

NOTICE OF INTENT

Filed under:

**MGL. CH. 131 S. 40 AND THE
CITY OF BOSTON WETLANDS ORDINANCE**

Located at:

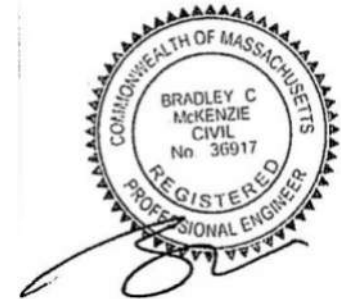
**1778 COLUMBIA ROAD
ASSESSOR'S PARCEL ID No. 0702675000
BOSTON, MASSACHUSETTS**

Submitted to:

**BOSTON CONSERVATION COMMISSION
AND THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Applicant:

**PLATT DEVELOPMENT GROUP, LLC
3 M STREET, UNIT 6
BOSTON, MASSACHUSETTS 02127**



Professional Civil Engineering • Project Management • Land Planning
150 Longwater Drive, Suite 101, Norwell, Massachusetts 02061
Tel.: (781) 792-3900 Facsimile: (781) 792-0333
www.mckeng.com

June 20, 2022

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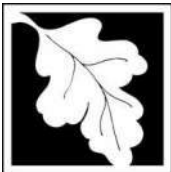
WPA Form 3 – Notice of Intent

Figure 1 – USGS Locus Map

Figure 2 – FEMA Flood Map

**Figure 3 – Natural Heritage & Endangered
Species**

Figure 4 – NRCS Soils Survey



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Boston
City/Town

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



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

A. General Information

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

<u>1778 Columbia Road</u>	<u>Boston</u>	<u>02127</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42d 19'52" N</u>	<u>71d 01'50" W</u>
	d. Latitude	e. Longitude
<u>0702675000</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kyle</u>	<u>Gambone</u>	
a. First Name	b. Last Name	
<u>Platt Development Group, LLC</u>		
c. Organization		
<u>732 E Broadway</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02127</u>
e. City/Town	f. State	g. Zip Code
<u>857-264-0130</u>	<u>KGambone@plattdevelopmentgroup.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

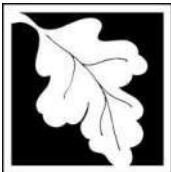
<u>Kyle</u>	<u>Gambone</u>	
a. First Name	b. Last Name	
<u>1778 Columbia, LLC</u>		
c. Organization		
<u>732 E Broadway</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02127</u>
e. City/Town	f. State	g. Zip Code
<u>857-264-0130</u>	<u>KGambone@plattdevelopmentgroup.com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Austin</u>	<u>Chartier, PE</u>	
a. First Name	b. Last Name	
<u>McKenzie Engineering Group, Inc.</u>		
c. Company		
<u>150 Longwater Drive, Suite 101</u>		
d. Street Address		
<u>Norwell</u>	<u>MA</u>	<u>02061</u>
e. City/Town	f. State	g. Zip Code
<u>781-792-3900</u>	<u>781-792-0333</u>	<u>achartier@mckeng.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050.00</u>	<u>\$512.50</u>	<u>\$537.50 (Not accepted)</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

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A. General Information (continued)

6. General Project Description:

The project will include the construction of a four-story three family building with first floor parking and approximately 7,616 S.F. gross building area. A portion of proposed construction falls within FEMA Zone AE.

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.

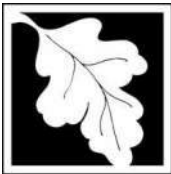
8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
42366	45
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:

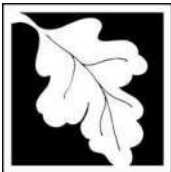
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
----------------------	-------------------------------	--

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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City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	3,433	
	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.

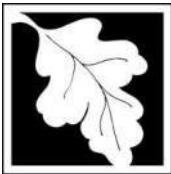
_____ a. square feet of BVW

_____ 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

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

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

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

- August 2017
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

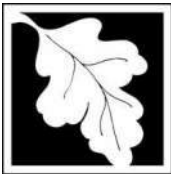
2. Assessor's Map or right-of-way plan of site

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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

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

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



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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
 Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

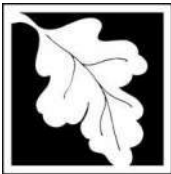
Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: dmf.envreview-south@mass.gov

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

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

c. Is this an aquaculture project? d. Yes No

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



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

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

- 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.



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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Boston

City/Town

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.

Proposed Three-Unit Condominium, 1778 Columbia Road, South Boston, MA 02127

a. Plan Title

McKenzie Engineering Group, Inc.

Bradley C. McKenzie

b. Prepared By

c. Signed and Stamped by

November 17, 2021

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:

836

2. Municipal Check Number

1-20-22

3. Check date

515

4. State Check Number

11-9-21

5. Check date

Kyle

6. Payor name on check: First Name

Gambone

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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City/Town


F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant 

2. Date 11-9-21

3. Signature of Property Owner (if different) 

4. Date 12-2-21

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

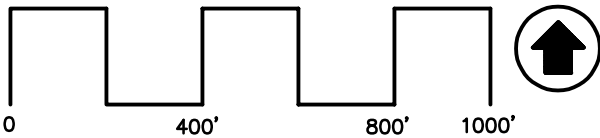
Other:

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

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

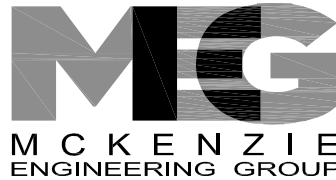


FIGURE - 1



U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

© MCKENZIE ENGINEERING GROUP, INC.



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

USGS LOCUS MAP

1778 COLUMBIA ROAD
(ASSESSOR'S PARCEL NO. 0702675000)
SOUTH BOSTON, MASSACHUSETTS

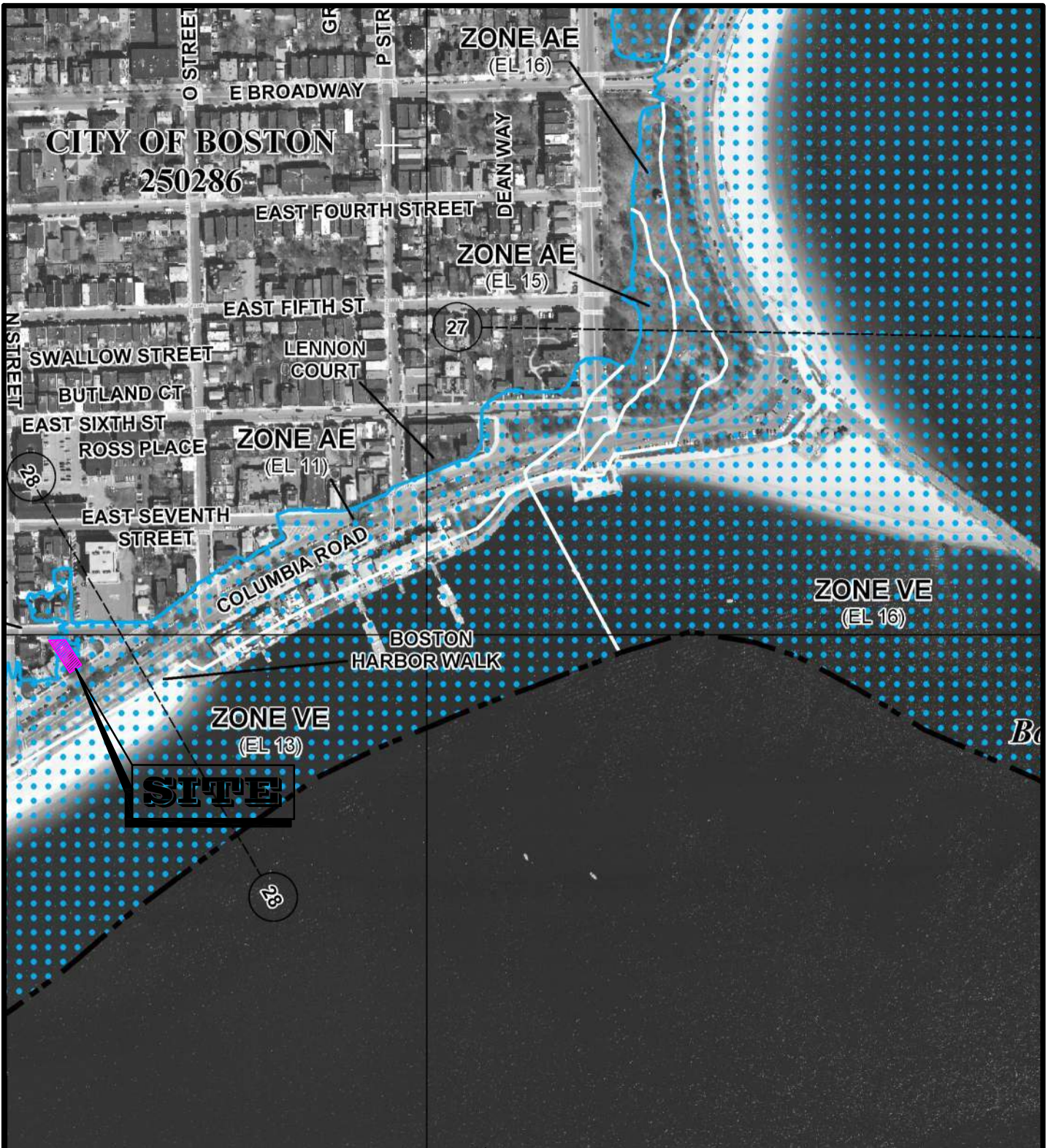
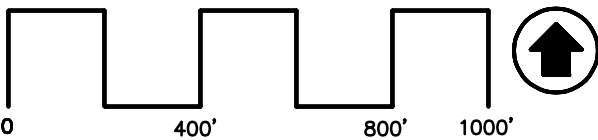
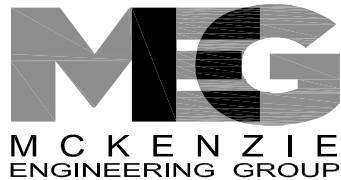


FIGURE - 2



COMMUNITY PANEL NO: 25025C0084J
EFFECTIVE DATE: March 16, 2016

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Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

FEMA FLOOD MAP

1778 COLUMBIA ROAD
(ASSESSOR'S PARCEL NO. 0702675000)
SOUTH BOSTON, MASSACHUSETTS

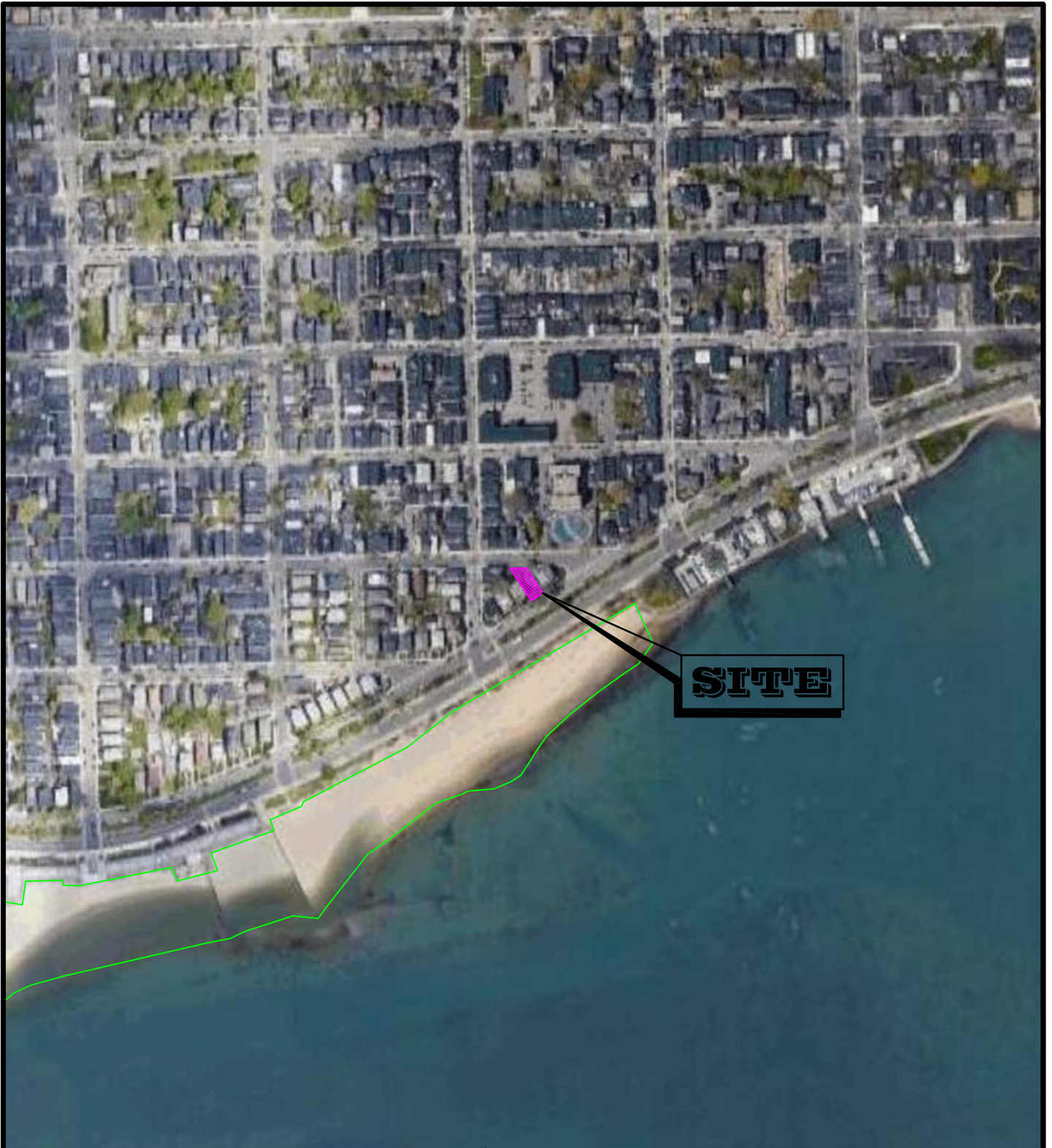
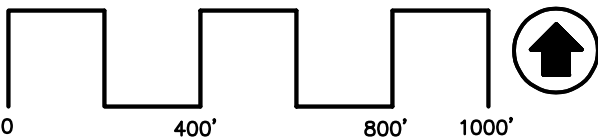
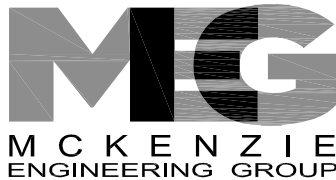


FIGURE - 3



NATURAL HERITAGE AND
ENDANGERED SPECIES PROGRAM
2017 EDITION

© MCKENZIE ENGINEERING GROUP, INC.



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

**NATIONAL HERITAGE AND
ENDANGERED SPECIES MAP**

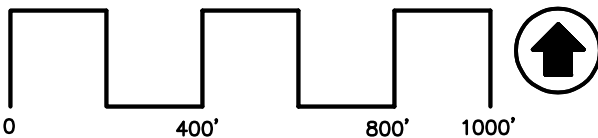
1778 COLUMBIA ROAD
(ASSESSOR'S PARCEL NO. 0702675000)
SOUTH BOSTON, MASSACHUSETTS



SOIL KEY

SOIL CLASSIFICATION	DESCRIPTION
626B	MERRIMAC-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
655	UDORTHENTS, WET SUBSTRATUM

FIGURE - 4



NRCS SOIL SURVEY
SUFFOLK COUNTY

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NRCS SOILS MAP

1778 COLUMBIA ROAD
(ASSESSOR'S PARCEL NO. 0702675000)
SOUTH BOSTON, MASSACHUSETTS

SECTION II

Project Narrative

**Proposed Three-Unit Condominium
Platt Development Group, LLC
1778 Columbia Road, Boston, MA
(Assessor's Parcel ID: 0702675000)**

Project Narrative

The project proponent, Platt Development Group, LLC proposes to develop a parcel on Columbia Road in Boston, Massachusetts as a three-unit condominium. The proposed development will consist of the construction of a four-story 7,616 square foot (GFA) building and related site work including an asphalt access roadway, stormwater management system, utilities, site grading and landscaping.

The City of Boston Assessor's Map lists the property as Parcel 0702675000 in ward 7. The property consists of approximately 0.10 acres. The parcel is located within the South Boston Neighborhood Zoning District, Multifamily Residential Zoning Subdistrict, and Greenbelt Protection Overlay District. The parcel has frontage on Columbia Road to the south and East Eighth Street to the north. The parcel is bordered by developed residential property to the east and west. The site is currently undeveloped and consists almost entirely of grass and contains a shed in the southeastern portion of the site. The topography on the site drops slightly from the north, then slopes downward towards Columbia Road. Refer to Figure 1- USGS Locus Map for the location of the parcel.

The project has been designed in accordance with the requirements of the Boston Zoning Ordinance.

Wetland Resource Description

Land Subject to Coastal Storm Flowage

The parcel is located within a FEMA Zone X and Zone AE according to Federal Emergency Management Agency (FEMA) flood maps. The Base Flood Elevation has been determined to be Elevation 11' (referenced to North American Vertical Datum of 1988) as shown on the Flood Insurance Rate Map Community Panel No. 25025C0084J, which bears an effective date of March 16, 2016. Refer to Figure 2 – FEMA Flood Map.

Other Resources

The site does not contain any certified vernal pools and is not located within an Estimated Habitat of Rare Wetlands Wildlife, as determined by reference to the Massachusetts Division of Fisheries and Wildlife Natural Heritage and data provided by Mass GIS. Refer to Figure 3 – 2017 Natural Heritage and Endangered Species Program Map.

The site also does not contain any USGS mapped perennial streams and is not located within an Area of Critical Environmental Concern (ACEC).

The Natural Resources Conservation Service (NRCS) has identified the soil on the site Merrimac-Urban Land Complex which is unclassified hydrologic soil group (HSG) and Udorthents that typically has a wet substratum and minimal depth to groundwater. See Figure 4 - NRCS Soils Survey for detailed soil maps.

Mitigation Measures

The following are mitigation measures that will be employed to ensure that impacts to wetland values protected under the City of Boston Wetlands Protection Ordinance (WPO) and the Wetlands Protection Act are minimized to the extent possible.

Flood Control/Storm Damage Prevention

The proposed development is exempt from the DEP Stormwater Management Regulations. The peak rates and volumes of runoff and flooding impacts will be greatly reduced as the project will include the installation of a 72-inch diameter precast drywell with enough storage to retain volume generated by 1 inch of rainfall over all impervious area.

Sedimentation and Erosion Control

Compost filter tube (Silt sock) erosion control barriers will be placed at the limit of work prior to the commencement of any construction activity. The integrity of the silt sock will be maintained by periodic inspection and replacement as necessary. The silt sock will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established. Refer to the Erosion Control details on the Site Development Plans.

The potential for temporary impacts to resource areas due to erosion will be mitigated by adherence to basic erosion control practices.

These include but not limited to the following:

1. Install compost filter tube erosion control barriers (see plan detail) according to the approved plan. This erosion control barrier shall be installed prior to any work at the site. An additional stockpile of compost filter tube and siltation fence will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of site disturbance.
3. Regularly inspect and maintain erosion controls during construction.

Means and Methods

Means and methods associated with the construction of the three-unit residential condominium will be consistent with current industry standards associated with wood framed erection. Site mobilization and clearing of the site will occur in preparation of the construction process. Once final plans are approved and proposed materials are ordered for construction, the site will be excavated down to the depth required for the pouring of the proposed foundation footings. Once footings are poured and cured, foundation walls will be formed and poured atop the footings. The foundation wall will then be backfilled per the Structural Engineers' specifications. Once the foundation is completed and preliminary utility conduits installed, the wood framed structure will be erected on-site. The actual framing will include first, second, and third floor structure. During this phase, final utility coordination will be completed in conjunction with water, sewer, electrical, telephone, gas, and other utility suppliers, including Boston Water & Sewer Commission. The final phase of construction will be the building envelope and interior finishes. The structure will be complete in advance of filing for an occupancy permit.

This section is not intended to limit the contractor's right to schedule the work but to outline one way of managing vehicle and pedestrian traffic. The contractor is expected to use knowledge and experience to perform the work in the most safe and efficient manner in compliance with the drawings and specifications and meeting the requirements of the City of Boston.

The contractor shall submit traffic management plans for approval by the City of Boston for any work outside of the work zones indicated in the Site Development Plans. Abutter access shall be maintained at all times. Pedestrian access shall be maintained through the work area at all times. Police detail shall provide control to cross pedestrians on roadway to sidewalk. Temporary crosswalks and ramps shall be provided as needed and as directed by the City of Boston.

The contractor may start working at 7:00 AM and end at 5:00 PM. The contractor shall coordinate with the City of Boston for all construction activities and obtain all street permits prior to commencement of work. All construction signing and other traffic maintenance devices shall conform with the 2009 MUTCD as amended, NCHRP 350, and City of Boston standards. Advance warning signs no longer applicable for any phase, which might create confusion in the minds of vehicle operators, shall either be covered or removed as soon as possible. No sign shall be visible to traffic that may conflict with actual roadway conditions.

All distances may be adjusted to fit field conditions as directed by the engineer and City of Boston. The contractor shall use temporary patching or beveled steel plates to cover pipe trenches and other excavated holes not completed by the end of each workday. The contractor shall be responsible for the maintenance and sweeping of all adjacent streets and properties at all times. Upon the completion of work, the contractor shall restore all existing sidewalks and roadways to existing conditions. The utility contractor shall be responsible to obtain a separate permit for all utility work that will need to happen within the City right of way.

All drums with flashers, signs and sign supports must pass criteria set forth in NCHRP 350 – recommended procedures for the safety evaluation of highway features. Minimum lane width is to be 11 feet unless otherwise shown. Minimum lane width will be measured from the edge of drums or cones. The contractor shall make every effort to avoid placing temporary traffic control devices on private property. If such placement on private property is unavoidable, it shall be done with the approval of the engineer. At the end of each workday, no traffic control devices shall remain in the roadway and all lanes shall be open for traffic flow. Channelization will be accomplished through the use of reflectorized plastic drums or cones. `

Climate Change and Adaptation Planning

The proposed project partially falls within Zone AE according to Federal Emergency Management Agency (FEMA) flood maps. The Base Flood Elevation has been determined to be Elevation 11' (referenced to North American Vertical Datum of 1988) as shown on the Flood Insurance Rate Map Community Panel No. 25025C0084J, which bears an effective date of March 16, 2016. Post-development site elevations surrounding the building are proposed at a minimum elevation of 11.2' (NAVD88). Proposed garage slab and building entrances are proposed at an elevation of 11.5' (NAVD88). Both the site elevations surrounding the building and the building entrances are proposed at elevations higher than the Base Flood Elevation of 11' (NAVD88), minimizing the impacts of a flooding event on the structure.

The proposed project falls within a BPDA Sea Level Rise – Flood Hazard Area (SLR-FHA) with a Base Flood Elevation of 19.5' referenced to Boston City Base Datum (BCB) or 13.04' (NAVD88). The Sea Level Rise – Design Flood Elevation of 20.5' (BCB) or 14.04' (NAVD88) is determined by adding 12 inches of freeboard to the Base Flood Elevation. The proposed first floor building elevation is 26.88' (BCB) or 20.42' (NAVD88), putting all residential units above the Sea Level Rise – Design Flood Elevation and allowing residents to shelter in place during a flooding event. In addition, all mechanical systems are proposed at elevations above the Sea Level Rise – Design Flood Elevation, and therefore protected during a flooding event. The building's design does not include any mold-risk or water-soluble materials located below the Sea Level Rise – Design Flood Elevation, supporting rapid recovery after a weather event. Proposed garage slab elevation is 17.96' (BCB) or 11.50' (NAVD88), located approximately 0.5 feet above FEMA Zone AE at elevation 11.0 (NAVD 88). All building materials from garage slab elevation to the Sea Level Rise – Design Flood Elevation will be saltwater-damage-resistant.

Increased precipitation/stormwater management: The peak rates and volumes of runoff and flooding impacts will be greatly reduced as the project will include the installation of a 72-inch diameter precast drywell with enough storage to retain volume generated by 1 inch of rainfall over all impervious area. Crushed stone and landscaped areas will be utilized where applicable to promote stormwater infiltration and reduce stormwater runoff.

Urban heat island effect: The proposed site development includes landscaping and open space lawn areas in locations not required for site access that will provide mitigation of urban heat island effect. These landscaped areas will provide plantings to mitigate heat and stormwater events through evapotranspiration. The existing 24-inch Linden tree and 30-inch Maple tree

along Columbia Road will be preserved and will help lower temperature by providing shade over the proposed patio area and mitigate stormwater through evapotranspiration.

One alternative climate resilient method considered for the proposed project included raising the basement slab elevation and proposed surrounding site grade of approximately 13.04' (NAVD88) to accomplish a slab elevation greater than a BPDA Sea Level Rise – Flood Hazard Area (SLR-FHA). Raising the basement to this elevation was not a feasible method as the subsurface parking garage would be eliminated as a result, and is a requirement in to meet minimum parking requirements of at least 1.5 spaces per dwelling unit (5 spaces total) in the South Boston Neighborhood Zoning District . Additional climate resilient methods were not evaluated as the project site is being raised above the FEMA Zone AE base elevation, and the proposed residential use is consistent with other residential projects in this district.

S E C T I O N I I I

**WPA Wetland Fee Transmittal Form
Boston NOI Fees
Copy of Checks**



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

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



A. Applicant Information

1. Location of Project:

1778 Columbia Road

a. Street Address

515

c. Check number

Boston

b. City/Town

\$512.50

d. Fee amount

2. Applicant Mailing Address:

Kyle

a. First Name

Platt Development Group, LLC

c. Organization

732 E Broadway

d. Mailing Address

Boston

e. City/Town

857-264-0130

h. Phone Number

i. Fax Number

MA

f. State

02127

g. Zip Code

KGambone@plattdevelopmentgroup.com

j. Email Address

3. Property Owner (if different):

Kyle

a. First Name

1778 Columbia, LLC

c. Organization

732 E Broadway

d. Mailing Address

Boston

e. City/Town

857-264-0130

h. Phone Number

i. Fax Number

MA

f. State

02127

g. Zip Code

KGambone@plattdevelopmentgroup.com

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
3b - Building for Development	1	\$1050.00	\$1050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$1050.00
State share of filing Fee:	a. Total Fee from Step 5
City/Town share of filing Fee:	\$512.50
	b. 1/2 Total Fee less \$12.50
	\$537.50 (Not accepted)
	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.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands & Waterways
BRP WPA Form 3 - Notice of Intent
Instructions and Supporting Materials

Category Activities and Fees

Category 1 (Fee for each activity is **\$110**):

- a.) work on single family lot; addition, pool, etc.;
- b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is **\$500**)

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) coastal limited projects;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, 4, 5 or 6;
- k.) water supply exploration.

Category 3 (Fee for each activity is **\$1,050**)

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

Category 4 (Fee for each activity is **\$1,450**):

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

Category 5 (Fee is **\$4 per linear foot**; total fee not less than \$100 or more than \$2,000):

- a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Category 6 (Fee is **\$2 per linear foot for each resource area**): **For each resource area delineation, the fee shall not exceed \$200 for activities associated with a single family house or \$2,000 for all other activities).**

Area Values and functions into the future, addressing climate equity and environmental justice, as well as an alternatives analysis describing all of the climate resiliency measures that could be taken and a reasoning as to why they are not feasible.

6. Areas of Critical Environmental Concern

Any areas within the City of Boston which have been designated as Areas of Critical Environmental Concern are so designated due to the particularly unique environmental factors that affect such areas and that highlight the unique importance of each area. The Commission employs the highest standards of scrutiny on any proposal involving an application of new pavement or newly installed other impervious materials within any area less than one hundred (100) feet from bordering vegetated wetland, bank, beach, and meadow.

At a minimum, applicants must include the following information in their application:

1. A description and numerical value of the current and post-project impervious surface coverage,
2. A site plan detailing an inventory of trees and other vegetation,
3. An assessment of the potential lighting and noise impacts from the proposal and mitigation measures that will be employed,
4. A description of current and post-project wildlife corridors and public access (where applicable),
5. A land conservation plan or maintenance plan (where applicable), and
6. An alternatives analysis describing all alternatives to the proposal as to minimize or eliminate adverse impacts to the protected resources.

6. Filing fees

The City of Boston Conservation Commission and the Massachusetts Department of Environmental Protection both require a fee for Notice of Intent processing. Please **note the Commission does not accept the municipal portion of the State Fee**, and has its own fee structure requirements, for project submitted under the Wetlands Protection Act, as follows:

Pursuant to the City of Boston Title 14 Section 450 requires the following fees payable to the City of Boston for Notice of Intent processing:

- \$25.00 for projects with the fair cost of \$1,000.00 or less.
- \$50.00 for projects with the fair cost of more than 1,000.00 but not more than \$50,000.00.
- \$75.00 for projects with a fair cost of more than 50,000.00 but not more than \$100,000.00.
- For projects with a fair cost of more than 100,000.00 the fee shall be .075% of the fair cost provided, however, in no case shall the fee be more than \$1,500.00.

The state fee is based on the category of the proposed activity (described in 310 CMR 10.03(7)) and the resource area to be impacted by the activity. To calculate the filing fee, follow the instructions to the NOI Wetland Fee Transmittal Form (refer to <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent> for the DEP's specific instructions).

Note: The municipal portion of the state fee is not accepted by the City of Boston.

The Boston Conservation Commission has adopted **additional fees under the Boston Wetlands Ordinance**. Applicants submitting applications under the Ordinance must also pay a fee as determined by the fee schedule as follows:

Request for Determination of Applicability

- \$100 for project sites up to 1 acre
- \$25 for up to each additional acre

Abbreviated Notice of Resource Area Delineation

- \$3 per linear foot for each resource area (For each resource area fees shall not be less than \$100)

Notice of Intent

- Category 1
 - \$100
- Category 2
 - \$300
- **Category 3**
 - **\$550**
- Category 4
 - \$750
- Category 5
 - \$4 per linear foot (The total fee shall not be less than \$100)

Request for an Amendment to an Order of Conditions

- \$50 Small Residential (1 to 4 units)
- \$200 Large Residential (5+ units), Commercial, or other

Request for an Extension of an Order of Conditions

- \$100 Small Residential (1 to 4 units)
- \$300 Large Residential (5+ units), Commercial, or other

Partial Certificate of Compliance

- \$50 Small Residential (1 to 4 units)
- \$100 Large Residential (5+ units), Commercial, or other

Full Certificate of Compliance

- \$50 Small Residential (1 to 4 units)
- \$100 Large Residential (5+ units), Commercial, or other

Full Certificate of Compliance after Partial

- \$50 Small Residential (1 to 4 units)
- \$100 Large Residential (5+ units), Commercial, or other


PLATT DEVELOPMENT GROUP LLC
39 COMMERCIAL WHARF APT 3
BOSTON, MA 02110-3809

53-7012
2110 202

515

DATE 11-9-21

© DELUXE BANK CORPORATION

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 512.50
Five Hundred Twelve & 50/100 DOLLARS  Security Features included. Details on Back.

 **East Boston Savings Bank**
EAST BOSTON, MA 02128

MEMO Columbin - Filing Fee King MP

⑆ 211070120⑆ 24 8279280100515


SPECIALTY GRAY

PLATT DEVELOPMENT GROUP LLC
DAVID GAMBONE
732 E BROADWAY
SOUTH BOSTON, MA 02127-1504

53-7012
2110 202

836

DATE 1-20-22

PAY TO City of Boston \$ 550.00
THE ORDER OF Five Hundred Fifty & 0/100 DOLLARS  Security Features
Included
Details on Back

 **East Boston Savings Bank**
EAST BOSTON, MA 02128

MEMO 1778 Columbia RD



MP

⑆ 2 1 1 0 7 0 1 2 0 ⑆ 2 4 8 2 7 9 2 8 0 ⑆ 0 0 8 3 6


SPECIALTY CASEY

PLATT DEVELOPMENT GROUP LLC
DAVID GAMBONE
732 E BROADWAY
SOUTH BOSTON, MA 02127-1504

53-7012
2110 202

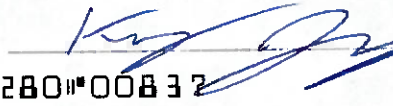
837

DATE 1-20-22

PAY TO City of Boston \$ 1,500.00
THE ORDER OF One Thousand Five Hundred & 0/100 DOLLARS  Security Features
Included
Details on Back

 **East Boston Savings Bank**
EAST BOSTON, MA 02128

MEMO 1778 Columbia RD



MP

⑆ 2 1 1 0 7 0 1 2 0 ⑆ 2 4 8 2 7 9 2 8 0 ⑆ 0 0 8 3 7

SPECIALTY CASEY

S E C T I O N I V

Boston NOI Form

Abutters List

Abutters Map

Affidavit of Service

Abutter Notification Forms

Babel Notice

Boston Con. Commission NOI Checklist



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>1778 Columbia Road</u>	<u>Boston</u>	<u>02127</u>
a. Street Address	b. City/Town	c. Zip Code
<u> </u>	<u>0702675000</u>	<u> </u>
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant

<u>Kyle</u>	<u>Gambone</u>	<u>Platt Development Group, LLC</u>
a. First Name	b. Last Name	c. Company
<u>732 E Broadway</u>	<u> </u>	<u> </u>
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02127</u>
e. City/Town	f. State	g. Zip Code
<u>857-264-0130</u>	<u>KGambone@plattdevelopmentgroup.com</u>	<u> </u>
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

<u>Kyle</u>	<u>Gambone</u>	<u>1778 Columbia, LLC</u>
a. First Name	b. Last Name	c. Company
<u>732 E Broadway</u>	<u> </u>	<u> </u>
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02127</u>
e. City/Town	f. State	g. Zip Code
<u>857-264-0130</u>	<u>KGambone@plattdevelopmentgroup.com</u>	<u> </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>Austin</u>	<u>Chartier, PE</u>	<u>McKenzie Engineering Group, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>150 Longwater Drive, Suite 101</u>	<u> </u>	<u> </u>
d. Mailing Address		
<u>Norwell</u>	<u>MA</u>	<u>02061</u>
e. City/Town	f. State	g. Zip Code
<u>781-792-3900</u>	<u>781-792-0333</u>	<u>achartier@mckeng.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 will include the construction of a four-story, three-unit condominium with first floor parking and approximately 7,616 S.F. gross building area. A portion of proposed construction falls within FEMA Zone AE.

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

Suffolk

45

a. County

b. Page Number

42366

c. Book

d. Certificate # (if registered land)

9. Total Fee Paid

\$1,050.00

\$512.50

\$537.50 (Not accepted)

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?

- _____
Boston Water and Sewer Commission approval (pending)
- _____
Boston Public Works Department approval (pending)
- _____
Boston Zoning Board of Appeals approval (approved)
- _____
Boston Planning & Development Agency approval (pending)
- _____
Boston Parks and Recreation approval (pending)
- _____
Boston Inspectional Services Department building permit (pending)



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

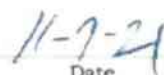


D. SIGNATURES AND SUBMITTAL REQUIREMENTS

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.



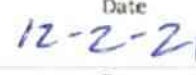
Signature of Applicant



Date

Signature of Property Owner (if different)


Signature of Representative (if any)

Date


Date

108185	702698002	702698002	702698002	760 E EIGHTH ST	SOUTH BOSTON	2127	OBRIEN LAWRENCE E P	760 EAST EIGHTH	SOUTH BOSTON	MA	2127	1716.89624	190.2483565
153727	702611000	702611000	702611000	6 BANTRY WY	SOUTH BOSTON	2127	LANE RICHARD M	6 BANTRY WAY	SOUTH BOSTON	MA	2127	1091.991455	156.687008
131391	702600010	702600012	702600010	713 725 E SEVENTH ST 1	SOUTH BOSTON	2127	GLORA EDWARD J	723 E SEVENTH ST #1	SOUTH BOSTON	MA	2127	7287.061279	384.2903423
133893	702673000	702673002	702673000	202 N ST 1	SOUTH BOSTON	2127	ABBOTT JODI	202 N ST #1	SOUTH BOSTON	MA	2127	1880.560059	200.9266695
23826	702631000	702631000	702631000	185 187 N ST	SOUTH BOSTON	2127	COTUGNO ANTONINA M	187 N STREET	SOUTH BOSTON	MA	2127	1438.733643	180.8991182
170787	702675000	702675000	702675000	COLUMBIA RD	SOUTH BOSTON	2127	HICKS WILLIAM D	1780 COLUMBIA RD	SOUTH BOSTON	MA	2127	3931.085205	283.2786228
148898	702650000	702650000	702650000	207 209 N ST	SOUTH BOSTON	2127	NEWHALL MEAGHAN	207 209 N STREET	SOUTH BOSTON	MA	2127	3711.464111	280.6001113
131394	702600010	702600018	702600010	713 725 E SEVENTH ST 4	SOUTH BOSTON	2127	PHAM THAN	717 E SEVENTH ST #4	SOUTH BOSTON	MA	2127	7287.061279	384.2903423
62478	702677000	702677002	702677000	1774 COLUMBIA RD 1	SOUTH BOSTON	2127	STEINER THOMAS D	1774 COLUMBIA RD UNIT 1	SOUTH BOSTON	MA	2127	4202.87793	298.4901943
121149	702672000	702672000	702672000	WILLIAM J DAY BL	SOUTH BOSTON	2127	COMMWLTH OF MASS	WM J DAY BLVD	SOUTH BOSTON	MA	2127	1042623.268	4240.520397
163270	702695000	702695000	702695000	1788 COLUMBIA RD	SOUTH BOSTON	2127	SEVENTEEN 88 COLUMBIA ROAD	1788 COLUMBIA RD	SOUTH BOSTON	MA	2127	3567.670166	303.7904118
87258	702679000	702679006	702679000	204 N ST 3	SOUTH BOSTON	2127	TERESHAK SCOTT	204 N STREET #3	S BOSTON	MA	2127	2159.227051	204.9946369
5990	702700000	702700000	702700000	186 N ST	SOUTH BOSTON	2127	LEACH PATRICIA	186 N STREET	SOUTH BOSTON	MA	2127	1859.963379	196.2347736
49219	702609000	702609000	702609000	4 BANTRY WY	SOUTH BOSTON	2127	GREENE FAMILY IRREVOCABLE TRUST	4 BANTRY WY	SOUTH BOSTON	MA	2127	1304.908691	164.0845514
116509	702701000	702701000	702701000	184 N ST	SOUTH BOSTON	2127	PETRILLO PAOLO	184 N STREET	SOUTH BOSTON	MA	2127	3564.268066	311.9531221
147593	702699000	702699000	702699000	198 N ST	SOUTH BOSTON	2127	MEDICO MARK J	198 N ST	S BOSTON	MA	2127	1473.503662	165.2291874
140062	702698001	702698001	702698001	762 E EIGHTH ST	SOUTH BOSTON	2127	LOGAN CATHERINE E	762 E EIGHTH ST	SOUTH BOSTON	MA	2127	1850.061523	193.8883999
111389	702638000	702638002	702638000	5:00 AM BANTRY WY 1	SOUTH BOSTON	2127	KINEAVY MICHAEL J	5A BANTRY WY #1	SOUTH BOSTON	MA	2127	1882.4104	173.7116332
6168	702634000	702634002	702634000	197 199 N ST 1	SOUTH BOSTON	2127	KWON TAE HYUN	197 199 N ST, UNIT 1	SOUTH BOSTON	MA	2127	1522.713379	184.3016153
99516	702681000	702681000	702681000	733 E SEVENTH ST	SOUTH BOSTON	2127	RYAN KENNETH	733 EAST SEVENTH	SOUTH BOSTON	MA	2127	4453.972168	323.5857714
151452	702652000	702652000	702652000	215 N ST	SOUTH BOSTON	2127	FEENEY MICHAEL W	215 N ST	SOUTH BOSTON	MA	2127	4977.311035	304.9097768
107983	702694000	702694000	702694000	1790 COLUMBIA RD	SOUTH BOSTON	2127	ONE 790 COLUMBIA ROAD	1790 COLUMBIA RD	SOUTH BOSTON	MA	2127	3355.182373	300.9296871
155777	702682000	702682000	702682000	735 E SEVENTH ST	SOUTH BOSTON	2127	CARR WILLIAM F ETAL	735 EAST SEVENTH	SOUTH BOSTON	MA	2127	3089.21582	301.1295232
131392	702600010	702600014	702600010	713 725 E SEVENTH ST 2	SOUTH BOSTON	2127	HENDERSON DENISE M	721 E SEVENTH ST #2	S BOSTON	MA	2127	7287.061279	384.2903423
133894	702673000	702673004	702673000	202 N ST 2	SOUTH BOSTON	2127	FRANK CHRISTOPHER B	C/O CHRISTOPHER B FRANK	NATICK	MA	1760	1880.560059	200.9266695
109483	702698000	702698000	702698000	764 E EIGHTH ST	SOUTH BOSTON	2127	BROWN ISLAND LLC	500 COMMERCIAL STREET UNIT E	BOSTON	MA	2109	1785.651855	191.9624264
131395	702600010	702600020	702600010	713 725 E SEVENTH ST 5	SOUTH BOSTON	2127	MCCARTHY RITA F	715 E SEVENTH ST #5	SOUTH BOSTON	MA	2127	7287.061279	384.2903423
143374	702608000	702608000	702608000	183 N ST	SOUTH BOSTON	2127	CONROY PATRICIA E	183 N ST	SOUTH BOSTON	MA	2127	1288.678711	164.2609099
163271	702695000	702695002	702695000	1788 COLUMBIA RD 1	SOUTH BOSTON	2127	MILLER BRIANNA	1788 COLUMBIA RD #1	SOUTH BOSTON	MA	2127	3567.670166	303.7904118
94458	702683000	702683000	702683000	737 E SEVENTH ST	SOUTH BOSTON	2127	KILEY WILLIAM P	737 E SEVENTH ST	SOUTH BOSTON	MA	2127	2900.413086	298.2554449
57913	702639000	702639000	702639000	1 3 BANTRY WY	SOUTH BOSTON	2127	LYNCH THOMAS W ETAL	1 BANTRY WAY	SOUTH BOSTON	MA	2127	1571.809082	168.4142939
92809	702653000	702653004	702653000	1764 COLUMBIA RD 2	SOUTH BOSTON	2127	LEMAITRE MATTHEW T	1764 COLUMBIA RD, UNIT 2	SOUTH BOSTON	MA	2127	6089.475586	330.7958864
107986	702694000	702694006	702694000	1790 COLUMBIA RD C	SOUTH BOSTON	2127	OTOOLE KATHLEEN M	1790 COLUMBIA RD #C	SOUTH BOSTON	MA	2127	3355.182373	300.9296871
65298	702702000	702702000	702702000	176 -176HF N ST	SOUTH BOSTON	2127	PISCOPO CLARINDA	50 LONSDALE ST	DORCHESTER	MA	2124	1867.621338	192.0064397
154226	702606000	702606000	702606000	179 N ST	SOUTH BOSTON	2127	DOWLING DENISE M	372 K ST	SOUTH BOSTON	MA	2127	1237.360107	166.7813959
87256	702679000	702679002	702679000	204 N ST 1	SOUTH BOSTON	2127	DOWNEY DIANA B	204 N STREET #1	S BOSTON	MA	2127	2159.227051	204.9946369

Search for an address or enter a parcel ID below.

ADDRESS SEARCH

PARCEL SEARCH

SEARCH

SELECTED PARCEL

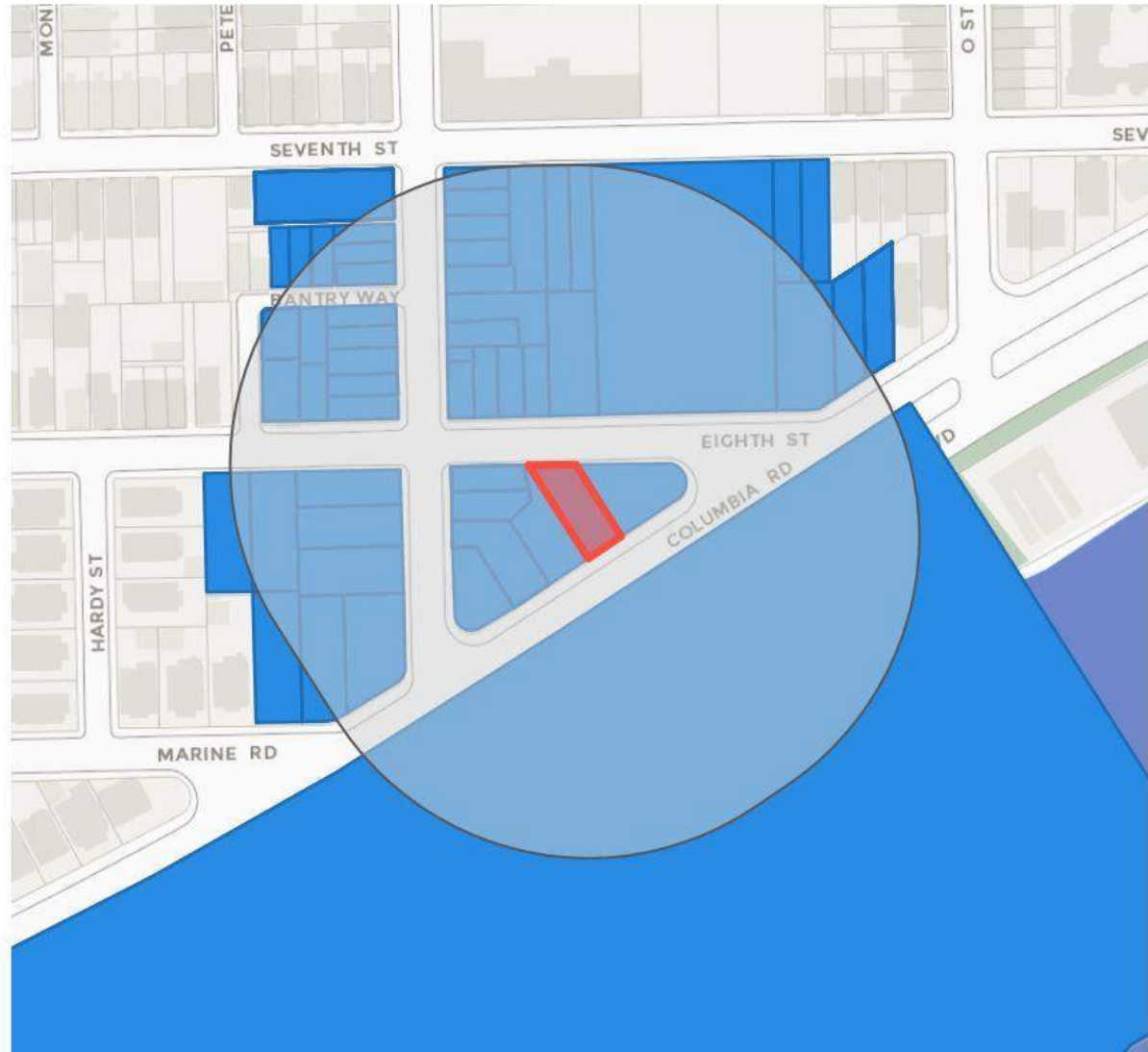
0702675000 - undefined

Enter a buffer distance and a the mailing list csv will appear below.

BUFFER DISTANCE (FEET)

BUFFER PARCEL

[DOWNLOAD MAILING LIST CSV](#)





**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, Bradley McKenzie, 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 McKenzie Engineering Group, Inc. for Proposed Three-Unit Condominium located at 1778 Columbia Road.

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

Name

12/2/21

Date



**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. _____ 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 Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

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

NOTE: Notice of the public hearing, including its date, 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.



**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.

McKenzie Engineering

A. Group, Inc. 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 1778 Columbia Road

C. El proyecto consiste en construcción de un condominio de tres unidades parcialmente dentro de la Zona AE de FEMA.

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 McKenzie Engineering Group, Inc. (781-792-3900) entre las 9 AM y las 5 PM, 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.



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

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.

Affidavit of Translation

I, Ryan Landers, hereby certify that I have translated and verified the following document which is attached to this Affidavit:

Description of document(s): (title or type, document date, number of pages)

English Abutter Notification Form (1 page)

Spanish Abutter Notification Form (2 pages)

I further certify that, to the best of my knowledge, the attached document written in Spanish is a true and accurate translation of the attached document written in English.



(Signature of Translator/Verifier)

Ryan Landers

(Print Name)



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 inpurtanti** 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 فوائده. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

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

Portuguese:

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

French:

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



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.

NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).

A.1 - Project Information

Project Name:	Proposed Three-Unit Condominium		
Project Address:	1778 Columbia Road, South Boston, MA 02127		
Project Address Additional:			
Filing Type (select)	<i>Initial (PNF, EPNF, NPC or other substantial filing)</i> <i>Design / Building Permit (prior to final design approval), or</i> <i>Construction / Certificate of Occupancy (post construction completion)</i>		
Filing Contact	Austin	Chartier	achartier@mckeng.com 781-792-3900
Is MEPA approval required	No		Date

A.3 - Project Team

Owner / Developer:	Platt Development Group, LLC		
Architect:	Stack + Co.		
Engineer:	McKenzie Engineering Group, Inc.		
Sustainability / LEED:			
Permitting:			
Construction Management:			

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Residential Condominiums
List the First Floor Uses:	Residential Condominiums
List any Critical Site Infrastructure and or Building Uses:	Residential Condominiums

Site and Building:

Site Area:	4,249 SF	Building Area:	2,645 SF
Building Height:	40 Ft	Building Height:	3 Stories
Existing Site Elevation – Low:	10.4 Ft (NAVD88) 16.86 Ft (BCB)	Existing Site Elevation – High:	11.5 Ft (NAVD88) 17.96 Ft (BCB)
Proposed Site Elevation – Low:	11.04 Ft (NAVD88) 17.50 Ft (BCB)	Proposed Site Elevation – High:	11.5 Ft (NAVD88) 17.96 Ft (BCB)
Proposed First Floor Elevation:	20.42 Ft (NAVD88) 26.88 Ft (BCB)	Below grade levels:	0 Stories

Article 37 Green Building:

LEED Version - Rating System :	N/A	LEED Certification:	No
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Proposed LEED rating: **Not Rated**

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

Building Envelope

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

Roof:	R30c.i.(R)	Exposed Floor:	R30(R)
Foundation Wall:	R8c.i. (R)	Slab Edge (at or below grade):	R10(R)

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

Area of Opaque Curtain Wall & Spandrel Assembly:	0(%)	Wall & Spandrel Assembly Value:	N/A(U)
Area of Framed & Insulated / Standard Wall:	75(%)	Wall Value	R13, R8c.i.(R)
Area of Vision Window:	24%	Window Glazing Assembly Value:	.38 (fixed) .45 (operable)(U)
		Window Glazing SHGC:	0.4(SHGC)
Area of Doors:	1%	Door Assembly Value:	0.77(U)

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined

Estimated EUI of 50 kbtu/sqft/yr for a gross floor area of 7616 sqf. Total energy use 380,800 kbtu/yr; annual heating 60%, annual electric 40%, annual cooling equal to 6% of total. Peak consumption based on 4,100-hr "in use" schedule for heating/electric; 2,600-hr for cooling.

Note:

1. Form appears to reverse the units for Annual/Peak Heating and Cooling.
2. Annual/Peak heating given in MMBtu and MMBtu/hr, respectively.
3. Annual/Peak cooling given in kWh and kW, respectively, not Tons/hr and Tons
4. ASHRAE 90.1 2013 does not apply as this is a residential building of 3 stories or fewer above grade.

Annual Electric:	44,642 kWh	Peak Electric:	11 kW
Annual Heating:	228 MMBtu	Peak Heating:	.056 MMBtu/hr
Annual Cooling:	6,696 kWh	Peak Cooling:	2.6 kW
Energy Use - Below ASHRAE 90.1 - 2013:	N/A	Have the local utilities reviewed the building energy performance?:	No
Energy Use - Below Mass. Code:	TBD %	Energy Use Intensity:	50 (kBtu/SF)

Back-up / Emergency Power System

Electrical Generation Output:	N/A	Number of Power Units:	N/A
System Type:	N/A	Fuel Source:	N/A

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

Electric:	TBD	Heating:	TBD
-----------	------------	----------	------------

Cooling:

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

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

B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

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

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

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

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

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

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

B.2 - GHG Reduction - Adaptation Strategies

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

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low:	<input type="text" value="Deg."/>	Temperature Range - High:	<input type="text" value="Deg."/>
Annual Heating Degree Days:	<input type="text"/>	Annual Cooling Degree Days:	<input type="text"/>

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

Days - Above 90°:	<input type="text" value="#"/>	Days - Above 100°:	<input type="text" value="#"/>
Number of Heatwaves / Year:	<input type="text" value="#"/>	Average Duration of Heatwave (Days):	<input type="text" value="#"/>

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

C.2 - Extreme Heat – Adaptation Strategies

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

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

D - Extreme Precipitation Events

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

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:

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

D.2 - Extreme Precipitation - Adaptation Strategies

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

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA?

Yes

What Zone:

AE

Current FEMA SFHA Zone Base Flood Elevation:

11 Ft (NAVD88)
17.46 Ft (BCB)

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

Yes

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

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

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

Sea Level Rise - Base Flood Elevation:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">13.04 Ft (NAVD88)</td> </tr> <tr> <td style="padding: 2px;">19.5 Ft (BCB)</td> </tr> </table>	13.04 Ft (NAVD88)	19.5 Ft (BCB)
13.04 Ft (NAVD88)			
19.5 Ft (BCB)			
Sea Level Rise - Design Flood Elevation:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">14.04 Ft (NAVD88)</td> </tr> <tr> <td style="padding: 2px;">20.5 Ft (BCB)</td> </tr> </table>	14.04 Ft (NAVD88)	20.5 Ft (BCB)
14.04 Ft (NAVD88)			
20.5 Ft (BCB)			
Site Elevations at Building:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">11.5 Ft (NAVD88)</td> </tr> <tr> <td style="padding: 2px;">17.96 Ft (BCB)</td> </tr> </table>	11.5 Ft (NAVD88)	17.96 Ft (BCB)
11.5 Ft (NAVD88)			
17.96 Ft (BCB)			

First Floor Elevation:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">20.42 Ft (NAVD88)</td> </tr> <tr> <td style="padding: 2px;">26.88 Ft (BCB)</td> </tr> </table>	20.42 Ft (NAVD88)	26.88 Ft (BCB)
20.42 Ft (NAVD88)			
26.88 Ft (BCB)			
Accessible Route Elevation:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">11.33 Ft (NAVD88)</td> </tr> <tr> <td style="padding: 2px;">17.79 Ft (BCB)</td> </tr> </table>	11.33 Ft (NAVD88)	17.79 Ft (BCB)
11.33 Ft (NAVD88)			
17.79 Ft (BCB)			

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

Removing site from the FEMA Zone AE by raising entire site above elevation 11.0.

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

Mechanical systems located above design flood elevation

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

All residential spaces located above design flood elevation

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

No mold-risk or water soluble materials located below design flood elevation

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

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

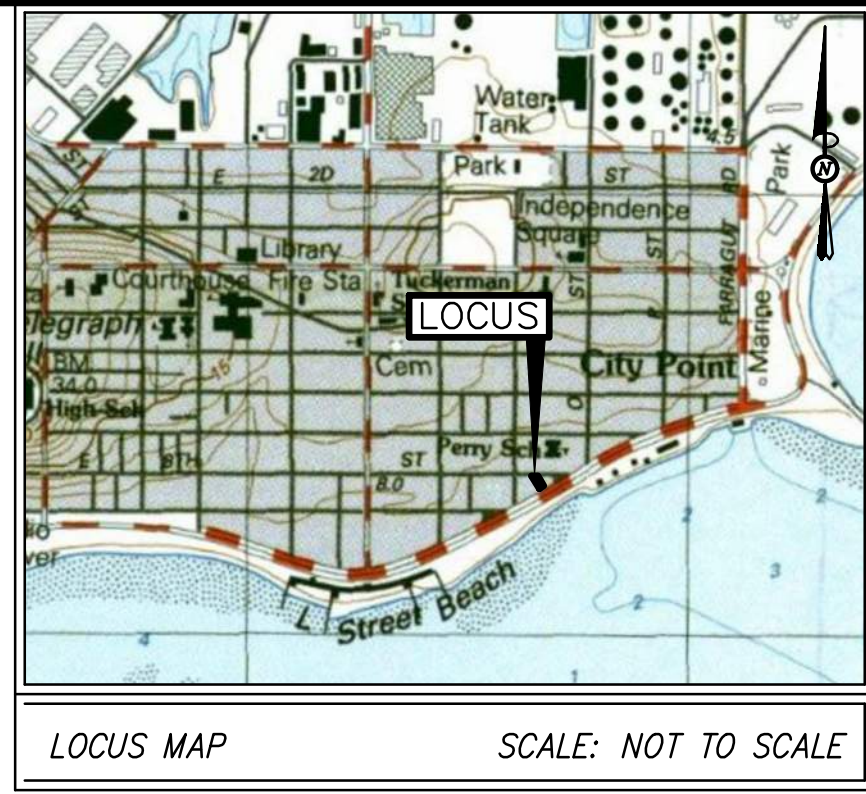
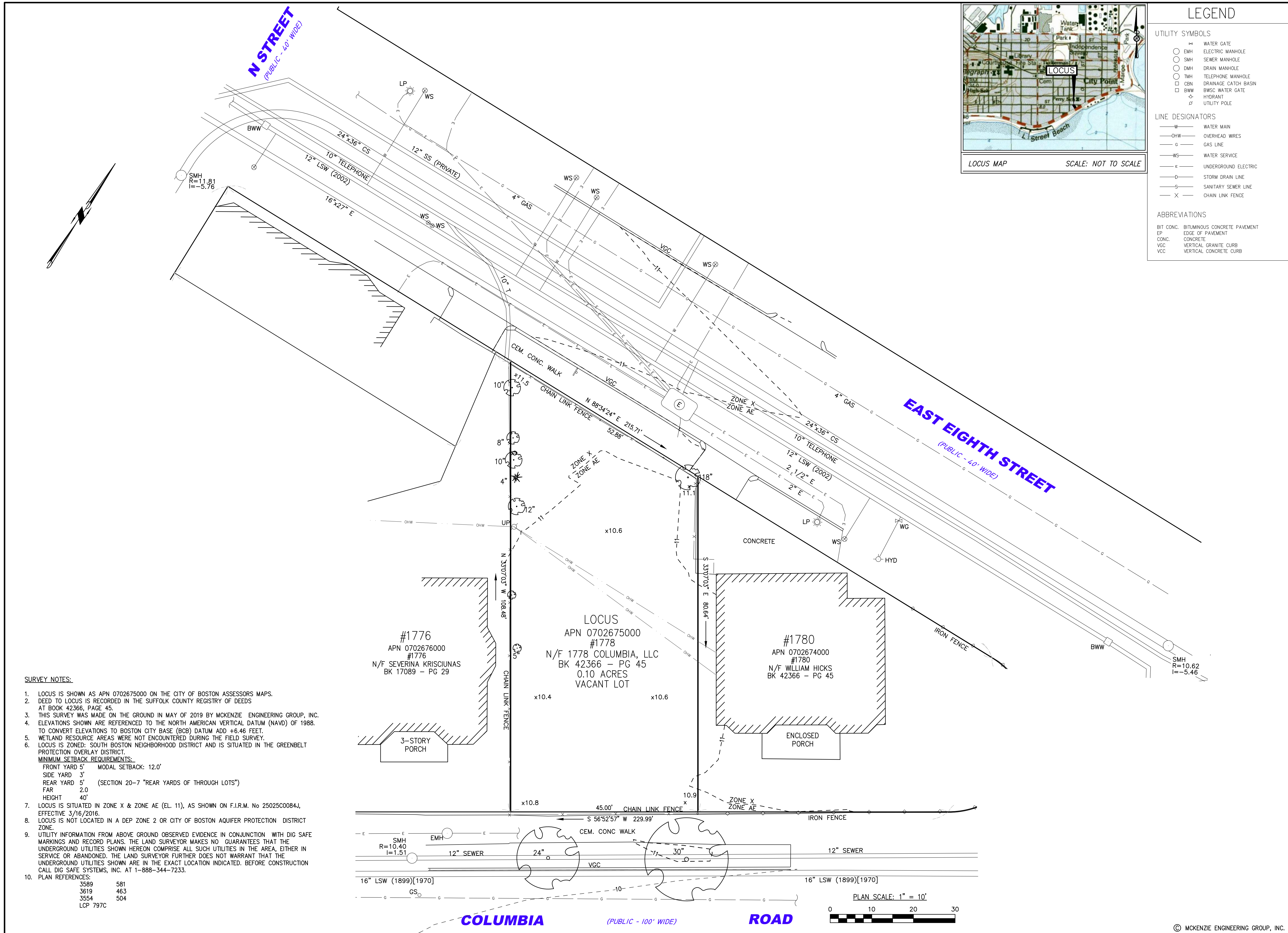
None

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

None

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

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



LEGEND

UTILITY SYMBOLS

- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- CBN DRAINAGE CATCH BASIN
- BWV BWSW WATER GATE
- ◇ HYD HYDRANT
- ◇ UTILITY POLE

LINE DESIGNATORS

- W WATER MAIN
- OHW OVERHEAD WIRES
- G GAS LINE
- WS WATER SERVICE
- E UNDERGROUND ELECTRIC
- D STORM DRAIN LINE
- S SANITARY SEWER LINE
- X CHAIN LINK FENCE

ABBREVIATIONS

- BIT CONC. BITUMINOUS CONCRETE PAVEMENT
- EP EDGE OF PAVEMENT
- CONC. CONCRETE
- VGC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB

BY	APP	DATE	DESCRIPTION

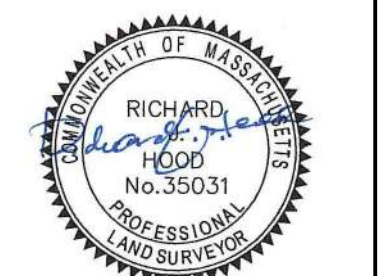
PREPARED BY:



MCKENZIE ENGINEERING GROUP
 Civil Engineers & Land Surveyors
 150 LONGWATER DRIVE SUITE 101
 NORWELL, MA 02061
 PHONE: (978) 752-3800 FAX: (978) 752-0333
 www.mkenzieeng.com

PLAN OF LAND
 1778 COLUMBIA ROAD
 (ASSESSOR'S PARCEL ID No. 0702675000)
 SOUTH BOSTON, MA 02127

PROFESSIONAL LAND SURVEYOR:



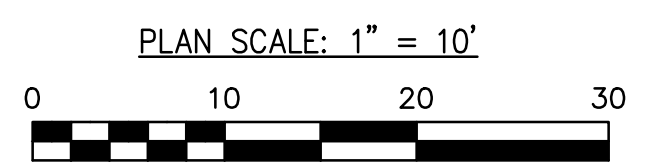
APPLICANT:
PLATT DEVELOPMENT GROUP, LLC
 DAVID & KYLE GAMBONE
 732 E BROADWAY
 BOSTON, MASSACHUSETTS 02127

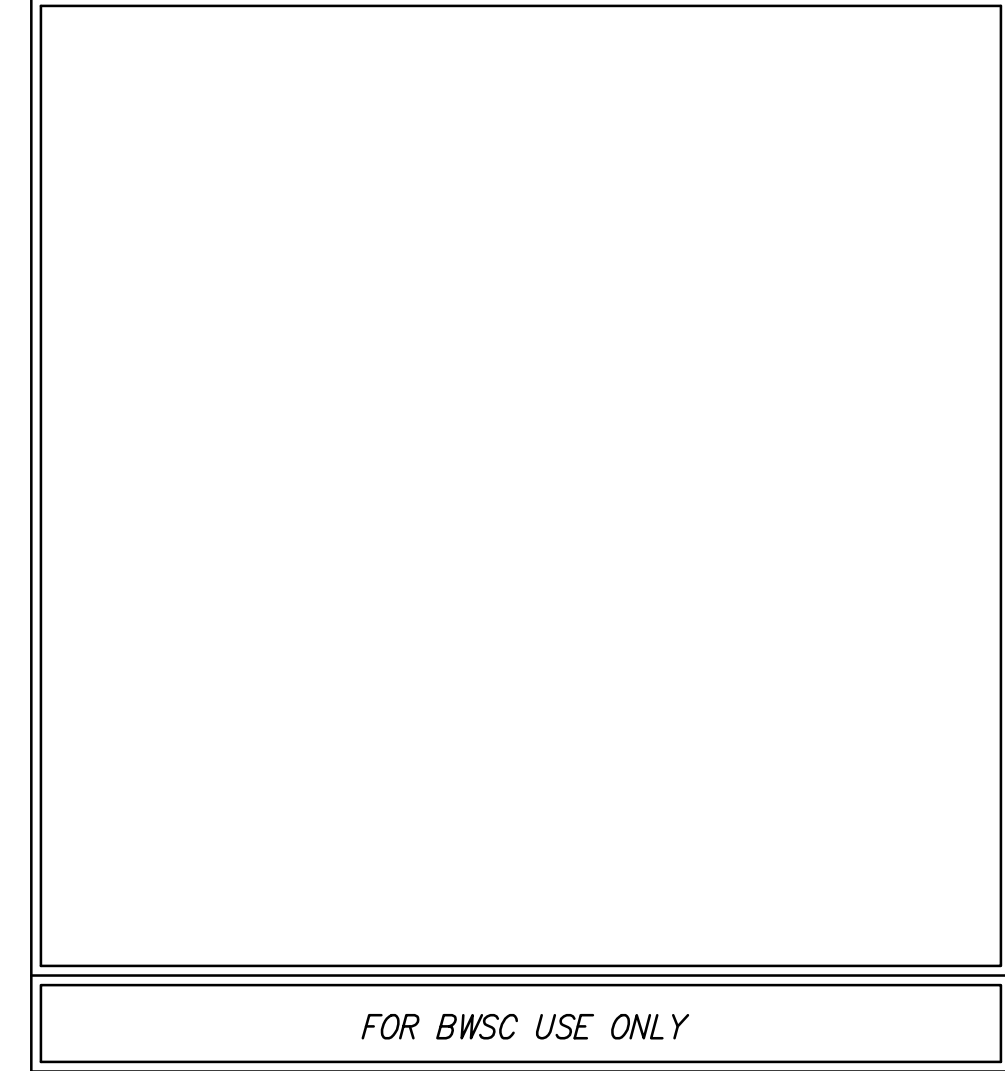
DRAWN BY: AJC
 DESIGNED BY: —
 CHECKED BY: RTLS
 APPROVED BY: B.J.H.
 DATE: 1/25/2022
 SCALE: 1"=10'
 PROJECT NO.: 219-187
 DWG. TITLE:

EXISTING CONDITIONS PLAN

DWG. No: **EX-1**

- SURVEY NOTES:**
- LOCUS IS SHOWN AS APN 0702675000 ON THE CITY OF BOSTON ASSESSORS MAPS.
 - DEED TO LOCUS IS RECORDED IN THE SUFFOLK COUNTY REGISTRY OF DEEDS AT BOOK 42366, PAGE 45.
 - THIS SURVEY WAS MADE ON THE GROUND IN MAY OF 2019 BY MCKENZIE ENGINEERING GROUP, INC.
 - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. TO CONVERT ELEVATIONS TO BOSTON CITY BASE (BCB) DATUM ADD +6.46 FEET.
 - WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
 - LOCUS IS ZONED: SOUTH BOSTON NEIGHBORHOOD DISTRICT AND IS SITUATED IN THE GREENBELT PROTECTION OVERLAY DISTRICT.
- MINIMUM SETBACK REQUIREMENTS:**
- | | |
|---------------|---|
| FRONT YARD 5' | MODAL SETBACK: 12.0' |
| SIDE YARD 3' | |
| REAR YARD 5' | (SECTION 20-7 "REAR YARDS OF THROUGH LOTS") |
| FAR 2.0 | |
| HEIGHT 40' | |
- LOCUS IS SITUATED IN ZONE X & ZONE AE (EL. 11), AS SHOWN ON F.I.R.M. No 25025C0084J, EFFECTIVE 3/16/2016.
 - LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR CITY OF BOSTON AQUIFER PROTECTION DISTRICT ZONE.
 - UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
 - PLAN REFERENCES:
- | | |
|----------|-----|
| 3589 | 581 |
| 3619 | 463 |
| 3554 | 504 |
| LCP 797C | |

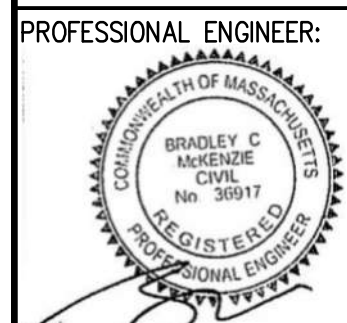




REV	DATE	DESCRIPTION
1	2/14/2022	REVISED PER BWSO COMMENTS
2	6/17/2022	REVISED PER BWSO COMMENTS

PREPARED BY:
MCKENZIE ENGINEERING GROUP
 Civil Engineers & Land Surveyors
 150 LONGWATER DRIVE SUITE 101
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 PHONE: (981) 792-3000 FAX: (981) 792-0333
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PROPOSED THREE-UNIT CONDOMINIUM
 1778 COLUMBIA ROAD
 (ASSESSOR'S PARCEL ID No. 0702675000)
 SOUTH BOSTON, MA 02127

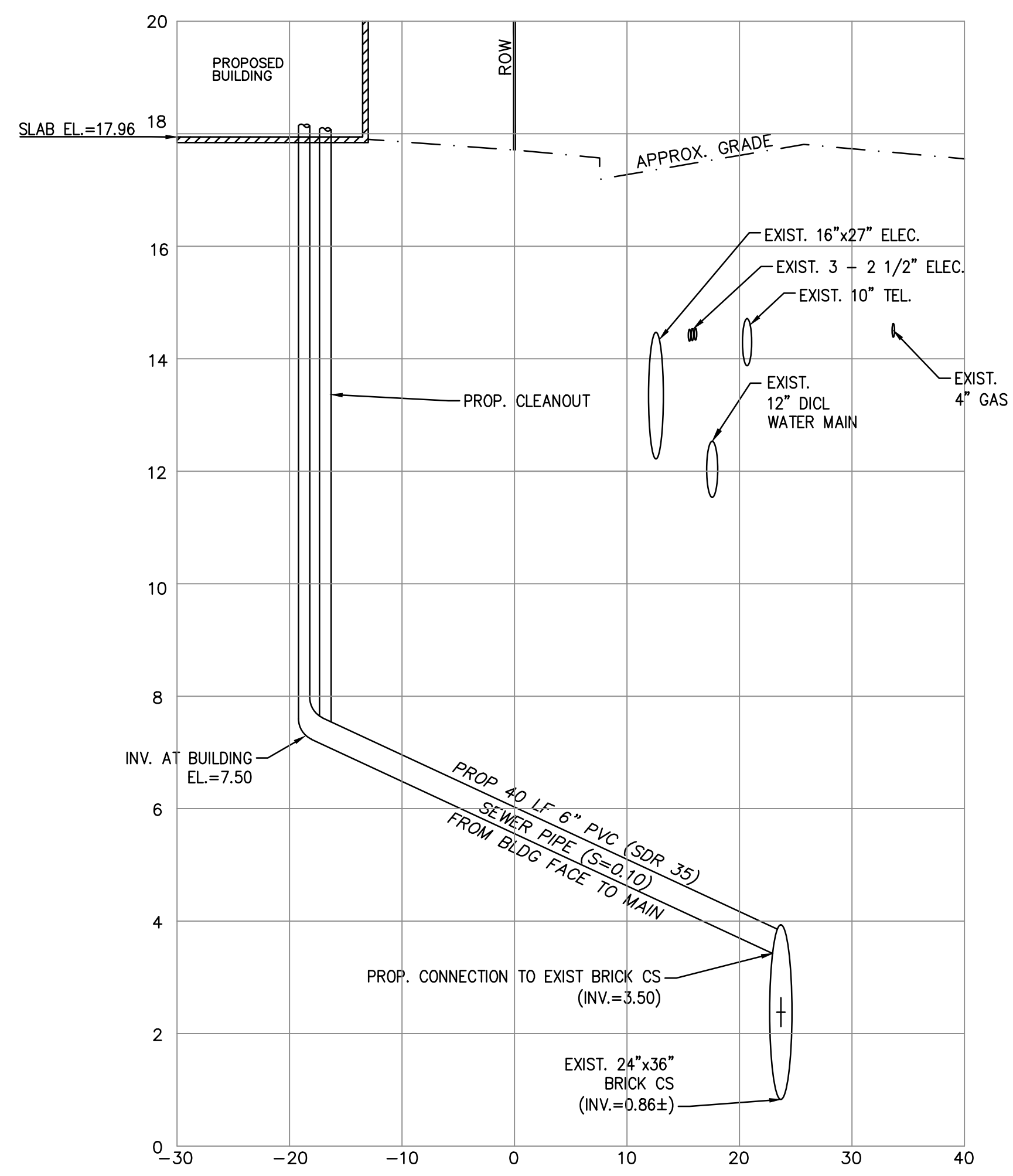
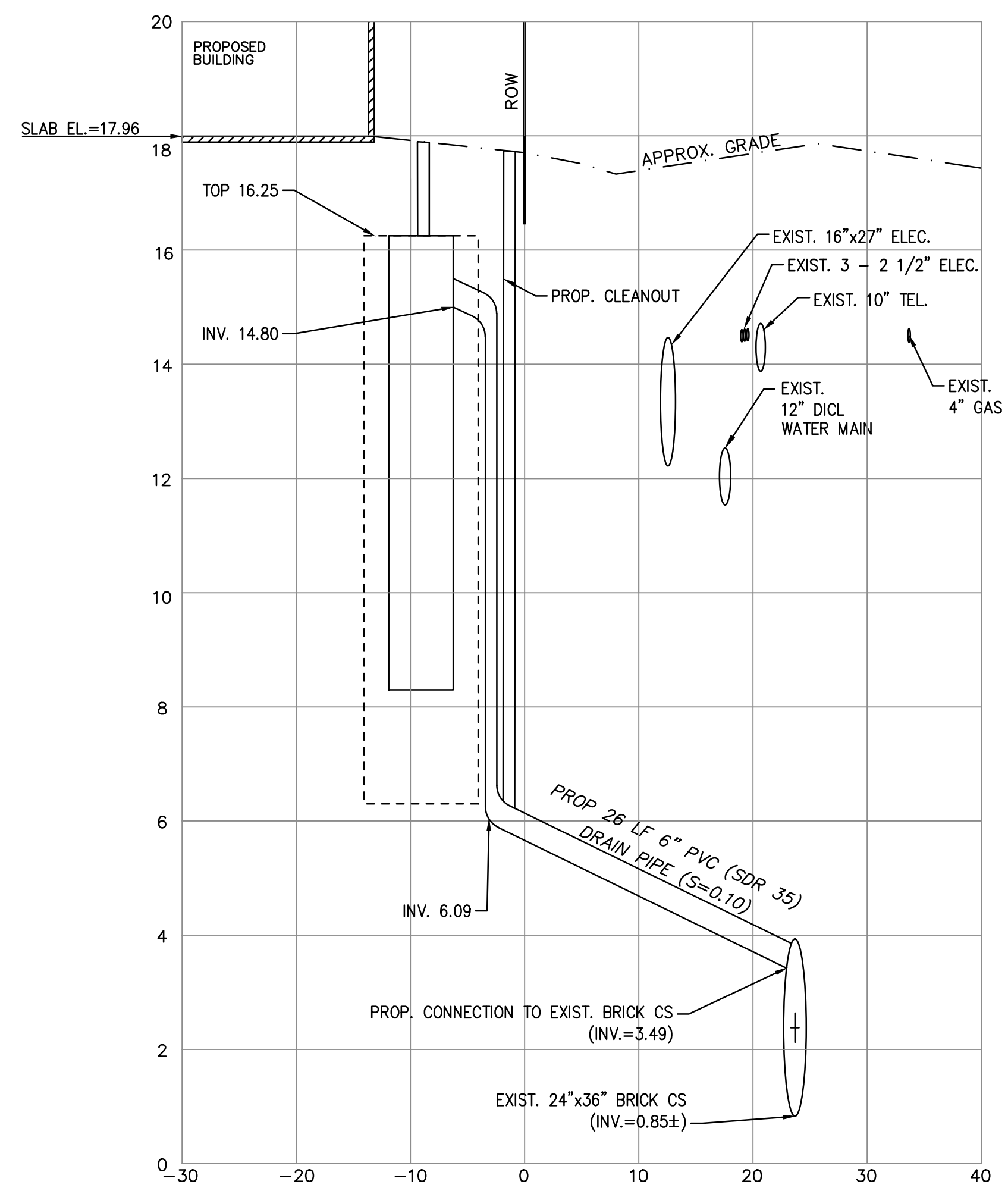


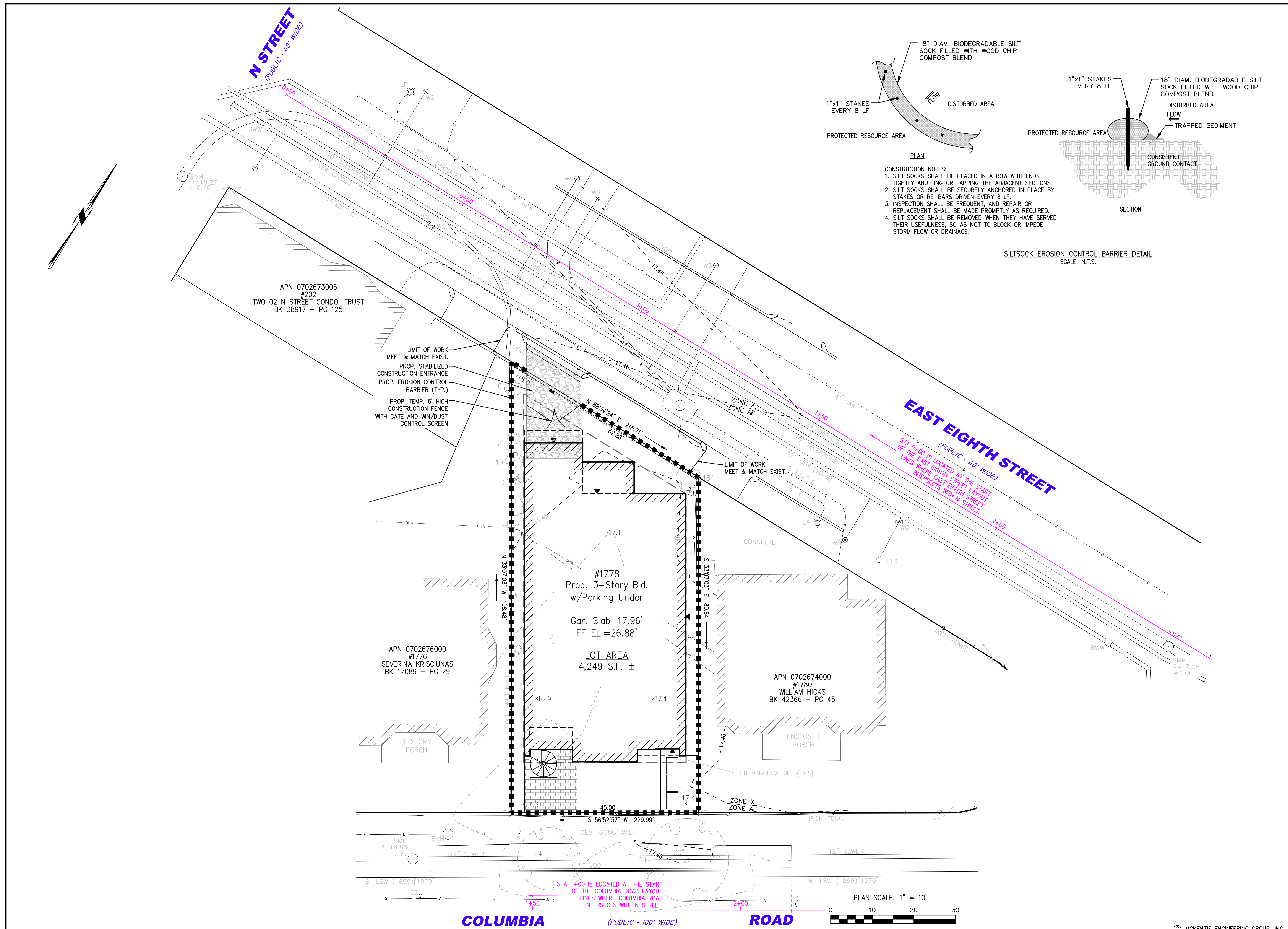
APPLICANT:
PLATT DEVELOPMENT GROUP, LLC
 DAVID & KYLE GAMBONE
 732 E BROADWAY
 BOSTON, MASSACHUSETTS 02127

DRAWN BY: RPL
 DESIGNED BY: AJC
 CHECKED BY: AJC
 APPROVED BY: BCM
 DATE: 11/17/2021
 SCALE: 1"=10'
 PROJECT NO.: 219-187
 DWG. TITLE:

Building Permit Site Plan

DWG. No: **C-2**





REV	DATE	DESCRIPTION	BY	APP
1	1/4/2021	REVISED PER BWSO COMMENTS	RPL	BCM
2	6/17/2021	REVISE ELEVATION PER ISO	AJC	BCM

PREPARED BY:

MEG
MCKENZIE ENGINEERING GROUP
Civil Engineers & Land Surveyors
150 LONGWATER DRIVE SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3800 FAX: (781) 792-0333
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PROPOSED THREE-UNIT CONDOMINIUM
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SOUTH BOSTON, MA 02127

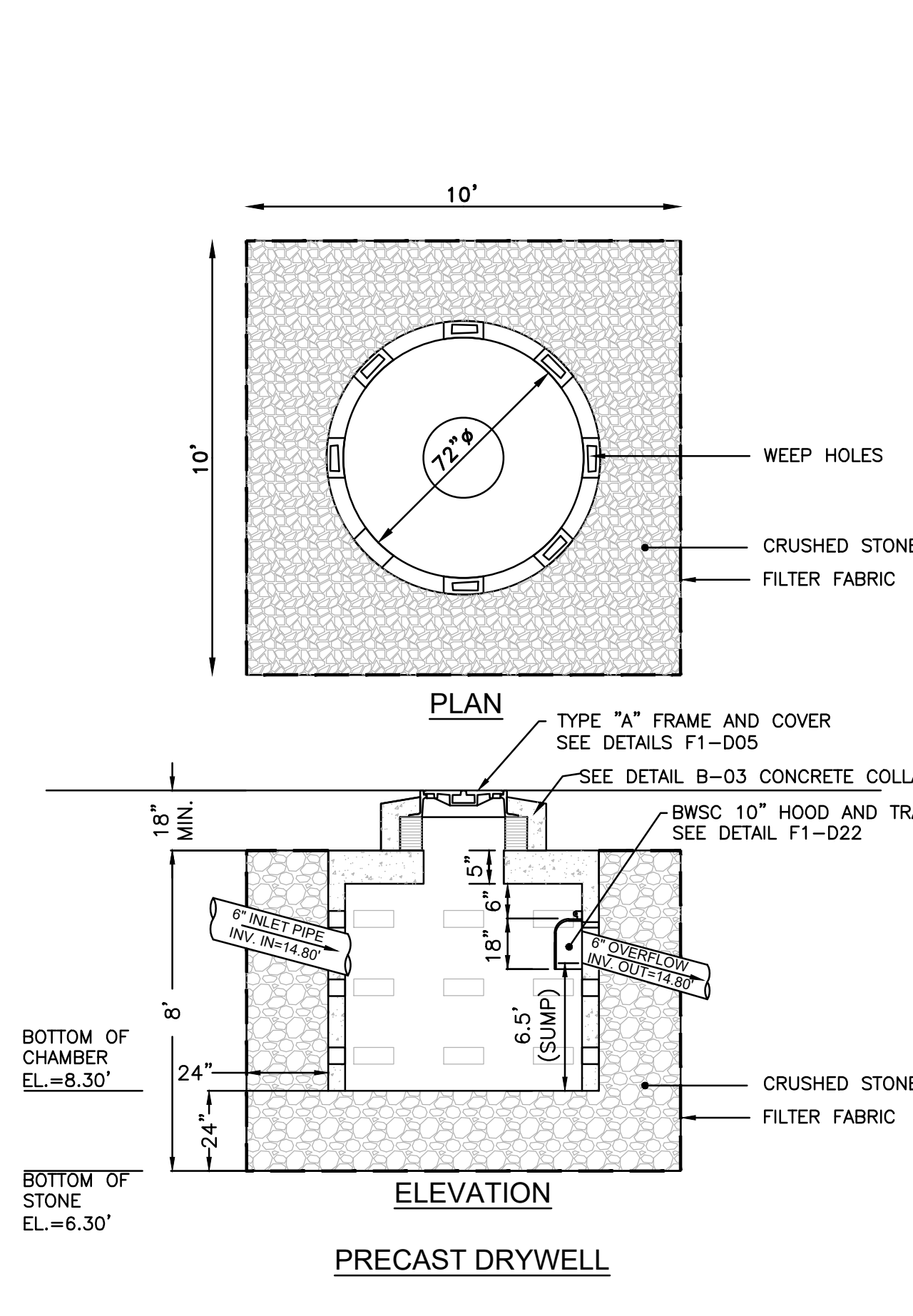
PROFESSIONAL ENGINEER:
BRADLEY C. SAKENDE
CIVIL
No. 30911
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

OWNER/APPLICANT:
PLATT DEVELOPMENT GROUP, LLC
DAVID & KYLE GAMBONE
732 E BROADWAY
BOSTON, MASSACHUSETTS 02127

BWSC SITE PLAN # 21564

DRAWN BY: RPL
DESIGNED BY: AJC
CHECKED BY: R,H
APPROVED BY: BCM
DATE: 11/17/2021
SCALE: 1"=10'
PROJECT NO.: 219-187
DWG. TITLE: EROSION & SEDIMENTATION CONTROL PLAN
DWG. No: ES-1

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FILE LOCATION: M:\MEG\2019 PROJECTS\219-187
PLATT - 1778 COLUMBIA RD., SB\DWGS\219-187 BWSC PLAN - R1.DWG

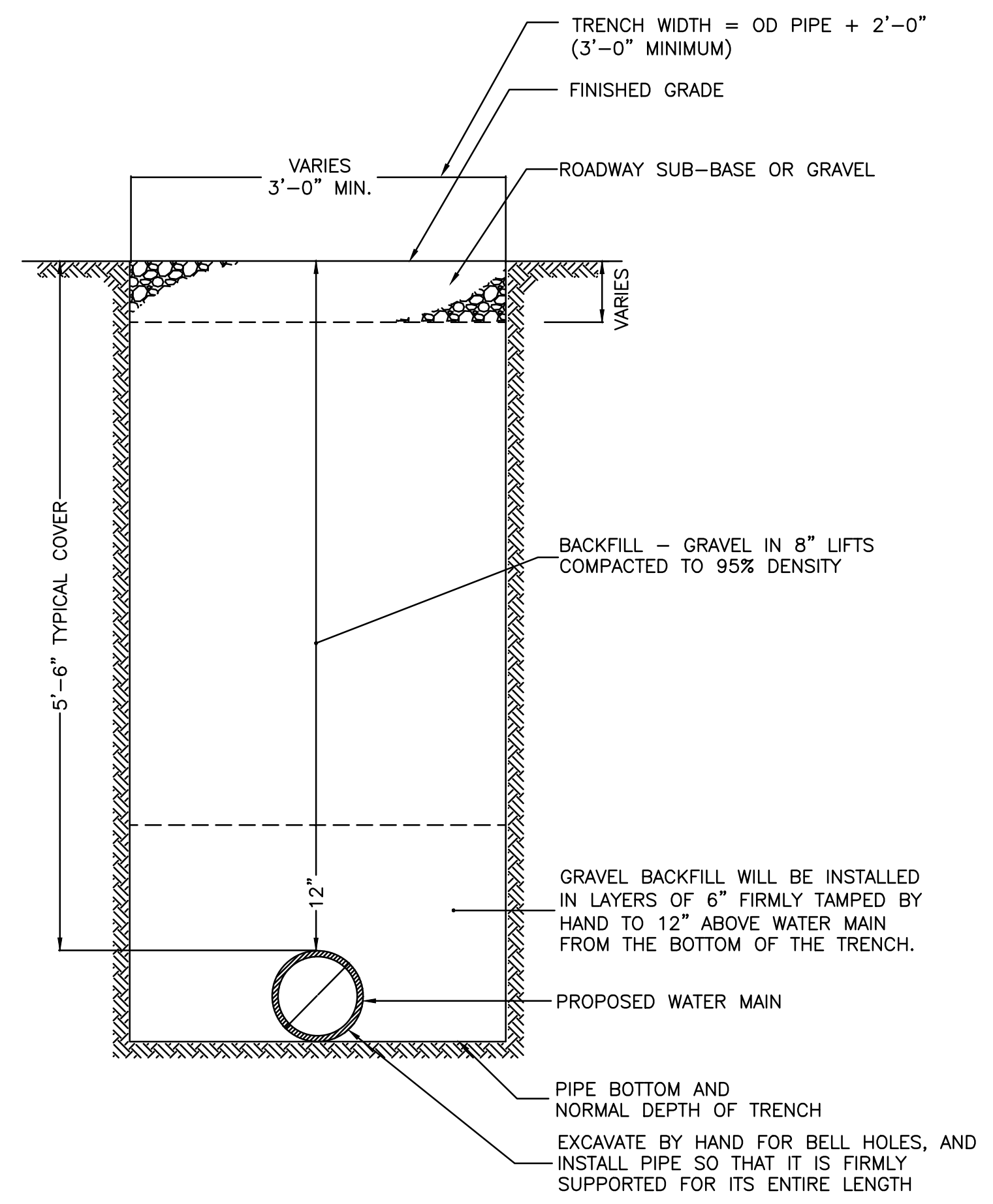


Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

PRECAST DRYWELL DETAIL

SCALE: NOT TO SCALE

DETAIL NO. B-20b

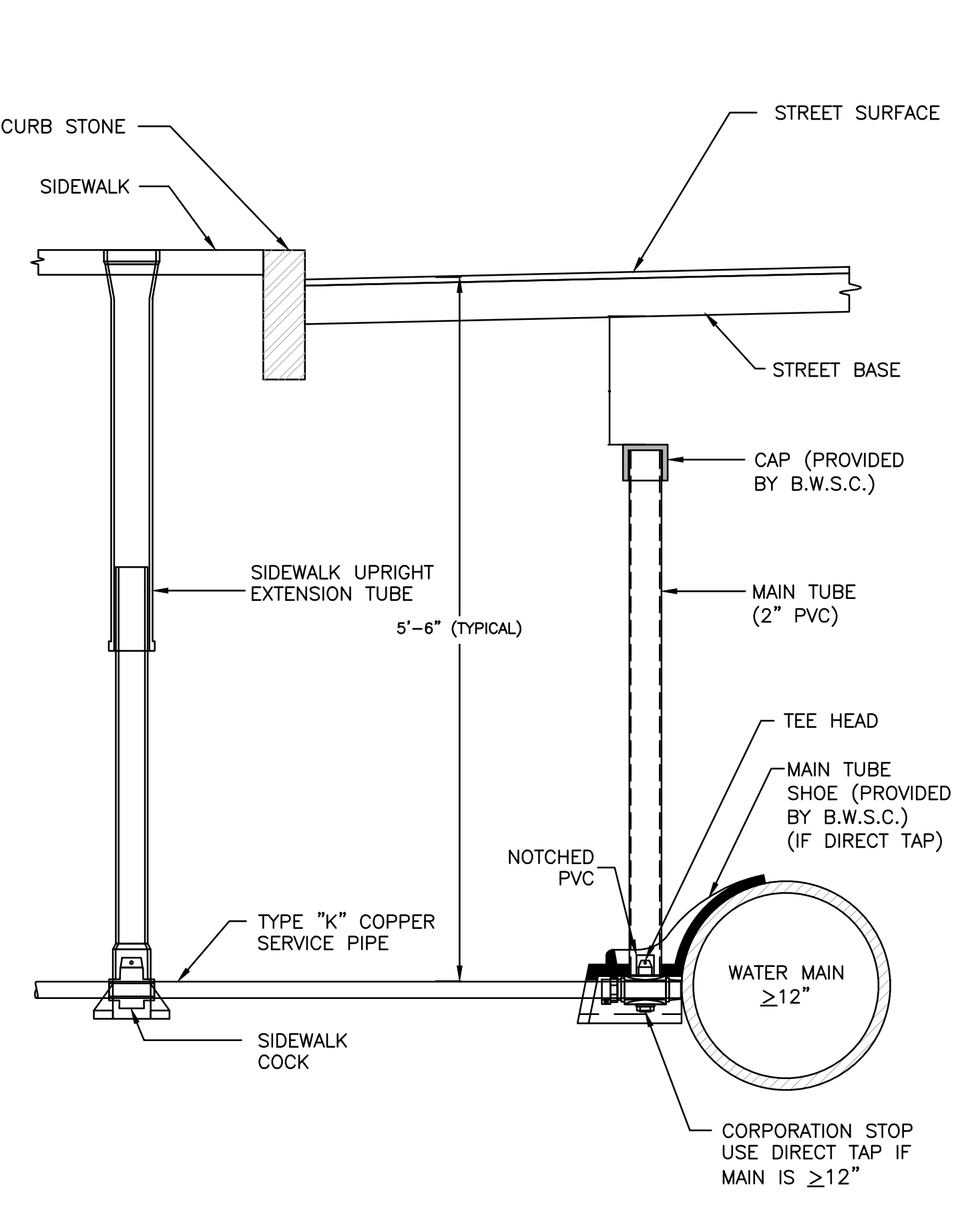


Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

TYPICAL TRENCH DETAIL OF WATER MAIN IN FIRM GROUND

SCALE: NOT TO SCALE

DETAIL NO. A-05

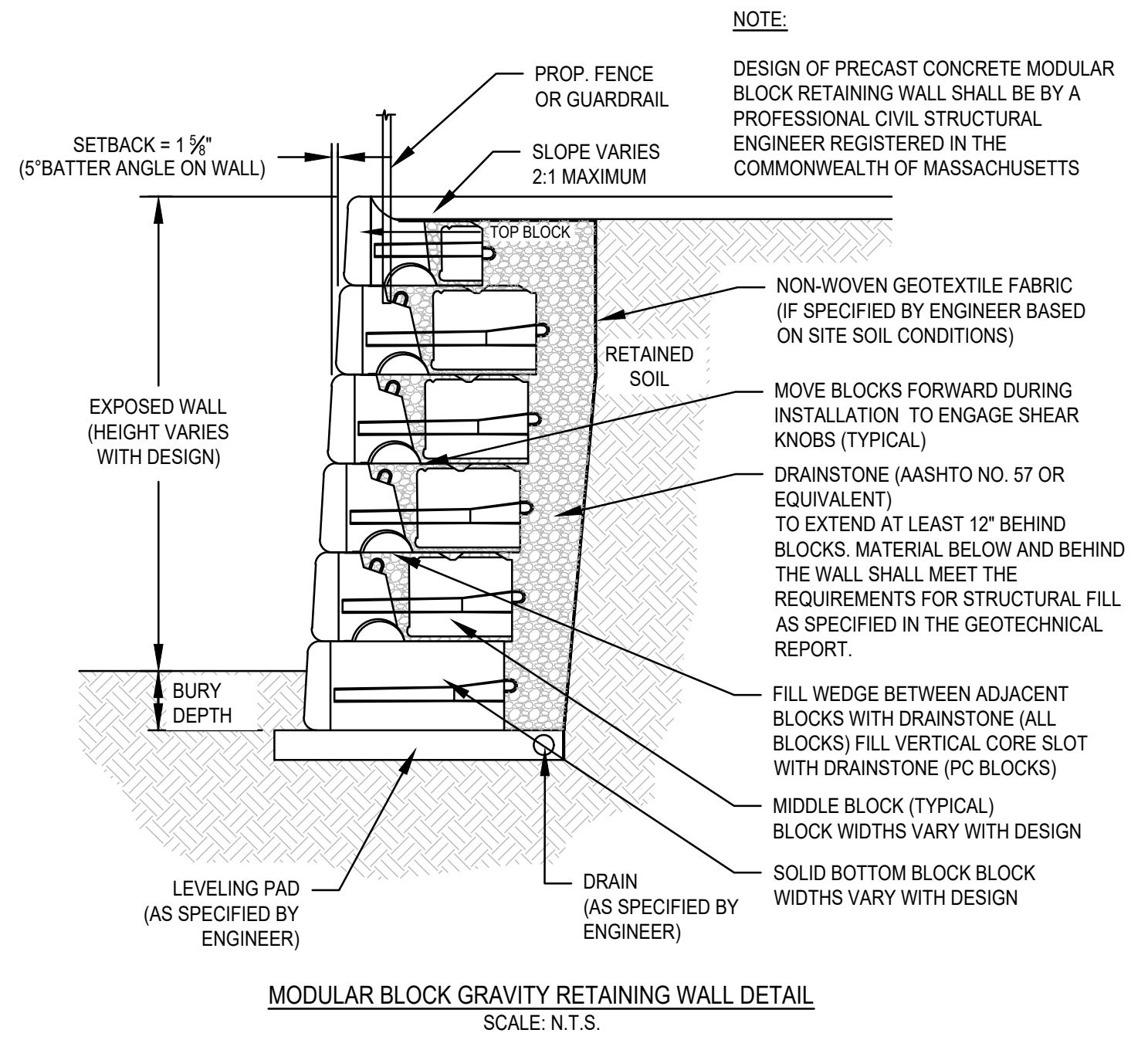


Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

**TYPICAL WATER CONNECTION FOR 3/4\"/>
 TO 12\"/>
 WATER MAINS**

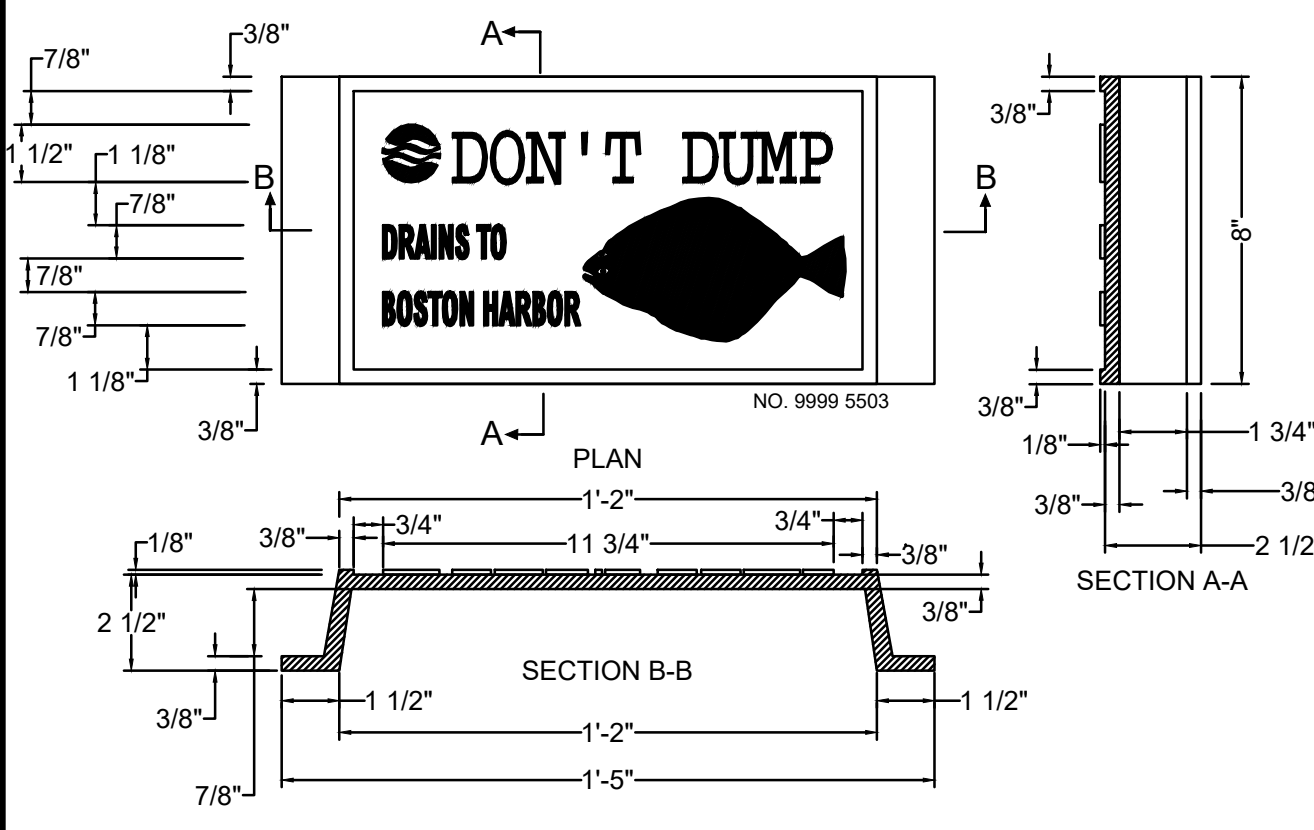
SCALE: NOT TO SCALE

DETAIL NO. A-10a



MODULAR BLOCK GRAVITY RETAINING WALL DETAIL

SCALE: N.T.S.

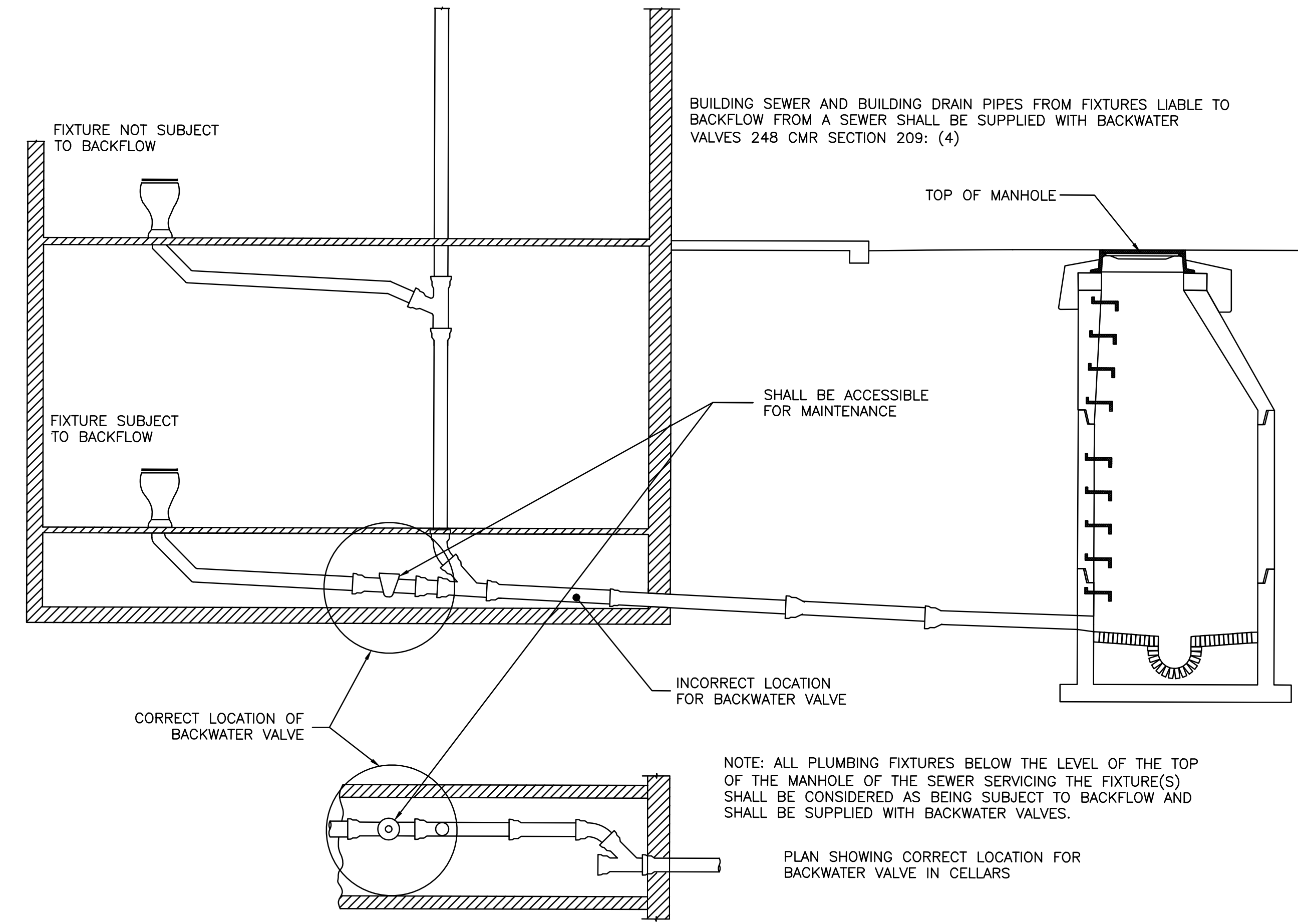


Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

**8\"/>
 x14\"/>
 CATCH BASIN SIGN**

SCALE: NOT TO SCALE

DETAIL NO. F1-D23

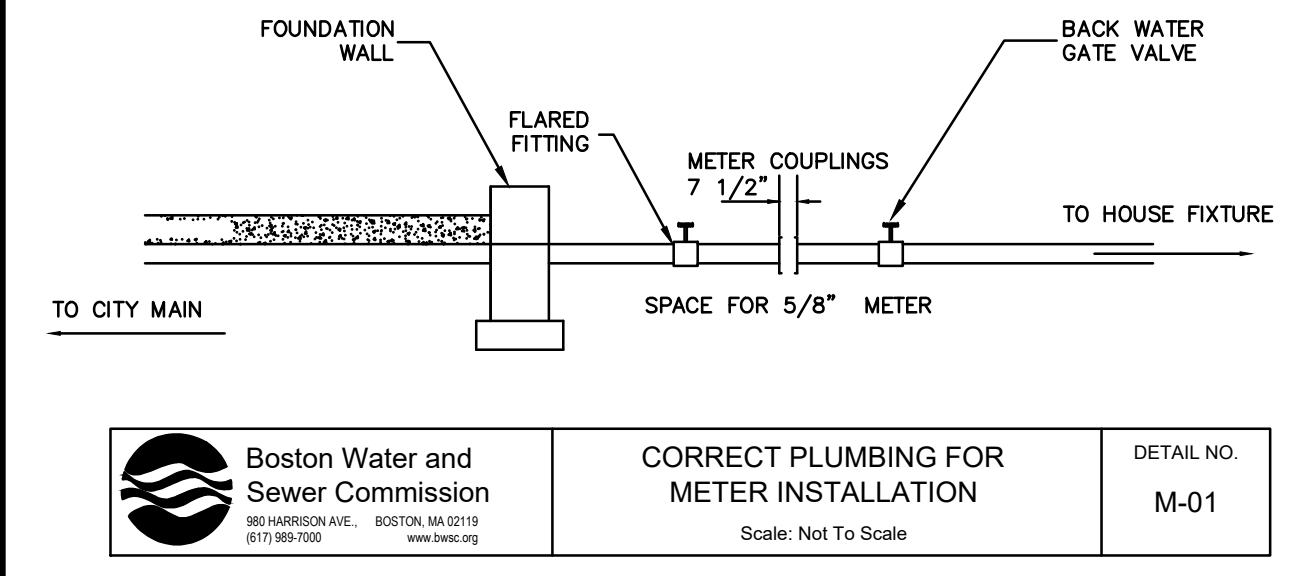


Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

LOCATION OF BACKWATER VALVES IN CELLARS

SCALE: NOT TO SCALE

DETAIL NO. B-14

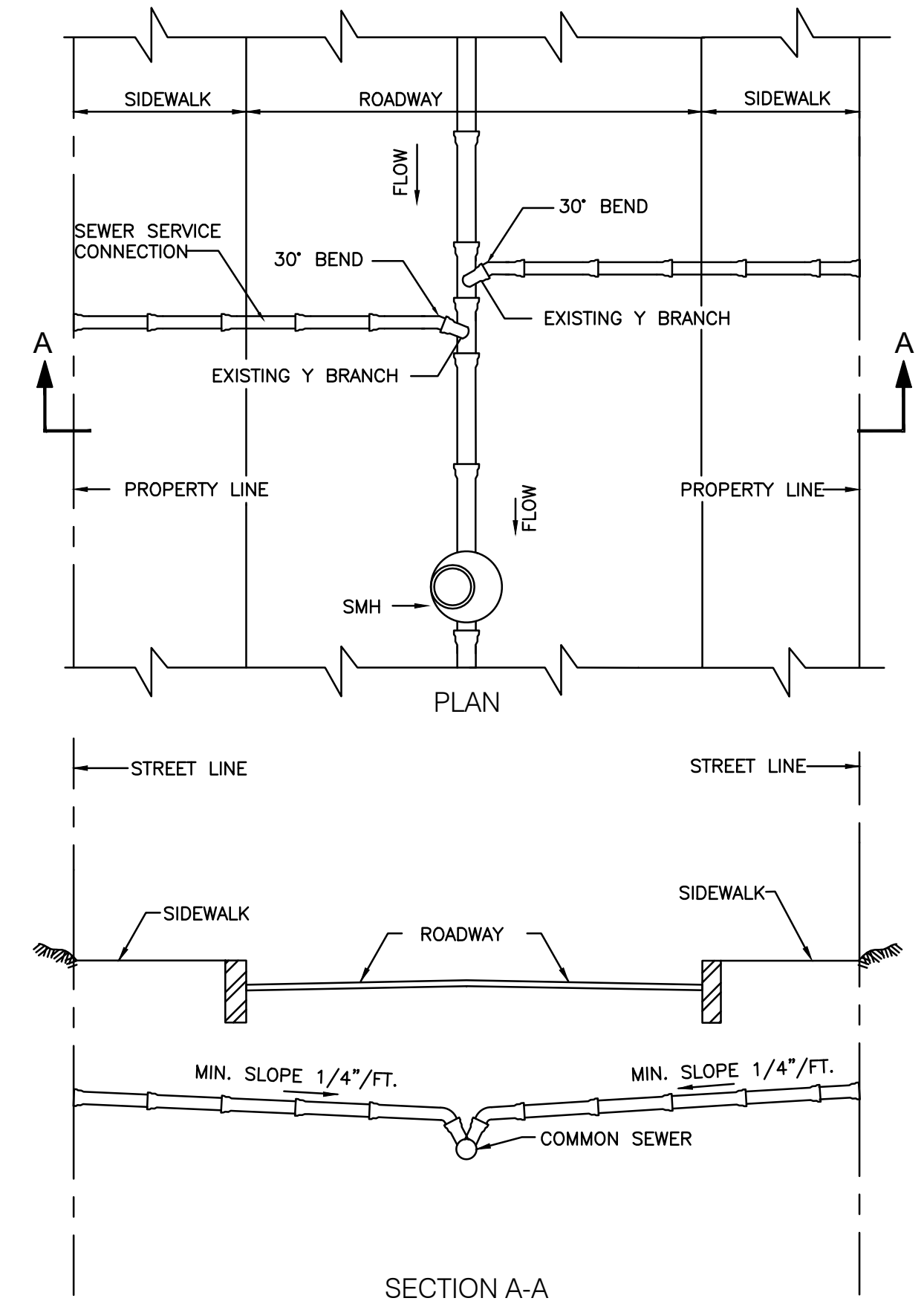


Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

CORRECT PLUMBING FOR METER INSTALLATION

Scale: Not To Scale

DETAIL NO. M-01



Boston Water and Sewer Commission
 980 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

SEWER AT NORMAL DEPTH CONNECTION TO PIPE OR EXISTING WYE BRANCH

Scale: Not To Scale

DETAIL NO. B-12c

REV	DATE	DESCRIPTION
1	2/14/2022	REVISED PER BWS COMMENTS

PREPARED BY:

MCKENZIE ENGINEERING GROUP
 Civil Engineers & Land Surveyors
 150 LONGWATER DRIVE SUITE 101
 NORWELL, MA 02061
 PHONE: (781) 792-3900 FAX: (781) 792-0333
 www.mckeng.com

PROPOSED THREE-UNIT CONDOMINIUM
 1778 COLUMBIA ROAD
 (ASSESSOR'S PARCEL ID No. 0702675000)
 SOUTH BOSTON, MA 02127

PROFESSIONAL ENGINEER:

DAVID C. GAMBONE
 CIVIL ENGINEER
 No. 30917
 REGISTERED PROFESSIONAL ENGINEER
 COMMONWEALTH OF MASSACHUSETTS

APPLICANT:

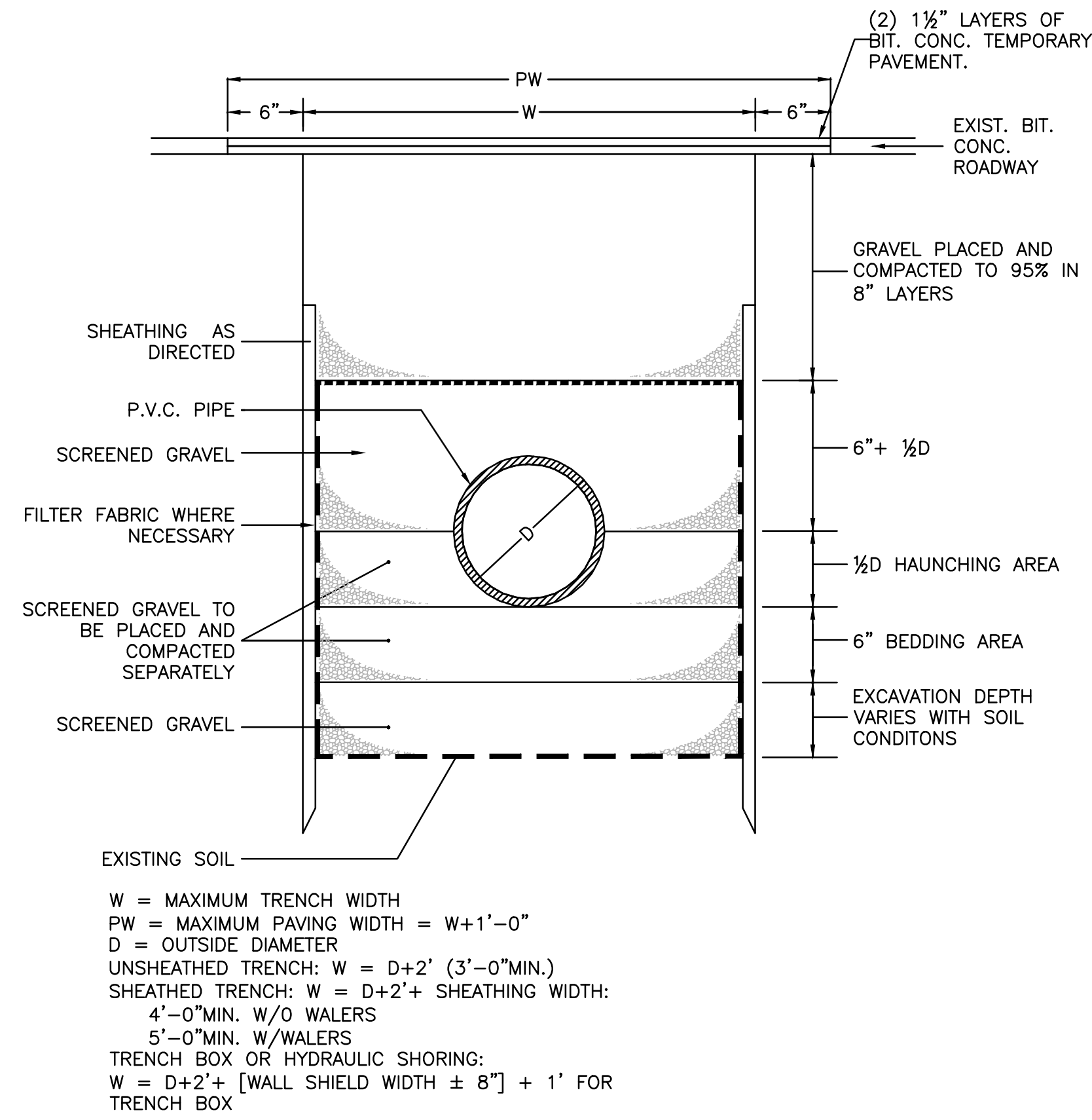
PLATT DEVELOPMENT GROUP, LLC
 DAVID & KYLE GAMBONE
 732 E BROADWAY
 BOSTON, MASSACHUSETTS 02127

BWSC SITE PLAN #21564

DRAWN BY:	RPL
DESIGNED BY:	AJC
CHECKED BY:	AJC
APPROVED BY:	BCM
DATE:	11/17/2021
SCALE:	1"=10'
PROJECT NO.:	219-187
DWG. TITLE:	

CONSTRUCTION DETAILS

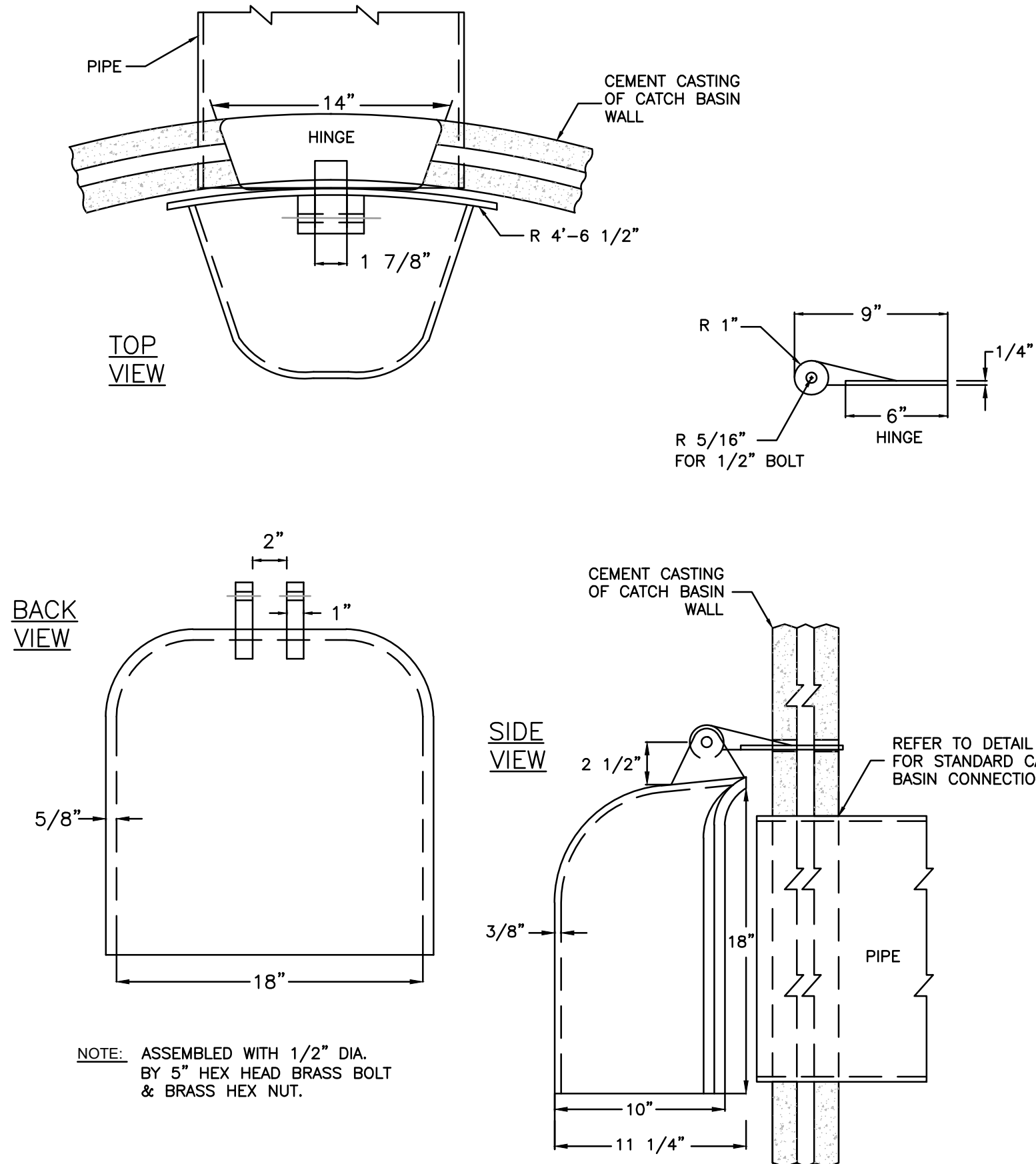
DWG. No: **CD-1**



Boston Water and Sewer Commission
 290 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

TRENCH DETAIL FOR P.V.C. PIPE
 SCALE: NOT TO SCALE

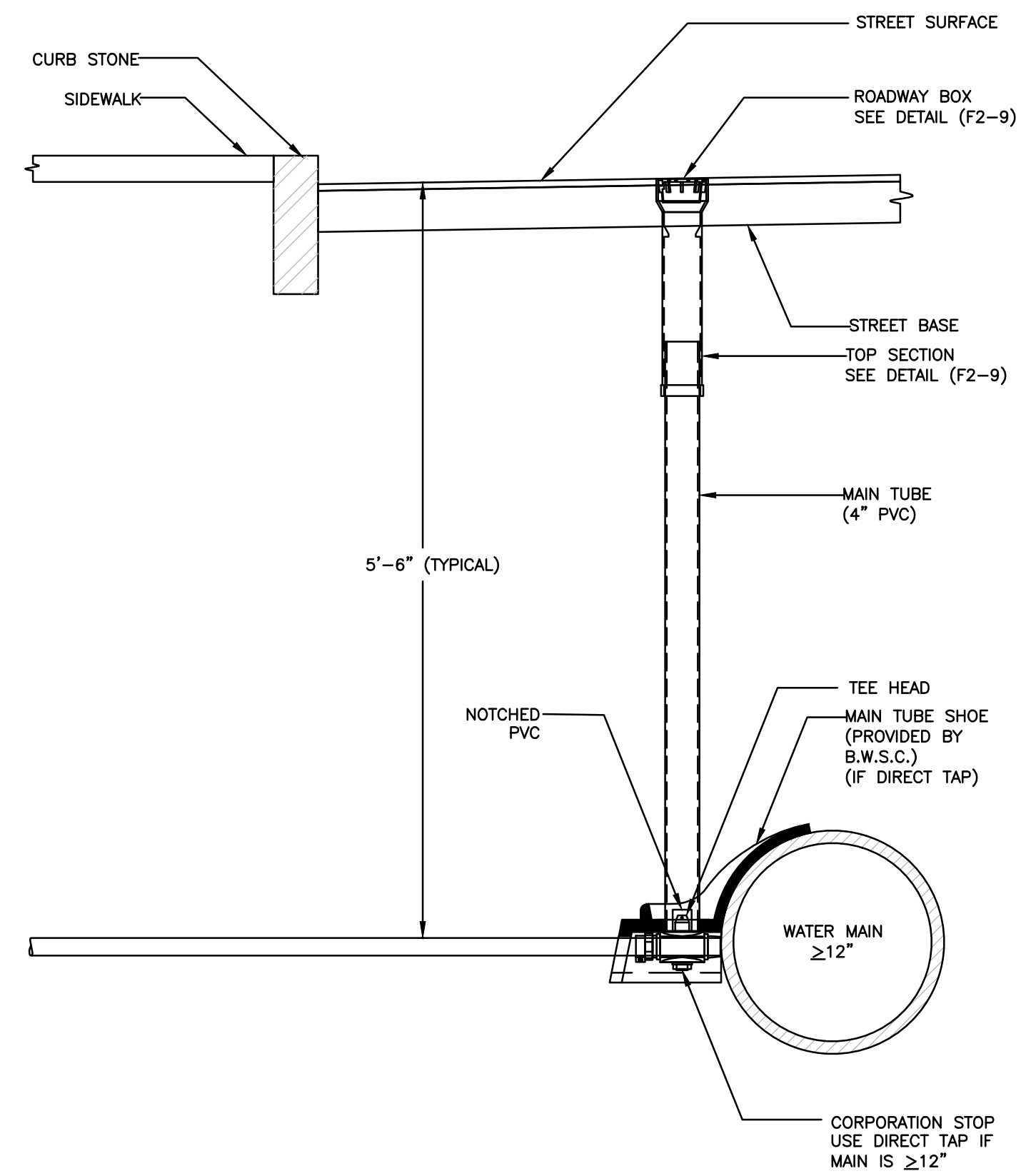
DETAIL NO. B-09



Boston Water and Sewer Commission
 290 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

**6\"/>
 SCALE: NOT TO SCALE**

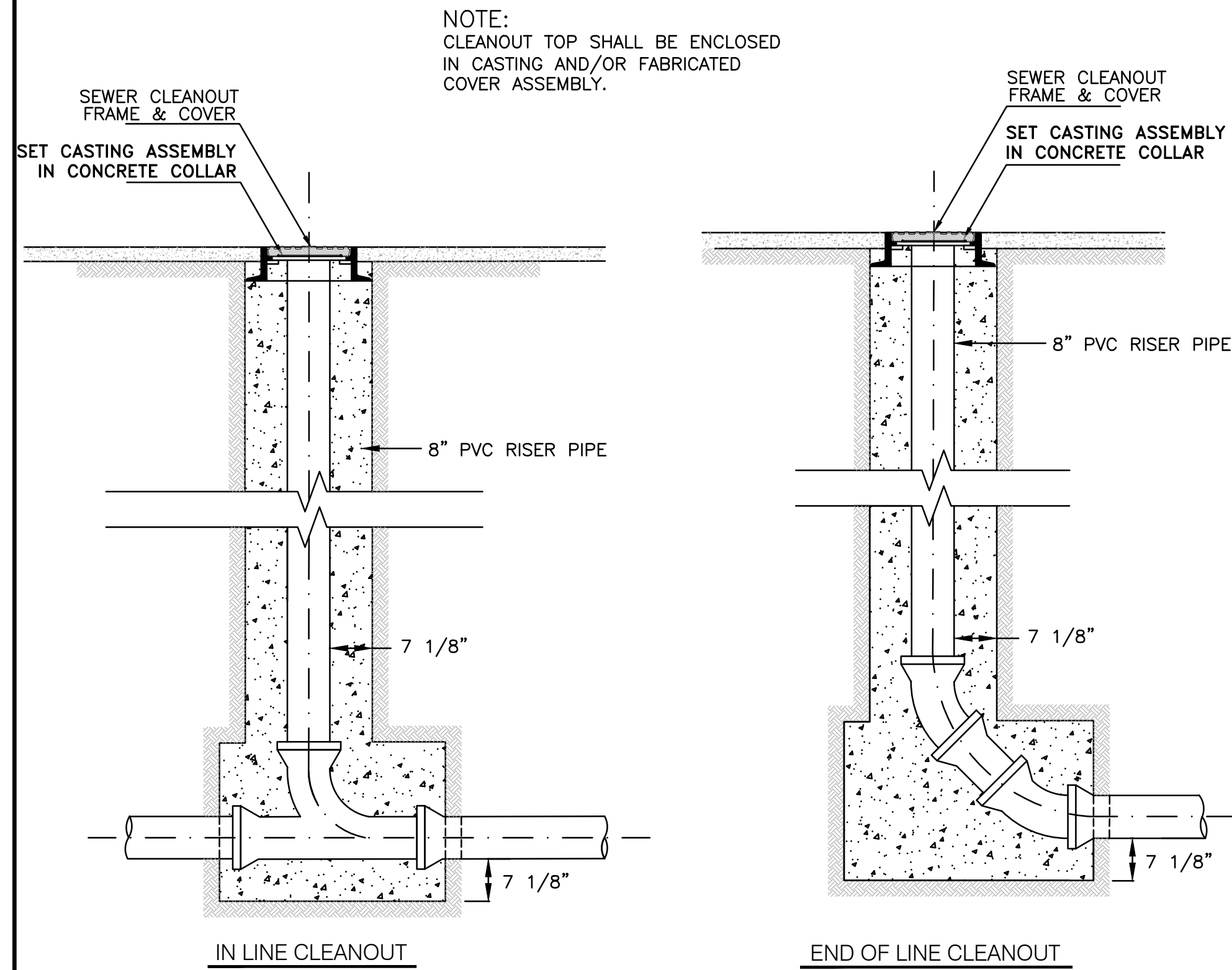
DETAIL NO. F1-D22e



Boston Water and Sewer Commission
 290 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

**TYPICAL WATER CONNECTION FOR 1-1/2\"/>
 AND 2-INCH SERVICE PIPES TO 12\"/>
 WATER MAINS**
 Scale: Not To Scale

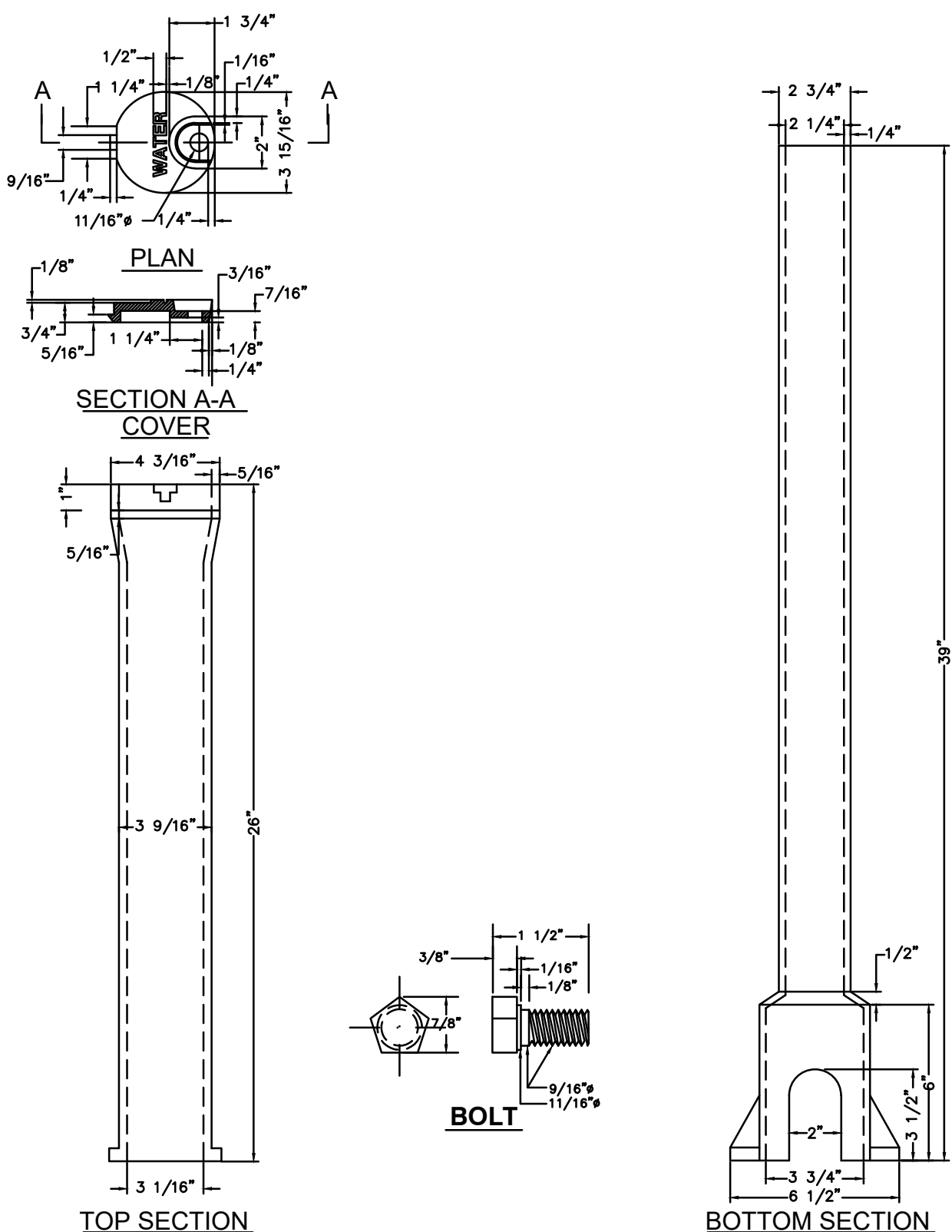
DETAIL NO. A-11a



Boston Water and Sewer Commission
 290 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

WYE CLEANOUT DETAIL
 SCALE: NOT TO SCALE

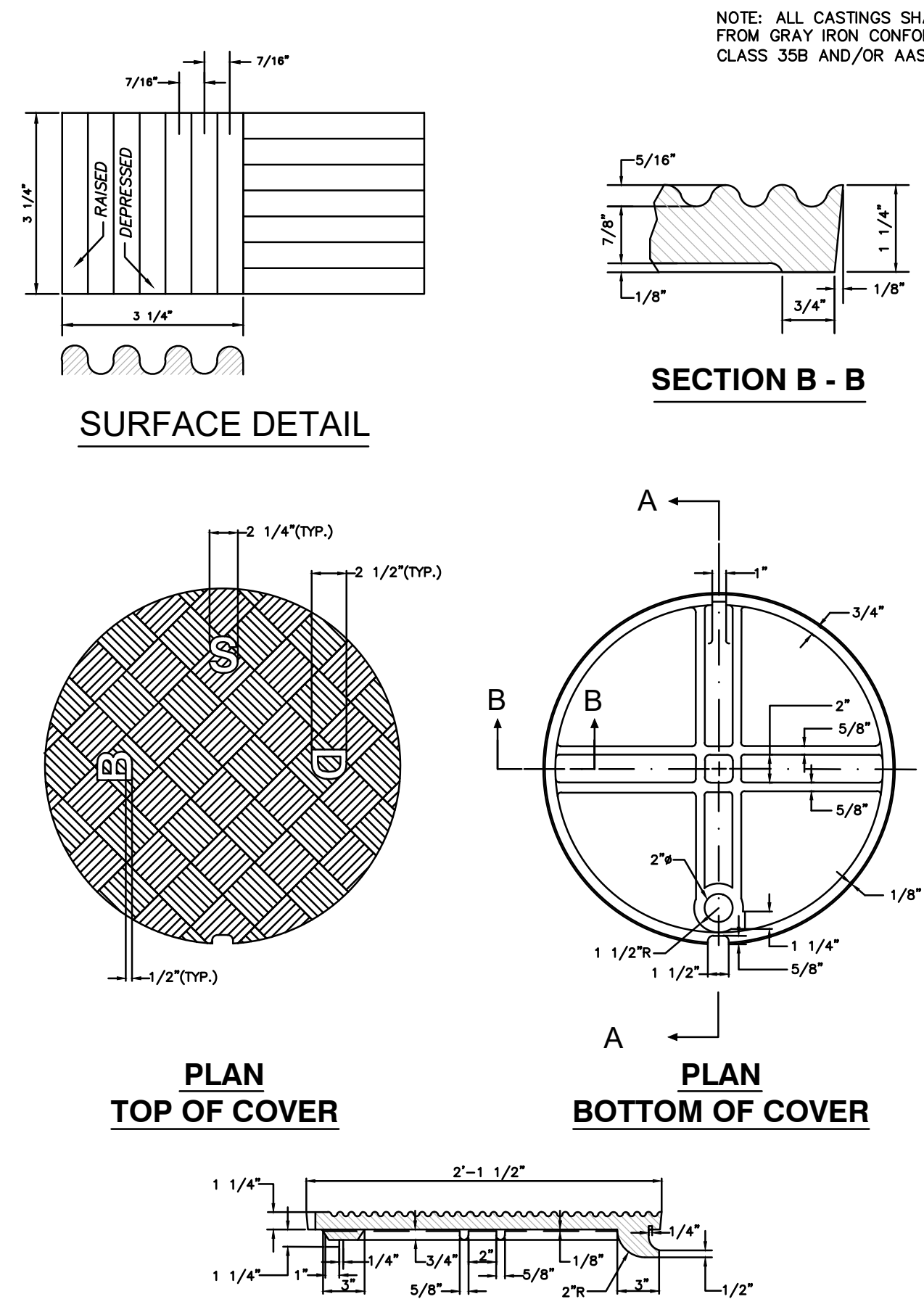
DETAIL NO. B-17



Boston Water and Sewer Commission
 290 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

CURB BOX
 Scale: Not To Scale

DETAIL NO. F2-08



Boston Water and Sewer Commission
 290 HARRISON AVE., BOSTON, MA 02119
 (617) 989-7000

TYPE A-3 MANHOLE COVER NO. 99870000
 SCALE: NOT TO SCALE

DETAIL NO. F1-D05

REV	DATE	DESCRIPTION
1	2/14/2022	REVISED PER BWSO COMMENTS
2	6/17/2022	REVISE ELEVATION PER BSD

PREPARED BY:
MCKENZIE ENGINEERING GROUP
 Civil Engineers & Land Surveyors
 150 LONGWATER DRIVE SUITE 101
 NORWELL, MA 02061
 PHONE: (781) 792-3900 FAX: (781) 792-0333
 www.mckeng.com

PROPOSED THREE-UNIT CONDOMINIUM
 1778 COLUMBIA ROAD
 (ASSESSOR'S PARCEL ID No. 0702675000)
 SOUTH BOSTON, MA 02127

PROFESSIONAL ENGINEER:

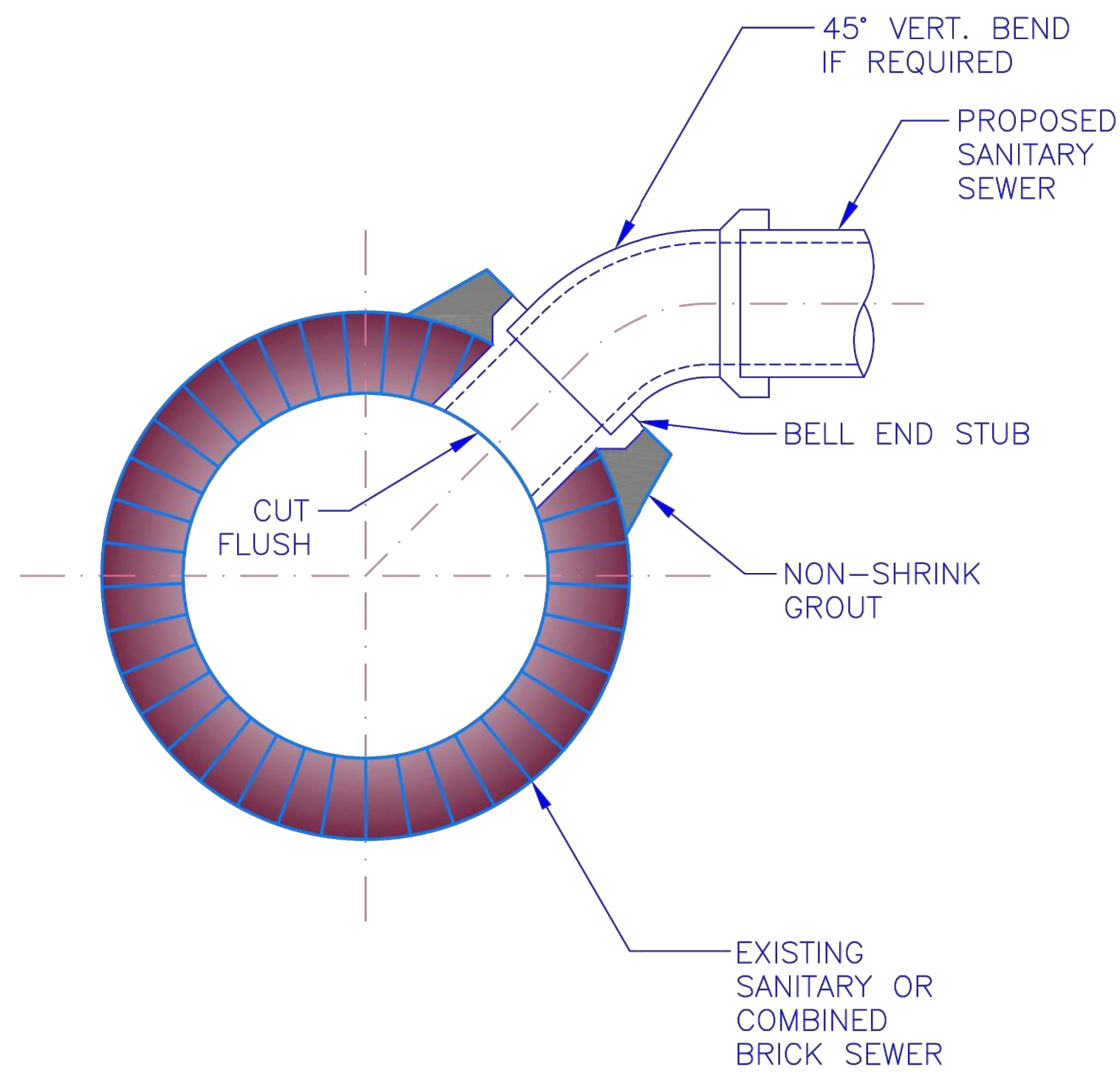
 BRADLEY C. AMBROSE
 CIVIL
 No. 50917
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS

APPLICANT:
PLATT DEVELOPMENT GROUP, LLC
 DAVID & KYLE GAMBONE
 732 E BROADWAY
 BOSTON, MASSACHUSETTS 02127

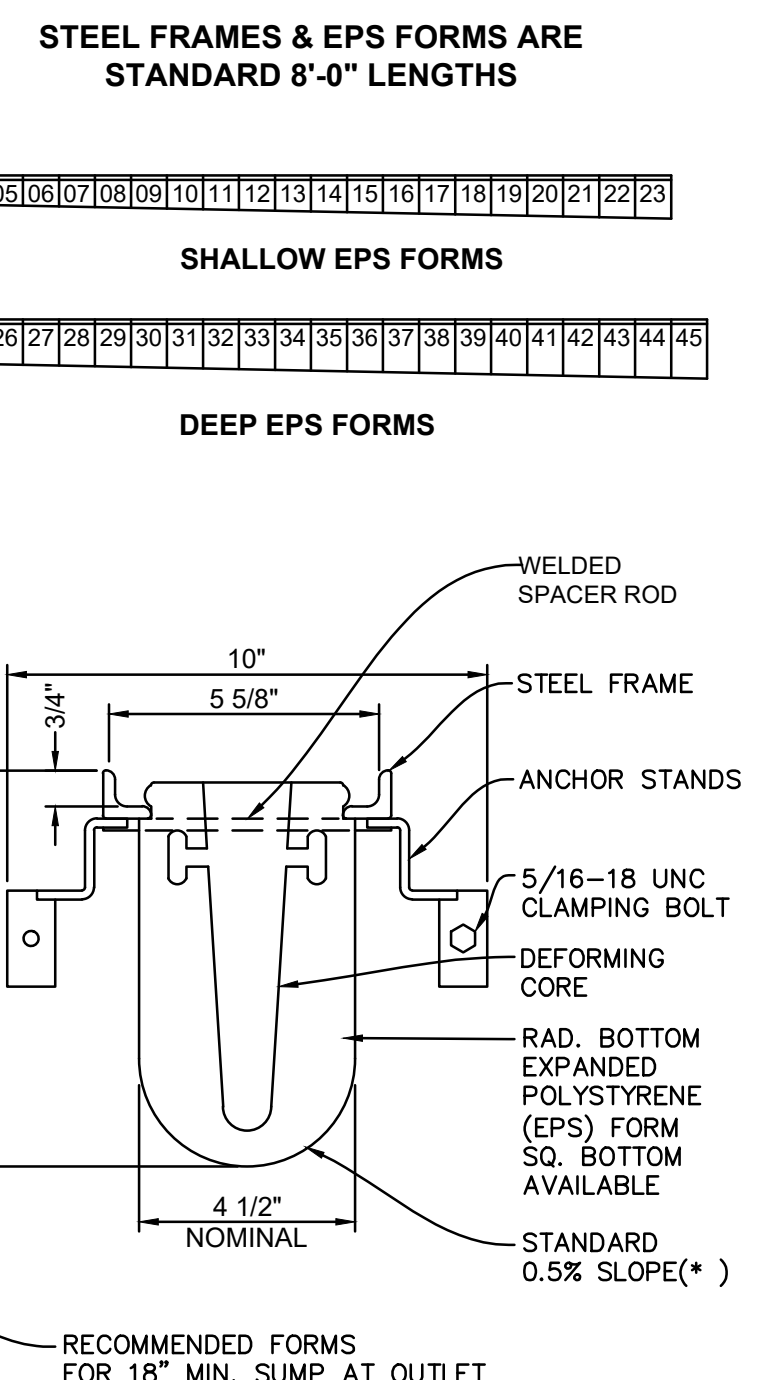
BWSC SITE PLAN #21564

DRAWN BY: RPL
 DESIGNED BY: A/C
 CHECKED BY: A/C
 APPROVED BY: BCM
 DATE: 11/17/2021
 SCALE: 1"=10'
 PROJECT NO.: 219-187
 DWG. TITLE:

CONSTRUCTION DETAILS
 DWG. No. **CD-2**



EPS FORM	DEPTH		FLOW GPM
	MIN	MAX	
04	4 1/4"	4 3/4"	102
05	4 3/4"	5 1/4"	119
06	5 1/4"	5 3/4"	137
07	5 3/4"	6 1/4"	156
08	6 1/4"	6 3/4"	174
09	6 3/4"	7 1/4"	192
10	7 1/4"	7 3/4"	211
11	7 3/4"	8 1/4"	229
12	8 1/4"	8 3/4"	248
13	8 3/4"	9 1/4"	266
14	9 1/4"	9 3/4"	285
15	9 3/4"	10 1/4"	303
16	10 1/4"	10 3/4"	322
17	10 3/4"	11 1/4"	341
18	11 1/4"	11 3/4"	359
19	11 3/4"	12 1/4"	378
20	12 1/4"	12 3/4"	397
21	12 3/4"	13 1/4"	416
22	13 1/4"	13 3/4"	434
23	13 3/4"	14 1/4"	453
24	14 1/4"	14 3/4"	472
25	14 3/4"	15 1/4"	491
26	15 1/4"	15 3/4"	510
27	15 3/4"	16 1/4"	529
28	16 1/4"	16 3/4"	547
29	16 3/4"	17 1/4"	566
30	17 1/4"	17 3/4"	585
31	17 3/4"	18 1/4"	604
32	18 1/4"	18 3/4"	623
33	18 3/4"	19 1/4"	642
34	19 1/4"	19 3/4"	660
35	19 3/4"	20 1/4"	679
36	20 1/4"	20 3/4"	698
37	20 3/4"	21 1/4"	717
38	21 1/4"	21 3/4"	736
39	21 3/4"	22 1/4"	755
40	22 1/4"	22 3/4"	774
41	22 3/4"	23 1/4"	793
42	23 1/4"	23 3/4"	812
43	23 3/4"	24 1/4"	830
44	24 1/4"	24 3/4"	849
45	24 3/4"	25 1/4"	868



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
 2. A TRENCH SHALL BE EXCAVATED A MINIMUM OF 12" WIDER THAN THE OVERALL WIDTH OF THE STEEL FRAME (6" MINIMUM ON EACH SIDE) AND A MINIMUM OF 6" DEEPER THAN THE OVERALL DEPTH OF THE ECONODRAIN EPS FORM.
 3. DO NOT SCALE DRAWINGS.

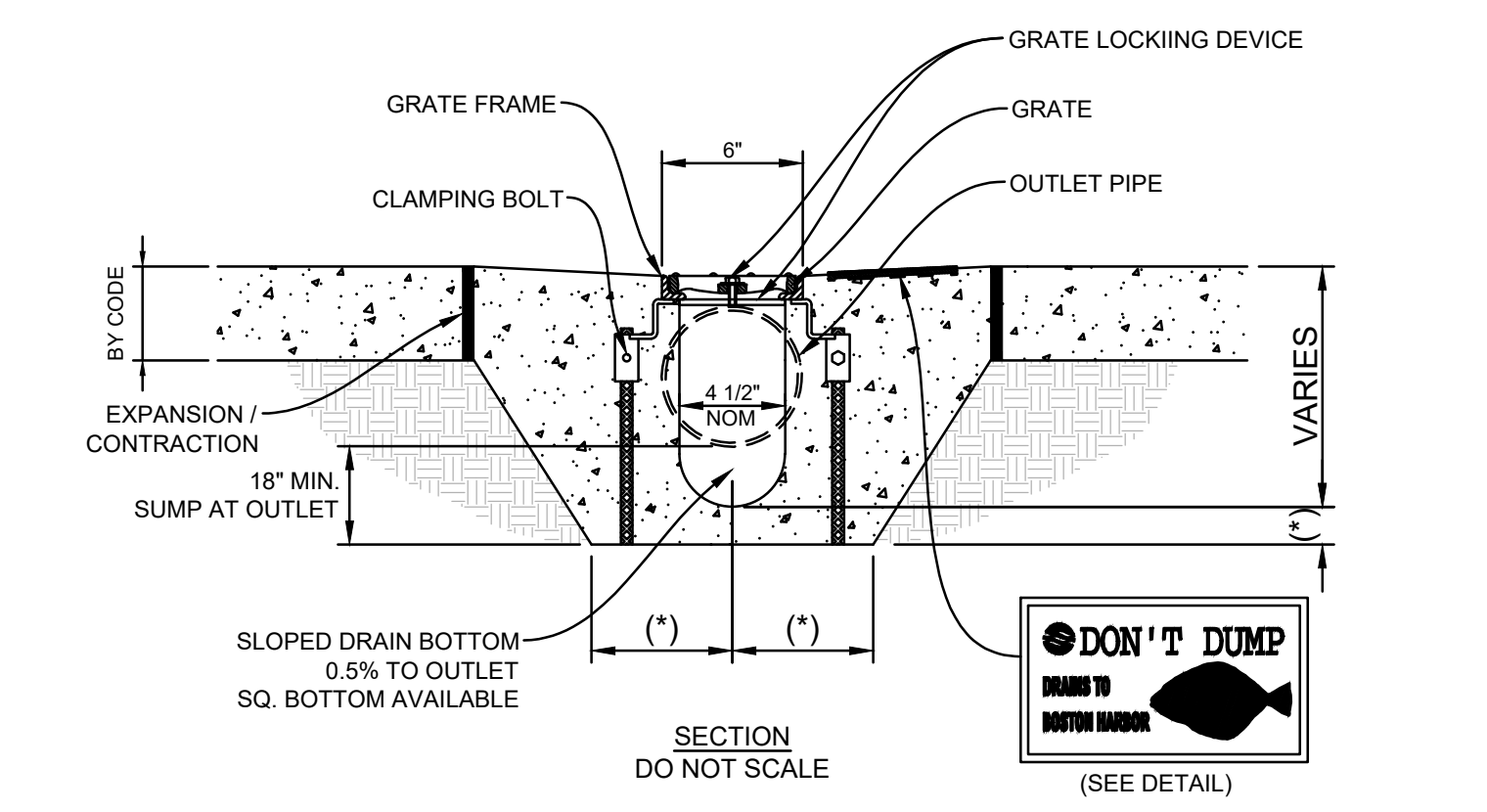
MultiDrain 1405 INDUSTRIAL DRIVE, STATESVILLE, NC 28625, (704) 968-1010, 1-800-433-1119, www.multidrain.com

EconoDrain Series #4
Standard Frame w/ Welded Spacer Rod

FILE NUMBER: **CSI-ED-EPS-0496-14a** REV: **00**

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- NOTES TO THE SPECIFIER:
1. ADD REBAR AS REQUIRED
 2. (*) A TRENCH SHALL BE EXCAVATED A MINIMUM OF 12" WIDER THAN THE OVERALL WIDTH OF THE STEEL FRAME (6" MINIMUM EACH SIDE) AND A MINIMUM OF 6" DEEPER THAN THE OVERALL DEPTH OF THE ECONODRAIN EPS FORM
 3. SHOW TOP OF GRATE ELEVATION IN PLAN VIEW
 4. EXPANSION / CONTRACTION JOINT PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES
 5. STANDARD CHANNEL LENGTH IS 8'-0" (96")
 6. STANDARD CHANNEL SLOPE IS 0.5%
 7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

MultiDrain 1405 INDUSTRIAL DRIVE, STATESVILLE, NC 28625, (704) 968-1010, 1-800-433-1119, www.multidrain.com

EconoDrain Series #4
Monolithic Pour Installation Detail

FILE NUMBER: **CSI-ED-INST-M-0496-14a** REV: **00**

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Boston Water and Sewer Commission
880 HARRISON AVE., BOSTON, MA 02119
(617) 669-7000 www.bwsc.org

TYPICAL CONNECTION TO EXISTING BRICK SEWER

DATE: **August 20, 2013**

DETAIL NO. **B-12e**

Scale: Not To Scale

REV	DATE	DESCRIPTION	BY	APP
1	2/14/2022	REVISED PER BWSOC COMMENTS	RPL	BCM
2	6/17/2022	REVERSE ELEVATION PER BSD	AJC	BCM

PREPARED BY:

MCKENZIE ENGINEERING GROUP
Civil Engineers & Land Surveyors
150 LONGWATER DRIVE SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3900 FAX: (781) 792-0333
www.mckenzieg.com

PROPOSED THREE-UNIT CONDOMINIUM
1778 COLUMBIA ROAD
(ASSESSOR'S PARCEL ID No. 0702675000)
SOUTH BOSTON, MA 02127

PROFESSIONAL ENGINEER:

BRADLEY C. ANDERSON
No. 30917
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

APPLICANT:
PLATT DEVELOPMENT GROUP, LLC
DAVID & KYLE GAMBONE
732 E BROADWAY
BOSTON, MASSACHUSETTS 02127

DRAWN BY: **RPL**

DESIGNED BY: **AJC**

CHECKED BY: **AJC**

APPROVED BY: **BCM**

DATE: **11/17/2021**

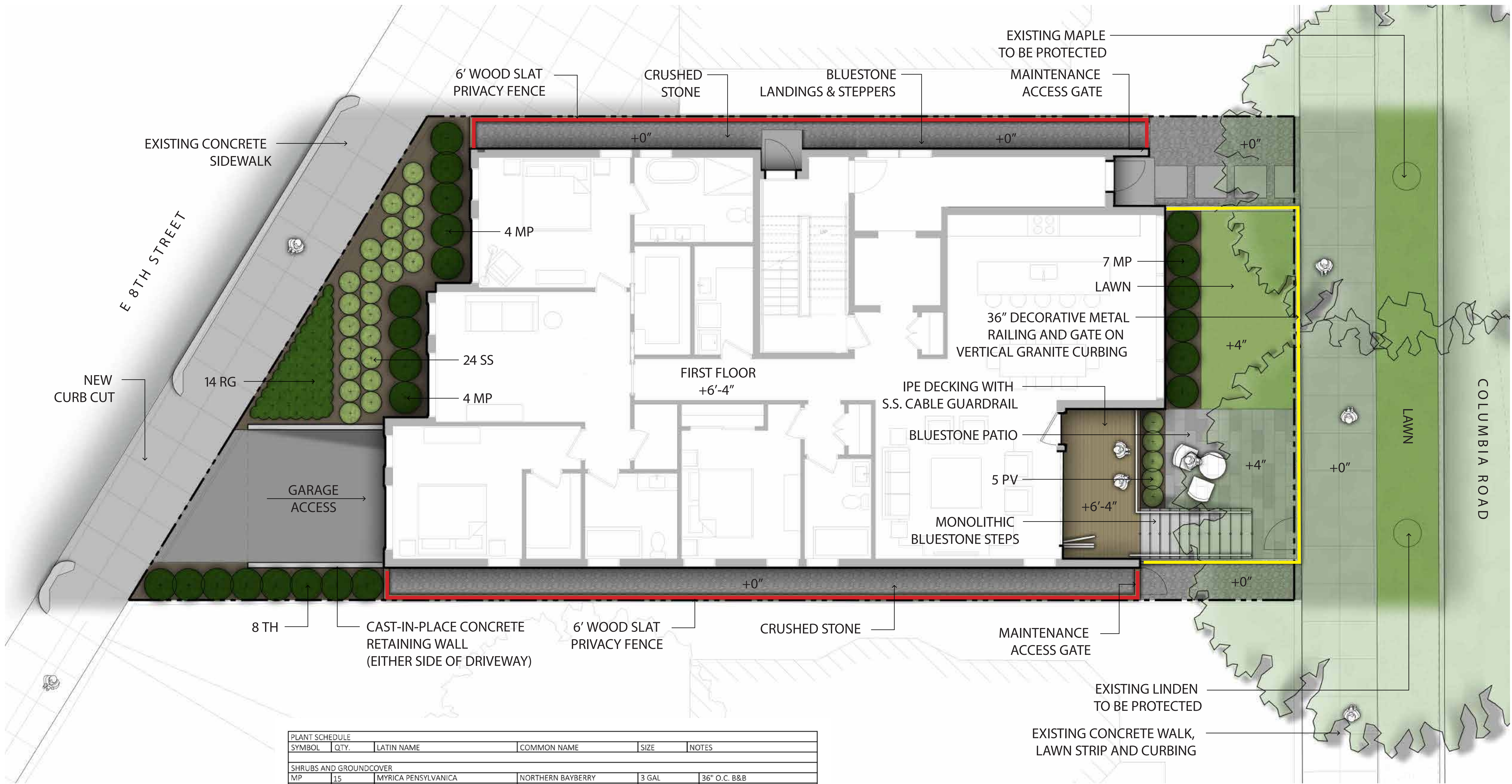
SCALE: **1"=10'**

PROJECT NO.: **219-187**

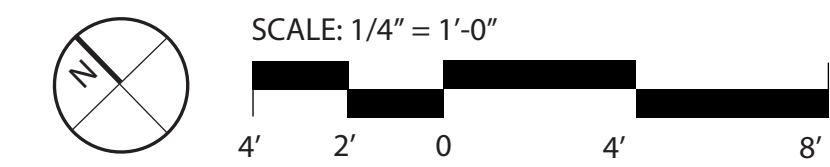
DWG. TITLE: **CONSTRUCTION DETAILS**

DWG. No: **CD-3**

BWSC SITE PLAN #21564



PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS AND GROUNDCOVER					
MP	15	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 GAL	36" O.C. B&B
RG	9	RHUS 'GRO LOW'	GROW LOW SUMAC	3 GAL	36" O.C. B&B
TH	8	TAXUS X MEDIA 'HICKSII'	HICKS YEW	5' TALL	24" O.C. B&B
PERENNIALS & ORNAMENTAL GRASSES					
PV	5	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	2 GAL	24" O.C. CONTAINER
SS	24	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUE STEM STANDING O.	2 GAL	24" O.C. CONTAINER



1778 COLUMBIA ROAD | LANDSCAPE PLAN
BOSTON, MA





CABLE GUARDRAIL AT DECK



BLUESTONE PATIO



BLUESTONE STEPS



IPE DECKING



DECORATIVE METAL RAILING



WOOD PRIVACY FENCING



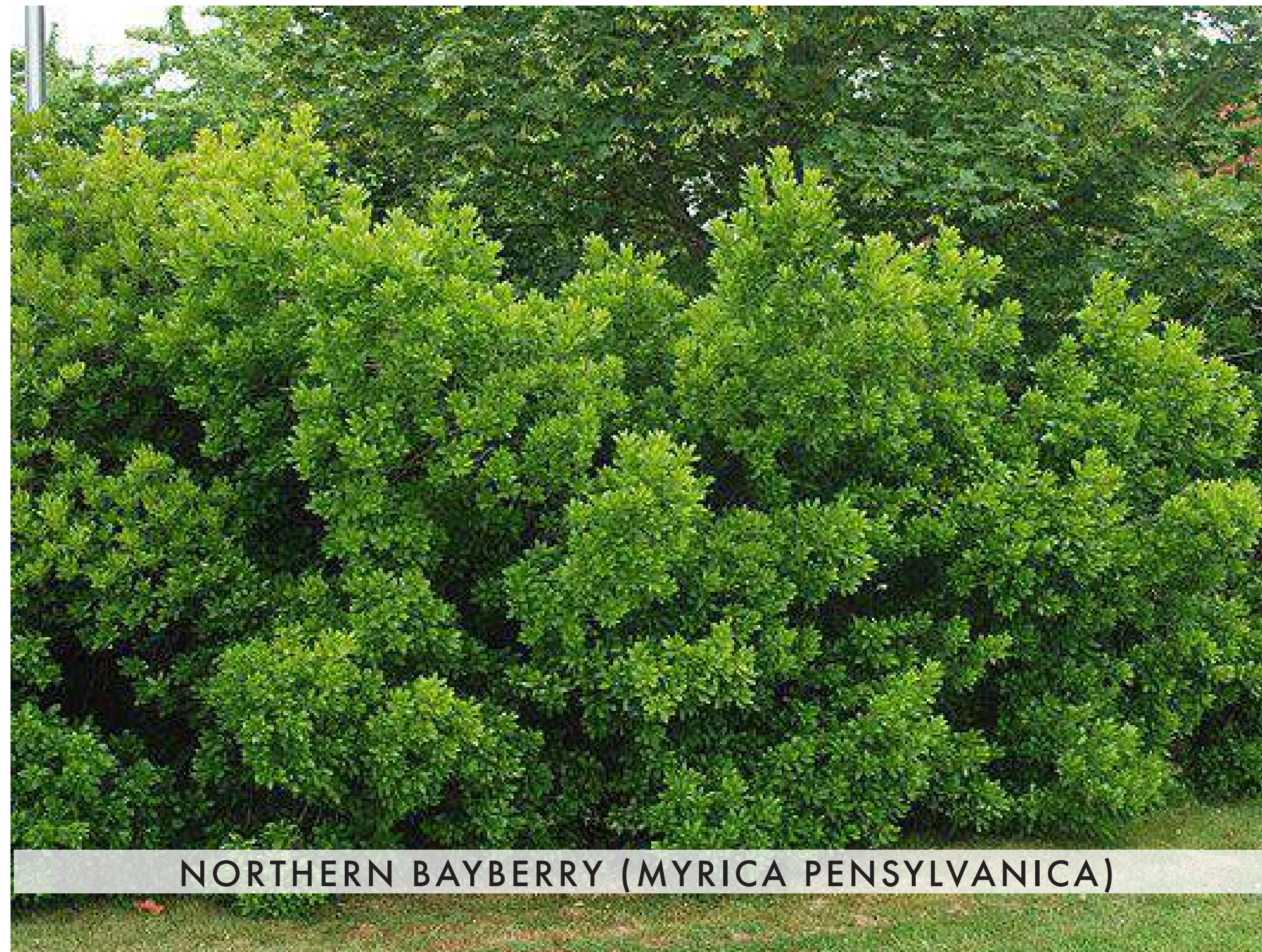
GROW LOW SUMAC (RHUS 'GRO LOW')



HICKS YEW (TAXUS X MEDIA 'HICKSII')



LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM 'STANDNG OVATION')



NORTHERN BAYBERRY (MYRICA PENNSYLVANICA)



SWITCHGRASS (PANICUM VIRGATUM 'SHENANDOAH')