Nitsch Engineering

June 4, 2019

NOTICE OF INTENT

Under the *Wetlands Protection Act* (M.G.L. c. 131, §40),
and the City of Boston Wetlands Permit Requirements

For

EXCEL ACADEMY EAST BOSTON MIDDLE SCHOOL
375 Bremen Street
East Boston, MA 02128

Prepared for:

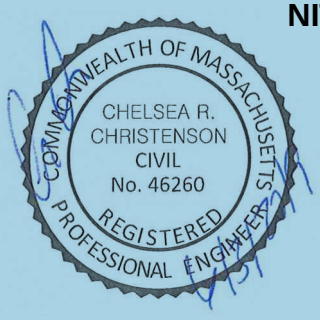
STUDIO G ARCHITECTS
The Brewery
179 Boylston Street
Jamaica Plain, MA 02130

&

EXCEL ACADEMY CHARTER SCHOOLS
58 Moore Street
East Boston, MA 02128

Prepared by:

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



Nitsch Project #9846.5

Building better communities with you.

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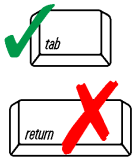
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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):

375 Bremen Street (a. Street Address) | East Boston (b. City/Town) | 02128 (c. Zip Code)

Latitude and Longitude: | (d. Latitude) | (e. Longitude)

(f. Assessors Map/Plat Number) | (g. Parcel /Lot Number)

2. Applicant:

Jocelyn (a. First Name) | Foulke (b. Last Name)

Excel Academy (c. Organization)

58 Moore Street (d. Street Address)

Boston (e. City/Town) | MA (f. State) | 02128 (g. Zip Code)

617-864-4156 (h. Phone Number) | (i. Fax Number) | jfoulke@excelacademy.org (j. Email Address)

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

Owen (a. First Name) | Stears (b. Last Name)

Excel Academy Bremen Street Realty Corporation (c. Organization)

58 Moore Street (d. Street Address)

Boston (e. City/Town) | MA (f. State) | 02128 (g. Zip Code)

617-874-4095 (h. Phone Number) | (i. Fax Number) | ostearns@excel academy.org (j. Email address)

4. Representative (if any):

Chelsea (a. First Name) | Christenson (b. Last Name)

Nitsch Engineering (c. Company)

2 Center Plaza, Suite 430 (d. Street Address)

Boston (e. City/Town) | MA (f. State) | 02108 (g. Zip Code)

617-338-0063 (h. Phone Number) | (i. Fax Number) | cchristenson@nitscheng.com (j. Email address)

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

1,050.50 (a. Total Fee Paid) | 512.50 (b. State Fee Paid) | Boston Fee = 1,500.00 (c. City/Town Fee Paid)

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A. General Information (continued)

6. General Project Description:

The construction of a new Middle School building at existing site of Excel Academy (high school) in East Boston. The proposed project will be partially constructed over the existing high school parking lot and will be three (3) stories tall. The project includes new utility services, new and reconstructed retaining walls, reconfiguration of the existing parking lot and new concrete walkways.

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

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

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

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

a. County	b. Certificate # (if registered land)
Suffolk	
c. Book	d. Page Number
02015	72

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

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

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

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

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

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

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

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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

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

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. ☒ Land Subject to Coastal Storm Flowage	18,000 1. square feet	

4. ☐ Restoration/Enhancement

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

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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

   b. Date of map

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

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☐ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area _____ percentage/acreage

         (b) outside Resource Area _____ percentage/acreage

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

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

   (b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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

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

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

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

(d) ☐ Vegetation cover type map of site

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

(f) OR Check One of the Following

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

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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Boston
City/Town

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.

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D. Additional Information (cont'd)

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

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

Excel Academy East Boston Middle School
a. Plan Title

Nitsch Engineering, Inc
b. Prepared By

Chelsea, Christenson, P.E.
c. Signed and Stamped by

June 4, 2019
d. Final Revision Date

1"=20' or otherwise noted
e. Scale

Notice of Intent Application with Stormwater Report
f. Additional Plan or Document Title

June 4, 2019
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:

52946
2. Municipal Check Number

06/04/19
3. Check date

52929
4. State Check Number

06/04/19
5. Check date

Nitsch Engineering, Inc.
6. Payor name on check: First Name

7. Payor name on check: Last Name

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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston
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: 6/4/19

3. Signature of Property Owner (if different) — 4. Date: 6/5/19

5. Signature of Representative (if any) — 6. Date: 6/5/2019

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

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

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

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

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NOI Wetland Fee Transmittal Form

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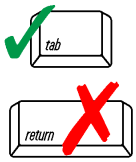

A. Applicant Information

1. Location of Project:

375 Bremen Street	East Boston
a. Street Address	b. City/Town
52929	$1,500 + $512.50 = $2,012.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Jocelyn		Foulke
a. First Name		b. Last Name
Excel Academy		
c. Organization		
58 Moore Street		
d. Mailing Address		
East Boston	MA	02128
e. City/Town	f. State	g. Zip Code
617-874-4156		jfoulke@excelacademy.org
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Owen		Stearns
a. First Name		b. Last Name
Excel Academy Bremen Street Realty Corporation		
c. Organization		
58 Moore Street		
d. Mailing Address		
East Boston	MA	02128
e. City/Town	f. State	g. Zip Code
617-874-4156		ostearns@excelacademy.org
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

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

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

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

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

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

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

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

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

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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3,b.)	1	$1,050.00	$1,050.00

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	1,050.50 a. Total Fee from Step 5
State share of filing Fee:	512.50 b. 1/2 Total Fee **less $**12.50
City/Town share of filling Fee:	1,500.00 c. 1/2 Total Fee **plus** $12.50

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

SECTION 2

PROJECT NARRATIVE

PROJECT NARRATIVE CONTENTS

1.0 PROJECT SUMMARY

On behalf of the Applicant, Excel Academy Charter Schools, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) with the City of Boston Conservation Commission for the proposed 9,531 square foot (s.f.) three-story Middle School at Excel Academy in East Boston (subsequently referred to as the "Project"). The property consists of the current high school building and was completed in 2016 and was permitted through the City of Boston Conservation Commission in 2014 under the Department of Environmental Protection (DEP) File #006-1376. A classroom addition to the high school was permitting in 2017 through the City of Boston Conservation Commission in 2017 under the Department of Environmental Protection (DEP) File #006-1538.

The Project includes several site improvements to the site including new utility connections (sewer, water/fire protection, gas), the relocation of an existing stormwater subsurface infrastructure system, site retaining walls along the south east and south west property line, walkways and new fence and gates.

The new building addition will include a building drain service to connect to the existing stormwater management system, which was designed to comply and exceed the requirements of the Boston Water and Sewer Commission and the Massachusetts Departments of Environmental Protection (MassDEP) Stormwater Management Standards.

The Project Site is located at 375 East Boston and on the same parcel as the existing Excel Academy High School at 401 Bremen Street (subsequently referred to as the "Site"). The entire school Property (High School and Middle School) will subsequently be referred to as the "Property". The Property is bounded by Bremen Street to the west, an existing warehouse building to the north, the East Boston Greenway to the east, and the East Boston Branch of Boston Public Library to the south. The Site's limit of work is in the Federal Emergency Management Association's (FEMA) Flood Insurance Rate Map Zone AE, which is a jurisdictional area under the Wetlands Protection Act (Land Subject to Coastal Storm Flowage), more commonly known as the 100-year flood plain. The area has a base flood elevation 10 (NAVD88) or elevation 16.46 Boston City Base (BCB). The purpose of this NOI Application is to receive an Order of Conditions from the City of Boston Conservation Commission approving the proposed project under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, §40) and its Regulations (310 CMR 10.00).

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

The Project's limit of work is located at the existing parking lot area to the west of the existing school building at 401 Bremen Street in East Boston, Massachusetts (Refer to Figure 1- USGS Locus Map and Figure 2 – Aerial Locus Map). The area within the Project limit of work is approximately 0.46-acres (20,159 s.f.).

The current Property is approximately 2.1+/- acres (91,602 s.f.) and is approximately 85-percent (85%) impervious and is comprised of building roof, walkways, paved parking lot, and landscape areas. Prior to the construction of the High School, the Property was approximately 99-percent (99%) impervious.

2.2 Existing Utility Infrastructure

The existing school building was constructed with new utility services, including domestic water, fire protection, sewer, drain, gas and electrical services. The building also has a new stormwater management system comprised of deep sump and hooded catch basins, trench drains, proprietary

water quality structures, and three (3) subsurface infiltration systems designed to capture, treat, and store stormwater and promote stormwater infiltration prior to discharge.

2.3 Soils

NRCS Soil Designations

Based on the Natural Resources Conservation Service (NRCS) Web Soil Survey (2016), the soil in the Project area is classified as Udorthents, wet substratum. Refer to Figure 5.

2.4 Other Environmental Considerations

FEMA Flood Zone

Based on the FEMA Flood Insurance Rate Maps for Boston (Community Panel Number 25025C0019J) dated March 16, 2016, the proposed work is located within Zone AE, 100-year floodplain. Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, base flood elevation determined, flooding effects from Boston Inner Harbor. The base flood elevation is 10 (NAVD88) or 16.46 BCB. Refer to Figure 3 – FEMA Floodplain Map. The current FEMA map does not reflect the current 2016 school building, which raised the grades of the Site. The current FEMA maps show approximately 18,000 s.f. area within the Project limit of work in Zone AE. However, based on actual elevations on the Site, the area within the Project limit of work is expected to be minimal, approximately 4,700 s.f.

Water Supply Protection Area

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

Natural Heritage and Endangered Species Program

The site is not located within a Priority Habitat of Rare Species or an Estimated Habitat of Rare Wildlife (Refer to Figure 4).

Other Resource Areas

The Site is not located within other known resource areas.

3.0 PROPOSED CONDITIONS

3.1 Overview of Proposed Work

The Applicant is proposing a new Middle School building over the existing parking lot of the High School building. The parking lot will be reconfigured to adjust for the new building support columns and new utility connections will require excavation and replacement of existing asphalt pavement. The project also includes new concrete walkways that will be reconnected to existing walkways, new retaining walls at the southwest portion of the site and replacement of an existing timber retaining wall along the southeast property line due to the location of ground floor of the new Middle School building. The remaining area will be planted and mulched landscaped areas. The Project will result in approximately 664 s.f. of additional impervious area and will increase the total Property's impervious area to 86-percent (86%). See Table 1 for a summary of the existing and proposed land cover types.

Table 1. Constructed and proposed land cover type for the Project limit of work (in square feet)

Land Use	Existing (s.f.)	Proposed (s.f.)	Change
Building Roof	0	9,531	+9,531
Site Impervious Area	17,792	8,925	-8,867
Grass/Landscape	2,367	1,703	-664
Total	20,159	20,159	---

The Project will require the relocation and expansion of the existing subsurface infiltration system which was constructed for the stormwater management for the construction of the High School site. Due to the location of the Middle School building, the Subsurface Infiltration System #1 will be relocated and will connect back into the existing drainage system.

The new Middle School will require a roof drain which will connect to the relocated subsurface infiltration system. The current stormwater management system was designed to meet and exceed the MassDEP Stormwater Management Standards and the Boston Water and Sewer Commission standards via three (3) subsurface infiltration systems. Refer to Section 3 Stormwater Report for additional information on the stormwater management system. To understand the impact of the new Middle School, the stormwater report compares the proposed condition to both the current High School site and the existing site prior to construction of the school. The Site will collect stormwater runoff at the Middle School, decreasing nonpoint source pollution, and sending it to the subsurface infiltration system for treatment and infiltration. Refer to Site Utility Plan (C-200) for the relocated subsurface infiltration system.

4.0 WETLAND RESOURCE AREA IMPACTS

The impact of the proposed project on jurisdictional resources was limited to the maximum extent practicable. The portion of the proposed work within jurisdictional resource areas includes the area within the FEMA Flood Zone AE. Table 2 provides a summary of the resource area impacted by the Project. Since the current 2016 FEMA maps show the jurisdictional lines based on the approximate elevations of the Property prior to the construction of the current school building, the impacts to the resource area based on the FEMA map jurisdictional line and the known constructed elevations were analyzed. Both FEMA lines are shown on Sheet C-200.

Table 2. Disturbances to Jurisdictional Wetland Resource Areas within Zone AE (in square feet)

Resource Area	Total Area (within Limit of Work)	Existing Impervious (within Limit of Work)	Proposed Impervious (within Limit of Work)
Land Subject to Coastal Storm Flowage (Zone AE): Based on FEMA floodplain jurisdictional line before school building was constructed.	17,918	15,551	16,392
Land Subject to Coastal Storm Flowage (Zone AE): Based on known FEMA floodplain	4,788	4,259	4,635

5.0 PROPOSED MITIGATION MEASURES

The proposed Project includes numerous mitigation measures to reduce the impact of the project on adjacent environmentally sensitive areas.

5.1 Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the Project on the adjacent resource area. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls (silt fence and straw wattles/bales), constructing temporary sediment basins, and providing stormwater inlet protection (silt sack and silt socks). The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner. The Project will not disturb more than one acre of land, so a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction General Permit will not be required.

5.2 Long-Term Pollution Prevention

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

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

6.0 PROTECTION OF THE INTERESTS OF THE WETLANDS PROTECTION ACT

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

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

By installing stormwater best management practices on the Project Site, and long-term implementation of source control measures, the Project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution. By not disturbing previously undisturbed area, the proposed project will protect wildlife habitat. The other interests, which pertain to the protection of wildlife habitat, fish and shellfish, are not relevant to the Project Site.

7.0 CONCLUSION

On behalf of the Applicant, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) Application with the City of Boston Conservation Commission for the construction of the new Excel Academy East Boston Middle School. The NOI report and associated appendices provide a description of the design details and regulatory compliance in accordance with the pertinent Wetland Statues and Regulations. The Applicant seeks an Order of Conditions approving the Project as proposed.

SECTION 3

STORMWATER REPORT (Under separate cover)

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

Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

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

Excel Academy East Boston High School / Middle School, East Boston, MA

TABLE OF CONTENTS

1.0 INTRODUCTION

The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the Excel Academy East Boston Middle School/High School project site. The Owner shall implement the management practices outlined in this Manual and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the Owner, property manager, or occupants from compliance with other applicable Federal, State or local laws.

Owner: Excel Academy Charter Schools
58 Moore Street
Easton Boston, MA 02128

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

Standard 4:
The Long Term Pollution Prevention Plan shall include the proper procedures for the following:

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

Standard 9:
The Long-Term Operation and Maintenance Plan shall at a minimum include:

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

2.0 LONG-TERM POLLUTION PREVENTION PLAN

2.1 Source Control Practices for Pollution Prevention

The Owner and occupants should follow good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards, which shall include but not be limited to the following:

- Proper handling, storage, disposal, and recycling of hazardous materials and waste products
- Proper handling, storage and inventory of household chemicals
- Prompt cleanup and removal of spills and releases

2.2 Storage of Hazardous Materials

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

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

Store fluid fertilizers in labeled containers and/or structures that prevent the discharge of fluid fertilizers and are resistant to corrosion, puncture, or cracking. Store and handle dry fertilizers in a manner to prevent pollution by minimizing losses to the air, surface water, ground water, or subsoil.

2.3 Storage of Waste Products

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

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

2.4 Spill Prevention and Response

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

- For minor spills, keep fifty (50) gallon spill control kits and Speedy Dry at all shop and work areas.
- Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.

- Immediately perform applicable containment and cleanup procedures following a spill release.

- Promptly remove and dispose of all material collected during the response in accordance with Federal, State and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.

- Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through Massachusetts Department of Environmental Protection (DEP).

2.5 Minimize Soil Erosion

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

2.6 Maintenance of Lawns, Gardens, and other Landscaped Areas

Pesticides and fertilizers shall not be used in the landscaped areas associated with the project site and shall not be stored on-site. Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area. Grass clippings, pruned branches and any other landscaped waste should be disposed of or composted in an appropriate location. No irrigation shall be used in the landscaped areas for this project.

2.7 Management of Deicing Chemicals and Snow

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

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

During typical snow plowing operations, snow shall be pushed to the designated snow removal areas noted on a Snow Storage Plan. Snow shall not be stockpiled in the bioretention basins, infiltration areas, or any other drainage system as determined by the Conservation Commissions. In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BWR G2015-01.

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

2.8 Coordination with other Permits and Requirements

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

3.0 STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

3.1 Introduction

This Operation and Maintenance Plan (O&M Plan) for the Excel Academy East Boston Middle School/High School is required under Standard 9 of the 2008 MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

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

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

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

a. Maintain an operation and maintenance log for the last three years, including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location). This is a rolling log in which the responsible party records all operation and maintenance activities for the past three years.

b. Make this log available to MassDEP and the Conservation Commissions upon request; and

c. Allow members and agents of the MassDEP and the Conservation Commissions to enter and inspect the premises to evaluate and ensure that the Owner complies with the Operation and Maintenance requirements for each BMP.

3.2 Stormwater Operation and Maintenance Requirements

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

<u>Deep Sump and Hooded Catch Basins</u>

Inspect catch basins four times per year, including after the foliage season. Other inspection and maintenance requirements include:

- Remove organic material, sediment and hydrocarbons four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin.
- Always clean out catch basins after street sweeping. If any evidence of hydrocarbons is found during inspection, the material immediately remove using absorbent pads or other suitable measures and dispose of legally. Remove other accumulated debris as necessary.
- Transport and disposal of accumulated sediment off-site shall be in accordance with applicable local, state and federal guidelines and regulations.

Trench Drains

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

Water Quality Units (Proprietary Separators)

Maintain water quality units according the recommendations set forth by the manufacturer. General inspection and maintenance procedures for proprietary devices are provided below:

- Inspect units following completion of construction, prior to being put into service.
- Inspect units at least twice per year following installation and no less than once per year thereafter.
- Inspect units immediately after any oil, fuel or chemical spill.
- All inspections shall include checking the oil level and sediment depth in the unit. Removal of sediments/oils shall occur per manufacturer recommendations.
- A licensed waste management company shall remove captured petroleum waste products from any oil, chemical or fuel spills and dispose.
- OSHA confined space entry protocols shall be followed if entry into the unit is required.

Recharge System Structures

Inspect recharge system structures twice per year. Inspect the inlets and observation ports to determine if there is accumulated sediment within the system. Remove all debris and accumulated sediment that may clog the system.

Stormwater Outfalls

Inspect flared end sections and associated riprap spillways at least once per year and after major storm events (rainfall totals greater than 2.5 inches in 24 hours) to ensure that the stability of the outlet area is maintained. Keep the outfall area clear of debris such as trash, branches, and sediment. Make repairs immediately if riprap displacement or downstream channel scour is observed.

Level Spreaders

Inspect level spreaders regularly, especially after major storm events (rainfall totals greater than 2.5 inches in 24 hours). Repair any erosion or low spots in the level spreader.

3.3 Street Sweeping

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

3.4 Repair of the Stormwater Management System

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

3.5 Reporting

The Owner shall maintain a record of drainage system inspections and maintenance (per this Plan) and submit a yearly report to the Boston Conservation Commission.

STORMWATER MANAGEMENT SYSTEM INSPECTION FORM

Excel Academy East Boston High School/Middle School **Boston, MA**		**Inspected by:**_____ **Date:**_____
Component	**Status/Inspection**	**Action Taken**
Deep Sump Catch Basins Trench Drains, and Drain Manholes		
Subsurface Infiltration System		
Water Quality Units		
Stormwater Outfalls		
General site conditions – evidence of erosion, etc.		

SUBMIT COPIES OF STORMWATER MANAGEMENT SYSTEM INSPECTION FORM TO THE BOSTON CONSERVATION COMMISSION WITH THE YEARLY REPORT.

SECTION 4

DOCUMENTATION OF ABUTTER NOTIFICATION

Abutter Notification
Affidavit of Service
Certified Abutters List

NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT

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

A. The name of the Applicant is the Excel Academy Charter Schools.

B. The Applicant has filed a Notice of Intent (NOI) with the City of Boston Conservation Commission to do proposed work in land subject to Coastal Storm Flowage under the Wetlands Protection Act (General Laws Chapter 131, Section 40). The project consists of the construction of a new middle school building and several site improvements including the relocation of the existing drainage system, concrete walkways, retaining walls, fencing, and gates.

C. The location of the proposed activity is 375 Bremen Street, East Boston, MA.

D. Copies of the Notice of Intent may be examined at the City of Boston Conservation Commission office during regular Conservation Commission office hours.

E. Information regarding the date, time, and place of the Public Hearing may be obtained from the Boston Conservation Commission by calling 617-635-3850 during regular Conservation Commission office hours.

The Public Hearing for the proposed project will be held during the City of Boston Conservation Commission meeting on June 19, 2019 at 6:00 PM at Boston City Hall.

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 at Boston City Hall not less than forty-eight (48) hours in advance.

NOTE: You may contact the nearest Department of Environmental Protection Regional office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: 508-792-7650	**Northeast Region: 978-661-7600**
Southeast Region: 508-947-6557	Western Region: 413-784-1100

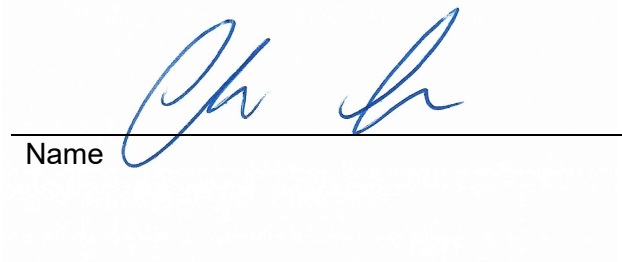
AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Chelsea R. Christenson, P.E., hereby certify under the pains and penalties that at least one week prior to the public hearing, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated April 8, 1994, in connection to the following matter:

Submission of a Notice of Intent to the Boston Conservation Commission for the work associated with the proposed new building for Excel Academy East Boston Middle School located at 375 Bremen Street was filed on June 5, 2019. The project includes of the construction of a new Middle School Building, site improvements and utility work within Land Subject to Coastal Storm Flowage (otherwise known as the 100-year floodplain).

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



Name

6/3/2019

Date

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
104196100	413-419 BREMEN STREET LLC	C/O 413-419 BREMEN STREET LLC	222 EVERETT ST	EAST BOSTON MA	02128	355 BENNINGTON ST	EAST BOSTON	02128
104194001	CITY OF BOSTON	C/O PUBLIC FACILITIES	26 COURT ST 10TH FLR	BOSTON MA	02108	365 BREMEN ST	EAST BOSTON	02128
100341000	DELFINO MARIA		376 BREMEN ST	EAST BOSTON MA	02128	376 BREMEN ST	EAST BOSTON	02128
100340000	JULIO D VALLE		431 E THIRD ST	SOUTH BOSTON MA	02127	398 BREMEN ST	EAST BOSTON	02128
100334000	GAVEGNANO HENRY J	C/O POWER TEST RLTY CO LP	TWO JERICHO PZ WING C STE 11	JERICHO NY	11753	325-329 BENNINGTON ST	EAST BOSTON	02128
100344000	LAR PROPERTY MANAGEMENT LLC	C/O LAR PROPERTY MANAGEMENT LLC	282 BENNINGTON ST	EAST BOSTON MA	02128	368 BREMEN ST	EAST BOSTON	02128
104190000	MASS DEPT OF TRANSPORTATION		PRESCOTT ST	E BOSTON MA	02128	PRESCOTT ST	EAST BOSTON	02128
104197050	MASS DEPT OF TRANSPORTATION		MASSPORT BYPASS RD	EAST BOSTON MA	02128	MASSPORT BYPASS RD	EAST BOSTON	02128
104197150	MASS DEPT OF TRANSPORTATION		WM F MCCLELLAN HW	E BOSTON MA	02128	WM F MCCLELLAN HW	EAST BOSTON	02128
100485010	MASSPORT AUTHORITY		WM F MCCLEELAN HW	EAST BOSTON MA	02128	WM F MCCLELLAN HW	EAST BOSTON	02128
100346000	MOHAMMED NIZAM		364A BREMEN	EAST BOSTON MA	02128	364 BREMEN ST	EAST BOSTON	02128
100338000	NGO BINH C	C/O BINH NGO	404 BREMEN ST	E BOSTON MA	02128	404 BREMEN ST	EAST BOSTON	02128
100329000	OAKWOOD AVE REALTY LLC	C/O STEVEN STOICO	PO BOX 504	REVERE MA	02151	303 BENNINGTON ST	EAST BOSTON	02128
100339000	PACO PROPERTIES LLC	C/O PACO PROPERTIES LLC	143 BORDER ST	EAST BOSTON MA	02128	400 BREMEN ST	EAST BOSTON	02128
100342000	ROBERTO LOUIE	C/O LOUIE ROBERTO TS	282 BENNINGTON ST	E BOSTON MA	02128	372-374 BREMEN ST	EAST BOSTON	02128
100345000	ROBERTO LOUIS	C/O LOUIE ROBERTO TS	282 BENNINGTON ST	EAST BOSTON MA	02128	366 BREMEN ST	EAST BOSTON	02128
100330000	STELLA 2017 TRUST	C/O JAMES R ROSATTO	10 RICHARDSON CIR	SAUGUS MA	01906	307 BENNINGTON ST	EAST BOSTON	02128
100336000	VELASQUEZ JOSE		412 BREMEN ST	EAST BOSTON MA	02128	412 BREMEN ST	EAST BOSTON	02128
100337000	WHITE EILEEN FAIRCHILD		408 BREMEN	EAST BOSTON MA	02128	408 BREMEN ST	EAST BOSTON	02128
100333000	ZAPATA VICTOR		319 BENNINGTON ST	EAST BOSTON MA	02128	319 BENNINGTON ST	EAST BOSTON	02128

FIGURES

Figure 1: USGS Locus Map
Excel Academy
Boston, MA 02128

Data Source: MassGIS
Nitsch Project #9846.5

Nitsch Engineering

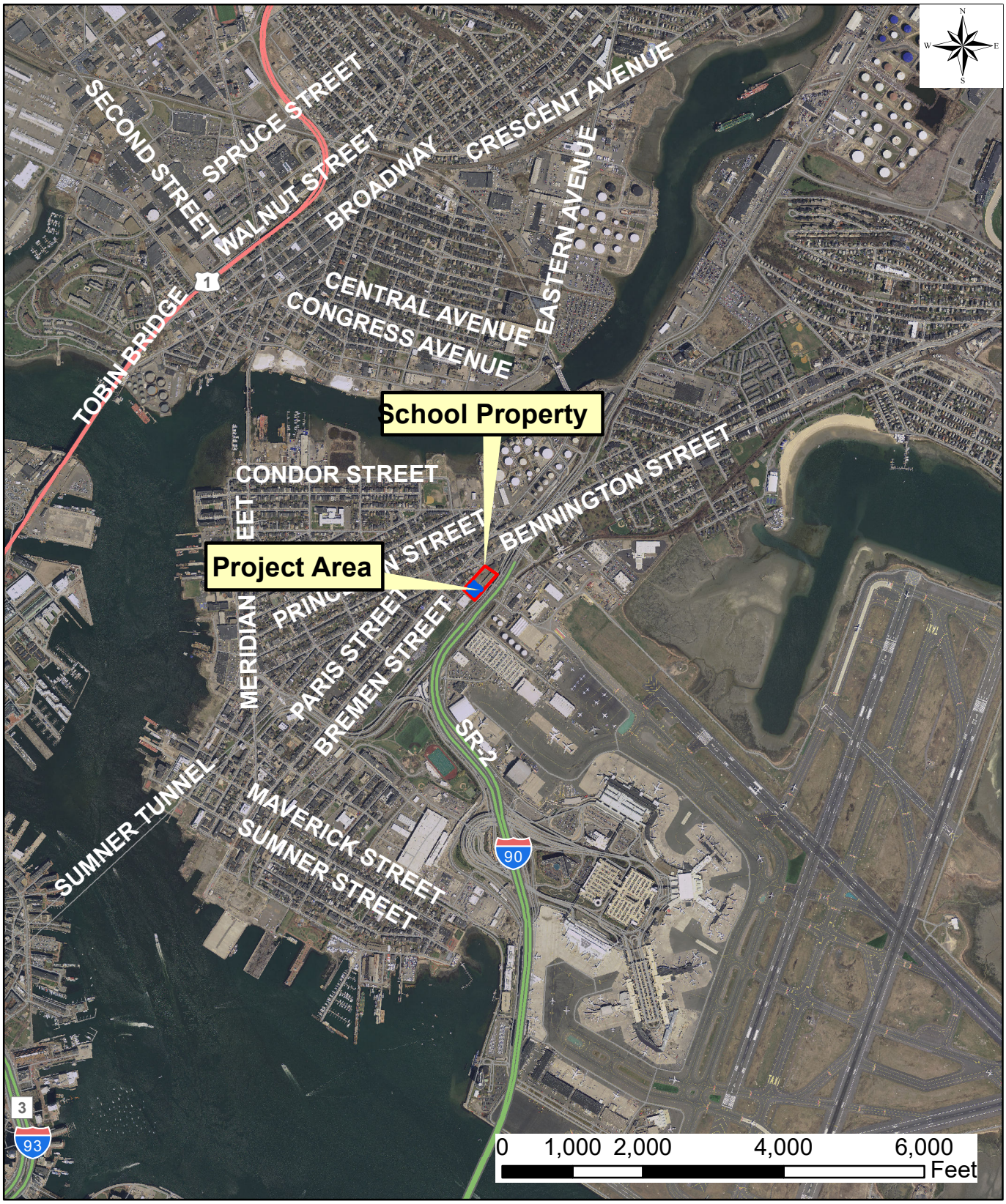


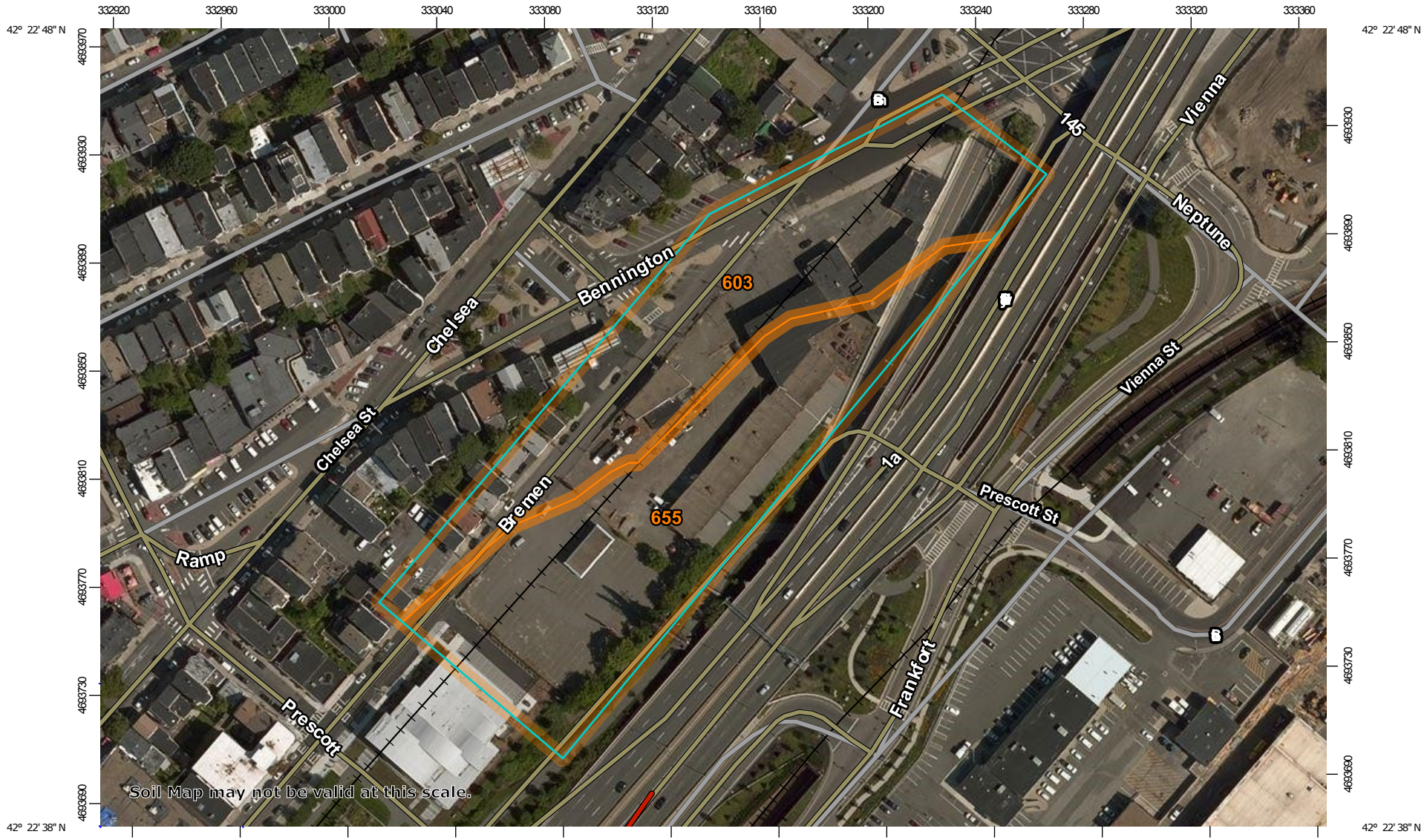
Figure 2: Aerial Locus Map
Excel Academy
Boston, MA 02128

Data Source: MassGIS
Nitsch Project #9846.5

Nitsch Engineering

Soil Map—Norfolk and Suffolk Counties, Massachusetts
(Figure 5 - NRSC Soils Map)

FIGURE 3



Map Scale: 1:2,080 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 12, Sep 15, 2016

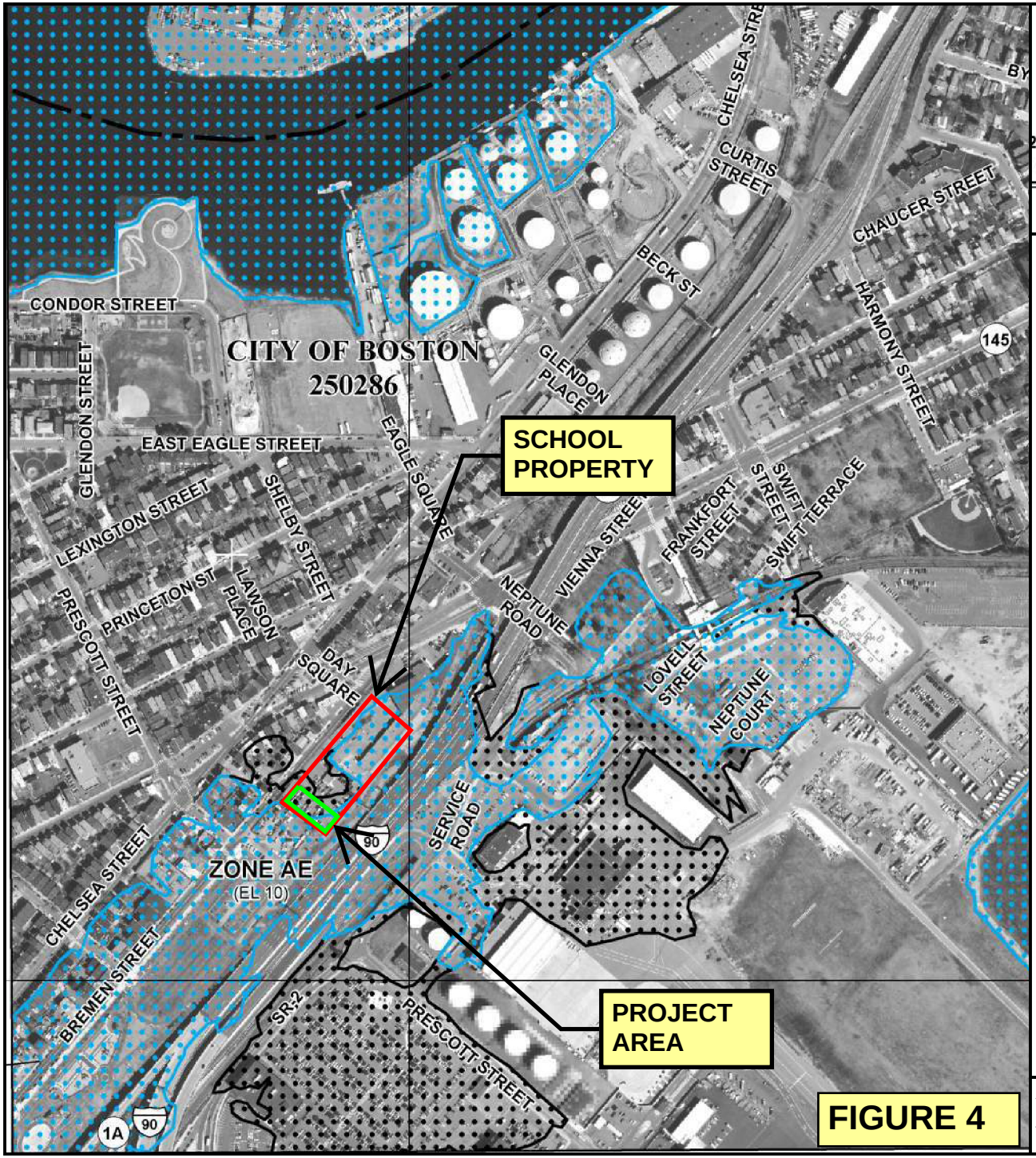
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 10, 2014—Aug 25, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Norfolk and Suffolk Counties, Massachusetts (MA616)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
603	Urban land, wet substratum, 0 to 3 percent slopes	2.8	49.3%
655	Udorthents, wet substratum	2.9	50.7%
Totals for Area of Interest		**5.6**	**100.0%**



MAP SCALE 1" = 500'

250 0 500 1000

FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0019J

FIRM

FLOOD INSURANCE RATE MAP

SUFFOLK COUNTY, MASSACHUSETTS

(ALL JURISDICTIONS)

PANEL 19 OF 176

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOSTON, CITY OF	250286	0019	J
CHELSEA, CITY OF	250287	0019	J
REVERE, CITY OF	250288	0019	J
WINTHROP, TOWN OF	250289	0019	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
25025C0019J

MAP REVISED
MARCH 16, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Figure 5: Natural Heritage and Endangered Species Program Map
Excel Academy
Boston, MA 02128

Data Source: MassGIS
Nitsch Project #9846.5

Nitsch Engineering