

April 19, 2022

City of Boston
Conservation Commission
Attn: Nicholas Moreno, Executive Director
1 City Hall Square, Room 709
Boston, MA 02201

Re: Notice of Intent
Proposed Utility Upgrades
33-41 Farnsworth Street
Boston, MA 02210

Dear Members of the Commission:

On behalf of the owner/applicant, CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital, Bohler is pleased to submit the attached Notice of Intent and supporting documentation for the proposed redevelopment. The Project work is proposed to take place on the ±18,130 SF parcel known as 33-41 Farnsworth Street, located in the South Boston Neighborhood. The Applicant proposes renovation of the existing building for a lab and office use, including an infiltration system and new drain overflow connection to the existing main in Farnsworth Street, and construction of new stairs and landings in the rear alleyway.

The Project is located within the following jurisdictional resource areas: Land Subject to Coastal Storm Flowage and the Groundwater Conservation Overlay District (GCOD). The Project will not result in any increase in impervious surface area across the Site and following the disturbance involved with the proposed site work detailed herein, the Site will be restored to match pre-existing conditions.

Enclosed, please find the following in support of our Notice of Intent for the above referenced project:

Notice of Intent Package (1 Original and 1 Copy)

- WPA Form 3;
- City of Boston NOI Application Form;
- City of Boston NOI Filing Checklist;
- Copy of the Wetland Fee Transmittal Form;
- Copies of the Application Fee Checks;
- List of Abutters, Notification Forms, and Affidavit of Service;
- Project Description;
- Drainage Summary;
- USGS Map;
- FEMA Flood Insurance Rate Map; and
- Site Photos;
- Check made payable to The City of Boston for the NOI processing fee; and
- Check made payable to The City of Boston for the NOI filing fee.

Additional Materials and Enclosures (2 Copies)

- Site Development Plans dated April 19, 2022 (reduced to 11" X 17")



We respectfully request that the Conservation Commission review the attached NOI submission and schedule the Applicant to be heard at the May 4, 2022 public hearing. Should you have any questions or comments upon reviewing this package, please feel free to contact us at 617-849-8040.

Sincerely,

BOHLER

A handwritten signature in blue ink, appearing to read "A. Muqet".

Abdul Muqet

A handwritten signature in black ink, appearing to read "Zachary Richards".

Zachary Richards, P.E.

NOTICE OF INTENT

Proposed Lab & Office Renovation Project
33-41 Farnsworth Street

Parcel 0602660010
Boston, Massachusetts

April 19,2022

Applicant/Owner:

CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital
84 State Street, Suite 760
Boston, MA 02109

Preparer:

Bohler
45 Franklin Street, Floor 5
Boston, MA 02110

Project No. M211060

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ATTACHMENT A: Site Development Plans, dated December 13, 2021

NOTICE OF INTENT (FORM 3)



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):

<u>33-41 Farnsworth St</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42.351768</u>	<u>-71.047890</u>
	d. Latitude	e. Longitude
<u>0602660010</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>O'Connor</u>	<u>Kyle</u>	
a. First Name	b. Last Name	
<u>CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital</u>		
c. Organization		
<u>84 State Street, Suite 760</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02109</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 933-8875</u>	<u>koconnor@mllcap.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

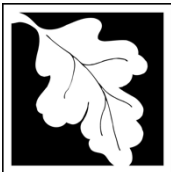
<u>O'Connor</u>	<u>Kyle</u>	
a. First Name	b. Last Name	
<u>CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital</u>		
c. Organization		
<u>84 State Street, Suite 760</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02109</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 933-8875</u>	<u>koconnor@mllcap.com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Zachary</u>	<u>Richards</u>	
a. First Name	b. Last Name	
<u>Bohler</u>		
c. Company		
<u>45 Franklin Street, Floor 5</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02110</u>
e. City/Town	f. State	g. Zip Code
<u>617-849-8060</u>	<u>zrichards@bohlereng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$217.50</u>	<u>\$42.50</u>	<u>\$175.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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:

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A. General Information (continued)

6. General Project Description:

MLL Capital proposes to renovate the existing 5-story structure (95,307 GSF) at 33-41 Farnsworth Street for lab/office use. A stormwater infiltration system is proposed within the existing building footprint and an overflow connection to the existing main within Farnsworth Street. A set of stairs with a landing will be constructed within the rear private alleyway.

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.

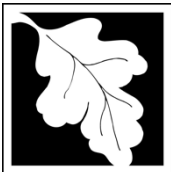
8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
55966	122
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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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	360± SF	
	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**

- August 1, 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*

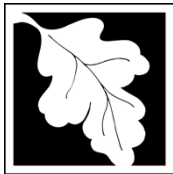
- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- 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.



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

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City/Town

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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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City/Town

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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

See plan list (attached)

a. Plan Title

Bohler

Zachary Richards, P.E.

b. Prepared By

c. Signed and Stamped by

04/19/2022

1"=10'

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:

042869 & 042872

04/15/2022

2. Municipal Check Number

3. Check date

042870

04/15/2022

4. State Check Number

5. Check date

Bohler Engineering MA, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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

4-15-2022

3. Signature of Property Owner (if different)

4. Date

4-15-2022

5. Signature of Representative (if any)

6. Date

4/18/2022

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.

CITY OF BOSTON ENVIRONMENT NOTICE OF
INTENT APPLICATION FORM



INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

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

INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

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

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

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

INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

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

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

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

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

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



A. GENERAL INFORMATION

1. Project Location

<u>33-41 Farnsworth St</u>	<u>Boston</u>	<u>02210</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Book 55966, page 122</u>	<u>0602660010</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Kyle</u>	<u>O'Connor</u>	<u>CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital</u>	
a. First Name	b. Last Name	c. Company	
<u>84 State Street, Suite 760</u>			
d. Mailing Address			
<u>Boston</u>	<u>Massachusetts</u>	<u>02109</u>	
e. City/Town	f. State	g. Zip Code	
<u>(617) 933-8875</u>	<u>koconnor@mllcap.com</u>		
h. Phone Number	i. Fax Number	j. Email address	

3. Property Owner

<u>Kyle</u>	<u>O'Connor</u>	<u>CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital</u>	
a. First Name	b. Last Name	c. Company	
<u>84 State Street, Suite 760</u>			
d. Mailing Address			
<u>Boston</u>	<u>Massachusetts</u>	<u>02109</u>	
e. City/Town	f. State	g. Zip Code	
<u>(617) 933-8875</u>	<u>koconnor@mllcap.com</u>		
h. Phone Number	i. Fax Number	j. Email address	

Check if more than one owner

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

4. Representative (if any)

<u>Zachary</u>	<u>Richards</u>	<u>Bohler</u>	
a. First Name	b. Last Name	c. Company	
<u>45 Franklin Street, Floor 5</u>			
d. Mailing Address			
<u>Boston</u>	<u>Massachusetts</u>	<u>02110</u>	
e. City/Town	f. State	g. Zip Code	
<u>617-849-8040</u>	<u>zrichards@bohlereng.com</u>		
h. Phone Number	i. Fax Number	j. Email address	



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

- Yes No

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

6. General Information

The project proposes to renovate the existing 5-story structure (95,307 GSF) at 33-41 Farnsworth Street for a lab/office use. A stormwater infiltration system is proposed within the existing building footprint and an overflow connection to the existing main within Farnsworth Street. A set of stairs with a landing will be constructed within the rear private alleyway.

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

<u>Suffolk</u>	<u>122</u>
a. County	b. Page Number
<u>55966</u>	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

<u>\$217.50</u>	<u>\$42.50</u>	<u>\$175.00</u>
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



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

2. Inland Resource Areas

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

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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

The Project's infiltration system design was submitted to the Boston Water and Sewer Commission (BWSC) for review on March 22, 2022 and was resubmitted on April 05, 2022. The Property is also located in the Groundwater Conservation Overlay District, which will require approval from the Zoning Board of Appeals after an Article 32 No Harm Letter has been received from both the Boston Groundwater Trust and BWSC. No variances will be required for the site work associated with this Project. The project will also require Landmark Historical Commission review and approval.



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes No

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

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area _____ percentage/acreage

(2) outside Resource Area _____ percentage/acreage

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

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

- Yes No

If yes, provide the name of the ACEC: _____

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

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

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

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

Single-family house

Emergency road repair

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

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

- Yes No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

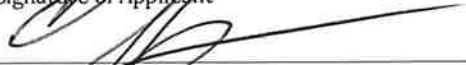
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.



Signature of Applicant

4-15-2022

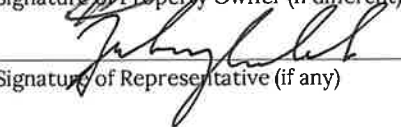
Date



Signature of Property Owner (if different)

4-15-2022

Date



Signature of Representative (if any)

4/18/2022

Date

CITY OF BOSTON CHECKLIST

Checklist for Filing a Notice of Intent with Boston Conservation Commission

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission Staff: 617-635-3850 (cc@boston.gov).

Please Submit the Following to the Conservation Commission:

- ✓ Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- ✓ Two copies (a signed original and 1 copy) of a completed Boston Notice of Intent (Local Form)
- ✓ Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- ✓ Two copies of an 8 ½" x 11" section of the [USGS quadrangle map](#) of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- ✓ (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- ✓ Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the [Natural Heritage & Endangered Species Program](#) have the maps necessary to make this determination.
- ✓ (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- ✓ (If applicable) A narrative detailing best management practices for stormwater management as set forth in the Stormwater Management Standards of the Massachusetts Department of Environmental Protection and any separate standards and guidelines prepared by the City and the Boston Water and Sewer Commission.
- ✓ (If applicable) Two hard copies of the Checklist for Stormwater Report
- ✓ Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- ✓ Any photographs related to the project representing the wetland resource areas.
- ✓ Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); a consideration of the effect that projected sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on the resource areas and proposed activities; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts. The applicant shall also include narrative on how they plan to integrate climate change and adaptation planning considerations into their project to promote climate resilience to protect and promote Resource Area Values and functions into the future.
- ✓ Two copies of an Abutters List, Affidavit of Service and [Abutter Notification](#), filed concurrently with the Notice of Intent. Abutter notices shall be sent in both English and the second most commonly spoken language(s) in the neighborhood(s) where the project is proposed. Notices shall also include Babel notice cards for additional translation and language access services. [All abutters within 300' of the project](#)

Checklist for Filing a Notice of Intent with Boston Conservation Commission

[property line](#) must be notified including those in a neighboring municipality. In such an instance, a copy of the filing must also be sent to the local Conservation Commission of the neighboring municipality.
EXCEPTION: When work is in land under water bodies and waterways or on a tract of land greater than 50 acres, written notification must only be given to abutters within 300 feet of the “project site.”

- Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission.
- Electronic copies.** Documents may be submitted via email, or via an email link to downloadable documents.



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.

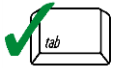
FILING FEE DOCUMENTATION

- NOI Wetland Fee Transmittal Form
- Copy of Check for DEP Filing Fee (State Share)
- Copy of Check for City of Boston Filing Fees (Municipality Share)



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:

33-41 Farnsworth St	Boston
a. Street Address	b. City/Town
042870	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Kyle	O'Connor	
a. First Name	b. Last Name	
CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital		
c. Organization		
84 State Street, Suite 760		
d. Mailing Address		
Boston	MA	02109
e. City/Town	f. State	g. Zip Code
(617) 933-8875	koconnor@mllcap.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Kyle	O'Connor	
a. First Name	b. Last Name	
CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital		
c. Organization		
84 State Street, Suite 760		
d. Mailing Address		
Boston	MA	02109
e. City/Town	f. State	g. Zip Code
(617) 933-8875	koconnor@mllcap.com	
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
Site work without a house	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$217.50
			a. Total Fee from Step 5
State share of filing Fee:			\$42.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$175.00
			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.)

ABUTTER'S LIST



**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. CRE-MLL Farnsworth Property Owner 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 _____.

C. The project involves _____.

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 _____ by contacting them at _____ between the hours of _____, _____.

F. In accordance with the Chapter 20 of the Acts of 2021, 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, time, 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. 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: 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.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at CC@boston.gov by 12 PM the day before the hearing.



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act
and Boston Wetlands Ordinance**

I, Zachary Richards (Bohler), hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice 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:

A Notice of Intent _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by GRE-MLL Farnsworth Property Owner LLC for proposed renovation and conversion of the existing office building for a lab and office use located at 33-41 Farnsworth Street, Boston, MA 02210.

The Abutter Notification For, the list of abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

Zachary Richards
Name

04/19/2022
Date



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

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

A. **CRE-MLL Farnsworth Property Owner 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 **33-41 Farnsworth Street, Boston, MA 02210.**

C. El proyecto consiste en **renovación y transformación del edificio de oficinas existente para uso de laboratorio y oficinas.**

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

E. Las copias de la notificación de intención pueden obtenerse en **Bohler (Zachary Richards) contactándolos al 617-849-8040 entre las 9 a.m. y las 5 p.m., de lunes a viernes.**

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov 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, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.



MAPA Translations, Inc
216 Concord Rd
Wayland, MA 01778
info@mapatranslation.com
www.mapatranslation.com

Affidavit of Authenticity

The undersigned, **MAPA Translations, Inc.**, hereby states as proof that the below translation provided to **Bohler Engineering MA LLC** on behalf of **CRE-MLL Farnsworth Property Owner LLC** is a certified translation:

04/12/2022 Spanish Translation

Client: Bohler Engineering
Division: City of Boston
Project: City of Boston Environment (Boston Conservation Commission)
Document: Notification to Abutters
Word Count: 495
Requested by Alex Kelly on 4-6-22
Job Number: APR2022-095

I declare, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Name: Drita Protopapa

Date: April 12, 2022

Signature: *Drita Protopapa*



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.

Cape Verdean Creole:

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

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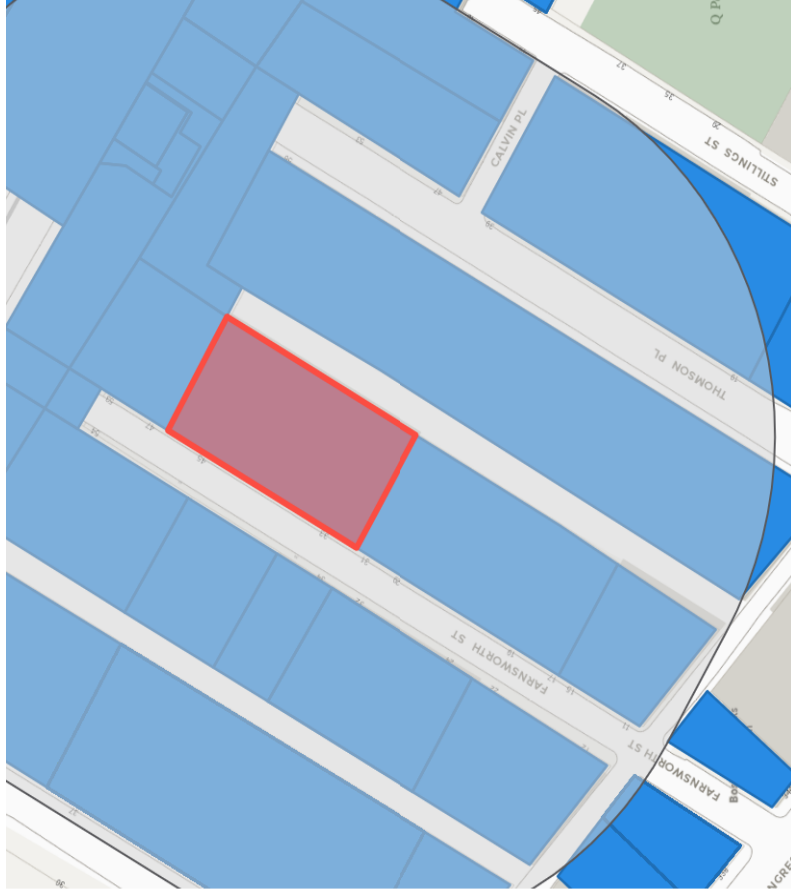
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	602660010 33 41 FARNSWORTH ST	BOSTON	2210	T-C FORT POINT CREATIVE	C/O GENERAL MANAGER	99 HIGH ST STE 801	BOSTON	2110
	602654010 12 56 THOMPSON PL	BOSTON	2210	FORT POINT CHANNEL INVESTORS LLC	2001 ROSS AVE	C/O INVESCO ADVISERS INC, UNIT 3400	DALLAS	75201
	602669005 33 SLEEPER ST 509	BOSTON	2210	LEE LAURIE		33 SLEEPER ST #509	BOSTON	2210
	602669005 15 SLEEPER ST 505	BOSTON	2210	JAFFE SETH D		15 SLEEPER ST #505	BOSTON	2210
	602669005 33 SLEEPER ST 605	BOSTON	2210	LEMILE DOUGLAS		PO BOX 52568	BOSTON	2205
	602669005 33 SLEEPER ST 503	BOSTON	2210	WILLIAMS JAY JR	C/O JAY WILLIAMS JR	PO BOX 38	CENTER HARBOR	3226
	602669005 33 SLEEPER ST 104	BOSTON	2210	BRYAN NANCY E		33 SLEEPER ST #104	BOSTON	2210
	602669005 15 SLEEPER ST 404	BOSTON	2210	HACKL MARTIN		15 SLEEPER ST UNIT 404	BOSTON	2210
	602666000 10 FARNSWORTH ST RETAIL	BOSTON	2210	JP CONGRESS LLC		330 NEWBURY ST SUITE 1	BOSTON	2115
	602669005 15 33 SLEEPER ST	BOSTON	2210	DOCKSIDE PLACE CONDO ASSN		BOX 100	S BOSTON	2210
	602669005 33 SLEEPER ST 210	BOSTON	2210	DONNA G SCRIBNER 1984 TRUST		31 QUAIL HOLLOW RD	NORTH FALMOUTH	2556
	602669005 15 SLEEPER ST 302	BOSTON	2210	PAPPAPOTIS JAMES		15 SLEEPER ST, UNIT 302	BOSTON	2210
	602669005 33 SLEEPER ST 309	BOSTON	2210	KEADY STEVEN C		33 SLEEPER ST #309	BOSTON	2210
	602669005 33 SLEEPER ST 202	BOSTON	2210	PALINO GAYLE V		33 SLEEPER ST #202	SOUTH BOSTON	2210
	602669005 15 SLEEPER ST 401	BOSTON	2210	15 SLEEPER STREET REALTY TRUST	C/O DINART C SERPA	15 SLEEPER ST #401	BOSTON	2210
	602666000 10 FARNSWORTH ST 4B	BOSTON	2210	SUITE 4B FARNSWORTH REALTY TRUST		8 LYMAN ST STE 204	WESTBOROUGH	1581
	602669005 33 SLEEPER ST 405	BOSTON	2210	MITELMAN OLGA		33 SLEEPER ST #405	BOSTON	2210
	602669005 33 SLEEPER ST 101	BOSTON	2210	HOWARD SCOTT A TS	C/O SCOTT A HOWARD TS	70 TERRY LANE	PLAINVILLE	2762
	602669005 33 SLEEPER ST 602	BOSTON	2210	MCCARTHY PAUL J TS		33 SLEEPER ST #602	SO BOSTON	2210
	602669005 33 SLEEPER ST 506	BOSTON	2210	FIUMARA PETER J II	C/O PETER J FIUMARA II	33 SLEEPER ST #506	BOSTON	2210
	602669005 33 SLEEPER ST 303	BOSTON	2210	BERNSTEIN-WOLSKI FAMILY	C/O KRYSZYNA WOLSKI	8981 E PERSHING AV	SCOTTSDALE	85260
	602669005 33 SLEEPER ST 306	BOSTON	2210	JOSHUA M BERGER LIVING TRUST		33 SLEEPER ST, UNIT 306	BOSTON	2210
	602666000 10 FARNSWORTH ST 3A	BOSTON	2210	BRUCKNER SCOTT A		10 FRANSWORTH ST UNIT 3A	BOSTON	2210
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	602669005 33 SLEEPER ST 601	BOSTON	2210	MCCARTHY DARLENE M		33 SLEEPER ST #601	SO BOSTON	2210
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	602669005 15 SLEEPER ST 105	BOSTON	2210	DIULIO TARA F	C/O TARA F DI IULIO	15 SLEEPER ST #105	BOSTON	2210
	602669005 33 SLEEPER ST 401	BOSTON	2210	FOLAN PATRICK M TS	C/O PATRICK M FOLAN	56 COLONIAL AVENUE	WILLIAMSTOWN	1267
	602669005 33 SLEEPER ST 407	BOSTON	2210	SOUTH SHORE TRANQUILITY LLC		4 BREWER WAY	HINGHAM	2043
	602669005 33 SLEEPER ST 610	BOSTON	2210	RABINOVITZ MICHAEL E		30 LONGWOOD AV	BROOKLINE	2446
	602669005 15 SLEEPER ST 403	BOSTON	2210	WARREN PAUL B		1337 STRAIGHT RD	BELMONT	5730
	602669005 15 SLEEPER ST 304	BOSTON	2210	JOSEPH CHARLES F		15 SLEEPER ST #304	BOSTON	2210
	602669005 33 SLEEPER ST 204	BOSTON	2210	KOLB KATHLEEN C		1720 MOUNTAIN TOP RD	BRIDGEWATER	8807
	602669005 33 SLEEPER ST 106	BOSTON	2210	MITCHELL GARY		33 SLEEPER ST #106	SO BOSTON	2210
	602669005 33 SLEEPER ST 508	BOSTON	2210	DONALD M ANDERSON REVOCABLE TRUST		6 ARROWHEAD LANE	PLYMOUTH	2738
	602669005 15 SLEEPER ST 502	BOSTON	2210	GALLAGHER JR THOMAS		15 SLEEPER ST, UNIT 502	BOSTON	2210
	602669005 33 SLEEPER ST 604	BOSTON	2210	COLUMBUS JOHN J JR	C/O JOHN J COLUMBUS JR	33 SLEEPER ST #604	BOSTON	2210
	602669005 33 SLEEPER ST 410	BOSTON	2210	BUCKLAND ARTHUR R	C/O ARTHUR BUCKLAND	343 COMMERCIAL ST #103	BOSTON	2109
	602669005 33 SLEEPER ST 103	BOSTON	2210	ABDELAHAD CLAIRE M		335 CANTON AV	MILTON	2186
	602666000 10 FARNSWORTH ST 4A	BOSTON	2210	MAES WOUTER		10 FARNSWORTH ST, UNIT 4A	BOSTON	2210
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	602669005 33 SLEEPER ST 607	BOSTON	2210	DEPOALO RONALD E		33 SLEEPER ST #607	BOSTON	2210
	602669005 33 SLEEPER ST 404	BOSTON	2210	LEBARON DEAN TS	415 WALLS WAY	C/O CINDY SAMMONS	OSPREY	34229
	602669005 33 SLEEPER ST 201	BOSTON	2210	SHI JIANHUA		77 WADE ST	NEWTON HIGHLANDS	
	602669005 15 SLEEPER ST 507	BOSTON	2210	CLARK HAROLD D JR	C/O ERICA E HIRSHLER	15 SLEEPER ST #507	BOSTON	2210
	602669005 15 SLEEPER ST 501	BOSTON	2210	BRADLEY RACHEL B		15 SLEEPER ST #501	BOSTON	2210
	602669005 33 SLEEPER ST 603	BOSTON	2210	MCCARTHY PAUL J TS		33 SLEEPER ST #603	SO BOSTON	2210
	602669005 33 SLEEPER ST 505	BOSTON	2210	RICCI GABRIELE		33 SLEEPER ST, UNIT 505	BOSTON	2210
	602669005 33 SLEEPER ST 302	BOSTON	2210	GUSAKOV OLEG		120 HOLMES ST UNIT 310	QUINCY	2171
	602669005 15 SLEEPER ST 204	BOSTON	2210	HAVERN NOLAN E		15 SLEEPER ST #204	BOSTON	2215
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	602669005 33 SLEEPER ST 409	BOSTON	2210	LOCASCIO VICTORIA A		33 SLEEPER ST # 409	BOSTON	2210
	602669005 33 SLEEPER ST 606	BOSTON	2210	LEMILE DOUGLAS		PO BOX 52568	BOSTON	2205
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	602669005 33 SLEEPER ST 502	BOSTON	2210	WILLIAMS JAY JR	C/O JAY WILLIAMS JR	P O BOX 38	CENTER HARBOR	3226

602669005 15 SLEEPER ST 405	BOSTON	2210 BERTONE ANTONIO	C/O NANCY B	PO BOX 590595	NEWTON CENTRE	2459
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602669005 15 SLEEPER ST 201	BOSTON	2210 TUBMAN RICHARD		15 SLEEPER ST, UNIT 201	BOSTON	2210
602666000 338 CONGRESS ST	BOSTON	2210 FARNSWORTH CONGRESS LLC		121 CHARLES ST	BOSTON	2116
602669005 15 SLEEPER ST 104	BOSTON	2210 JONES PETER		15 SLEEPER ST #104	BOSTON	2210
602669005 33 SLEEPER ST 209	BOSTON	2210 INDENTURE OF TRUST	C/O PATRICIA E ODONNELL	343 COMMERCIAL ST	BOSTON	2109
602669005 15 SLEEPER ST 301	BOSTON	2210 HSU JOYCE T		15 SLEEPER ST UNIT 301	BOSTON	2110
602669005 33 SLEEPER ST 310	BOSTON	2210 DYE RYAN M		33 SLEEPER ST #310	SOUTH BOSTON	2210
602669005 33 SLEEPER ST 203	BOSTON	2210 MA XIAOBO		37 TEMPLE PL #401	BOSTON	2111
602669005 33 SLEEPER ST 406	BOSTON	2210 MCQUADE PATRICK		33 SLEEPER ST, UNIT 406	BOSTON	2210
602669005 15 SLEEPER ST 402	BOSTON	2210 CLIFFORD CHRISTIAN		15 SLEEPER ST #402	SOUTH BOSTON	2210
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602669005 33 SLEEPER ST 501	BOSTON	2210 MCCANN JENNIFER	C/O JENNIFER MCCANN WILLIAMS	19 SHAW DRIVE	WAYLAND	1778
602669005 33 SLEEPER ST 102	BOSTON	2210 BOSTON APT HOLDINGS LLC		200 S ANDREWS AVENUE	FORT LAUDERDALE	33301
602669005 33 SLEEPER ST 507	BOSTON	2210 FIUMARA PETER J II	C/O PETER J FIUMARA II	33 SLEEPER ST #507	BOSTON	2210
602669005 15 SLEEPER ST 503	BOSTON	2210 MARSHALL RICHARD J		90 ROCKRIDGE DRIVE	SAN FRANCISCO	94116
602669005 15 SLEEPER ST 106	BOSTON	2210 WITT ANDREW J		15 SLEEPER ST #106	BOSTON	2210
602669005 33 SLEEPER ST 307	BOSTON	2210 GROVER ALEXANDER		33 SLEEPER ST #307	BOSTON	2210
602666000 10 FARNSWORTH ST 3B	BOSTON	2210 R & R CAPTIAL INVESTMENTS LLC		8 MUSEUM WAY APT 608	CAMBRIDGE	2141
602669005 33 SLEEPER ST 208	BOSTON	2210 REILLY HUGH L		33 SLEEPER ST #208	BOSTON	2210
602669005 15 SLEEPER ST 206	BOSTON	2210 LAPIERRE JENNIFER CASEY		15 SLEEPER ST, UNIT 206	BOSTON	2210
602669005 33 SLEEPER ST 608	BOSTON	2210 KINGWELL STEVEN K	C/O JAINIE O MCPHEDRAN	332 N ELMWOOD AV	OAK PARK	60302
602669005 15 SLEEPER ST 306	BOSTON	2210 ELFMAN MARC A ETAL		6 BANCROFT RD	WELLESLEY	2481
602669005 33 SLEEPER ST 510	BOSTON	2210 SAUDER RYAN		33 SLEEPER ST UNIT 510	BOSTON	2210
602669005 15 SLEEPER ST 506	BOSTON	2210 BRADLEY JOHN E JR		15 SLEEPER ST #506	SO BOSTON	2210
602669005 33 SLEEPER ST 105	BOSTON	2210 GILFIX R C		3 PINECREST AV	WEST PEABODY	1960
602669005 15 SLEEPER ST 407	BOSTON	2210 HAYES LLOYD M		15 SLEEPER ST #407	SO BOSTON	2210
602669005 33 SLEEPER ST 504	BOSTON	2210 WILLIAMS JAY JR	C/O JAY WILLIAMS JR	P O BOX 38	CENTRE HARBOR	3226
602669005 33 SLEEPER ST 301	BOSTON	2210 SHUMATE JOHN		33 SLEEPER ST, UNIT 301	BOSTON	2210
602669005 33 SLEEPER ST 304	BOSTON	2210 AUGENSTERN FREDERICK D TS	C/O FREDERICK AUGENSTERN	1 SALISBURY ST	WINCHESTER	1890
602666000 10 FARNSWORTH ST 2A	BOSTON	2210 WALLACE DANIEL M		10 FARNSWORTH ST, UNIT 2A	BOSTON	2210
602669005 15 SLEEPER ST 203	BOSTON	2210 ZIEGER MARC		15 SLEEPER ST #203	BOSTON	2210
602669001 11 13 SLEEPER ST	BOSTON	2210 MEPT SEAPORT 11 SLEEPER LLC	C/O BENTALL KENNEDY U.S.	7315 WISCONSIN AVE, SUITE 200W	BETHESDA	20814
602669005 33 SLEEPER ST 408	BOSTON	2210 DZIAMA JUSTIN F		33 SLEEPER ST #408	BOSTON	2210
602669005 33 SLEEPER ST 205	BOSTON	2210 TSE BILLY C		33 SLEEPER ST #205	BOSTON	2210
602666000 10 FARNSWORTH ST 5A	BOSTON	2210 HERSHMAN STUART H		10 FARNSWORTH UNIT 5A	BOSTON	2110
602669005 15 SLEEPER ST 303	BOSTON	2210 MORGAN DANIEL R		15 SLEEPER ST #303	BOSTON	2210
602640077 SEAPORT BL	BOSTON	2210 WS BLOCK J LLC		660 STEAMBOAT RD 3RD FLOOR	GREENWICH	6830
602661000 47 53 FARNSWORTH ST	BOSTON	2210 FORT POINT CHANNEL INVESTORS LLC	2001 ROSS AVE	C/O INVESCO ADVISERS INC, UNIT 3400	DALLAS	75201
602640075 73 SEAPORT BL	BOSTON	2210 MASS BAY TRANSPORTATION AUTHORITY		10 PARK PLAZA RM 5750	BOSTON	2116
602666000 10 FARNSWORTH ST TRAY3	BOSTON	2210 INVESTMENT MANAGEMENT		4 MOORE RD	WAYLAND	1778
602658000 344 CONGRESS ST	BOSTON	2210 BOSTON SPARKS ASSN INC		344 CONGRESS ST	BOSTON	2210
602663010 34 FARNSWORTH ST	BOSTON	2210 T-C FORT POINT CREATIVE	C/O GENERAL MANAGER	99 HIGH ST STE 801	BOSTON	2110
602640060 85 SEAPORT BL COMMERCIAL	BOSTON	2210 WS SEAPORT K LLC		33 BOYLSTON ST SUITE 3000	CHESTNUT HILL	2467
602667000 332 CONGRESS ST	BOSTON	2210 T-C FORT POINT CREATIVE	C/O GENERAL MANAGER	99 HIGH ST STE 801	BOSTON	2110
602666000 10 FARNSWORTH ST PH	BOSTON	2210 INVESTMENT MANAGEMENT		4 MOORE RD	WAYLAND	1778
602666000 10 FARNSWORTH ST TRAY8	BOSTON	2210 R & R CAPITAL INVESTMENTS LLC		8 MUSEUM WAY APT 608	CAMBRIDGE	2141
602666000 10 FARNSWORTH ST 5B	BOSTON	2210 SAHNEY NITIN		10 FARNSWORTH ST, UNIT 5B	BOSTON	2210
602640200 SEAPORT BL	BOSTON	2210 SEAPORT SQUARE DEVELOPMENT	C/O WS DEVELOPMENT LLC	33 BOYLSTON ST SUITE 3000	CHESTNUT HILL	2467
602662000 FARNSWORTH ST	BOSTON	2210 FORT POINT CHANNEL INVESTORS LLC	2001 ROSS AVE	C/O INVESCO ADVISERS INC, UNIT 3400	DALLAS	75201
602666000 10 FARNSWORTH ST TRAY5	BOSTON	2210 BRUCKNER SCOTT A		10 FARNSWORTH ST, UNIT 3-A	BOSTON	2210
602652003 44 48 STILLINGS ST	BOSTON	2127 FIFTY 5 THOMSON STREET	C/O HOLD-THYSSEN INC	301 S NEW YORK AV #200	WINTER PARK	32789
602654001 47 55 THOMSON PL	BOSTON	2127 FIFTY 5 THOMSON ST INVEST LP	C/O HOLD-THYSSEN INC	301 S NEW YORK #200	WINTER PARK	32789
602640070 SEAPORT BL	BOSTON	2210 MBTA		10 PARK PLAZA RM 5750	BOSTON	2116
602652010 19 39 THOMPSON PL	BOSTON	2210 FORT POINT CHANNEL INVESTORS LLC	2001 ROSS AVE	C/O INVESCO ADVISERS INC, UNIT 3400	DALLAS	75201
602666000 10 FARNSWORTH ST TRAY2	BOSTON	2210 INVESTMENT MANAGEMENT		4 MOORE RD	WAYLAND	1778
602662100 38 FARNSWORTH ST	BOSTON	2210 T-C FORT POINT CREATIVE	C/O GENERAL MANAGER	99 HIGH ST #801	BOSTON	2110
602666000 10 FARNSWORTH ST TRAY10	BOSTON	2210 MLPF 2B LLC		10 FARNSWORTH ST UNIT 2B	BOSTON	2210
602640060 85 SEAPORT BL	BOSTON	2210 RESIDENCES AT SEAPORT	C/O SKANSKA USA COM'L DEVELOP	225 SUMMER ST	BOSTON	2210
602665000 12 22 FARNSWORTH ST	BOSTON	2210 MEPT SEAPORT 12 FARNSWORTH LLC	C/O BENTALL KENNEDY U.S.	7315 WISCONSIN AVE, SUITE 200W	BETHESDA	20814
602640085 SEAPORT BL	BOSTON	2210 BOSTON REDEVELOPMENT	C/O BRA D/B/A BOSTON PLANNING AND DEVELOPMENT AGE	ONE CITY HALL SQ	BOSTON	2201
602666000 10 FARNSWORTH ST TRAY1	BOSTON	2210 HERSHMAN STUART H		10 FARNSWORTH ST UNIT 5A	BOSTON	2110
602654002 THOMSON PL	BOSTON	2210 FORT POINT CHANNEL INVESTORS LLC	2001 ROSS AVE	C/O INVESCO ADVISERS INC, UNIT 3400	DALLAS	75201
602640075 SEAPORT BL	BOSTON	2210 WS-BLOCK J LLC	C/O WS BLOCK J LLC	660 STEAMBOAT RD 3RD FLOOR	GREENWICH	6830
602640078 SEAPORT BL	BOSTON	2210 WS BLOCK J LLC		660 STEAMBOAT RD 3RD FLOOR	GREENWICH	6830
602666000 10 FARNSWORTH ST TRAY7	BOSTON	2210 MAES WOUTER		10 FARNSWORTH ST, UNIT 4A	BOSTON	2210

602662015 44 FARNSWORTH ST	BOSTON	2210 T-C FORT POINT CREATIVE	C/O GENERAL MANAGER	99 HIGH ST STE 801	BOSTON	2110
602641200 23 55 NORTHERN AV RESIDE	BOSTON	2110 ONE SEAPORT CONDOMINIUM TRUST	3520 PIEDMONT RD NE SUITE 410	1 C/O MARVIN F POER AND COMPANY ST	ATLANTA	30305
602640100 55 57 SEAPORT BL	BOSTON	2210 BOS OFFICE 4 LLC	C/O MARVIN F POER AND COMPANY	3520 PIEDMONT RD NE SUITE 410	ATLANTA	30305
602670000 51 SLEEPER ST	BOSTON	2210 NFLSRE 51 SLEEPER LLC	C/O NAN FUNG LIFE SCIENCE REAL ESTATE LLC	1 LINCOLN ST, UNIT 24TH FL	BOSTON	2111
602666000 10 FARNSWORTH ST TRAY4	BOSTON	2210 SUITE 4B FARNSWORTH REALTY TRUST		8 LYMAN ST STE 204	WESTBOROUGH	1581
602653010 368 CONGRESS ST	BOSTON	2210 370 CONGRESS STREET LLC		ONE LAKESHORE CENTER	BRIDGEWATER	2324
602641200 23 55 NORTHERN AV	BOSTON	2210 ONE SEAPORT CONDOMINIUM TRUST	BEACON, STE 2400	1 C/O BERKSHIRE GROUP ST	BOSTON	2108
602666000 10 FARNSWORTH ST TRAY6	BOSTON	2210 SAHNEY NITIN		10 FARNSWORTH ST, UNIT 5B	BOSTON	2210
602640150 51 SEAPORT BL	BOSTON	2210 ROMAN CATHOLIC ARCHBISHOP OF BOSTON	C/O ROAMN CATHOLIC ARCHBISHOP OF BOSTON	66 BROOKS DR	BRAINTREE	2184
602658001 11 15 FARNSWORTH ST	BOSTON	2210 FORT POINT CHANNEL INVESTORS LLC	2001 ROSS AVE	C/O INVESCO ADVISERS INC, UNIT 3400	DALLAS	75201
602640060 85 SEAPORT BL	BOSTON	2210 CLPF RESIDENCES AT SEAPORT LLC	C/O CLARION PARTNERS LLC	230 PARK AVE 12TH FLR	NEW YORK	10169
602640080 SEAPORT BL	BOSTON	2210 WS-BLOCK J LLC	C/O JAMES EBERHART	660 STEAMBOAT RD 3RD FLOOR	GREENWICH	6830
602666000 10 FARNSWORTH ST TRAY9	BOSTON	2210 WALLACE DANIEL M		10 FARNSWORTH ST, UNIT 2A	BOSTON	2210
602640035 NEW NORTHERN AV	BOSTON	2210 MASS BAY TRANSPORTATION AUTH		NEW NORTHERN AV	BOSTON	2210
602664000 24 FARNSWORTH ST	BOSTON	2210 UNITARIAN UNIVERSALIST	UNITARIAN UNIVERSALIST ASSOC	24 FARNSWORTH ST	BOSTON	2210
602664000 24 32 FARNSWORTH ST	BOSTON	2210 UNITARIAN UNIVERSALIST		24 FARNSWORTH ST	BOSTON	2210

PROJECT DESCRIPTION

1. Introduction

On behalf of the Applicant, CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital, Bohler is pleased to submit a Notice of Intent (NOI) for the proposed work associated with the Property located at 33-41 Farnsworth Street in the South Boston neighborhood. The proposed project consists of a renovation of the existing building for a lab and office use, including an infiltration system and new drain overflow connection, and construction of new stairs and landings in the rear alleyway. This Notice of Intent (NOI) is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its applicable regulations, and 310 CMR 10.00. The entire parcel is located within the coastal 100-year floodplain (identified as Zone AE per FEMA). As such, the activities associated with the construction of the Project will all be taking place within this resource area, which is classified as Land Subject to Coastal Storm Flowage per 310 CMR 10.04.

The Applicant proposes the installation of a stormwater infiltration system within the Property boundary with an overflow to the existing drain main within Farnsworth Street. The existing conditions at the Site consist of a building (to remain) bound by Farnsworth Street to the Northwest, commercial buildings to the Northeast and Southwest, and a private alley to the Southeast. Existing water and sanitary sewer connections will be retained and protected during construction. A cast-in-place concrete chamber infiltration system has been proposed to comply with BWSC stormwater requirements as the Site is also located in the Groundwater Conservation Overlay District (GCOD).

Indirect impacts from stormwater discharges will be mitigated through the use of sedimentation and erosion control measures throughout construction as required. A Drainage Summary detailing the compliance with the MassDEP regulations is provided in Appendix A.

2. Wetland Resource Areas

2.1 Resource Area Evaluation

The entire Site is located within the coastal 100-year floodplain per FEMA map panel 25025C00081J, published March 16, 2016, at base flood elevation (BFE) of 10 feet (NAVD88). Per Boston City Base (BCB), the 100-year floodplain is located at elevation 16.46 (NAVD88 elevation + 6.46 feet). The Site was surveyed by Feldman Geospatial on December 10, 2021. The 100-year floodplain in this area is defined as Land Subject to Coastal Storm Flowage per 310 CMR 10.04.

2.2 Regulated Area Impacts

The Project proposes Site improvements within the coastal 100-year floodplain. Impacts will include removal and resetting of disturbed existing pedestrian surfaces and pavement to accommodate utility connections, construction of new stairs with landings, construction of the cast-in-place concrete infiltration system per BWSC standard requirements, and a connection to the existing drain main located within Farnsworth Street. Refer to the Site Development Plans provided in Attachment A for a full depiction of proposed activities. Prior to any construction-related activities, erosion control measures will be established to prevent any damage to the resource area. These standard control devices, i.e., sediment control filter tubes and stormwater inlet protection, will serve to mitigate indirect impacts from stormwater discharge throughout construction.

2.3 Rare Species and Habitats

There is no Priority Habitat or Estimated Habitat for rare or endangered species on the Site, according to the 14th edition of the Natural Heritage & Endangered Species (NHESP) Atlas, available on MassGIS.

3. Work Located in Jurisdictional Area

The Project will include the construction of a new stormwater management system to help improve both the quality and quantity of the stormwater runoff captured on-site adhering to the BWSC standard requirements. The on-site stormwater management system consists of cast-in-place concrete chambers. This system has been sized to capture and infiltrate the volume of one inch of runoff generated over the total post-development Site impervious drainage area. Post-development peak runoff rates will also be reduced as a result of the proposed system.

The proposed infiltration systems will be maintained in accordance with the Operation and Maintenance plan included in Appendix A.

4. Climate Change and Adaption Planning Considerations

The Owner understands that the Site is subject to the impacts of climate change and that building resiliency will be important in the future. The main use of the ground floor consists of a small existing entrance lobby with a finished floor of 14.01' at street level. A set of stairs and ramp from the lobby lead to the first floor (primarily used for utility, lab and office space) which has a finished floor elevation ranging from 16.90'-17.22' or 2.89'-3.21' +/- above existing grade around the building. This equates to approximately 0.44'-0.76' above the base flood elevation of 16.46'. This should provide a reasonable level of protection from increased flood elevations. The one main lobby door to remain at grade

level in the front of the building may need to be modified in the future or use temporary flood barriers, such as an AquaFence product. The building owner understands this and will investigate such measures. The scope of this current construction project is mainly focused on renovation of the existing building and stormwater system implementation, so no changes are proposed to slab elevations or roadway grades.

5. Summary

The jurisdictional resource areas applicable to this Project are the 100-year floodplain (Land Subject to Coastal Storm Flowage) per 310 CMR 10.04. All proposed work is located within this jurisdictional area, which consists of a renovation of the existing building for a lab and office use, including the construction of a cast-in-place concrete infiltration system per BWSC standard requirements, and connection to the existing drain main located within Farnsworth Street. Construction of new stairs and landings in the rear alleyway are proposed as well. The Project has been designed in accordance with the Wetlands Protection Act Regulations (310 CMR 10.00) and the local regulations set forth in the Ordinance Protecting Local Wetlands and Promoting Climate Change Adaption in the City of Boston.

During construction, appropriate BMPs will be installed, inclusive of standard erosion control barriers and inlet protection. Impacts to the stormwater management system are further described in the Drainage Summary provided in Appendix A.

APPENDIX A - DRAINAGE SUMMARY

April 19, 2022

Boston Conservation Commission
1 City Hall Square, Room 709
Boston, MA 02201
Attn: Nicholas Moreno, Executive Director

**Re: Notice of Intent Application Package
33-41 Farnsworth Street
Boston, MA**

Dear Members of the Board:

On behalf of CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital, the Applicant, Bohler is pleased to submit a copy of the Project's stormwater checklist to the Notice of Intent Application for the Property located at 33-41 Farnsworth Street in Boston, MA. The proposed project involves a renovation of the existing building for a lab and office use and is classified as a redevelopment. The proposed work does not alter the existing drainage patterns and there appears to be no existing stormwater systems on-site. The Project consists of the installation of a new stormwater infiltration system within the existing building footprint and an overflow connection to the drain main located in Farnsworth Street. The Project complies with the MassDEP Stormwater Management Standards as a redevelopment project.

Standard 1: There are no new untreated discharges.

Standard 2: The proposed Project is a redevelopment. The Property is located on Land Subject to Coastal Storm Flowage under the jurisdiction of the MassDEP. There will be no increase in peak stormwater runoff rates. The proposed subsurface infiltration systems will manage stormwater runoff from the impervious area on-site.

Standard 3: There is no increase in impervious area as compared to existing conditions. The post-construction groundwater recharge conditions will be managed by implementing a cast-in-place concrete chamber infiltration system that has been sized to capture and infiltrate 1-inch of runoff from the defined subcatchment areas on-site, in accordance with BWSC requirements. This system will help to improve both the quality and quantity of stormwater runoff that is generated from impervious area on the Site. During larger, less frequent storm events, overflow from the infiltration system will discharge to the main located within Farnsworth Street, replicating existing conditions.

Standard 4: All stormwater runoff from the property is roof runoff and is therefore considered to be 'clean' runoff, however, it will be routed through the proposed stormwater system to receive additional treatment and infiltration under proposed conditions.

Standard 5: The proposed Project is not considered to be a "Land Use with Higher Potential Pollutant Loads" (LUHPPL).

Standard 6: The Project is not located within any environmentally critical areas.

Standard 7: As described in this letter, this Project qualifies as a redevelopment and meets all standards to the maximum extent practicable.

Standard 8: The proposed Project will provide construction period erosion and sedimentation controls as indicated within the Site plan set provided for this Project, including inlet protection to filter stormwater discharges.

Standard 9: An Operation and Maintenance (O&M) Plan for this Site has been prepared and included in the Notice of Intent.

Standard 10: No illicit discharges will be created as part of the Site construction in the area in question.

If you have any questions, please do not hesitate to contact us at (617) 849-8040.

Sincerely,

BOHLER



Abdul Muqet



Zachary Richards, P.E.

Cc: Kyle O' Connor, CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital
File: M211060



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



Zachary L. Richards 4/18/22

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): Cast-in-place concrete infiltration chambers

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

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

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

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

Standard 6: Critical Areas

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



Checklist for Stormwater Report

Checklist (continued)

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

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

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

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - 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.

BWSC SUMMARY OF DRAINAGE CALCULATIONS

SUMMARY OF DRAINAGE CALCULATIONS

DESIGN RUNOFF VOLUME SUMMARY

EXISTING IMPERVIOUS = 18,130 SF

REQ. INFILTRATION VOLUME = 1" (1/12") x 18,130 SF = **1,511 CF REQ.**

CAST-IN-PLACE CONCRETE CHAMBER VOLUME:

INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 4.56' = 1,674.43 CF

INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 4.56' = 874.10 CF

TOTAL STORAGE VOLUME = 2,548.53 CF

PROVIDED STORAGE BELOW WEIR ELEV. OF 15.00' :

INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 3.50' = 1,285.20 CF

INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 3.50' = 669.38 CF

TOTAL STORAGE PROVIDED = **1,954.58 CF**

1,955 CF > 1,511 CF OK

STORMWATER OPERATION AND MAINTENANCE PLAN

***33-41 Farnsworth Street
Boston, MA***

RESPONSIBLE PARTY DURING CONSTRUCTION:

***CRE-MLL Farnsworth Property Owner LLC
c/o MLL Capital
84 State Street, Suite 760,
Boston, MA***

RESPONSIBLE PARTY POST CONSTRUCTION:

***CRE-MLL Farnsworth Property Owner LLC
c/o MLL Capital
84 State Street, Suite 760,
Boston, MA***

Construction Phase

During the construction phase, all erosion control devices and measures shall be maintained in accordance with the final record plans, local/state approvals and conditions, the EPA Construction General Permit. Additionally, the maintenance of all erosion / siltation control measures during construction shall be the responsibility of the general contractor. Upon proper notice to the property owner, the Town/City or its authorized designee shall be allowed to enter the property at a reasonable time and in a reasonable manner for the purposes of inspection.

Post Development Controls

Once construction is completed, the post development stormwater controls are to be operated and maintained in compliance with the following permanent procedures (note that the continued implementation of these procedures shall be the responsibility of the Owner or its assignee):

1. Cast-in-Place Concrete Infiltration Chambers: Preventative maintenance after every major storm event during the first three (3) months of operation and at least twice per year thereafter. Inspect structure and pretreatment BMP to ensure proper operation after every major storm event (generally equal or greater to 3.0 inches in 24 hours) for the first three months. Sediment collecting in the bottom of the basin shall be inspected twice annually, and removal shall commence any time the sediment reaches a depth of six inches anywhere in the basin. Any sediment removed shall be disposed of in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: Cleaning - \$1,000/year, Inspection - \$200/year

2. Outlet Control Structure: Inspect four (4) times per year and at the end of foliage and snow-removal seasons. These features shall be cleaned four (4) times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the manhole basin or underground system.

Accumulated sediment and hydrocarbons present must be removed and properly disposed of off site in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: \$500/year per structure.

All components of the stormwater system will be accessible by the owner or their assignee.

STORMWATER MANAGEMENT SYSTEM
POST-CONSTRUCTION INSPECTION REPORT

LOCATION:

**33-41 Farnsworth Street
Boston, MA**

RESPONSIBLE PARTY:

**CRE-MLL Farnsworth Property Owner LLC
c/o MLL Capital
84 State Street, Suite 760,
Boston, MA**

NAME OF INSPECTOR:	INSPECTION DATE:
Note Condition of the Following (sediment depth, debris, standing water, damage, etc.):	
Cast-in-place Concrete Infiltration Chambers:	
Outlet Control Structure:	
Other:	

Note Recommended Actions to be taken on the Following (sediment and/or debris removal, repairs, etc.):

Cast-in-place Concrete Infiltration Chambers:

Outlet Control Structure:

Other:

Comments:

LONG-TERM POLLUTION PREVENTION PLAN

***33-41 Farnsworth Street
Boston, MA***

RESPONSIBLE PARTY DURING CONSTRUCTION:

***CRE-MLL Farnsworth Property Owner LLC
c/o MLL Capital
84 State Street, Suite 760,
Boston, MA***

RESPONSIBLE PARTY POST CONSTRUCTION:

***CRE-MLL Farnsworth Property Owner LLC
c/o MLL Capital
84 State Street, Suite 760,
Boston, MA***

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Regular inspections and maintenance of Stormwater Management System as noted in the “O&M Plan”.
- Snow removal shall be the responsibility of the property owner. Snow shall not be plowed, dumped and/or placed in forebays, infiltration basins or similar stormwater controls. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.

OPERATON AND MAINTENANCE TRAINING PROGRAM

The Owner will coordinate an annual in-house training session to discuss the Operations and Maintenance Plan, the Long-Term Pollution Prevention Plan, and the Spill Prevention Plan and response procedures. Annual training will include the following:

Discuss the Operations and Maintenance Plan

- Explain the general operations of the stormwater management system and its BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

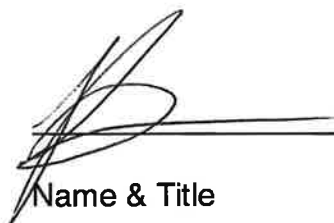
Discuss the Spill Prevention and Response Procedures

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.

ILLICIT DISCHARGE STATEMENT

Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:



Name & Title

4/15/2022

Date

SPILL PREVENTION AND RESPONSE PROCEDURES **(POST CONSTRUCTION)**

In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil or come into contact with stormwater, the following steps will be implemented:

1. All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
5. It is the OWNER's responsibility to ensure that all Hazardous Waste on site is disposed of properly by a licensed hazardous material disposal company. The OWNER is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authorities.

In the event of a spill of Hazardous Substances or Oil, the following procedures should be followed:

1. All measures should be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to stormwater or off-site. (The spill area should be kept well ventilated and personnel should wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
2. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
3. For spills greater than five (5) gallons of material immediately contact the MADEP at the toll-free 24-hour statewide emergency number: **1-888-304-1133**, the local fire department (**9-1-1**) and an approved emergency response contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Use the form provided, or similar).
4. If there is a Reportable Quantity (RQ) release, then the National Response Center should be notified immediately at (800) 424-8802; within 14 days a report should be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan should be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.

Cause of Spill: _____

Measures Taken to Clean up Spill: _____

Type of equipment: _____ Make: _____ Size: _____

License or S/N: _____

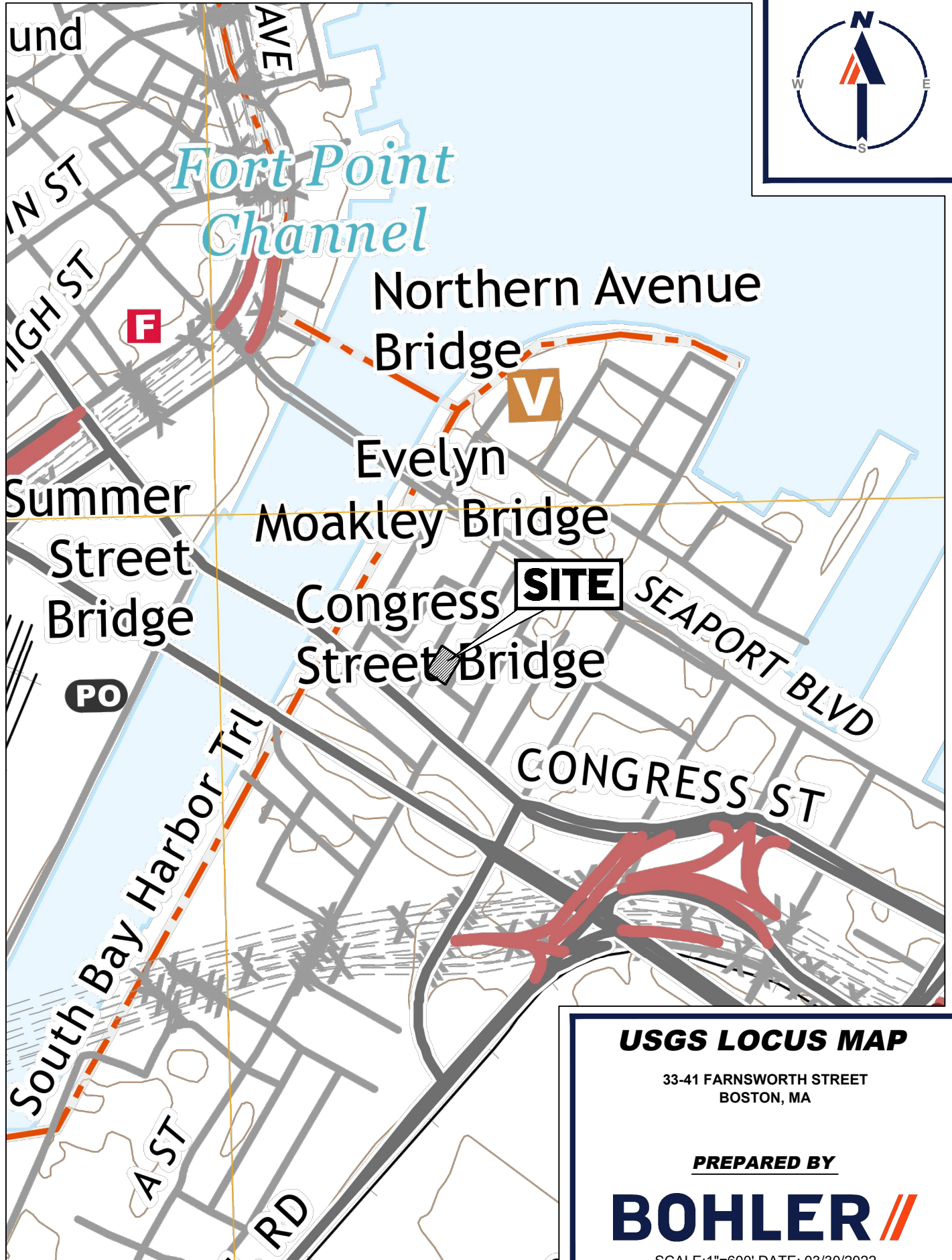
Location and Method of Disposal _____

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

Additional Contact Numbers:

- DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EMERGENCY PHONE: 1-888-304-1133
- NATIONAL RESPONSE CENTER PHONE: (800) 424-8802
- U.S. ENVIRONMENTAL PROTECTION AGENCY PHONE: (888) 372-7341

APPENDIX B – USGS MAP



USGS LOCUS MAP

33-41 FARNSWORTH STREET
BOSTON, MA

PREPARED BY

BOHLER //

SCALE: 1"=600' DATE: 03/30/2022

APPENDIX C – FEMA FLOOD INSURANCE RATE MAP

APPENDIX D – SITE PICTURES



Picture 1: View of sidewalk in front of the building.



Picture 2: Front entrance to the building.



Picture 3: Transformer pad and electrical equipment in private alley way behind building.



Picture 4: Loading dock in private alley way behind building.



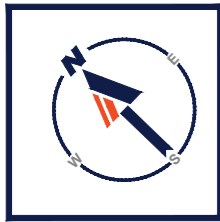
Picture 5: View of private alleyway.



Picture 6: Private alley way and Farnsworth Street intersection.

**ATTACHMENT A – SITE DEVELOPMENT PLANS
(See 11”x17” Plan Set Enclosed)**

<u>PlanTitle</u>	<u>Prepared By</u>	<u>Date</u>
General Notes Sheet	Bohler	04/19/2022
Utility Plan	Bohler	04/19/2022
Detail Sheet	Bohler	04/19/2022
Existing Conditions Plan	Feldman Land Surveyors	04/14/2022



33-41 FARNWORTH STREET
 BOSTON (SOUTH BOSTON DISTRICT), MA
 ASSESSOR'S PARCEL 0602660010
 ACCOUNT NUMBER: 1145592 & 1145585 (TO REMAIN)
 METER NUMBER:
 FOR BWSVC USE ONLY

BWSVC SITE PLAN NO.: 22134

OWNER:
 CRE-MLL FARNWORTH PROPERTY OWNER LLC C/O MLL CAPITAL
 84 STATE STREET, SUITE 760
 BOSTON, MA 02109

APPLICANT:
 CRE-MLL FARNWORTH PROPERTY OWNER LLC C/O MLL CAPITAL
 84 STATE STREET,
 BOSTON, MA 02109
 ATTN: KYLE O'CONNOR
 (P): 617-933-8875

SUMMARY OF DRAINAGE CALCULATIONS

DESIGN RUNOFF VOLUME SUMMARY

EXISTING IMPERVIOUS = 18,130 SF
 REQ. INFILTRATION VOLUME = 1" (1/12) x 18,130 SF = 1,511 CF REQ.

CAST-IN-PLACE CONCRETE CHAMBER VOLUME:
 INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 4.56' = 1,674.43 CF
 INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 4.56' = 874.10 CF
 TOTAL STORAGE VOLUME = 2,548.53 CF

PROVIDED STORAGE BELOW WEIR ELEV. OF 15.00':
 INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 3.50' = 1,285.20 CF
 INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 3.50' = 669.38 CF
 TOTAL STORAGE PROVIDED = 1,954.58 CF

1,955 CF > 1,511 CF OK

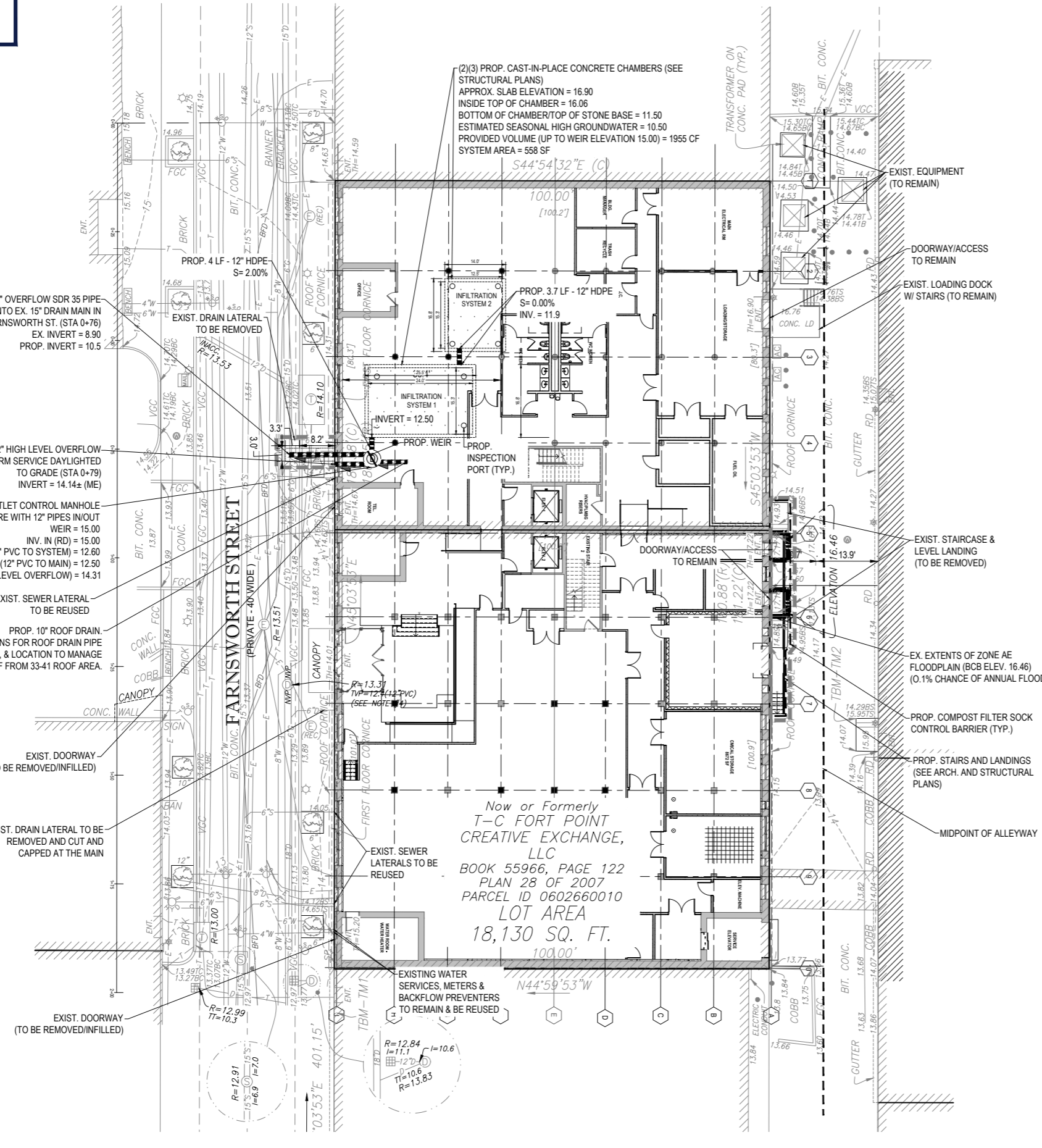
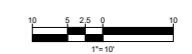
UTILITY NOTES

- BASE PLAN - THE PROPERTY LINES, TOPOGRAPHY (NAVD83) AND PHYSICAL FEATURES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY FELDMAN LAND SURVEYORS, TITLED "EXISTING CONDITIONS PLAN OF LAND 33-41 FARNWORTH STREET, BOSTON, MASS.", DATED 04/14/2022
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND/OR DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED, IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES WITH THE PROPOSED WORK BEFORE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY "DIS-SAFE" (811) AT LEAST 72 HOURS BEFORE EXCAVATING.
- FINAL DESIGN OF UTILITIES WITHIN THE BUILDING, INCLUDING OIL TRAPS WHERE APPLICABLE, TO BE SHOWN ON THE PLUMBING DRAWINGS, BY OTHERS.
- THE LOCATION OF EXISTING SANITARY SEWER, DRAIN LINES, AND WATER PIPES ARE TO BE DETERMINED AT ALL CROSSINGS. THE WATER LINE SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER (DRAIN IS AT LEAST 18" BELOW THE UNDERSIDE OF THE WATER LINE WHEN THE ELEVATION OF THE WATER CANNOT BE VARIED TO MEET THIS REQUIREMENT. THE SEWER/DRAIN SHOULD BE ENCASED IN FLOWABLE FILL CONCRETE, 100 PSI FOR 12" ON EITHER SIDE OF THE CROSSING. IF THE PROPOSED WATER LINE IS IN DIRECT CONTACT WITH AN EXISTING SEWER/DRAIN PIPE, THE WATER LINE SHALL BE INSTALLED ABOVE THE SEWER/DRAIN WITH 18" MINIMUM SEPARATION FOR A DISTANCE OF 10' ON EACH SIDE OF THE SEWER/DRAIN. ONE FULL PIPE LENGTH OF THE WATER LINE SHOULD BE CENTERED OVER THE SEWER/DRAIN SO THAT JOINTS WILL BE AS FAR FROM THE SEWER/DRAIN AS POSSIBLE. ALL PROPOSED WATER LINES THAT ARE LESS THAN 8" BELOW FINISHED GRADE SHALL BE INSULATED.
- ALL DRAIN SERVICE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE OR SDR-35 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR MUST MEET OR EXCEED THE BWSVC'S STANDARD REQUIREMENTS FOR ALL SEWER, STORM DRAIN, AND WATER WORK.
- BUILDING CONNECTIONS SHALL BE BEDED IN 1/2" MINIMUM CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.
- CONTRACTOR TO CONTACT BWSVC FOR INSTALLATION AND ACTIVATION OF ANY TEMPORARY HYDRANT METERS. LOCATION TO BE FIELD DETERMINED.
- EXISTING SEWER AND DRAIN SERVICES TO BE ABANDONED SHALL BE PLUGGED AT THE EXISTING WYE FITTINGS, AS DIRECTED BY THE BWSVC.
- ALL PROPOSED WATER, DRAIN, AND SEWER WORK SHALL BE PERFORMED IN THE PRESENCE OF A BWSVC CONSTRUCTION INSPECTOR. THE CONTRACTOR SHALL GIVE A MINIMUM OF ONE (1) WORKING DAYS NOTICE TO THE BWSVC'S CONSTRUCTION DIVISION TO FACILITATE THE SCHEDULING OF AN INSPECTOR DURING ALL WATER, DRAIN, AND SEWER WORK. NOTICE SHALL BE GIVEN TO THE DIRECTOR OF CONSTRUCTION AT 617-869-7000.
- CONTRACTOR TO INSTALL "DO NOT DUMP" PLAQUES ADJACENT TO ALL NEW CATCH BASIN BEING INSTALLED FOR THIS PROJECT. PLAQUES AVAILABLE FROM THE BWSVC ENGINEERING SERVICES DIVISION.
- THE CONTRACTOR SHALL NOTIFY BOSTON WATER OPERATIONS (817-443-9524) A MINIMUM OF 48 HOURS BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THEIR WATER SYSTEM SO THAT THE WATER MAIN CAN BE SHUT OFF.
- CONTRACTOR TO OBTAIN A ROUGH CONSTRUCTION SIGN OFF FROM THE CITY OF BOSTON'S INSPECTORIAL SERVICES DEPARTMENT PRIOR TO FILING FOR A GENERAL SERVICE APPLICATION.
- ALL WATER AND SEWER SERVICES SHALL EITHER BE TAPPED WITH A MINIMUM OF 10" HORIZONTAL SEPARATION OR THE WATER LINE SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER / DRAIN IS AT LEAST 18" BELOW THE UNDERSIDE OF THE WATER LINE.
- BWSVC REQUIRES DYE TEST SIGN OFF FOR ALL NEW DRAIN AND SEWER CONNECTIONS TO BWSVC SYSTEM.

INSPECTION SIGN OFF SCHEDULE				
Service Connections				
To Be Submitted with Proposed Plans		To Be Submitted with As-Built Plans		
Item No.	Description of Service	Qty.	BWSVC Inspector Date	Comments
1	CONTRACTOR TO PROVIDE AS-BUILT PLANS TO BWSVC	1		
2	INFILTRATION SYSTEM-1	1		
3	INFILTRATION SYSTEM-2	1		
4	OUTLET CONTROL MANHOLE STRUCTURE	1		
5	DRAIN CONNECTION TO EX. 15" MAIN	1		

THE ENTIRETY OF THE SUBJECT PARCEL AND THE STREET RIGHT-OF-WAY, IN WHICH THE PROJECT WORK IS PROPOSED TO TAKE PLACE, IS LOCATED WITHIN ZONE AE (BFE OF 10 FEET) PER FEMA MAP PANEL 25025C00081J AND LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) PER 310 CMR 10.04.

THIS PLAN TO BE UTILIZED FOR SITE GRADING & UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



TRIA
 the architecture of discovery
 The Innovation & Design Building
 21 Drydock Avenue, Suite 310W
 Boston, Massachusetts 02210
 www.tria.design

MLL CAPITAL

MLL Capital
 84 State Street, Suite 760
 Boston, MA 02109

BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-5040
 www.BohlerEngineering.com

PROJECT: **MLL Capital 33-41 Farnsworth Street**
 Boston, MA 02210
 CLIENT: MLL Capital

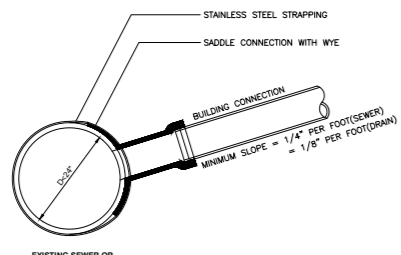
PLAN NORTH
 TRUE NORTH

ISSUANCES:
 NO DATE DESCRIPTION
 01 03/22/22 BWSVC
 02 04/26/22 BWSVC RESUBMISSION
 03 04/19/22 CON COM

SHEET INFORMATION:
 Job Number: 21100.01
 Drawn: AM
 Checked: ZLR
 Approved: Approver

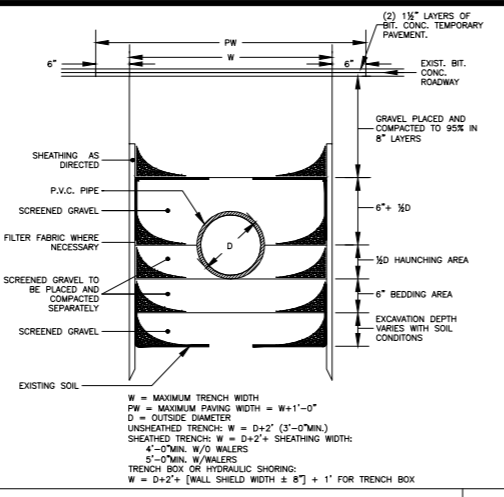
SHEET TITLE:
UTILITY PLAN

SHEET NO.: **C-401**
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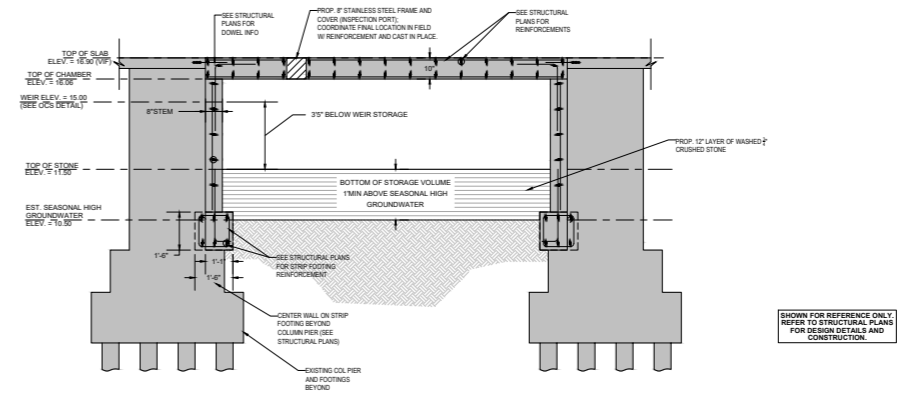


- NOTES:**
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM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

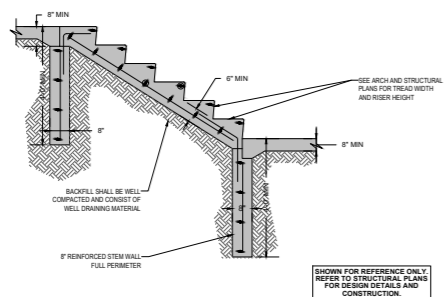
TYPICAL SADDLE CONNECTION TO EXISTING SEWER OR DRAIN (BWSC DETAIL B-12) NTS



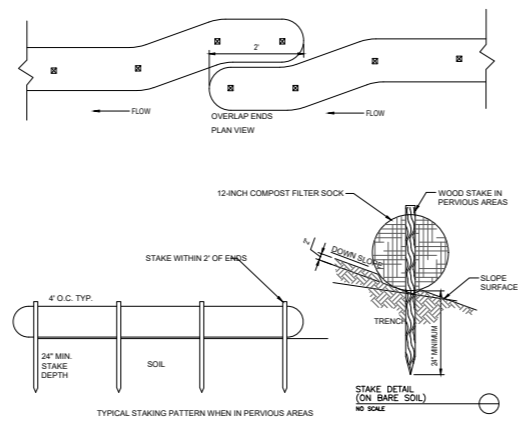
TRENCH DETAIL FOR PVC PIPE (BWSC DETAIL B-09) NTS



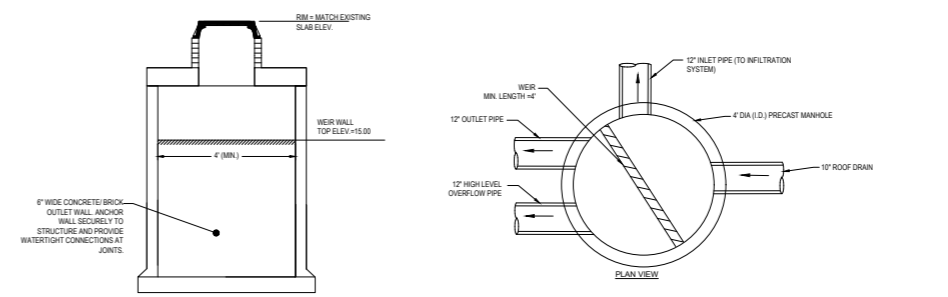
CAST IN PLACE INFILTRATION SYSTEM NTS



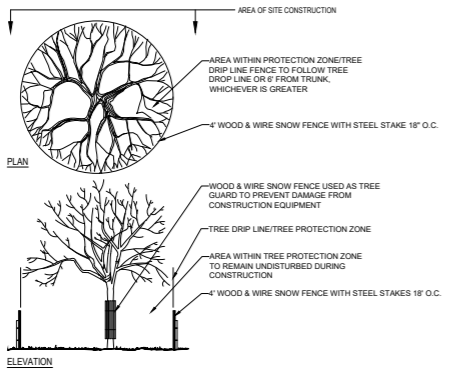
EXTERIOR STAIRS & LANDING DETAIL NTS



COMPOST FILTER SOCK NTS

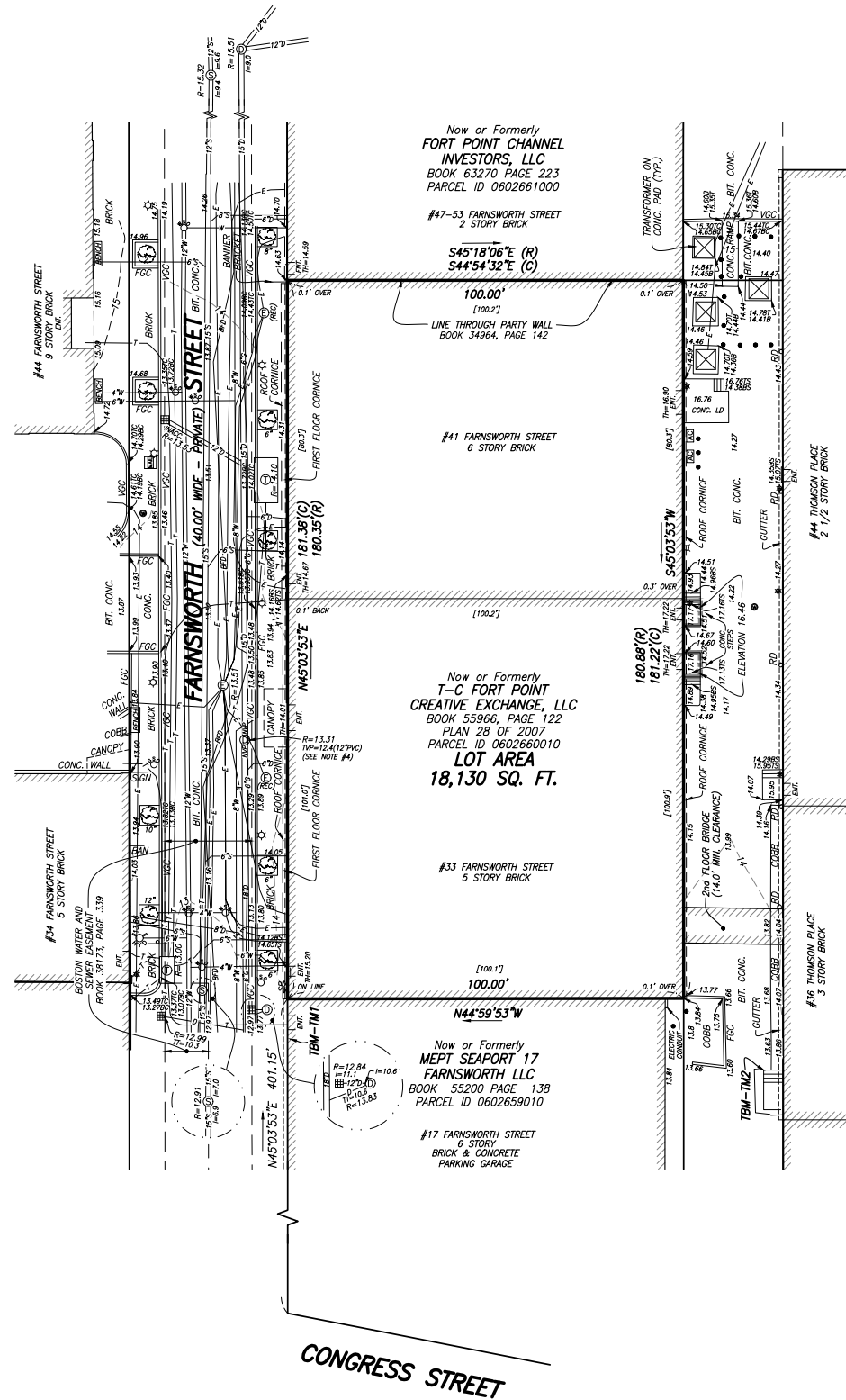
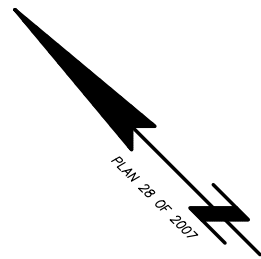
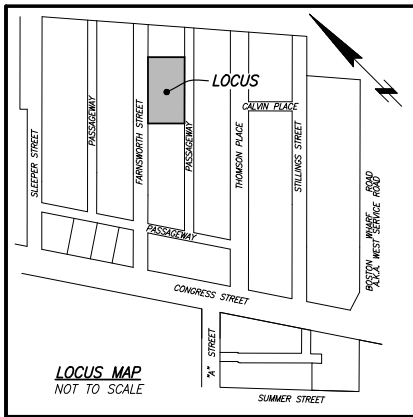


OUTLET CONTROL STRUCTURE (OCS-1) NTS



TREE PROTECTION DURING SITE CONSTRUCTION NTS

12/26/2021 1:25:14 PM BM 3602/21100 MLL Cap 33-41 Farnsworth/21100.01 MLL Cap 33-41 Farnsworth/21100.01

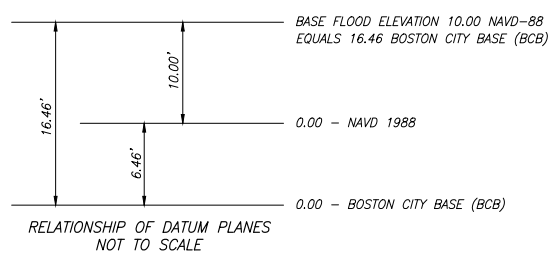


NOTES:

- BENCH MARK INFORMATION:
 TEMPORARY BENCH MARKS USED (FELDMAN JOB #2100728):
 TBM-BB1: TOP OF WINDOW SILL OF #320-#324 CONGRESS STREET ON NORTH FACE OF BUILDING 20.5' FROM NORTHWESTERLY CORNER OF BUILDING, APPROXIMATELY 2.75' ABOVE SIDEWALK GRADE. ELEVATION=16.96
 TBM-BB2: SOUTHERLY CORNER OF THE RAISED CONCRETE DINING PATIO AT 12 FARNSWORTH STREET, APPROXIMATELY 2.5' ABOVE SIDEWALK GRADE. ELEVATION=16.96
 TEMPORARY BENCH MARKS SET:
 TBM-TM1: NORTHERLY CORNER OF CONCRETE CAP ON BRICK WALL LOCATED NEAR A PEDESTRIAN ENTRANCE TO THE PARKING GARAGE AT 17 FARNSWORTH STREET, APPROXIMATELY 2.6' ABOVE GRADE, AS SHOWN HEREON. ELEVATION=16.52
 TBM-TM2: RIGHT OUTER CORNER OF LOWEST CONCRETE STEP LOCATED IN THE REAR PASSAGEWAY, AS SHOWN HEREON. ELEVATION=14.21
- ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "AE" (BASE FLOOD ELEVATION 10 NAVD 88 = ELEVATION 16.46 BCB), AN AREA WITHIN THE 0.1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502500B10, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
- THE ONLY VISIBLE PIPE IN THE DRAIN MANHOLE IN FRONT OF THE ENTRANCE TO 33 FARNSWORTH STREET IS A VERTICAL 12" PVC PIPE THAT MAKES AN APPROXIMATE 90° DOWNWARD BEND. THE LOWEST OBTAINABLE ELEVATION OF THIS PIPE IS 6.94.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

LEGEND

⊙	SEWER MANHOLE	COBB	COBBLESTONE
⊖	DRAIN MANHOLE	ENT	ENTRANCE
⊕	ELECTRIC MANHOLE	FGC	FLUSH GRANITE CURB
⊖	TELEPHONE MANHOLE	I=	INVERT ELEVATION
⊕	HYDRANT	IMACC	INACCESSIBLE
⊕	WATER SHUT OFF/WATER GATE	LD	LOADING DOCK
⊕	GAS SHUT OFF/GAS GATE	NVP	NO VISIBLE PIPES
⊕	CATCH BASIN	R=	RIM ELEVATION
⊕	LIGHT POLE	(R)	RECORD
⊕	WALK LIGHT	(REC)	RECORD
⊕	BOLLARD	SQ. FT.	SQUARE FEET
⊕	MAIL BOX	T	TOP
⊕	SIGN	TBM	TEMPORARY BENCH MARK
⊕	ROOF DRAIN	TC	TOP OF CURB
⊕	OBSERVATION WELL	TH	THRESHOLD
⊕	SECURITY CAMERA	TS	TOP OF STEPS
⊕	STAND PIPE/SIAMESE CONNECTION	TT	TOP OF TRAP
⊕	TRANSFORMER	TYP	TOP OF VERTICAL PIPE
⊕	AIR CONDITIONING UNIT	TYP	TYPICAL
⊕	DECIDUOUS TREE	VGC	VERTICAL GRANITE CURB
⊕	BOTTOM	BFD	BOSTON FIRE DEPARTMENT
⊕	BOTTOM OF CURB	D	DRAIN
⊕	BUILDING DIMENSION	E	ELECTRIC
⊕	BITUMINOUS	G	GAS
⊕	BOTTOM OF STEPS	S	SEWER
⊕	CALCULATED	T	TELEPHONE
⊕	BANNER	W	WATER
⊕	CONCRETE	ELEVATION 16.46	ELEVATION 16.46



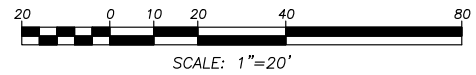
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

TIMOTHY R. AGURKIS, PLS (MA# 52782)
TAGURKIS@FELDMANGEOSPATIAL.COM

4/14/2022 DATE

**EXISTING CONDITIONS PLAN OF LAND
33-41 FARNSWORTH STREET
BOSTON, MASS.**

FELDMAN GEOSPATIAL NOVEMBER 19, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmangeospatial.com



RESEARCH JLC	FIELD CHIEF TM	PROJ MGR MJB	APPROVED	SHEET NO. 1 OF 1
CALC PB	CADD MJB	FIELD CHECKED	CRD FILE 2100897	JOB NO. 2100897

FILENAME: S:\PROJECTS\2021\2100897\DWG\2100897-EC.dwg

NOTICE OF INTENT

Proposed Lab & Office Renovation Project
33-41 Farnsworth Street

Parcel 0602660010
Boston, Massachusetts

April 19,2022

Applicant/Owner:

CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital
84 State Street, Suite 760
Boston, MA 02109

Preparer:

Bohler
45 Franklin Street, Floor 5
Boston, MA 02110

Project No. M211060

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2.2 100-Year Floodplain	
2.3 Regulated Area Impacts	
2.4 Rare Species and Habitats	
3. Description of Work Located in Jurisdictional Area	
4. Discussion of Climate Change and Adaption Planning Considerations	
5. Summary	
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ATTACHMENT A: Site Development Plans, dated December 13, 2021

NOTICE OF INTENT (FORM 3)

CITY OF BOSTON ENVIRONMENT NOTICE OF
INTENT APPLICATION FORM

CITY OF BOSTON CHECKLIST

FILING FEE DOCUMENTATION

- NOI Wetland Fee Transmittal Form
- Copy of Check for DEP Filing Fee (State Share)
- Copy of Check for City of Boston Filing Fees (Municipality Share)

ABUTTER'S LIST

PROJECT DESCRIPTION

1. Introduction

On behalf of the Applicant, CRE-MLL Farnsworth Property Owner LLC c/o MLL Capital, Bohler is pleased to submit a Notice of Intent (NOI) for the proposed work associated with the Property located at 33-41 Farnsworth Street in the South Boston neighborhood. The proposed project consists of a renovation of the existing building for a lab and office use, including an infiltration system and new drain overflow connection, and construction of new stairs and landings in the rear alleyway. This Notice of Intent (NOI) is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its applicable regulations, and 310 CMR 10.00. The entire parcel is located within the coastal 100-year floodplain (identified as Zone AE per FEMA). As such, the activities associated with the construction of the Project will all be taking place within this resource area, which is classified as Land Subject to Coastal Storm Flowage per 310 CMR 10.04.

The Applicant proposes the installation of a stormwater infiltration system within the Property boundary with an overflow to the existing drain main within Farnsworth Street. The existing conditions at the Site consist of a building (to remain) bound by Farnsworth Street to the Northwest, commercial buildings to the Northeast and Southwest, and a private alley to the Southeast. Existing water and sanitary sewer connections will be retained and protected during construction. A cast-in-place concrete chamber infiltration system has been proposed to comply with BWSC stormwater requirements as the Site is also located in the Groundwater Conservation Overlay District (GCOD).

Indirect impacts from stormwater discharges will be mitigated through the use of sedimentation and erosion control measures throughout construction as required. A Drainage Summary detailing the compliance with the MassDEP regulations is provided in Appendix A.

2. Wetland Resource Areas

2.1 Resource Area Evaluation

The entire Site is located within the coastal 100-year floodplain per FEMA map panel 25025C00081J, published March 16, 2016, at base flood elevation (BFE) of 10 feet (NAVD88). Per Boston City Base (BCB), the 100-year floodplain is located at elevation 16.46 (NAVD88 elevation + 6.46 feet). The Site was surveyed by Feldman Geospatial on December 10, 2021. The 100-year floodplain in this area is defined as Land Subject to Coastal Storm Flowage per 310 CMR 10.04.

2.2 Regulated Area Impacts

The Project proposes Site improvements within the coastal 100-year floodplain. Impacts will include removal and resetting of disturbed existing pedestrian surfaces and pavement to accommodate utility connections, construction of new stairs with landings, construction of the cast-in-place concrete infiltration system per BWSC standard requirements, and a connection to the existing drain main located within Farnsworth Street. Refer to the Site Development Plans provided in Attachment A for a full depiction of proposed activities. Prior to any construction-related activities, erosion control measures will be established to prevent any damage to the resource area. These standard control devices, i.e., sediment control filter tubes and stormwater inlet protection, will serve to mitigate indirect impacts from stormwater discharge throughout construction.

2.3 Rare Species and Habitats

There is no Priority Habitat or Estimated Habitat for rare or endangered species on the Site, according to the 14th edition of the Natural Heritage & Endangered Species (NHESP) Atlas, available on MassGIS.

3. Work Located in Jurisdictional Area

The Project will include the construction of a new stormwater management system to help improve both the quality and quantity of the stormwater runoff captured on-site adhering to the BWSC standard requirements. The on-site stormwater management system consists of cast-in-place concrete chambers. This system has been sized to capture and infiltrate the volume of one inch of runoff generated over the total post-development Site impervious drainage area. Post-development peak runoff rates will also be reduced as a result of the proposed system. Additionally, the two existing stairs with level landings in the back alley will be removed and replaced with a single set of stairs and level landing.

The proposed infiltration systems will be maintained in accordance with the Operation and Maintenance plan included in Appendix A.

4. Climate Change and Adaption Planning Considerations

The Owner understands that the Site is subject to the impacts of climate change and that building resiliency will be important in the future. The main use of the ground floor consists of a small existing entrance lobby with a finished floor of 14.0 feet at the street level elevation on the northern side of the building along Farnsworth Street. From the lobby, a set of stairs and ramp lead to the first floor (primarily used for utility, lab and office space) which has a finished floor elevation ranging from 16.9-17.2 feet or 2.9'-3.2' feet above the existing grade

at the building or approximately 0.44'-0.76'-feet above the base flood elevation of 16.46'-feet BCB. This main lobby door entry may need to be modified in the future or use temporary flood barriers, such as an AquaFence product, as precipitation frequency volumes rise with climate change. The Owner understands this and will investigate such measures to inhibit future flood risk.

The scope of this current construction project is largely focused on renovation of the existing building's internal floorspace to retrofit this area for future tenant seeking a combination of lab and office space needs. The internal retrofit will also be inclusive of the stormwater system improvements that are shown in detail on the Utility Plan. The stormwater infiltration system will be integrated into the building's floor slab and is proposed to be entirely internal to the building footprint. A stormwater drain manhole with a weir device will also be installed internal to the building with two (2) overflow outlets exiting to Farnsworth Street. The first of these outlets will tie into the existing underground drain main in Farnsworth Street and the other will daylight at grade on Farnsworth Street. This connection to the existing drain main in Farnsworth Street will require construction trenching, in which the existing brick pedestrian walkway and asphalt pavement roadway surface will need to be removed and replaced. The pedestrian and roadway surface finishes will be replaced in kind to match pre-existing conditions following the system's construction. Additionally, the two existing stairs with level landings in the back alley will be removed and replaced with a single set of stairs and level landing. The stormwater connection and stairs with level landing are the only portion of construction work that is proposed to be external to the building footprint in the LSCSF resource area. The project will be maintaining the existing exterior building façade and ground surface conditions and will therefore not be introducing any impactful elements to negatively affect the LSCSF resource area or increase the heat island effect in the neighborhood area of the project.

5. Summary

The jurisdictional resource areas applicable to this Project are the 100-year floodplain (Land Subject to Coastal Storm Flowage) per 310 CMR 10.04. All proposed work is located within this jurisdictional area, which consists of a renovation of the existing building for a lab and office use, including the construction of a cast-in-place concrete infiltration system per BWSC standard requirements, and connection to the existing drain main located within Farnsworth Street. Construction of new stairs and landings in the rear alleyway are proposed as well. The Project has been designed in accordance with the Wetlands Protection Act Regulations (310 CMR 10.00) and the local regulations set forth in the Ordinance Protecting Local Wetlands and Promoting Climate Change Adaption in the City of Boston.

During construction, appropriate BMPs will be installed, inclusive of standard erosion control barriers and inlet protection. Impacts to the stormwater management system are further described in the Drainage Summary provided in

Appendix A.

APPENDIX A - DRAINAGE SUMMARY

APPENDIX B – USGS MAP

APPENDIX C – FEMA FLOOD INSURANCE RATE MAP

APPENDIX D – SITE PICTURES

**ATTACHMENT A – SITE DEVELOPMENT PLANS
(See 11”x17” Plan Set Enclosed)**

<u>PlanTitle</u>	<u>Prepared By</u>	<u>Date</u>
General Notes Sheet	Bohler	04/19/2022
Utility Plan	Bohler	04/19/2022
Detail Sheet	Bohler	04/19/2022
Existing Conditions Plan	Feldman Land Surveyors	04/14/2022

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOILER ENGINEERING (HEREIN "BOILER") PRIOR TO THE DATE ON WHICH THE ENGINEER OR BOILER PREPARED THESE PLANS. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOILER IN WRITING IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS OR FROM THE PLANS WHICH COME WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT APPROVED CONTRACTORS SHALL AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE CONTRACTOR'S WORK. THE CONTRACTOR MUST ENSURE THAT APPROVED CONTRACTORS SHALL AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE CONTRACTOR'S WORK. THE CONTRACTOR MUST ENSURE THAT APPROVED CONTRACTORS SHALL AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE CONTRACTOR'S WORK.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD OR BOILER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONTRACTOR OR FABRICATOR IS TO BEGIN LAYOUT. THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THE PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/ENGINEER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO: MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PREVENTION PLANS, WHERE APPLICABLE THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOILER IN WRITING OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPOSE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOILER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST WITH THESE PLANS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOILER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST WITH THESE PLANS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOILER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST WITH THESE PLANS.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON DESIGN DOCUMENTS HEREIN, BUT MUST NOT SCALE OFF THE DRAWINGS. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON DESIGN DOCUMENTS HEREIN, BUT MUST NOT SCALE OFF THE DRAWINGS. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON DESIGN DOCUMENTS HEREIN, BUT MUST NOT SCALE OFF THE DRAWINGS.
10. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN ALL OF THE REFERENCED DOCUMENTS SHALL CONTROL. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON DESIGN DOCUMENTS HEREIN, BUT MUST NOT SCALE OFF THE DRAWINGS.
11. THE ENGINEER OF RECORD AND BOILER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOVE OR UNDER THE PROPERTY.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CURRENT AND ANY APPLICABLE REGULATIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
13. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAYMENT STRUCTURES, ETC. WHICH ARE TO REMAIN FOR AN INITIAL PERIOD OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF ADJACENT STRUCTURES AND PROPERTIES. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF ADJACENT STRUCTURES AND PROPERTIES.
14. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNDESIRABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (OLD WASTE) MUST BE REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
15. IF IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
16. THE CONTRACTOR MUST REPAIR AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DAMAGED UTILITIES, PAVEMENT, STRIPPING, CURBS, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REPAIRING, REPLACING, RESTORING, AND/OR REPLACING ANY DAMAGED UTILITIES, PAVEMENT, STRIPPING, CURBS, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REPAIRING, REPLACING, RESTORING, AND/OR REPLACING ANY DAMAGED UTILITIES, PAVEMENT, STRIPPING, CURBS, ETC.
17. THE ENGINEER OF RECORD AND BOILER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOVE OR UNDER THE PROPERTY.
18. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE ENGINEER OF RECORD OR BOILER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE ENGINEER OF RECORD OR BOILER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE.
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20. THE ENGINEER OF RECORD AND BOILER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOVE OR UNDER THE PROPERTY.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (COLI) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (COLI) INCLUDING ALSO ALL UMBRELLA COVERAGES.
22. THE ENGINEER OF RECORD AND BOILER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOVE OR UNDER THE PROPERTY.
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26. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE ENGINEER OF RECORD OR BOILER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE ENGINEER OF RECORD OR BOILER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE.
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30. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE ENGINEER OF RECORD OR BOILER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE ENGINEER OF RECORD OR BOILER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE.

GENERAL DEMOLITION NOTES

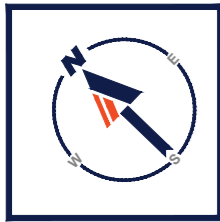
- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVAL ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND SIGNAGE IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVAL) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED AND/OR TO REMAIN. THE CONTRACTOR MUST OBTAIN ALL NECESSARY CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK.
5. THIS PLAN IS NOT INTENDED TO DO DOES NOT PROVIDE REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
6. THE CONTRACTOR MUST PROVIDE ALL METHODS AND MEANS NECESSARY TO PREVENT SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES RELATED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY WHICH INCLUDES, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PROTECT THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE SCOPE, MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO DEMOLISH OR REMOVE ANY STRUCTURE, STANDARD, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES BY PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERN MUST BE SUBMITTED TO THE ENGINEER OF RECORD AND BOILER IN WRITING, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY. ANY SUCH CONCERN MUST BE SUBMITTED TO THE ENGINEER OF RECORD AND BOILER IN WRITING, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNERS WITH THE NECESSARY INFORMATION TO THE UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT. SITE WORK, AND DEMOLITION WORK.
11. THE CONTRACTOR MUST MAINTAIN A RECORD BOOK OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE APPROPRIATELY IDENTIFIED, OR RELATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER IMMEDIATELY UPON COMPLETION OF THE WORK. ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT WORK OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH THE SAME MATERIAL AND TO THE SAME DEPTH AS THE EXISTING MATERIAL AND TO THE SAME DEPTH AS THE EXISTING MATERIAL. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO, DEMOLITION ACTIVITIES.
14. EXPLOSIVES MUST NOT BE USED WITHOUT WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND VERIFY THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED PERMITS AND APPROVALS FROM THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PROVIDE ALL INSPECTION AND SEMI-ANNUAL TESTING THAT IS REQUIRED TO MAINTAIN THE EFFECTS ON LOCAL STRUCTURES AND THE LIFE.
15. IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISES AND SCATTERING IN THE AIR AFTER THE DEMOLITION IS COMPLETE. THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPIPING OR BARRIERS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR MUST MAINTAIN A RECORD BOOK OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE APPROPRIATELY IDENTIFIED, OR RELATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER IMMEDIATELY UPON COMPLETION OF THE WORK. ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
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23. THE CONTRACTOR MUST MAINTAIN A RECORD BOOK OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE APPROPRIATELY IDENTIFIED, OR RELATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER IMMEDIATELY UPON COMPLETION OF THE WORK. ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
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GENERAL GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PREPARE A GEOTECHNICAL REPORT FOR THE PROJECT. THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIALS, SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUBMIT A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHY INFORMATION AND UTILITY ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH UTILITY VERIFICATION BE IDENTIFIED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTROL AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPLETION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PROVIDED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THE PROJECT.
6. THE CONTRACTOR MUST PROVIDE ALL METHODS AND MEANS NECESSARY TO PREVENT SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES RELATED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY WHICH INCLUDES, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PROTECT THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE SCOPE, MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO DEMOLISH OR REMOVE ANY STRUCTURE, STANDARD, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES BY PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERN MUST BE SUBMITTED TO THE ENGINEER OF RECORD AND BOILER IN WRITING, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY. ANY SUCH CONCERN MUST BE SUBMITTED TO THE ENGINEER OF RECORD AND BOILER IN WRITING, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNERS WITH THE NECESSARY INFORMATION TO THE UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT. SITE WORK, AND DEMOLITION WORK.
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12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT WORK OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH THE SAME MATERIAL AND TO THE SAME DEPTH AS THE EXISTING MATERIAL AND TO THE SAME DEPTH AS THE EXISTING MATERIAL. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM OR INCIDENTAL TO, DEMOLITION ACTIVITIES.
14. EXPLOSIVES MUST NOT BE USED WITHOUT WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND VERIFY THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED PERMITS AND APPROVALS FROM THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PROVIDE ALL INSPECTION AND SEMI-ANNUAL TESTING THAT IS REQUIRED TO MAINTAIN THE EFFECTS ON LOCAL STRUCTURES AND THE LIFE.
15. IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISES AND SCATTERING IN THE AIR AFTER THE DEMOLITION IS COMPLETE. THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPIPING OR BARRIERS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR MUST MAINTAIN A RECORD BOOK OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE APPROPRIATELY IDENTIFIED, OR RELATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER IMMEDIATELY UPON COMPLETION OF THE WORK. ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
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ADA INSTRUCTIONS TO CONTRACTOR:

- 1. ALL REQUIREMENTS (I.A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 11917 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS ARE SUBMITTED TO THE PERMITTING AUTHORITIES. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
2. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE PROJECT. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTES OF TRAVEL FROM PARKING SPACES, PUBLIC ENTRANCES, AND THROUGH BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCEWAY, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
3.2.1. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (AL-NONE'S PREFFERED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR DRIVEWAYS AND/OR HANDRAILS PATH) MUST NOT REDUCE THIS MINIMUM WIDTH.
3.2.2. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST EXCEED 10.0 (2.54) IN ANY DIRECTION.
3.2.3. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST EXCEED 15.0 (3.81) IN ANY DIRECTION.
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33-41 FARNSWORTH STREET
 BOSTON (SOUTH BOSTON DISTRICT), MA
 ASSESSOR'S PARCEL 0602660010
 ACCOUNT NUMBER: 1145592 & 1145585 (TO REMAIN)
 METER NUMBER:
 FOR BWSVC USE ONLY

BWSVC SITE PLAN NO.: 22134

OWNER:
 CRE-MLL FARNSWORTH PROPERTY OWNER LLC C/O MLL CAPITAL
 84 STATE STREET, SUITE 760
 BOSTON, MA 02109

APPLICANT:
 CRE-MLL FARNSWORTH PROPERTY OWNER LLC C/O MLL CAPITAL
 84 STATE STREET,
 BOSTON, MA 02109
 ATTN: KYLE O'CONNOR
 (P): 617-933-8875

DESIGN RUNOFF VOLUME SUMMARY

EXISTING IMPERVIOUS = 18,130 SF
 REQ. INFILTRATION VOLUME = 1" (11/12") x 18,130 SF = 1,511 CF REQ.

CAST-IN-PLACE CONCRETE CHAMBER VOLUME:
 INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 4.56' = 1,674.43 CF
 INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 4.56' = 874.10 CF
 TOTAL STORAGE VOLUME = 2,548.53 CF

PROVIDED STORAGE BELOW WEIR ELEV. OF 15.00':
 INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 3.50' = 1,285.20 CF
 INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 3.50' = 669.38 CF
 TOTAL STORAGE PROVIDED = 1,954.58 CF

1,955 CF > 1,511 CF OK

SUMMARY OF DRAINAGE CALCULATIONS

DESIGN RUNOFF VOLUME SUMMARY

EXISTING IMPERVIOUS = 18,130 SF
 REQ. INFILTRATION VOLUME = 1" (11/12") x 18,130 SF = 1,511 CF REQ.

CAST-IN-PLACE CONCRETE CHAMBER VOLUME:
 INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 4.56' = 1,674.43 CF
 INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 4.56' = 874.10 CF
 TOTAL STORAGE VOLUME = 2,548.53 CF

PROVIDED STORAGE BELOW WEIR ELEV. OF 15.00':
 INFILTRATION SYSTEM 1 (24.0'x15.3') = 367.20 SF x 3.50' = 1,285.20 CF
 INFILTRATION SYSTEM 2 (15.3'x12.5') = 191.25 SF x 3.50' = 669.38 CF
 TOTAL STORAGE PROVIDED = 1,954.58 CF

1,955 CF > 1,511 CF OK

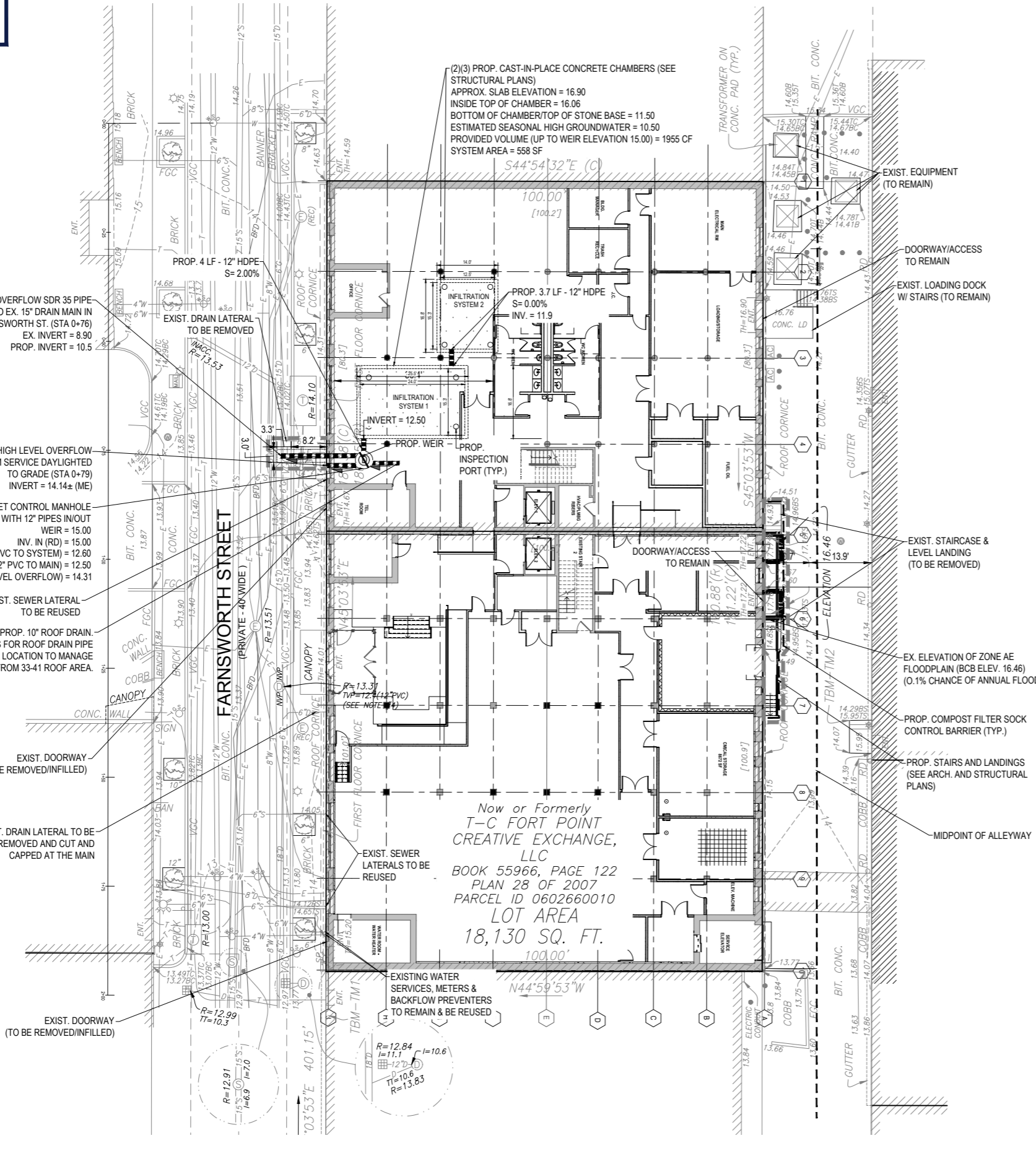
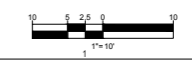
UTILITY NOTES

- BASE PLAN - THE PROPERTY LINES, TOPOGRAPHY (NAVD83) AND PHYSICAL FEATURES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY FELDMAN LAND SURVEYORS, TITLED "EXISTING CONDITIONS PLAN OF LAND 33-41 FARNSWORTH STREET, BOSTON, MASS.", DATED 04/14/2022
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND/OR DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED, IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES WITH THE PROPOSED WORK BEFORE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY "DIS-SAFE" (811) AT LEAST 72 HOURS BEFORE EXCAVATING.
- FINAL DESIGN OF UTILITIES WITHIN THE BUILDING, INCLUDING OIL TRAPS WHERE APPLICABLE, TO BE SHOWN ON THE PLUMBING DRAWINGS, BY OTHERS.
- THE LOCATION OF EXISTING SANITARY SEWER, DRAIN LINES, AND WATER PIPES ARE TO BE DETERMINED AT ALL CROSSINGS. THE WATER LINE SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER (OR AN IS AT LEAST 18" BELOW THE UNDERSIDE OF THE WATER LINE. WHEN THE ELEVATION OF THE WATER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE SEWER/DRAIN SHOULD BE ENCASED IN FLOWABLE FILL CONCRETE, 100 PSI FOR 12" ON EITHER SIDE OF THE CROSSING. IF THE PROPOSED WATER LINE IS IN DIRECT CONTACT WITH AN EXISTING SEWER/DRAIN PIPE, THE WATER LINE SHALL BE INSTALLED ABOVE THE SEWER/DRAIN WITH 18" MINIMUM SEPARATION FOR A DISTANCE OF 10' ON EACH SIDE OF THE SEWER/DRAIN. ONE FULL PIPE LENGTH OF THE WATER LINE SHOULD BE CENTERED OVER THE SEWER/DRAIN SO THAT JOINTS WILL BE AS FAR FROM THE SEWER/DRAIN AS POSSIBLE. ALL PROPOSED WATER LINES THAT ARE LESS THAN 8" BELOW FINISHED GRADE SHALL BE INSULATED.
- ALL DRAIN SERVICE PIPE TO BE HIGH DENSITY POLYETHYLENE PIPE OR SDR-35 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR MUST MEET OR EXCEED THE BWSVC'S STANDARD REQUIREMENTS FOR ALL SEWER, STORM DRAIN, AND WATER WORK.
- BUILDING CONNECTIONS SHALL BE BEDED IN 1/2" MINIMUM CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.
- CONTRACTOR TO CONTACT BWSVC FOR INSTALLATION AND ACTIVATION OF ANY TEMPORARY HYDRANT METERS. LOCATION TO BE FIELD DETERMINED.
- EXISTING SEWER AND DRAIN SERVICES TO BE ABANDONED SHALL BE PLUGGED AT THE EXISTING WYE FITTINGS, AS DIRECTED BY THE BWSVC.
- ALL PROPOSED WATER, DRAIN, AND SEWER WORK SHALL BE PERFORMED IN THE PRESENCE OF A BWSVC INSPECTOR. THE CONTRACTOR SHALL GIVE A MINIMUM OF ONE (1) WORKING DAYS NOTICE TO THE BWSVC'S CONSTRUCTION DIVISION TO FACILITATE THE SCHEDULING OF AN INSPECTOR DURING ALL WATER, DRAIN, AND SEWER WORK. NOTICE SHALL BE GIVEN TO THE DIRECTOR OF CONSTRUCTION AT 617-869-7000.
- CONTRACTOR TO INSTALL "DO NOT DUMP" PLAQUES ADJACENT TO ALL NEW GATCH BASIN BEING INSTALLED FOR THIS PROJECT. PLAQUES AVAILABLE FROM THE BWSVC ENGINEERING SERVICES DIVISION.
- THE CONTRACTOR SHALL NOTIFY BOSTON WATER OPERATIONS (817-443-9524) A MINIMUM OF 48 HOURS BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THEIR WATER SYSTEM SO THAT THE WATER MAIN CAN BE SHUT OFF.
- CONTRACTOR TO OBTAIN A ROUGH CONSTRUCTION SIGN OFF FROM THE CITY OF BOSTON'S INSPECTORIAL SERVICES DEPARTMENT PRIOR TO FILING FOR A GENERAL SERVICE APPLICATION.
- ALL WATER AND SEWER SERVICES SHALL EITHER BE TAPPED WITH A MINIMUM OF 10" HORIZONTAL SEPARATION OR THE WATER LINE SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER / DRAIN IS AT LEAST 18" BELOW THE UNDERSIDE OF THE WATER LINE.
- BWSVC REQUIRES DYE TEST SIGN OFF FOR ALL NEW DRAIN AND/OR SEWER CONNECTIONS TO BWSVC SYSTEM.

INSPECTION SIGN OFF SCHEDULE				
Service Connections				
To Be Submitted with Proposed Plans		To Be Submitted with As-Built Plans		
Item No.	Description of Service	Qty.	BWSVC Inspector Date	Comments
1	CONTRACTOR TO PROVIDE AS-BUILT PLANS TO BWSVC	1		
2	INFILTRATION SYSTEM-1	1		
3	INFILTRATION SYSTEM-2	1		
4	OUTLET CONTROL MANHOLE STRUCTURE	1		
5	DRAIN CONNECTION TO EX. 15" MAIN	1		

THE ENTIRETY OF THE SUBJECT PARCEL AND THE STREET RIGHT-OF-WAY, IN WHICH THE PROJECT WORK IS PROPOSED TO TAKE PLACE, IS LOCATED WITHIN ZONE AE (BFE OF 10 FEET NAVD 88 = ELEVATION 16.46 FEET BCB) PER FEMA MAP PANEL 25025C00081J AND LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) PER 310 CMR 10.04.

THIS PLAN TO BE UTILIZED FOR SITE GRADING & UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



TRIA
 the architecture of discovery
 The Innovation & Design Building
 21 Drydock Avenue, Suite 310W
 Boston, Massachusetts 02210
 www.tria.design

MLL CAPITAL

MLL Capital
 84 State Street, Suite 760
 Boston, MA 02109

BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-5040
 www.BohlerEngineering.com

PROJECT: **MLL Capital 33-41 Farnsworth Street**
 CLIENT: MLL Capital



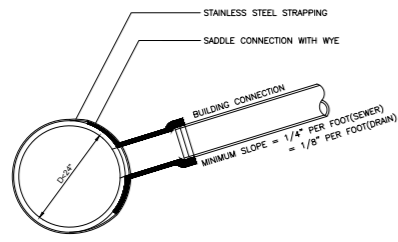
ISSUANCES:
 01 03/22/22 BWSVC
 02 04/26/22 BWSVC RESUBMISSION
 03 04/19/22 CON COM

SHEET INFORMATION:
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 Drawn: AM
 Checked: ZLR
 Approved: Approver

SHEET TITLE:
UTILITY PLAN

SHEET NO.:
C-401

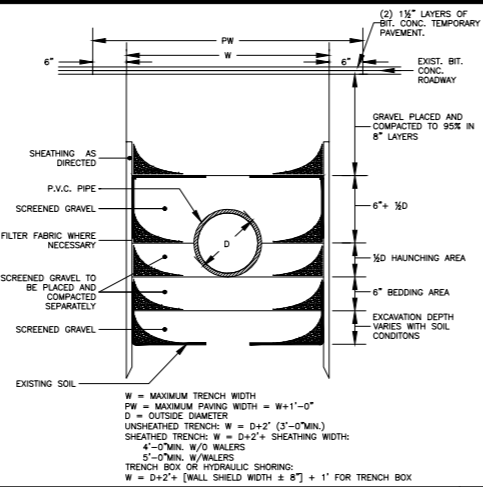
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- NOTES:**
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION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

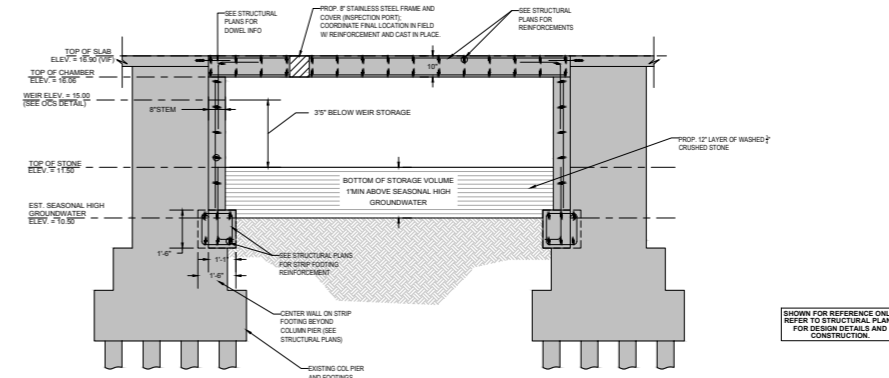
TYPICAL SADDLE CONNECTION TO EXISTING SEWER OR DRAIN (BWSC DETAIL B-12)

NTS



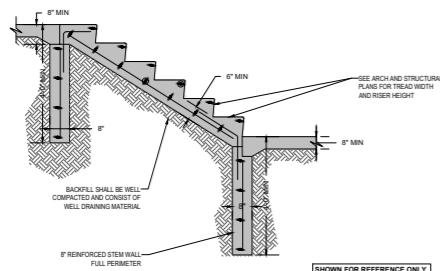
TRENCH DETAIL FOR PVC PIPE (BWSC DETAIL B-09)

NTS



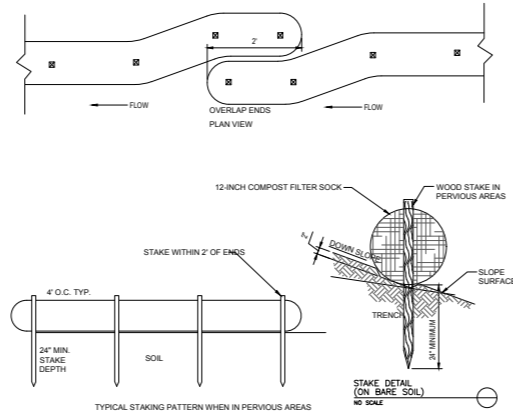
CAST IN PLACE INFILTRATION SYSTEM

NTS



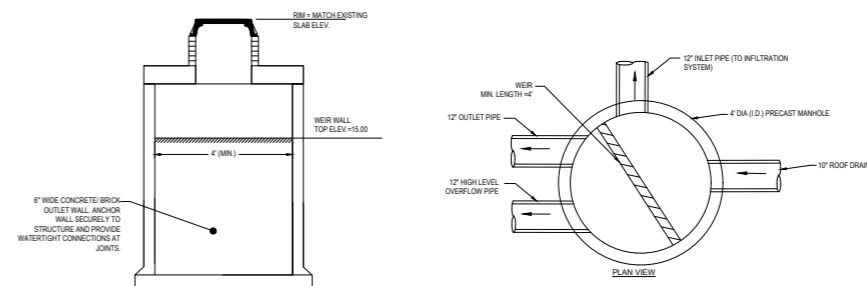
EXTERIOR STAIRS & LANDING DETAIL

NTS



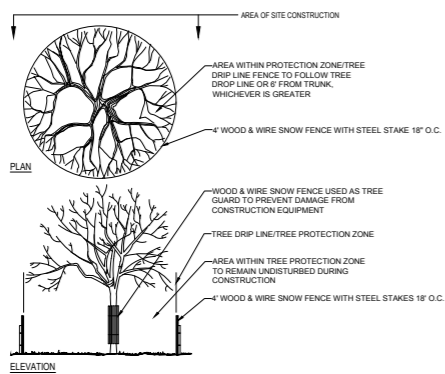
COMPOST FILTER SOCK

NTS



OUTLET CONTROL STRUCTURE (OCS-1)

NTS



TREE PROTECTION DURING SITE CONSTRUCTION

NTS



BUILDING ELEVATIONS (NORTH VIEW)

NTS



ISSUANCES:

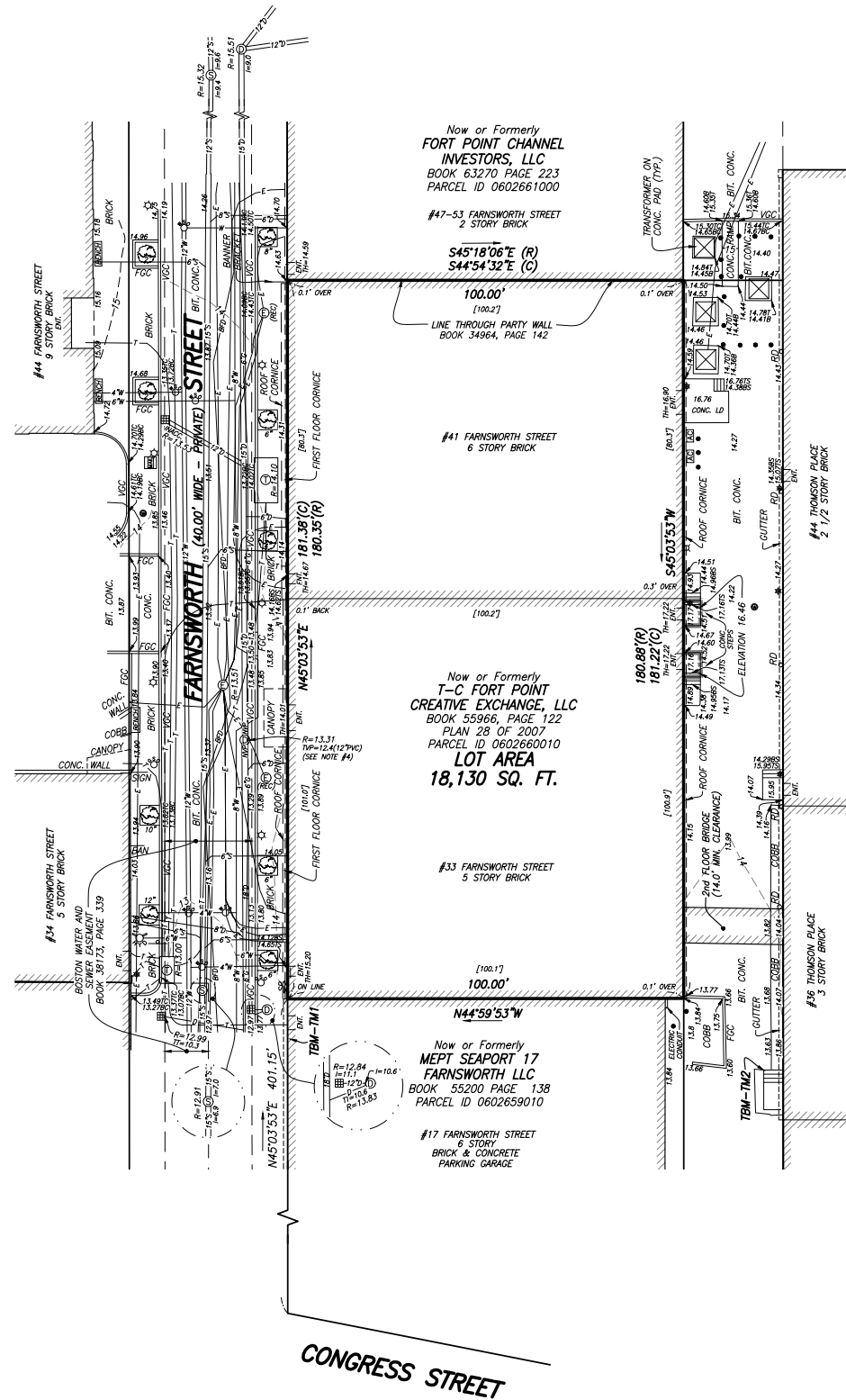
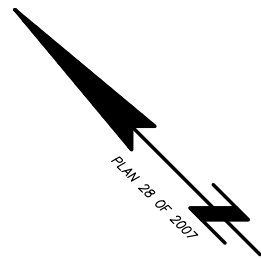
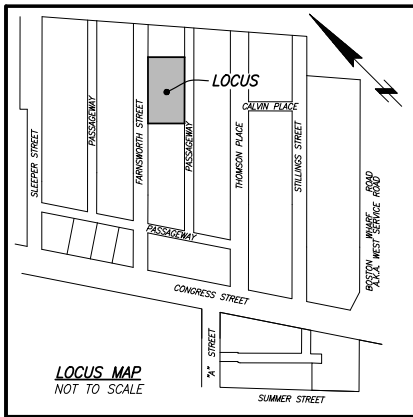
NO	DATE	DESCRIPTION
01	03/22/22	BWSC
02	04/26/22	BWSC RESUBMISSION
03	04/19/22	CON COM

SHEET INFORMATION:
Job Number: 21100.01
Drawn: AM
Checked: ZLR
Approved: Approver

SHEET TITLE:
DETAIL SHEET

SHEET NO.:

C-901

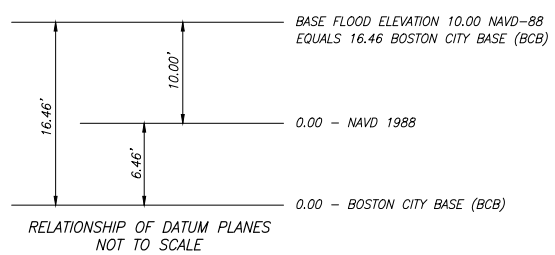


NOTES:

- BENCH MARK INFORMATION:
 TEMPORARY BENCH MARKS USED (FELDMAN JOB #2100728):
 TBM-BB1: TOP OF WINDOW SILL OF #320-#324 CONGRESS STREET ON NORTH FACE OF BUILDING 20.5' FROM NORTHWESTERLY CORNER OF BUILDING, APPROXIMATELY 2.75' ABOVE SIDEWALK GRADE. ELEVATION=16.96
 TBM-BB2: SOUTHERLY CORNER OF THE RAISED CONCRETE DINING PATIO AT 12 FARNSWORTH STREET, APPROXIMATELY 2.5' ABOVE SIDEWALK GRADE. ELEVATION=16.96
 TEMPORARY BENCH MARKS SET:
 TBM-TM1: NORTHERLY CORNER OF CONCRETE CAP ON BRICK WALL LOCATED NEAR A PEDESTRIAN ENTRANCE TO THE PARKING GARAGE AT 17 FARNSWORTH STREET, APPROXIMATELY 2.6' ABOVE GRADE, AS SHOWN HEREON. ELEVATION=16.52
 TBM-TM2: RIGHT OUTER CORNER OF LOWEST CONCRETE STEP LOCATED IN THE REAR PASSAGEWAY, AS SHOWN HEREON. ELEVATION=14.21
- ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "AE" (BASE FLOOD ELEVATION 10 NAVD 88 = ELEVATION 16.46 BCB), AN AREA WITHIN THE 0.1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502500B10, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
- THE ONLY VISIBLE PIPE IN THE DRAIN MANHOLE IN FRONT OF THE ENTRANCE TO 33 FARNSWORTH STREET IS A VERTICAL 12" PVC PIPE THAT MAKES AN APPROXIMATE 90° DOWNWARD BEND. THE LOWEST OBTAINABLE ELEVATION OF THIS PIPE IS 6.94.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

LEGEND

⊙	SEWER MANHOLE	COBB	COBBLESTONE
⊖	DRAIN MANHOLE	ENT	ENTRANCE
⊕	ELECTRIC MANHOLE	FGC	FLUSH GRANITE CURB
⊖	TELEPHONE MANHOLE	I=	INVERT ELEVATION
⊕	HYDRANT	IMACC	INACCESSIBLE
⊕	WATER SHUT OFF/WATER GATE	LD	LOADING DOCK
⊕	GAS SHUT OFF/GAS GATE	NVP	NO VISIBLE PIPES
⊕	CATCH BASIN	R=	RIM ELEVATION
⊕	LIGHT POLE	(R)	RECORD
⊕	WALK LIGHT	(REC)	RECORD
⊕	BOLLARD	SQ. FT.	SQUARE FEET
⊕	MAIL BOX	T	TOP
⊕	SIGN	TBM	TEMPORARY BENCH MARK
⊕	ROOF DRAIN	TC	TOP OF CURB
⊕	OBSERVATION WELL	TH	THRESHOLD
⊕	SECURITY CAMERA	TS	TOP OF STEPS
⊕	STAND PIPE/SIAMESE CONNECTION	TT	TOP OF TRAP
⊕	TRANSFORMER	TYP	TOP OF VERTICAL PIPE
⊕	AIR CONDITIONING UNIT	TYP	TYPICAL
⊕	DECIDUOUS TREE	VGC	VERTICAL GRANITE CURB
⊕	BOTTOM	BFD	BOSTON FIRE DEPARTMENT
⊕	BOTTOM OF CURB	D	DRAIN
⊕	[X,X']	E	ELECTRIC
⊕	BIT	G	GAS
⊕	BS	S	SEWER
⊕	(C)	T	TELEPHONE
⊕	BAN	W	WATER
⊕	CONC	ELEVATION 16.46	



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

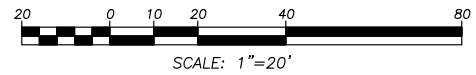
TIMOTHY R. AGURKIS, PLS (MA# 52782)
 TAGURKIS@FELDMANGEOSPATIAL.COM
 4/14/2022
 DATE



**EXISTING CONDITIONS PLAN OF LAND
 33-41 FARNSWORTH STREET
 BOSTON, MASS.**

FELDMAN GEOSPATIAL
 152 HAMPDEN STREET
 BOSTON, MASS. 02119

NOVEMBER 19, 2021
 PHONE: (617)357-9740
 www.feldmangeospatial.com



RESEARCH JLC	FIELD CHIEF TM	PROJ MGR MJB	APPROVED	SHEET NO. 1 OF 1
CALC PB	CADD MJB	FIELD CHECKED	CRD FILE 2100897	JOB NO. 2100897

FILENAME: S:\PROJECTS\2021\2100897\DWG\2100897-EC.dwg