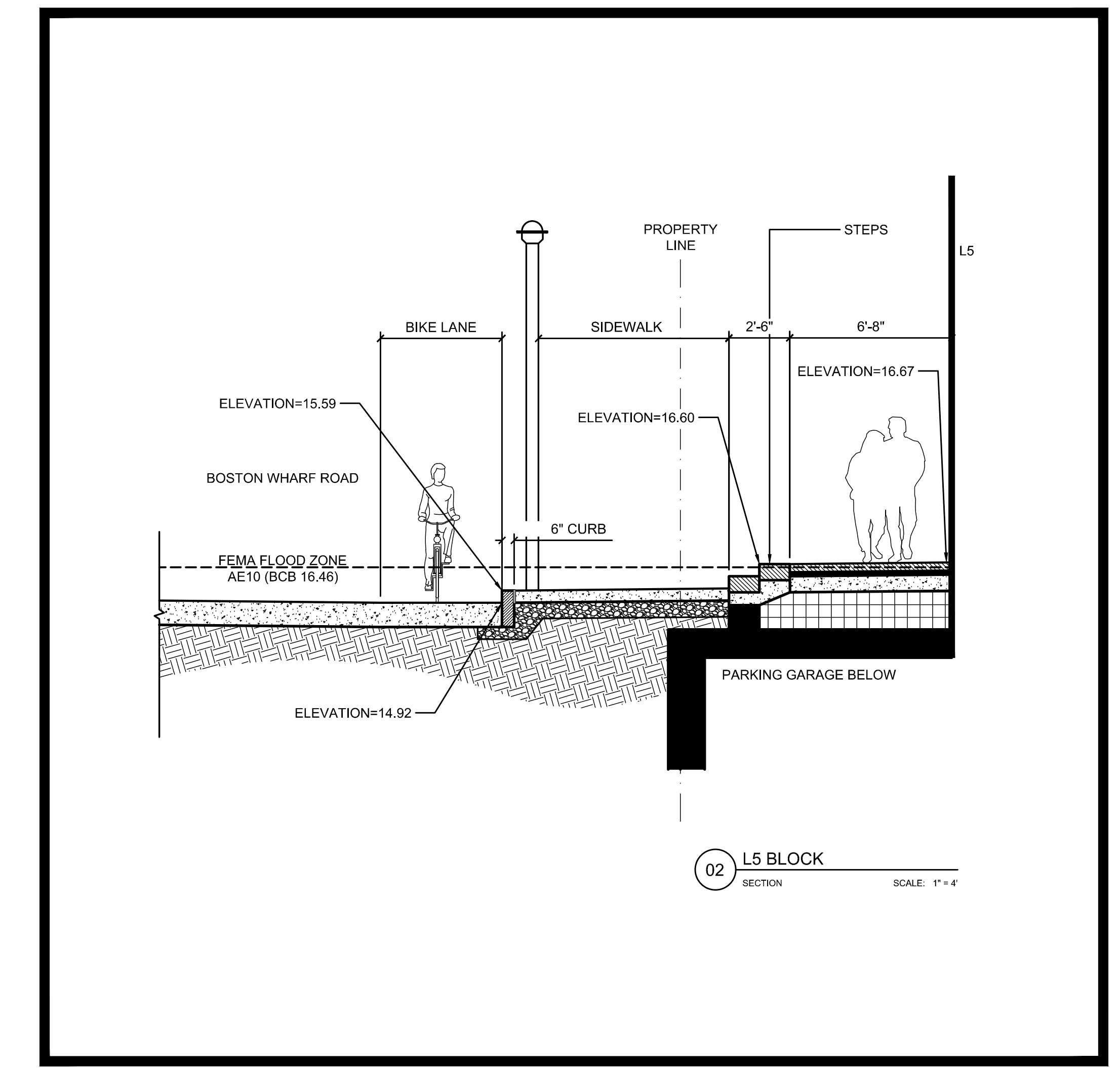
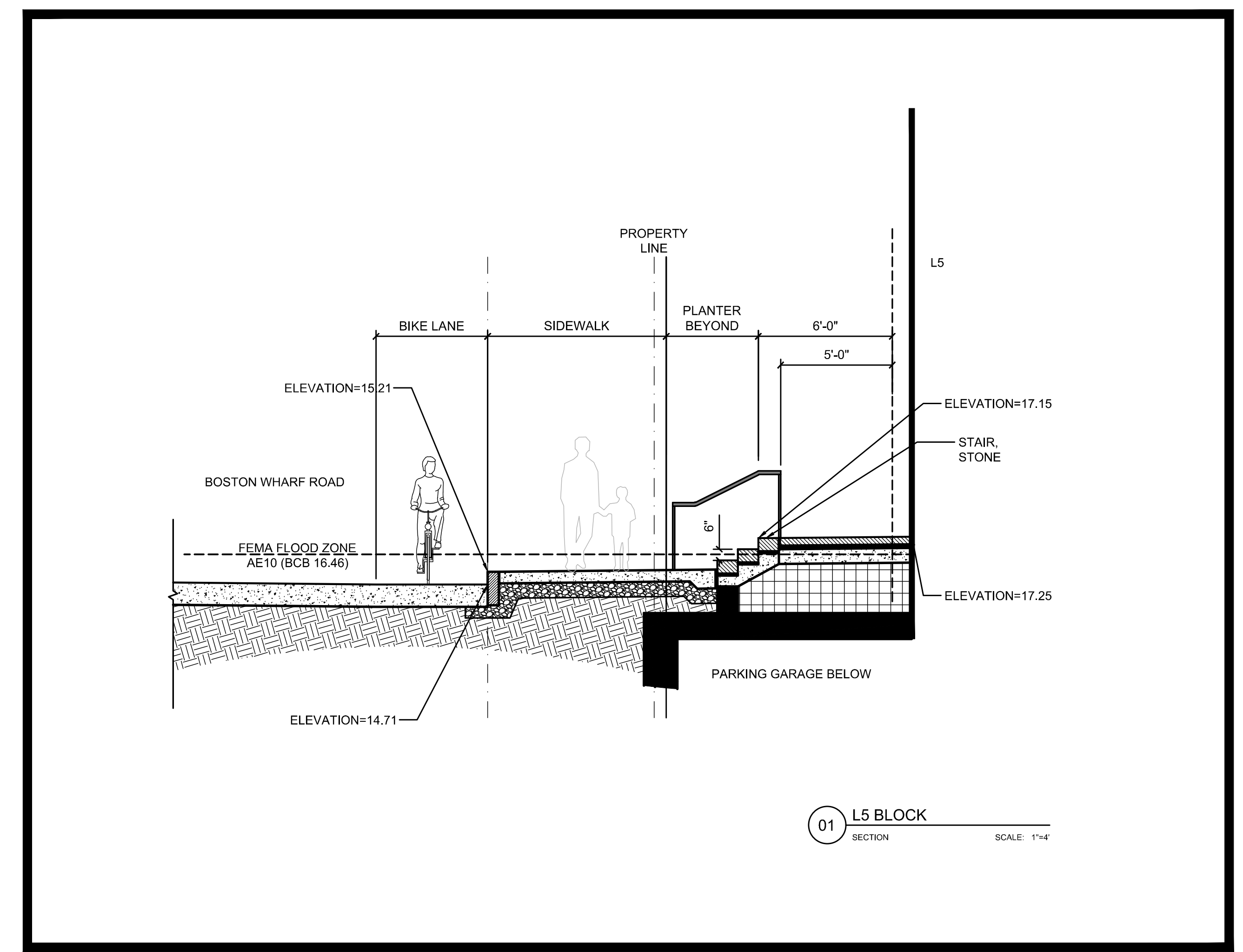
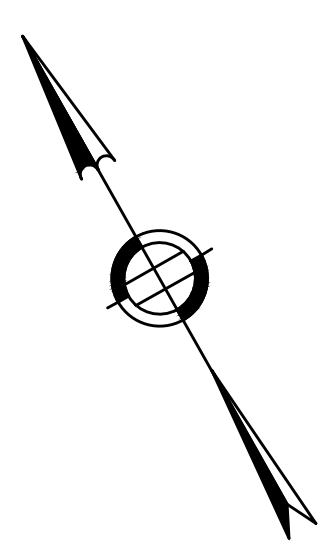
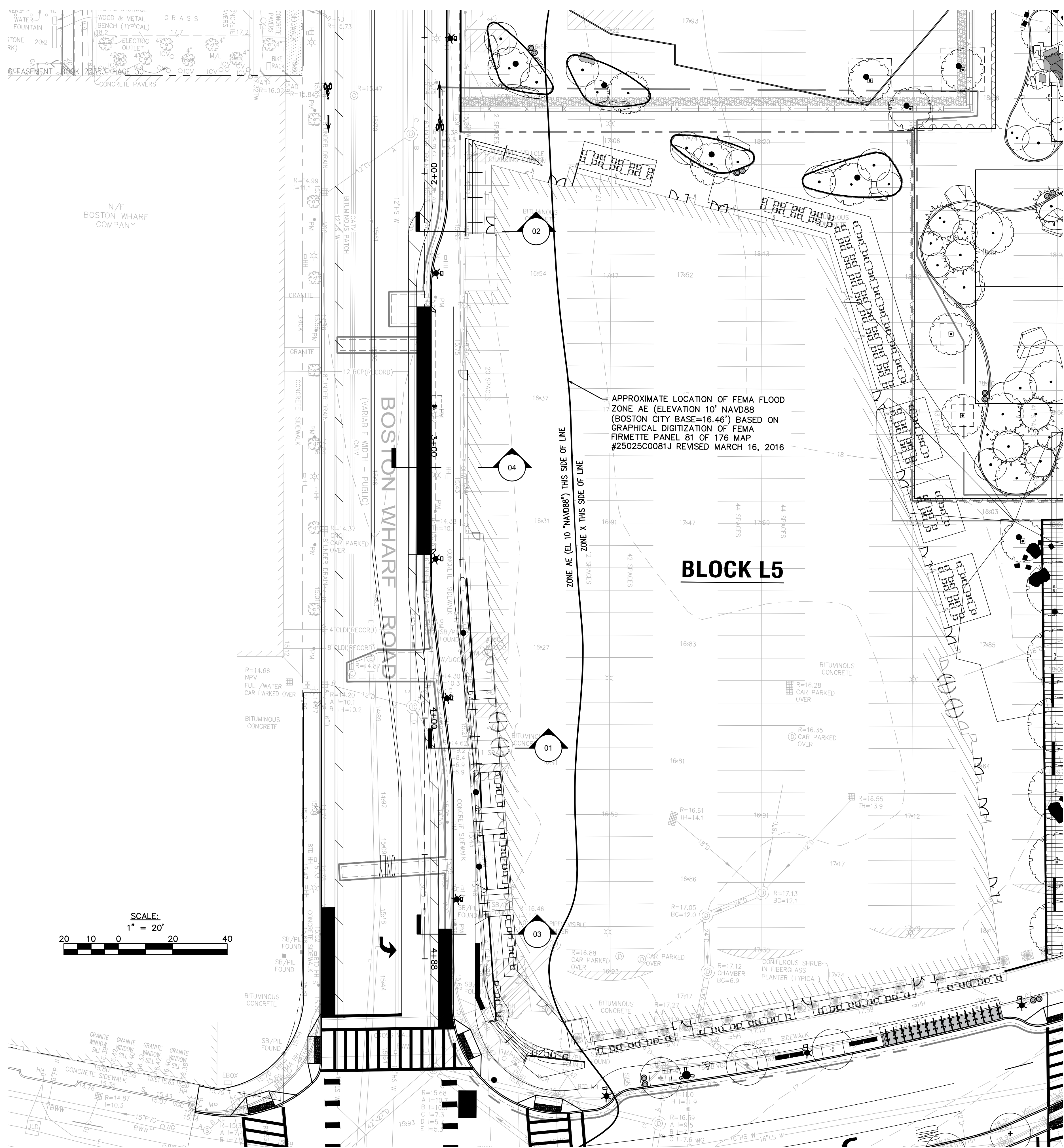
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WS	JMS
SCALE @ ARCH E	DATE
	11/13/2020

PROJECT NO. 14146

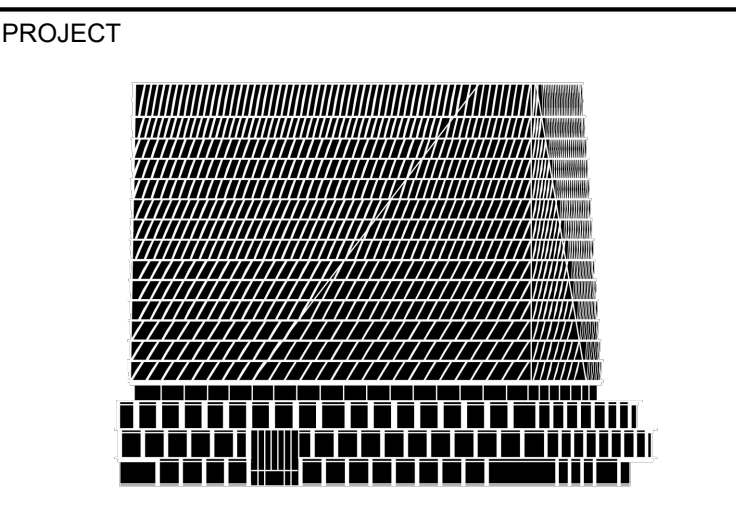
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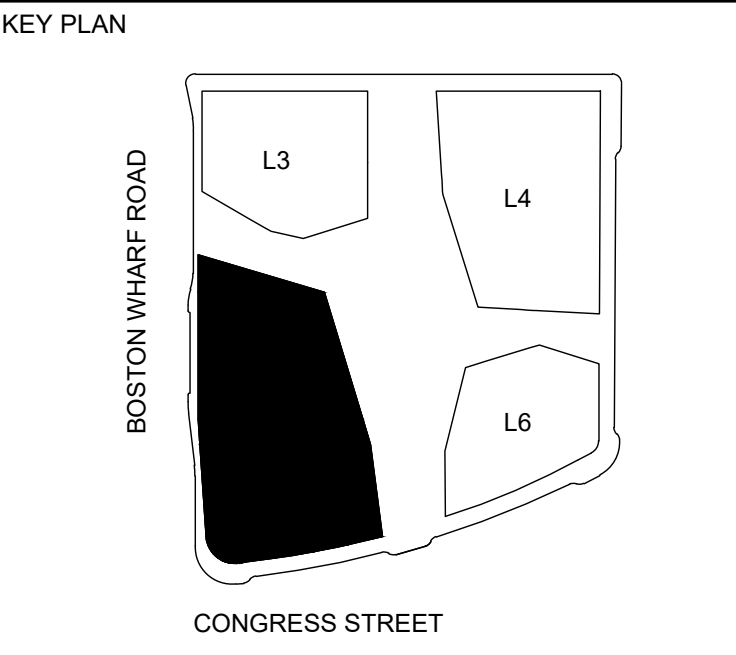


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NOTES

REVISIONS	NO.	DESCRIPTION	DATE

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STAMP

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BOSTON WHARF ROAD**

DRAWN: WS  
CHECKED: JMS  
SCALE @ ARCH E: DATE: 10/23/20

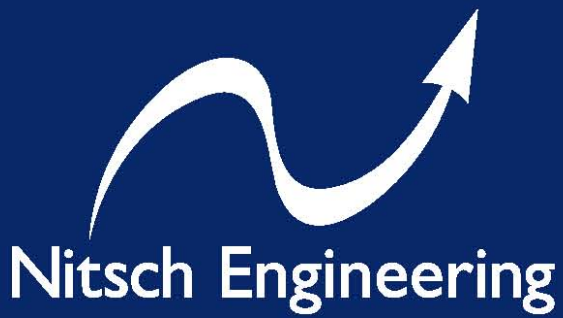
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**AS SHOWN**

PROJECT NO.

DRAWING TITLE  
**NOT FOR CONSTRUCTION**

DRAWING NO. REVISION NO.

**C-301**



January 20, 2021

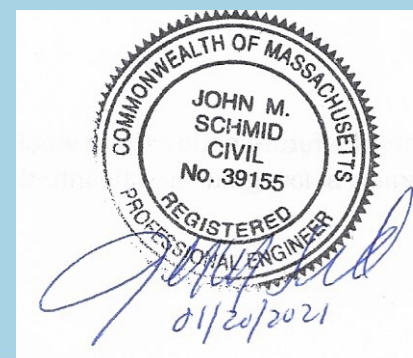
**STORMWATER REPORT  
FOR NOTICE OF INTENT**

For:  
**1-27 BOSTON WHARF ROAD  
SEAPORT PARCEL L5**  
Boston, Massachusetts 02210

Prepared for:  
**SEAPORT L5- TITLE HOLDER LLC**  
33 Boylston Street  
Chestnut Hill, MA 02467

Prepared by:  
**NITSCH ENGINEERING, INC.**  
2 Center Plaza Suite 430  
Boston, MA 02108

Nitsch Project #14146



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Appendix D MassDEP Checklist for Stormwater Report and Illicit Discharge Compliance Statement

Appendix E Geotechnical Memorandum (under separate cover)

## 1.0 INTRODUCTION

---

Nitsch Engineering prepared this Stormwater Report to support the Notice of Intent (NOI) associated with the proposed Seaport Parcel L5 project located at 1-27 Boston Wharf Road in the Seaport area of Boston, Massachusetts. The proposed project includes the demolition of a parking area and associated pavement, utilities and the construction of a new building, and underground parking garage, sidewalks, and associated improvements. The Project includes a stormwater management system, which has been designed in accordance with the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards and the Boston Water and Sewer Commission Regulations.

## 2.0 EXISTING CONDITIONS

---

The Project site is approximately 69,587 square feet, or 1.60 acres, located at 1-27 Boston Wharf Road in the South Boston Waterfront area of Boston, Massachusetts. The site is situated with Congress Street to the south, Boston Wharf Road to the west, Block L3 to the north, and Blocks L4 and L6 to the east.

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

### 2.1 Existing Drainage Infrastructure

The existing site is nearly 100% impervious and currently a parking lot. The surface runoff is collected by catch basins and directed to the mains in Boston Wharf Road and Congress Street. There is an existing 24-inch BWSC storm drain in Boston Wharf Road that flows southerly, then connects into a 30-inch MDPW drain, and at the intersection of Boston Wharf Road and Congress Street it connects to a manhole that connects to a 42-inch by 27-inch MDPW drain that then flows west along Congress Street into a 48-inch BWSC storm drain in Congress Street.

### 2.2 Soils

#### NRCS Soil Designations

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

**Table 1. Soil Classification Summary**

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

#### On-Site Soil Investigations

Preliminary subsurface explorations were conducted by Haley and Aldrich at the site. The investigations consisted of a series of borings and geoprobes in December 2020 and January 2021

The geotechnical memo is currently being compiled, and will be forwarded when available to the Commission.



### **2.3 Wetland Resource Areas**

There are no wetland resource areas located within the vicinity of the project. As a portion of the project site is located within a Flood Zone, the following jurisdictional area applies:

- Land Subject to Coastal Storm Flowage

### **2.4 FEMA Flood Zone**

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

## **3.0 PROPOSED CONDITIONS**

---

### **3.1 Project Description**

Seaport L-5 Title Holder LLC is proposing the removal of the parking lot, and associated barriers and minor site improvements, and the construction of a new building with an underground parking garage, new sidewalks, and associated utilities. The proposed building will take up ±47,000 square feet at the ground floor of the site, while the underground parking garage will encompass the entirety of the site (69,587 SF). The building will contain both performing arts and retail space on the lower floors and will contain commercial office space on the remaining floors. The project includes utility work, including new drain lines, sewer lines, water lines, fire services, electrical ductbanks, and a gas service.

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

**Table 2. Proposed land use change for Seaport Parcel L5 (in square feet)**

Land Use	Existing	Proposed	Change
<b>Building Area</b>	0	69,588	+69,588
<b>Site Impervious Area</b>	69,588	0 (Garage below entire site)	-69,588
<b>Grass/Plantings</b>	0	0	0
<b>Total</b>	69,588	69,588	+0

### 3.2 Stormwater Management System

The Project proposes an internal stormwater management system for rainwater re-use. In order to meet the 1.25" storage requirement, the stormwater runoff from the roof and balconies will be collected and routed to a 78,000-gallon storage tank.

The water in the tanks will be re-used in toilets and urinals. When the tank is full, the water will overflow and discharge to the existing 24-inch storm drain in Boston Wharf Road. Overflow from the re-use tank will be routed to the closed drainage system within Boston Wharf Road, which then drains to the system in Congress Street. The project will reduce both the rate and volume of stormwater runoff.

## 4.0 STORMWATER MANAGEMENT ANALYSIS

### 4.1 Methodology

Nitsch Engineering completed a hydrologic analysis of the existing project site utilizing Soil Conservation Service (SCS) Runoff Curve Number (CN) methodology. The SCS method calculates the rate at which the runoff reaches the design point considering several factors: the slope and flow lengths of the subcatchment area, the soil type of the subcatchment area, and the type of surface cover in the subcatchment area. HydroCAD Version 10.00 computer modeling software was used in conjunction with the SCS method to determine the peak rates of runoff for the 2-, 10-, and 100-year, 24-hour storm events. The proposed project site is being analyzed with the same methodology.

The project site will drain to one design point. For each subcatchment area, SCS Runoff Curve Numbers (CNs) were selected by using the cover type and hydrologic soil group of each area. The peak runoff rates for the 2-, 10-, and 100-year 24-hour storm events were then determined by inputting the drainage areas, CNs, and  $T_c$  paths into HydroCAD.

### 4.2 HydroCAD Version 10.00

The HydroCAD computer program uses SCS and TR-20 methods to model drainage systems. TR-20 (Technical Release 20) was developed by the Soil Conservation Service to estimate runoff and peak discharges in small watersheds. TR-20 is generally accepted by engineers and reviewing authorities as the standard method for estimating runoff and peak discharges.

HydroCAD Version 10.00 uses up to four types of components to analyze the hydrology of a given site: subcatchments, reaches, basins, and links. Subcatchments are areas of land that produce surface runoff. The area, weighted CN, and  $T_c$  characterize each individual subcatchment area. Reaches are generally uniform streams, channels, or pipes that convey water from one point to another. A basin is any impoundment that fills with water from one or more sources and empties via

an outlet structure. Links are used to introduce hydrographs into a project from another source or to provide a junction for more than one hydrograph within a project.

The time span for the model was set for 0-48 hours to prevent truncation of the hydrograph.

#### 4.3 Precipitation Data

Nitsch Engineering, Inc. used National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Volume 10 Precipitation Data to estimate the rainfall for the 2-year, 10-year, 25-year and 100-year 24-hour storms. The rainfall values for Boston that will be used are as follows:

**Precipitation Data**

Storm Event	24-Hour Rainfall
2-year	3.22 in
10-year	5.09 in
25-year	6.25 in
100-year	8.05 in

#### 4.4 Existing Hydrologic Conditions

The existing site drains to a closed drainage system which eventually connects to the Boston Harbor.

#### 4.5 Proposed Hydrologic Conditions

The proposed site maintains impervious area and is expected to reduce the proposed peak rates of runoff from the project site for the existing rates for the 2-, 10-, and 100-year, 24-hour storm events. The existing and proposed peak discharge rate calculations for the 2-, 10-, and 100-year, 24-hour storm events are provided in Appendix A and Appendix B, respectively.

**Table 2: Peak Rates of Runoff (cfs)**

	2-Year	10-year	25-year	100-year
Existing	5.72	9.10	11.20	14.45
Proposed	1.57	8.04	9.67	12.08

**Table 3: Runoff Volume (cf)**

	2-Year	10-year	25-year	100-year
Existing	16,204	26,092	32,234	41,686
Proposed	5,967	15,855	21,954	31,450

### 5.0 MassDEP Stormwater Management Standards

---

The proposed project was designed to meet the MassDEP Stormwater Management Standards as summarized below:

#### Standard 1: No New Untreated Discharges

The proposed project will not discharge any new untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

### **Standard 2: Peak Rate Attenuation**

The proposed site maintains the amount of impervious area and is expected to reduce the proposed peak rates of runoff for the existing rates for the 2-, 10-, 25-, and 100-year, 24-hour storm events. The existing and proposed peak discharge rate calculations for the 2-, 10-, 25-, and 100-year, 24-hour storm events are provided in Appendix A and Appendix B, respectively.

### **Standard 3: Groundwater Recharge**

The Seaport Parcel L5 project is required to comply with this standard to the maximum extent practicable. The rainwater re-use tank will capture more than 1.25-inches of runoff from the building and plaza area.

### **Standard 4: Water Quality Treatment**

The proposed project will be predominantly roof area on what was previously an existing bituminous concrete parking lot. Roof runoff is generally cleaner than pavement runoff. A rainwater re-use tank is also proposed for the Project, which will provide treatment for runoff by reduction in runoff. Therefore, the proposed project is expected to increase the quality of runoff entering the closed drainage system that eventually drains to Boston Harbor.

Source control and pollution prevention measures, such as proper snow management, and stabilization of eroded surfaces, are included in the Long-Term Pollution Prevention Plan and Operation and Maintenance Plan provided in Appendix C.

### **Standard 5: Land Uses with Higher Potential Pollutant Loads**

The proposed project site does not contain any land uses with higher potential pollutant loads. Therefore, this standard is not applicable.

### **Standard 6: Critical Areas**

The proposed project is not located near any critical areas. Therefore, this standard is not applicable.

### **Standard 7: Redevelopments**

The Seaport Parcel L5 project is located on a previously developed site and does not result in an increase in impervious area. Therefore, the project is considered a redevelopment under the DEP Stormwater Management Standards.

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. A redevelopment project must comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

### **Standard 8: Construction Period Pollution Prevention and Sedimentation Control**

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) will be developed and implemented during the Notice of Intent permitting process.

Since the proposed project will disturb more than one (1) acre of land, a Notice of Intent will be submitted to the Environmental Protection Agency (EPA) for coverage under the National Pollution Discharge Elimination System (NPDES) Construction General Permit. As part of this application the

Applicant is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement the measures in the SWPPP. The SWPPP, which is to be kept on site, includes erosion and sediment controls (stabilization practices and structural practices), temporary and permanent stormwater management measures, Contractor inspection schedules and reporting of all SWPPP features, materials management, waste disposal, off-site vehicle tracking, spill prevention and response, sanitation, and non-stormwater discharges.

#### **Standard 9: Operation and Maintenance Plan**

A post-construction operation and maintenance plan has been prepared and will be implemented to ensure that stormwater management systems function as designed. Source control and stormwater BMP operation requirements are summarized in the Long-Term Pollution Prevention Plan and Operation and Maintenance Plan provided in Appendix C.

#### **Standard 10: Prohibition of Illicit Discharges**

There will be no illicit discharges to the stormwater management system associated with this project.

### **6.0 TOTAL MAXIMUM DAILY LOAD**

---

The project site discharges into a closed drainage system that eventually drains to Boston Harbor. A Draft Pathogen TMDL for the Boston Harbor Watershed (excluding the Neponset River sub-basin) was issued by DEP and the Environmental Protection Agency (EPA).

The TMDL identifies stormwater runoff as a source of bacteria. The proposed project includes a rainwater reuse system which is sized to store and re-use 1.25 inches of runoff over the impervious area being directed to it. Therefore, it is anticipated that the bacteria load from the proposed project site will be less than the existing load, and the project will comply with the requirements of the TMDL.

### **7.0 CONCLUSION**

---

In conclusion, the proposed Seaport Parcel L5 project will reduce peak runoff rates and improve the water quality of stormwater being discharged from the Project Site. The project has been designed in accordance with the MassDEP Stormwater Management Standards.

**APPENDICES**

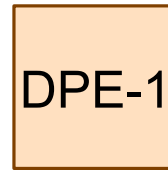
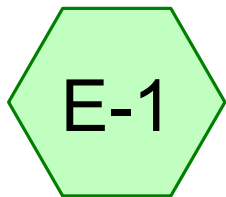
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- Appendix A Existing Conditions – HydroCAD Calculations
- Appendix B Proposed Conditions – HydroCAD Calculations
- Appendix C Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan
- Appendix D MassDEP Checklist for Stormwater Report and Illicit Discharge Compliance Statement
- Appendix E Geotechnical Memorandum

**APPENDIX A**

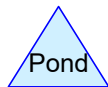
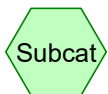
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**Existing Conditions – HydroCAD Calculations**



To Closed Drainage

Existing Cond.





**Area Listing (selected nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
1.597	98	Paved parking, HSG D (E-1)
<b>1.597</b>	<b>98</b>	<b>TOTAL AREA</b>

**Soil Listing (selected nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.597	HSG D	E-1
0.000	Other	
<b>1.597</b>		<b>TOTAL AREA</b>

**14146 Ex Pr**

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**Ground Covers (selected nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	1.597	0.000	1.597	Paved parking	E-1
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.597</b>	<b>0.000</b>	<b>1.597</b>	<b>TOTAL AREA</b>	

**14146 Ex Pr**

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

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Page 5

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentE-1: To Closed Drainage** Runoff Area=69,587 sf 100.00% Impervious Runoff Depth>2.79"  
Tc=0.0 min CN=98 Runoff=5.72 cfs 0.372 af

**Reach DPE-1: Existing Cond.**

Inflow=5.72 cfs 0.372 af  
Outflow=5.72 cfs 0.372 af

**Total Runoff Area = 1.597 ac Runoff Volume = 0.372 af Average Runoff Depth = 2.79"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.597 ac**

### Summary for Subcatchment E-1: To Closed Drainage

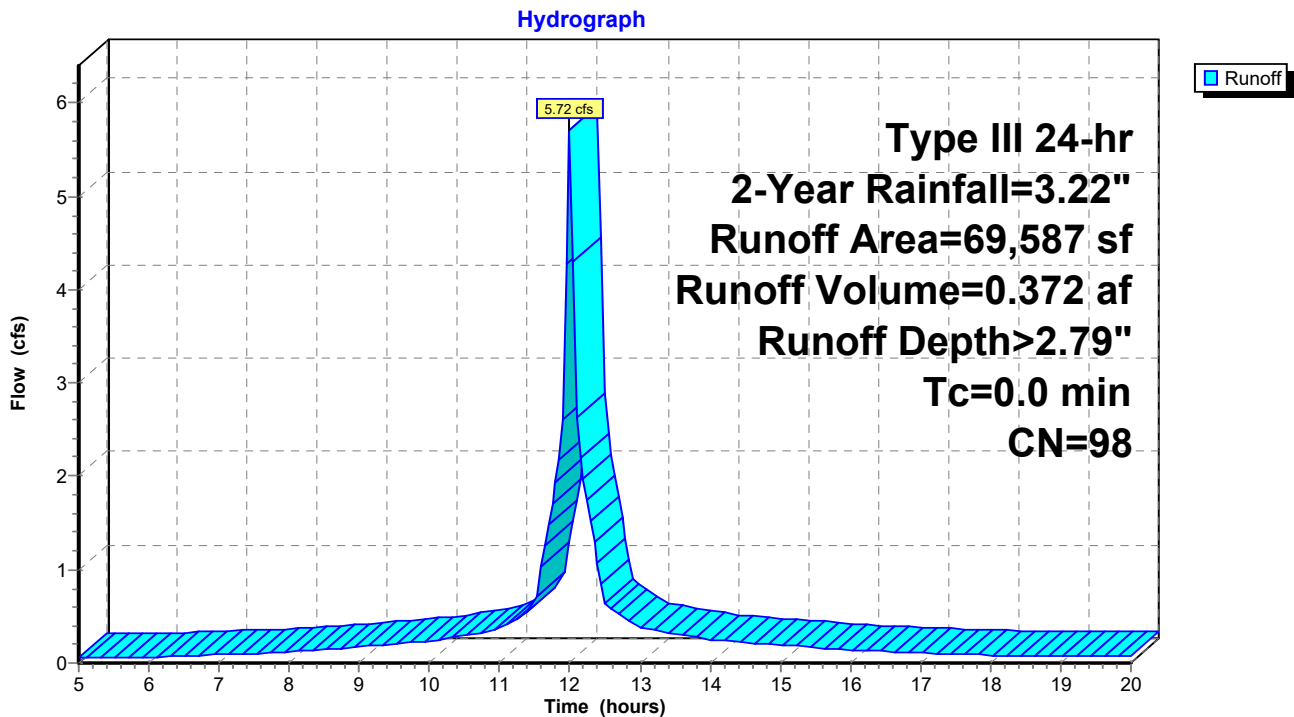
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 5.72 cfs @ 12.00 hrs, Volume= 0.372 af, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2-Year Rainfall=3.22"

Area (sf)	CN	Description
69,587	98	Paved parking, HSG D
69,587		100.00% Impervious Area

### Subcatchment E-1: To Closed Drainage



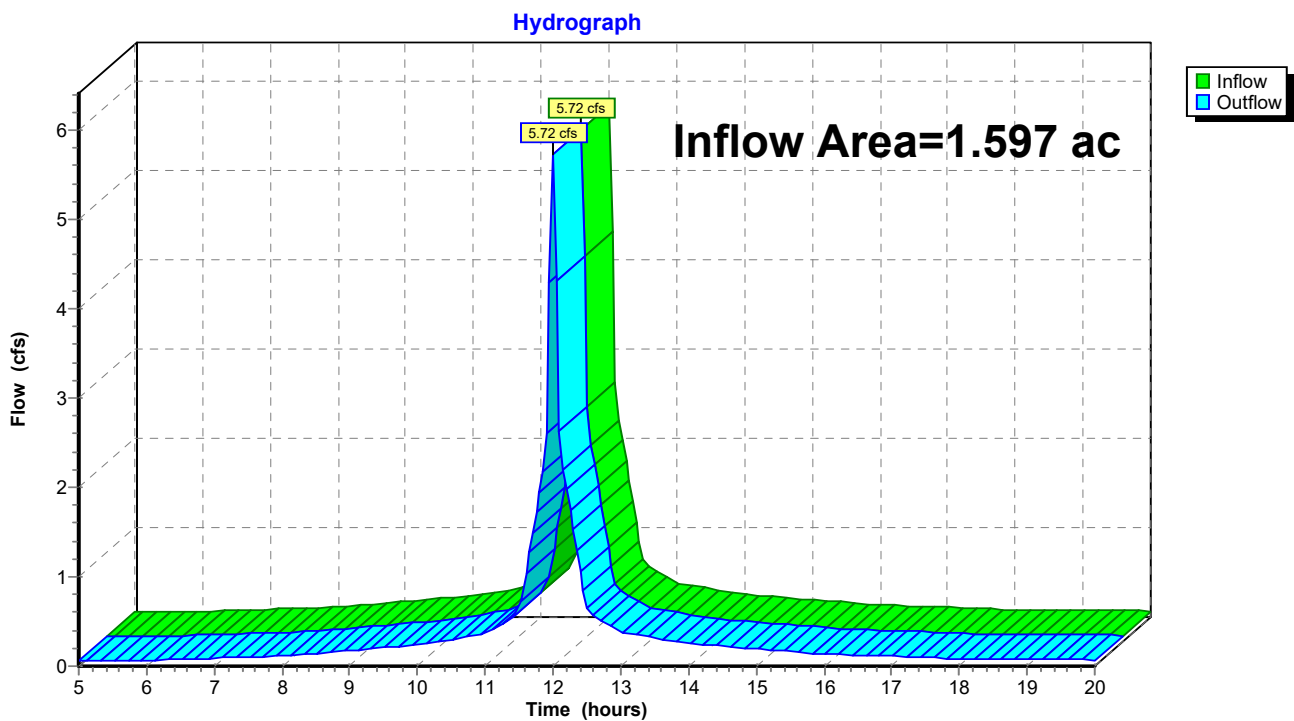
### Summary for Reach DPE-1: Existing Cond.

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 2.79" for 2-Year event  
Inflow = 5.72 cfs @ 12.00 hrs, Volume= 0.372 af  
Outflow = 5.72 cfs @ 12.00 hrs, Volume= 0.372 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPE-1: Existing Cond.



**14146 Ex Pr**

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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentE-1: To Closed Drainage** Runoff Area=69,587 sf 100.00% Impervious Runoff Depth>4.50"  
Tc=0.0 min CN=98 Runoff=9.10 cfs 0.599 af

**Reach DPE-1: Existing Cond.**

Inflow=9.10 cfs 0.599 af  
Outflow=9.10 cfs 0.599 af

**Total Runoff Area = 1.597 ac Runoff Volume = 0.599 af Average Runoff Depth = 4.50"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.597 ac**

### Summary for Subcatchment E-1: To Closed Drainage

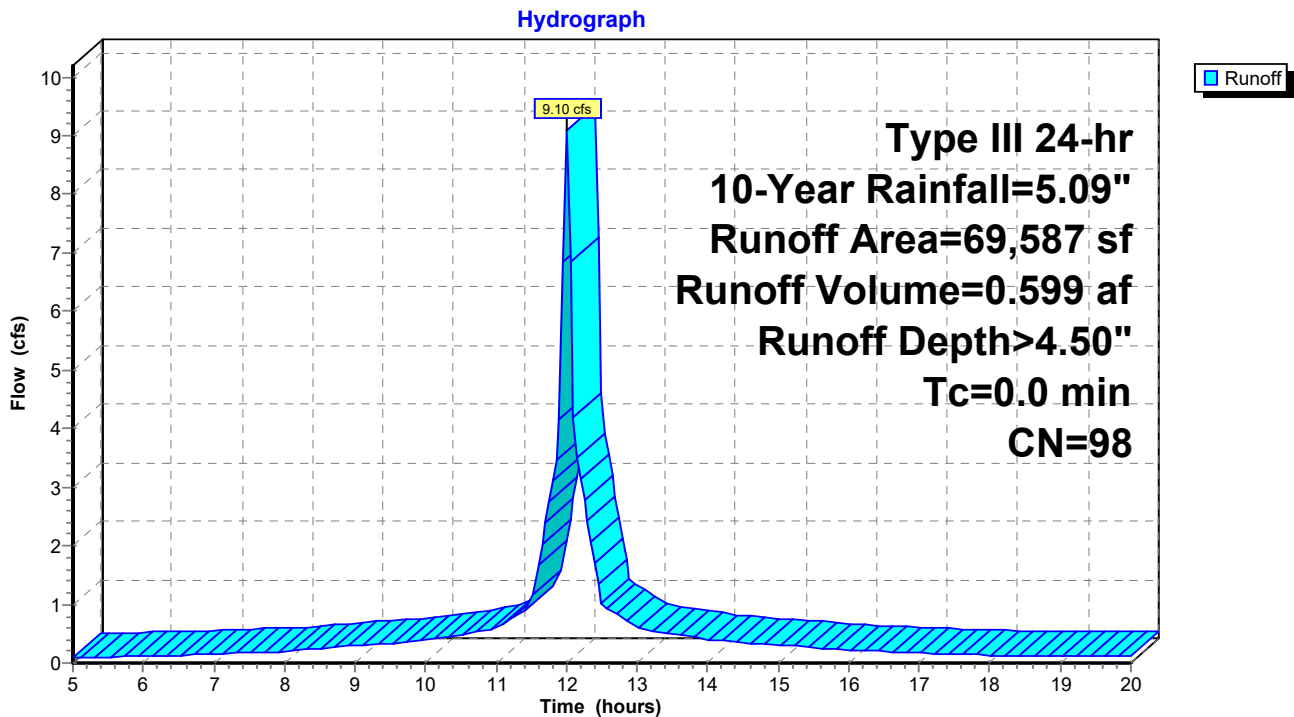
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 9.10 cfs @ 12.00 hrs, Volume= 0.599 af, Depth> 4.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10-Year Rainfall=5.09"

Area (sf)	CN	Description
69,587	98	Paved parking, HSG D
69,587		100.00% Impervious Area

### Subcatchment E-1: To Closed Drainage





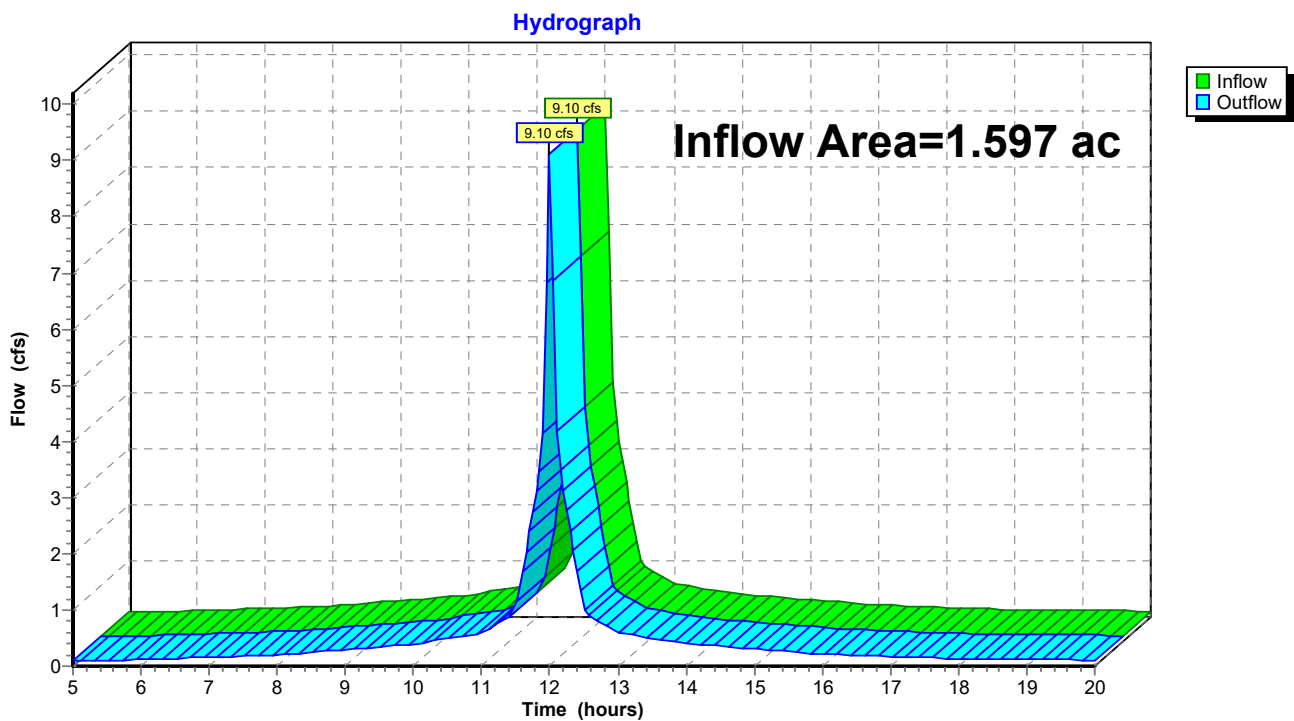
### Summary for Reach DPE-1: Existing Cond.

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 4.50" for 10-Year event  
Inflow = 9.10 cfs @ 12.00 hrs, Volume= 0.599 af  
Outflow = 9.10 cfs @ 12.00 hrs, Volume= 0.599 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPE-1: Existing Cond.



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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentE-1: To Closed Drainage** Runoff Area=69,587 sf 100.00% Impervious Runoff Depth>5.56"  
Tc=0.0 min CN=98 Runoff=11.20 cfs 0.740 af

**Reach DPE-1: Existing Cond.**

Inflow=11.20 cfs 0.740 af  
Outflow=11.20 cfs 0.740 af

**Total Runoff Area = 1.597 ac Runoff Volume = 0.740 af Average Runoff Depth = 5.56"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.597 ac**

### Summary for Subcatchment E-1: To Closed Drainage

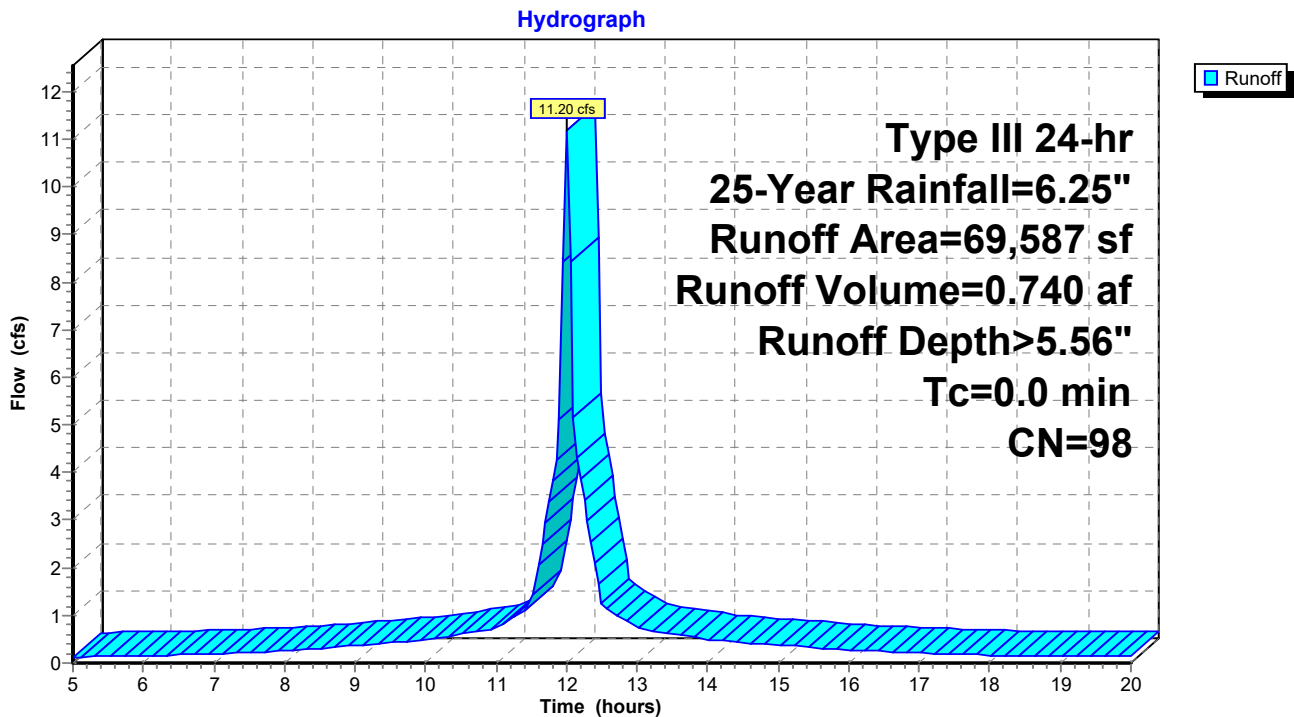
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 11.20 cfs @ 12.00 hrs, Volume= 0.740 af, Depth> 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25-Year Rainfall=6.25"

Area (sf)	CN	Description
69,587	98	Paved parking, HSG D
69,587		100.00% Impervious Area

### Subcatchment E-1: To Closed Drainage



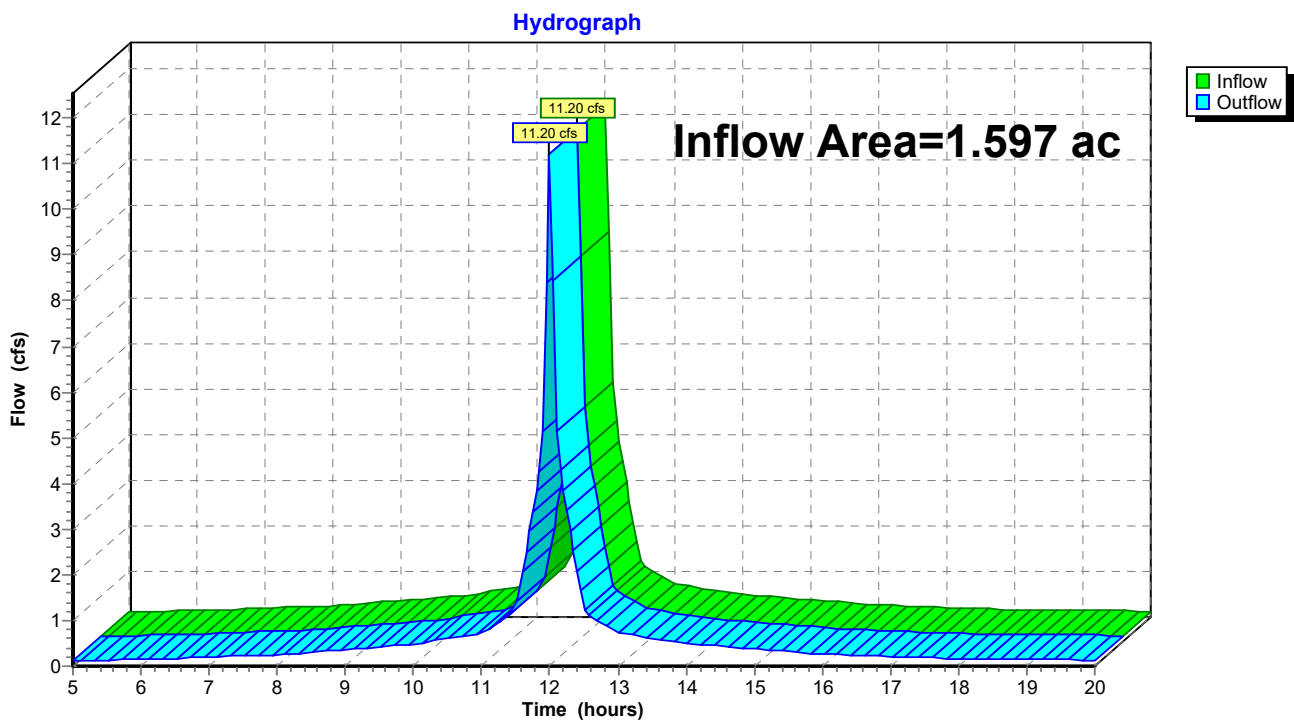
### Summary for Reach DPE-1: Existing Cond.

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 5.56" for 25-Year event  
Inflow = 11.20 cfs @ 12.00 hrs, Volume= 0.740 af  
Outflow = 11.20 cfs @ 12.00 hrs, Volume= 0.740 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPE-1: Existing Cond.



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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentE-1: To Closed Drainage** Runoff Area=69,587 sf 100.00% Impervious Runoff Depth>7.19"  
Tc=0.0 min CN=98 Runoff=14.45 cfs 0.957 af

**Reach DPE-1: Existing Cond.**

Inflow=14.45 cfs 0.957 af  
Outflow=14.45 cfs 0.957 af

**Total Runoff Area = 1.597 ac Runoff Volume = 0.957 af Average Runoff Depth = 7.19"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.597 ac**

### Summary for Subcatchment E-1: To Closed Drainage

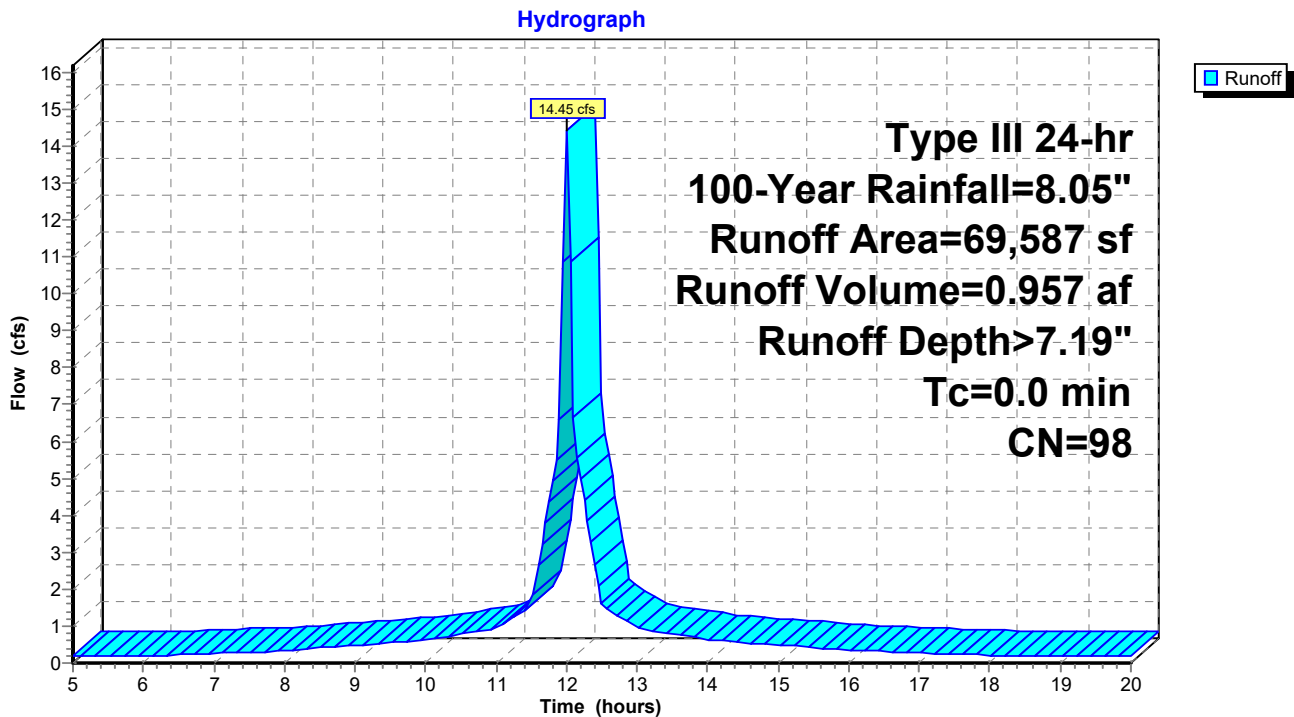
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 14.45 cfs @ 12.00 hrs, Volume= 0.957 af, Depth> 7.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 100-Year Rainfall=8.05"

Area (sf)	CN	Description
69,587	98	Paved parking, HSG D
69,587		100.00% Impervious Area

### Subcatchment E-1: To Closed Drainage



### Summary for Reach DPE-1: Existing Cond.

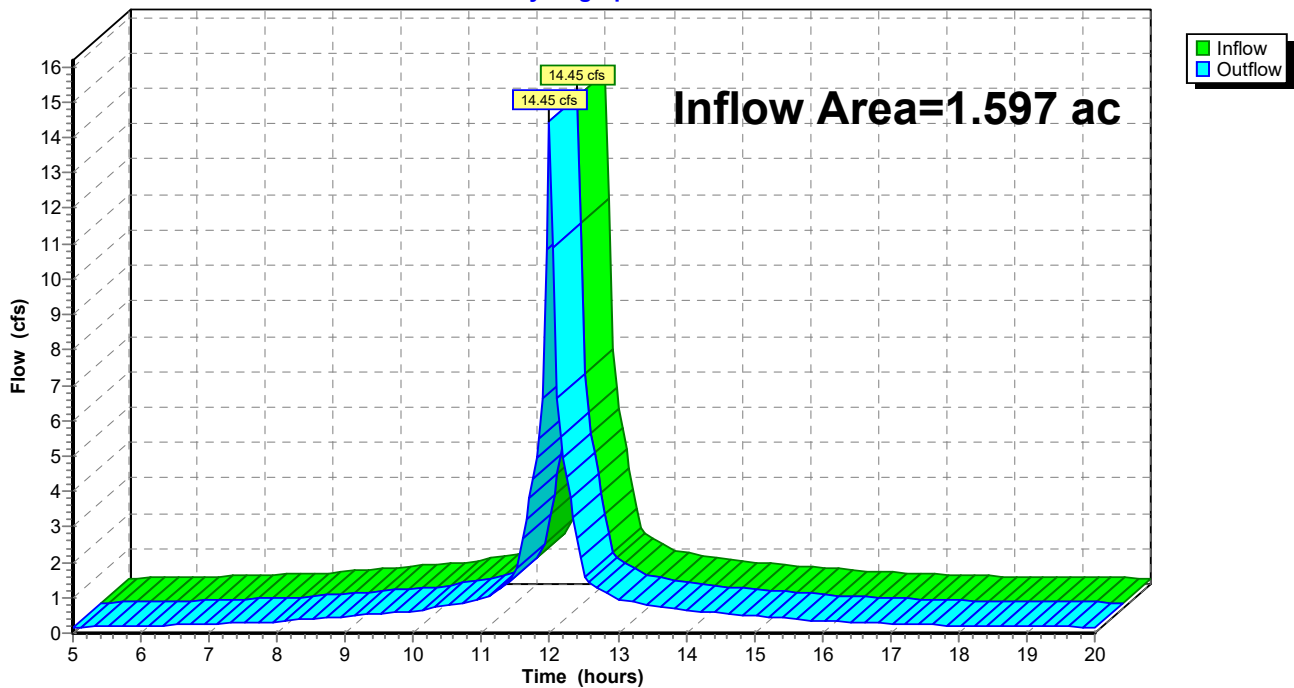
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 7.19" for 100-Year event  
Inflow = 14.45 cfs @ 12.00 hrs, Volume= 0.957 af  
Outflow = 14.45 cfs @ 12.00 hrs, Volume= 0.957 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPE-1: Existing Cond.

Hydrograph

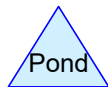
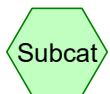
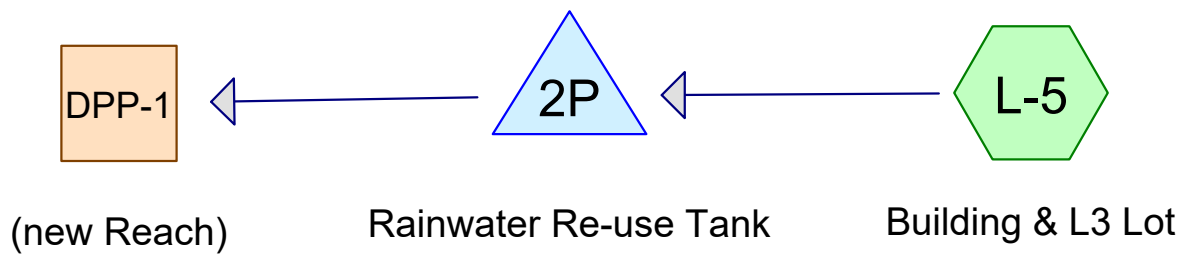


**APPENDIX B**

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**Proposed Conditions – HydroCAD Calculations**





**Area Listing (selected nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
1.597	98	Roofs, HSG D (L-5)
<b>1.597</b>	<b>98</b>	<b>TOTAL AREA</b>

**Soil Listing (selected nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.597	HSG D	L-5
0.000	Other	
<b>1.597</b>		<b>TOTAL AREA</b>

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**Ground Covers (selected nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	1.597	0.000	1.597	Roofs	L-5
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.597</b>	<b>0.000</b>	<b>1.597</b>	<b>TOTAL AREA</b>	

**Pipe Listing (selected nodes)**

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	10.00	9.00	29.0	0.0345	0.011	18.0	0.0	0.0

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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentL-5: Building & L3 Lot**      Runoff Area=69,587 sf    100.00% Impervious    Runoff Depth>2.79"  
Tc=0.0 min    CN=98    Runoff=5.72 cfs    0.372 af

**Reach DPP-1: (new Reach)**      Inflow=1.57 cfs    0.137 af  
Outflow=1.57 cfs    0.137 af

**Pond 2P: Rainwater Re-use Tank**      Peak Elev=10.65'    Storage=10,474 cf    Inflow=5.72 cfs    0.372 af  
18.0" Round Culvert    n=0.011    L=29.0'    S=0.0345 '/'    Outflow=1.57 cfs    0.137 af

**Total Runoff Area = 1.597 ac    Runoff Volume = 0.372 af    Average Runoff Depth = 2.79"**  
**0.00% Pervious = 0.000 ac    100.00% Impervious = 1.597 ac**

**Summary for Subcatchment L-5: Building & L3 Lot**

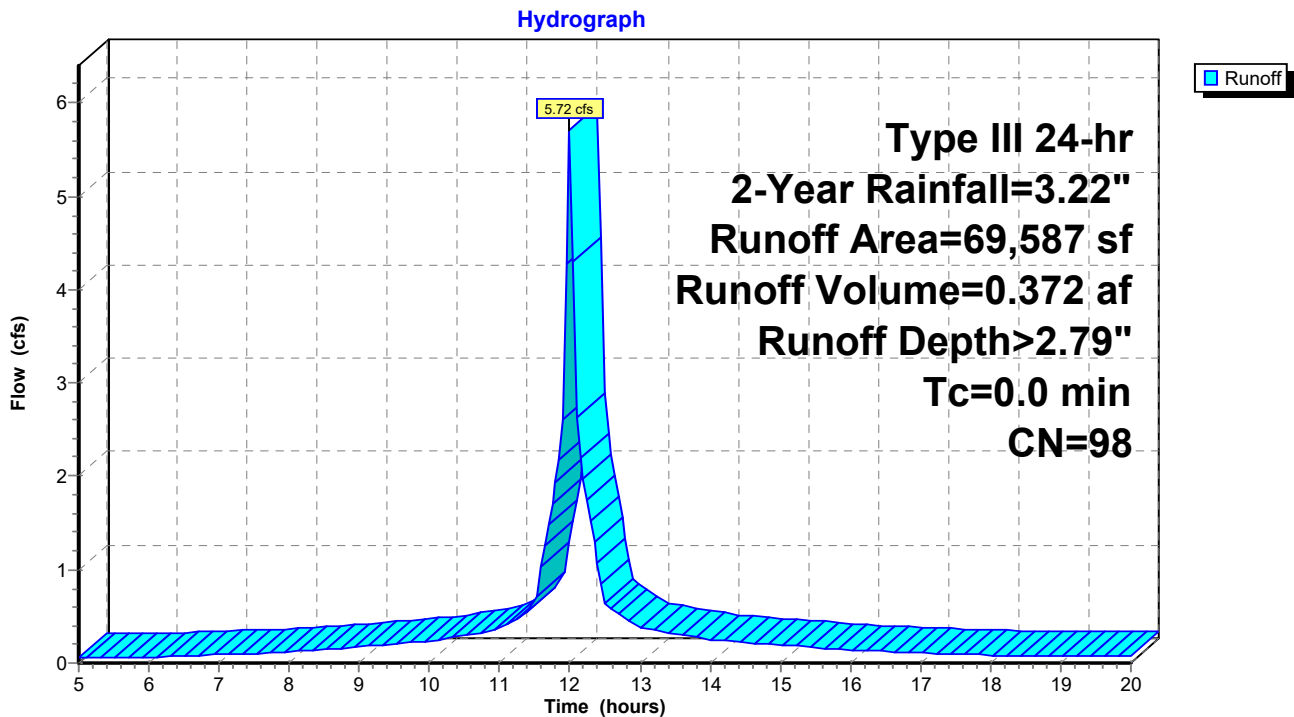
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 5.72 cfs @ 12.00 hrs, Volume= 0.372 af, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2-Year Rainfall=3.22"

Area (sf)	CN	Description
69,587	98	Roofs, HSG D
69,587		100.00% Impervious Area

**Subcatchment L-5: Building & L3 Lot**



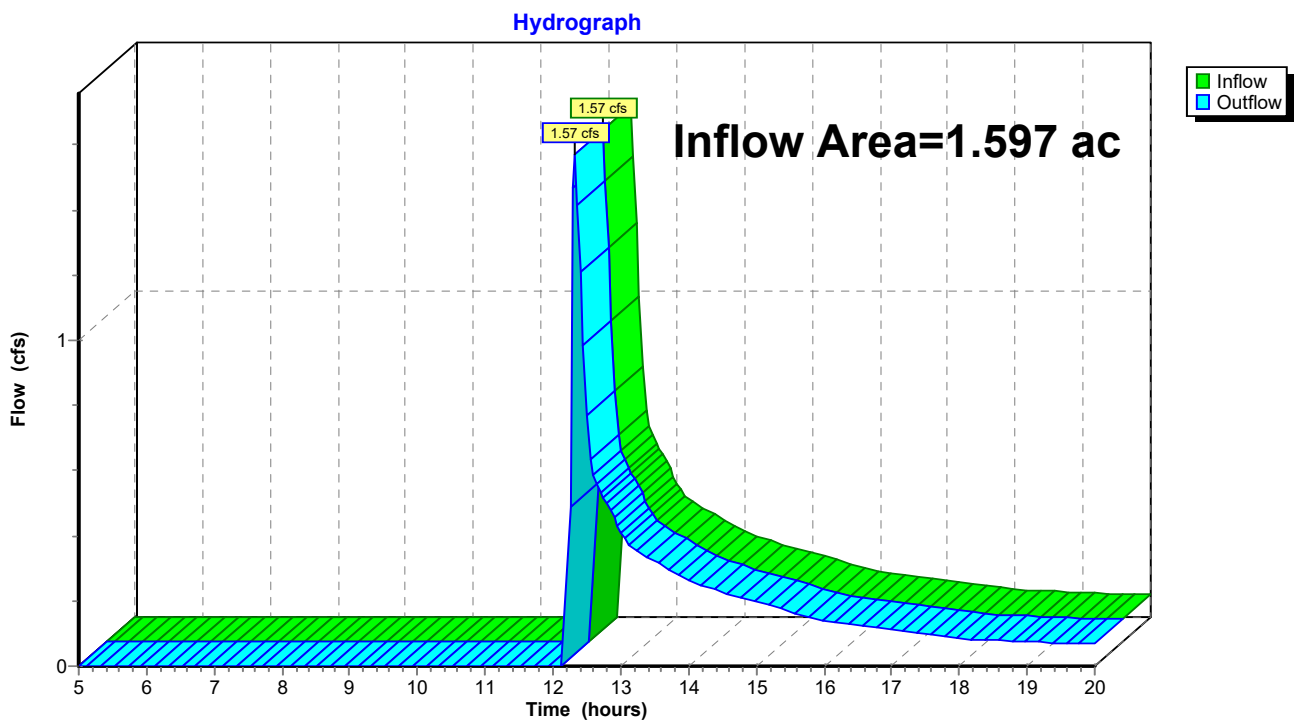
### Summary for Reach DPP-1: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 1.03" for 2-Year event  
Inflow = 1.57 cfs @ 12.32 hrs, Volume= 0.137 af  
Outflow = 1.57 cfs @ 12.32 hrs, Volume= 0.137 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPP-1: (new Reach)





**Summary for Pond 2P: Rainwater Re-use Tank**

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 2.79" for 2-Year event  
 Inflow = 5.72 cfs @ 12.00 hrs, Volume= 0.372 af  
 Outflow = 1.57 cfs @ 12.32 hrs, Volume= 0.137 af, Atten= 73%, Lag= 19.3 min  
 Primary = 1.57 cfs @ 12.32 hrs, Volume= 0.137 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 10.65' @ 12.32 hrs Surf.Area= 425 sf Storage= 10,474 cf

Plug-Flow detention time= 256.3 min calculated for 0.137 af (37% of inflow)  
 Center-of-Mass det. time= 133.7 min ( 867.7 - 734.0 )

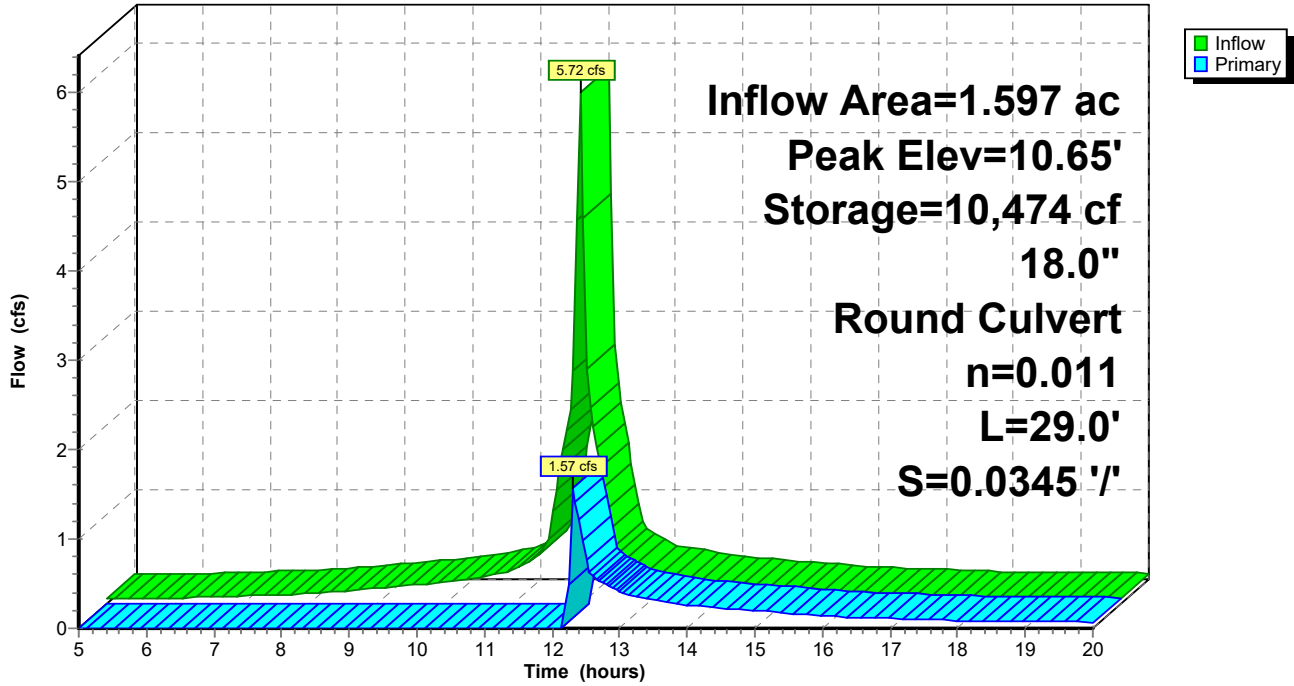
Volume	Invert	Avail.Storage	Storage Description
#1	-14.00'	12,325 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
-14.00	425	0	0
15.00	425	12,325	12,325

Device	Routing	Invert	Outlet Devices
#1	Primary	10.00'	<b>18.0" Round Culvert</b> L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 10.00' / 9.00' S= 0.0345 ' S= 0.0345 ' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.77 sf

**Primary OutFlow** Max=1.41 cfs @ 12.32 hrs HW=10.61' (Free Discharge)  
 ↑**1=Culvert** (Inlet Controls 1.41 cfs @ 2.10 fps)

### Pond 2P: Rainwater Re-use Tank

Hydrograph



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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentL-5: Building & L3 Lot**      Runoff Area=69,587 sf    100.00% Impervious    Runoff Depth>4.50"  
Tc=0.0 min    CN=98    Runoff=9.10 cfs    0.599 af

**Reach DPP-1: (new Reach)**      Inflow=8.04 cfs    0.364 af  
Outflow=8.04 cfs    0.364 af

**Pond 2P: Rainwater Re-use Tank**      Peak Elev=12.17'    Storage=11,124 cf    Inflow=9.10 cfs    0.599 af  
18.0" Round Culvert    n=0.011    L=29.0'    S=0.0345 '/'    Outflow=8.04 cfs    0.364 af

**Total Runoff Area = 1.597 ac    Runoff Volume = 0.599 af    Average Runoff Depth = 4.50"**  
**0.00% Pervious = 0.000 ac    100.00% Impervious = 1.597 ac**

### Summary for Subcatchment L-5: Building & L3 Lot

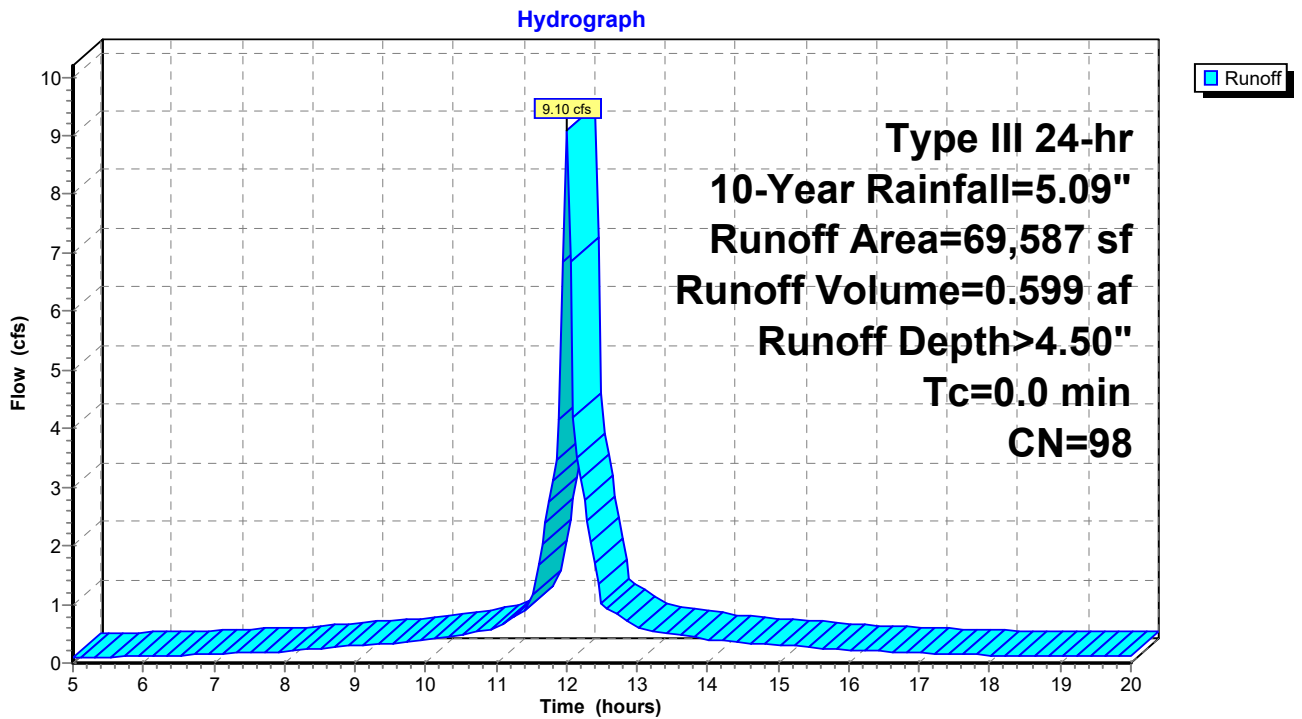
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 9.10 cfs @ 12.00 hrs, Volume= 0.599 af, Depth> 4.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10-Year Rainfall=5.09"

Area (sf)	CN	Description
69,587	98	Roofs, HSG D
69,587		100.00% Impervious Area

### Subcatchment L-5: Building & L3 Lot



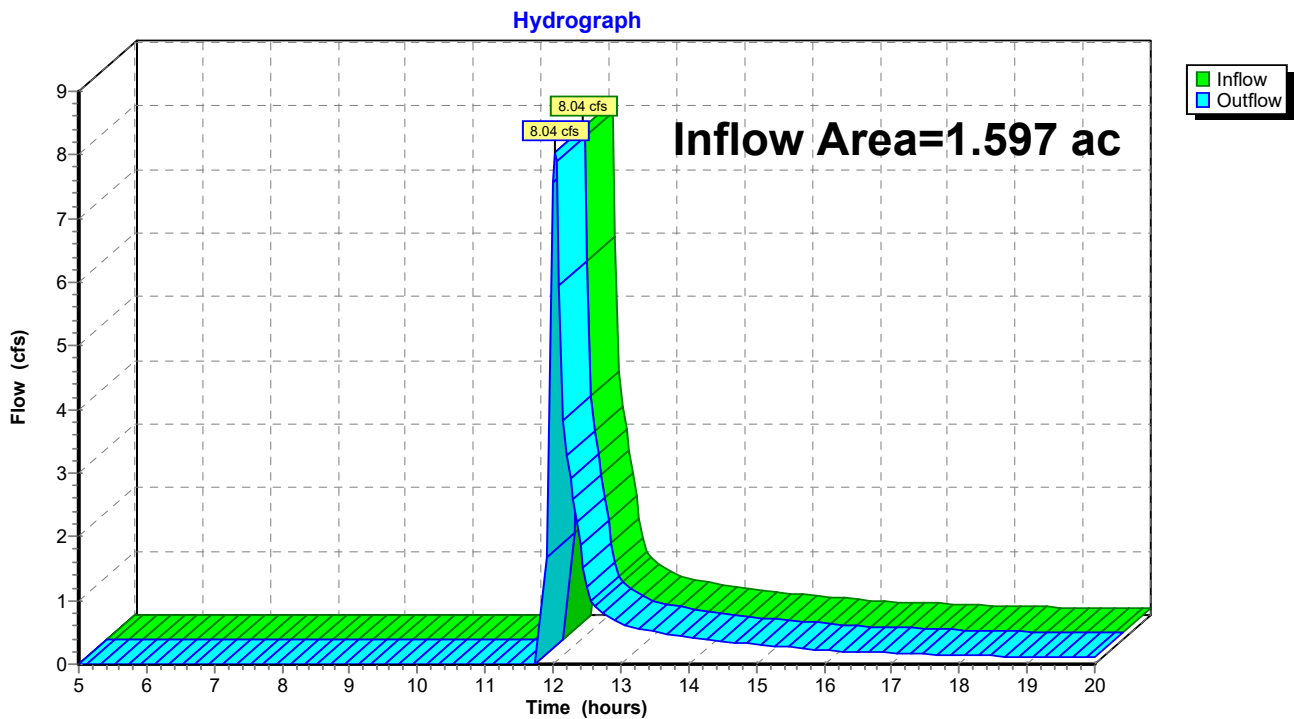
### Summary for Reach DPP-1: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 2.73" for 10-Year event  
Inflow = 8.04 cfs @ 12.03 hrs, Volume= 0.364 af  
Outflow = 8.04 cfs @ 12.03 hrs, Volume= 0.364 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPP-1: (new Reach)



**Summary for Pond 2P: Rainwater Re-use Tank**

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 4.50" for 10-Year event  
 Inflow = 9.10 cfs @ 12.00 hrs, Volume= 0.599 af  
 Outflow = 8.04 cfs @ 12.03 hrs, Volume= 0.364 af, Atten= 12%, Lag= 1.9 min  
 Primary = 8.04 cfs @ 12.03 hrs, Volume= 0.364 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 12.17' @ 12.03 hrs Surf.Area= 425 sf Storage= 11,124 cf

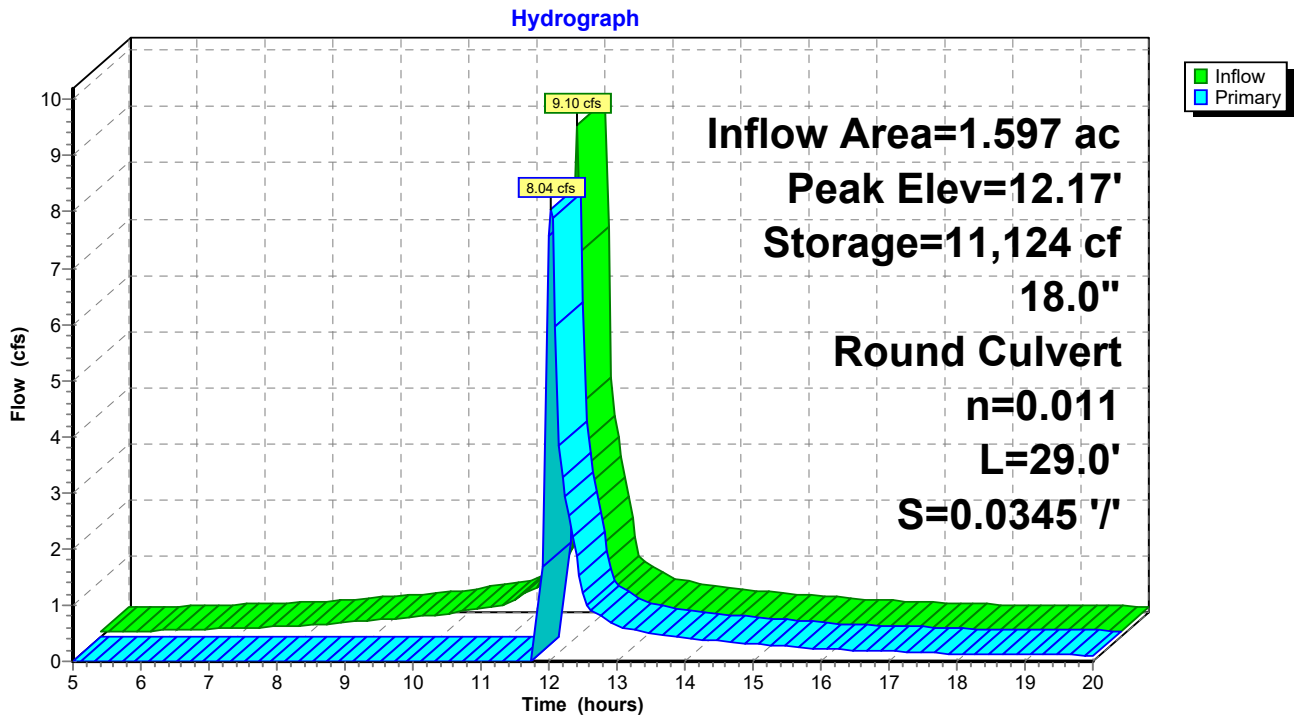
Plug-Flow detention time= 158.2 min calculated for 0.363 af (60% of inflow)  
 Center-of-Mass det. time= 78.9 min ( 809.5 - 730.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	-14.00'	12,325 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
-14.00	425	0	0
15.00	425	12,325	12,325

Device	Routing	Invert	Outlet Devices
#1	Primary	10.00'	<b>18.0" Round Culvert</b> L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 10.00' / 9.00' S= 0.0345 ' S= 0.0345 ' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.77 sf

**Primary OutFlow** Max=7.79 cfs @ 12.03 hrs HW=12.09' (Free Discharge)  
 ↑**1=Culvert** (Inlet Controls 7.79 cfs @ 4.41 fps)

### Pond 2P: Rainwater Re-use Tank



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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentL-5: Building & L3 Lot**      Runoff Area=69,587 sf    100.00% Impervious    Runoff Depth>5.56"  
Tc=0.0 min    CN=98    Runoff=11.20 cfs    0.740 af

**Reach DPP-1: (new Reach)**      Inflow=9.67 cfs    0.504 af  
Outflow=9.67 cfs    0.504 af

**Pond 2P: Rainwater Re-use Tank**      Peak Elev=12.82'    Storage=11,397 cf    Inflow=11.20 cfs    0.740 af  
18.0" Round Culvert    n=0.011    L=29.0'    S=0.0345 '/    Outflow=9.67 cfs    0.504 af

**Total Runoff Area = 1.597 ac    Runoff Volume = 0.740 af    Average Runoff Depth = 5.56"**  
**0.00% Pervious = 0.000 ac    100.00% Impervious = 1.597 ac**



### Summary for Subcatchment L-5: Building & L3 Lot

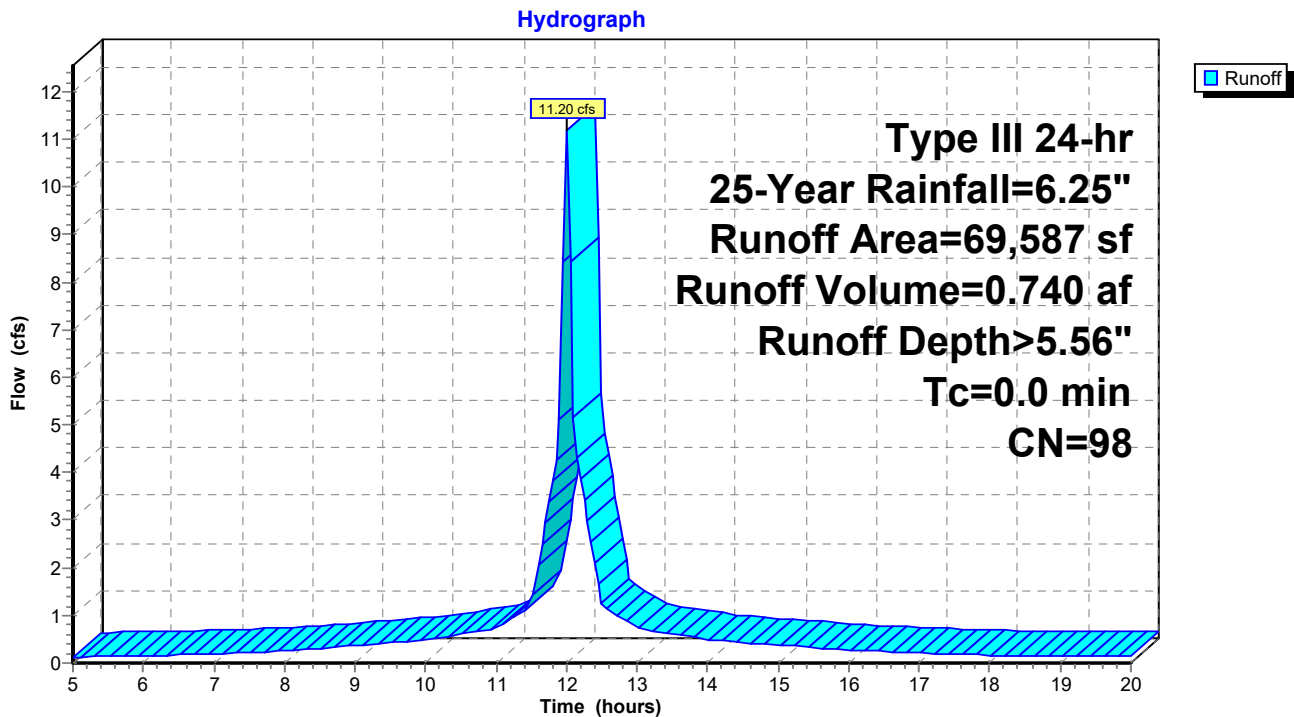
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 11.20 cfs @ 12.00 hrs, Volume= 0.740 af, Depth> 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=6.25"

Area (sf)	CN	Description
69,587	98	Roofs, HSG D
69,587		100.00% Impervious Area

### Subcatchment L-5: Building & L3 Lot



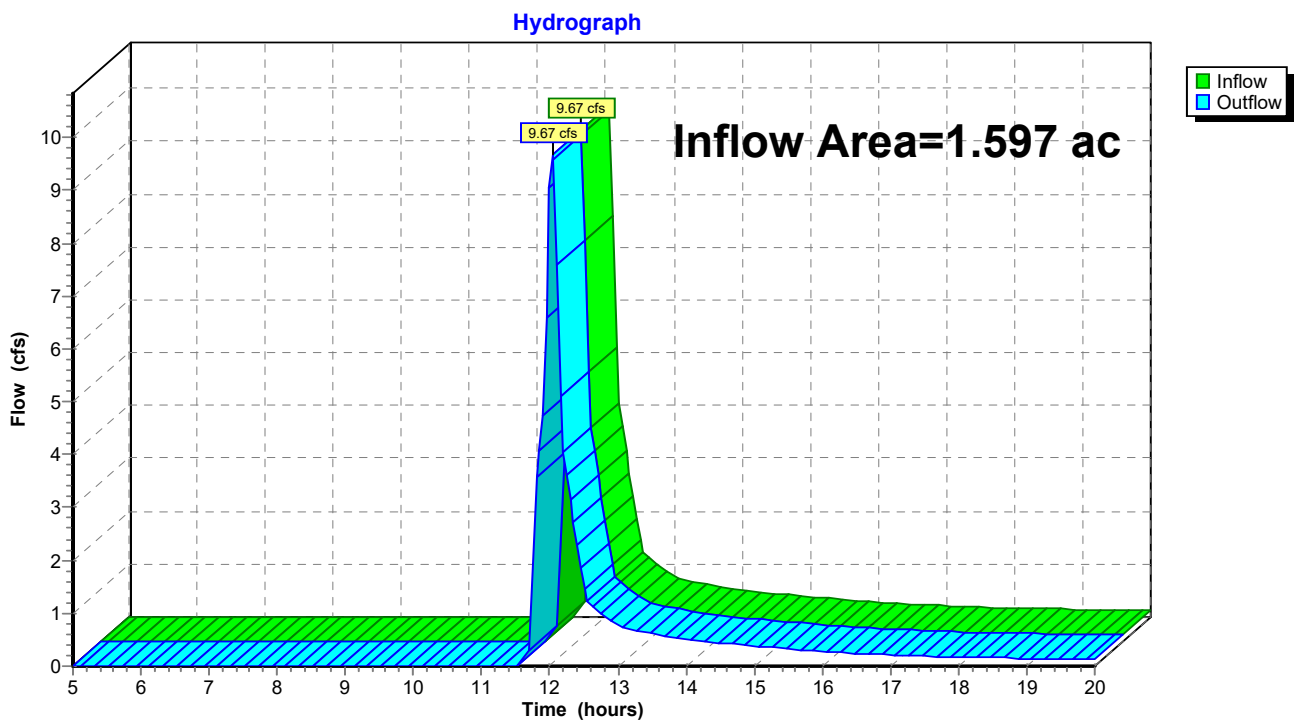
### Summary for Reach DPP-1: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 3.79" for 25-Year event  
Inflow = 9.67 cfs @ 12.04 hrs, Volume= 0.504 af  
Outflow = 9.67 cfs @ 12.04 hrs, Volume= 0.504 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPP-1: (new Reach)



**Summary for Pond 2P: Rainwater Re-use Tank**

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 5.56" for 25-Year event  
 Inflow = 11.20 cfs @ 12.00 hrs, Volume= 0.740 af  
 Outflow = 9.67 cfs @ 12.04 hrs, Volume= 0.504 af, Atten= 14%, Lag= 2.1 min  
 Primary = 9.67 cfs @ 12.04 hrs, Volume= 0.504 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 12.82' @ 12.04 hrs Surf.Area= 425 sf Storage= 11,397 cf

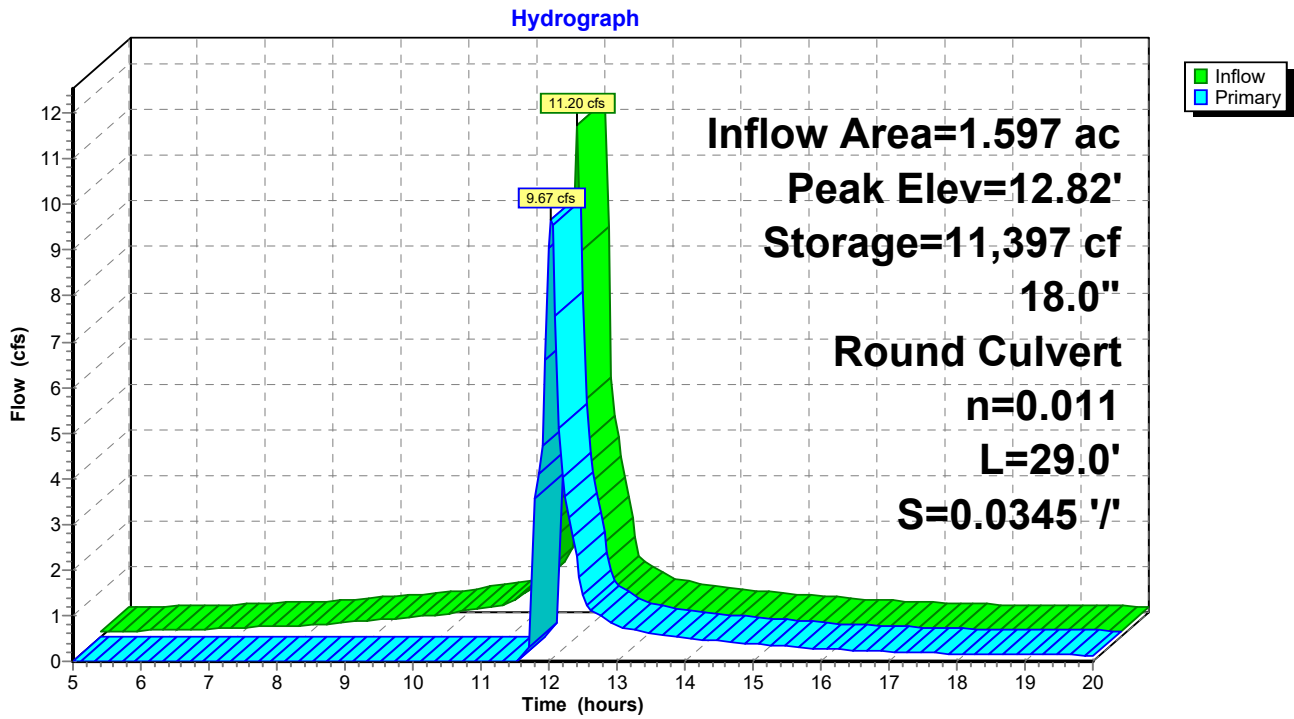
Plug-Flow detention time= 140.0 min calculated for 0.504 af (68% of inflow)  
 Center-of-Mass det. time= 68.8 min ( 798.3 - 729.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	-14.00'	12,325 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
-14.00	425	0	0
15.00	425	12,325	12,325

Device	Routing	Invert	Outlet Devices
#1	Primary	10.00'	<b>18.0" Round Culvert</b> L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 10.00' / 9.00' S= 0.0345 ' S= 0.0345 ' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.77 sf

**Primary OutFlow** Max=9.42 cfs @ 12.04 hrs HW=12.72' (Free Discharge)  
 ↑**1=Culvert** (Inlet Controls 9.42 cfs @ 5.33 fps)

### Pond 2P: Rainwater Re-use Tank



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

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**SubcatchmentL-5: Building & L3 Lot** Runoff Area=69,587 sf 100.00% Impervious Runoff Depth>7.19"  
Tc=0.0 min CN=98 Runoff=14.45 cfs 0.957 af

**Reach DPP-1: (new Reach)** Inflow=12.08 cfs 0.722 af  
Outflow=12.08 cfs 0.722 af

**Pond 2P: Rainwater Re-use Tank** Peak Elev=13.98' Storage=11,892 cf Inflow=14.45 cfs 0.957 af  
18.0" Round Culvert n=0.011 L=29.0' S=0.0345 '/' Outflow=12.08 cfs 0.722 af

**Total Runoff Area = 1.597 ac Runoff Volume = 0.957 af Average Runoff Depth = 7.19"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.597 ac**

Summary for Subcatchment L-5: Building & L3 Lot

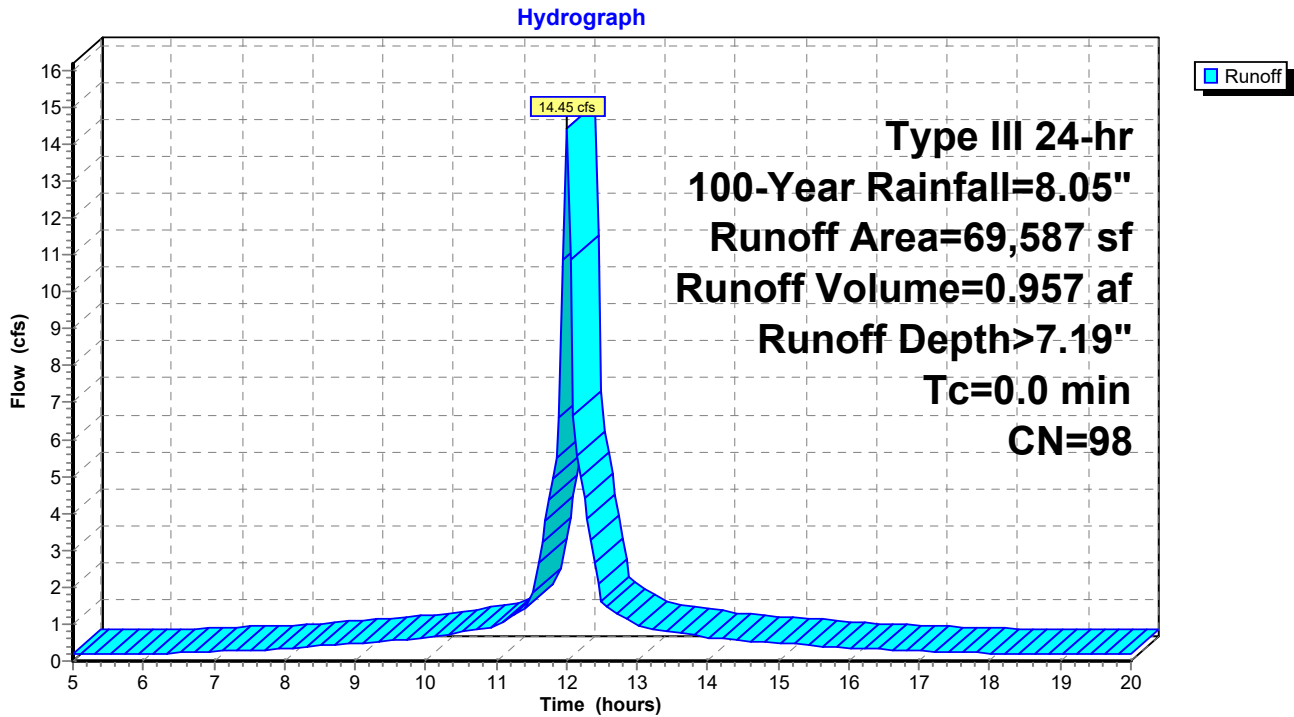
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 14.45 cfs @ 12.00 hrs, Volume= 0.957 af, Depth> 7.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 100-Year Rainfall=8.05"

Area (sf)	CN	Description
69,587	98	Roofs, HSG D
69,587		100.00% Impervious Area

Subcatchment L-5: Building & L3 Lot



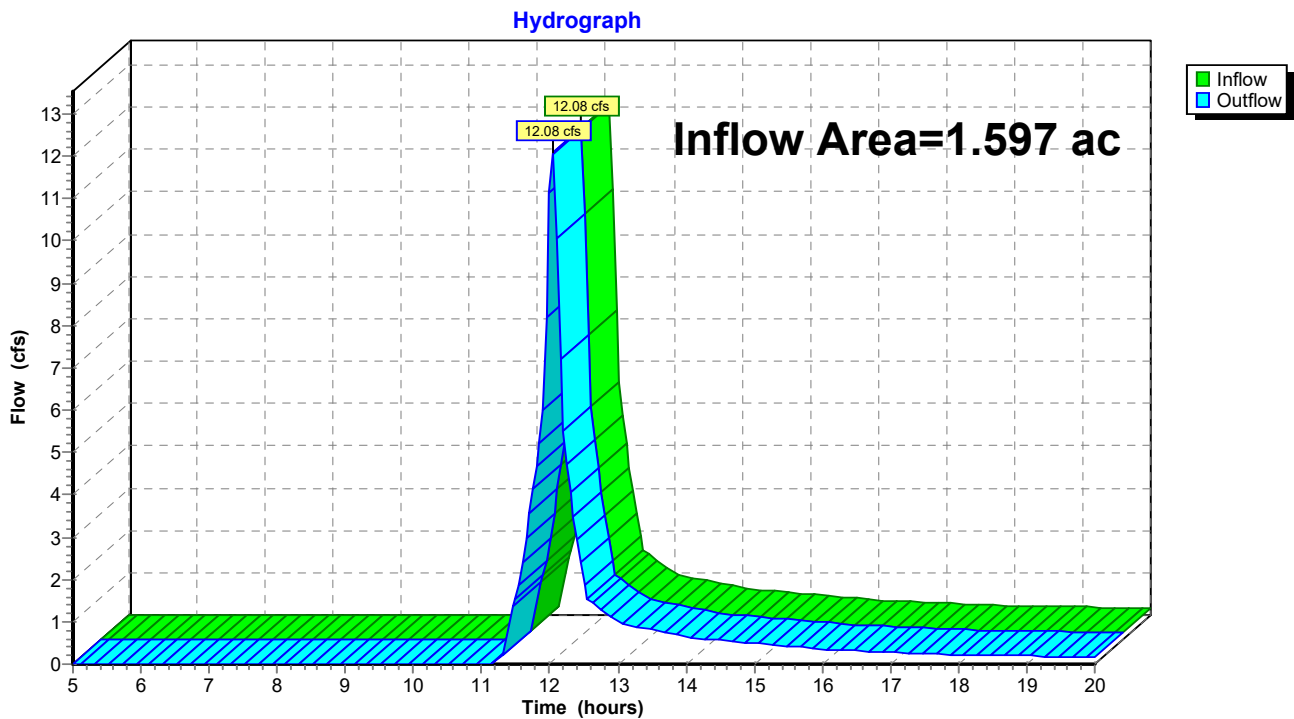
### Summary for Reach DPP-1: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 5.42" for 100-Year event  
Inflow = 12.08 cfs @ 12.04 hrs, Volume= 0.722 af  
Outflow = 12.08 cfs @ 12.04 hrs, Volume= 0.722 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Reach DPP-1: (new Reach)



**Summary for Pond 2P: Rainwater Re-use Tank**

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.597 ac, 100.00% Impervious, Inflow Depth > 7.19" for 100-Year event  
 Inflow = 14.45 cfs @ 12.00 hrs, Volume= 0.957 af  
 Outflow = 12.08 cfs @ 12.04 hrs, Volume= 0.722 af, Atten= 16%, Lag= 2.4 min  
 Primary = 12.08 cfs @ 12.04 hrs, Volume= 0.722 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 13.98' @ 12.04 hrs Surf.Area= 425 sf Storage= 11,892 cf

Plug-Flow detention time= 121.8 min calculated for 0.721 af (75% of inflow)  
 Center-of-Mass det. time= 59.6 min ( 788.3 - 728.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	-14.00'	12,325 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
-14.00	425	0	0
15.00	425	12,325	12,325

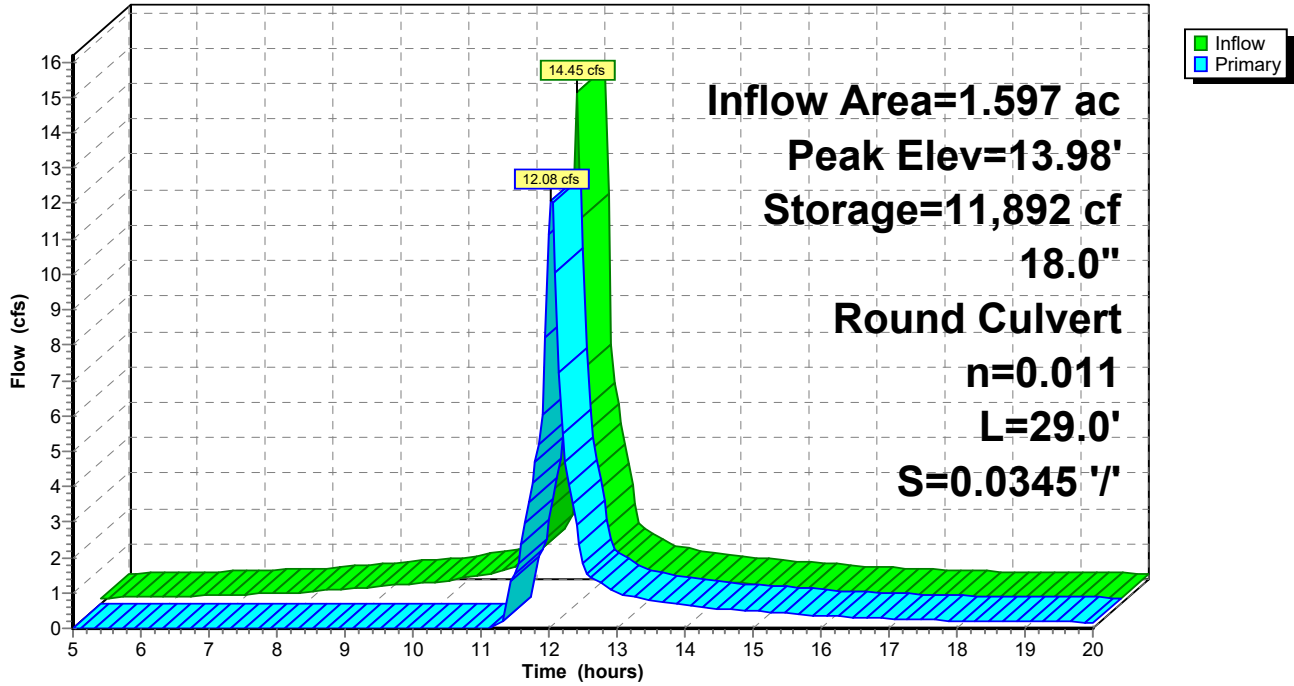
Device	Routing	Invert	Outlet Devices
#1	Primary	10.00'	<b>18.0" Round Culvert</b> L= 29.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 10.00' / 9.00' S= 0.0345 ' S= 0.0345 ' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 1.77 sf

**Primary OutFlow** Max=11.87 cfs @ 12.04 hrs HW=13.87' (Free Discharge)  
 ↑ **1=Culvert** (Inlet Controls 11.87 cfs @ 6.72 fps)



### Pond 2P: Rainwater Re-use Tank

Hydrograph



**APPENDIX C**

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**Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan**

# LONG-TERM POLLUTION PREVENTION PLAN AND STORMWATER OPERATION AND MAINTENANCE PLAN

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Seaport Parcel L5 Boston, MA

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## **INTRODUCTION**

The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the Seaport Parcel L5 site. The Responsible Party indicated below shall implement the management practices outlined in this document and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the responsible party, owner, property manager, or occupants from compliance with other applicable federal, state or local laws.

Responsible Party:     Seaport L-5 Title Holder LLC  
                                  33 Boylston Street  
                                  Chestnut Hill, MA 02467

This Document has been prepared in compliance with Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which state:

### Standard 4:

The Long Term Pollution Prevention Plan shall include the proper procedures for the following:

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

### Standard 9:

The Long-Term Operation and Maintenance Plan shall at a minimum include:

- Stormwater management system(s) owner(s)
- The party or parties responsible for operation and maintenance, including how future property owners shall be notified of the presence of the stormwater management system and the requirement for operation and maintenance
- The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks
- A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point
- A description of public safety features
- An estimated operations and maintenance budget

## **1.0 LONG-TERM POLLUTION PREVENTION PLAN**

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The Responsible Party shall implement the following good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards.

### **1.1 Storage of Hazardous Materials**

To prevent leaks and spills, keep hazardous materials and waste products under cover or inside. Use drip pans or spill containment systems to prevent chemicals from entering the drainage system. Inspect storage areas for materials and waste products at least once per year to determine amount and type of the material on site, and if the material requires disposal.

Securely store liquid petroleum products and other liquid chemicals in federally- and state-approved containers. Restrict access to maintenance personnel and administrators.

### **1.2 Storage of Waste Products**

Collect and store all waste materials in securely lidded dumpster(s) or other secure containers as applicable to the material. Keep dumpster lids closed and the areas around them clean. Do not fill the dumpsters with liquid waste or hose them out. Sweep areas around the dumpster regularly and put the debris in the garbage, instead of sweeping or hosing it into the parking lot. Legally dispose of collected waste on a regular basis.

Segregate liquid wastes, including motor oil, antifreeze, solvents, and lubricants, from solid waste and recycle through hazardous waste disposal companies, whenever possible. Separate oil filters, batteries, tires, and metal filings from grinding and polishing metal parts from common trash items and recycle. These items are not trash and are illegal to dump. Contact a hazardous waste hauler for proper disposal to a hazardous waste collection center.

### **1.3 Spill Prevention and Response**

Implement spill response procedures for releases of significant materials such as fuels, oils, or chemical materials onto the ground or other area that could reasonably be expected to discharge to surface or groundwater.

- For minor spills, keep fifty (50) gallon spill control kits and Speedy Dry at all shop and work areas.
- Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.
- Immediately perform applicable containment and cleanup procedures following a spill release.
- Promptly remove and dispose of all material collected during the response in accordance with Federal, State and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.
- Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through Massachusetts Department of Environmental Protection (DEP).

### **1.4 Minimize Soil Erosion**

Soil erosion facilitates mechanical transport of nutrients, pathogens, and organic matter to surface water bodies. Repair all areas where erosion is occurring throughout the project site. Stabilize bare soil with riprap, seed, mulch, or vegetation.

### **1.5 Maintenance of Lawns, Gardens, and other Landscaped Areas**

Pesticides and fertilizers shall not be used in the landscaped areas associated with the project site and shall not be stored on-site. Dumping of brush or leaves or other materials or debris is not permitted in any Resource Area. Grass clippings, pruned branches and any other landscaped waste should be disposed of or composted in an appropriate location.

## **1.6 Management of Deicing Chemicals and Snow**

The qualified contractor selected for snow plowing and deicing shall be made fully aware of the requirements of this section.

No road salt (sodium chloride) shall be stored on-site. The use of magnesium chloride de-icing product with a 0.5 to 1.0 percent sodium chloride mix for snow and ice treatment is permitted. The product shall be stored in a locked room inside the building and shall be used at exterior stairs and walkways. The snow plow contractor shall adhere to these magnesium chloride use and storage requirements.

During typical snow plowing operations, snow shall be pushed to the designated snow removal areas. Snow shall not be stockpiled in wetland resource areas or the 100-foot Buffer Zone or catch basins. In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BRP601-01.

Use of sand is permitted only for roadways.

Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and stockpiling procedures. Areas designated for stockpiling should be cleaned of any debris. Street and parking lot sweeping should be followed in accordance with the Operation and Maintenance Plan.

## **1.7 Coordination with other Permits and Requirements**

Certain conditions of other approvals affecting the long term management of the property shall be considered part of this Long Term Pollution Prevention Plan. The Owner shall become familiar with those documents and comply with the guidelines set forth in those documents.

## **2.0 STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN**

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### **2.1 Introduction**

This Operation and Maintenance Plan (O&M Plan) for the Seaport Parcel L5 site is required under Standard 9 of the 2008 MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

The Owner shall implement this O&M Plan and proactively conduct operations at the site in an environmentally responsible manner. Compliance with this O&M Plan does not in any way dismiss the Owner from compliance with other applicable Federal, State or local laws.

Routine maintenance during construction and post-development phases of the project, as defined in the Operation and Maintenance Plan, shall be permitted without amendment to the Order of Conditions. A continuing condition in the Certificate of Compliance shall ensure that maintenance can be performed without triggering further filings under the Wetlands Protection Act.

All stormwater best management practices (BMPs) shall be operated and maintained in accordance with the design plans and the Operation and Maintenance Plan approved by the issuing authority. The Owner shall:

- a. Maintain an operation and maintenance log for the last three years, including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location). This is a rolling log in which the responsible party records all operation and maintenance activities for the past three years.
- b. Make this log available to MassDEP and the Conservation Commissions upon request; and
- c. Allow members and agents of the MassDEP and the Conservation Commissions to enter and inspect the premises to evaluate and ensure that the Owner complies with the Operation and Maintenance requirements for each BMP.

### **2.2 Stormwater Operation and Maintenance Requirements**

Inspect and maintain the stormwater management system as directed below. Repairs to any component of the system shall be made as soon as possible to prevent any potential pollutants (including silt) from entering the resource areas.

#### Trench Drain

Inspect area drains at least once per month and remove debris from the grate. Clean out accumulated sediments at least once per year and more frequently as necessary ..

### **2.3 Street Sweeping**

Perform street sweeping at least twice per year, whenever there is significant debris present on roads and parking lots. Street sweeping shall occur in the spring and fall. Sweepings must be handled and disposed of properly according to the Boston Conservation Commission.

### **2.4 Repair of the Stormwater Management System**

The stormwater management system shall be maintained. The repair of any component of the system shall be made as soon as possible to prevent any potential pollutants including silt from entering the resource areas or the existing closed drainage system.

**STORMWATER MANAGEMENT SYSTEM INSPECTION FORM**

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<b>Seaport Parcel L5 Boston, MA</b>		<b>Inspected by:</b> _____ <b>Date:</b> _____
<b>Component</b>	<b>Status/Inspection</b>	<b>Action Taken</b>
Trench Drain		
General site conditions – evidence of erosion, etc.		



**APPENDIX D**

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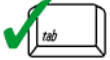
**MassDEP Checklist for Stormwater Report and Illicit Discharge Compliance Statement**



# 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.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- 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.

<sup>1</sup> 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.

<sup>2</sup> 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

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## 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.

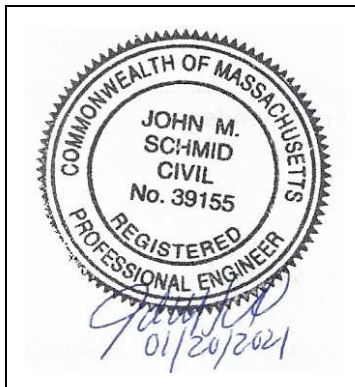
A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

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### 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



*John M. Schmid* 01/20/2021

Signature and Date

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## 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

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## 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): Rainwater re-use system

### Standard 1: No New Untreated Discharges

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



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

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

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- 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.

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



# Checklist for Stormwater Report

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## 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

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## 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

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## 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

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## Checklist (continued)

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

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

### Standard 9: Operation and Maintenance Plan

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

### Standard 10: Prohibition of Illicit Discharges

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

January 20, 2021

SEAPORT PARCEL L5  
1-27 Boston Wharf Road  
Boston, Massachusetts 02210

**STANDARD 10: Illicit Discharge Compliance Statement**

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

This is to verify:

1. Based on the information available there are no known or suspected illicit discharges to the stormwater management system at the SEAPORT PARCEL L5 project site as defined in the DEP Stormwater Handbook.
2. The design of the stormwater system includes no proposed illicit discharges.



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John M Schmid, PE, LEED AP BD+C



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Date

**APPENDIX E**

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**Geotechnical Memorandum (Under Separate Cover)**