



Pier 1 - Tallship Caledonia at Eastie Landing

East Boston, Massachusetts

Notice of Intent

March 2, 2022

revised March 4, 2022

submitted to

Boston Conservation Commission

submitted by **Navy Yard Hospitality Group LLC**

prepared by **Fort Point Associates, Inc., A Tetra Tech Company**

in association with

Greater Boston Survey and Engineering

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NOI WETLAND FEE TRANSMITTAL FORM

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WPA FORM 3 - APPLICATION FORM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

Important:

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



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

A. General Information

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

Pier 1, 29 Marginal Street
a. Street Address

East Boston
b. City/Town

02128
c. Zip Code

Latitude and Longitude:
42*21'53.11 N
d. Latitude

71*02'26.0 W
e. Longitude

0104446010
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

C. Charles
a. First Name

Larner III
b. Last Name

Navy Yard Hospitality Group LLC
c. Organization

197 Eighth Street, Suite 2000
d. Street Address

Charlestown
e. City/Town

MA
f. State

02129
g. Zip Code

813-785-5446
h. Phone Number

i. Fax Number

charlie@navyyardhospitality.com
j. Email Address

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

a. First Name

b. Last Name

Massachusetts Port Authority
c. Organization

One Harborside Drive, Suite 200s
d. Street Address

East Boston
e. City/Town

MA
f. State

02128
g. Zip Code

617-568-5000
h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Katie
a. First Name

Moniz
b. Last Name

Fort Point Associates, Inc
c. Company

31 State Street, 3rd Floor
d. Street Address

Boston
e. City/Town

MA
f. State

02109
g. Zip Code

617-357-7044 x209
h. Phone Number

i. Fax Number

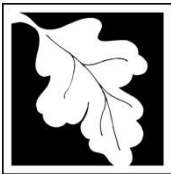
kmoniz@fpa-inc.com
j. Email address

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

\$1,612.50
a. Total Fee Paid

\$487.50
b. State Fee Paid

\$1,125 (Boston fee)
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project, first operational Summer 2021 and anticipated to reopen for seasonal use in May 2022, involves exterior food service, installation of repurposed storage containers for retail & food service use, and creation of entertainment space on the pier; a floating restaurant on an adjacent docked tallship; utility work to service the project, and limited valet parking on Pier One in East Boston.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

| | |
|-----------|---------------------------------------|
| Suffolk | |
| a. County | b. Certificate # (if registered land) |
| 6529 | 538 |
| c. Book | d. Page Number |

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|--|-----------------------------|-------------------------------|
| a. <input type="checkbox"/> Bank | 1. linear feet | 2. linear feet |
| b. <input type="checkbox"/> Bordering Vegetated Wetland | 1. square feet | 2. square feet |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | 1. square feet | 2. square feet |
| | 3. cubic yards dredged | |

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

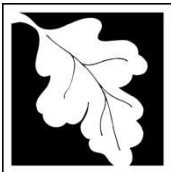
| | | |
|----------------------|-------------------------------|--|
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |
|----------------------|-------------------------------|--|

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

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

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

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



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

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

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

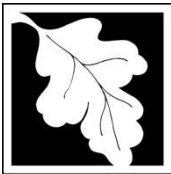
| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|--|---|--|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | |
| b. <input type="checkbox"/> Land Under the Ocean | _____ | |
| | 1. square feet | |
| | _____ | |
| | 2. cubic yards dredged | |
| c. <input type="checkbox"/> Barrier Beach | Indicate size under Coastal Beaches and/or Coastal Dunes below | |
| d. <input type="checkbox"/> Coastal Beaches | _____ | _____ |
| | 1. square feet | 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | _____ | _____ |
| | 1. square feet | 2. cubic yards dune nourishment |
| | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
| f. <input type="checkbox"/> Coastal Banks | _____ | |
| | 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | _____ | |
| | 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | _____ | _____ |
| | 1. square feet | 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds | _____ | |
| | 1. square feet | |
| | _____ | |
| | 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | _____ | |
| | 1. square feet | |
| k. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above | |
| | _____ | |
| | 1. cubic yards dredged | |
| l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage | 118,425 | |
| | _____ | |
| | 1. square feet | |

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

| | |
|-----------------------|------------------------------|
| _____ | _____ |
| a. square feet of BVW | b. square feet of Salt Marsh |

5. Project Involves Stream Crossings

| | |
|-----------------------------------|---|
| _____ | _____ |
| a. number of new stream crossings | b. number of replacement stream crossings |



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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**

- 2021 _____
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*

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

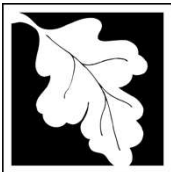
- Assessor's Map or right-of-way plan of site

- 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 <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

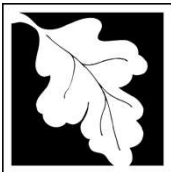
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

See Attachment A: Supplemental Information, Section 1.8 NOI Plan List

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

159

2. Municipal Check Number

February 28, 2022

3. Check date

250

4. State Check Number

February 28, 2022

5. Check date

Tall Ship Restaurant, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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2/25/22

3. Signature of Property Owner (if different)

4. Date

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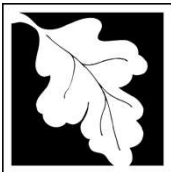
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Katie T. Moniz

5. Signature of Representative (if any)

February 28, 2022

6. Date

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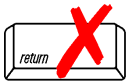
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**NOI WETLAND FEE
TRANSMITTAL FORM**



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A. Applicant Information

1. Location of Project:

Pier 1, 29 Marginal Street
 a. Street Address
 Boston
 b. City/Town
 250
 c. Check number
 \$487.50 (State WPA Fee)
 d. Fee amount

2. Applicant Mailing Address:

C. Charles
 a. First Name
 Larner III
 b. Last Name
 Navy Yard Hospitality Group LLC
 c. Organization
 197 Eighth Street, Suite 2000
 d. Mailing Address
 Charlestown
 e. City/Town
 MA
 f. State
 02129
 g. Zip Code
 813-785-5446
 h. Phone Number
 i. Fax Number
 charlie@navyyardhospitality.com
 j. Email Address

3. Property Owner (if different):

a. First Name
 b. Last Name
 Massachusetts Port Authority
 c. Organization
 One Harborside Drive, Suite 200s
 d. Mailing Address
 East Boston
 e. City/Town
 MA
 f. State
 02128
 g. Zip Code
 617-568-500
 h. Phone Number
 i. Fax Number
 j. Email Address

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

B. Fees

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

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

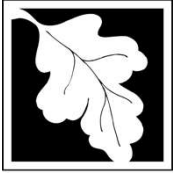
Step 2/Number of Activities: Identify the number of each type of activity.

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

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

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

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



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 2b: Parking lot | 1 | \$500.00 | \$500.00 |
| Category 2j: any other activity not in Category 1, 3, 4, 5 or 6 | 1 | \$500.00 | \$500.00 |
| | | | |
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| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Step 5/Total Project Fee: | | | \$1,000.00 |

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------------------|
| Total Project Fee: | \$1,000.00 |
| State share of filing Fee: | \$487.50 |
| City/Town share of filing Fee: | \$1,125.00 (Boston fee) |
| | a. Total Fee from Step 5 |
| | b. 1/2 Total Fee less \$12.50 |
| | 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.)

ATTACHMENT A

SUPPLEMENTAL INFORMATION

ATTACHMENT A: SUPPLEMENTAL INFORMATION

1.1 OVERVIEW

Navy Yard Hospitality Group LLC (the “Applicant”) is seeking authorization for the as-built condition with enhanced perimeter stormwater management of the western portion of Pier 1 in East Boston (the “Project Site”). Work completed in 2021 for the as-built seasonal use condition involved exterior food service, placement of repurposed storage containers for retail and food service use, and creation of entertainment space on Eastie Landing; a floating restaurant on an adjacent docked tallship; utility work to service the project; and limited valet parking on Pier 1 in East Boston (the “Project”). Synthetic silt sock devices are proposed along the perimeter of the pier for stormwater management. First operational in July 2021, the Applicant anticipates reopening in the seasonal period from May through November 2022.

The Applicant is submitting a Notice of Intent (NOI) to the City of Boston Conservation Commission for work on the surface of Pier 1 within the Land Subject to Coastal Storm Flowage (LSCSF) wetland resource area, which is protected under the Massachusetts Wetlands Protection Act (WPA). Property abutters have been notified per the WPA Regulations (see Attachment B: Notification).

1.2 EXISTING CONDITIONS

Pier 1 full pier is an approximately 235,977 square foot (sf) (5.4-acre) impervious concrete surface supported by approximately 2,000 pilings. A total of 22 bollards are approximately equally spaced along the seaward perimeter of the full pier. The existing pier projects into Boston Harbor and abuts the recently constructed “Portside at East Pier” residential development and runs parallel to East Pier Drive (see Figure 1: Locus Map and Figure 2: Aerial View and Existing Conditions Photograph Key Plan).

The Project Site is located on the western portion of Pier 1. Pier 1 is owned by the Massachusetts Port Authority (“Massport”) and was leased to the Roseland Residential Trust (“Roseland”) when the work was completed. Roseland sub-leased the Project Site to the Applicant until early 2022. Massport currently anticipates executing a lease directly with the Applicant for a four-year term in early 2022.

Except for periodic parking for construction workers of projects nearby, the Project Site was largely vacant prior to the Applicant entering into the sub-lease with Roseland.

The existing topography is such that the stormwater flows across the pier in a sheet flow manner towards the north and south edges, and then flows into the Boston Harbor. The pier does not have drainage structures. Existing grades range from high point of 11.63 (18.09 Boston City Base (BCB)) near the center of the pier to 10.00 NAVD88 (16.46 BCB)

at the southwestern corner of the pier. See Figure 3: As-Built Concrete Deck Plan. The Project Site is located within the Federal Emergency Management Agency (FEMA) Flood Zone AE, Elevation (El.) 12 NAVD88 (18.46 BCB) and adjacent to Flood Zone VE, El. 13 NAVD88 (19.46 BCB) according to the most recent FEMA Flood Insurance Rate Map (FIRM) No. 25025C0081J, dated March 16, 2016 (see Figure 4: FEMA Flood Insurance Rate Map 25025C0081J).

Prior to the completion of the work, there were no existing potable water and sewer facilities located on the pier. When East Pier Drive was constructed in 2016-2017, future water, sewer, and drain service connections were installed to the Pier 1 site to accommodate previously approved future development and construction of additional buildings. These service connections were installed from the public lines in the street and through the new concrete bulkhead wall adjacent to Pier 1.

See Figures 5-7 for Existing Conditions Photographs.

1.3 PROJECT DESCRIPTION

This Project is a novel use to temporarily activate Pier 1 in the seasonal period from May through November. The Applicant repurposed the western half of Pier 1 into an active seasonal use to allow the public to dine, shop, and explore this waterfront space. The existing pile-supported concrete pier was not disturbed/modified or excavated. See Attachment E: Project Plan.

The western half of the pier (approximately 1.35 acres), repurposed as “Eastie Landing,” includes a collection of food trucks, temporary retail pop-up uses in modified shipping containers, a turf lawn gathering area, mobile public restrooms, a temporary entertainment stage, temporary lighting, and other amenities. All temporary structures, including steel shipping containers, turf lawn, and seating areas, were placed on top of the concrete deck. Appropriate hold-down anchors have been installed on each shipping container, electrical support, and lighting post to safeguard public safety and ensure the temporary structures and equipment are secure during storm events. Unsecured items, such as furniture and games, are placed into 40-foot storage containers on-site in advance of storm events and for off-season storage.

The Tallship Caledonia, approximately 197-feet long and 30-feet wide, was docked along the southwestern portion of the pier in November 2020 and serves as a venue for an oyster bar-themed restaurant with seating for approximately 300 persons. The Project included the installation of an ADA-accessible gangway system to provide access to the docked tallship. The mooring configuration uses eight mooring lines fastened to six bollards along the northwestern portion of the pier. A structural capacity analysis of the pier’s mooring elements was conducted.

Permanent electrical service connection work, which required elevating the power lines using a utility support structure from one side of the pier to the other, was completed June

2021 and approved by electrical inspectors. Water and sewer utility connections were installed in May and June 2021. A temporary water meter and water connection were installed for approximately two weeks before switching to a permanent connection and meter. The existing stubs for future water and sewer service connections protruding from the concrete pier bulkhead along the property line were used to provide water and sewer service connections. Installation included 2" potable water connection, 1" PEX water line along the pier deck, an above ground heated locked cabinet to house the water meter and backflow device, and a 6" sewer pipe.

The potable water service lines run under the entry drive and along the edge of the pier to the ship. They also run through the middle of the pier to serve a pair of restroom trailers, three beverage containers, one food container, and the tallship. A sewer line serves the ship and another sewer service pipe serves the pair of restroom trailers, three beverage containers, and one food container. Gray water and the dry sewer line from the ship is pumped to the elevated utility support structure, where the lines then gravity feed to the BWSC connection. As the water lines are not insulated, at the end of the seasonal use, approximately early November, the water lines are drained, winterized, and the water is turned off at the meter. The dry sewer line is capped at the ship when winterized.

A limited amount of valet parking is available to visitors. The parking area contains approximately 18,000 sf and can accommodate up to 60 vehicles. The active parking operation enables valet attendants to rapidly identify any oil/gas discharge from vehicles on the site so discharges may be appropriately mitigated quickly. In addition, pre-cast concrete 5" curb stops were placed around the existing parking areas with four approximately 16-inch drain gaps. A PIG® Oil-Only Spill Kit was located at each of the four drain outlets. Synthetic silt sock devices (i.e., Filtrexx) will be installed along all of the curb stops at the edge of the pier to trap any sediment or debris along the surface of the pier. See Attachment C: Filtrexx Specifications. No changes were made to the existing drainage flow patterns on the pier.

1.4 WETLAND RESOURCES

Based on the definitions provided in the WPA (310 CMR 10.21 through 10.37), the Project Site is located within Land under the Ocean and Land Subject to Coastal Storm Flowage (LSCSF) wetland resource areas.

1.4.1 LAND UNDER THE OCEAN (LUO)

Land under the Ocean (LUO) is defined in 310 CMR 10.25 as:

Land extending from the mean low water line seaward to the boundary of the municipality's jurisdiction and includes land under estuaries.

The LUO resource area at the Project Site is below Mean Low Water (MLW), which is found underneath the pier's concrete deck and surrounding watersheet, a total of 223,494 sf (5.1 acres).

1.4.2 LAND SUBJECT TO COASTAL STORM FLOWAGE

LSCSF is defined in 310 CMR 10.04 as:

Land subject to an inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record, or storm of record, whichever is greater.

The LSCSF resource area was determined based on 100-year flood information provided by the FEMA FIRM (Panel 25025C0019J, effective March 16, 2016) and measured based on actual elevation. The entire Project Site, approximately 127,545 sf (2.9-acres), is within the FEMA 100-year flood elevation, which is 12 NAVD88 (18.5 BCB) for the Project Site.

1.5 COMPLIANCE WITH WPA PERFORMANCE AND STORMWATER MANAGEMENT STANDARDS

The work was conducted within the LSCSF resource area; no work was conducted within the LUO resource area. The following section describes the Project's compliance with the performance standards established within the WPA. In addition, stormwater management standards are reviewed to contribute to the interests in storm damage prevention and prevention of pollution functions.

1.5.1 LAND UNDER THE OCEAN

There was no work in, or adverse Project-related impacts to, the LUO resource area.

1.5.2 MASSDEP STORMWATER MANAGEMENT STANDARDS

The Project is considered a "redevelopment" project under the MassDEP Stormwater Management Standards and the Project will comply with the Standards to the maximum extent practicable. See Attachment D, Stormwater Checklist. The Standards and project compliance are summarized below.

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

Compliance: The Project will fully comply with this Standard. There will be no new untreated stormwater discharges associated with the Project and construction will not cause erosion in any wetlands or waters of the Commonwealth.

Standard #2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

Compliance: There is no proposed increase in impervious surfaces or land cover, accordingly, there will be no increase in peak rate discharge. A Standard 2 waiver is requested because the project is located in LSCSF and stormwater discharge is to a wetland subject to coastal flooding.

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

Compliance: The Project is located on a pier over water which does not present the opportunity to recharge ground water.

Standard #4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This standard is met when:

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

Compliance: The Project is considered a redevelopment project and includes stormwater BMPs suited to the site conditions, including curb stops around existing parking areas and the use of Filtrexx silt sock devices for stormwater runoff filtration and oil spill containment kits for prevention of any unintentional discharge of oil/gas from vehicles from the site.

Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the

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

Compliance: The Project is a seasonal entertainment use located on the concrete deck of pier over water and is not considered a land use with a higher potential pollutant load (LUHPPL).

Standard #6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A “storm water discharge” as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.

Compliance: The Project is not located within the Zone II or Interim Wellhead Protection Area of a public water supply; is not within or near any other critical area and will not discharge stormwater to an Outstanding Resource Water, Special Resource Water, or to a Zone I or Zone A of a public water supply.

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

Compliance: The Project is a redevelopment of a previously developed site and will comply with the Stormwater Management Standards to the maximum extent practicable. There is not a known existing stormwater management system and stormwater runoff is untreated and uncontrolled under existing conditions.

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

Compliance: There is no proposed construction associated with the Project and accordingly no construction related erosion is anticipated. The Project is an as-built condition with proposed enhanced perimeter stormwater management.

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

Compliance: An Operation and Maintenance Plan is included with this filing and will be further updated and submitted to Conservation staff prior to the spring 2022 opening of the facility to ensure that appropriate seasonal use measures are implemented. The Applicant is responsible for the operation and maintenance of the synthetic silt sock devices and oil spill containment kits. As discussed within Section 1.7 below, silt sock devices will be inspected on a weekly basis for any signs of damage to the device, buildup of sediment of a depth greater than three inches (approximately half the height of the installed device), or trash/debris adjacent to the device.

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

Compliance: The Project has no existing or proposed discharges to stormwater management systems.

1.6 CLIMATE RESILIENCY

Although the Project is a seasonal use, it advances the goals to continue to develop as a vibrant and sustainable city for current and future generations consistent with Massport sustainability goals.

The Project reflects the Massport goal to reduce waste generation, increase the recycling rate, and utilize environmentally sound materials by repurposing materials, such as shipping containers and reuse of the tallship, to create a retail and food service and entertainment uses. The reuse of materials eliminates the need for new building construction and the associated construction waste. In addition, the Project diverts

recyclable waste materials from the waste handling stream. Recyclable materials are collected separately from trash receptacles and removed from the site for handling approximately three days a week during seasonal operations.

Toward the Massport goal to protect natural resources near its facilities, the Project includes Filtrexx silt sock devices for stormwater runoff filtration. Other stormwater best management practices (BMPs) suited to the site conditions, including curb stops around existing parking areas and oil spill containment kits will prevent pollution from stormwater runoff on a site that is currently void of stormwater infrastructure. This represents a significant improvement from the existing uncontrolled stormwater runoff from the Site and responds to expected future increases in the frequency and intensity of precipitation events.

In line with the Massport strategy to implement a comprehensive program to promote sustainable transportation, the Project is looking to make carbon reductions as its location offers multi-modal transportation access. The Project Site is very convenient (less than five-minute walk) to MBTA Maverick Station with existing the Blue Line subway and connecting bus lines. Water taxi service to other Boston Harbor piers is currently available from nearby Lewis Street dock. As part of the Project, the Applicant provides an expanded water shuttle service that serves the Charlestown Navy Yard and East Boston. This existing route operated by the Applicant carried over 30,000 passengers in 2019 and was extended in 2021 to the existing water taxi dock at Lewis Street. The Project is also walkable for the greater East Boston community by pedestrian corridors established by the Portside at Pier 1 project that connect the pier to the East Boston Greenway, Piers Park, and other segments of the waterfront. The walkable nature of the Project fosters a sense of place and helps establish itself as part of this evolving East Boston neighborhood. The Project has found that many of its users walk, bike, and use water taxi, transit, and ride-share options.

Project materials cover a portion of the pier’s concrete surface. Many of these materials, including seating materials, picnic tables, trash enclosures, and several umbrellas and shipping containers, are white- or light-colored. In addition, a few large planters are positioned within the Project Site. These materials collectively increase the area’s ability to reflect the light and heat, reducing heat island effects to the neighborhood.

1.7 OPERATIONS AND MAINTENANCE

1.7.1 TRASH COLLECTION

Staff clean up trash in the neighborhood daily during seasonal operations. The area within the neighborhood includes: East Pier Drive, Lewis Mall Harbor Park, and the East Boston Greenway and South Bremen Street between Marginal Street and Sumner Street.

To mitigate the potential for wind-blown debris to accumulate along the edges of the pier and potentially fall into the receiving water, a daily sweeping program is employed throughout the venue and along the edges of the pier to remove any extraneous debris.

There are 15 32-gallon trash barrels contained within wooden trash enclosures placed at the food trucks and food containers and throughout the pier for waste collection. The trash enclosures are built to allow air to pass through and are weighted to ensure security during a storm event. The barrels are continually monitored and emptied, as needed, into 12 large 2-yard rolling dumpsters with lids onsite during operational hours. The rolling dumpsters are removed from the site for disposal and replaced approximately six days a week during seasonal operations. The four 2-yard recycle dumpsters with lids are removed from the site for handling and replaced approximately three days a week during seasonal operations. The dumpsters are secured in a corral behind the stage and cannot leave the enclosure during a storm event.

A cleaning service has been contracted to service the mobile bathroom trailers daily during seasonal operations.

Security staff are present throughout the venue during operational hours. Such staff are required to monitor all patrons and prevent any debris from entering the harbor.

1.7.2 SPILL RESPONSE MEASURES

A spill kit will always be available onsite and will contain absorbent pads and other cleanup/response equipment. Daily inspections are conducted to check for leaks from equipment or storage containers. Oil-sorbent fuel booms, as well as absorbent pads and disposal bags, are stored in the PIG® Oil-Only Spill Kits located at the breaks in the concrete curb stops and would be deployed at the first indication of any petroleum sheen on the watersheet.

If a spill occurs, the procedures to reduce the impact of the spill include the following measures:

- Stop the leak or spill from discharging more of the material.
- Contain the spill from spreading into other areas.
- Cleanup the spilled material.
- Provide notice to facility personnel, emergency response agencies, or other regulatory authorities as may be required.

Site personnel will be made aware of the procedures and the location of the information and cleanup supplies. Materials and equipment necessary for spill cleanup will be kept onsite. Equipment and materials will include, but are not limited to, brooms, dustpans, mops, rags, gloves, goggles, litter, sand, absorbing boom, sawdust and plastic, metal trash containers specifically for this purpose, and any materials recommended by the manufacturer for the cleanup of their product.

1.7.3 HAZARDOUS MATERIALS

Hazardous materials are not currently stored on site. Although the Project has a propane tank license from Massport, no tanks are currently onsite. Any propane tanks would be handled appropriately and stored within suitable locked cages.

1.7.4 STORMWATER SEDIMENT REMOVAL TECHNIQUES

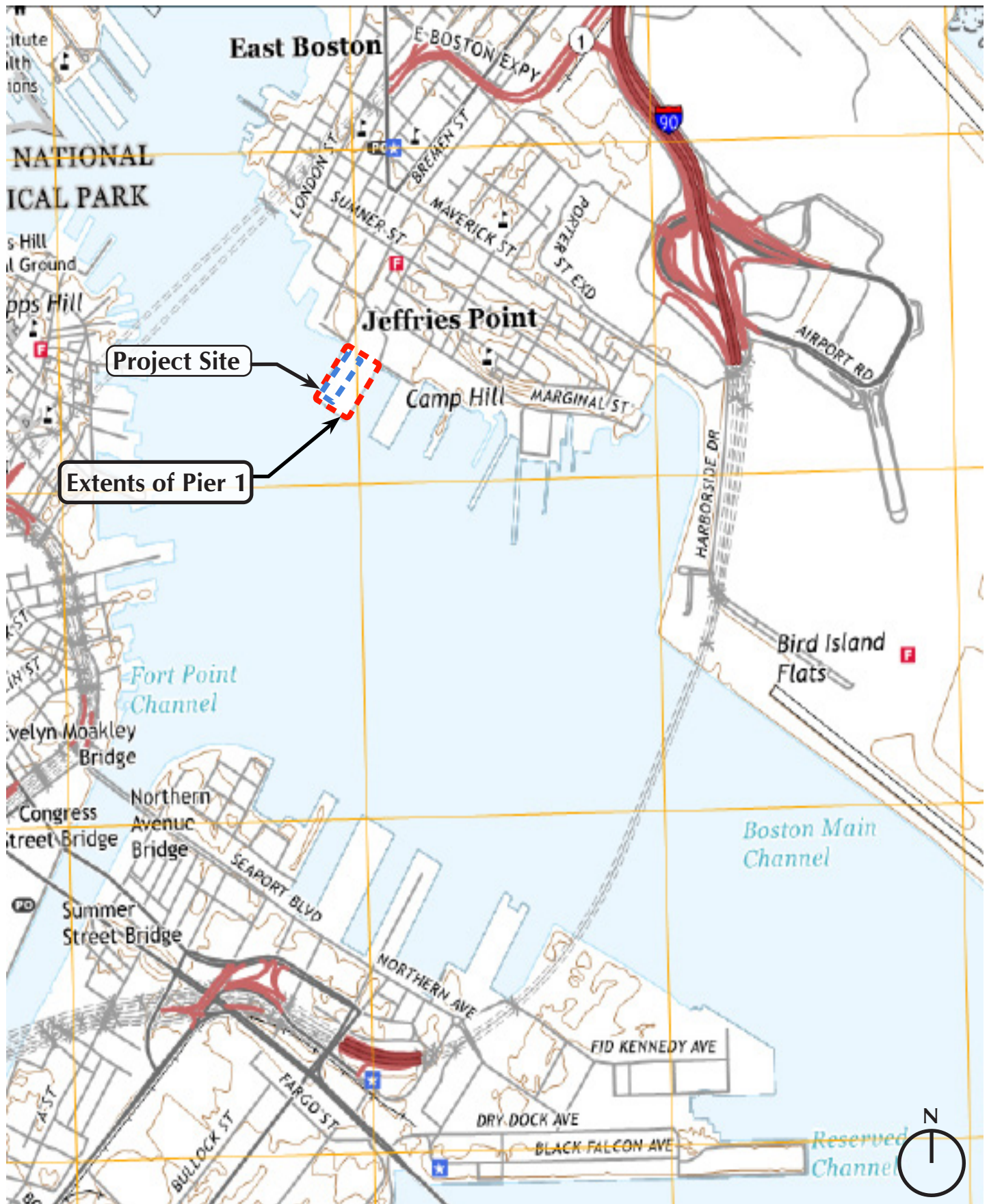
Synthetic silt sock devices (i.e., Filtrexx) will be installed along all of the curb stops at the edge of the pier to trap any sediment or debris along the surface of the pier. These devices will be no smaller than eight inches in overall product diameter and will be selected for use in urban environments. Silt sock devices will be installed along curb line and will be inspected on a weekly basis for any signs of damage to the device, buildup of sediment of a depth greater than three inches (approximately half the height of the installed device), or trash/debris adjacent to the device. See Attachment C: Filtrexx Specifications.

1.8 NOI PLAN LIST

Plan of Proposed Construction, 1 East Pier Drive, Boston, Massachusetts (East Boston District), 1 sheet, dated June 9, 2021, prepared Paul J. Tyrell, PE, PLS, scale 1'=30'

See Attachment E: Project Plan.

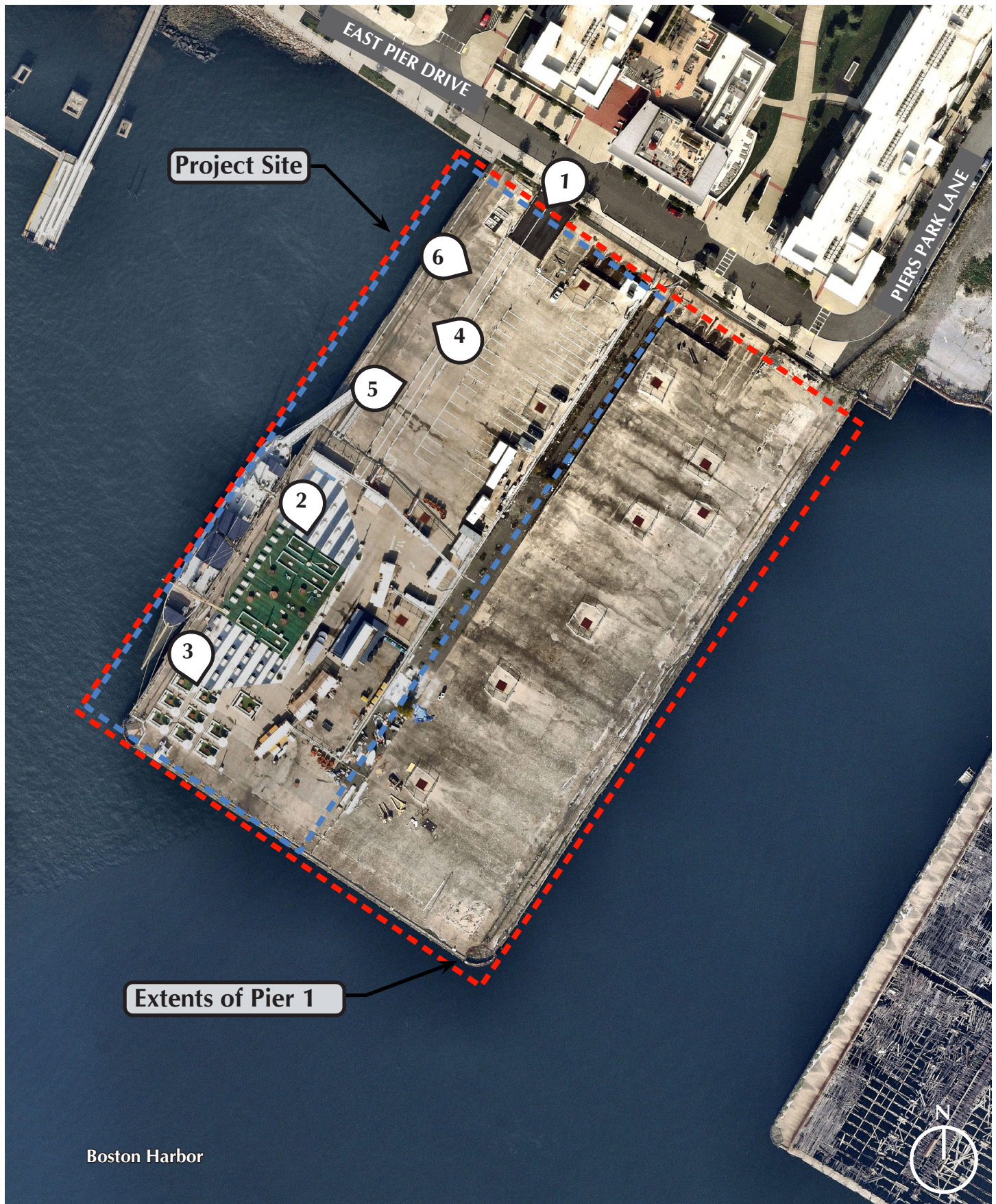
FIGURES

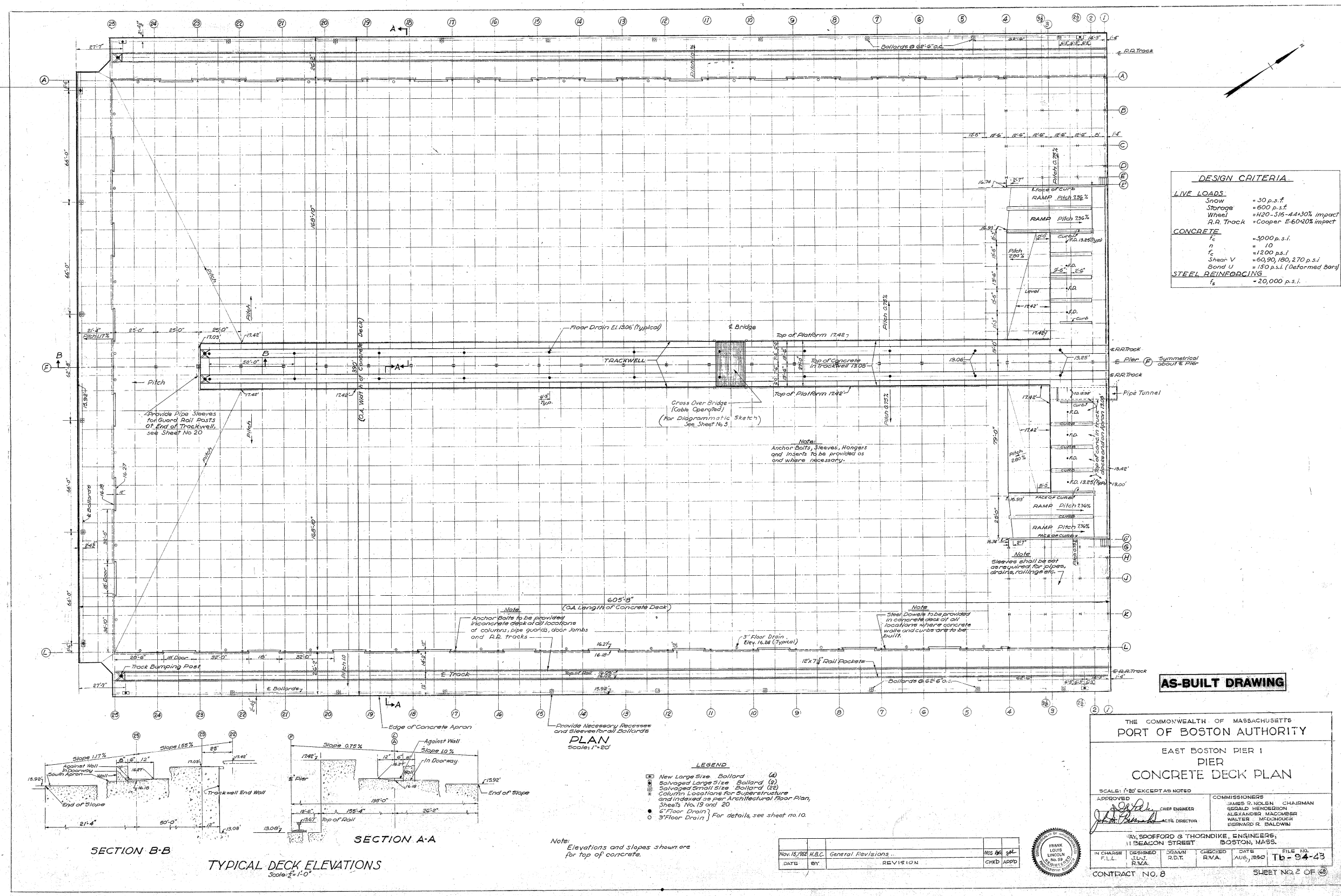


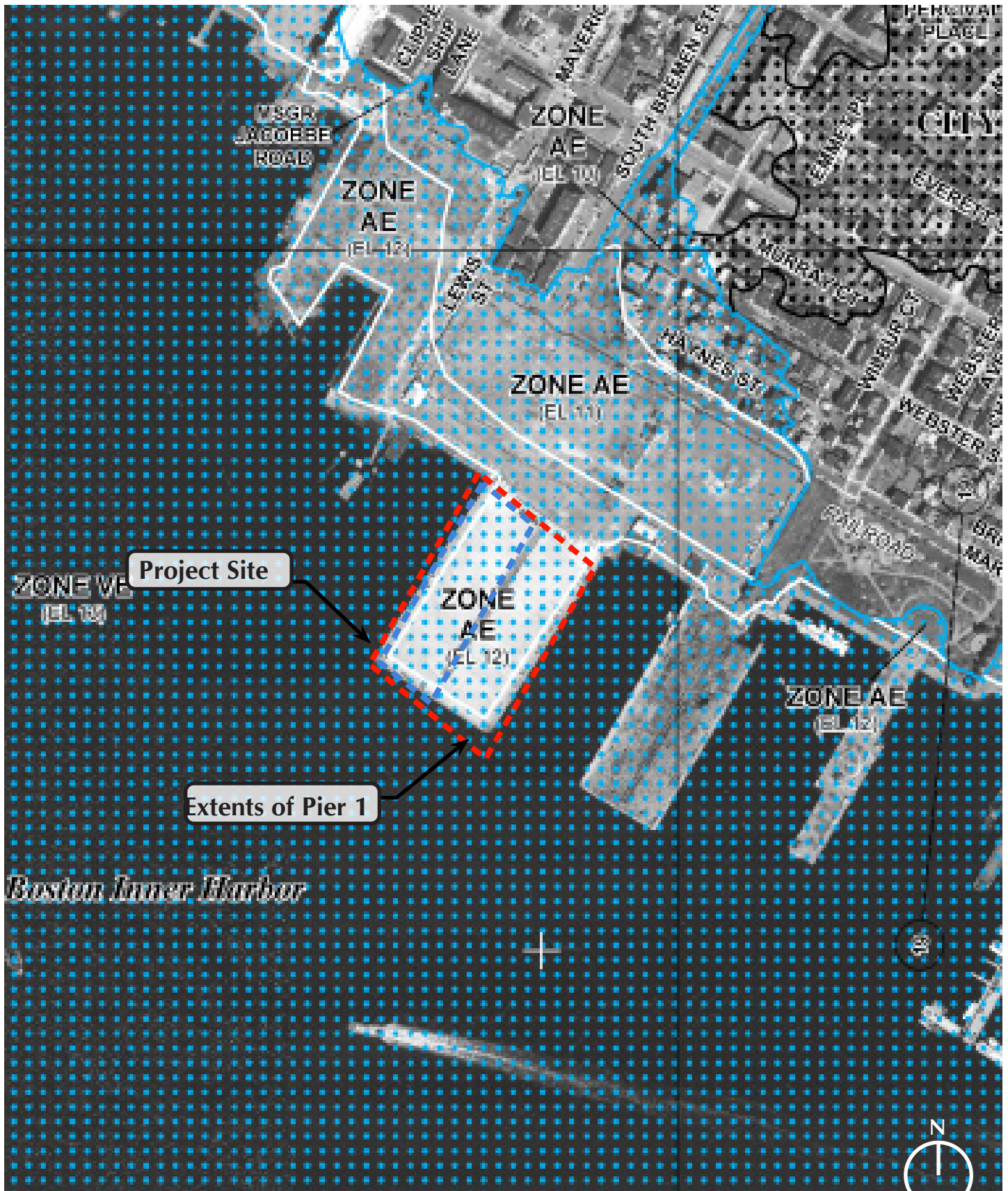
East Boston, Massachusetts

Figure 1
Locus Map

Source: USGS, Fort Point Associates, Inc., 2017









Photograph 1: View entering the Project Site.



Photograph 2: View of the lawn, picnic/seating area, and food and drink containers.



Photograph 3: View of seating area



Photograph 4: Curb stop and spill containment.



Photograph 5: View of parking lot from the entrance.



Photograph 6: Valet parking offered to guests arriving via personal vehicle.

ATTACHMENT B

NOTIFICATIONS

AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act

I, Katherine Moore, hereby certify under the pains and penalties of perjury that on March 2, 2022, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

The applicant has filed a Notice of Intent for the Pier One-Tall Ship Caledonia at Eastie Landing project at Pier One, 29 Marginal Street, East Boston, MA 02128.

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



Name

March 2, 2022

Date

COMMONWEALTH OF MASSACHUSETTS

ATTACHMENT B – NOTIFICATIONS

The following table lists abutters of the Project within 100 feet of the property line, as gathered from the City of Boston Assessing Department.

| Parcel Number | Property Address | Owner | Mailing Address |
|----------------------|--|---------------------------------|--|
| 104446010 | Marginal Street Rear, East Boston, MA 02128 | Massachusetts Port Authority | 1 Harborside Drive #200S, East Boston, MA 02128 |
| 104446000 | 75-175 Marginal Street, East Boston, MA 02128 | Massachusetts Port Authority | 29 Marginal Street, East Boston, MA 02128 |
| 104447010 | Marginal Street, East Boston, MA 02128 | Massachusetts Port Authority | 1 Harborside Drive #200S, East Boston, MA 02128 |
| 105396000 | Lewis Street, East Boston, MA 02128 | City of Boston | 1 City Hall Square, Boston, MA 02201 |
| 105395000 | Lewis Street, East Boston, MA 02128 | City of Boston | 1 City Hall Square, Boston, MA 02201 |
| 104447000 | Marginal Street, East Boston, MA 02128 | Massachusetts Port Authority | 29 Marginal Street, East Boston, MA 02128 |

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

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

- A. The name of the applicant is **Navy Yard Hospitality Group LLC**. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Boston** seeking permission to remove, till, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40).
- B. The address of the lot where the activity is proposed is **Pier 1, 29 Marginal Street, East Boston, Massachusetts 02128**.
- C. Copies of the Notice of Intent may be examined at **Boston City Hall** between the hours of **9AM and 5 PM** on the following days of the weeks: **Monday through Friday**. For more information, call Boston City Hall at **(617) 635-3850**.
- D. Copies of the Notice of Intent may be obtained from the applicant's representative by calling this telephone number **(617) 357-7044 x 209** between the hours of **9 AM and 5 PM** on the following days of the week: **Monday through Friday**.
- E. Information regarding the date, time, and place of the public hearing may be obtained from **Boston Conservation Commission** by calling this telephone number: **(617) 635-3850** between the hours of and on the following days of the week: **9 AM to 5 PM, Monday through Friday**.

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

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

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

ATTACHMENT C

FILTREXX SPECIFICATIONS

PRODUCT SPECIFICATIONS

Filtrexx SiltSoxx® EXTREME

PURPOSE & DESCRIPTION

Filtrexx **SiltSoxx EXTREME** is a pre-filled compost filter sock comprised of durable mesh material and certified FilterMedia™. Filtrexx SiltSoxx EXTREME is specially designed to withstand the harsh surface conditions of asphalt and concrete. Filtrexx SiltSoxx EXTREME features an extra tough, wear & tear resistant mesh, available in green/black stripe or orange.

APPLICATIONS

- Urban construction
- On asphalt/concrete
- Rugged conditions
- High traffic areas

FOR ADDITIONAL INFORMATION

Refer to the **Filtrexx Catalog** for full item listings.




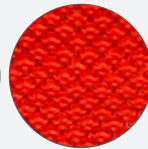

Refer to **Filtrexx Design Specifications** for complete application, design, installation, maintenance, and removal documentation at www.filtrexx.com/specs

FIELD APPLICATION PHOTO REFERENCES



Filtrexx SiltSoxx EXTREME used in rugged conditions.

Filtrexx SiltSoxx EXTREME Specifications

| | |
|---|--|
| Product Name | SiltSoxx EXTREME |
| Mesh Material Type | Multi-Filament Polypropylene (MFPP) Photodegradable |
| Uses | hard surfaces; rugged sites; high traffic |
| Diameters | 8", 12" |
| Mesh Opening Size | 1/16" |
| Functional Longevity/ Project Duration¹ | up to 5 yr |
| Tensile Strength (ASTM D4595)² | MD: 1062 lbs TD: 797 lbs |
| Fill Material | Locally sourced FilterMedia™ |
| Mesh Color |  green/black thick stripe  orange |
| Mesh Sample |   |
| FilterMedia Sample |  |

¹Functional longevity ranges are estimates only. Site specific environmental conditions may result in significantly shorter or longer time periods.

²Tensile Strength is based on 12" diameter using ATSM D4595. See Filtrexx TechLink #3342 for full tensile strength testing.

Filtrexx SiltSoxx is in compliance with most state & federal agencies including:



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The information contained herein may be subject to confidential intellectual property of Filtrexx International, including but not limited to US Patents 7,226,240; 7,452,165; 7,654,292; 8,272,812; 8,439,607; 8,740,503; 8,821,076; 9,044,795; 9,945,090; and 9,982,409 or Patents Pending and is the property of Filtrexx International.

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Table 6.3. Filtrexx SiltSoxx® Mesh Material Specifications.

| Material Type | NATURAL ORIGINAL (Cotton Fiber) | NATURAL PLUS (Wood Fiber) | BASIC (5 mil High Density Polyethylene HDPE) | BASIC PLUS (Multi-Filament Polypropylene MFPP) | DURABLE (Multi-Filament Polypropylene MFPP) | ORIGINAL / DURABLE PLUS / DURASOXX HD (Multi-Filament Polypropylene MFPP) | EXTREME (Multi-Filament Polypropylene MFPP) |
|--|---|---|---|--|---|--|--|
| Material Characteristic | Biodegradable | Biodegradable | Photodegradable | Photodegradable | Photodegradable | Photodegradable | Photodegradable |
| Design Diameters | 5 in (125mm), 8 in (200mm), 12 in (300mm) | 5 in (125mm), 8 in (200mm), 12 in (300mm) | 8 in (200mm), 12 in (300mm), 18 in (400mm) | 8 in (200mm), 12 in (300mm), 18 in (400mm), 24 in (600mm), 32 in (800mm) | 5 in (125mm), 8 in (200mm), 12 in (300mm), 18 in (400mm), 24 in (600mm), 32 in (800mm) | 5 in (125mm), 8 in (200mm), 12 in (300mm), 18 in (400mm), 24 in (600mm) | 8 in (200mm), 12 in (300mm) |
| Mesh Opening | 1/8 in (3mm) | 1/8 in (3mm) | 3/8 in (10mm) | 3/8 in (10mm) | 1/8 in (3mm) | 1/8 in (3mm) | 1/16 in (1.5mm) |
| Tensile Strength (ATSM D4595) ¹ | MD: 193 lbs TD: 158 lbs | MD: 210 lbs TD: 289 lbs | MD: 211 lbs TD: 79 lbs | MD: 236 lbs TD: 223 lbs | MD: 545 lbs TD: 226 lbs | MD: 670 lbs TD: 423 lbs | MD: 1062 lbs TD: 797 lbs |
| % Original Strength from Ultraviolet Exposure (ASTM G-155) | ND | ND | 23% at 1000 hr | 100% at 1000 hr | 100% at 1000 hr | 100% at 1000 hr | 100% at 1000 hr |
| Functional Longevity/ Project Duration ² | up to 12 months ³ | up to 18 months ⁴ | up to 4 yr | up to 4 yr | up to 5 yr | up to 5 yr | up to 5 yr |

¹Tensile Strength is based on 12" diameter using ATSM D4595. See Filtrexx TechLink #3342 for full tensile strength testing.

²Functional longevity ranges are estimates only. Site specific environmental conditions may result in significantly shorter or longer time periods.

³Data based on Caltrans research and specifications

⁴See TechLink #3339 for research & testing

ATTACHMENT D

STORMWATER CHECKLIST



Checklist for Stormwater Report

A. Introduction

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



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

The Stormwater Report must include:

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

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

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

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

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

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



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

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

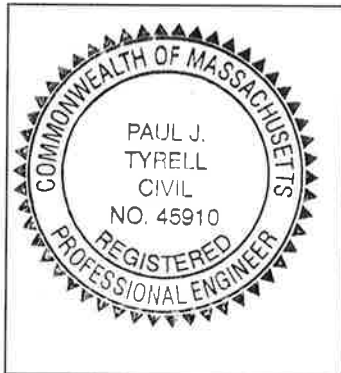
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

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

Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



Paul J. Tyrell 2.25.22

Signature and Date

Checklist

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary 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.

ILLICIT DISCHARGE COMPLIANCE STATEMENT

Owner Name: Massachusetts Port Authority (Massport)

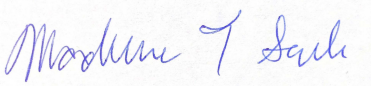
Operator Name: Navy Yard Hospitality Group LLC

Site Area: Pier 1, East Boston

Date: February 25, 2022

This statement is provided in accordance with the provisions of Massachusetts Stormwater Management Standards (the Standards), Standard 10, and the Massachusetts Stormwater Handbook.

To the best of the Owner, Operator, and Engineer's knowledge, no illicit discharges exist on the Project Site and no illicit discharges are proposed as part of the Project. Any illicit discharges identified during or after construction will be immediately disconnected in accordance with the Standards.

Signed: 

Massport

Signed: _____
Navy Yard Hospitality Group LLC

Signed: _____
Paul J. Tyrell, PE

ILLCIT DISCHARGE COMPLIANCE STATEMENT

Owner Name: Massachusetts Port Authority (Massport)

Operator Name: Navy Yard Hospitality Group LLC

Site Area: Pier 1, East Boston

Date: February 25, 2022

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Signed: _____
Massport

Signed:  _____
Navy Yard Hospitality Group LLC

Signed: _____
Paul J. Tyrell, PE

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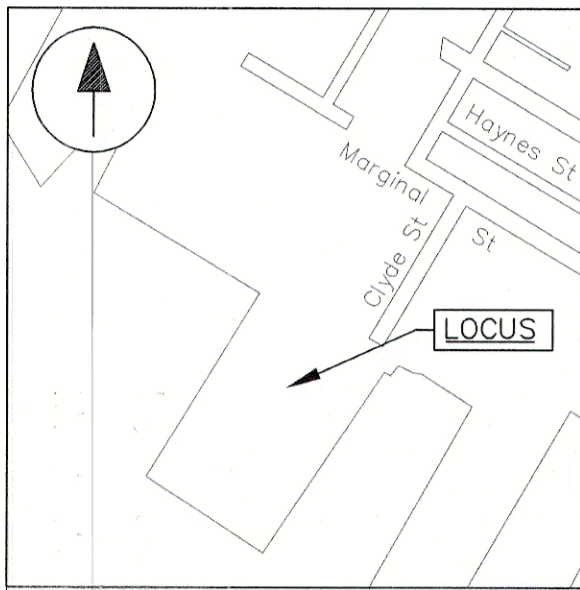
Signed: _____
Massport

Signed: _____
Navy Yard Hospitality Group LLC

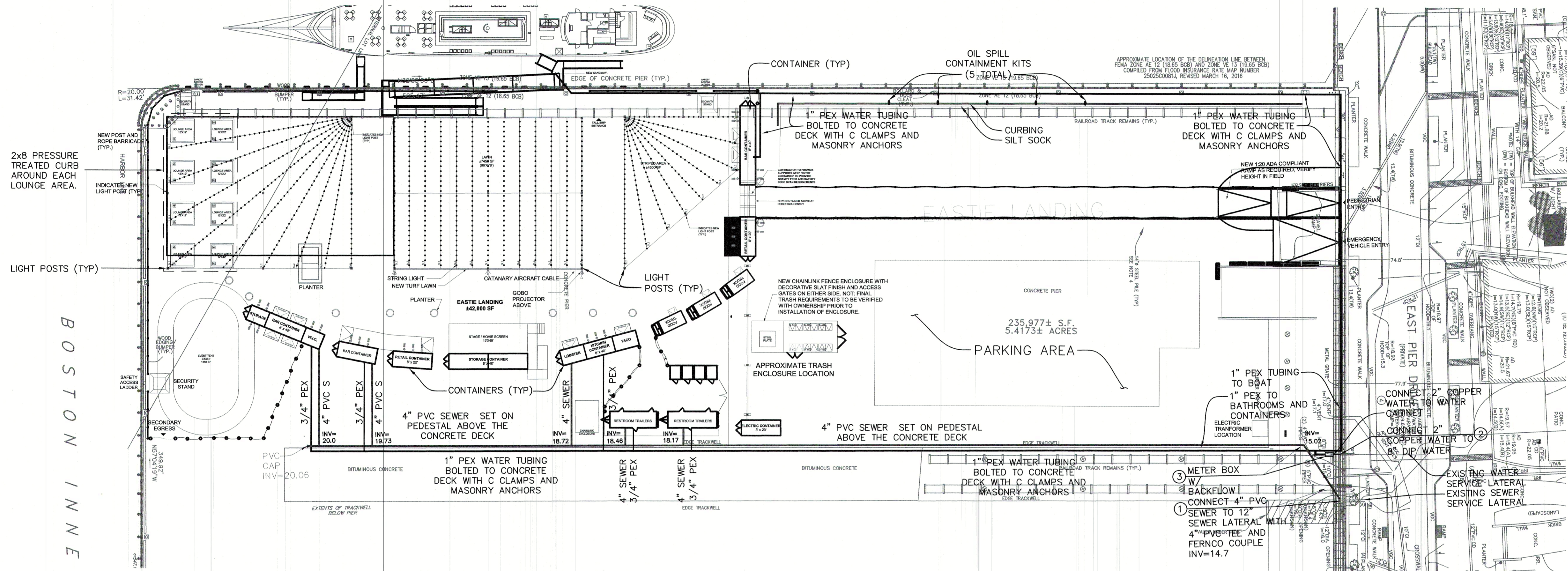
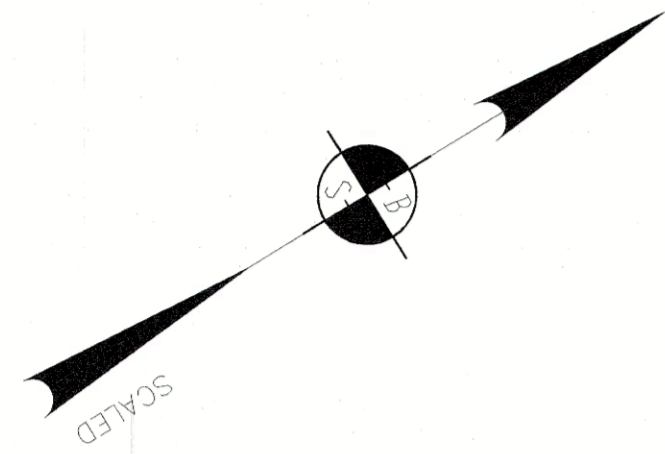
Signed:  _____
Paul J. Tyrell, PE

ATTACHMENT E

PROJECT PLAN



LOCUS MAP
N.T.S.

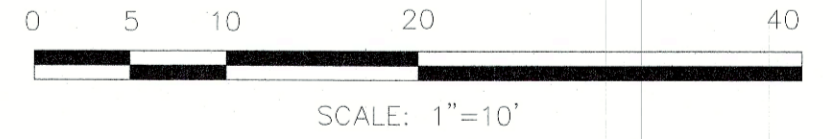


2x8 PRESSURE TREATED CURB AROUND EACH LOUNGE AREA.

LIGHT POSTS (TYP)

BOSTON INNE

NOTE
 1. SURVEY INFORMATION PROVIDED BY OWNER TO GBSE.
 2. THE ELEVATION OF THE LAND SUBJECT TO COASTAL STORM FLOWAGE, Zone AE, IS THE ENTIRE PIER WITH A BASE FLOOD ELEVATION OF (BFE) 12 NAVD88.

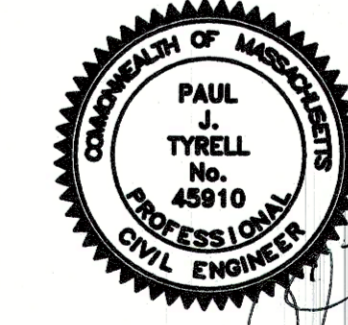


**PLAN OF PROPOSED PARKING
 1 EAST PIER DRIVE
 BOSTON, MASSACHUSETTS
 (EAST BOSTON DISTRICT)**

OWNER
 ROSELAND C/O JOE CARLTON
 1 STONE LANE
 MALDEN, MA 02148
 781-388-0500

GREATER BOSTON SURVEYING AND ENGINEERING
 19 FREDITH ROAD
 WEYMOUTH, MA 02189
 (781) 331-6128

DESIGN BY: PJT DATE: FEBRUARY 26, 2022 SCALE: 1" = 30'

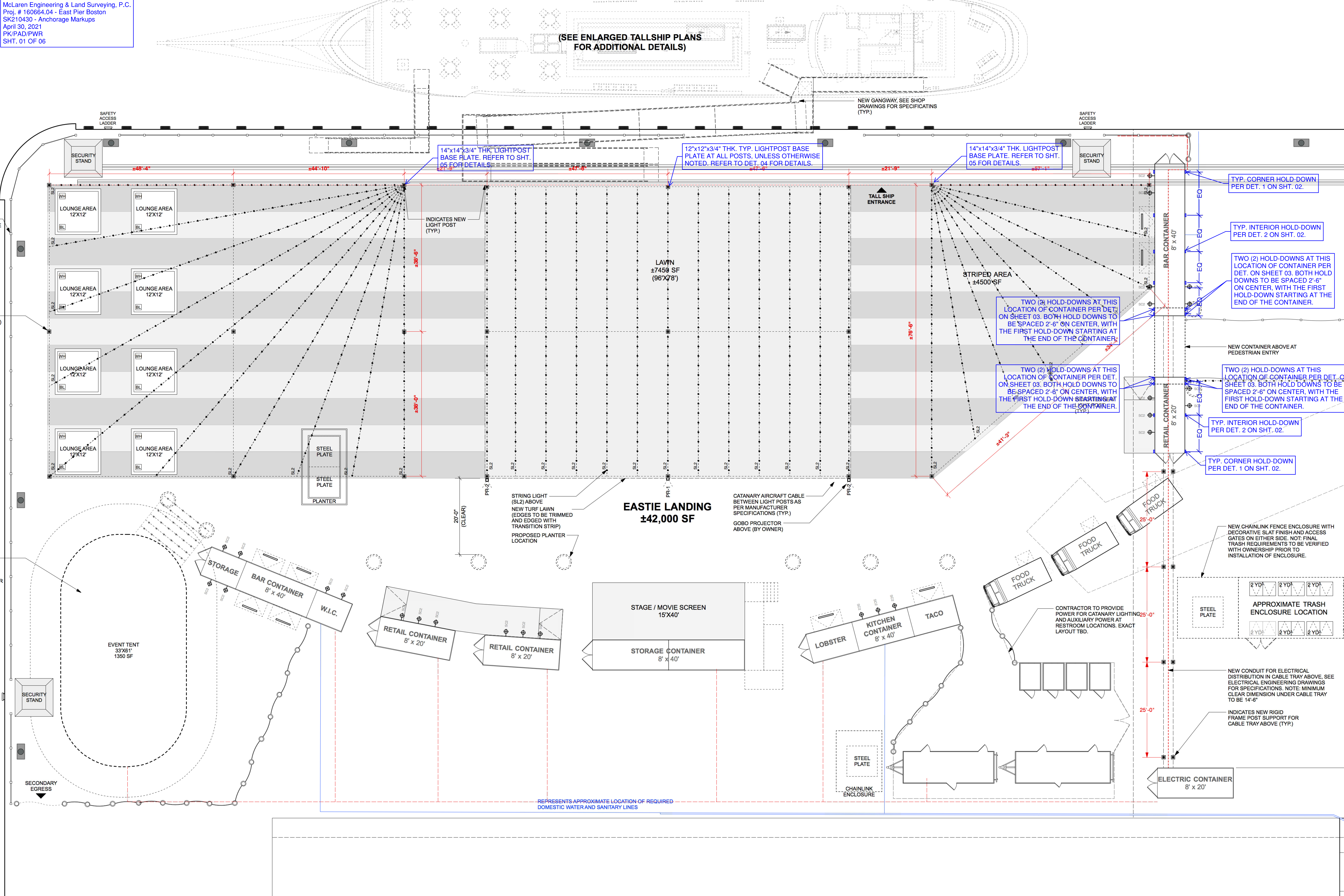


Handwritten signature and date: PJT 2.26.22

ATTACHMENT F

ANCHORAGE DETAILS

(SEE ENLARGED TALLSHIP PLANS
 FOR ADDITIONAL DETAILS)



**EAST LANDING
 ±42,000 SF**

REPRESENTS APPROXIMATE LOCATION OF REQUIRED
 DOMESTIC WATER AND SANITARY LINES

APPROXIMATE TRASH
 ENCLOSURE LOCATION

INDICATES NEW RIGID
 FRAME POST SUPPORT FOR
 CABLE TRAY ABOVE (TYP.)

CONTRACTOR TO PROVIDE
 POWER FOR CATANARY LIGHTING
 AND AUXILIARY POWER AT
 RESTROOM LOCATIONS. EXACT
 LAYOUT TBD.

NEW CHAINLINK FENCE ENCLOSURE WITH
 DECORATIVE SLAT FINISH AND ACCESS
 GATES ON EITHER SIDE. NOTE: FINAL
 TRASH REQUIREMENTS TO BE VERIFIED
 WITH OWNERSHIP PRIOR TO
 INSTALLATION OF ENCLOSURE.

TWO (2) HOLD-DOWNS AT THIS
 LOCATION OF CONTAINER PER DET.
 ON SHEET 03. BOTH HOLD DOWNS TO BE
 SPACED 2'-6" ON CENTER, WITH THE
 FIRST HOLD-DOWN STARTING AT THE
 END OF THE CONTAINER.

TWO (2) HOLD-DOWNS AT THIS
 LOCATION OF CONTAINER PER DET.
 ON SHEET 03. BOTH HOLD DOWNS TO BE
 SPACED 2'-6" ON CENTER, WITH THE
 FIRST HOLD-DOWN STARTING AT
 THE END OF THE CONTAINER.

TWO (2) HOLD-DOWNS AT THIS
 LOCATION OF CONTAINER PER DET.
 ON SHEET 03. BOTH HOLD DOWNS TO BE
 SPACED 2'-6" ON CENTER, WITH THE
 FIRST HOLD-DOWN STARTING AT
 THE END OF THE CONTAINER.

TWO (2) HOLD-DOWNS AT THIS
 LOCATION OF CONTAINER PER DET.
 ON SHEET 03. BOTH HOLD DOWNS TO BE
 SPACED 2'-6" ON CENTER, WITH THE
 FIRST HOLD-DOWN STARTING AT THE
 END OF THE CONTAINER.

TYP. INTERIOR HOLD-DOWN
 PER DET. 2 ON SHT. 02.

TYP. CORNER HOLD-DOWN
 PER DET. 1 ON SHT. 02.

14"x14"x3/4" THK. LIGHTPOST
 BASE PLATE. REFER TO SHT.
 05 FOR DETAILS.

12"x12"x3/4" THK. TYP. LIGHTPOST
 BASE PLATE AT ALL POSTS, UNLESS OTHERWISE
 NOTED. REFER TO DET. 04 FOR DETAILS.

14"x14"x3/4" THK. LIGHTPOST
 BASE PLATE. REFER TO SHT.
 05 FOR DETAILS.

INDICATES NEW
 LIGHT POST
 (TYP.)

NEW GANGWAY, SEE SHOP
 DRAWINGS FOR SPECIFICATINS
 (TYP.)

SAFETY
 ACCESS
 LADDER

SAFETY
 ACCESS
 LADDER

ELECTRIC CONTAINER
 8' x 20'

FOOD TRUCK

FOOD TRUCK

FOOD TRUCK

RETAIL CONTAINER
 8' x 20'

BAR CONTAINER
 8' x 40'

STEEL
 PLATE
 CHAINLINK
 ENCLOSURE

LOBSTER
 KITCHEN CONTAINER
 8' x 40'
 TACO

STAGE / MOVIE SCREEN
 15'x40'
 STORAGE CONTAINER
 8' x 40'

RETAIL CONTAINER
 8' x 20'
 RETAIL CONTAINER
 8' x 20'

STORAGE
 BAR CONTAINER
 8' x 40'
 W.I.C.

EVENT TENT
 33'x61'
 1350 SF

LOUNGE AREA
 12'x12'

LOUNGE AREA
 12'x12'

LOUNGE AREA
 12'x12'

LOUNGE AREA
 12'x12'

LOUNGE AREA
 12'x12'

STEEL
 PLATE
 PLANTER

SECURITY
 STAND

SECURITY
 STAND

SECURITY
 STAND

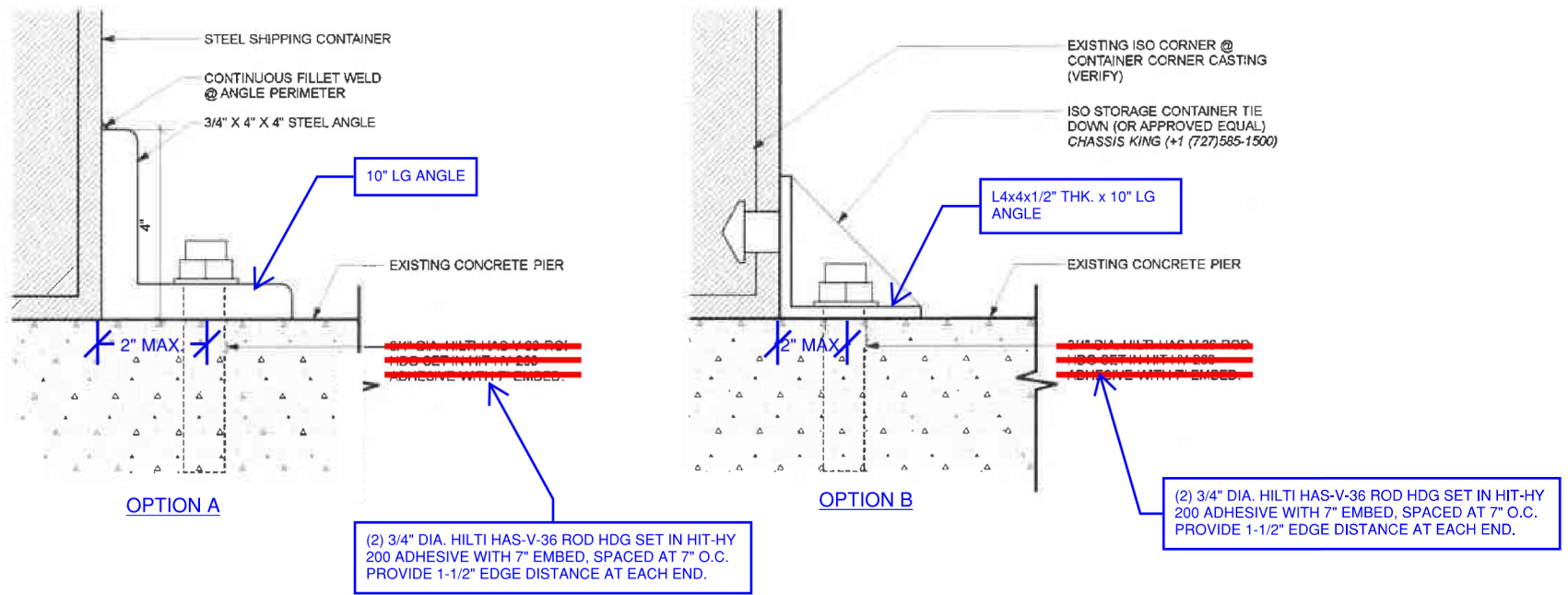
SECONDARY
 EGRESS

TO
 ER
 MER

N
 YP.)

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McLaren Engineering & Land Surveying, P.C.
 Proj. # 160664.04 - East Pier Boston
 SK210430 - Anchorage Markups
 April 30, 2021
 PK/PAD/PWR
 SHT. 03 OF 06

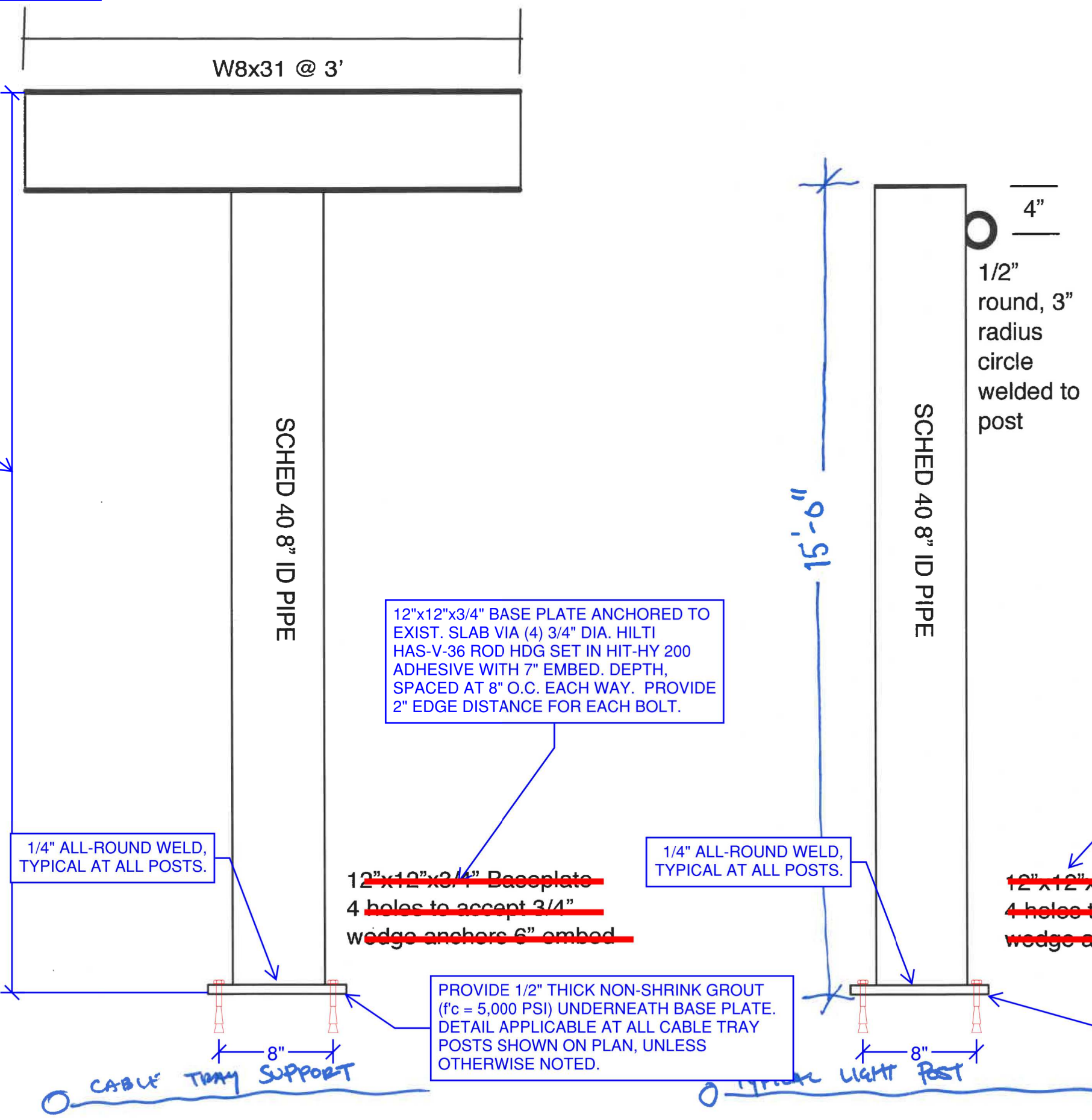


ATYPICAL SUPPORTING BAR AND RETAIL CONTAINERS CORNER HOLD-DOWN DETAILS

NOTES:

- 1. DETAIL APPLICABLE AT LOCATIONS SHOWN ON PLAN.

EAST PIER
Electrical support posts
and string light post



ARCH. TO CONFIRM HEIGHT OF POST

NOTE: STRING LIGHTING MUST MAINTAIN AT LEAST THE MINIMUM SAGS LISTED BELOW:

| STRING LENGTH | MINIMUM SAG |
|---------------|-------------|
| 51'-90' | 36IN MIN |
| 41'-50' | 24IN MIN |
| 31'-40' | 12IN MIN |
| 0'-30' | 6IN MIN |

12"x12"x3/4" BASE PLATE ANCHORED TO EXIST. SLAB VIA (4) 3/4" DIA. HILTI HAS-V-36 ROD HDG SET IN HIT-HY 200 ADHESIVE WITH 7" EMBED. DEPTH, SPACED AT 8" O.C. EACH WAY. PROVIDE 2" EDGE DISTANCE FOR EACH BOLT.

FOUR (4) 3/4" DIA. HILTI HAS-V-36 ROD HDG SET IN HIT-HY 200 ADHESIVE WITH 7" EMBED. DEPTH, SPACED AT 8" O.C. EACH WAY. PROVIDE 2" EDGE DISTANCE FOR EACH BOLT.

1/4" ALL-ROUND WELD, TYPICAL AT ALL POSTS.

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~~12"x12"x3/4" Baseplate~~
~~4 holes to accept 3/4"~~
~~wedge anchors 6" embed~~

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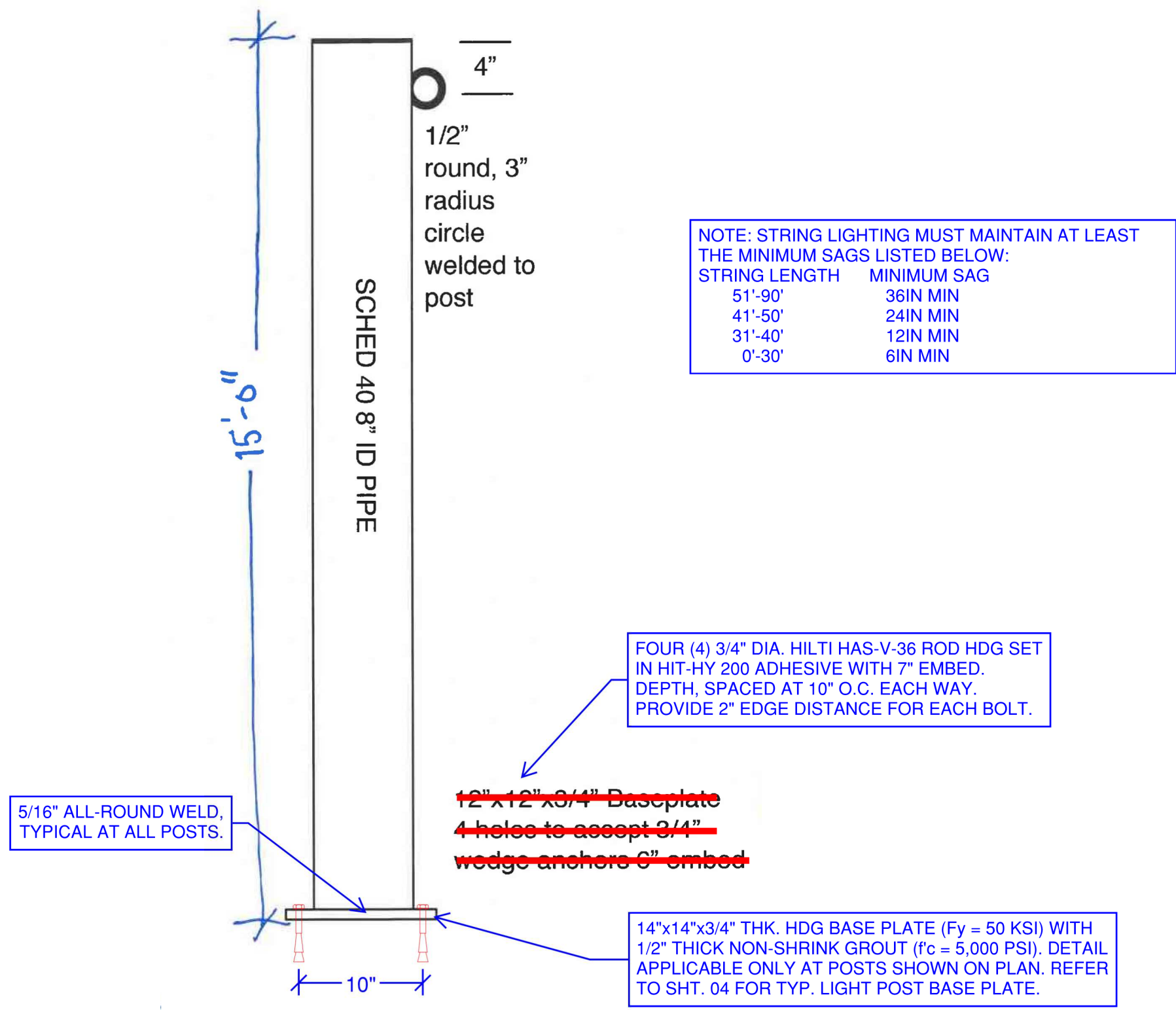
NOTE: SEE 3/TAA-150 (ATTACHED) FOR ATTACHMENT DETAILS (TYPICAL)

PROVIDE 1/2" THICK NON-SHRINK GROUT (f'c = 5,000 PSI) UNDERNEATH BASE PLATE. DETAIL APPLICABLE AT ALL CABLE TRAY POSTS SHOWN ON PLAN, UNLESS OTHERWISE NOTED.

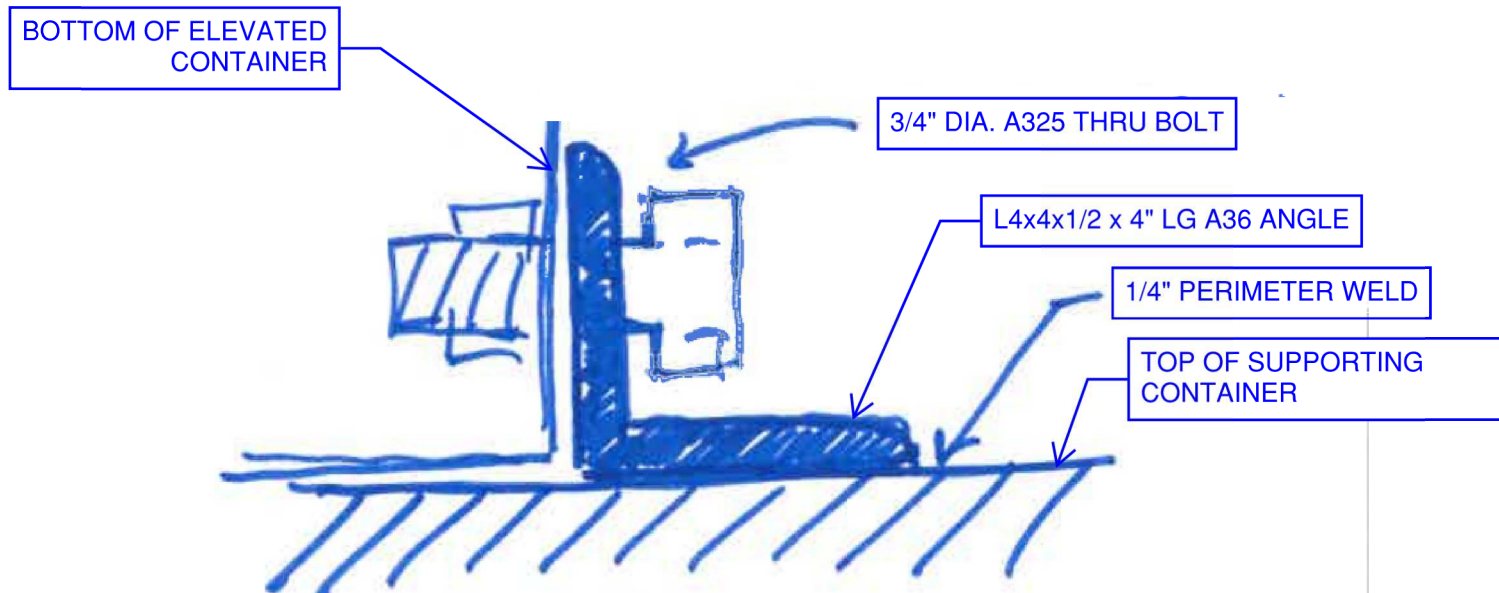
12"x12"x3/4" THK. HDG BASE PLATE (Fy = 50 KSI) WITH 1/2" THICK NON-SHRINK GROUT (f'c = 5,000 PSI). DETAIL APPLICABLE AT ALL POSTS SHOWN ON PLAN, UNLESS OTHERWISE NOTED.

CABLE TRAY SUPPORT

STRING LIGHT POST



ALTERNATIVE LIGHTPOST BASE PLATE DETAIL



ELEVATED CONTAINER HOLD-DOWN TO SUPPORTING BAR AND RETAIL CONTAINERS

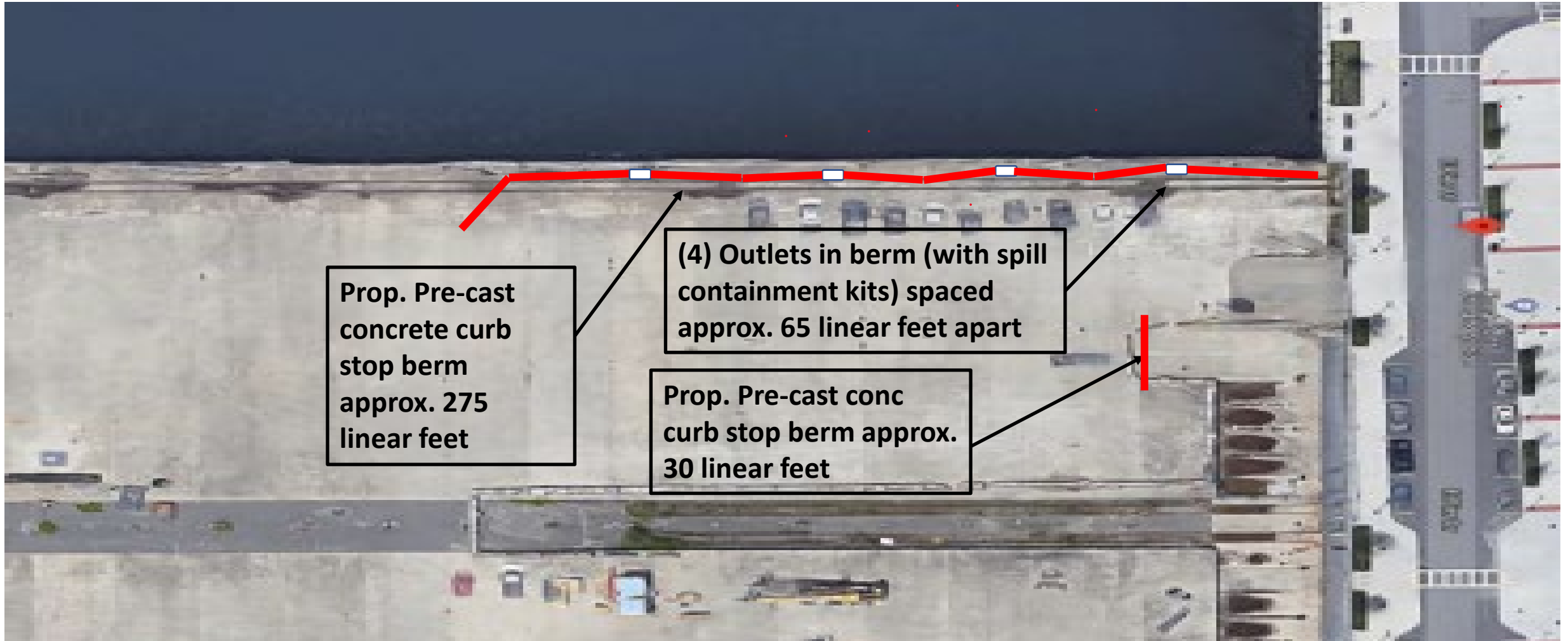
NOTES:

1. DETAIL APPLICABLE AT ELEVATED CONTAINER ONLY.
2. PROVIDE HOLD-DOWN ON EACH CORNER, MIN. OF FOUR (4) HOLD-DOWNS.

ATTACHMENT G

CONCRETE BERM DETAILS

Plan of Pre-cast Concrete Curb Stop Drainage Berm



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Pre-cast concrete curb stop berm - typical detail and notes



Pre-cast concrete curb stop berm.

5'-11" long

9" wide at base

4" tall

Weight = 173lbs

Powerwash the existing area where the proposed berm is to be placed and allow to dry before placing concrete curb stop berm.

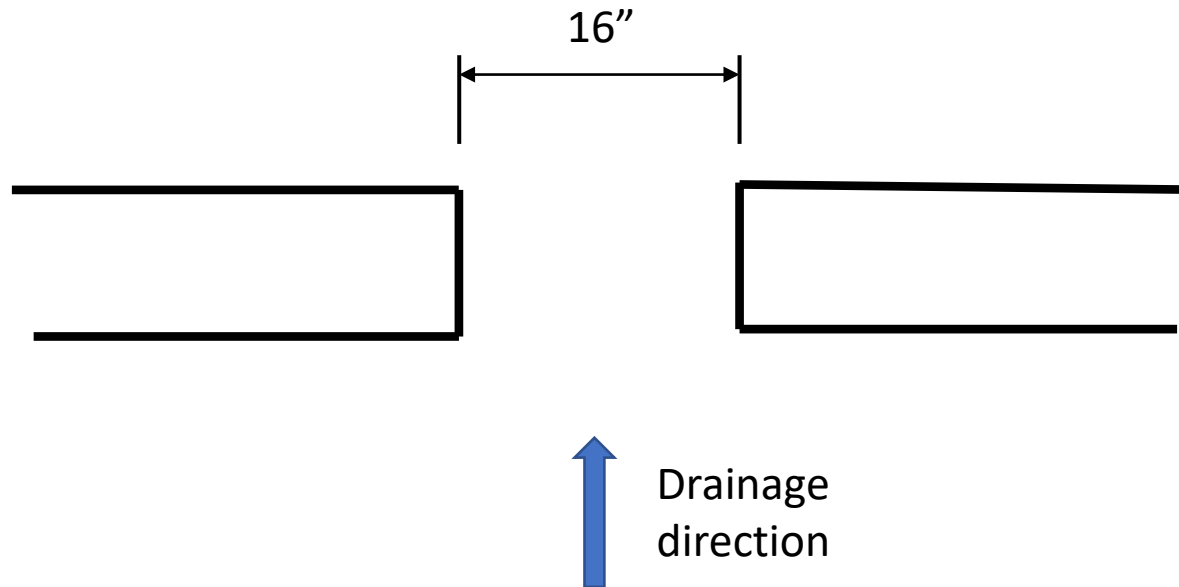
Ensure the area is free from debris prior to placing concrete curb stop berm.

Contractor to verify the berm alignment in the field with the owner prior to placing.

Place pre-cast concrete curb stop end to end along the entire alignment

Gaps to be sealed with rope backer rod and non-sag polymer sealant (see separate details)

Pre-cast Concrete Curb Stop Berm – 16” Drain Outlet Details



Ensure the proposed drain outlet area is free from debris prior to placing pre-cast concrete curb stop berm

Contractor to verify the proposed outlet areas in the field with the owner prior to placing the berm.

Place four (4) drain outlets to be equally spaced approximately 65lf apart.