NOTICE OF INTENT

MGL Ch. 131 s. 40
and
City of Boston

For

Proposed Seven Unit Multifamily Dwelling

Located at

Whitby Street
East Boston, Massachusetts

Submitted to:

City of Boston
Conservation Commission
&
DEP N.E.R.O.

Prepared for:

16 Whitby Street LLC
15 Cypress Street, #301
Newton, MA 02459

Prepared by:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants

194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

September 28, 2021

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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

A. GENERAL INFORMATION

1. Project Location

a. Street Address	b. City/Town	c. Zip Code
16 Whitby Street	East Boston	02128

f. Assessors Map/Plat Number	g. Parcel /Lot Number
	PID: 0101752000 & 0101753000

2. Applicant

a. First Name	b. Last Name	c. Company
Luis	Diazgranados	16 Whitby Street LLC

d. Mailing Address: 15 Cypress Street, #301

e. City/Town	f. State	g. Zip Code
Newton	MA	02459

h. Phone Number	i. Fax Number	j. Email address
(617) 286-2726		jedgerton@arcollc.com

3. Property Owner

a. First Name	b. Last Name	c. Company

d. Mailing Address

e. City/Town	f. State	g. Zip Code

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)

a. First Name	b. Last Name	c. Company
Eric	Bradanese	Engineering Alliance, Inc.

d. Mailing Address: 194 Central Street

e. City/Town	f. State	g. Zip Code
Saugus	MA	01906

h. Phone Number	i. Fax Number	j. Email address
(781) 231-1349		ebradanese@eaicivil.com

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

The project consists of the construction of a new 3 story 7 unit residential building. This will also include the construction of a new drive under parking facility, walkways, landscaped areas, stormwater management facilities, utility connections and incidental site work.

7. Project Type Checklist

a. ☐ Single Family Home
b. ☐ Residential Subdivision
c. ☐ Limited Project Driveway Crossing
d. ☐ Commercial/Industrial
e. ☐ Dock/Pier
f. ☐ Utilities
g. ☐ Coastal Engineering Structure
h. ☐ Agriculture – cranberries, forestry
i. ☐ Transportation
j. ☑ Other

8. Property recorded at the Registry of Deeds

Suffolk	55
a. County	b. Page Number
60335	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

$512.50 ($1,300 City By-Law)	$512.50	$1,300.00 (City By-Law)
a. Total Fee Paid	b. State Fee Paid	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

Resource Area	**Resource Area Size**	**Proposed Alteration***	**Proposed Migitation**
❑ *Coastal Flood Resilience Zone*	*Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	*Square feet*	*Square feet*	*Square feet*
❑ *100-foot Salt Marsh Area*	*Square feet*	*Square feet*	*Square feet*
❑ *Riverfront Area*	*Square feet*	*Square feet*	*Square feet*

2. Inland Resource Areas

Resource Area	**Resource Area Size**	**Proposed Alteration***	**Proposed Migitation**
❑ *Inland Flood Resilience Zone*	*Square feet*	*Square feet*	*Square feet*
❑ *Isolated Wetlands*	*Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool*	*Square feet*	*Square feet*	*Square feet*
❑ *Vernal Pool Habitat (vernal pool + 100 ft. upland area)*	*Square feet*	*Square feet*	*Square feet*
❑ *25-foot Waterfront Area*	*Square feet*	*Square feet*	*Square feet*
❑ *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?

The project will require Boston Water & Sewer Commission approval and a building permit. The project has been approved by BWSC.

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/nhesp/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

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.

Signature of Applicant — Date: 9.20.21

Signature of Property Owner (if different) — Date

Signature of Representative (if any) — Date: 9-28-21

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

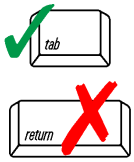
Provided by MassDEP:

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):

16 Whitby Street
a. Street Address

East Boston
b. City/Town

02128
c. Zip Code

Latitude and Longitude:

42.387790
d. Latitude

-71.008000
e. Longitude

f. Assessors Map/Plat Number

Parcel ID: 0101753000 & 0101752000
g. Parcel /Lot Number

2. Applicant:

Luis
a. First Name

Diazgranados
b. Last Name

16 Whitby Street LLC
c. Organization

15 Cypress Street, #301
d. Street Address

Newton
e. City/Town

MA
f. State

02459
g. Zip Code

617-286-2726
h. Phone Number

i. Fax Number

ldiazgranados@arcollc.com
j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Eric
a. First Name

Bradanese
b. Last Name

Engineering Alliance, Inc.
c. Company

194 Central Street
d. Street Address

Saugus
e. City/Town

MA
f. State

01906
g. Zip Code

(781) 231-1349
h. Phone Number

i. Fax Number

ebradanese@eaicivil.com
j. Email address

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

$512.50 ($1,300.00 City By Law)
a. Total Fee Paid

$512.50
b. State Fee Paid

$1,300.00 (City By Law)
c. City/Town Fee Paid

A. General Information (continued)

6. General Project Description:

The project consists of the construction of a new seven unit multi-residential building at 16 Whitby Street. This proposed project include the building construction, new drive under parking facility, walkways, stormwater management facilities, utility connections, landscaping and incidental site work. The entirety of the project will occur within the 100-year floodplain (LSCSF).

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:

a. County	b. Certificate # (if registered land)
Suffolk	
c. Book	**d. Page Number**
60335	55

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.

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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

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

2. Width of Riverfront Area (check one):

   ☐ 25 ft. - Designated Densely Developed Areas only

   ☐ 100 ft. - New agricultural projects only

   ☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. ☒ Land Subject to Coastal Storm Flowage	9,000 1. square feet	

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

   a. ☐ Yes ☒ No

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

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

   2018
   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.

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

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

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

(d) ☐ Vegetation cover type map of site

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

(f) OR Check One of the Following

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

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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.

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.

Plans to Accompany Notice of Intent
a. Plan Title

Engineering Alliance, Inc.
b. Prepared By

Eric Bradanese, P.E.
c. Signed and Stamped by

d. Final Revision Date

1"=20'
e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☒ Attach Stormwater Report, if needed.

E. Fees

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

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

108
2. Municipal Check Number

9/14/2021
3. Check date

E-Filed
4. State Check Number

6/17/2021
5. Check date

16 Whitby Street LLC
6. Payor name on check: First Name

7. Payor name on check: Last Name

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date: 9.20.21

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date: 9-28-2021

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.

boston planning & development agency

Climate Resiliency Checklist

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

A.1 - Project Information

Project Name:	Proposed 7 Unit Multifamily Dwelling			
Project Address:	16 Whitby Street, East Boston, MA			
Project Address Additional:				
Filing Type (*select*)	***Initial (PNF, EPNF, NPC or other substantial filing)*** *Design / Building Permit (prior to final design approval), or* *Construction / Certificate of Occupancy (post construction completion)*			
Filing Contact	*Luis Diazgranados*	*16 Whitby Street LLC*	*ldiazgranados@arcollc.com*	*617-286-2726*
Is MEPA approval required	*No*		*09/22/2021*	

A.3 - Project Team

Owner / Developer:	16 Whitby Street LLC
Architect:	Arco LLC
Engineer:	Engineering Alliance, Inc.
Sustainability / LEED:	
Permitting:	
Construction Management:	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	7 Unit Multifamily Residential
List the First Floor Uses:	Storage, bike storage, building entry, drive under parking facility
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area:	*9,000 S.F.*	Building Area:	*6,236 s.f.*
Building Height:	3 Stories	Building Height:	30'-10"
Existing Site Elevation – Low:	10.6 (BCB)	Existing Site Elevation – High:	13.0 (BCB)
Proposed Site Elevation – Low:	10.6 (BCB)	Proposed Site Elevation – High:	12.8 (BCB)
Proposed First Floor Elevation:	12.2 (BCB)	Below grade levels:	0 Stories
First Habitable Floor Elevation:	21.7 (BCB)		

Article 37 Green Building:

LEED Version - Rating System :	N/A	LEED Certification:	*No*

Proposed LEED rating:	*N/A*	Proposed LEED point score:	*N/A*

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:	R49	Exposed Floor:	R31
Foundation Wall:	*N/A*	Slab Edge (at or below grade):	*R10*

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

Area of Opaque Curtain Wall & Spandrel Assembly:	*0%*	Wall & Spandrel Assembly Value:	(U)
Area of Framed & Insulated / Standard Wall:	77%	Wall Value	R21
Area of Vision Window:	*12%*	Window Glazing Assembly Value:	.30
		Window Glazing SHGC:	0
Area of Doors:	*11%*	Door Assembly Value:	.4

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined			
Annual Electric:	*1,095 (kWh)*	Peak Electric:	*6 (kW)*
Annual Heating:	*321 (MMbtu/hr)*	Peak Heating:	*169(Mbtu/hr)*
Annual Cooling:	*31,782 (Tons/hr)*	Peak Cooling:	*14(Tons)*
Energy Use - Below ASHRAE 90.1 - 2013:	*10%*	Have the local utilities reviewed the building energy performance?:	*No*
Energy Use - Below Mass. Code:	*10%*	Energy Use Intensity:	*17.8 (kBtu/SF)*

Back-up / Emergency Power System

Electrical Generation Output:	*N/A*	Number of Power Units:	
System Type:	*(kW)*	Fuel Source:	

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

Electric:	*0.5 (kW)*	Heating:	*0 (MMbtu/hr)*
		Cooling:	*(Tons/hr)*

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

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

B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions: *0 (Tons)*

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

All buildings have been designed to meet or exceed values set forth under 2015 IRC Table N1102.1.2 (R402.1.2) and Massachusetts amendments. Each individual unit will be subject to a Home Energy Rating System (HERS) assessment and will include a high performing wood-framed building envelope with clad-wood thermal windows and doors and ENERGY STAR appliances. Intelligent lighting and control systems in individual units and common spaces will also be utilized to help reduce energy loads.

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

All units have been designed with operable windows for optimal natural ventilation and with building specific exterior shading devices to maximize solar shading in the summer and solar gain in the winter. Building massing and window orientation and sizing have been done with sustainable daylighting techniques in mind.

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

The project has been designed using a thermal-friendly wood-framed building envelope. Within common areas, occupancy sensors and dimming shall be incorporated. Within residential units, high-performance HVAC equipment, Energy Star Appliances, and individual smart thermostats will be utilized. Tankless on-demand style water heaters are durable, low maintenance, and water conserving plumbing fixtures will contribute to overall building comfort and efficiency.

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

Nothing planned at this time.

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

Nothing planned at this time.

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

Nothing planned at this tie.

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):

None

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:	*7.4 Deg.*	Temperature Range - High:	*90.8 Deg.*
Annual Heating Degree Days:	5400	Annual Cooling Degree Days	750

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

Days - Above 90°:	1.5	Days – Above 100°:	0
Number of Heatwaves / Year:	1	Average Duration of Heatwave (Days):	3

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

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:

None

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:

None

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

10 Year, 24 Hour Design Storm:	*4.6 In. (TR-20)*

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

On-site stormwater management facility consisting of six (6) lengths of ADS N-12 perforated pipe beneath the building slab size to accommodate 1" of runoff for all impervious area on site in accordance with BWSC requirements. System will include a 6" emergency overflow to City storm drain system in larger scale storms.

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):

On-site stormwater management facility consisting of six (6) lengths of ADS N-12 perforated pipe beneath the building slab size to accommodate 1" of runoff for all impervious area on site in accordance with BWSC requirements. System will include a 6" emergency overflow to City storm drain system in larger scale storms.

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA?	*Yes*	What Zone:	AE
		Current FEMA SFHA Zone Base Flood Elevation:	*16.45 Ft BCB*

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site.	*Yes*

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

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

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

Sea Level Rise - Base Flood Elevation:	*19.5 Ft BCB*		
Sea Level Rise - Design Flood Elevation:	*20.5 Ft BCB*	First Floor Elevation:	*12.20 Ft BCB*
Site Elevations at Building:	*11.8-12.5 Ft BCB*	Accessible Route Elevation:	*11.50 Ft BCB*

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

Site grades have been designed as high as possible to provide accessibility from Whitby Street. Lowest floor consists of storage, building access and parking

facility. All living space will be located on the next highest floor at elevation 21.7 (BCB) a foot above the sea level rise design flood elevation. All mechanical equipment will be installed above the 100-year floodplain elevation.

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

All mechanicals will be located or installed above the 100-yr flood plain elevation.

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:

All living space is on the second floor or above, well above the 100-yr flood plain so as to provide shelter during flooding events.

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

The municipal roadway network would be utilized to provide rapid recovery.

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

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

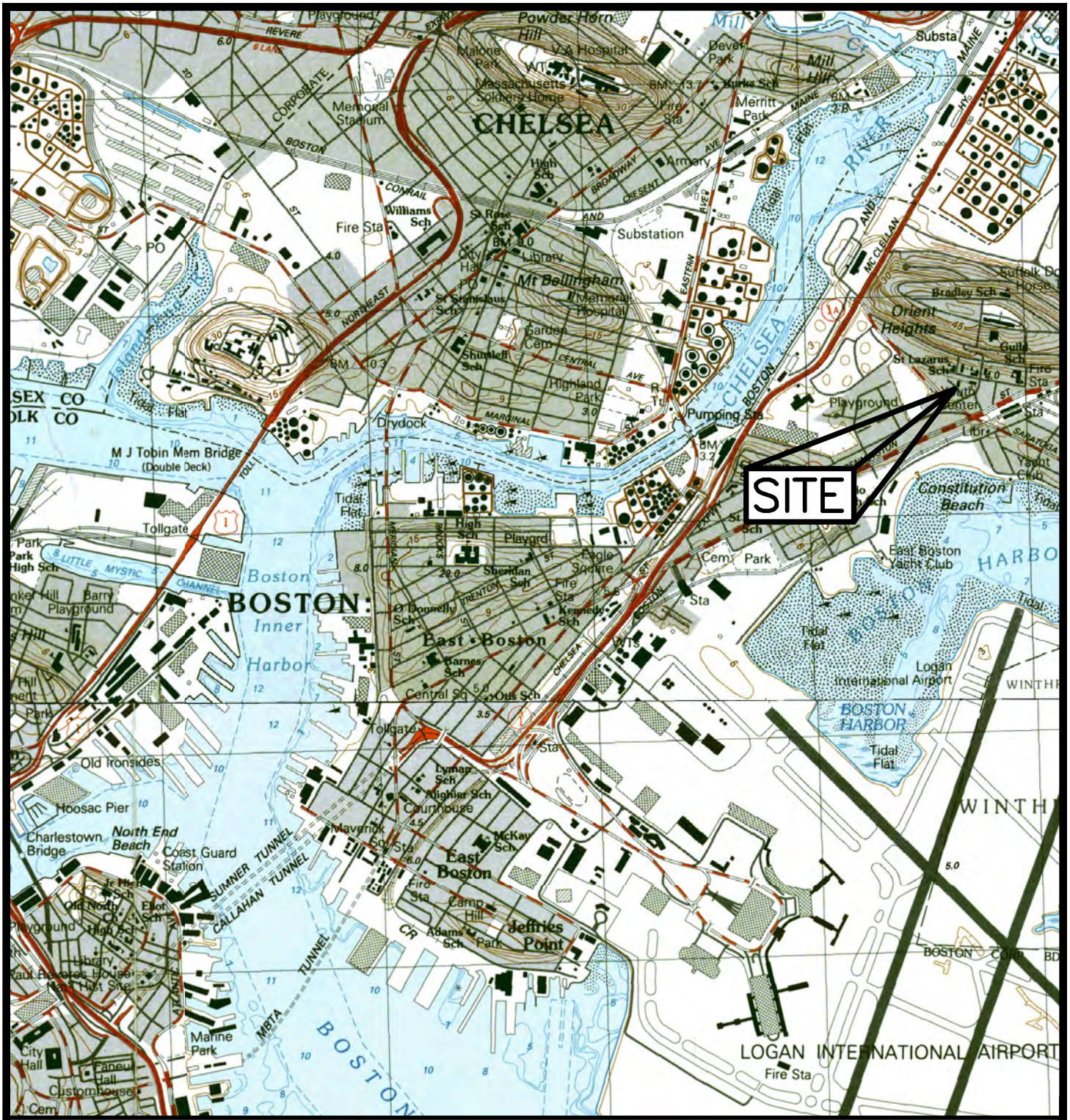
The grade is designed to be as high as possible while accommodating the existing site elevations and urban location.

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

The grade is designed to be as high as possible while accommodating the existing site elevations and urban location.

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

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



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Fax: (603) 610-7101

PROJECT:

Plan of Land

16 Whitby Street
Parcel ID: 0101752000 & 0101753000
East Boston, MA 02128

PROJECT: 21-78801	DATE: August 10, 2021
SCALE: 1:25,000	DWG FILE NAME: Figures.dwg
DESIGNED BY: Ines Greenway	CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

FIGURE 1 - USGS LOCUS MAP

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SCALE: 1"=100'	DWG FILE NAME: Figures.dwg
DESIGNED BY: Ines Greenway	CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:
FIGURE 2 - ORTHO PHOTO

MAP SCALE 1" = 500'

250 0 500 1000 FEET

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are generally located within or adjacent to Special Flood Hazard Areas.

NATIONAL FLOOD INSURANCE PROGRAM
SUFFOLK COUNTY

COMMUNITY PANEL NO: 25025C0019J
EFFECTIVE DATE: March 16, 2016

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PROJECT:

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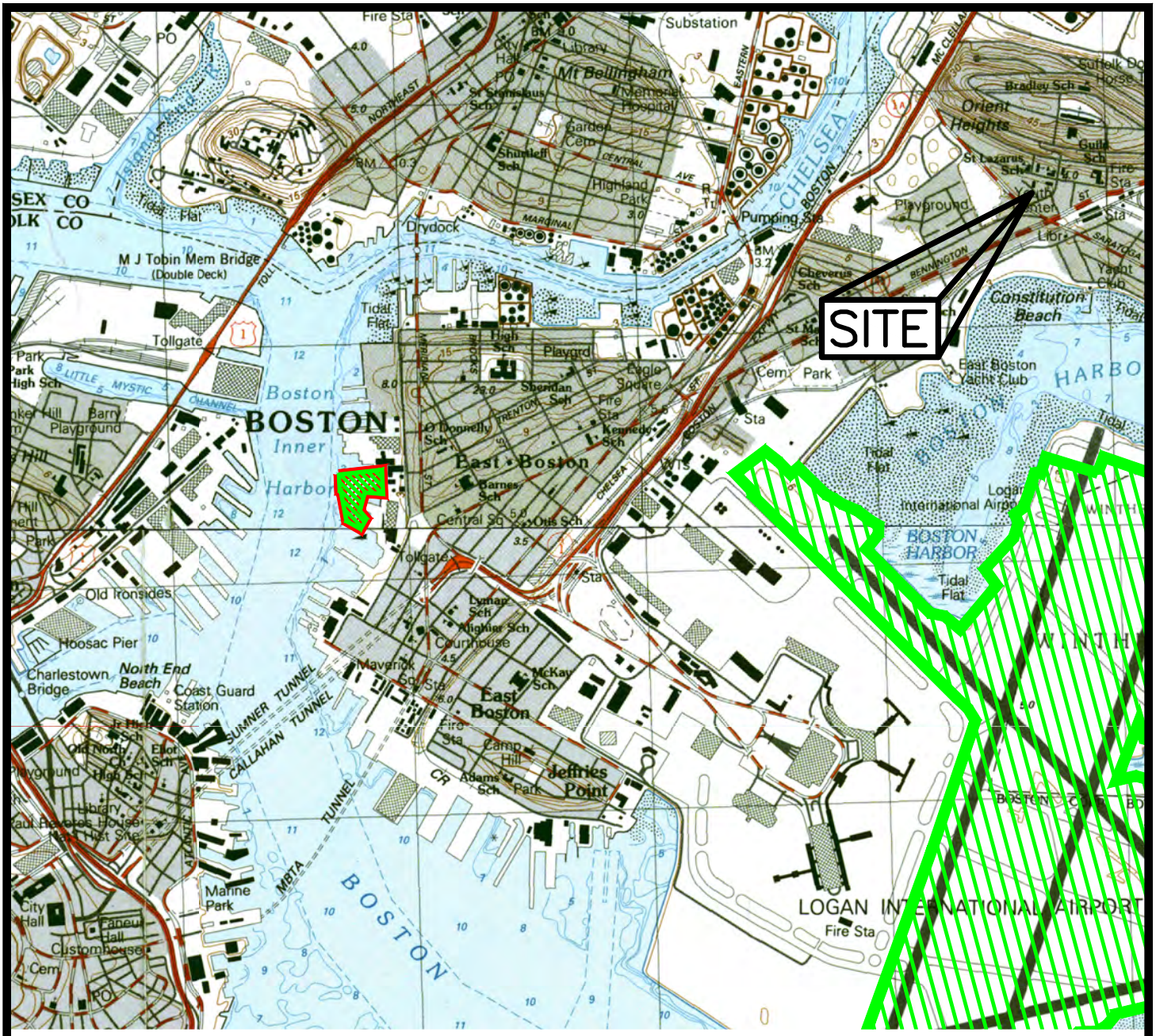
DESIGNED BY: Ines Greenway	CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

FIGURE 3 - FEMA FLOOD MAP



LEGEND:

- = NHESP ESTIMATED HABITATS OF RARE SPECIES
- = NHESP PRIORITY HABITATS OF RARE SPECIES

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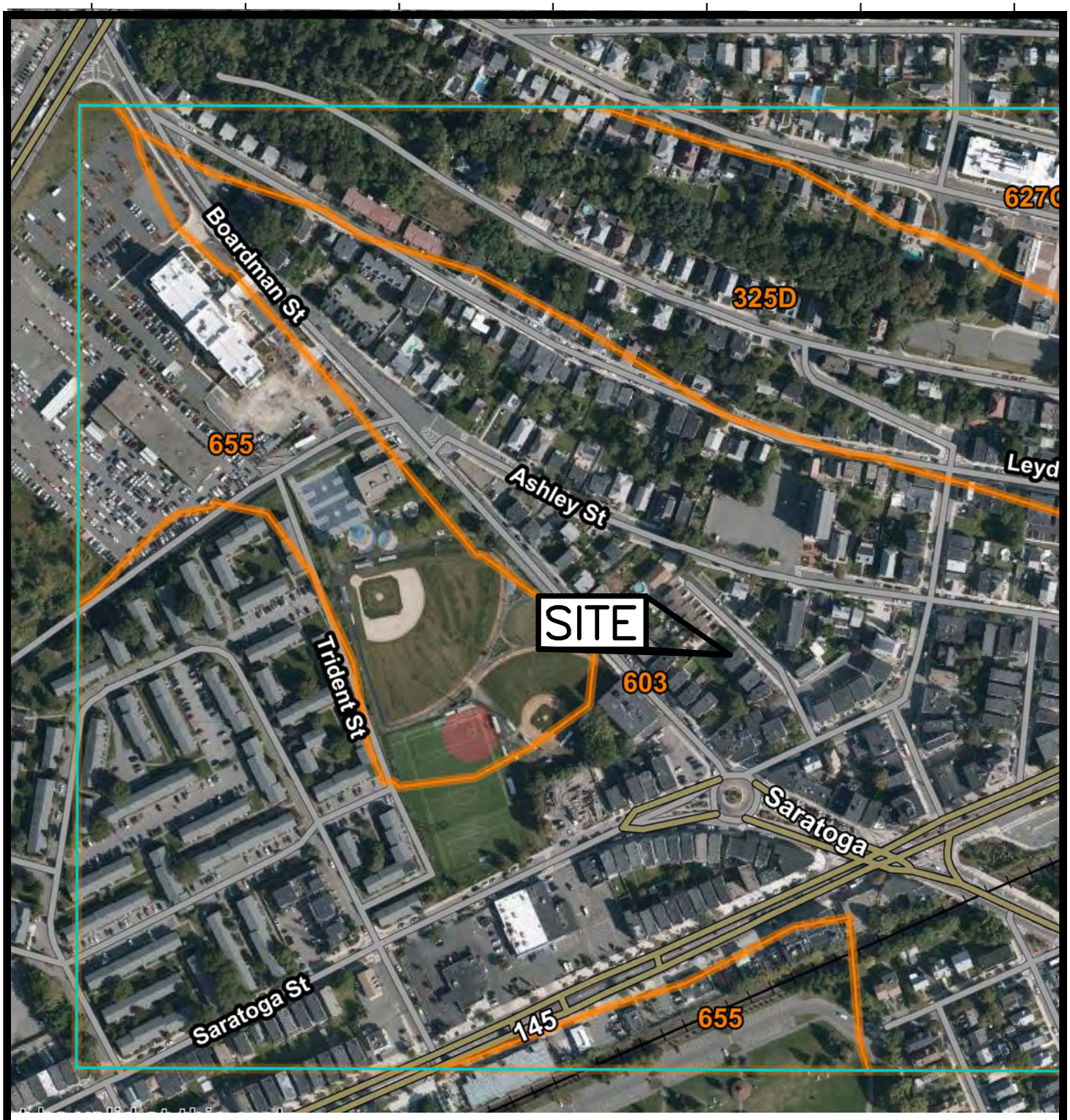
SCALE: 1:25,000	DWG FILE NAME: Figures.dwg
DESIGNED BY: Ines Greenway	CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

FIGURE 4 - NATURAL HERITAGE MAP



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PROJECT:

Plan of Land

16 Whitby Street
Parcel ID: 0101752000 & 0101753000
East Boston, MA 02128

PROJECT: 21-78801	DATE: August 10, 2021
SCALE: 1"=300'	DWG FILE NAME: Figures.dwg
DESIGNED BY: Ines Greenway	CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

FIGURE 5 - SOILS MAP

Hydric soil rating: Unranked

603—Urban land, wet substratum, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: vkyl
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land over herbaceous organic material and/or alluvium and/or marine deposits

Minor Components

Udorthents

Percent of map unit: 13 percent
Hydric soil rating: Unranked

Beaches

Percent of map unit: 2 percent
Hydric soil rating: Unranked

610—Beaches, sand

Map Unit Setting

National map unit symbol: 2y080
Elevation: 0 to 20 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Beaches, sandy surface: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

SECTION II

Executive Summary
Stormwater Checklist
Best Management Practices Operation and Maintenance Plan
Illicit Discharge Statement
Supporting BMP Calculations

Executive Summary
Proposed 7 Unit Multifamily Dwelling
16 Whitby Street
East Boston, Massachusetts, 02128

Project Description

The project consists of the re-development of a site comprised of approximately 0.21 acres (9,000 s.f.) of land located at 16 Whitby Street, East Boston, MA (Parcel ID: 0101753000 & 0101752000). The property is currently occupied by an existing two-story single-family dwelling, porch, concrete patio, concrete walkway, landscaped areas, and a driveway.

The proposed project consists of the demolition of the existing single-family dwelling and the construction of a new three-story, seven-unit multifamily dwelling. The project will also include an at-grade drive under parking facility, new utility services, stormwater management facilities, and landscaped areas. The first floor of the building will be constructed within the limits of the 100-year flood plain (Land Subject to Costal Storm Flowage).

The proposed work will be constructed using standard construction methods including but not limited to: installation of temporary erosion control measures, excavation and demolition with excavator, installation of stormwater management facility and all under slab utilities, backfill of systems with crushed stone where required, pouring of concrete slab in place, vertical building construction with wood framing, installation of interior and additional utilities, fine site grading, landscaping installation, and removal of erosion control devices.

The site abuts Whitby Street to the north, and residential land to the east, west, and south. Vehicle access will be provided via a new curb cut and driveway entrance from Havre Street. The existing curb cut abutting the property will be closed.

Site Description

The subject property is currently occupied by an existing single-family dwelling, concrete patio, and landscaped areas. The topography through the property is relatively flat, with elevations ranging from 13.0 to 11.0 (Boston City Base) from the front to rear. All stormwater runoff from the site is currently unmitigated and flows in two general directions: to an offsite low point at the rear of the site or directly to the Whitby Street closed drainage system.

In the proposed condition, the new building will occupy the majority of the subject property. The proposed first floor and at grade parking facility will be constructed at elevation 12.2 (+/-). The lowest floor will be constructed below the 100-year flood plain elevation (16.45, BCB) but will be limited to building access, storage and the parking facility in compliance with Bulletin #1 of the National Flood Insurance Program (NFIP). Additionally, the entirety of the first floor will include flow-thru foundation openings equal to one inch (1") of every one square foot (1 s.f.) of enclosure as required by the NFIP. Stormwater runoff from the proposed building will drain via roof drain to a subsurface infiltration facility beneath the building slab. Stormwater management systems have been designed in accordance with the requirements of the Massachusetts Stormwater Management Standards and the requirements of the Boston Water & Sewer Commission.

The proposed groundcover of the site will be comprised of the proposed building and landscaped area at the rear.

The Flood Insurance Rate Map for the City of Boston (Community Panel 25025C0019J with an effective date of March 16, 2016) describes the project site as Zone AE. Zone AE is classified as a special flood hazard area (SFHAs) subject to inundation by the 1% annual chance flood with base flood elevations determined. The base flood elevation for the subject property is elevation 16.45 (BCB, 10 NAVD88). The entirety of the subject property is located within the limit of the 100-year flood plain.

All lot lines, topography, existing and proposed utilities, stormwater management design, and site plan preparation was prepared by VTP Associates and from plans of record obtained from the City of Boston where available.

Stormwater Management Facilities

Stormwater runoff generated by proposed dwelling will discharge via roof drain to a subsurface infiltration facility consisting of six (6) lengths of fifty-eight feet (58') of ADS N-12 perforated pipe encased in crushed stone beneath the building slab. The stormwater facilities were designed to meet the requirements of the Boston Water & Sewer Commission (BWSC) to provide the volume equivalent to 1" of stormwater over all proposed impervious area on site.

Stormwater Management Standards

The proposed project is subject to the Stormwater Management Standards established in the Massachusetts Stormwater Handbook. Below is a list of the standards and explanation of project compliance:

Standard 1: No new stormwater conveyances (e.g. outfalls) may discharge untreated storm water directly to or cause erosion in wetlands or waters of the Commonwealth.

No new stormwater outfalls are proposed as part of the project. The subject project complies with this standard.

Standard 2: Stormwater management systems shall be designed so that the post-development peak discharge rates do not exceed pre-development peak discharge rates.

A standard 2 waiver is requested because the project is located within land subject to coastal storm flowage.

Standard 3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from the pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

The proposed stormwater management system has been sized to accommodate the required recharge volume. Refer to Section II, "Supporting BMP Calculations" for the required and provided recharge volumes.

Standard 4: Stormwater management systems shall be designed to remove 80% of the average annual post construction load of Total Suspended Solids (TSS)

The proposed stormwater management system has been designed to remove 80% of the average annual post construction load of TSS. Refer to Section II, "Supporting BMP Calculations" for the proposed treatment train and TSS removal rates.

Standard 5: For land uses with higher potential pollutant loads….

This standard is not applicable to the subject property.

Standard 6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area….

This standard is not applicable to the subject property.

Standard 7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3 and structural best management practice requirements of Standards 4,5 and 6.

The subject property is classified as new construction and there this standard is not applicable to the subject property.

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

The design of the subject project will include straw wattles as a temporary erosion control measure. Given the size and scope of the proposed improvements a minimal amount of soil will be disturbed that could cause erosion and/or sedimentation.

Standard 9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

A pre and post construction Best Management Practices Operations and Maintenance Plan has been prepared for this project. Refer to Section II, "Operations and Maintenance Plan."

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

An illicit discharge statement has been provided in Section II. The project is in full compliance with this standard.

Erosion and Siltation Control

Straw wattles and silt fence will be placed at the downhill limit of work prior to the commencement of any construction activity. The integrity of the erosion control devices will be maintained by periodic inspection and replacement as necessary. The straw wattles and silt fence will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established.

Regulatory Compliance

The resource area affected by the proposed development is Land Subject to Coastal Storm Flowage. The subject property is located within a Zone AE established by the corresponding FEMA Flood map. The base flood elevation for the subject property is elevation 16.45 (BCB). Currently, land subject to coastal storm flowage does not have any performance standards.

Adaptation, Resiliency and Sea Level Rise

Although the Site is located within the 100-year coastal flood plain, it does **not** have a history of flooding while other areas of the City have been susceptible to flooding during storms with larger intensities. Notwithstanding the fact that the subject property does **not** have a history of flooding, according to the most recent Flood Insurance Rate Map (FIRM) no. 25025C0019J dated March 16, 2016, the subject property is located in a Zone AE with a base flood elevation of 10 (NAVD88) or 16.45 Boston City Base (BCB). The subject property is located approximately ½ mile from the flooding source. It is likely that as flood waters enter the East Boston Neighborhood, flood waters will be deflected and re-directed before affecting the subject property. Notwithstanding that fact, the base flood elevation of 10 (NAVD88, 16.45 BCB) reported on the FIRM map was utilized for design purposes.

The first-floor elevation of the proposed building will be located at elevation 12.2 to provide direct accessibility from Whitby Street. In accordance with the NFIP, the lowest floor at elevation 12.2 will be used strictly for storage, building access, and parking. The entire first floor will include flow-thru foundation openings equal to one inch (1") for every one square foot (1 s.f.) of enclosure. These openings will allow for waters to flow freely throughout the structure in the event of flooding. All living space will be located on the next highest floor at elevation 21.7.

Using the BPDA Sea Level Rise – Flood Hazard Area map, the sea level rise base flood elevation is 19.5 (BCB). The Sea Level Rise Design Flood Elevation based on this information is equal to 20.5 (SLRBFE + 12"). In order to maintain accessibility from Whitby Street, the proposed first floor and structure slab elevation will be constructed at elevation 12.2. Although this elevation is below the 100-year flood plain, the building will be equipped with measures to allow for free flow of flood waters at this level. All living area will be constructed on the higher floors above the 100-year flood plain, sea level rise base flood elevation, and sea level rise design flood elevation. All mechanical equipment will be constructed above the 100-year flood plain.

The following measures will have been incorporated to address sea level rise and coastal resiliency:

- The first-floor elevation will be constructed for direct access from Whitby Street. Although this elevation is below the 100-year floodplain, this floor will be restricted to use for storage, building access, and parking in accordance with the NFIP. The entire first floor will include flow-thru foundation openings to allow for free flow of water during flooding events.
- The mechanical equipment will be located above the first floor so as to be above the 100-year flood plain.

Heat Island Effect

Energy efficient appliances and equipment will be installed to reduce the load on the electric grid during heat waves. Additionally, the building construction will use thermal friendly wood-framing.

Extreme Precipitation

As noted above, the project is subject to the stormwater management standards based on the number of units in the proposed dwelling. The proposed stormwater management system will be equipped with an emergency overflow connection to the City's stormwater management system for extreme precipitation events in which the capacity of the system may be exceeded.

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

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

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

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

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

Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature

9/28/2021

Signature and Date

Checklist

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

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

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

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

Standard 3: Recharge

☐ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

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

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

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

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

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

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

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☒ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☒ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

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

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

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☐ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

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

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☒ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☐ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☐ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN

For The

Proposed Seven Unit Multifamily Dwelling

Located at

16 Whitby Street
East Boston, Massachusetts

Submitted to:

City of Boston
Conservation Commission
&
DEP N.E.R.O.

Prepared for:

16 Whitby Street LLC
15 Cypress Street, #301
Newton, MA 02459

Prepared by

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants

194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
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Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

September 22, 2021

BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN

The purpose of this Best Management Practices Operation and Maintenance plan is to provide guidance for mandatory maintenance procedures of site preparation and pre and post construction activities for the project located 16 Whitby Street in East Boston, Massachusetts. The project consists of the development of a parcel of land comprised of approximately 9,000 s.f. (0.21) acres. The project proposes to demolish an existing single-family dwelling and to construct a three story, seven-unit multifamily dwelling with drive under podium style parking, stormwater management facilities, utility connections, landscaping, and site grading.

The Best Management Practices Operation and Maintenance Plan is summarized below and will be incorporated into the construction documents for this project. This plan is broken into two major sections. The first section is construction-related erosion and sedimentation controls. The second section is devoted to a post-development operation and maintenance plan.

Basic Information

Owner/Maintenance Responsibilities:

Luis Diazgranados
16 Whitby Street LLC
15 Cypress Street, #301
Newton, MA 02459
(617) 286-2726

Inspector:

Luis Diazgranados
16 Whitby Street LLC
15 Cypress Street, #301
Newton, MA 02459
(617) 286-2726

In the event that the property ownership changes, this Operation and Maintenance Plan shall continue to run with the land and apply to any successors or assigns. Upon the conveyance of land, the Conservation Commission shall be notified in writing indicating the new ownership's contact information within 48 hours of the conveyance.

Prior to the conveyance of the property, an educational meeting shall be held between the current owner, the new owner and the parties responsible for the maintenance of the stormwater management facility. The purpose of the meeting will be to educate the new owner on the maintenance responsibilities for the stormwater management facility including, but not limited to:

- Description of system components
- Required maintenance of each component
- Frequency of maintenance of each component

This document shall be updated to indicate the time and date of the meeting as well as the contact information for the new property owner.

Time and Date of Educational Meeting: _____

New Owner Information

_____

_____

_____

_____

Acknowledgement of Storm Water Management Maintenance Responsibilities:

Owner Signature

9.20.21
Date

Acknowledgement of Storm Water Management Maintenance Responsibilities:

Management Company Representative Signature

Date

Maintenance Budget

A compounding annual budget of **$1,500 per year** shall be set aside to maintain and/or replace the stormwater management system. This budget shall cover the cost of:

- Cleaning of Subsurface Infiltration Chambers
- Replacement of Subsurface Infiltration System Stone Bed

Training Requirements

Personnel responsible for the installation, maintenance, and/or repair of stormwater controls must be trained to understand the following (if related to the scope of their job duties):

- Permit deadlines associated with installation, maintenance, removal of stormwater controls, and stabilization
- Location of all stormwater controls required on site and how they are to be maintained
- When and how to conduct inspections, record findings, and take corrective actions
- Spill prevention response and pollution prevention measures

Training for all personnel responsibilities will be required **at a minimum of twice a year** to ensure that any and all new employees are properly educated on all specific responsibilities.

O&M Plan Updates

NOTE: All updates, BMP, or site changes must be submitted to the City of Boston Conservation Commission for approval and recertification.

Update Number: _____
Date of Update: _____
Date of Last Update to Plan: _____
Sections Out of Date:

_____
_____
_____
_____
_____
_____

Updates Required:

_____
_____
_____
_____
_____
_____

Update Number: _____
Date of Update: _____
Date of Last Update to Plan: _____
Sections Out of Date:

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Updates Required:

_____
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Update Number: _____
Date of Update: _____
Date of Last Update to Plan: _____
Sections Out of Date:

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Updates Required:

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_____

*Additional update sheets have been included at the end of this O&M Report.

Section 1 - Construction Activities & Erosion Controls

1. Contact the Boston Conservation Commission at least two (2) days prior to start of construction.

2. The contractor shall only disturb the minimum area necessary in order to limit the impact on the surrounding area including the bordering vegetated wetlands and abutting residential developments.

3. Install straw wattles and silt fence around the proposed work zone to prevent sediment from leaving the subject property. Straw wattles, and silt fence are to be inspected on a weekly basis Any damaged or compromised erosion control measures are to be replaced immediately.

4. Proper erosion and sediment control must be employed around all material stockpile areas. Regular provisions for dust control must be used, via a water truck or other acceptable method. Erosion and sediment controls around material stockpile areas are to be inspected on a weekly basis.. Any damaged or compromised erosion control measures are to be replaced immediately.

5. Waste material is to be stored in a dumpster on site and covered at all times. Waste material dumpster is to be maintained to ensure no overtopping or leaks will occur.

6. Construction materials are to be stored onsite and covered at all times. Upon completion of building framing, construction materials are to be stored inside building.

7. If necessary, dewatering shall include all necessary control, management, and disposal of groundwater on a 24-hour basis as appropriate during construction. Dewatering shall include the lowering of the groundwater table to relieve any hydrostatic head that could cause a decrease in the stability of the excavated subgrade. It shall also include the intercepting seepage which could otherwise emerge from the slope or sides of excavations which could cause a decrease in the stability of the excavated subgrade of the slopes or sides of the excavations.

   Dewatering shall be performed during construction to temporarily protect against the following.
   1. The loss of any material beneath the excavated subgrade or from the slopes or sides of the excavations or the movement of any fine particle materials from the soil.
   2. Any increased vertical or lateral loads on the excavation support systems.
   3. Any disturbance, rupture, instability, build, or heaving of the bottom of the excavated subgrade during excavation and trenching, placement of foundation or bedding materials, construction of slabs, footings, pipes, conduits, underdrains, and any other structures, and backfilling operations.

   The dewatering systems and equipment shall be removed from the site when no longer required.

8. Slopes exceeding 3(H):1(V) shall be stabilized with temporary seeding. All slopes are to be checked periodically to see that vegetation is in good condition. Any damage from erosion or animal burrowing should be repaired immediately to prevent further damage. Areas requiring revegetation should be repaired immediately. Slopes should be limed and fertilized as necessary to keep vegetation healthy. Control undesirable vegetation such as weeds and woody growth to avoid bank stability problems in the future.

9. The entire project area shall be swept upon completion of construction and prior to removal of the erosion control devices.

10. All disturbed areas of the worksite must be stabilized during the winter months (October 15th – April 15th) by placement of approximately six (6) inches of hay mulch or straw.

11. Refueling of machinery is to occur offsite whenever possible. Any necessary onsite refueling shall occur within the designated refueling area.

Construction Sequencing

1. Install erosion control measures per plan.
2. Demolish existing building.
3. Clear and grub only where necessary.
4. Install building foundations.
5. Begin vertical building construction.

6. Install utilities, including stormwater management systems.
7. Fine grade site.
8. Install structural slab and piers.
9. Install landscaping.
10. Remove erosion control devices.

Spill Prevention and Response

Prevention:

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff:

1. An effort will be made to store only the amount of material required to do the job.
2. All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Products will be kept in their original containers with the original manufacturer's label.
4. Substances will not be mixed with one another unless recommended by the manufacturer.
5. Whenever possible, all of a product will be used up before disposing of the container.
6. Manufacturer's recommendations for proper use and disposal will be followed.
7. The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.
8. Products will be kept in the original containers unless they are not re-sealable.
9. Original labels and material safety data will be retained; they contain important product information.
10. If surplus product must be disposed of, manufacturers or local and State recommended methods for proper disposal will be followed.
11. Petroleum Products – All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
12. Paints – All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to the manufacturer's instructions or State and local regulations.
13. Concrete Trucks - Concrete Trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and clean-up:

1. Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
2. Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
3. All spills will be cleaned up immediately upon discovery.
4. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
5. Spills of toxic or hazardous substances will be reported to the appropriate State or local government agency, regardless of the size.
6. The spill prevention plan will be adjusted to include measure to prevent this type of spill from reoccurring and how to clean up the spill if there should be another. A description of the spill, what caused it, and the cleanup measure will also be included.
7. The Site Superintendent responsible for the day-to-day site operation will be the spill prevention and cleanup coordinator.

Fueling and Maintenance of Equipment or Vehicles

General**:**
Vehicle and equipment fueling procedures are designed to prevent fuel spills and leaks in order to minimize the discharge of such pollutants into storm drains and waterways.

Implementation:
Offsite fueling stations should be used as much as possible. • When fueling offsite is not practicable, a designated fueling area away from drainage ways must be used. • Locate designated fueling areas a minimum

of 50 feet away from concentrated flows of stormwater, drainage ways, and inlets. • An impermeable surface should be used at the designated fueling area. • Containment should be built around the designated fueling areas to prevent the release of spills, as well as runoff and runon. • Absorbent spill cleanup materials should be available at all designated fueling areas. If absorbent materials are used on spills, the material is to be removed immediately and disposed of properly. • Fueling nozzles should be equipped with an automatic shutoff to control drips. • Topping off of fuel tanks should be discouraged. • A sign is to be installed adjacent to each fueling facility to inform equipment operators of the designated fueling location. • For larger equipment, such as cranes and excavators that are not able to travel to a designated fueling area, mobile fueling may be necessary. Absorbent spill cleanup materials and spill kits should be available on all fueling trucks. Drip pans or absorbent pads should be used in mobile fueling operations. • The contractor shall train his/her employees and subcontractors in proper fueling and cleanup procedures. These procedures must be documented.

Inspection/Maintenance:
The contractor should inspect vehicles and equipment for leaks each day they are used. Leaks are to be repaired immediately or the piece of equipment should be removed from the project site. • Designated fueling areas should be inspected for leaks and spills each day they are used. Any leaks or spills are to be cleaned up immediately. • Any leaks or spills discharged through a drainage system will require the preparation of an Incidence of Non-Compliance. • Update the SWPPP anytime a designated fueling location has been removed, relocated, added, modified, or required maintenance.

Washing of Equipment and Vehicles

Wash water from vehicle and equipment cleaning is not to be discharged from construction sites because the rinse water may contain contaminates such as sediment, petroleum/lubricant residues, soaps, or solvents that could enter storm drain systems or receiving waters.

Equipment/vehicle cleaning should be conducted offsite. All vehicles that regularly enter and leave the construction site must be cleaned offsite.

For equipment that must be cleaned on site, the cleaning operations must be fully contained and disposed of offsite. The vehicle wash area must be properly identified by sign and located away from storm drain inlets, drainage facilities, and watercourses. It must be paved with concrete or asphalt and have a berm to contain runoff and prevent run-on. It must be equipped with a sump for the collection and disposal of wash water.

Response:

Upon discovery of a spill or leak, personnel are instructed to stop the discharge to the extent possible (considering health and safety issues). They are instructed to take immediate measures (such as deploying spill containment pillows) to contain the spill in the immediate area and prevent the oil from reaching a floor drain or storm drain, or navigable waters. Call 911 immediately in response to any possible injuries or imminent danger.

No equipment shall be moved until spill area precautions have been taken. Any equipment required for spill clean up shall be removed immediately upon completion of required tasks. Only personnel necessary for cleanup shall be permitted to enter spill areas.

Spills will be contained to the smallest possible area using berms or designated barriers.

The closest hospital to contact is as follows:
Massachusetts General Hospital
55 Fruit Street
Boston, MA 02144
Emergency Department Phone Number: **(617) 724-4100**

After taking initial containment measures, the person discovering the spill must call (617) 509-9906 (Property Owner) or _____ (Property Manager) to provide the following information:

•Location, date, and time of release
•An assessment of the potential for the release reaching a catch basin, floor drain, or release to the sewer, or discharge over land to a navigable waterway, wetland or other sensitive areas
•Type of oil released
•Approximate quantity of oil released
•Source of release
•Description of release

•Name and telephone number of the responsible person in the area where the release occurred
•Description of immediate response actions taken
•Any other information, including potential environmental impacts, that is relevant to assessing the degree of the hazard posed by the release.

A record of all calls pertaining to spills must be kept by the Property Manager for compliance notification.

In the event of a spill of any oil or other hazardous substance that exceeds the quantities specified in Table 1 below, or that is released into abutting wetlands, the Property Manager is required by state and federal regulations to immediately inform the United States Environmental Protection Agency (USEPA) and the Massachusetts Department of Environmental Protection (MADEP) of the location of the spill and as much as is known of the extent of the situation. If any spill occurs which has the potential of reaching the abutting wetlands, the decision to notify the agencies will be the responsibility of the Property Manager or a designated Facilities Manager. If they cannot be reached within 2 hours of the spill, one person from the property management company will verify the need to contact the MADEP and USEPA.

If it is determined that a spill has reached the abutting wetlands or has the potential to reach the abutting wetlands, and notification is required, calls must be made to the following numbers, with a responsible person at each location acknowledging receipt of the information. This person's name should be recorded:

1. **Emergency Spill Response Contractor:** _____
   Name: _____
   Address: _____
   Spill Response Capabilities:
   _____
   _____

   The property manager is responsible for determining a spill response contractor prior to the start of construction.
2. **Federal EPA National Response Center:** (800) 424-8802
   If no answer, call the alternative number, (202) 267-2675, or call EPA Region 1 Headquarters at (617) 233-6700. The Nation Response Center should be informed of the location of the spill, and the quantity and type of oil spilled. If appropriate, the caller should also identify the potential for discharge to the sewer system or the abutting wetlands.
3. **Massachusetts Department of Environmental Protection Emergency Response:** (888)-304-1133
   During normal work hours call the MA DEP regional office at (978) 694-3200. In the evening call the emergency spill response line listed above.
4. **City of Boston Fire Department:** (617) 343-2880
5. **City of Boston Police Department:** (617) 343-4240
6. **City of Boston Conservation Commission:** (617) 635-3850 from 9:00 am to 5:00 pm Monday through Friday; 617-635-4500 at all other times.

The personnel providing the notification should be prepared to offer the following information:
• Exact address and location
• Name and phone number of:
  - Owner's Name/Location
  - Owner's Contact Person
  - Person reporting spill or incident
• Date and time of discharge
• Type of material released
• Estimated quantity of discharge
• Source of discharge
• Cause of the discharge
• How close to surface water does the discharge occur
• Description of all affected media
• Any damages or injuries caused by the discharge
• Actions being taken to stop, remove or mitigate the discharge
• If an evacuation may be necessary
• Names of emergency response contractors or other organizations that have been contacted
• Names of other federal, state or local agencies that have been notified
• Any other information including potential environmental impacts relevant to assessing the degree of the hazard

Following the completion of initial response and notification activities, property management will be responsible for restocking emergency equipment, restoring the impacted area, and properly managing contaminated debris.

Massachusetts DEP Release Reporting Requirements (Per Massachusetts Contingency Plan)

[1]TABLE 1 RELEASE REPORTING CRITERIA		
2 HOUR REPORTING CONDITIONS	72 HOUR REPORTING CONDITIONS	120 DAY REPORTING CONDITIONS
Sudden release *(equal to or greater than the Reportable Quantity(RQ),or unknown)*	Subsurface, non-aqueous phase liquid (NAPL) equal to or greater than ½ inch	Release of hazardous materials to soil or groundwater exceeding reportable concentration
Threat of sudden release *(likely to occur in quantities equal to or greater than the RQ)*	Underground storage tank (UST) release	Release of oil to soil exceeding reportable concentration and affecting more than 2 cubic yards
Oil sheen on surface Water	Threat of UST release	Release of oil to groundwater exceeding reportable concentration
"Poses" Imminent Hazard	Release to groundwater near water supply	Subsurface NAPL equal to or greater than 1/8 inch and less than ½ inch
Could "pose" Imminent Hazard	[1]Refer to 310 CMR 40.03 et seq. for detailed reporting criteria.	
Release detected in private well		
Release to storm drain		
Sanitary sewer release (Imminent Hazard only)		

Section 2 – Post Development Operation & Maintenance

1. Subsurface Infiltration Facility – The sub-surface infiltration system shall be inspected immediately following heavy rain events for the initial twelve-month period following the completion of construction. Should the system or stone surrounding the system become clogged, then the system must be vacuumed and stone must be replaced with washed stone. **After the initial twelve-month period following completion of construction, the subsurface infiltration facilities shall be inspected twice per year (once in the spring and once in the fall).**

2. Snow removal and storage - Plowed snow shall be placed in pervious areas adjacent to the parking lots where it can slowly infiltrate. Sediments shall be removed from this area every spring. When the amount of snow exceeds the capacity of the snow storage areas, it shall be removed from the site at the owner's expense.

3. Maintenance Responsibilities **-** All post construction maintenance activities shall be documented and kept on file and made available to the City of Boston annually, or upon request. All post construction maintenance activities shall run with the title of the property in perpetuity.

ILLICIT DISCHARGE COMPLIANCE STATEMENT

In accordance with the Wetland Regulations found in 310 CMR 10.05(6) and the *Massachusetts Stormwater Handbook* published by the Massachusetts Department of Environmental Protection, the stormwater management system for the proposed project located at 16 Whitby Street in East Boston, Massachusetts shall accept no illicit discharges. Illicit discharges are defined as discharges not entirely comprised of stormwater and include, but are not limited to, wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

Engineering Alliance, Inc. has performed an investigation of the existing site conditions and did not find any illicit discharges. Prior to construction, additional investigations will take place to identify and remove any and all illicit discharges currently onsite. These actions include, without limitation, visual screening, dye or smoke testing, and the removal of any sources of illicit discharges to the stormwater management system.

Should any illicit discharges enter the stormwater management system after construction has been completed, immediate steps to remove the discharges and their source shall be taken to return the system to its proper working state.

Eric Bradanese, P.E.
for Engineering Alliance, Inc.

9-28-2021

Date

Project: Proposed 7 Unit Multifamily
Client: 16 Whitby Street LLC
Project Number: 21-78801

Prepared By: EJB
Checked By: RAS
Date: 09/22/21

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

STANDARD 3: REQUIRED RECHARGE VOLUME - Subsurface Infiltration Facility

Rv = ***F*** x ***impervious area***

Rv = ***Required Recharge Volume***
F = ***Target Depth associated with each Hydrologic Soil Group***
Impervious Area = ***total impervious area***

Impervious Area: **7,628** sf = **0.18** acres

Hydrologic Group	Volume to Recharge
A	0.60
B	0.35
C	0.25
D	0.10

$$Rv = 0.18 \times 0.25 \times \frac{1\text{ ft}}{12\text{ in.}} \times \frac{43{,}560\text{ sf}}{1\text{ ac.}} = \mathbf{159\ CF}$$

NOTES:
1.Total storage capacity of the of subsurface infiltration facility (pipe system). These value were taken from stormwater management plan prepared by VTP Associates.

674 CF > 159 CF

DRAWDOWN WITHIN 72 HOURS

$$Time_{drawdown} = \frac{\text{Recharge Volume}}{K(\text{Bottom Area})}$$

K = Saturated Hydraulic Conductivity

Subsurface Infiltration Facility

$$Time_{drawdown} = \frac{674}{(1.02\text{ in/hr})(1/12\text{ ft/in})(1200\text{ sf})} = 6.61 < 72\text{ HRS}$$

NOTES:
1. K value is for Sandy Loam as shown in Table 2.3.3, entitled "1982 Rawls Rates," in the MADEP Stormwater Management Standards.
2. Bottom Area is equal to the total area stone envelope surrounding subsurface system.

Project: Proposed 7 Unit Multifamily
Client: 16 Whitby Street LLC
Project Number: 21-78801

Prepared By: EJB
Checked By: RAS
Date: 09/22/21

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194 Central Street
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Portsmouth, NH 03801
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STANDARD 4: WATER QUALITY - Subsurface Infiltration Facility

WATER QUALITY TREATMENT VOLUME

V_{WQ} = (D_{WQ} in. / 12 inches/foot) x (A_{IMP} x 43,560 square feet/acre)

V_{WQ}	=	Required Water Quality Volume (in cubic feet)
D_{WQ}	=	Water Quality Depth
A_{IMP}	=	Impervious Area (in acres)

V_{WQ} = (0.5 in. / 12 inches/foot) x (0.18 x 43,560 square feet/acre) = **337 CF**

Stormwater BMP	Volume
Pipe & Stone Storage	674
Total	**674**

NOTES:

1. Storage volume for the stormwater BMPs obtained from the hydrologic model created in HydroCAD

CONCLUSION:

1. The storage volume provided by the proposed BMPs is greater than the required water quality treatment volume. 674 CF > 337 CF

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

TSS Removal Calculations

Name:	16 Whitby Street	**Proj. No.:**	21-78801
	East Boston, MA	**Date:**	9/22/2021
Client:	16 Whitby Street LLC	**Computed by:**	EJB
County:	Suffolk	**Checked by:**	RAS
Systems:	Permeable Paver Driveway		

A	B	C	D	E
BMP	**TSS Removal Rate**	**Starting TSS Load***	**Amount Removed (BxC)**	**Remaining Load (C-D)**
Subsurface Infiltration Facility (Roof)	80	1.00	0.8	0.20
Total TSS Removal=			**80%**	

Notes:

*Starting TSS Load for first BMP= 1.00. TSS load for subsequent BMP's is equal to the Remaining Load (E) from the previous BMP.

SECTION III

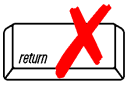
Wetland Fee Transmittal Form
Copy of Checks

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:

16 Whitby Street	East Boston
a. Street Address	b. City/Town
E-Filed (6/17/2021)	$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Luis		Diazgranados	
a. First Name		b. Last Name	
Arco LLC			
c. Organization			
15 Cypress Street, #301			
d. Mailing Address			
Newton	MA	02459	
e. City/Town	f. State	g. Zip Code	
617-286-2726		jedgerton@arcollc.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

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

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

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

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

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

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

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

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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: each building (for development) including site	1	$1,050.00	$1,050.00

Step 5/Total Project Fee: $1,050.00

Step 6/Fee Payments:

Total Project Fee:	$1,050.00 (a. Total Fee from Step 5)
State share of filing Fee:	$512.50 (b. 1/2 Total Fee **less $**12.50)
City/Town share of filling Fee:	N/A (c. 1/2 Total Fee **plus** $12.50)

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

Name: Massachusetts Department of Environmental Protection
Address 1: One Winter St
Address 2:
City: Boston
State: Massachusetts
Zip: 02108

Payment On Behalf Of

First Name: JULIA Last Name: EDGERTON
Address 1: 15 CYPRESS ST.
Address 2: SUITE 301
City: NEWTON State: MA Zip: 02459

Description	ID	Service Fee	Amount
DEP Tracking ID: 1280388 - WPA Form 3 - NOI (Fee Transmittal)	eDEP Online Filling System	$0.35	$512.50

Receipt Date: 6/17/2021 12:21:59 PM EDT
Invoice Number: aaf7903a-ef3d-4c7b-b4b4-816fcb311edb

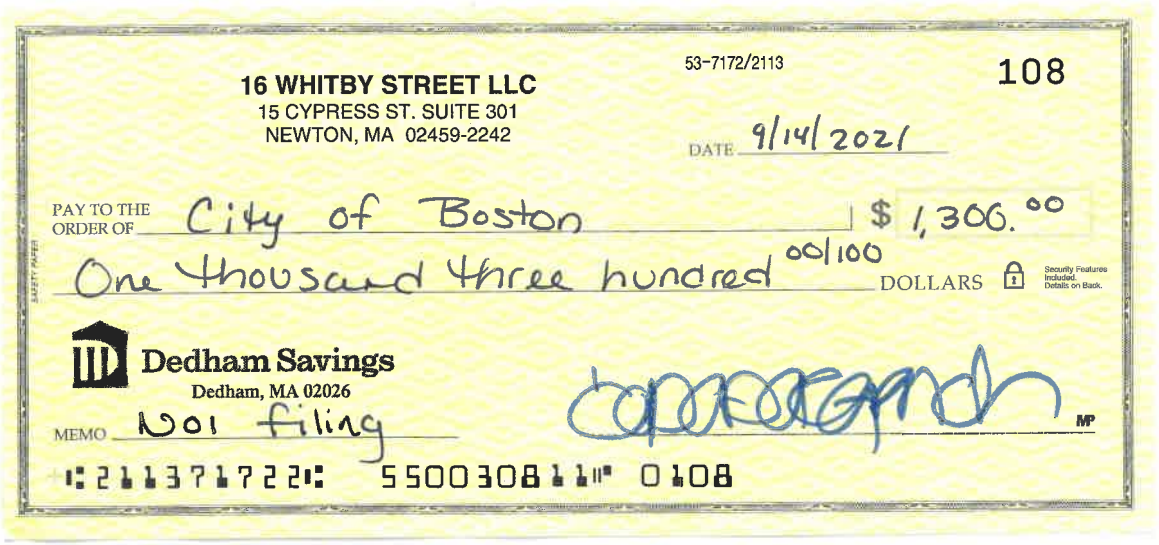
Total Amount Paid:$512.85

Billing Information

First Name LUIS
Last Name DIAZGRANADOS
Email LDIAZGRANADOS@ARCOLLC.COM
Street 15 CYPRESS STREET
City NEWTON
State/Territory MA
Zip 02459
Phone Number (617) 286-2726

Credit / Debit Card Information

Card Type Checking
Card Number ******0309



16 WHITBY STREET LLC
15 CYPRESS ST. SUITE 301
NEWTON, MA 02459-2242

53-7172/2113

108

DATE 9/14/2021

PAY TO THE ORDER OF City of Boston $ 1,306.00

One thousand three hundred 00/100 DOLLARS

Security Features Included. Details on Back.

Dedham Savings
Dedham, MA 02026

MEMO 2021 filing

⑈211371722⑈ 550030811⑈ 0108

SECTION IV

Affidavit of Service
Babel Notice
Abutter Notification Form (English & Spanish)
Translation Certification
Certified Abutters List

AFFIDAVIT OF SERVICE

I, Eric Bradanese, hereby certify under the pains and penalties of perjury that I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 1, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following: **Construction of a three story, seven unit multifamily dwelling within Land Subject to Coastal Storm Flowage.**

A Notice of Intent has been filed under the Massachusetts Wetland Protection Act by **16 Whitby Street, LLC** with the **City of Boston Conservation Commission** on September 22, 2021 for the property located at **16 Whitby Street East Boston, MA.**

The Notification to Abutters (English & Spanish), a list of the abutters to whom it was sent, and a list of their addresses are included in the Notice of Intent application.

Eric Bradanese, P.E.
for Engineering Alliance, Inc.

9-28-2021
Date

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 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 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 oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

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 hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

CITY of BOSTON

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpurtanti** sobri bu direitus, rasponsabilidadis i/ó benefísius. 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 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 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, 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 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 ou au 617-635-3850.

CITY of BOSTON

NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION

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. **16 Whitby Street 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 **16 Whitby Street, East Boston, MA.**

C. The project involves **the construction of a new three story, seven-unit multifamily dwelling with drive under parking facility, utility installation, and site grading. The majority of the work will occur within Land Subject to Coastal Storm Flowage (LSCSF).**

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at **CC@boston.gov**.

E. Copies of the Notice of Intent may be obtained from **Engineering Alliance, Inc at 781-231-1349** between the hours of **9 AM and 5 PM, Monday to 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** 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, tine, and place, will be posted on 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 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 COLINDANTESCOMISIÓN 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. **16 Whitby Street 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 **16 Whitby Street, East Boston, MA.**

C. El proyecto consiste en **la construcción de una vivienda multifamiliar de tres pisos con siete unidades con garaje subterráneo, instalación de servicios públicos y nivelación del terreno. La mayor parte del trabajó se llevará a cabo en Terrenos Sujetos a Inundaciones por Tormentas Costeras (*Land Subject to Coastal Storm Flowage*, LSCSF)**

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión deConservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en **Engineering Alliance, Inc** llamando al **781-231-1349** entre las **9 AM y las 5 PM, de lunes a viernes.**

F. De acuerdo con el Decreto Ejecutivo de le 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 **Comisiónde Conservación de Boston** por correo electrónico a **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 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 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, sírvaseinformar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.

language connections
translation | interpreting | training

t. 617.731.3510
f. 617.731.3700
service@languageconnections.com

2001 beacon street
boston, ma 02135
www.LanguageConnections.com

STATE OF: *Massachusetts*

COUNTY OF: *Suffolk*

CERTIFICATE OF ACCURACY

Leo Galperin, on behalf of Language Connections, certifies:

1. That our translator(s) are familiar with both the **English** and the **Spanish** languages.

2. That we have made the attached translation of the below mentioned original document(s) from **English** into **Spanish** and hereby certify that the same is a true and complete translation to the best of our translator(s) knowledge, ability and belief.

3. Document name:

   - Abutter Notification Form, filed by **16 Whitby Street LLC**

Signature: _____

On this 23rd day of Sept., 2021, before me, the undersigned notary public, personally appeared Leo Galperin, proved to me through satisfactory evidence of identification, which were MA. Dr License, to be the person whose name is signed on the preceding or attached document in my presence.

_____
Notary Public

My commission expires: 01.27.2023

BORIS MILMAN
Notary Public
Commonwealth of Massachusetts
My Comm. Expires January 27, 2023

PID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	ADDRESSEE	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
101763000	70 ASHLEY ST	EAST BOSTON	02128	VINCENZO M GUARINO IRREVOCABLE TRUST		49 STEVENS ST	REVERE	MA	
101772000	53 ASHLEY ST	EAST BOSTON	02128	ASHLEY STREET REALTY TRUST		53 ASHLEY ST	EAST BOSTON	MA	02128
101749000	40 30 WHITBY ST	EAST BOSTON	02128	WHITBY STREET CONDO TR	C/O STACY OTOOLE	36 WHITBY ST	EAST BOSTON	MA	02128
101627000	FORD ST	EAST BOSTON	02128	MARQUARDO DONNA		980 SARATOGA ST	E BOSTON	MA	02128
100526000	16 BOARDMAN ST	EAST BOSTON	02128	16 BOARDMAN STREET CONDOMINIUM TRUST		16 BOARDMAN ST	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 103	EAST BOSTON	02128	WANG LIKE		16 BOARDMAN ST, UNIT 103	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 305	EAST BOSTON	02128	DOMINGUEZ RODRIGO M		16 BOARDMAN ST, UNIT 305	EAST BOSTON	MA	02128
101762000	21 WHITBY ST	EAST BOSTON	02128	DESA PATRICE M	C/O PATRICE DESA	21 WHITBY ST	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 207	EAST BOSTON	02128	TEP SOTHYA		16 BOARDMAN ST, UNIT 207	EAST BOSTON	MA	02128
101749000	40 WHITBY ST 40	EAST BOSTON	02128	DISESSA JOSEPH M		40 WHITBY ST #40	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 204	EAST BOSTON	02128	PARRA JUAN CAMILO		16 BOARDMAN ST, UNIT 204	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 303	EAST BOSTON	02128	YANG HUA		16 BOARDMAN ST, UNIT 303	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 306	EAST BOSTON	02128	LU XIAOWEI		1320 CANTON AVE	MILTON	MA	02186
101757010	10 FORD ST	EAST BOSTON	02128	STORY JASOB		10 FORD ST	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 101	EAST BOSTON	02128	YANG TIAN		16 BOARDMAN ST, UNIT 101	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 104	EAST BOSTON	02128	HUMPHREY JASON W		16 BOARDMAN ST, UNIT 104	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 205	EAST BOSTON	02128	YANG YAN		16 BOARDMAN ST, UNIT 205	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 304	EAST BOSTON	02128	SUDENFIELD NATHAN		16 BOARDMAN ST, UNIT 304	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 202	EAST BOSTON	02128	COLLERAN JORDAN		16 BOARDMAN ST, UNIT 202	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 301	EAST BOSTON	02128	REN HUILAN		16 BOARDMAN ST, UNIT 301	EAST BOSTON	MA	02128
101753000	16 WHITBY ST	EAST BOSTON	02128	16 WHITBY STREET LLC		15 CYPRESS ST STE 301	NEWTON	MA	02459
100526000	16 BOARDMAN ST 203	EAST BOSTON	02128	LIU LIYUAN		16 BOARDMAN ST, UNIT 203	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 102	EAST BOSTON	02128	DURRANI SAMRA		16 BOARDMAN ST, UNIT 102	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 307	EAST BOSTON	02128	GAN YUTING		16 BOARDMAN ST #307	EAST BOSTON	MA	02128
101754000	12 WHITBY ST	EAST BOSTON	02128	CALLEJAS JOSE A		444 SUMNER ST	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 105	EAST BOSTON	02128	LU XIAOWEI		1320 CANTON AVE	MILTON	MA	02186
101624000	974 972 SARATOGA ST	EAST BOSTON	02128	EB WHITE DIAMOND LLC		50 FRANKLIN STREET SUITE 400	BOSTON	MA	02110
100526000	16 BOARDMAN ST 206	EAST BOSTON	02128	DE LOS SANTOS SAMANTHA M		16 BOARDMAN ST, UNIT 206	EAST BOSTON	MA	02128
101749000	38 WHITBY ST 38	EAST BOSTON	02128	TAYLOR SUSAN J	C/O SUSAN TAYLOR	38 WHITBY ST #38	EAST BOSTON	MA	02128
101749000	32 WHITBY ST 32	EAST BOSTON	02128	PIZZARO RAMIRO		32 WHITBY ST #32	E BOSTON	MA	02128
101749000	34 WHITBY ST 34	EAST BOSTON	02128	DIROCCO MARY ANN		34 WHITBY ST #34	E BOSTON	MA	02128
101749000	30 WHITBY ST 30	EAST BOSTON	02128	ACONE LYNNETTE GARCIA		30 WHITBY ST #30	E BOSTON	MA	02128
101749000	36 WHITBY ST 36	EAST BOSTON	02128	ZHEN JIEYA		36 WHITBY ST	EAST BOSTON	MA	02128
100526000	16 BOARDMAN ST 302	EAST BOSTON	02128	CHEN SEAN		16 BOARDMAN ST, UNIT 302	EAST BOSTON	MA	02128
101778000	91 ASHLEY ST	EAST BOSTON	02128	APARECIDO FAMILY TRUST	C/O ELIAS APARECIDO	91 ASHLEY ST	EAST BOSTON	MA	02128
101724000	6 FORD ST	EAST BOSTON	02128	6-8 FORD STREET LLC		164 COURT RD	WINTHROP	MA	02152
101729000	11 BOARDMAN ST	EAST BOSTON	02128	JACOBSON DANIEL E		2 BRIGHAM ST UNIT 3	BOSTON	MA	02128
100526000	16 BOARDMAN ST 201	EAST BOSTON	02128	CHEN BIHUA		1 AVERY ST, UNIT PH2A	BOSTON	MA	02111
100528000	970 SARATOGA ST	EAST BOSTON	02128	970 SARATOGA LLC		50 FRANKLIN ST SUITE 400	BOSTON	MA	02110
101629000	21 FORD ST	EAST BOSTON	02128	SPAGNOLO CLAIRE TS		21 FORD ST	E BOSTON	MA	02128
101726000	2 FORD ST	EAST BOSTON	02128	2F7B DEVELOPMENT LLC		50 FRANKLIN ST SUITE 400	BOSTON	MA	02110
101757020	12 FORD ST	EAST BOSTON	02128	PEDONE PHILIP A	C/O PHILIP PEDONE	12 FORD ST	EAST BOSTON	MA	02128
100524000	BOARDMAN ST	EAST BOSTON	02128	CITY OF BOSTON		BOARDMAN	EAST BOSTON	MA	02128
101727000	7 BOARDMAN ST	EAST BOSTON	02128	2F7B DEVELOPMENT LLC		50 FRANKLIN ST SUITE 400	BOSTON	MA	02110
101732000	23 BOARDMAN ST	EAST BOSTON	02128	RAFFO JOHN * GEORGE ETAL		23 BOARDMAN ST	EAST BOSTON	MA	02128
101756000	26 BREED ST	EAST BOSTON	02128	SCHETTINO JOHN A		26 BREED ST	E BOSTON	MA	02128
101725000	4 FORD ST	EAST BOSTON	02128	MARTINEZ MARIA		4 FORD ST	E BOSTON	MA	02128
101623000	978 C 976A SARATOGA ST	EAST BOSTON	02128	IRMAS LLC		915 CHESTNUT ST	NEWTON	MA	02468
101730000	15 BOARDMAN ST	EAST BOSTON	02128	DONIS FERNANDO U	C/O FERNANDO DONIS	15 BOARDMAN ST	EAST BOSTON	MA	02128
101746001	92 ASHLEY ST	EAST BOSTON	02128	COVIELLO GIUSEPPE		37 BOARDMAN ST	EAST BOSTON	MA	02128
101748000	WHITBY ST	EAST BOSTON	02128	29-31 BOARDMAN STREET REALTY TRUST		80 ASHLEY ST	EAST BOSTON	MA	02128
101764000	54 ASHLEY ST	EAST BOSTON	02128	ROMAN CATH ARCH BOSTON		54 ASHLEY	EAST BOSTON	MA	02128
101757030	14 FORD ST	EAST BOSTON	02128	GRADOZZI DIANE		14 FORD ST	EAST BOSTON	MA	02128
100530000	960 962 SARATOGA ST	EAST BOSTON	02128	BURRI STEVEN M		960 SARATOGA ST	EAST BOSTON	MA	02128

101723000	8 FORD ST	EAST BOSTON	02128	6-8 FORD STREET LLC		164 COURT RD	WINTHROP	MA 02152
101626000	11 FORD ST	EAST BOSTON	02128	PIZZI PHYLLIS F		11 FORD ST	EAST BOSTON	MA 02128
101735000	33 BOARDMAN ST	EAST BOSTON	02128	MAGNOLIA BOARDMAN LLC		146 BUNKER HILL ST	CHARLESTOWN	MA 02129
101733000	25 BOARDMAN ST	EAST BOSTON	02128	SACCO CAROL A		25 BOARDMAN ST	E BOSTON	MA 02128
101757050	18 FORD ST	EAST BOSTON	02128	XEUNG BILLSON		18 FORD ST	EAST BOSTON	MA 02128
101775000	67 ASHLEY ST	EAST BOSTON	02128	ROMAN CATH ARCH OF BOS		67 ASHLEY	EAST BOSTON	MA 02128
101761000	WHITBY ST	EAST BOSTON	02128	ROMAN CATH ARCH OF BOS		59 ASHLEY ST	EAST BOSTON	MA 02128
101747000	ASHLEY ST	EAST BOSTON	02128	DELEO ROBERT		80 ASHLEY ST	EAST BOSTON	MA 02128
101628000	17 FORD ST	EAST BOSTON	02128	SPAGNOLO CLAIRE TS		21 FORD ST	E BOSTON	MA 02128
101625000	7 FORD ST	EAST BOSTON	02128	SCAPICCHIO PAUL J TS	C/O PAUL SCAPICCHIO	85 MEREDITH CIRCLE	MILTON	MA 02186
101757040	16 FORD ST	EAST BOSTON	02128	FELDMAN ANATOLIY		16 FORD ST	EAST BOSTON	MA 02128
100532000	956 SARATOGA ST	EAST BOSTON	02128	ORIENT HGTS CIVIC CLUB		956 SARATOGA	EAST BOSTON	MA 02128
101734000	29 BOARDMAN ST	EAST BOSTON	02128	MAGNOLIA BOARDMAN LLC		146 BUNKER HILL ST	CHARLESTOWN	MA 02129
101760000	9 WHITBY ST	EAST BOSTON	02128	MADRID ELVIS A	C/O ELVIS A MADRID	1112 BENNINGTON ST	EAST BOSTON	MA 02128
101752000	WHITBY ST	EAST BOSTON	02128	16 WHITBY STREET LLC		15 CYPRESS ST STE 301	NEWTON	MA 02459
101774000	61 ASHLEY ST	EAST BOSTON	02128	ROMAN CATH ARCH OF BOS		61 ASHLEY	EAST BOSTON	MA 02128
101766000	52 ASHLEY ST	EAST BOSTON	02128	NOURI MENSOR		52 ASHLEY ST	E BOSTON	MA 02128
100531000	958 SARATOGA ST	EAST BOSTON	02128	JANOUDI RABEH		958 SARATOGA ST	EAST BOSTON	MA 02128
101757080	24 BREED ST	EAST BOSTON	02128	MACHADO ISABEL MARIA		24 BREED ST	EAST BOSTON	MA 02128
101622000	980 A982 SARATOGA ST	EAST BOSTON	02128	MARQUARDO DONNA		980 SARATOGA ST	E BOSTON	MA 02128
101728000	9 BOARDMAN ST	EAST BOSTON	02128	PORFIDO STEPHEN W		9 BOARDMAN ST	E BOSTON	MA 02128
100529000	964 SARATOGA ST	EAST BOSTON	02128	ALTAMIRA BANQUETS LLC		964 SARATOGA ST	EAST BOSTON	MA 02128
101757060	20 FORD ST	EAST BOSTON	02128	ALDRICH PHILIP		20 FORD ST	EAST BOSTON	MA 02128
101757070	22 BREED ST	EAST BOSTON	02128	BUILES ELIANA		26 BREED ST	EAST BOSTON	MA 02128
101755000	10 WHITBY ST	EAST BOSTON	02128	HERNANDEZ OSCAR A		10 WHITBY ST	E BOSTON	MA 02128
101777000	87 ASHLEY ST	EAST BOSTON	02128	ENRIQUE ANTONIO M		87 ASHLEY	EAST BOSTON	MA 02128
101765000	ASHLEY ST	EAST BOSTON	02128	ROMAN CATH ARCH OF BOS		ASHLEY	EAST BOSTON	MA 02128
101731000	19 BOARDMAN ST	EAST BOSTON	02128	GONZALEZ MARVIN E		483 POPLAR ST	ROSLINDALE	MA 02131

218235_ec.dwg (2:2015)

LEGEND

BUILDING

PROPERTY LINE W/ BEARING DISTANCE — S81°56'34"E 116.23'

CONTOUR — 70

STOCKADE FENCE

CHAINLINK FENCE

PICKET FENCE

SEWER LINE — S

DRAIN LINE — D

WATER LINE — W

GAS LINE — G

GAS VALVE — GV

WATER VALVE — WV

DRAIN MANHOLE — D

SEWER MANHOLE — S

CATCH BASIN

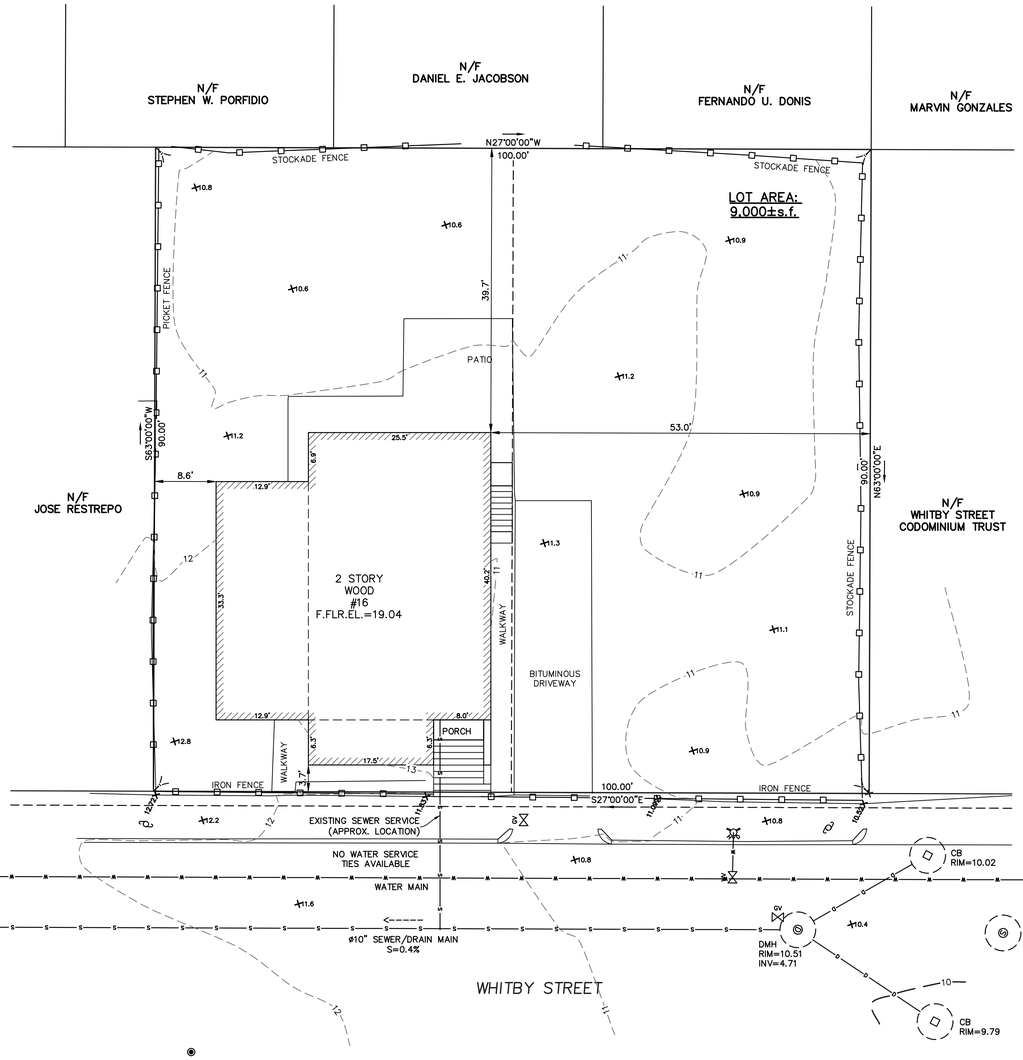
UTILITY POLE

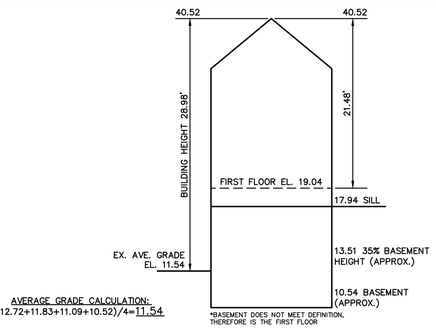
LIGHT POLE

DECIDUOUS TREE — DEC. 22"

CONIFEROUS TREE — CON. 12"

FIRE HYDRANT





AVERAGE GRADE CALCULATION:
(12.72+11.83+11.09+10.52)/4=11.54

*BASEMENT DOES NOT MEET DEFINITION, THEREFORE IS THE FIRST FLOOR

EXISTING BUILDING HEIGHT
NOT TO SCALE

ZONING CHART		
BOSTON, MASSACHUSETTS		
ZONE: EAST BOSTON NEIGHBORHOOD SUB-ZONE: 2F-4000 SUBMISSION: EXISTING		
REGULATION	REQUIRED	EXISTING
LOT AREA	4,000s.f.	9,000s.f.
LOT FRONTAGE	40.0'	100.0'
LOT WIDTH	40.0'	100.0'
F.A.R.	0.8	
FRONT SETBACK	10.0'	3.7' *
SIDE SETBACK	7.0'	8.6'
REAR SETBACK	40.0'	39.7' *
BUILDING HEIGHT	35' 2-1/2 STORY	28.98'
AVERAGE GRADE	–	11.54
USABLE OPEN SPACE	750s.f.	6,648s.f.

*DOES NOT MEET REQUIREMENTS

0 10 20 30 40

SCALE: 1" = 10'

TOPOGRAPHIC SITE PLAN
BOSTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#16 WHITBY STREET, BOSTON

SCALE: 1in.=10ft. DATE: JANUARY 22, 2019
REVISED: OCTOBER 7, 2021

PROJECT: 218235

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTER
No. 38987
REGISTERED
LAND SURVEYOR

VTP ASSOCIATES INC.

LAND SURVEYORS – CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

WATER ACCOUNT: 1137066 WARD: 1 PARCEL: 1752-1753 BLOCK 75

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	— — 70 — —
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	— S —
DRAIN LINE	— D —
WATER LINE	— W —
GAS LINE	— G —
GAS VALVE	GV
GAS METER	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
FLOW	

DESCRIPTION OF AS-BUILT BLOCK	LAYER	BLOCK NAME
Water Main Valve	BWSC-Water	Water Main Valve
Water Service/Fire/Hydrant Valve	BWSC-Water	Small Valve
Hydrant	BWSC-Water	Hydrant
Water Meter	BWSC-Water	Water Meter
Drain Manhole	BWSC-Drain	Drain Manhole
Catch Basin	BWSC-Drain	Catch Basin
Sewer Manhole	BWSC-Sewer	Sewer Manhole

INSPECTION SIGN-OFF SCHEDULE

SERVICE CONNECTIONS

TO BE SUBMITTED WITH PROPOSED PLANS		TO BE SUBMITTED WITH AS-BUILT PLANS		
#	DESCRIPTION OF SERVICE	BWSC INSPECTOR	DATE	COMMENTS
1	2" MAIN DOMESTIC WATER SERVICE			
2	4" FIRE PROTECTION LINE SERVICE			
3	PROPOSED SEWER MANHOLE			
4	PROPOSED SEWER SERVICE			
5	STORMWATER INFILTRATION SYSTEM			
6	6" OVERFLOW DRAIN			
7	DYE TEST SEWER			
8	AS-BUILT PREPERATION FEE			
9	OIL & WATER SEPARATOR			
10	DYE TEST DRAIN			
11	FLOOR DRAINS(3)			
12	CUT & CAP WATERLINE(SEE NOTE)			
13	CUT & CAP SEWERLINE			

DRAINAGE CALCULATION

IMPERVIOUS AREAS

Impervious Areas	Existing	Proposed
Building	1,563.0 s.f.	6,236.0 s.f.
Porch	19.6 s.f.	0.0 s.f.
Driveway	440.5 s.f.	79.0 s.f.
Walkways, patios	442.6 s.f.	1,313.0 s.f.
Landing, stairs	62.9 s.f.	0.0 s.f.
Retaining walls	6.3 s.f.	0.0 s.f.
Total	**2,534.9 s.f.**	**7,628.0 s.f.**

Increase in Impervious Area: 7,628.0 - 2,534.9 = 5,093.1 s.f.

Impervious area = 7,628.00 s.f.

Volume for 1" (0.08') of rain over all impervious area = impervious area x 0.08

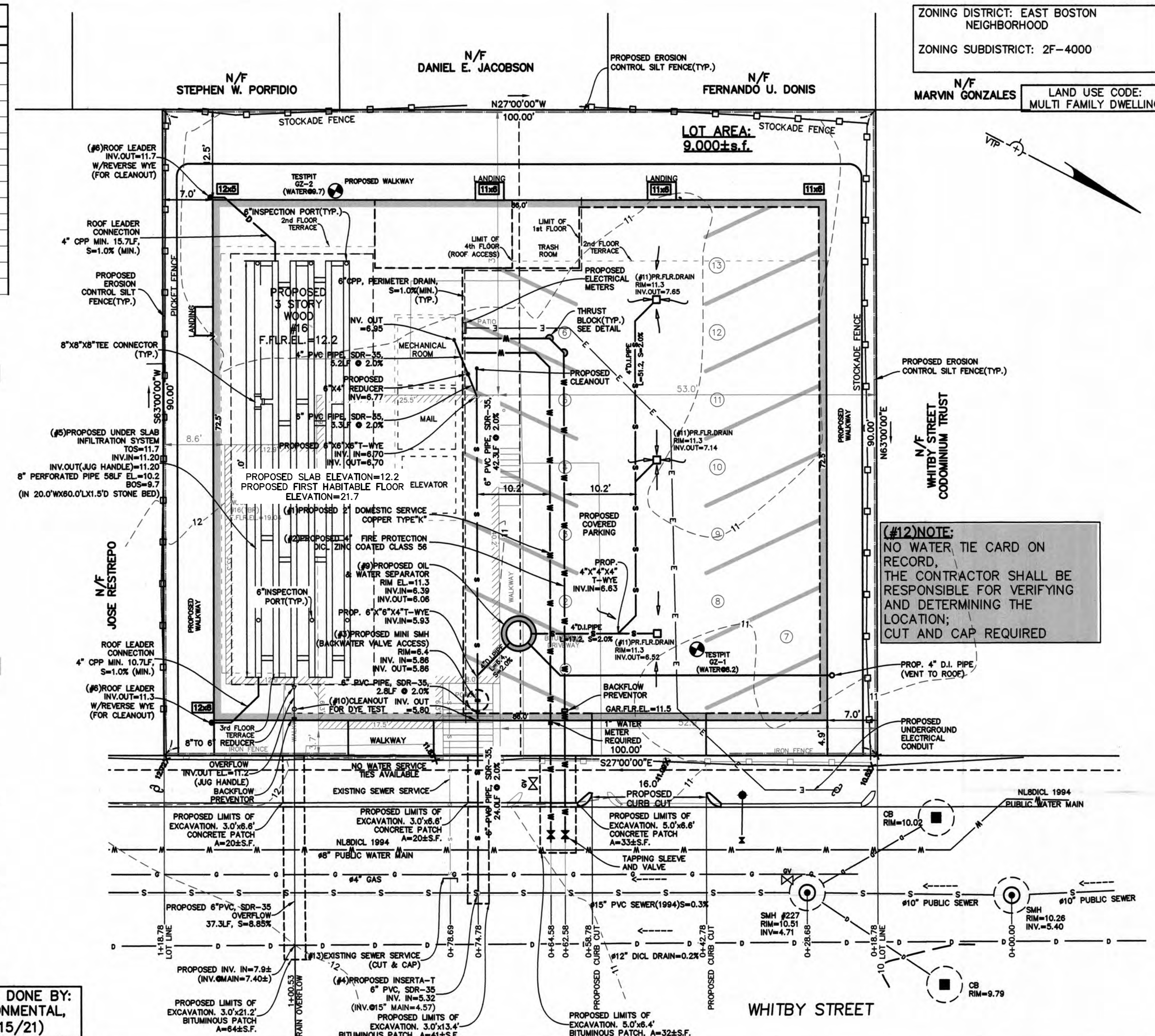
7,628.0 s.f. x 0.08 ft. = **= 610.24 c.f.** **0.0140 ac.-ft.**

Lot Area= 9,000.0 s.f.

STORAGE PROVIDED(UNDER SLAB TRENCH DRAIN)

Trench Volume:

	Trench dimensions		Stone depth	Volume	
	20.00'	x 60.00 ft. =	x 1.50 ft. =	1800.00 c.f.	
Pipe Volume: pipe diameter:	0.67 ft.	= 8.0 in.			
	Pipe section area=A=¶ R^2		0.3526 s.f.		
Length of perforated pipe		= 58.00 lf	V=L*A	= 20.45 c.f.	
Number of in stone trench:lines:		6		122.700 c.f.	**0.0028 ac.-ft.**
Stone volume= Trench volume - pipe volume		1800.00 c.f.	- 122.70 c.f.	= 1677.30 c.f.	
Stone porosity			30%		
Storage volume in stone		30% x	1677.30 c.f.	= 503.19 c.f.	**0.0116 ac.-ft.**
Total Volume provided in pipe and trench:		122.700 c.f.	+ 503.19 c.f.	**= 625.89 c.f.**	**0.0144 ac.-ft.**
	625.89 c.f.	>	**610.24 c.f.**	**therefor ok**	



ZONING DISTRICT: EAST BOSTON NEIGHBORHOOD

ZONING SUBDISTRICT: 2F-4000

LAND USE CODE: MULTI FAMILY DWELLING

BOSTON WATER AND SEWER USE ONLY

GENERAL NOTES:

1. PROPOSED USAGE: MULTY-FAMILY RESIDENCE(7 UNITS) BLDG. 14 BEDROOMS @ 110 GAL./BEDROOM = 1540
2. IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT A BACKWATER VALVE IS REQUIRED.
3. A DYE TEST SHALL BE PERFORMED BY A BWSC INSPECTOR PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE.
4. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATION OF THE BOSTON WATER AND SEWER COMMISSION AND THE CITY OF BOSTON DEPARTMENT OF PUBLIC WORKS.
5. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICE DEPARTMENT.

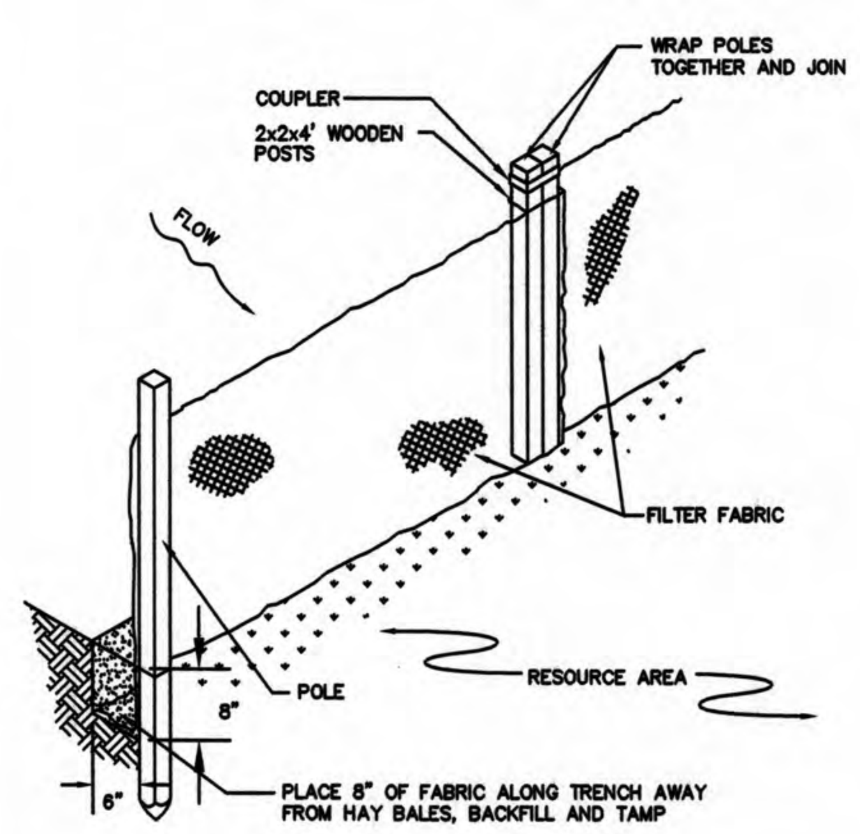
OWNER: 16 WHITBY STREET, LLC
ADDRESS:
ARCO
15 CYPRESS STREET
NEWTON, MA 02459
PHONE: 617-286-2726
EMAIL: LDIZGRANADOS@ARCOLLC.COM

INFORMATION REFERENCES:	
WATER: SEWER:	- BW+S NOTES
STREET:	WHITBY STREET
BENCHMARK:	SMH #227, RIM ELEV. 10.51 BOSTON CITY BASE (SEE PLAN FOR LOCATION) DATUM SHIFT -6.45 TO NAVD88

FEMA

DWELLING IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA "AE", AS DETERMINED FROM F.E.M.A. FLOOD INSURANCE FLOOD RATE MAP. FLOOD ELEVATION NAVD: 10 FEET

COMMUNITY PANEL NO. 25025C0019J DATED 3/16/2016



SILT FENCE
NOT TO SCALE

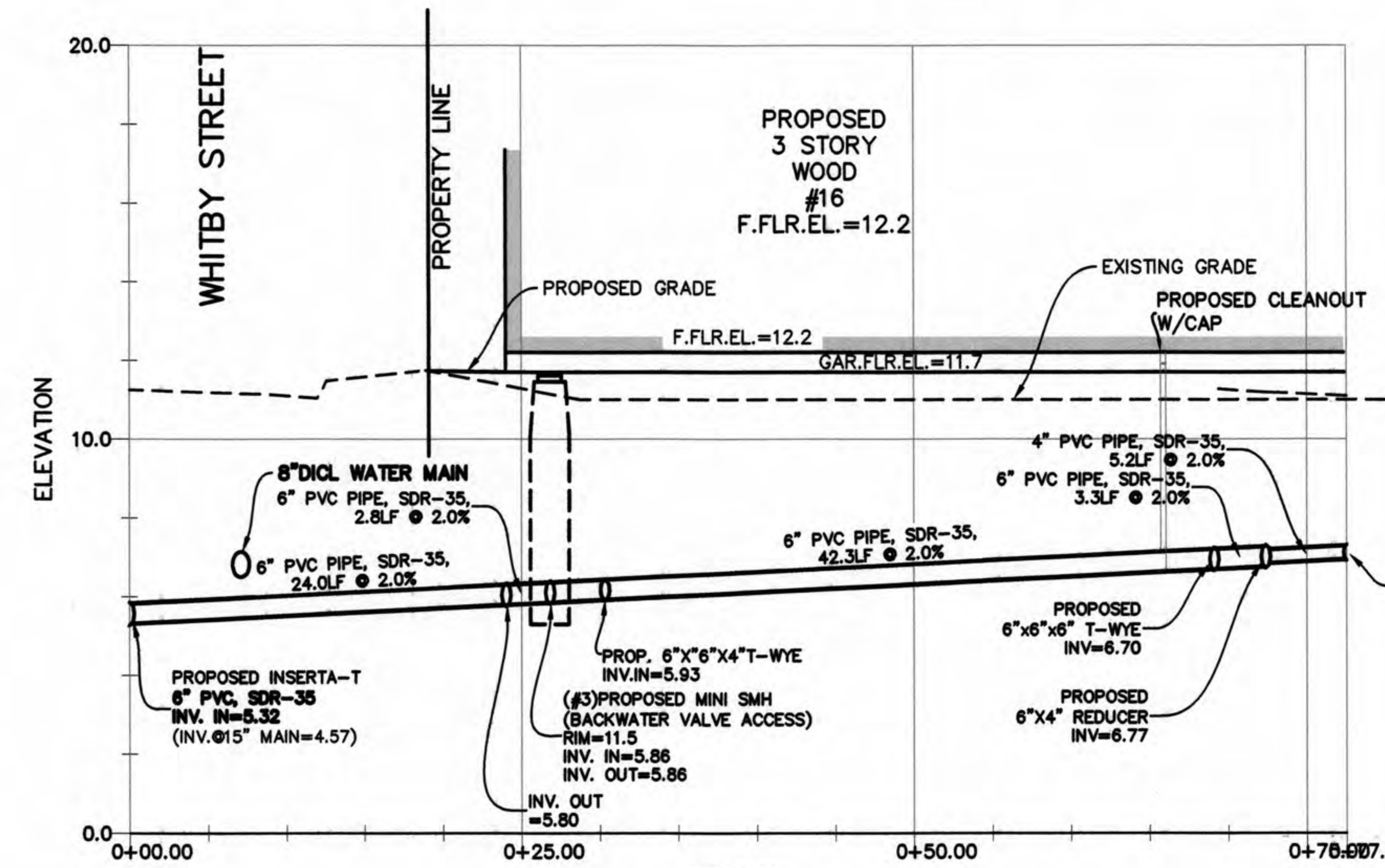
TESTPIT LOG DONE BY: GZA ENVIRONMENTAL, INC. (2/15/21)

GZ-1(EL.=11.0)
0-0.5' TOPSOIL
0.5'-2.0' CLAY SILT
2.0'-4.0' SILTY/GRAVELLY SAND
4.0'-12.5' SAND/GRAVEL
12.5'-21.0' SAND

2.8' GROUNDWATER(EL.8.2)
NO REFUSAL

GZ-2(EL.=11.0)
0-2.0' TOPSOIL
2.0'-4.0' POSSIBLE FILL
4.0'-7.0' PEAT
7.0'-12.5' CLAYEY SILT
12.5'-41.0' SILTY CLAY
41.0'-50.0' GLACIOMARINE

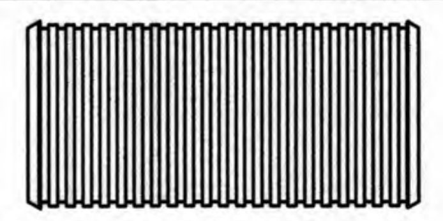
1.3' GROUNDWATER(EL.9.7)
NO REFUSAL



PROPOSED SEWER PROFILE
SCALE: HORIZ 1"=10'
VERT 1"=4'

DIG SAFE

EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES, CALL TOLL FREE 1-888-322-4844. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



ON SITE CORRUGATED PLASTIC PIPE (CPP)
(ADS N-12 ST IB (Soiltight) PIPE (per ASTM F2648)

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.

0 10 20 30 40
SCALE: 1" = 10'

TOPOGRAPHIC SITE PLAN
BOSTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #16 WHITBY STREET

SCALE: 1in.=10ft.

DATE: FEBRUARY 15, 2021;
REVISED: JUNE 4, 2021;
AUGUST 4, 2021;
AUGUST 16, 2021

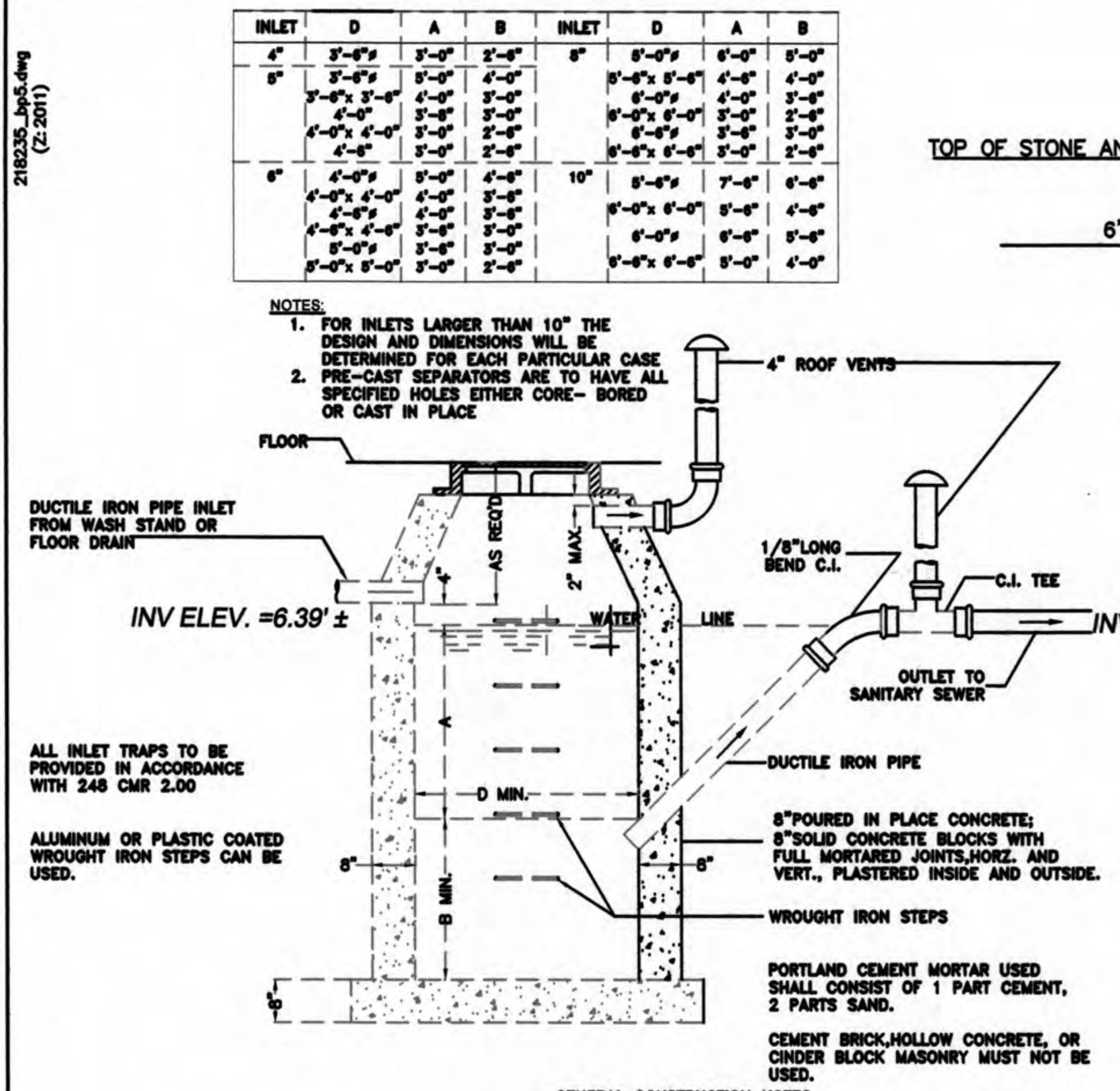
PROJECT: 218235

COBUCS # 1612547139549

SITE PLAN #21075

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 2



GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE,COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

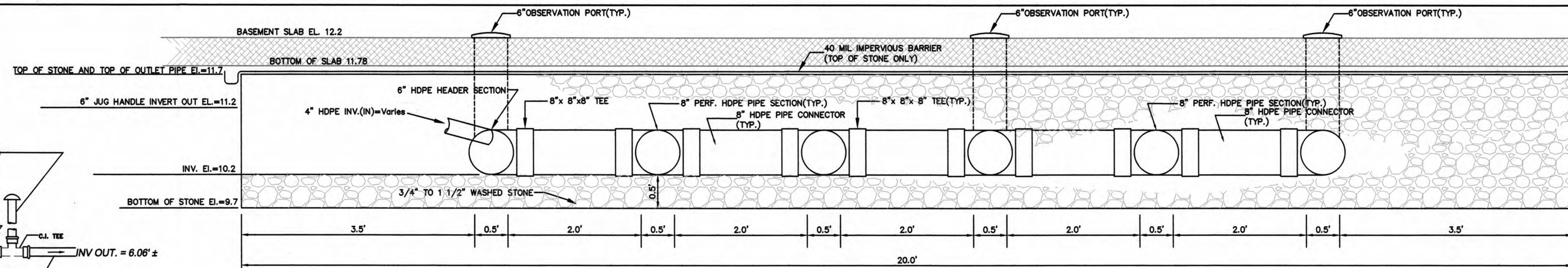
WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

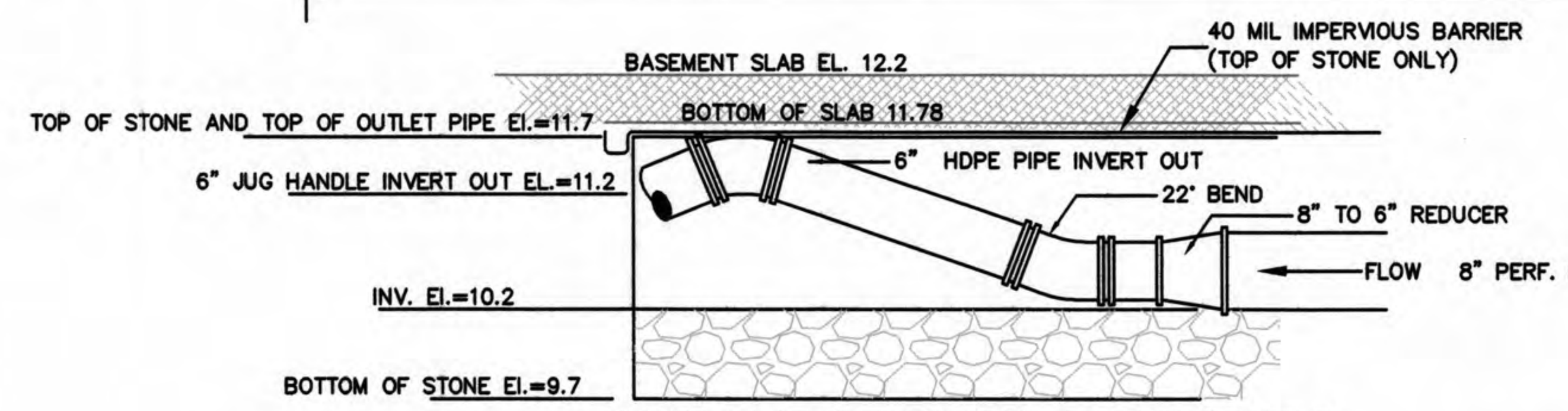
BOTH VENTS SHALL BE EXTENED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

OUTLET PIPE TO BE 45 DEGREE ANGLE.

APPROVED MDC OIL AND WATER SEPARATOR DETAIL

N.T.S.





UNDER SLAB INFILTRATION SYSTEM PROFILE JUG HANDLE OUTLET DETAIL

NTS

NOTE: SYSTEM INVERTS VARIES, SEE PLAN

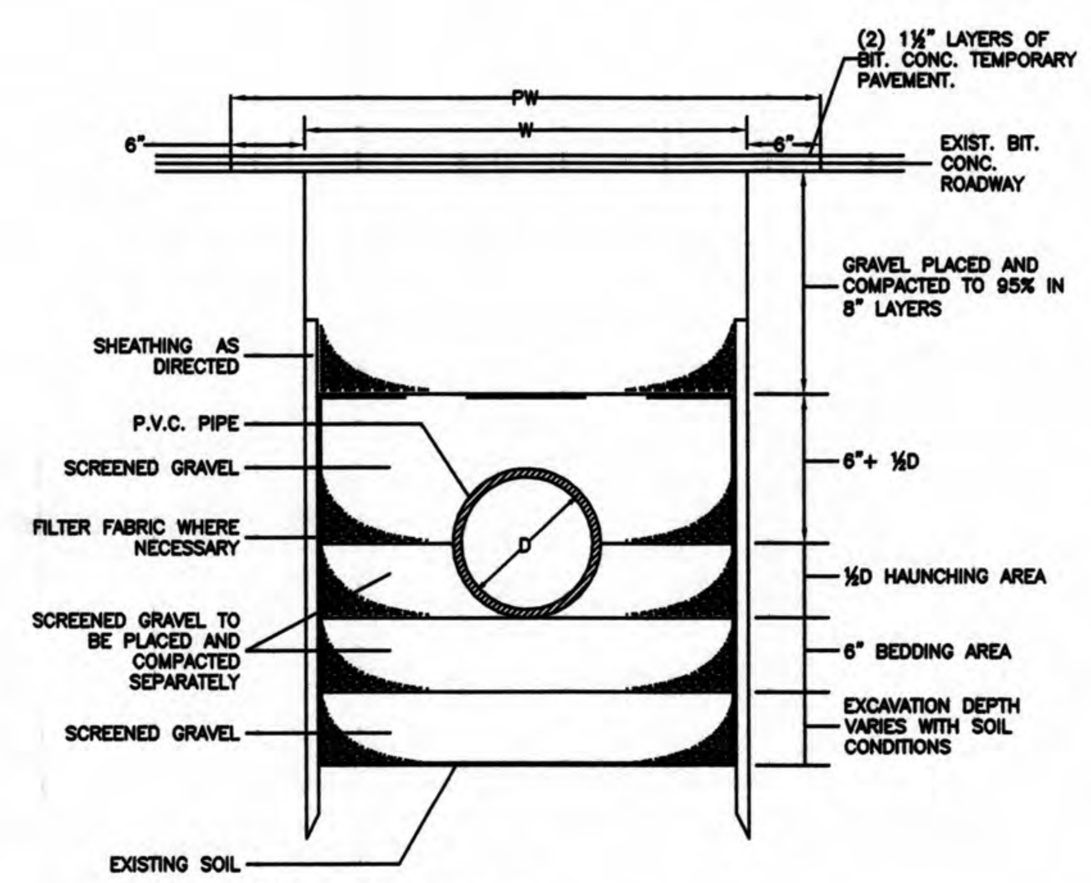
STORMWATER STORAGE/INFILTRATION SYSTEM

TYPICAL SECTION

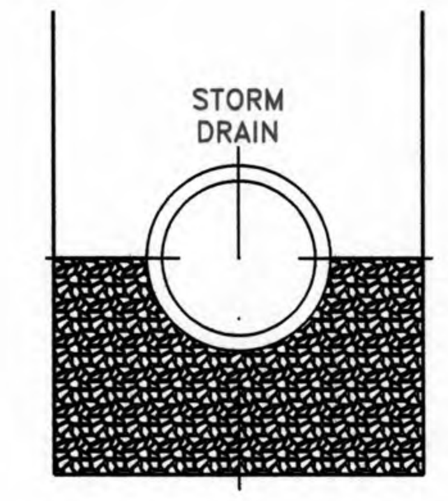
(See Plan For Elevations and Dimensions)

UNDER SLAB INFILTRATION SYSTEM CROSS SECTION

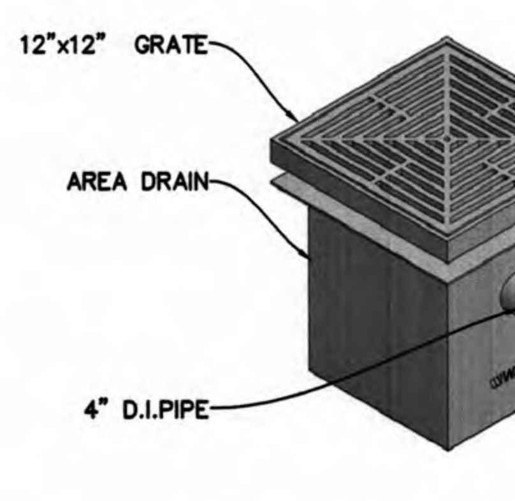
NTS



W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2' (3'-0"MIN.)
SHEATHED TRENCH: W = D+2'+ SHEATHING WIDTH: 4'-0"MIN. W/O WALERS 5'-0"MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2'+ [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX



CRUSHED STONE BEDDING 3/4"MIN.



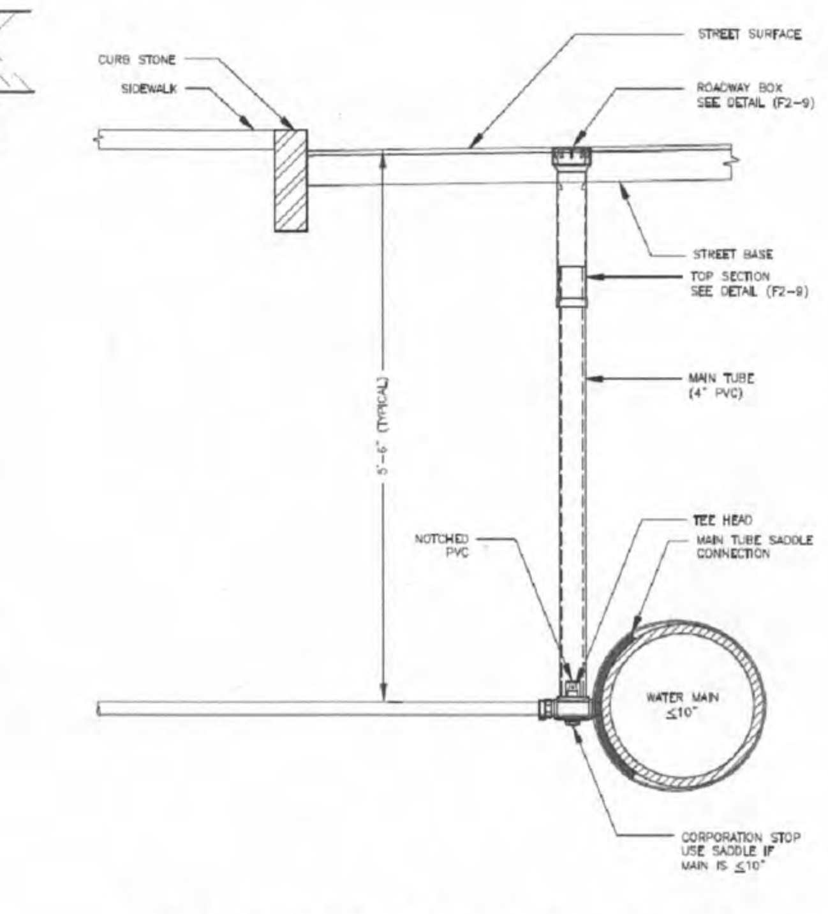
AREA DRAIN DETAIL

NOT TO SCALE

FIXTURE COUNT / FACTOR VALUE

			KITCHEN SINK HOT	KITCHEN SINK COLD	DISH WASHER HOT	DISH WASHER COLD	BATH SINK HOT	BATH SINK COLD	TOILET HOT	TOILET COLD	BATH TUB HOT	BATH TUB COLD	SHOWER HOT	SHOWER COLD	LAUNDRY CONNECT HOT	LAUNDRY CONNECT COLD
Level 1																
Utility	Spigot	6														
Utility	Sprinkler	1														
Utility	Irrigation System	1														
Level 2																
Building 1 Unit 1	Bathroom						3	3		2	2	2	2	2		
Unit 1	Kitchen		2	2	2											
Unit 1	Laundry														2	2
Unit 2	Bathroom						3	3		2	2	2	2	2		
Unit 2	kitchen		2	2	2											
Unit 2	Laundry														2	2
Unit 3	Bathroom						3	3		2	2	2	2	2		
Unit 3	kitchen		2	2	2											
Unit 3	Laundry															
Unit 4	Bathroom						3	3		2	2	2	2	2		
Unit 4	kitchen		1	1	1											
	laundry														2	2
Level 3																
Unit 5	Bathroom						3	3		2	2	2	2	2		
Unit 5	Kitchen		2	2	2											
Unit 5	Laundry														2	2
Unit 6	Bathroom						3	3		2	2	2	2	2		
Unit 6	kitchen		2	2	2											
Unit 6	Laundry														2	2
Unit 7	Bathroom						3	3		2	2	2	2	2		
Unit 7	kitchen		2	2	2											
Unit 7	Laundry														2	2
SUB-TOTAL		8	13	13	13	0	21	21	0	14	14	14	14	14	12	12
TOTAL FACTC.																183

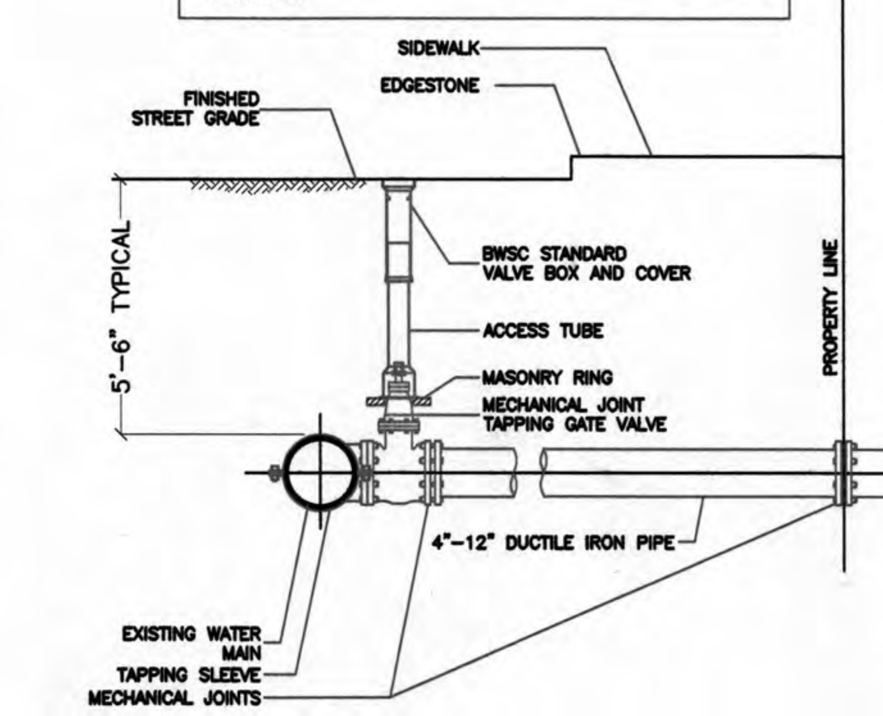
		TOTAL FACTOR VALUE	
		Multi Family Coefficient	0.35
Factor Value Multi Residential	0.35	Capacity Value =	183
from Table 3 (55.1-107.5)=		Requires 2.0" Domestic Service	64.05



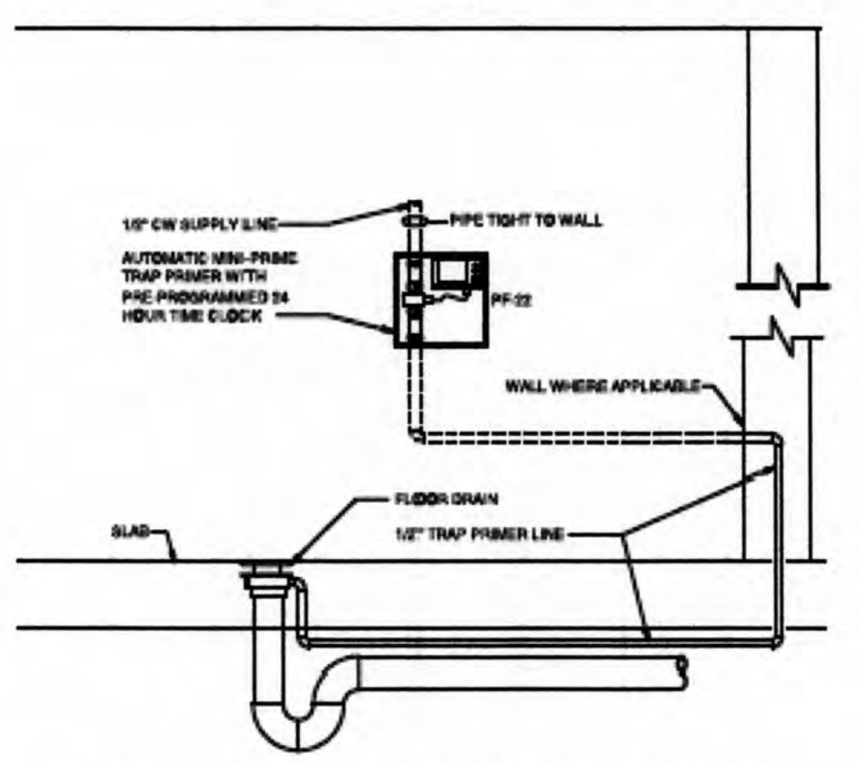
TYPICAL WATER CONNECTION FOR 1-1/2" AND 2" SERVICE PIPES TO 4"-10" WATER MAINS

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.

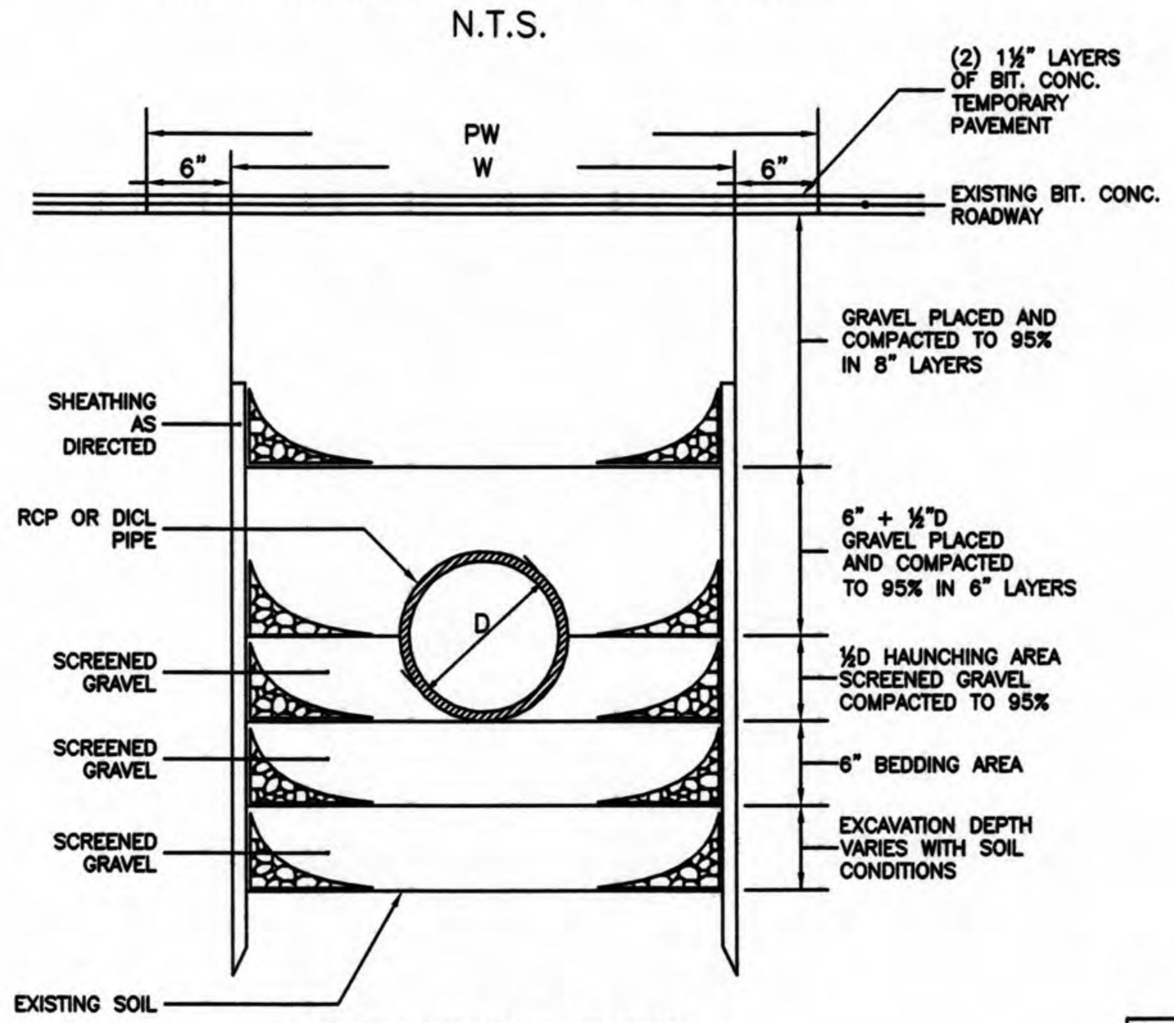


TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE



TYPICAL AUTOMATIC TRAP PRIMER (MINI-PRIME)INSTALLATION DETAIL

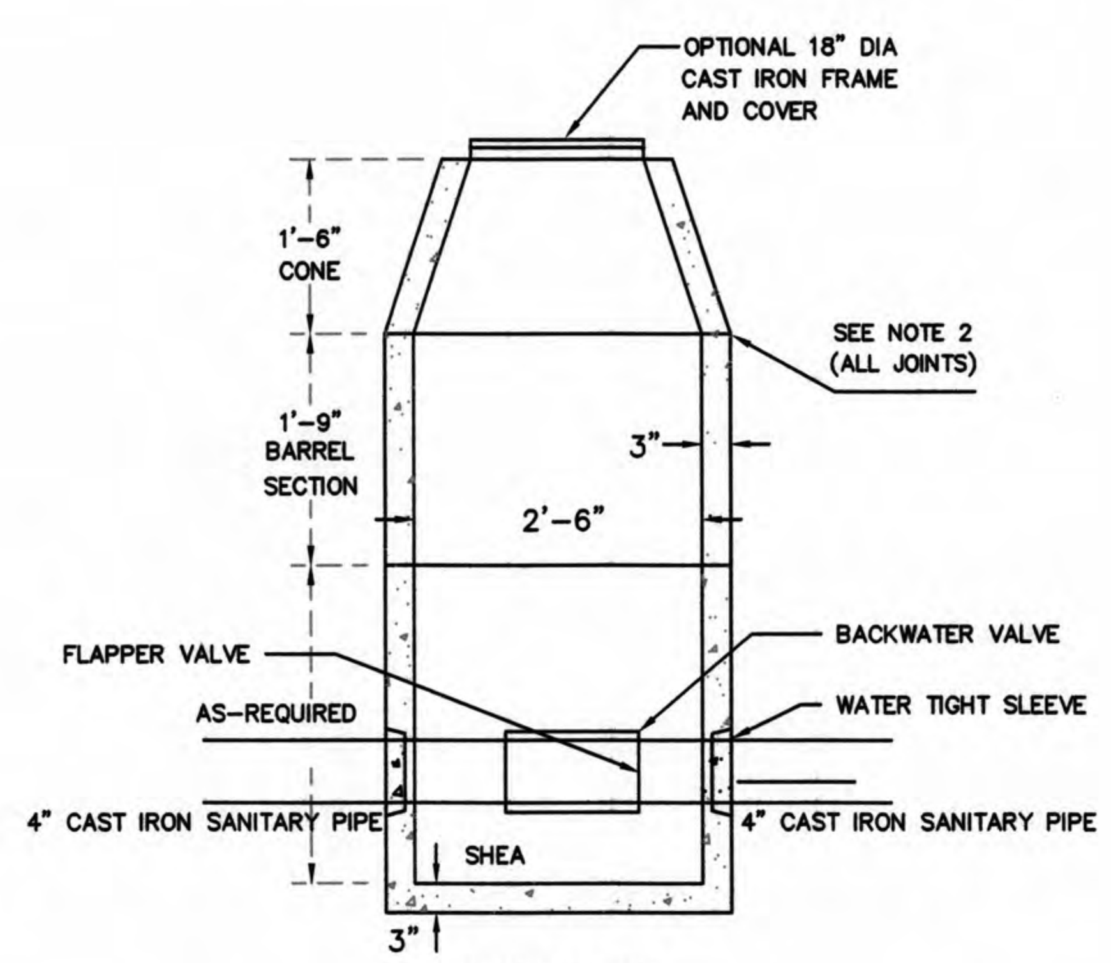
N.T.S.



TRENCH DETAIL FOR RCP OR DICL PIPE

SCALE: NOT TO SCALE

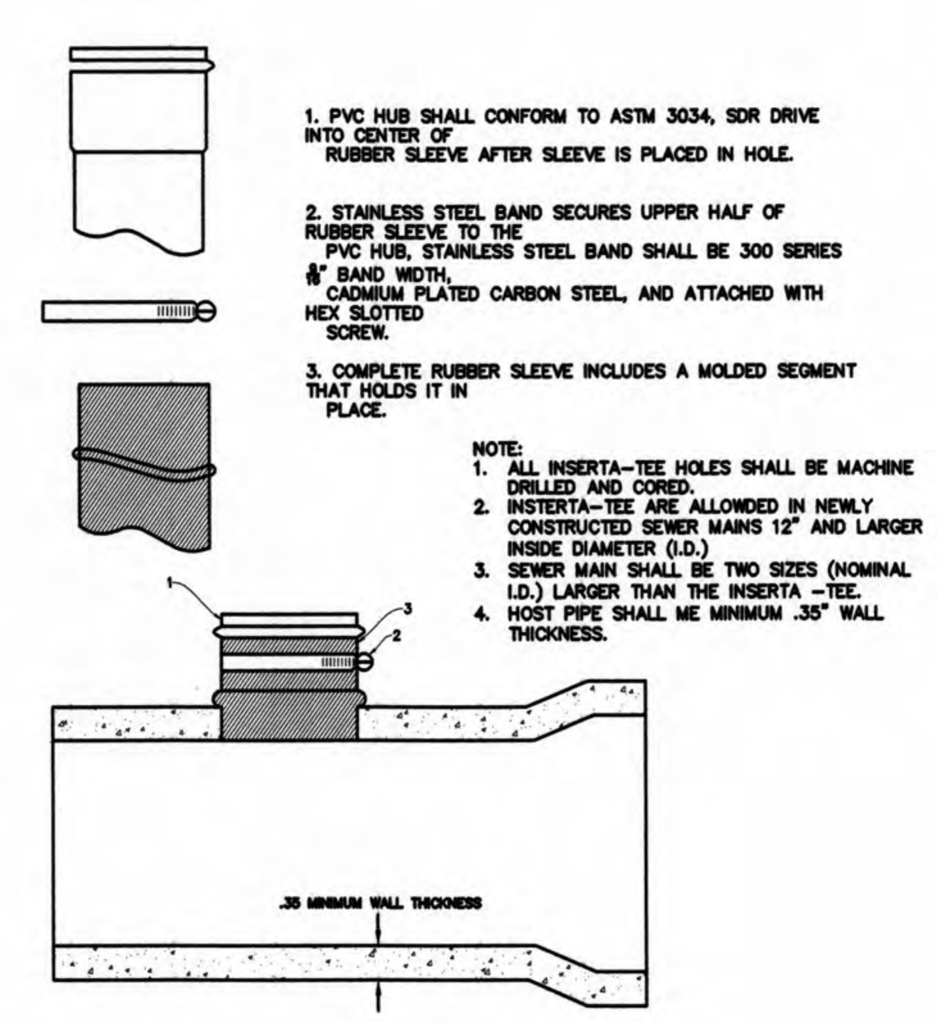
W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2'(3'-0" MIN.)
SHEATHED TRENCH: W = D+2'+SHEATHING WIDTH: 4'-2"MIN. W/O WALERS 5'-0" MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2' + [WALL SHIELD WIDTH± 8"] + 1' FOR TRENCH BOX



SECTION VIEW

30" MINI-SEWER MANHOLE W/BACKWATER VALVE ACCESS

NOT TO SCALE



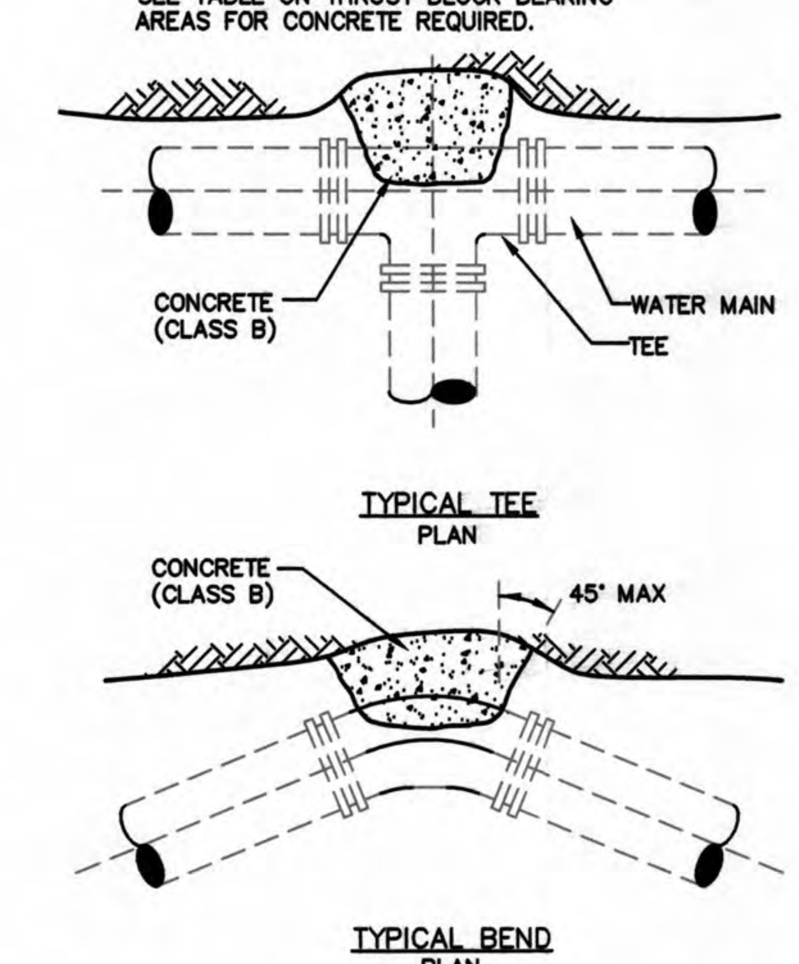
1. PVC HUB SHALL CONFORM TO ASTM 3034, SDR DRIVE INTO CENTER OF RUBBER SLEEVE AFTER SLEEVE IS PLACED IN HOLE.
2. STAINLESS STEEL BAND SECURES UPPER HALF OF RUBBER SLEEVE TO THE PVC HUB, STAINLESS STEEL BAND SHALL BE 300 SERIES 5/16" BAND WIDTH, CADMIUM PLATED CARBON STEEL, AND ATTACHED WITH HEX SLOTTED SCREW.
3. COMPLETE RUBBER SLEEVE INCLUDES A MOLDED SEGMENT THAT HOLDS IT IN PLACE.

NOTE:
1. ALL INSERTA-TEE HOLES SHALL BE MACHINE DRILLED AND CORED.
2. INSTERTA-TEE ARE ALLOWDED IN NEWLY CONSTRUCTED SEWER MAINS 12" AND LARGER INSIDE DIAMETER (I.D.)
3. SEWER MAIN SHALL BE TWO SIZES (NOMINAL I.D.) LARGER THAN THE INSERTA -TEE.
4. HOST PIPE SHALL ME MINIMUM .35" WALL THICKNESS.

INSERTA-TEE

(NOT TO SCALE)

SEE TABLE ON THRUST BLOCK BEARING AREAS FOR CONCRETE REQUIRED.



THRUST BLOCKING

NOT TO SCALE

TABLE OF BEARING AREAS IN SQ. FT. AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS*

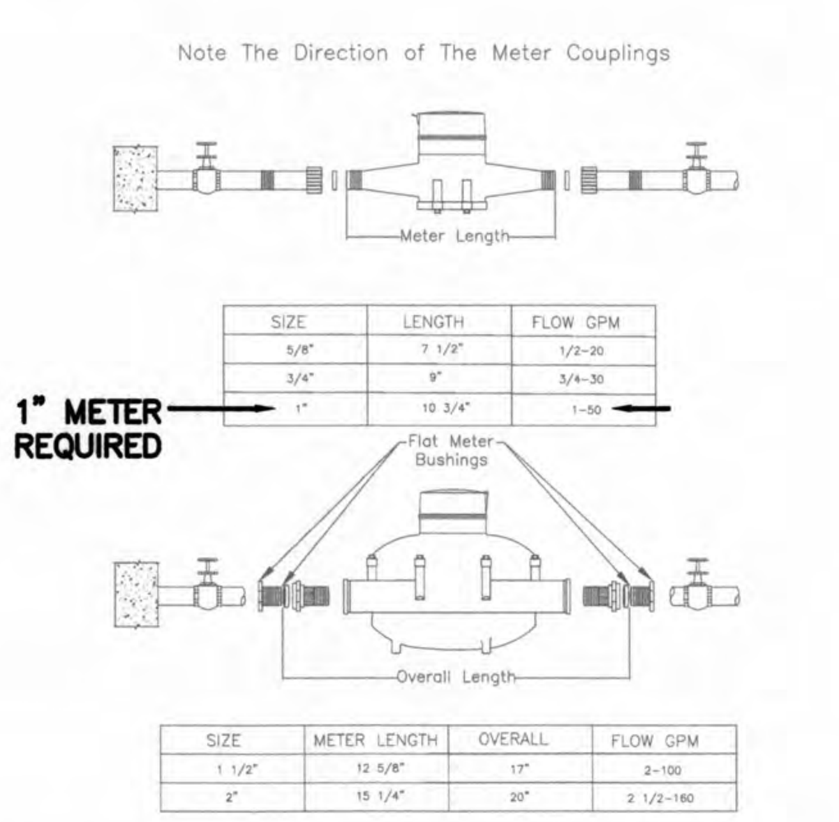
SIZE OF MAIN (IN.)	90° BEND	TEES & PLUGS	45° BEND
4	2	2	2
6	4	2.5	2
8	6	4	3
12	12	9	7
16	21	16	12
20	32	23	18
24	40	30	22

* TYPE OF SOIL IS MEDIUM CLAYEY 6 OR MORE BLOWS/FOOT, OR LOOSE GRANULAR. 9 OR MORE BLOWS/ FOOT. SOIL CONDITIONS OTHER THAN THOSE GIVEN WILL REQUIRE LARGER BEARING AREAS.

NOTES:
1. FOR FITTINGS WITH LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.
2. BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 P.S.F. AND INTERNAL WATER PRESSURE OF 150 P.S.I.G. JOINTS SHALL NOT BE ENCASED IN CONCRETE. BEARINGS AREAS MAY BE DISREGARED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND ROCK FACE.
3. THE CONTRACTOR SHALL SUBMIT 2-WEEKS IN ADVANCE OF PLACEMENT WORKING DRAWINGS FOR EACH THRUST BLOCK TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

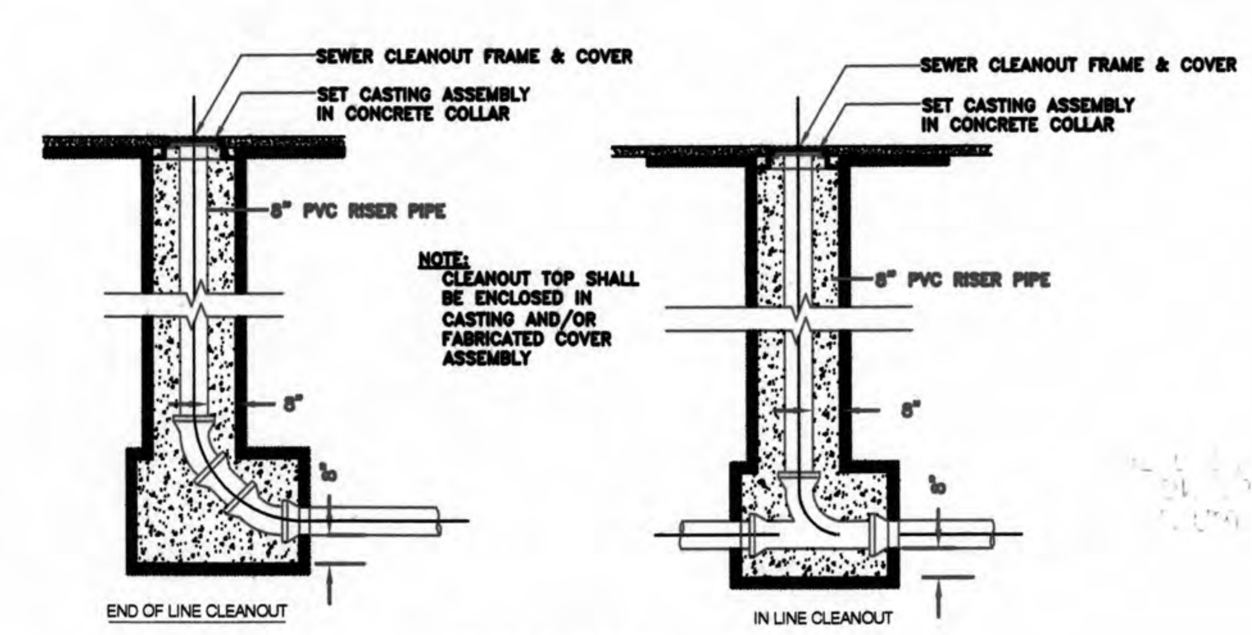
THRUST BLOCK BEARING FOR WATER MAIN

NOT TO SCALE



INSTALLATION OF WATER METERS (5/8" - 2")

NOT TO SCALE



SEWER CLEANOUT

NOT TO SCALE

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.

DETAIL SHEET
BOSTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #16 WHITBY STREET

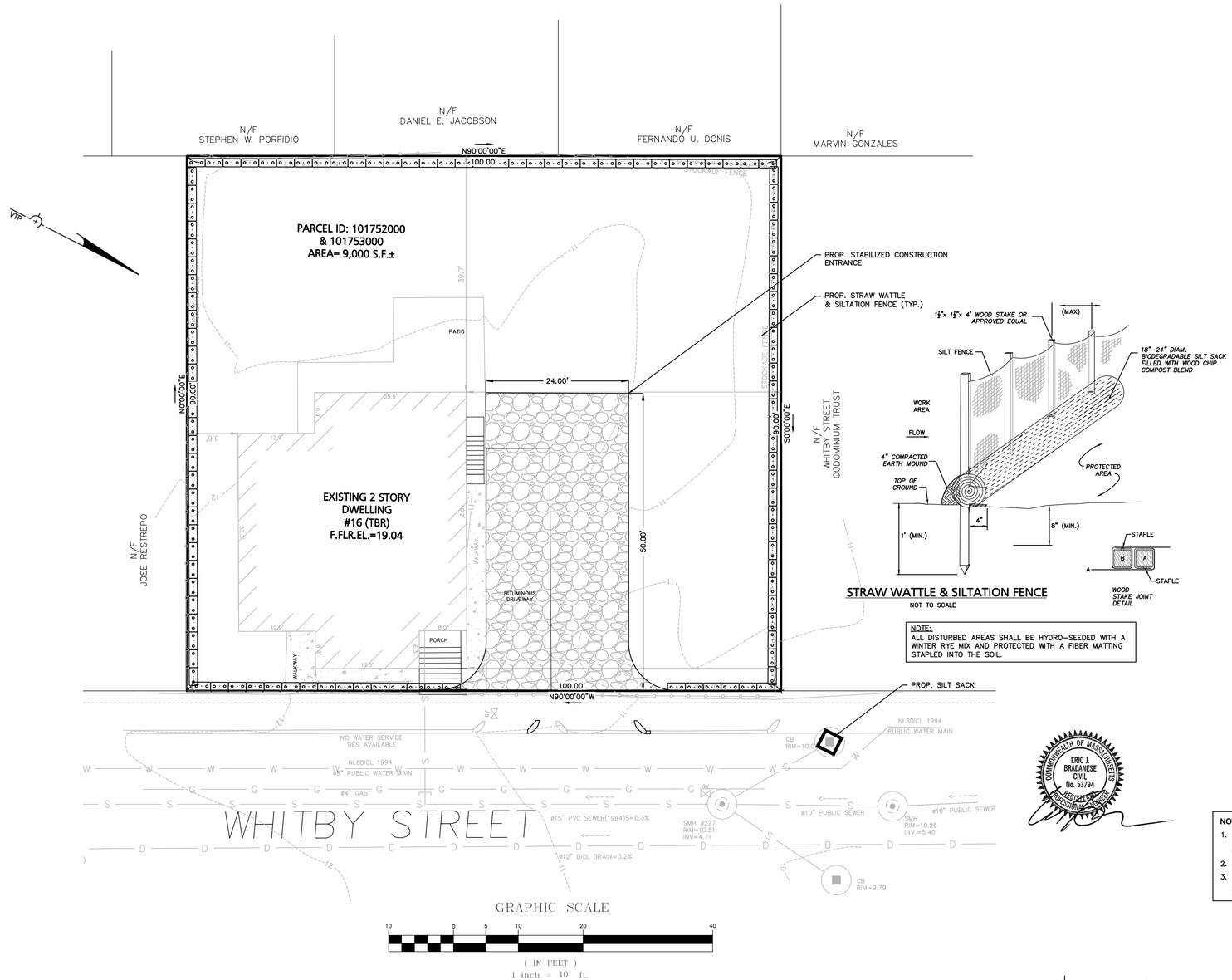
SCALE: 1in.=10ft. DATE: FEBRUARY 15, 2021
REVISED: JUNE 4, 2021; AUGUST 4, 2021; AUGUST 16, 2021

PROJECT: 218235

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 2 OF 2

218235_bp5.dwg (2:2011)



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND - EROSION CONTROL PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING CONTOUR	41
EXISTING SEWER LINE	S S
EXISTING WATER LINE	W W
EXISTING GAS LINE	G G
EXISTING DRAIN LINE	D D
EXISTING SEWER MANHOLE	
EXISTING CATCH BASIN	
PROPOSED STRAW WATTLES	

GENERAL NOTES

OWNER OF RECORD: Arco LLC
15 Cypress St, #301
Boston, MA 02459

DEED REFERENCE: BOOK 60335, PAGE 55

PARCEL IDs: 101752000 & 101753000

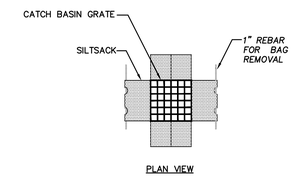
EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY VTB ASSOCIATES, INC. LAND SURVEYORS ON FEBRUARY 9, 2021.

DATUM REFERENCE: BOSTON CITY BASE

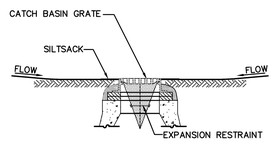
ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP No. 25025C0019J, DATED MARCH 16, 2016, THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE AE (ELEV. 10 NAVD88, 16.45 BCB).

STRAW WATTLE & SILTATION FENCE
NOT TO SCALE

NOTE:
ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED WITH A WINTER RYE MIX AND PROTECTED WITH A FIBER MATTING STAPLED INTO THE SOIL.



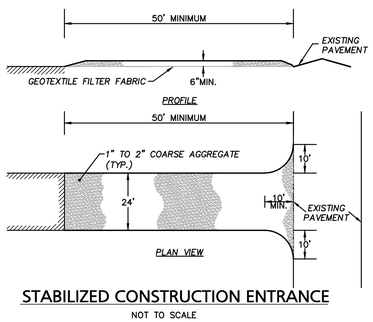
PLAN VIEW



SECTION VIEW

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

SILTSACK SEDIMENT TRAP
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

COMMONWEALTH OF MASSACHUSETTS
ERIC J. BRADANESE
CIVIL
No. 53794
REGISTERED PROFESSIONAL ENGINEER

DESCRIPTION OF REVISION	DATE

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET - 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

PREPARED BY:

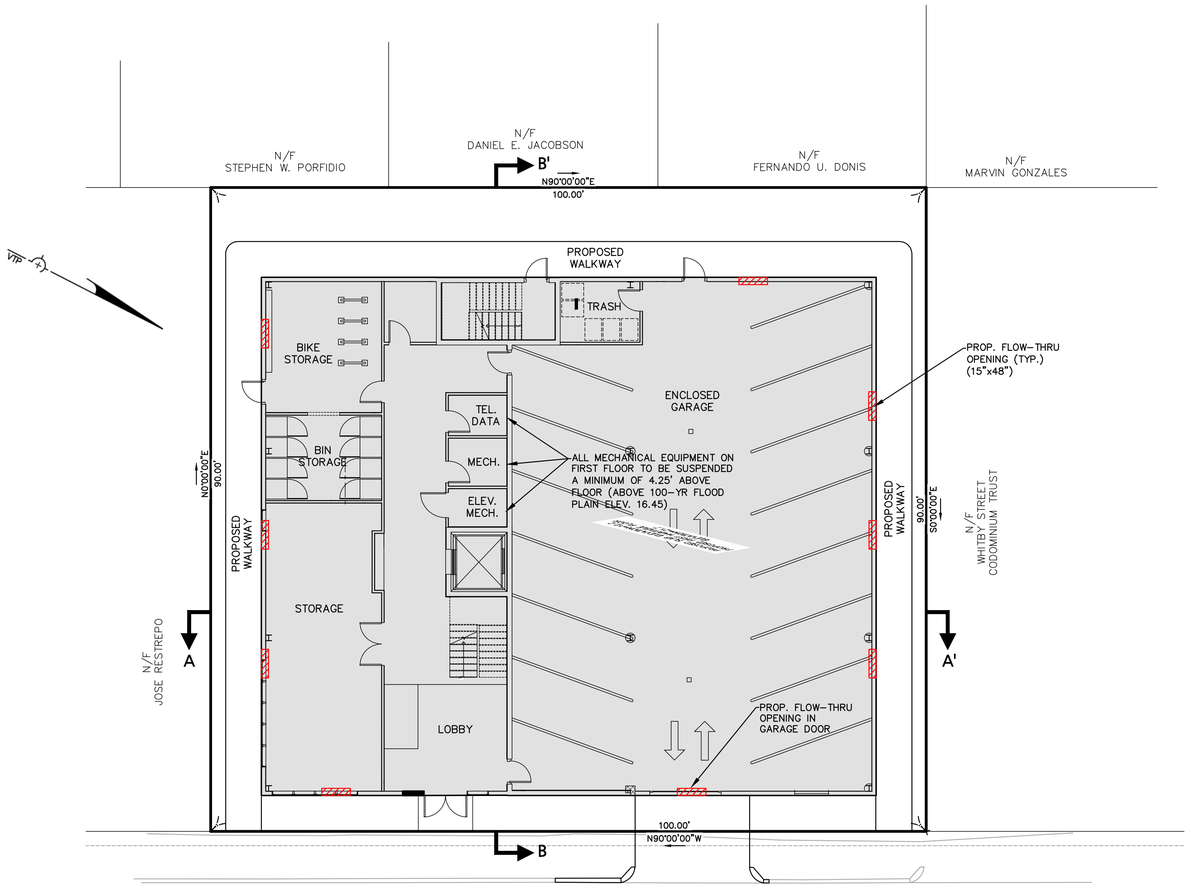
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street 1950 Lafayette Road
Saugus, MA 01906 Portsmouth, NH 03801
Tel: (781) 231-1349 Tel: (603) 610-7100
Fax: (781) 417-0020 Fax: (603) 610-7101

PROJECT: Plan of Land
16 Whitby Street
Boston, Massachusetts

PROJECT #: 21-78801 | DATE: August 16, 2021
SCALE: As Noted | DWG FILE NAME: 21-78801.DWG
DESIGN BY: Ines Greenway | CHECKED BY: Richard A. Salvo, P.E.

OWNER / APPLICANT:
Arco LLC
15 Cypress Street, #301
Newton, MA 02459

DWG. NO. C-1
DRAWING TITLE: Erosion Control Plan

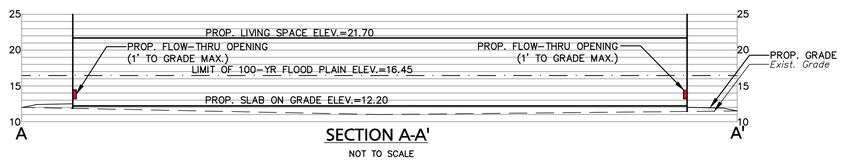


WHITBY STREET

GRAPHIC SCALE

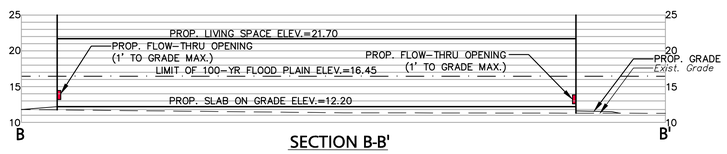
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



SECTION A-A'

NOT TO SCALE



SECTION B-B'

NOT TO SCALE

LEGEND - FLOW THRU FOUNDATION FIGURE	
PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED FLOW-THRU FOUNDATION	

GENERAL NOTES

OWNER OF RECORD: Arco LLC
15 Cypress St, #301
Boston, MA 02459

DEED REFERENCE: BOOK 60335, PAGE 55

PARCEL IDs: 101752000 & 101753000

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY VTB ASSOCIATES, INC. LAND SURVEYORS ON FEBRUARY 9, 2021.

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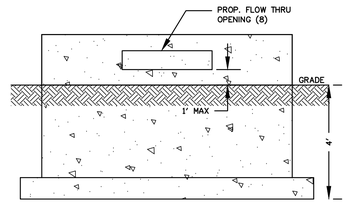

FLOW THROUGH FOUNDATION DETAIL

NOT TO SCALE

REQUIRED FLOW THROUGH OPENINGS:
REQUIRED: 1in OF OPENING PER 1 S.F. OF ENCLOSURE
ENCLOSURE= 6,220 S.F.
OPENINGS: 15"x48" = 720 in² PER OPENING
9 OPENINGS x 720 in²/OPENING = 6,480 in²

6,480 PROVIDED > 6,220 REQUIRED

COMMONWEALTH OF MASSACHUSETTS
ERIC J. BRADANESE
CIVIL
No. 53794
REGISTERED PROFESSIONAL ENGINEER

DESCRIPTION OF REVISION | DATE

VTP ASSOCIATES INC.
LAND SURVEYORS . CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

PREPARED BY:
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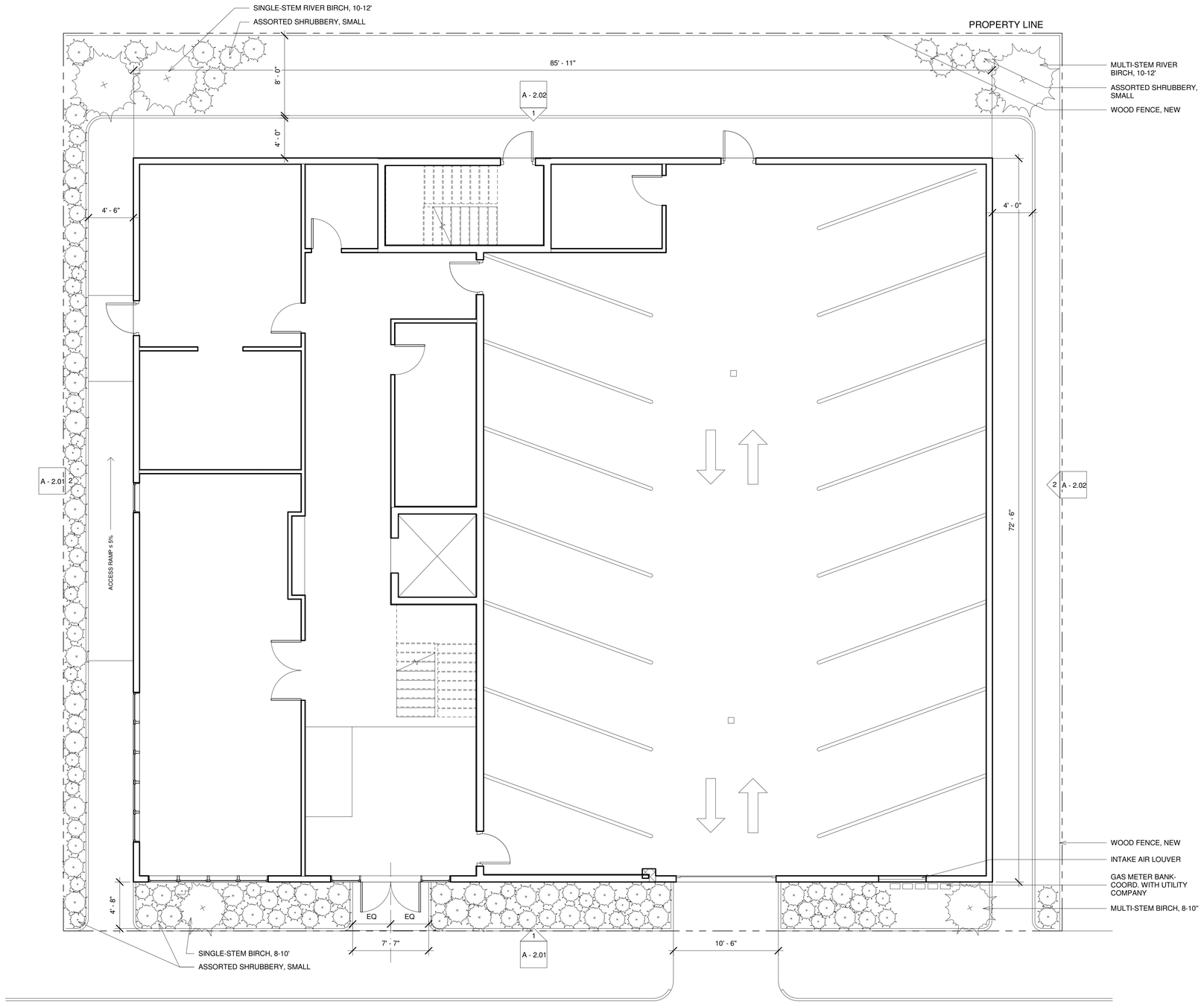
PROJECT: Plan of Land
16 Whitby Street
Boston, Massachusetts

DATE: August 16, 2021
PROJECT #: 21-78801
SCALE: As Noted
DWG FILE NAME: 21-78801.DWG
CHECKED BY: Richard A. Salvo, P.E.
DESIGN BY: Ines Greenway

OWNER / APPLICANT:
Arco LLC
15 Cypress Street, #301
Newton, MA 02459

DRAWING TITLE: Flow-Thru Foundation Figure

DWG. NO. C-2



1 SITE PLAN
3/16" = 1'-0"

SITE PLAN

Project number
Date
Drawn by
Checked by

Project Number
10/7/2021
JE
LD

A - 1.00

Scale 3/16" = 1'-0"

BUILDING PERMIT SET

Revision No.	Description	Date

16 WHITBY ST

EAST BOSTON, MA

REGISTERED ARCHITECT
RONALD F. JAREK
No. 4653
NEWTON, MASS.
COMMONWEALTH OF MASSACHUSETTS

STAMP

arco design+build

15 Cypress St.
Suite 301
Newton Center, MA 02459

Phone: (617) 286-2726
Fax: (617) 467-4500

www.arcollc.com