

May 26, 2021



Mr. Nicholas Moreno
Executive Director
Boston Conservation Commission
Boston City Hall – Room 709
1 City Hall Square
Boston, MA 02201

Re: EAI Project#: 20-67902
175 McClellan Highway
East Boston, Massachusetts

RE: Notice of Intent – 175 McClellan Highway, East Boston, MA

Dear Mr. Moreno & Members of the Commission,

On behalf of our client, Bulgroup Properties LP, Engineering Alliance, Inc. is pleased to submit a revised Notice of Intent application and plans for the project located at 175 McClellan Highway, East Boston, Massachusetts for your review. Included with this letter, please find the following:

- Two (2) copies of the document entitled “Notice of Intent for the Proposed Parking Lot Improvements located at 175 McClellan Highway, East Boston, MA” dated March 24, 2021 and revised May 25, 2021.
- Two (2) copies of the plans entitled “Existing Conditions Plan,” dated February 9, 2021.
- Two (2) copies of the plan entitled “Proposed Site Plan” dated February 9, 2021 with revisions through May 25, 2021.
- Two (2) copies of the plan entitled “Details Sheet” dated May 25, 2021.

The documents have been revised in response to discussions regarding stormwater management at the previous hearing on May 19, 2021. The following changes have been made:

At the request of the Commission, an investigation was performed on the two existing catch basins on the eastern portion of the project site. These two catch basins are connected in series and ultimately discharge to an existing 48” City of Boston sewer main within the property. As a result, the proposed site plan has been revised to include disconnecting the storm drain discharge to the existing sewer and redirecting stormwater to the closed drainage system on site.

Stormwater improvements have been provided as part of the disconnecting of the storm drain from the existing sewer. These improvements include the replacement of the existing catch basins with deep sump hooded catch basins, the installation of a water quality manhole (Contech CDS Unit), and the installation of an 18” perforated ADS conveyance pipe from the water quality manhole to connection point at the existing storm drain line. The 18” perforated ADS pipe will provide the required volume to infiltrate 1” of runoff below the proposed weir elevation. A drainage calculation can be found on sheet 2 of 3 entitled “Proposed Site Plan.” TSS Removal Calculations have been added to the Notice of Intent along with Contech specifications verifying the removal rate of the water quality manhole. The Operations and Maintenance Plan has been revised to include water quality manhole maintenance guidance under Section 2 entitled

“Post Construction Activities.” The project narrative has been revised to reflect all changes referenced above.

The WPA Form 3 has been revised to modify the resource area impacted from 14,027 s.f. to 16,000 s.f.

Upon review of this information, should you have any questions, comments, or require any additional information, please do not hesitate to contact this office. Thank you for your consideration in this matter.

Very Truly Yours,

ENGINEERING ALLIANCE, INC.

A handwritten signature in black ink, appearing to read "Eric Bradanese", with a long horizontal flourish extending to the right.

Eric Bradanese, P.E.
Senior Project Manager

Copy to: Bulgroup Properties LP – Applicant
EAI File#: 20-67902
DEP NERO

NOTICE OF INTENT

**MGL Ch. 131 s. 40
and
City of Boston**

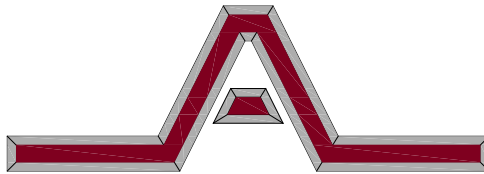
**For
Proposed Parking Lot Improvements**

**Located at
175 William F. McClellan Highway
East Boston, Massachusetts**

***Submitted to:*
City of Boston
Conservation Commission
&
DEP N.E.R.O.**

***Prepared for:*
Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, Massachusetts 02128**

Prepared by:



Engineering Alliance, Inc.

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

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

**March 24, 2021
REVISED: April 8, 2021
REVISED: May 25, 2021**

Table of Contents

SECTION I.

- City of Boston Notice of Intent Application
- WPA Form 3 – Notice of Intent
- Figure 1 – USGS Locus Map
- Figure 2 – Ortho Photo
- Figure 3 – FEMA Flood Map
- Figure 4 – Natural Heritage Map
- Figure 5 – SCS Soils Map
- SCS Soils Description

SECTION II.

- Project Narrative
- Stormwater Checklist
- TSS Removal Calculations
- Operations and Maintenance Plan
- Illicit Discharge Statement
- Pre-Development Drainage Calculations
- Post-Development Drainage Calculations

SECTION III.

- Wetland Fee Transmittal Form
- Copy of Checks

SECTION IV

- Abutter Affidavit
- Abutter Notification Form
- Abutters List

Section I.

City of Boston Notice of Intent Application

WPA Form 3 – Notice of Intent

Figure 1 – USGS Locus Map

Figure 2 – Ortho Photo

Figure 3 – FEMA Flood Map

Figure 4 – Natural Heritage Map

Figure 5 – SCS Soils Map

SCS Soils Description



A. GENERAL INFORMATION

1. Project Location

175 McClellan Highway
a. Street Address
East Boston
b. City/Town
02128
c. Zip Code

f. Assessors Map/Plat Number
PID: 01005481000
g. Parcel /Lot Number

2. Applicant

Ben
a. First Name
Dulac
b. Last Name
Bulgroup Properties LP
c. Company
175 McClellan Highway
d. Mailing Address
East Boston
e. City/Town
MA
f. State
02128
g. Zip Code
(617) 504-9906
h. Phone Number
bdulac@northriverco.com
i. Fax Number
j. Email address

3. Property Owner

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

Check if more than one owner

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

4. Representative (if any)

Richard
a. First Name
Salvo
b. Last Name
Engineering Alliance, Inc.
c. Company
194 Central Street
d. Mailing Address
Saugus
e. City/Town
MA
f. State
01906
g. Zip Code
(781) 231-1349
h. Phone Number
rsalvo@eaicivil.com
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 consists of parking lot improvements. This will include the addition of two loading docks, stormwater improvements, and incidental site grading. The entirety of the site is paved and will not result in any increase in impervious area.

7. Project Type Checklist

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

8. Property recorded at the Registry of Deeds

<u>Suffolk</u>	<u>115</u>
a. County	b. Page Number
<u>60462</u>	_____
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

<u>\$312.50</u>	<u>\$237.50</u>	<u>\$75.00 (City By-Law Fee)</u>
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



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

2. Inland Resource Areas

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

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

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

The project will require a permit from the Boston Water and Sewer Commission for the disconnection of the existing catch basins on site from the 48" sewer running through the subject property. This permit will be filed for upon the issuance of the Order of Conditions from the Conservation Commission. Additionally, a building permit will be required upon the issuance of the Order of Conditions.



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.



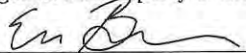
Signature of Applicant

3/21/21

Date

Signature of Property Owner (if different)

Date



Signature of Representative (if any)

3/24/2021

Date



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>175 McClellan Highway</u>	<u>East Boston</u>	<u>02128</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.386210</u>	<u>-71.0185</u>	
d. Latitude	e. Longitude	
<u>Parcel ID: 01005481000</u>		
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Ben</u>	<u>Dulac</u>	
a. First Name	b. Last Name	
<u>Bulgroup Properites LP</u>		
c. Organization		
<u>175 McClellan Highway</u>		
d. Street Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u>(617) 504-9906</u>	<u>bdulac@northriverco.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></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Richard</u>	<u>Salvo</u>	
a. First Name	b. Last Name	
<u>Engineering Alliance, Inc.</u>		
c. Company		
<u>194 Central Street</u>		
d. Street Address		
<u>Saugus</u>	<u>MA</u>	<u>01906</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 231-1349</u>	<u>rsalvo@eaicivil.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$237.50(\$375.00 City By-Law)</u>	<u>\$237.50</u>	<u>\$375.00 (City By-Law)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

A. General Information (continued)

6. General Project Description:

The project consists of parking lot improvements. This will include the addition of two loading docks, stormwater improvements, and incidental site grading. The entirety of the site is paved and will not result in any increase in impervious area. Work will occur within the limit of the 100-year flood plain (Land Subject to Coastal Storm Flowage).

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

60462

c. Book

b. Certificate # (if registered land)

115

d. Page Number

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

- 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.
- 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.



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

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.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

Form for Riverfront Area including width options (25 ft, 100 ft, 200 ft) and total area calculation.

Form for Riverfront Area alteration including total area on site and proposed alteration details.

Form for alternatives analysis and lot creation date.

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

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



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

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	16,000	
	1. square feet	
4. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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

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**

- 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 <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.



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

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:

North Shore - Hull to New Hampshire border:

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

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.



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

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

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

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

D. Additional Information

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

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

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

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



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

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.

Plan to Accompany Notice of Intent

a. Plan Title

Engineering Alliance, Inc.

Eric Bradanese, P.E.

b. Prepared By

c. Signed and Stamped by

February 9, 2021

1"=20' (Noted on Plan)

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:

9276

3/10/21

2. Municipal Check Number

3. Check date

9277

3/10/21

4. State Check Number

5. Check date

Bedrock Leasing Corp.

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

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

3/9/21

2. Date

3. Signature of Property Owner (if different)

4. Date

5/25/2021

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.

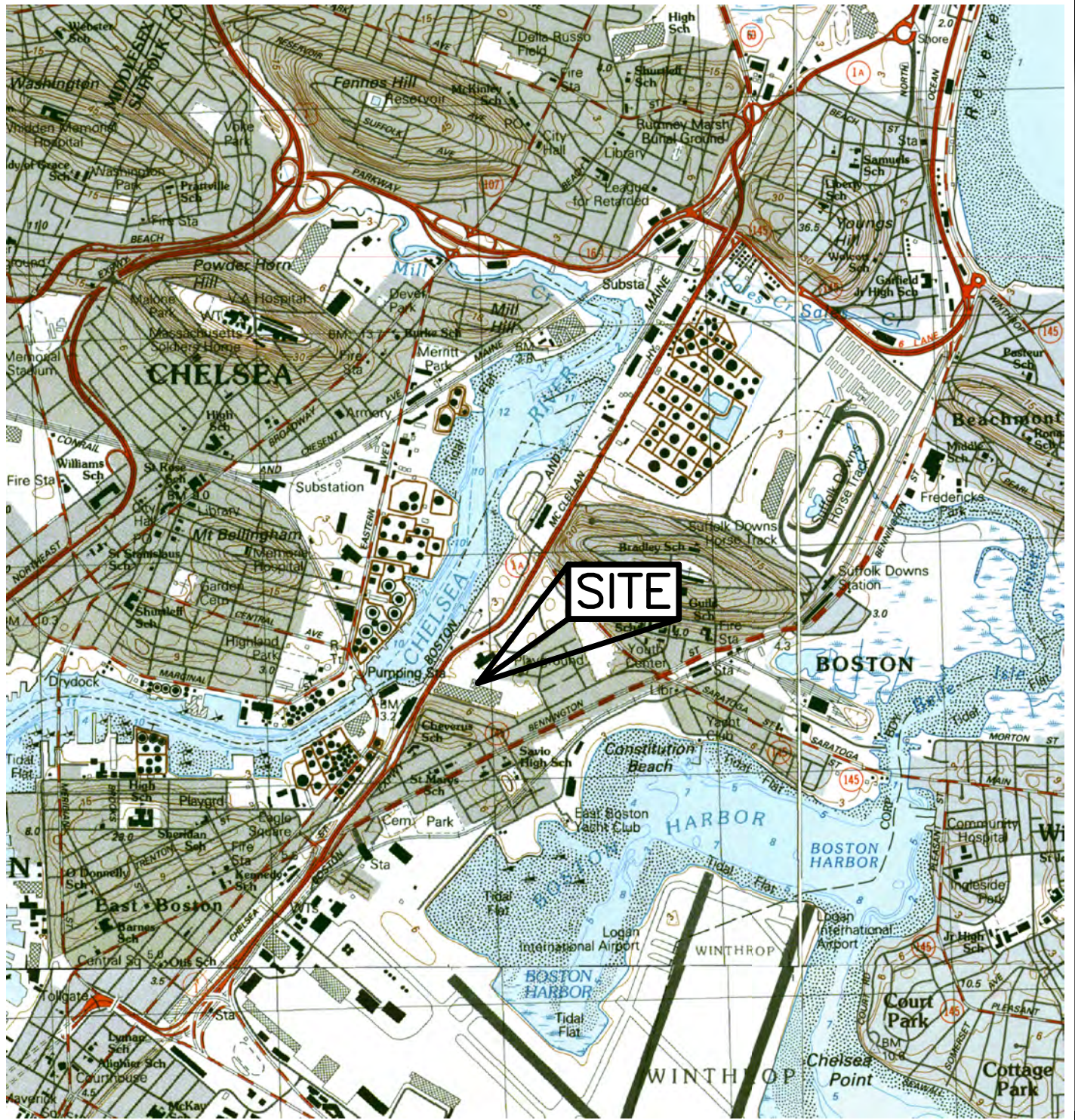
For MassDEP:

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.



PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Saugus, MA 02128
 Tel: (781) 231-1349
 Fax: (781) 417-0020

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

Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

SCALE: 1:25,000

DESIGNED BY: Calvin Reach

DATE: December 3, 2020

DWG FILE NAME: Figures.dwg

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 1 - USGS LOCUS MAP

DRAWING #:
1 of 5



PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 02128 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1"=300'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

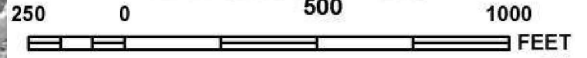
CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 2 - ORTHO PHOTO

DRAWING #:
2of5



MAP SCALE 1" = 500'



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the "base flood," is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary



NATIONAL FLOOD INSURANCE PROGRAM
SUFFOLK COUNTY

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

PREPARED BY:



Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street 1950 Lafayette Road
Saugus, MA 02128 Portsmouth, NH 03801
Tel: (781) 231-1349 Tel: (603) 610-7100
Fax: (781) 417-0020 Fax: (603) 610-7101

Plan of Land

175 McClellan Highway
(Parcel ID: 0100548100)
East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1"=500'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 3 - FEMA FLOOD MAP

DRAWING #:
3of5



LEGEND:

 = NHESP CERTIFIED VERNAL POOLS

 = NHESP PRIORITY HABITATS OF RARE SPECIES (2011)

 = NHESP ESTIMATED HABITATS OF RARE WILDLIFE (2011)

PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 02128 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1:25,000

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:

FIGURE 4 - NATURAL HERITAGE MAP

DRAWING #:

4of5



PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 02128 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

Plan of Land

175 McClellan Highway
 (Parcel ID: 0100548100)
 East Boston, MA 02128

PROJECT: 20-67902

DATE: December 3, 2020

SCALE: 1"=200'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Eric Bradanese, P.E.

DRAWING TITLE:
FIGURE 5 - SOILS MAP

DRAWING #:
5of5

Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

602—Urban land, 0 to 15 percent slopes

Map Unit Setting

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

Map Unit Composition

Urban land: 99 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land

Minor Components

Rock outcrops

Percent of map unit: 1 percent
Hydric soil rating: Unranked

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

Map Unit Setting

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

Map Unit Composition

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

Description of Urban Land

Setting

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

Minor Components

Udorthents

Percent of map unit: 13 percent

Hydric soil rating: Unranked

Beaches

Percent of map unit: 2 percent

Hydric soil rating: Unranked

627C—Newport-Urban land complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: vkwv

Elevation: 0 to 310 feet

Mean annual precipitation: 32 to 54 inches

Mean annual air temperature: 43 to 54 degrees F

Frost-free period: 120 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Newport and similar soils: 70 percent

Urban land: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newport

Setting

Landform: Drumlins

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Friable coarse-loamy eolian deposits over dense coarse-loamy lodgment till derived from metamorphic rock

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 26 inches: channery silt loam

H3 - 26 to 60 inches: channery silt loam

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: 20 to 40 inches to densic material

Drainage class: Well drained

Section II.

Project Narrative

Stormwater Checklist

TSS Removal Calculations

Operations & Maintenance Plan

Illicit Discharge Statement

Pre-Development Drainage Calculations

Post-Development Drainage Calculations

**Proposed Parking Lot Improvements
175 William F. McClellan Highway
East Boston, Massachusetts 02128**

Project Description

The project consists of a minor renovation to an existing building (mail sorting facility) and a portion of the parking area at 175 William F. McClellan Highway in East Boston, Massachusetts. The property consists of approximately 450,000 S.F. +/- . The building is approximately 400,000 s.f. and the portion of the building occupied by the mail sorting facility currently contains five (5) loading docks. The proposed project includes the installation of two loading bays, stormwater improvements and re-grading the area adjacent to the new bays to allow for tractor trailer access. The total disturbed area is approximately 16,000 S.F. of land (3.5% of the total property). The project area is currently impervious, consisting of existing loading docks and paved parking. The purpose of the project is to increase efficiency and minimize tractor trailer idling times at the sorting facility.

Site Description

The subject area is currently occupied by an existing commercial building and bituminous concrete parking and loading area. The project area is currently entirely impervious, consisting of building, bituminous concrete and cement concrete pavement.

The proposed project consists of parking lot improvements which include installing two additional loading docks, a proposed retaining wall and incidental site work associated with the installation of the loading docks and retaining wall. There is no net increase in impervious area that will occur as part of the project.

The project site includes an existing closed drainage system consisting of two catch basins connected in series. After extensive on-site investigation, it was determined that the catch basin sumps are shallow (< 3') and the closed system discharged to an existing 48" sewer main within the sewer easement located on the property. As a result, the catch basins will be removed and replaced with deep sump hooded catch basins, the connection to the existing sewer main will be disconnected, and a new 18" perforated storm drain line will be installed to redirect stormwater to the closed drainage system located further down the site. Additionally, a water quality manhole (Contech CDS Unit) will be installed beyond the new catch basins prior to discharge to the 18" storm drain line.

Soils information was obtained from the USDA Soil Conservation Service (SCS) Maps and available data for Suffolk County. The soils on site are classified as Urban Land (603). Refer to Figure 5, SCS Soils Map, for a delineation of the boundaries of the soil with respect to the subject parcel and the attached SCS soils description information. The Flood Insurance Rate Map for the City of Boston (Community Panel 25025C0019J with an effective date of March 16, 2016) describes the project site as Zone AE. Zone AE is classified as special flood hazard areas subject to inundation by the 1% annual chance flood. According to this map, the subject parcel is located within a Zone AE with a base flood elevation of 10 (NAVD88, 16.45 Boston City Base).

Stormwater Management

The project portion of the site currently includes 4,000 s.f. of loading dock area and 12,000 s.f. of paved parking area (total of 16,000 s.f.). The proposed project design includes the installation of two new loading dock bays that will convert 800 s.f. of bituminous concrete parking to new bituminous concrete loading docks (4,800 s.f. loading dock, 11,200 s.f. paved parking – total of 16,000 s.f.). As a result, the proposed project will have no net increase in impervious area and is therefore classified as a redevelopment project. Redevelopment projects are subject to stormwater management standards to the maximum extent practicable.

The existing closed drainage system on site currently captures stormwater generated by the project area. New stormwater infrastructure will be installed to improve water quality, promote groundwater recharge, and remove a storm drain connection to the existing 48" sewer main.

Technical Resource 20 (TR-20) Program Formulation Hydrology developed by the SCS was employed to develop pre and post-development peak flows. Drainage calculations were prepared for the pre-development and post-development condition for the 2, 10, 25, and 100-year type III storm events. Refer to Section II for computer results, soil characteristics, cover descriptions and times of concentrations for all subareas. In both the pre-development and post-development stormwater analysis, the watershed area analyzed was the entire 16,000 s.f. of the project area. The peak rates of runoff for the pre-development condition are as follows:

	2-Year Storm (3.10")	10-Year Storm (4.60")	25-Year Storm (5.50")	100-Year Storm (6.80")
DP-1 (PRE) (Closed Drainage System)	1.14 CFS	1.71 CFS	2.05 CFS	2.54 CFS
DP-1 (POST) (Closed Drainage System)	1.14 CFS	1.71 CFS	2.05 CFS	2.54 CFS

As a result, the comparison of peak rates of runoff for both the pre-development and post-development conditions indicate no increase will be realized in the redeveloped condition for all storm events.

Stormwater Management Standards

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

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

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

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

As mentioned in the previous sections of this report, peak discharge rates in the post-development condition for all storms up to and including the 100-year storm do not exceed pre-development peak discharge rates.

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

The proposed project is classified as a redevelopment project as there is no increase in impervious area within the project limits. As a result, the project is subject to the Stormwater Management Standards only the maximum extent practicable. As stated in Standard 3, “. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from the pre-development conditions.” The project site is currently entirely impervious and does not provide any infiltration capacity. Stormwater from the new deep sump hooded catch basins will discharge to a water quality manhole before entering an 18” perforated ADS pipe directing runoff to the closed drainage system on site. This 18” ADS pipe will be constructed as a conveyance pipe from the water quality manhole to the existing closed drainage system. The pipe will be installed as a perforated pipe surrounded in crushed stone as a mechanism of providing some infiltration where none currently exists.

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

The existing catch basins effected by the proposed project do not have adequate sumps or hooded outlets. As a result, the project proposes to construct two new deep sump hooded catch basins in series to replace the existing structures. Additionally, a water quality manhole (Contech CDS Unit) will be installed after the catch basins prior to discharging to the 18” perforated conveyance pipe. A sizing calculation for the CDS Unit has been provided demonstrating that the unit is predicted to provide 86% TSS removal.

To improve the existing condition, an Operations and Maintenance Plan has been provided with this Notice of Intent. In Section 2 of the Operations and Maintenance Plan, post development maintenance including street sweeping and catch basin cleaning have been proposed to improve TSS removal.

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

This standard is not applicable to the subject property.

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

This standard is not applicable to the subject property.

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

The subject property is classified as a redevelopment as there is no increase in impervious area within the project area. As a result, the project is required to meet the Stormwater Management Standards listed above to the maximum extent practicable. Based on the size of the project, these requirements have been met to the maximum extent practicable.

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

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

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

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

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

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

Erosion and Siltation Control

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

Regulatory Compliance

The resource area affected by the proposed development is Land Subject to Coastal Storm Flowage. The subject property is located within a Zone AE established by the corresponding FEMA Flood map. The base flood elevation for the subject property is elevation 10 (NAVD88, 16.45 BCB). Currently, land subject to coastal storm flowage does not have any performance standards. The work is limited to constructing two new loading bays and access to the bays. There is no opportunity to modify the finished floor elevation (elev. 9.3) of the building as it relates to the flood plain (elev. 10).

Climate Change and Resiliency

The project proposes to redevelop a portion of an existing commercial property that is entirely impervious. The project consists of the expansion of loading docks at the rear of the existing building. Bituminous concrete pavement will be regraded and a cement concrete wall will be installed for the new loading docks. The project is considered a redevelopment under the Massachusetts Stormwater Management Standards as no new impervious area will be added as part of the project construction.

The entire project area is located within the limits of the 100-year floodplain (elevation 10, NAVD88). The construction of the new loading docks will not affect the project site's current ability to allow for the free flow of floodwaters during a flood event. Any flooding event would function identically in the post-development condition as in the pre-development condition. As a result, the impact of the proposed project will not alter the sites capabilities to withstand climate change.

Additionally, the construction of new loading docks will increase efficiency and reduce lead time for delivery trucks on the project site. This is largely beneficial as it will help reduce carbon emissions from delivery vehicles waiting in queue.

Alternatives Analysis

The existing building has a gross floor area of approximately 400,000 s.f. This project includes increasing the number of loading bays on a portion of the building from five (5) to seven (7). There are no plans to change the

footprint of the buildings. As a result, the alternatives analysis is limited to the building itself and becomes a build or no build alternative.

In the *no build alternative*, the site would continue to operate as it does today. The facility would continue to operate with five (5) loading docks. The operation would not be able to operate at maximum efficiency, thus causing un-necessary idling times. The no build alternative would have a greater impact to the environment than the preferred build alternative.

In the *build alternative*, two (2) new loading bays will be added to the existing building which will increase efficiency for the tenant which is a mail sorting facility. This will allow for a faster turnaround for tractor trailers to access the facility to load and unload, thus reducing idling time. The site is relatively flat and no portion of the building is outside of the 100-year flood plain. As a result, there is not alternative that would result in a lesser impact to the resource area or environment.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

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

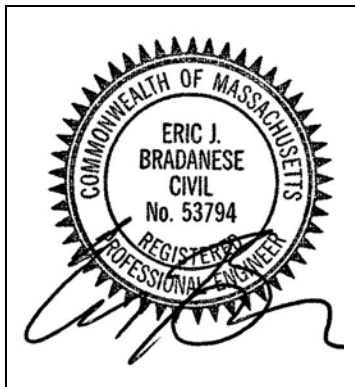
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

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

Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



5/25/2021

Signature and Date

Checklist

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

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

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

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

Standard 6: Critical Areas

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



Checklist for Stormwater Report

Checklist (continued)

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

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

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

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

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



Checklist for Stormwater Report

Checklist (continued)

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

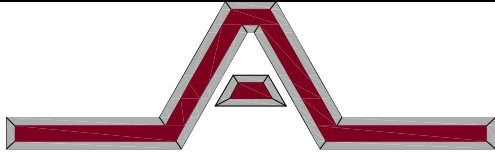
- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and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

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



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

TSS Removal Calculations

Name:	175 McClellan Highway East Boston, MA	Proj. No.:	20-67902
Client:	Bulgroup Properties	Date:	5/25/2021
County:	Suffolk	Computed by:	EJB
Systems:	Discharge to CDS Unit #1	Checked by:	RAS

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (BxC)	E Remaining Load (C-D)
Deep Sump Hooded Catch Basin	25	1.00	0.25	0.75
Water Quality Manhole (CDS Unit)	86.07	0.75	0.645525	0.10
Total TSS Removal=			90%	

Notes:

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

Hydrodynamic Separation Product Calculator

McClellan Highway

Loading Dock Area

CDS 2015-4

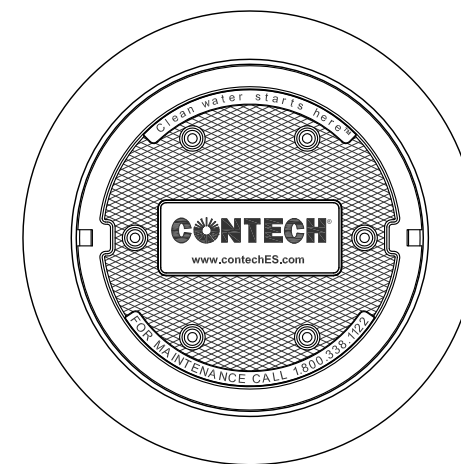
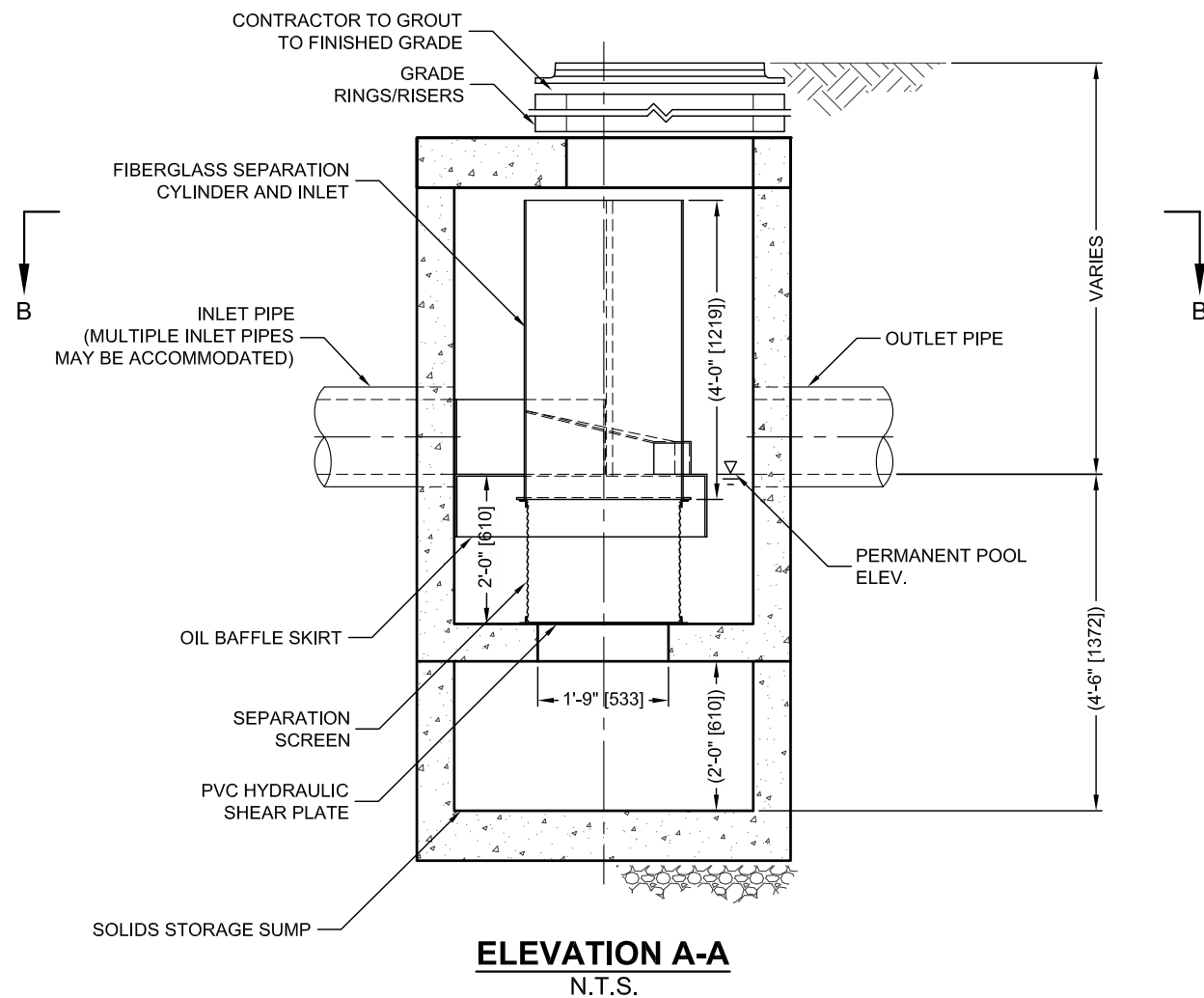
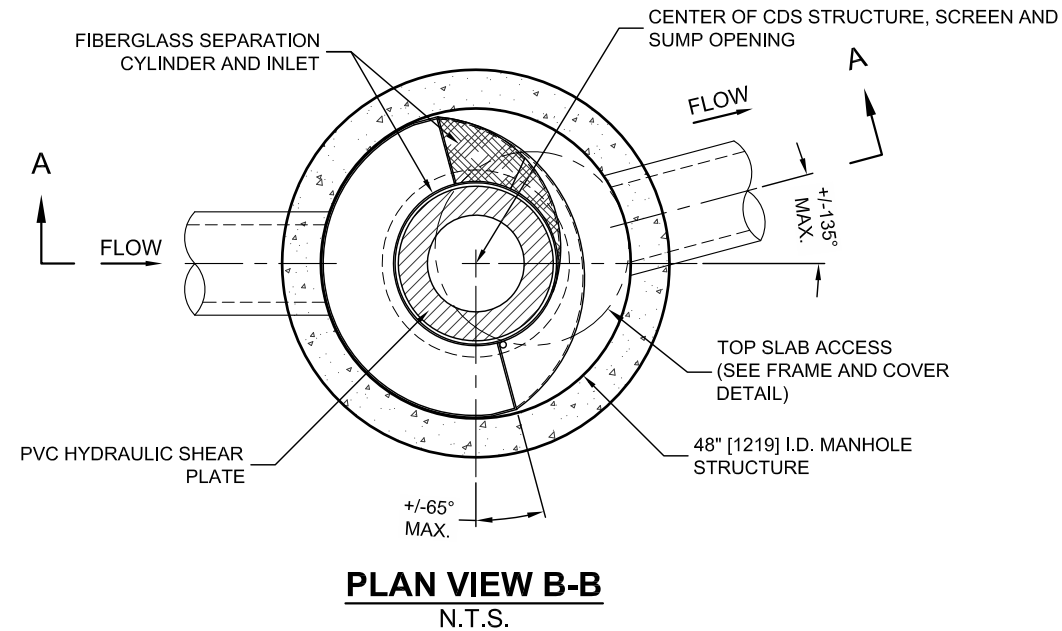
CDS ESTIMATED NET ANNUAL SOLIDS LOAD REDUCTION BASED ON THE RATIONAL RAINFALL METHOD								
Rainfall Intensity ¹ (in/hr)	% Rainfall Volume ¹	Cumulative Rainfall Volume	Rainfall Volume Treated	Total Flowrate (cfs)	Treated Flowrate (cfs)	Operating Rate (%)	Removal Efficiency (%)	Incremental Removal (%)
0.0200	10.17%	10.17%	10.17%	0.0270	0.0270	3.86%	100.00%	10.17%
0.0400	9.65%	19.82%	9.65%	0.0540	0.0540	7.71%	99.87%	9.64%
0.0600	9.45%	29.27%	9.45%	0.0810	0.0810	11.57%	99.09%	9.36%
0.0800	7.74%	37.01%	7.74%	0.1080	0.1080	15.43%	98.32%	7.61%
0.1000	8.57%	45.58%	8.57%	0.1350	0.1350	19.29%	97.55%	8.36%
0.1200	6.30%	51.88%	6.30%	0.1620	0.1620	23.14%	96.78%	6.10%
0.1400	4.66%	56.54%	4.66%	0.1890	0.1890	27.00%	96.01%	4.47%
0.1600	4.64%	61.18%	4.64%	0.2160	0.2160	30.86%	95.23%	4.42%
0.1800	3.54%	64.72%	3.54%	0.2430	0.2430	34.71%	94.46%	3.34%
0.2000	4.34%	69.06%	4.34%	0.2700	0.2700	38.57%	93.69%	4.07%
0.2500	8.00%	77.06%	8.00%	0.3375	0.3375	48.21%	91.76%	7.34%
0.3000	5.59%	82.65%	5.59%	0.4050	0.4050	57.86%	89.83%	5.02%
0.3500	4.37%	87.02%	4.37%	0.4725	0.4725	67.50%	87.90%	3.84%
0.4000	2.53%	89.55%	2.53%	0.5400	0.5400	77.14%	85.97%	2.18%
0.4500	2.53%	92.08%	2.53%	0.6075	0.6075	86.79%	84.04%	2.13%
0.5000	1.38%	93.46%	1.38%	0.6750	0.6750	96.43%	82.11%	1.13%
0.7500	5.04%	98.50%	3.48%	1.0125	0.7000	100.00%	56.28%	2.84%
1.0000	1.01%	99.51%	0.52%	1.3500	0.7000	100.00%	42.21%	0.43%
1.5000	0.00%	99.51%	0.00%	2.0250	0.7000	100.00%	28.14%	0.00%
2.0000	0.00%	99.51%	0.00%	2.7000	0.7000	100.00%	21.10%	0.00%
3.0000	0.48%	99.99%	0.08%	4.0500	0.7000	100.00%	14.07%	0.07%
								92.52%
Removal Efficiency Adjustment ² =								6.45%
Predicted % Annual Rainfall Treated =								91.09%
Predicted Net Annual Load Removal Efficiency =								86.07%
1 - Based on 10 years of hourly precipitation data from NCDC Station 770, Boston WSFO AP, Suffolk County, MA								
2 - Reduction due to use of 60-minute data for a site that has a time of concentration less than 30-minutes.								

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				
WATER QUALITY FLOW RATE (CFS OR L/s)				*
PEAK FLOW RATE (CFS OR L/s)				*
RETURN PERIOD OF PEAK FLOW (YRS)				*
SCREEN APERTURE (2400 OR 4700)				*
PIPE DATA:	I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	*	*	*	
INLET PIPE 2	*	*	*	
OUTLET PIPE	*	*	*	
RIM ELEVATION				*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT		
	*	*		
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,788,040; 6,841,720; 6,911,565; 6,981,762. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

OPERATION AND MAINTENANCE PLAN

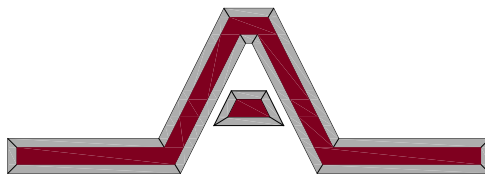
For The
Parking Lot Improvements

located at
**175 William F. McClellan Highway
East Boston, Massachusetts**

Submitted to:
**City of Boston
Conservation Commission
&
DEP N.E.R.O.**

Prepared for:
**Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, Massachusetts 02128**

Prepared by



Engineering Alliance, Inc.

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

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

**April 8, 2021
REVISED: May 25, 2021**

BEST MANAGEMENT PRACTICES MAINTENANCE PLAN

A Best Management Practices Operations and Maintenance Plan is summarized below and will be incorporated into the construction documents for this project.

In accordance with the Storm Water Management Regulations issued by the Department of Environmental Protection (DEP), Engineering Alliance, Inc. has prepared the following best management practices operations and maintenance plan for the proposed parking lot improvements for a portion of the property located at 175 William F. McClellan Highway in East Boston, Massachusetts. This plan is broken into two major sections. The first section is construction-related erosion and sedimentation controls. The second section is devoted to a post-development operation and maintenance plan.

Basic Information

Owner: Bulgroup Properties LP
175 William F. McClellan Highway
East Boston, Massachusetts, 02128

Section 1 - Construction Activities

1. Contact the City of Boston at least three (3) days prior to start of construction.
2. Install haybales and silt fence to prevent sediment from leaving the subject property.
3. Install silt sacks in existing catch basins prior to any construction.
4. The contractor shall only disturb the minimum area necessary.
5. Proper erosion and sediment control must be employed around all material stockpile areas and efficient. Regular provisions for dust control must be used, via a water truck or other acceptable method.
6. The entire project area shall be swept upon completion of construction and prior to removal of the erosion control devices.

Section 2 – Post Development Operation & Maintenance

1. Paved Areas (Bituminous Concrete) - Paved areas shall be swept by street sweepers periodically during dry weather to remove excess sediments, reducing the amount of sediments that the drainage system will have to remove from the runoff. Salt for de-icing on the paved areas during the winter months should be limited as much as possible, as this will reduce the need for removal and treatment. Sand containing the minimum amount of calcium chloride (or approved equivalent) needed for handling may be applied as part of the routine winter maintenance activities. **At a minimum all paved areas must be swept two times annually, in the fall and in the spring.**
2. Catch Basins – Catch basins shall be inspected monthly for the initial twelve-month period following the completion of the construction of the paved areas. Debris shall be removed from the catch basin grates, sumps and outlet pipes and disposed of in compliance with local, state and federal guidelines.

Upon a period beginning twelve months after the completion of the site, all catch basins shall be inspected and maintained twice annually, once in April and once in November. Debris shall be removed from the catch basin grates, sumps and outlet pipes and disposed of in compliance with local, state and federal guidelines.

3. Water Quality Manhole: Contech CDS unit with manhole cover should be maintained bi-annually, after a large rain event, and when sediment levels exceed maintenance volumes, as required by the manufacturer. **At a minimum, water quality manholes shall be serviced every spring and fall.**

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

ILLICIT DISCHARGE COMPLIANCE STATEMENT

In accordance with the Wetland Regulations found in 310 CMR 10.05(6) and the *Massachusetts Stormwater Handbook* published by the Massachusetts Department of Environmental Protection, the stormwater management system for the proposed project located at 175 William F. McClellan Highway in East Boston, Massachusetts shall accept no illicit discharges. Illicit discharges are defined as discharges not entirely comprised of stormwater and include, but are not limited to, wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

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

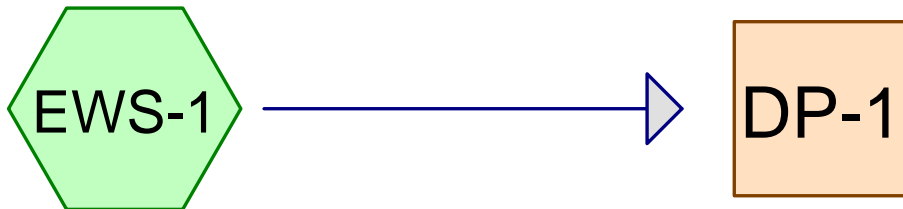
Should any illicit discharges enter the stormwater management system after construction has been completed, immediate steps to remove the discharges and their source shall be taken to return the system to its proper working state.



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

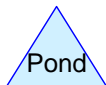
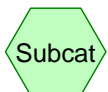
5/26/2021

Date



Existing Loading Docks
& Pavement

Existing Closed
Drainage System



Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	Type III 24-hr		Default	24.00	1	3.10	2
2	10-year	Type III 24-hr		Default	24.00	1	4.60	2
3	25-year	Type III 24-hr		Default	24.00	1	5.50	2
4	100-year	Type III 24-hr		Default	24.00	1	6.80	2

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,000	98	Loading Docks, HSG C (EWS-1)
12,000	98	Paved parking, HSG C (EWS-1)
16,000	98	TOTAL AREA

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 4

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
16,000	HSG C	EWS-1
0	HSG D	
0	Other	
16,000		TOTAL AREA

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 5

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	4,000	0	0	4,000	Loading Docks	E W S -1
0	0	12,000	0	0	12,000	Paved parking	E W S -1
0	0	16,000	0	0	16,000	TOTAL AREA	

Existing Conditions

Type III 24-hr 2-year Rainfall=3.10"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 6

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EWS-1: Existing Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>2.87"
Tc=5.0 min CN=98 Runoff=1.14 cfs 3,821 cf

Reach DP-1: Existing Closed Drainage System Inflow=1.14 cfs 3,821 cf
Outflow=1.14 cfs 3,821 cf

Total Runoff Area = 16,000 sf Runoff Volume = 3,821 cf Average Runoff Depth = 2.87"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2-year Rainfall=3.10"

Printed 5/26/2021

Page 7

Summary for Subcatchment EWS-1: Existing Loading Docks & Pavement

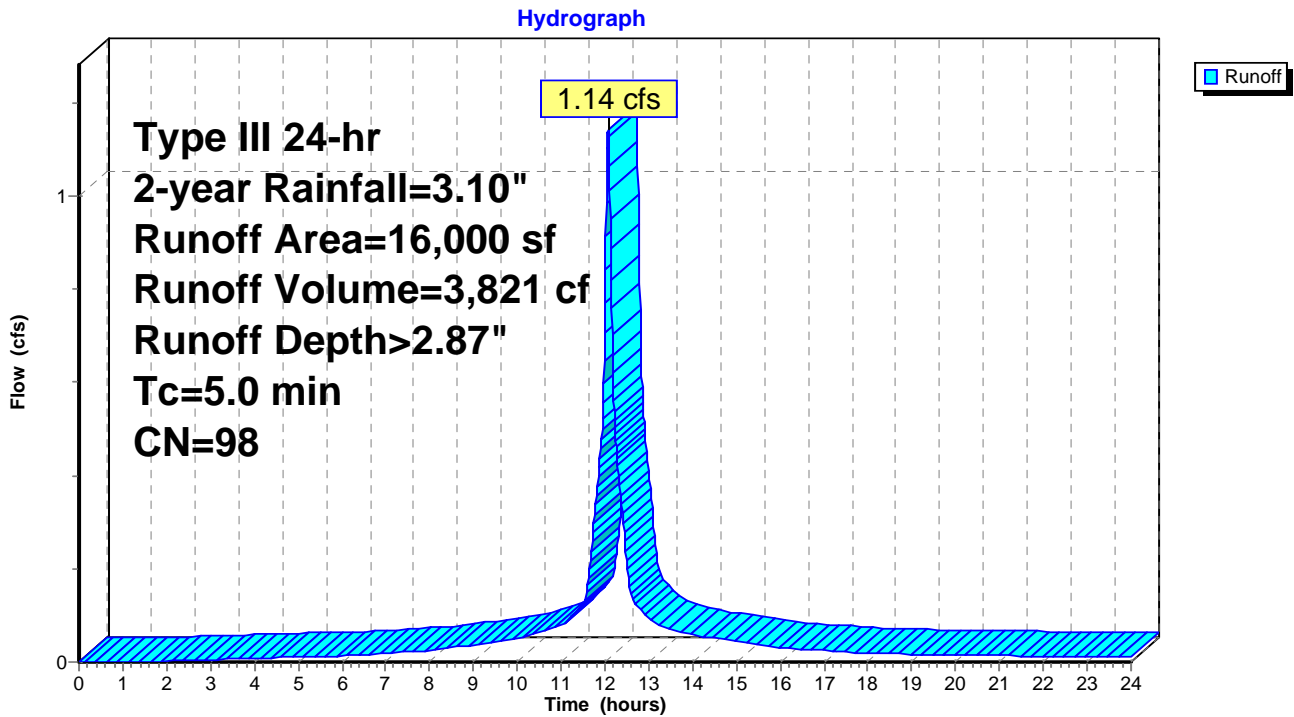
Runoff = 1.14 cfs @ 12.07 hrs, Volume= 3,821 cf, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
* 4,000	98	Loading Docks, HSG C
12,000	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EWS-1: Existing Loading Docks & Pavement



Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2-year Rainfall=3.10"

Printed 5/26/2021

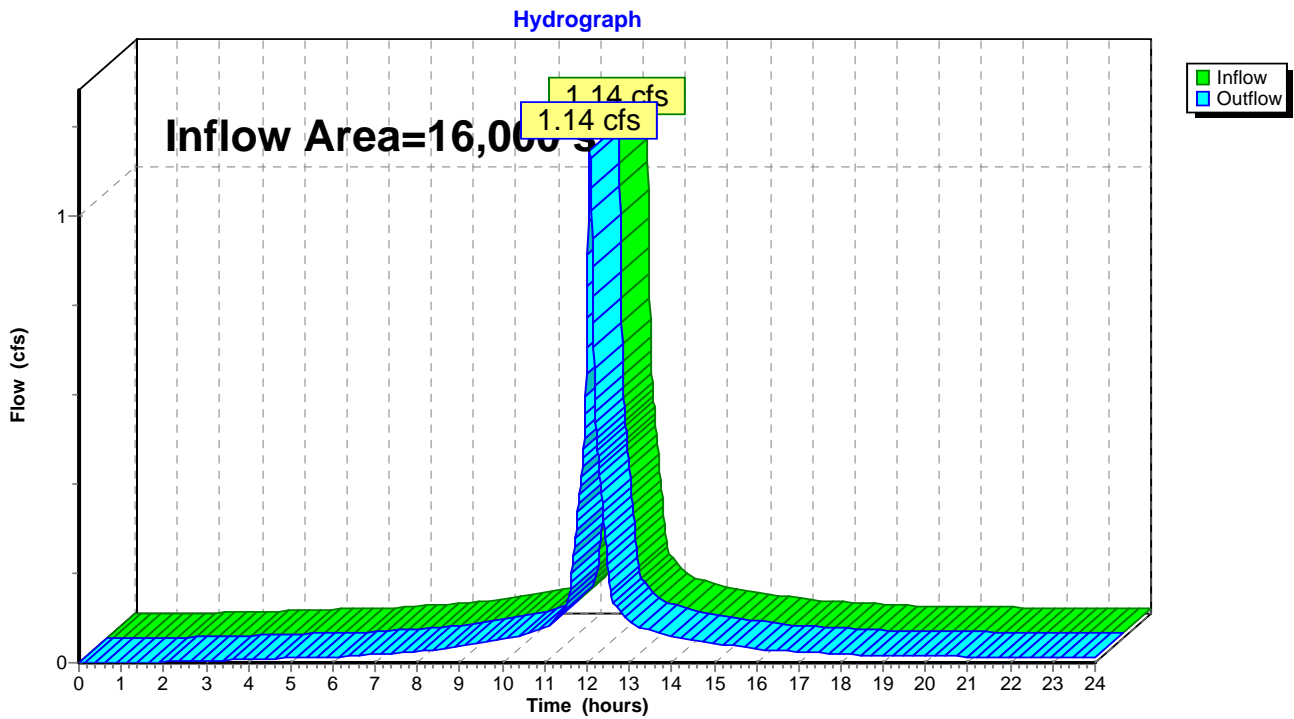
Page 8

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 2.87" for 2-year event
Inflow = 1.14 cfs @ 12.07 hrs, Volume= 3,821 cf
Outflow = 1.14 cfs @ 12.07 hrs, Volume= 3,821 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



Existing Conditions

Type III 24-hr 10-year Rainfall=4.60"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 9

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EWS-1: Existing Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>4.36"
Tc=5.0 min CN=98 Runoff=1.71 cfs 5,815 cf

Reach DP-1: Existing Closed Drainage System Inflow=1.71 cfs 5,815 cf
Outflow=1.71 cfs 5,815 cf

Total Runoff Area = 16,000 sf Runoff Volume = 5,815 cf Average Runoff Depth = 4.36"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 10-year Rainfall=4.60"

Printed 5/26/2021

Page 10

Summary for Subcatchment EWS-1: Existing Loading Docks & Pavement

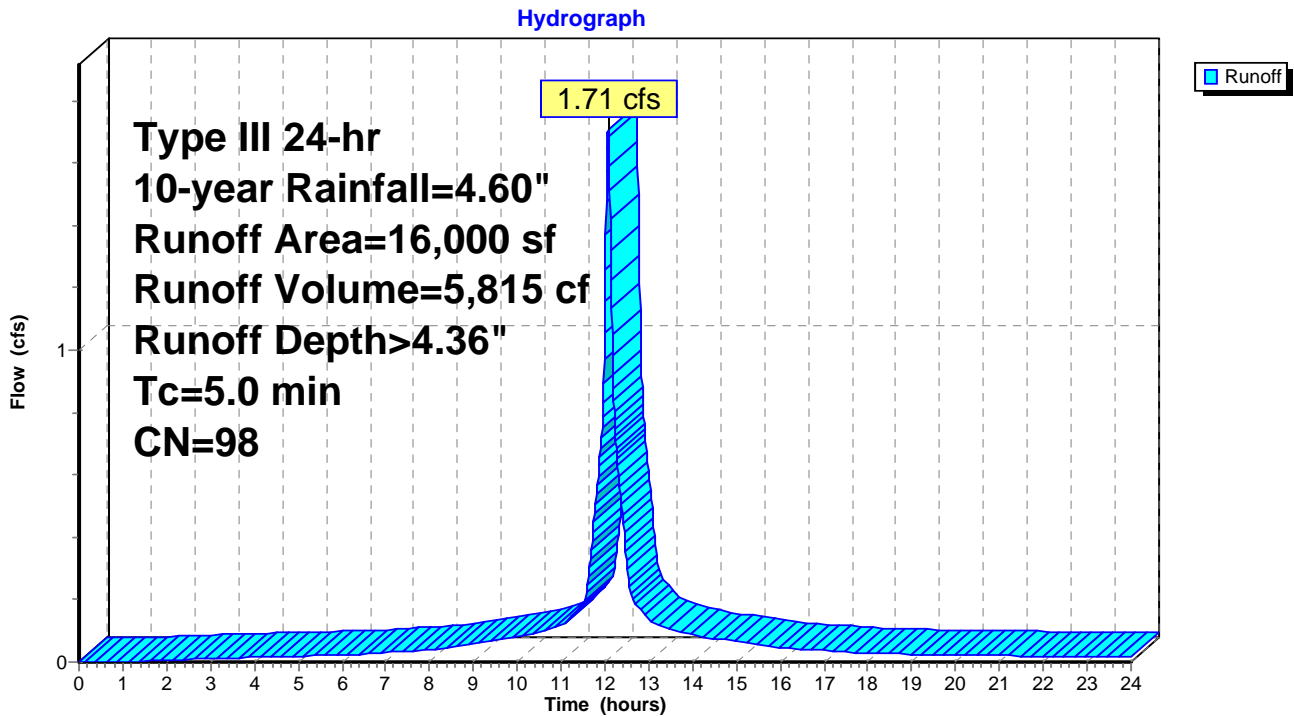
Runoff = 1.71 cfs @ 12.07 hrs, Volume= 5,815 cf, Depth> 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
* 4,000	98	Loading Docks, HSG C
12,000	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EWS-1: Existing Loading Docks & Pavement



Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 10-year Rainfall=4.60"

Printed 5/26/2021

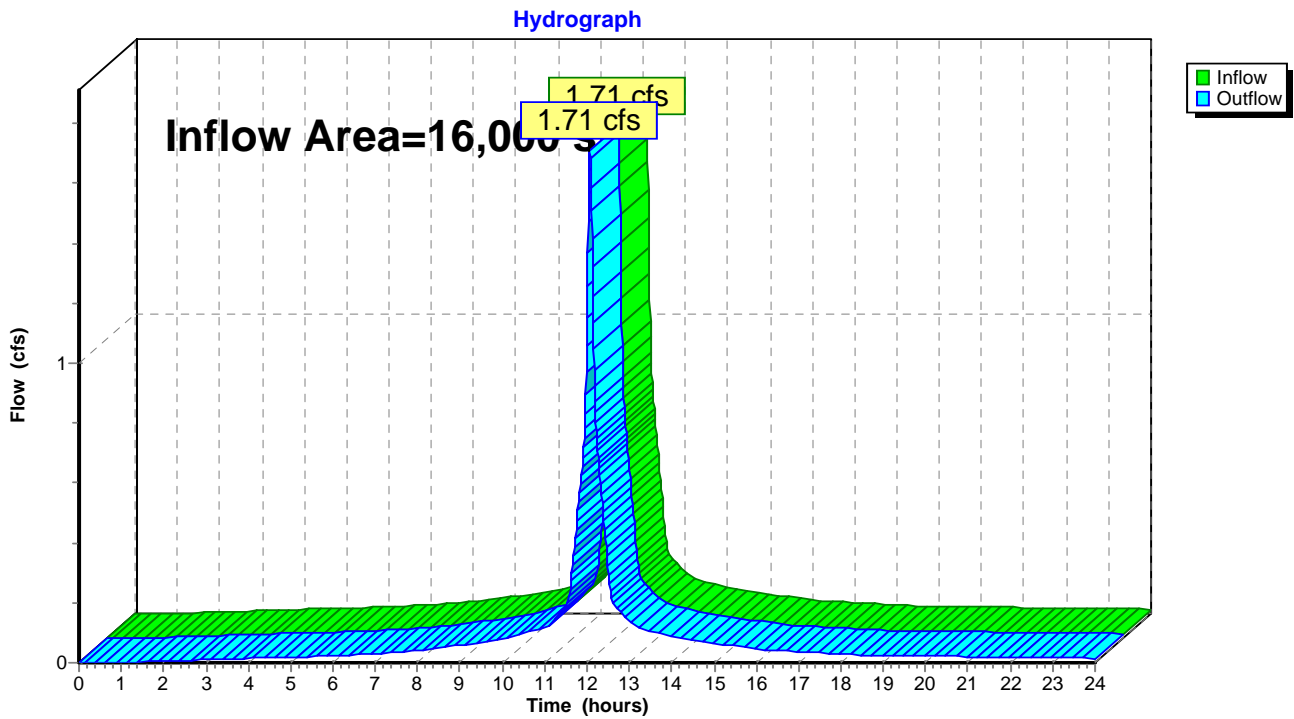
Page 11

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 4.36" for 10-year event
Inflow = 1.71 cfs @ 12.07 hrs, Volume= 5,815 cf
Outflow = 1.71 cfs @ 12.07 hrs, Volume= 5,815 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



Existing Conditions

Type III 24-hr 25-year Rainfall=5.50"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 12

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EWS-1: Existing Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>5.26"
Tc=5.0 min CN=98 Runoff=2.05 cfs 7,012 cf

Reach DP-1: Existing Closed Drainage System Inflow=2.05 cfs 7,012 cf
Outflow=2.05 cfs 7,012 cf

Total Runoff Area = 16,000 sf Runoff Volume = 7,012 cf Average Runoff Depth = 5.26"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.50"

Printed 5/26/2021

Page 13

Summary for Subcatchment EWS-1: Existing Loading Docks & Pavement

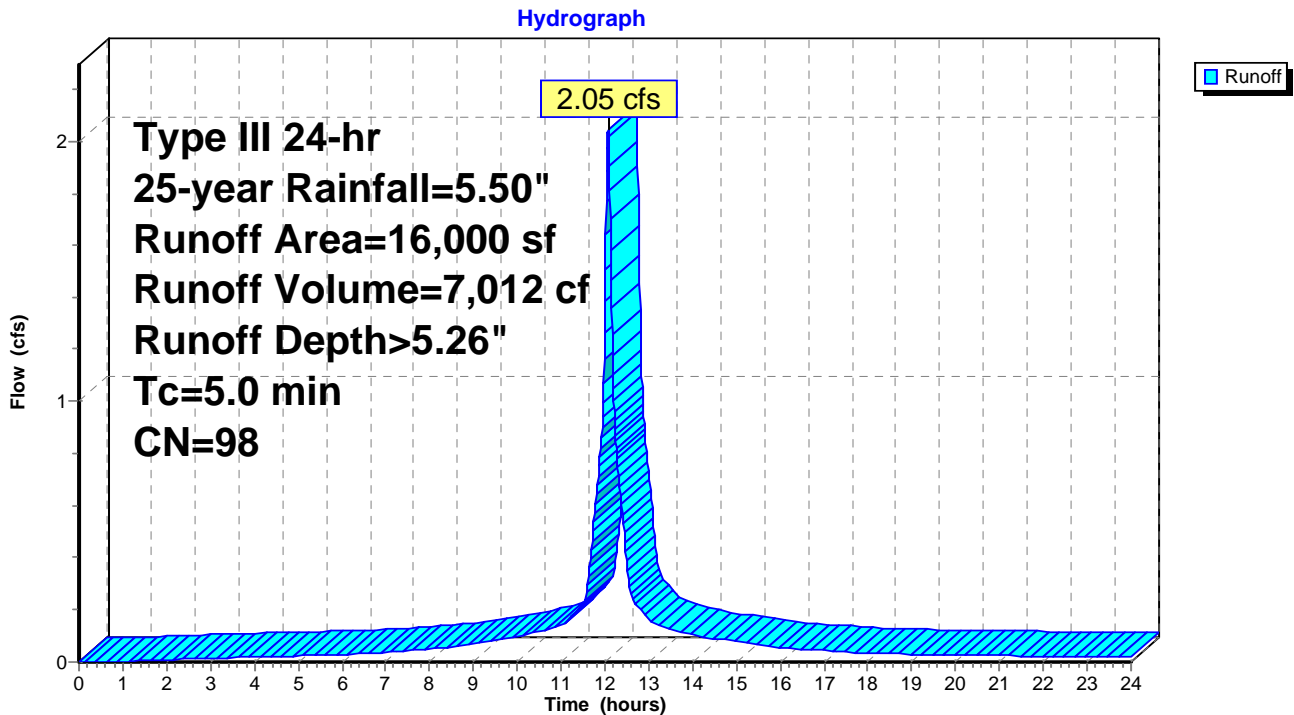
Runoff = 2.05 cfs @ 12.07 hrs, Volume= 7,012 cf, Depth> 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.50"

Area (sf)	CN	Description
4,000	98	Loading Docks, HSG C
12,000	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EWS-1: Existing Loading Docks & Pavement



Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.50"

Printed 5/26/2021

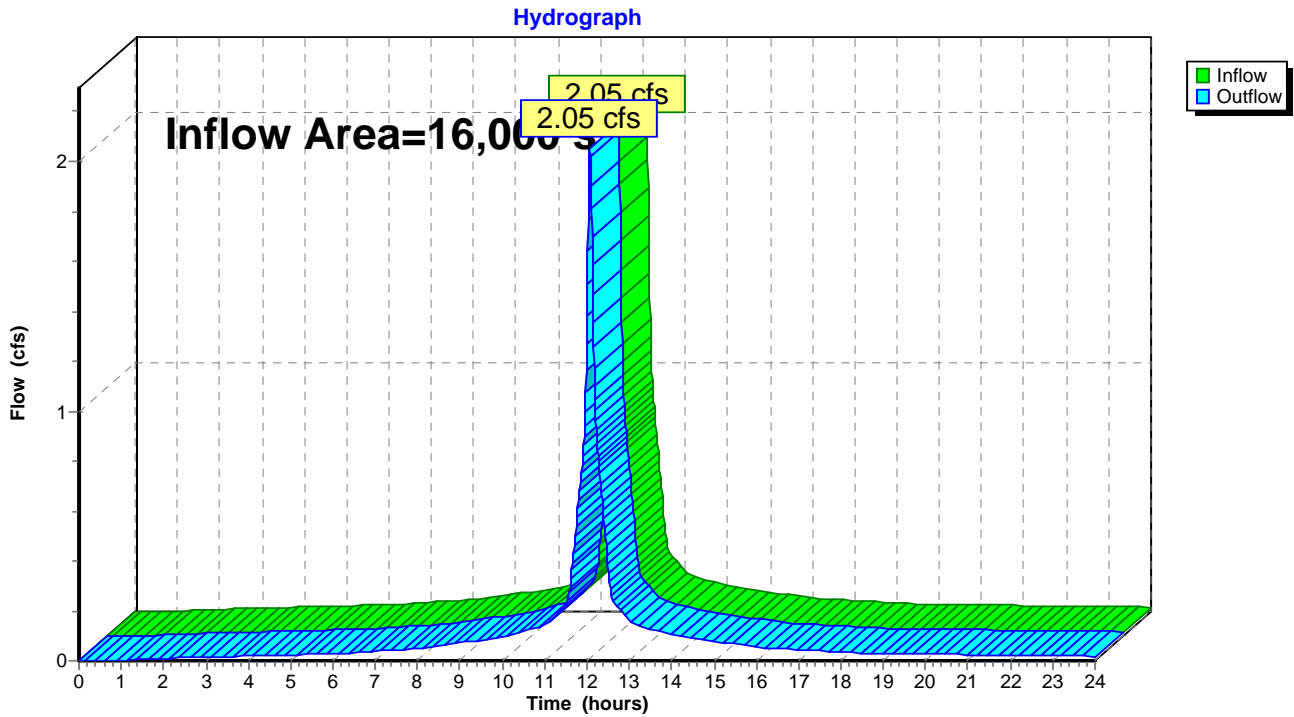
Page 14

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 5.26" for 25-year event
Inflow = 2.05 cfs @ 12.07 hrs, Volume= 7,012 cf
Outflow = 2.05 cfs @ 12.07 hrs, Volume= 7,012 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



Existing Conditions

Type III 24-hr 100-year Rainfall=6.80"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 15

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EWS-1: Existing Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>6.56"
Tc=5.0 min CN=98 Runoff=2.54 cfs 8,743 cf

Reach DP-1: Existing Closed Drainage System Inflow=2.54 cfs 8,743 cf
Outflow=2.54 cfs 8,743 cf

Total Runoff Area = 16,000 sf Runoff Volume = 8,743 cf Average Runoff Depth = 6.56"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100-year Rainfall=6.80"

Printed 5/26/2021

Page 16

Summary for Subcatchment EWS-1: Existing Loading Docks & Pavement

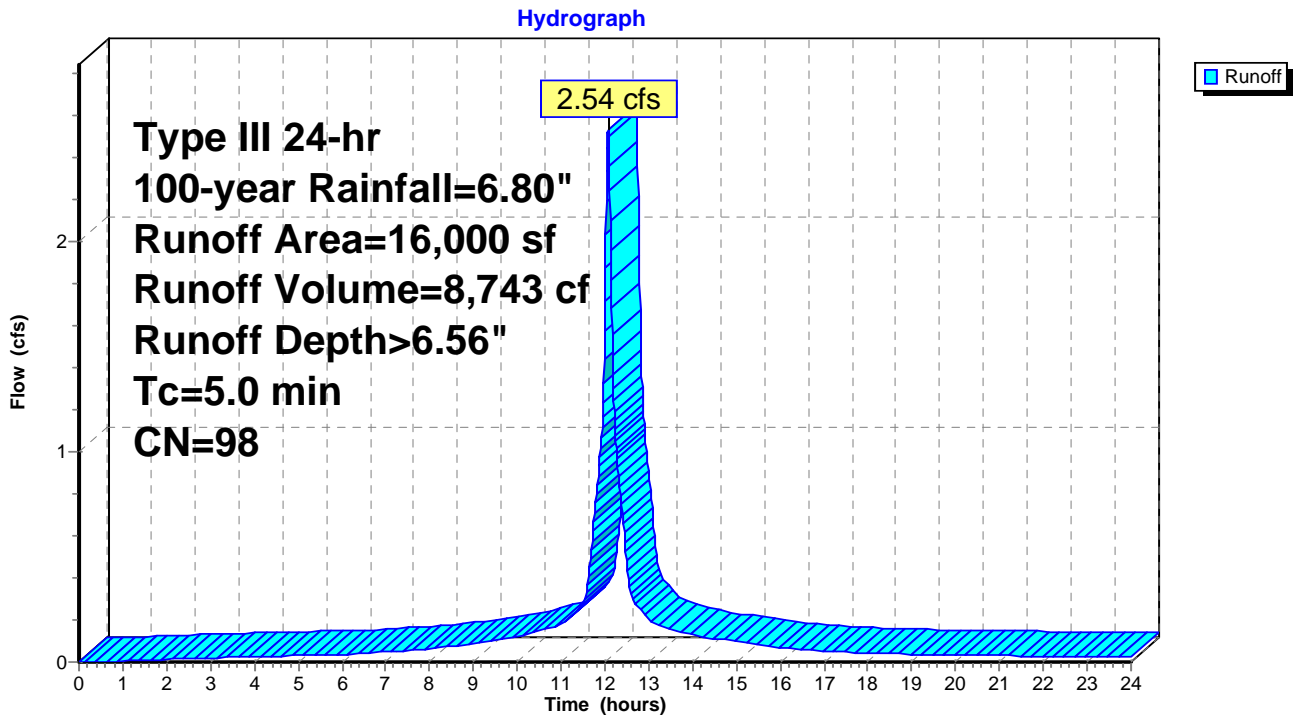
Runoff = 2.54 cfs @ 12.07 hrs, Volume= 8,743 cf, Depth> 6.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year Rainfall=6.80"

Area (sf)	CN	Description
* 4,000	98	Loading Docks, HSG C
12,000	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment EWS-1: Existing Loading Docks & Pavement



Existing Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100-year Rainfall=6.80"

Printed 5/26/2021

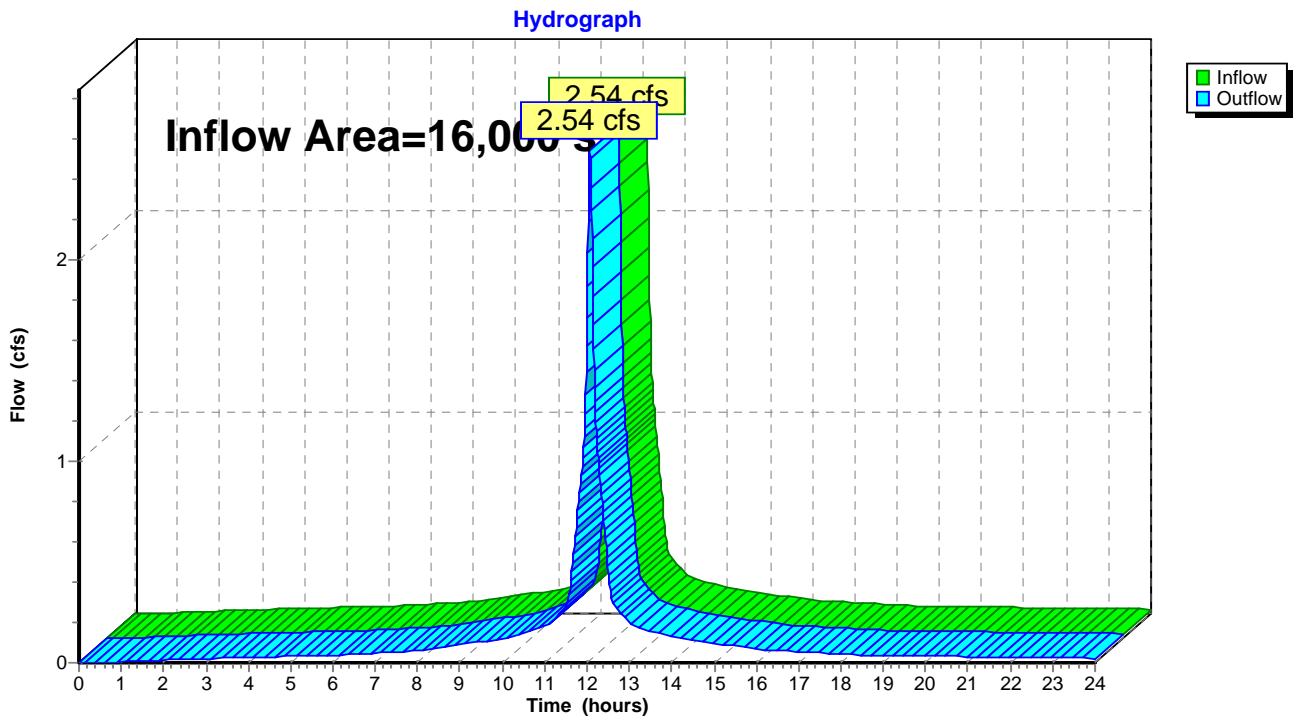
Page 17

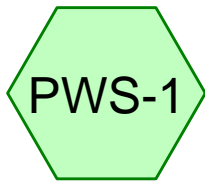
Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 6.56" for 100-year event
Inflow = 2.54 cfs @ 12.07 hrs, Volume= 8,743 cf
Outflow = 2.54 cfs @ 12.07 hrs, Volume= 8,743 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

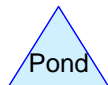
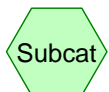
Reach DP-1: Existing Closed Drainage System





Proposed Loading Dock
& Parking Area

Existing Closed
Drainage System



Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	Type III 24-hr		Default	24.00	1	3.10	2
2	10-year	Type III 24-hr		Default	24.00	1	4.60	2
3	25-year	Type III 24-hr		Default	24.00	1	5.50	2
4	100-year	Type III 24-hr		Default	24.00	1	6.80	2

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 3

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,800	98	Loading Docks, HSG C (PWS-1)
11,200	98	Paved parking, HSG C (PWS-1)
16,000	98	TOTAL AREA

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 4

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
16,000	HSG C	PWS-1
0	HSG D	
0	Other	
16,000		TOTAL AREA

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Printed 5/26/2021

Page 5

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	4,800	0	0	4,800	Loading Docks	P W S -1
0	0	11,200	0	0	11,200	Paved parking	P W S -1
0	0	16,000	0	0	16,000	TOTAL AREA	

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2-year Rainfall=3.10"

Printed 5/26/2021

Page 6

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PWS-1: Proposed Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>2.87"
Tc=5.0 min CN=98 Runoff=1.14 cfs 3,821 cf

Reach DP-1: Existing Closed Drainage System

Inflow=1.14 cfs 3,821 cf
Outflow=1.14 cfs 3,821 cf

Total Runoff Area = 16,000 sf Runoff Volume = 3,821 cf Average Runoff Depth = 2.87"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2-year Rainfall=3.10"

Printed 5/26/2021

Page 7

Summary for Subcatchment PWS-1: Proposed Loading Dock & Parking Area

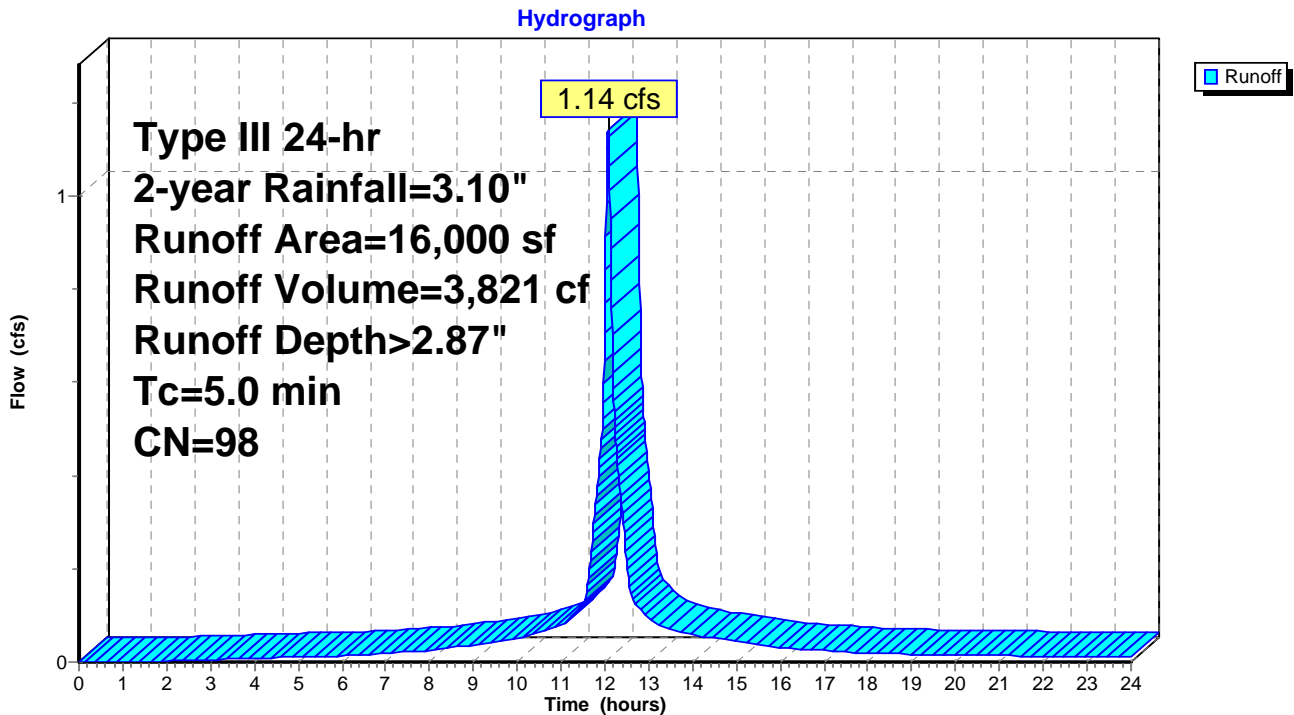
Runoff = 1.14 cfs @ 12.07 hrs, Volume= 3,821 cf, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
* 4,800	98	Loading Docks, HSG C
11,200	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PWS-1: Proposed Loading Dock & Parking Area



Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2-year Rainfall=3.10"

Printed 5/26/2021

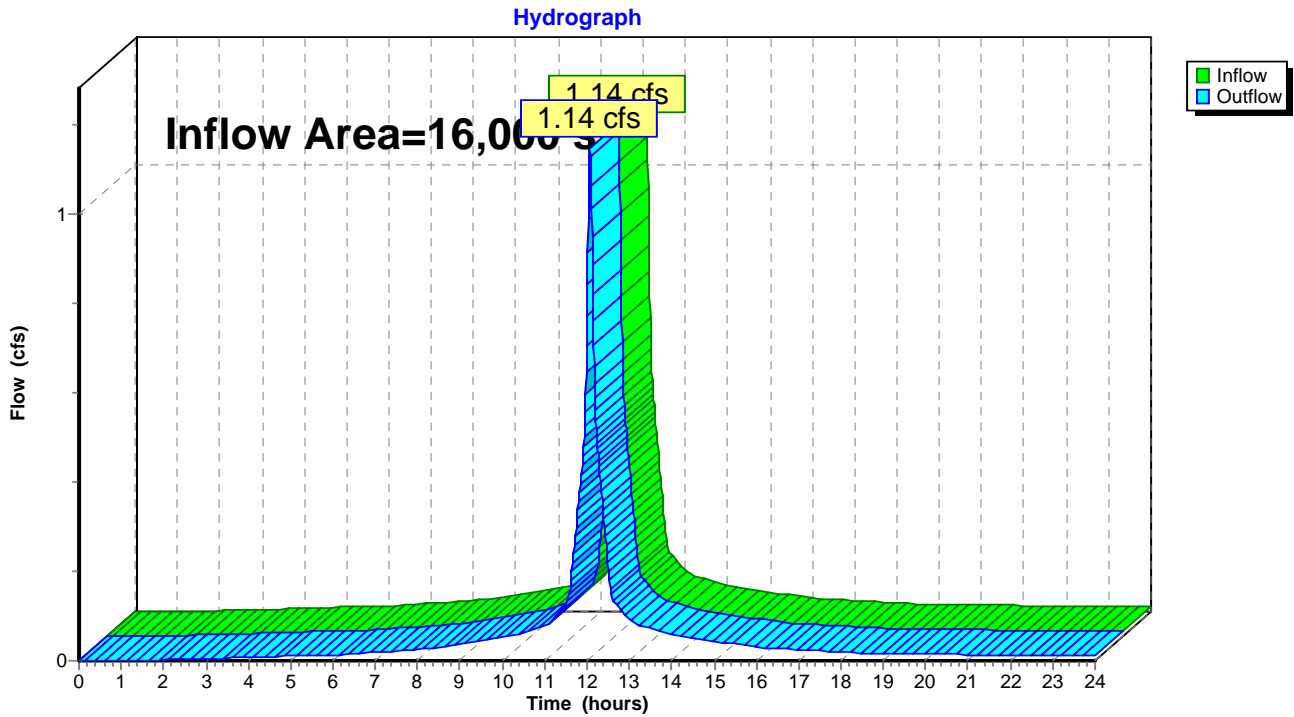
Page 8

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 2.87" for 2-year event
Inflow = 1.14 cfs @ 12.07 hrs, Volume= 3,821 cf
Outflow = 1.14 cfs @ 12.07 hrs, Volume= 3,821 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



Proposed Conditions

Type III 24-hr 10-year Rainfall=4.60"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 9

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PWS-1: Proposed Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>4.36"
Tc=5.0 min CN=98 Runoff=1.71 cfs 5,815 cf

Reach DP-1: Existing Closed Drainage System Inflow=1.71 cfs 5,815 cf
Outflow=1.71 cfs 5,815 cf

Total Runoff Area = 16,000 sf Runoff Volume = 5,815 cf Average Runoff Depth = 4.36"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 10-year Rainfall=4.60"

Printed 5/26/2021

Page 10

Summary for Subcatchment PWS-1: Proposed Loading Dock & Parking Area

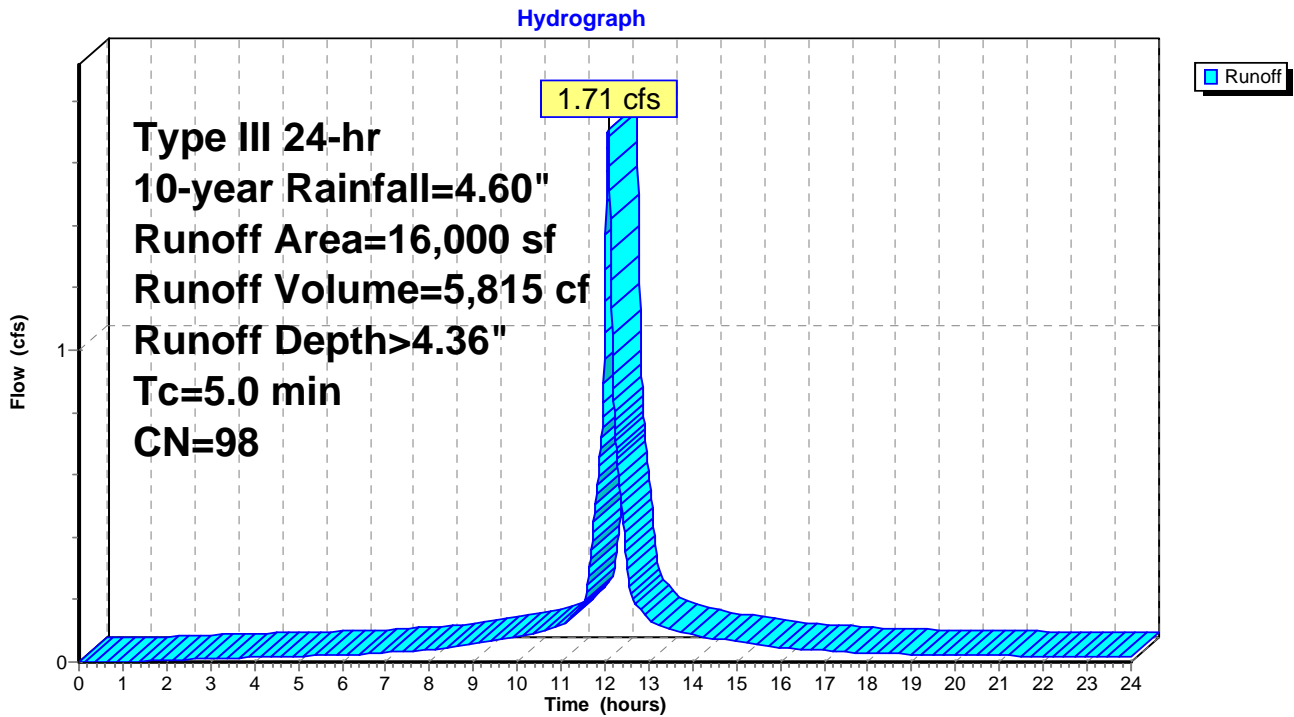
Runoff = 1.71 cfs @ 12.07 hrs, Volume= 5,815 cf, Depth> 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
4,800	98	Loading Docks, HSG C
11,200	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PWS-1: Proposed Loading Dock & Parking Area



Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 10-year Rainfall=4.60"

Printed 5/26/2021

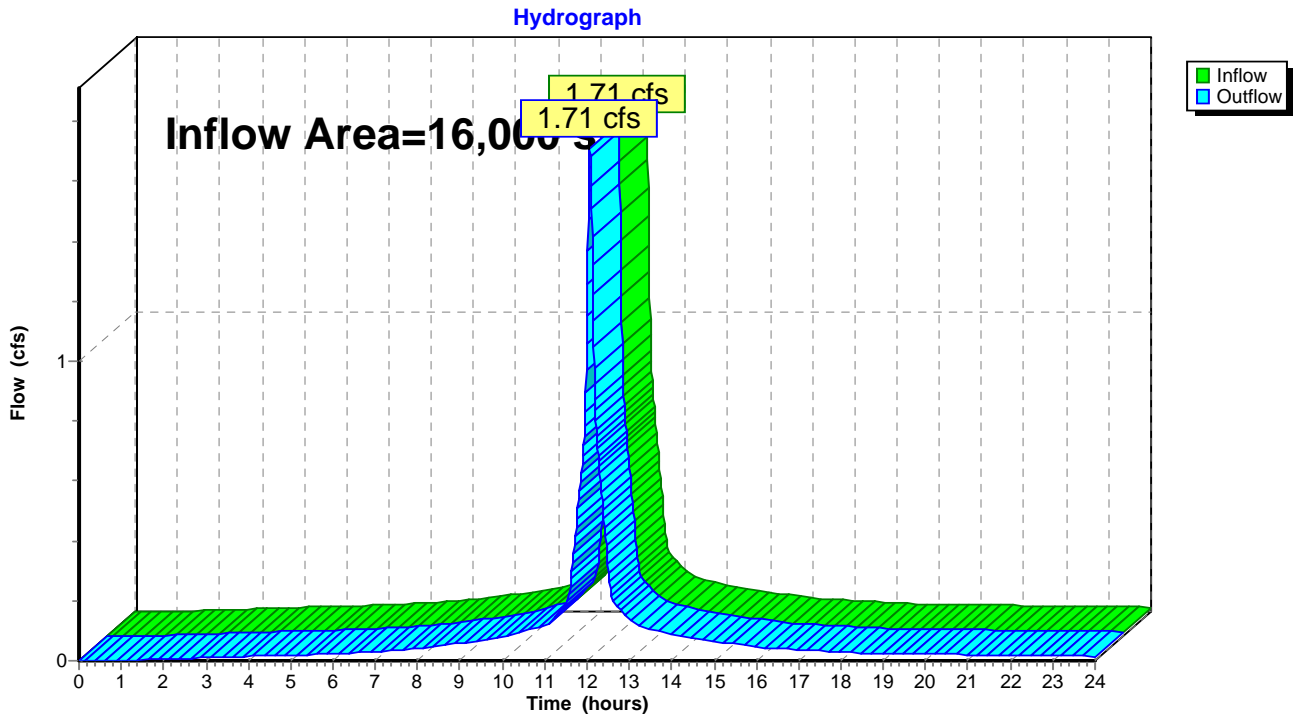
Page 11

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 4.36" for 10-year event
Inflow = 1.71 cfs @ 12.07 hrs, Volume= 5,815 cf
Outflow = 1.71 cfs @ 12.07 hrs, Volume= 5,815 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



Proposed Conditions

Type III 24-hr 25-year Rainfall=5.50"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 12

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PWS-1: Proposed Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>5.26"
Tc=5.0 min CN=98 Runoff=2.05 cfs 7,012 cf

Reach DP-1: Existing Closed Drainage System Inflow=2.05 cfs 7,012 cf
Outflow=2.05 cfs 7,012 cf

Total Runoff Area = 16,000 sf Runoff Volume = 7,012 cf Average Runoff Depth = 5.26"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.50"

Printed 5/26/2021

Page 13

Summary for Subcatchment PWS-1: Proposed Loading Dock & Parking Area

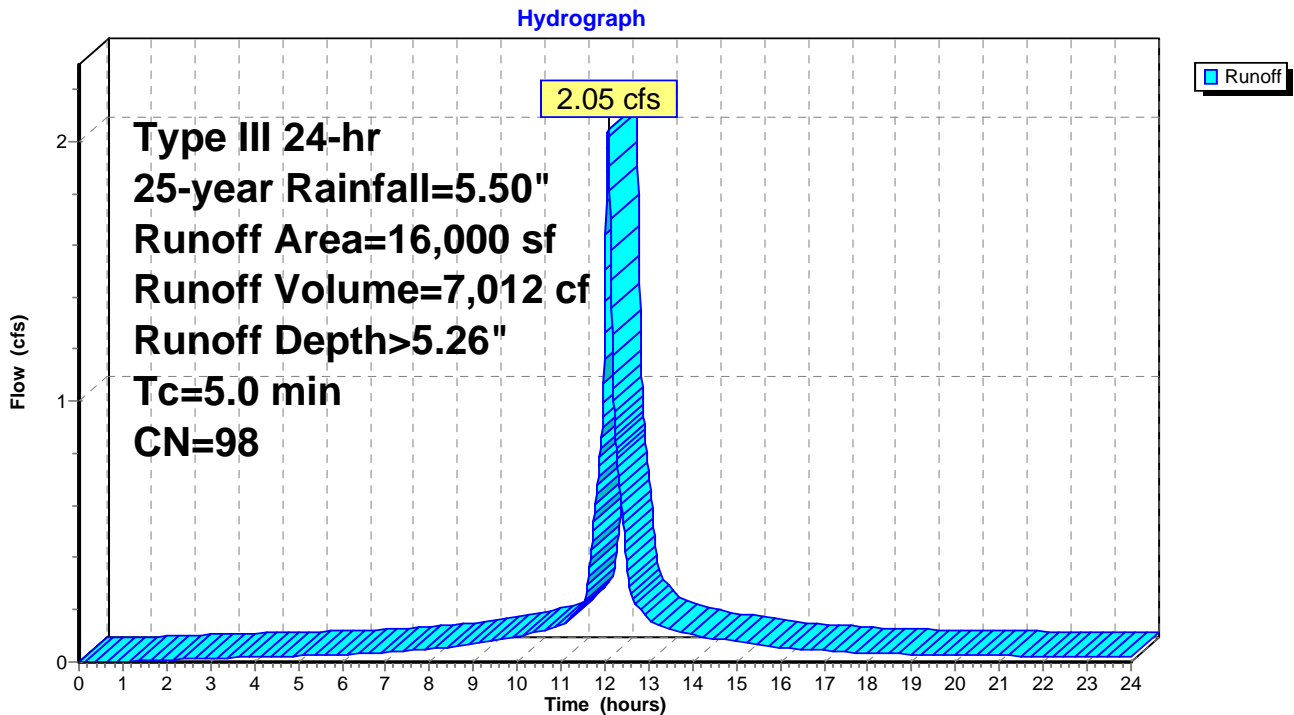
Runoff = 2.05 cfs @ 12.07 hrs, Volume= 7,012 cf, Depth> 5.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.50"

	Area (sf)	CN	Description
*	4,800	98	Loading Docks, HSG C
	11,200	98	Paved parking, HSG C
	16,000	98	Weighted Average
	16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PWS-1: Proposed Loading Dock & Parking Area



Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.50"

Printed 5/26/2021

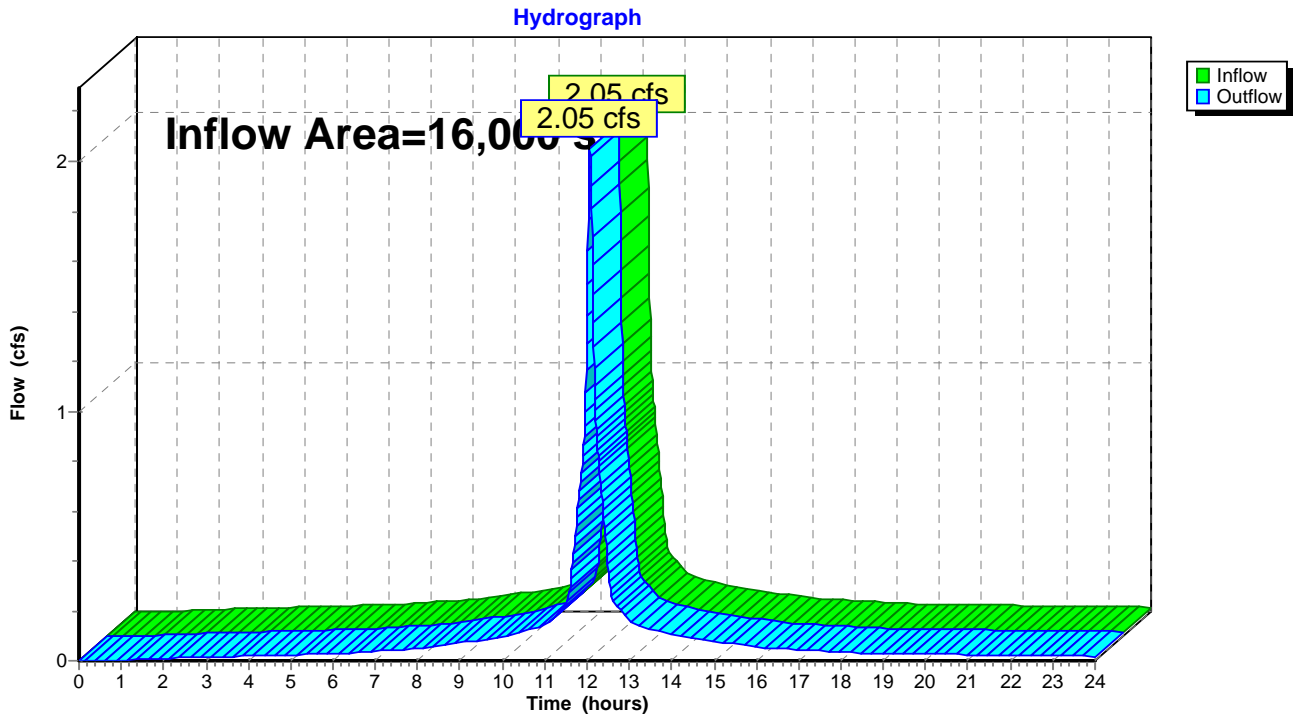
Page 14

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 5.26" for 25-year event
Inflow = 2.05 cfs @ 12.07 hrs, Volume= 7,012 cf
Outflow = 2.05 cfs @ 12.07 hrs, Volume= 7,012 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



Proposed Conditions

Type III 24-hr 100-year Rainfall=6.80"

Prepared by Engineering Alliance, Inc.

Printed 5/26/2021

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Page 15

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PWS-1: Proposed Loading Runoff Area=16,000 sf 100.00% Impervious Runoff Depth>6.56"
Tc=5.0 min CN=98 Runoff=2.54 cfs 8,743 cf

Reach DP-1: Existing Closed Drainage System

Inflow=2.54 cfs 8,743 cf
Outflow=2.54 cfs 8,743 cf

Total Runoff Area = 16,000 sf Runoff Volume = 8,743 cf Average Runoff Depth = 6.56"
0.00% Pervious = 0 sf 100.00% Impervious = 16,000 sf

Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100-year Rainfall=6.80"

Printed 5/26/2021

Page 16

Summary for Subcatchment PWS-1: Proposed Loading Dock & Parking Area

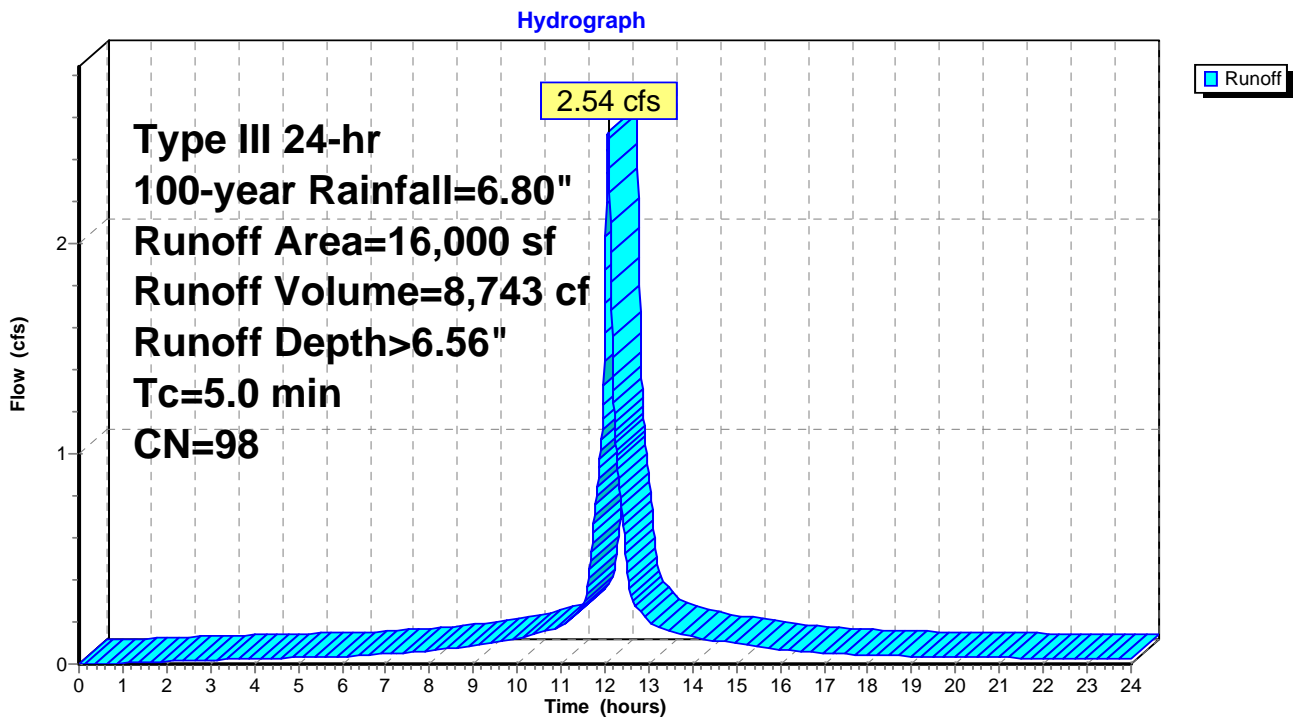
Runoff = 2.54 cfs @ 12.07 hrs, Volume= 8,743 cf, Depth> 6.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-year Rainfall=6.80"

Area (sf)	CN	Description
* 4,800	98	Loading Docks, HSG C
11,200	98	Paved parking, HSG C
16,000	98	Weighted Average
16,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PWS-1: Proposed Loading Dock & Parking Area



Proposed Conditions

Prepared by Engineering Alliance, Inc.

HydroCAD® 10.10-4a s/n 01924 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100-year Rainfall=6.80"

Printed 5/26/2021

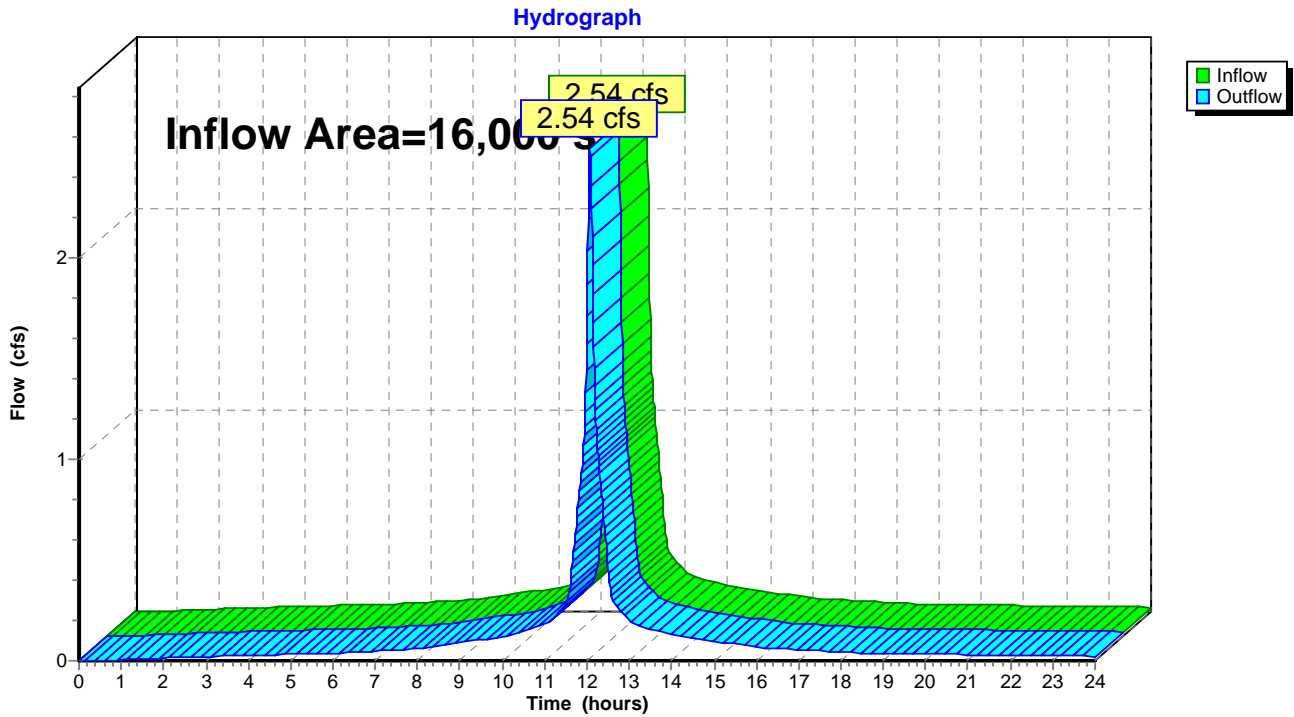
Page 17

Summary for Reach DP-1: Existing Closed Drainage System

Inflow Area = 16,000 sf, 100.00% Impervious, Inflow Depth > 6.56" for 100-year event
Inflow = 2.54 cfs @ 12.07 hrs, Volume= 8,743 cf
Outflow = 2.54 cfs @ 12.07 hrs, Volume= 8,743 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Reach DP-1: Existing Closed Drainage System



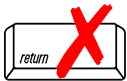
Section III.

Wetland Fee Transmittal Form
Copy of Checks



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

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



A. Applicant Information

1. Location of Project:

<u>175 McClellan Highway</u>	<u>East Boston</u>
a. Street Address	b. City/Town
<u>9277</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Bulgroup Properties LP</u>	<u></u>	
c. Organization	b. Last Name	
<u>175 McClellan Highway</u>		
d. Mailing Address		
<u>Boston</u>	<u>MA</u>	<u>02128</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

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.

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2: parking lot	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	\$237.50
City/Town share of filing Fee:	N/A
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

Section IV.

Abutter Affidavit
Abutter Notification Form
Abutters List

AFFIDAVIT OF SERVICE

I, Eric Bradanese, hereby certify under the pains and penalties of perjury that I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 1, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following: **Proposed parking lot improvements including the construction of two new loading docks within Land Subject to Coastal Storm Flowage.**

A Notice of Intent has been filed under the Massachusetts Wetland Protection Act by **North River Company** with the **City of Boston Conservation Commission** on March 24, 2021 for the property located at **175 William F. McClellan Highway, East Boston, MA.**

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



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

4/8/2021

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. **HVV East Boston, LLC** has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is **175 William F. McClellan Highway, East Boston, MA.**

C. The project involves **the addition of two loading docks, parking lot improvements and incidental site grading to an existing commercial building. Resource area impacted is land subjected to coastal storm flowage.**

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

E. Copies of the Notice of Intent may be obtained from **Engineering Alliance, Inc at 781-231-1349** between the hours of **9 AM and 5 PM, Monday to Friday.**

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

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

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

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

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

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



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

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

A. **Bulgroup Properties LP** 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 **175 William F. McClellan Highway, East Boston, MA.**

C. El proyecto consiste en agregar dos muelles de carga, realizar mejoras en el estacionamiento y nivelar el terreno de un edificio comercial existente. La zona de recursos afectada comprende terrenos expuestos a tormentas.

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 llamando a Engineering Alliance, Inc al 781-231-1349 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.

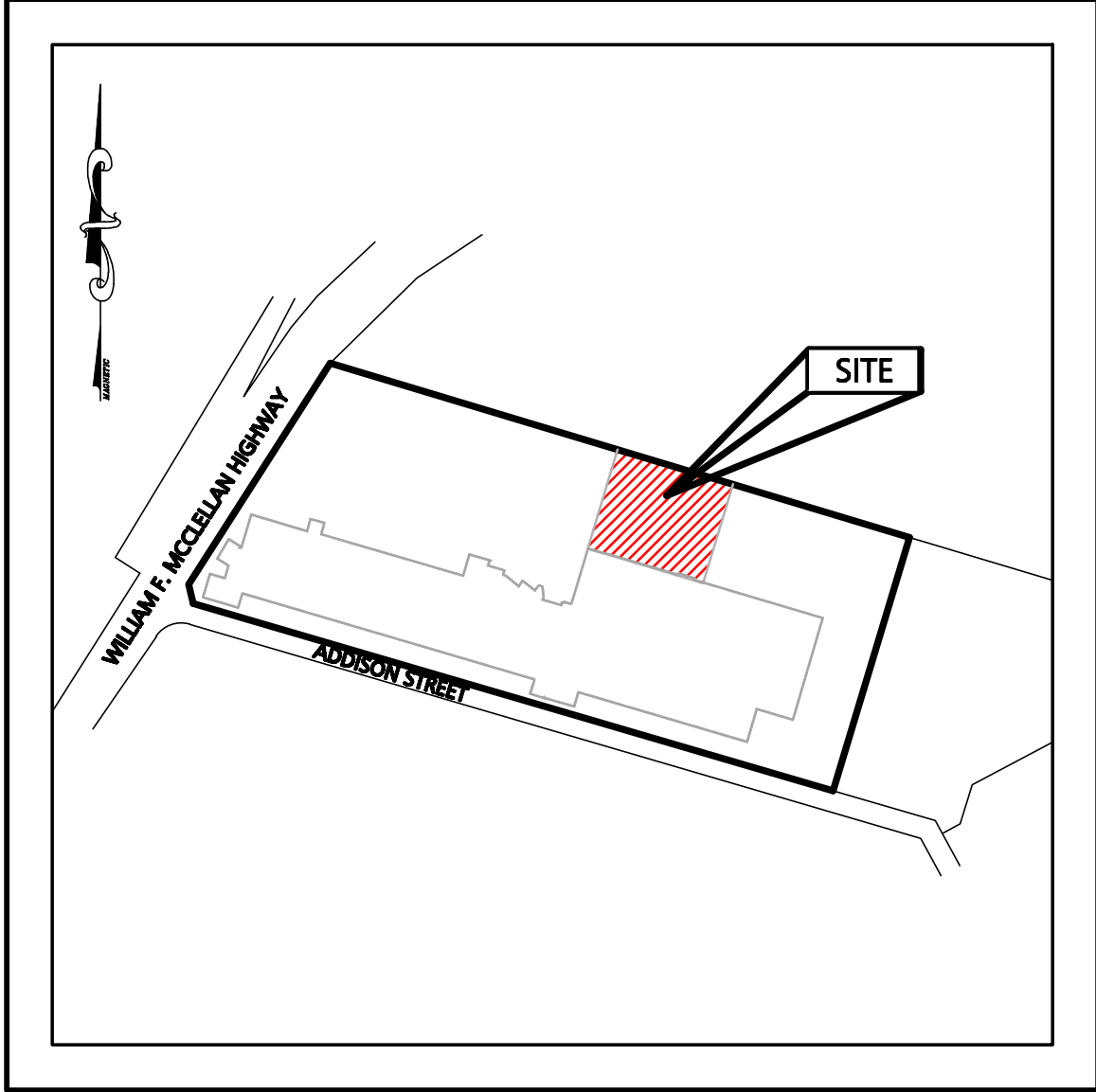
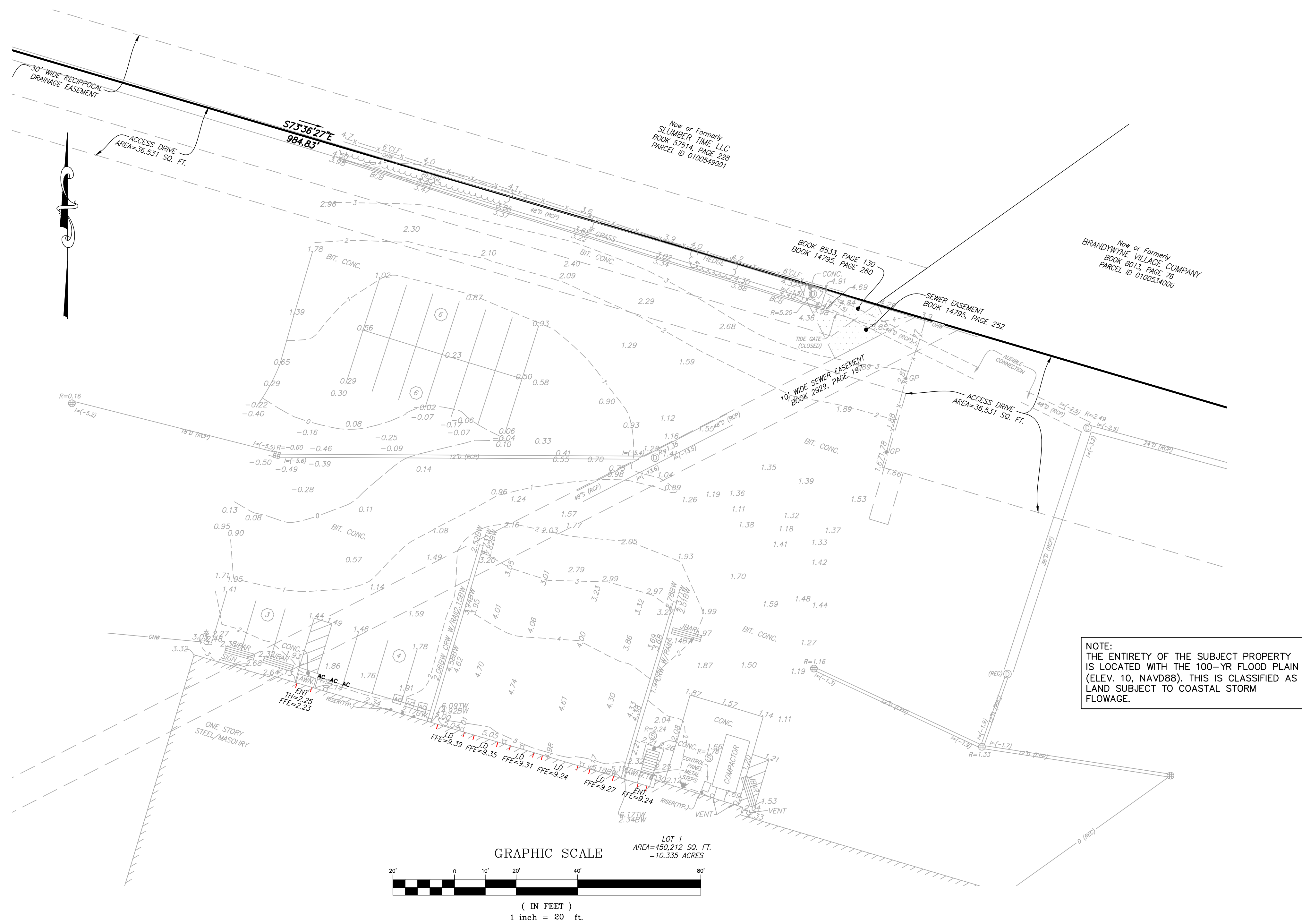
NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

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.

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCI
100435010	CITY OF BOSTON	CITY OF BOSTON	5 MILANO DR	SOUGUS MA	1906	BOSTON AND MAINE RR	EAST BOSTON	2128
100436000	BASSETT PETER J GP	BASSETT PETER J GP	555 PLEASANT ST STE 201	ATTLEBORO MA	2703	BOSTON AND MAINE RR	EAST BOSTON	2128
100436001	MASS DEPT OF TRANSPORTATION	MASS DEPT OF TRANSPORTATION	10 PARK PLAZA	BOSTON MA	2116	BOSTON AND MAINE RR	EAST BOSTON	2128
100436003	CLEAR CHANNEL OUTDOOR INC	CLEAR CHANNEL OUTDOOR INC	89 MAPLE ST	STONEHAM MA	2180	WM F MCCLELLAN HW	EAST BOSTON	2128
100437000	CUBE SMART LP	CUBE SMART LP	P.O. BOX 320099	ALEXANDRIA VA	22320	150 WM F MCCLELLAN HW	EAST BOSTON	2128
100437100	MASSACHUSETTS BAY	MASSACHUSETTS BAY	WM F MCCLELLAN HW	EAST BOSTON MA	2128	WM F MCCLELLAN HW	EAST BOSTON	2128
100438000	COMMONWEALTH OF MASS	COMMONWEALTH OF MASS	20 SOMERSET ST	BOSTON MA	2108	WM F MCCLELLAN HW	EAST BOSTON	2128
100438010	HORIZON/MCCLELLAN LLC	HORIZON/MCCLELLAN LLC	160 WILLIAM F MCCLELLAN HWY	EAST BOSTON MA	2128	WM F MCCLELLAN HW	EAST BOSTON	2128
100534000	BRANDYWYNE VILLAGE CO	BRANDYWYNE VILLAGE CO	151 TREMONT ST	BOSTON MA	2111	870 908A SARATOGA ST	EAST BOSTON	2128
100539000	FIGUREOA DAVID	FIGUREOA DAVID	864 SARATOGA ST	EAST BOSTON MA	2128	864 SARATOGA ST	EAST BOSTON	2128
100540000	DELLO IACONO BRUNO V TS	DELLO IACONO BRUNO V TS	862 SARATOGA ST	EAST BOSTON MA	2128	862 SARATOGA ST	EAST BOSTON	2128
100541000	DEMOE CLEMENTINA	DEMOE CLEMENTINA	860 SARATOGA ST	EAST BOSTON MA	2128	860 SARATOGA ST	EAST BOSTON	2128
100542000	SALAZAR ALBERTO ALARCON	SALAZAR ALBERTO ALARCON	858 SARATOGA ST	EAST BOSTON MA	2128	858 SARATOGA ST	EAST BOSTON	2128
100543000	WALSH MICHAEL E	WALSH MICHAEL E	856 SARATOGA ST	EAST BOSTON MA	2128	856 SARATOGA ST	EAST BOSTON	2128
100544000	PICCIRILLO RALPH ETAL	PICCIRILLO RALPH ETAL	7 VIDEHA ST	PEABODY MA	1960	854 SARATOGA ST	EAST BOSTON	2128
100545000	ISAZA FABIO	ISAZA FABIO	701 BENNINGTON ST #2	EAST BOSTON MA	2128	852 SARATOGA ST	EAST BOSTON	2128
100546000	GOMEZ ALBEIRO	GOMEZ ALBEIRO	850 SARATOGA ST	EAST BOSTON MA	2128	850 SARATOGA ST	EAST BOSTON	2128
100547000	GOMEZ ALBEIRO	GOMEZ ALBEIRO	850 SARATOGA ST	EAST BOSTON MA	2128	SARATOGA ST	EAST BOSTON	2128
100548000	PERROTTA LAWRENCE E	PERROTTA LAWRENCE E	842 SARATOGA ST	EAST BOSTON MA	2128	842 SARATOGA ST	EAST BOSTON	2128
100548001	PERROTTA LAWRENCE E	PERROTTA LAWRENCE E	842 SARATOGA ST	EAST BOSTON MA	2128	838 SARATOGA ST	EAST BOSTON	2128
100548002	VERRO CARL J	VERRO CARL J	834 SARATOGA ST	EAST BOSTON MA	2128	834 SARATOGA ST	EAST BOSTON	2128
100548003	INTNATL ASSOC MACHINISTS	INTNATL ASSOC MACHINISTS	830 SARATOGA	EAST BOSTON MA	2128	830 SARATOGA ST	EAST BOSTON	2128
100548100	BULGROUP COLORADO LLC	BULGROUP COLORADO LLC	224 12 TH AV C/O CP BURKE	NEW YORK NY	10001	144 ADDISON ST	EAST BOSTON	2128
100549001	SLUMBER TIME LLC	SLUMBER TIME LLC	1000 MARKET ST BLDG #1	PORTSMOUTH NH	3801	225 WM F MCCLELLAN HW	EAST BOSTON	2128
100549003	SLUMBER TIME LLC	SLUMBER TIME LLC	1000 MARKET ST BLDG ONE	PORTSMOUTH NH	3801	285 WM F MCCLELLAN HW	EAST BOSTON	2128
100549004	MCCLELLAN HIGHWAY LLC	MCCLELLAN HIGHWAY LLC	1000 MARKET ST BLDG #1	PORTSMOUTH NH	3801	305 WM F MCCLELLAN HW	EAST BOSTON	2128
100550000	MESA PEDRO	MESA PEDRO	822 SARATOGA ST	EAST BOSTON MA	2128	SARATOGA ST	EAST BOSTON	2128
100551000	MESA PEDRO	MESA PEDRO	822 SARATOGA ST	EAST BOSTON MA	2128	822 SARATOGA ST	EAST BOSTON	2128
100552000	JIMENEZ EVELYN M	JIMENEZ EVELYN M	820 SARATOGA ST	EAST BOSTON MA	2128	820 SARATOGA ST	EAST BOSTON	2128
100553000	MANFRA ERNEST E	MANFRA ERNEST E	4 JEFFERSON DR	REVERE MA	2151	818 SARATOGA ST	EAST BOSTON	2128
100554000	816 SARATOGA STREET REALTY	816 SARATOGA STREET REALTY	816 SARATOGA ST #1	EAST BOSTON MA	2128	816 SARATOGA ST	EAST BOSTON	2128
100555000	HERRERA NELSON E	HERRERA NELSON E	814 SARATOGA ST	EAST BOSTON MA	2128	814 SARATOGA ST	EAST BOSTON	2128
100556000	GILLIAN BUNSHAFT ANDERSON	GILLIAN BUNSHAFT ANDERSON	PO BOX 443	EAST BOSTON MA	2128	810 SARATOGA ST	EAST BOSTON	2128
100557000	MAYA CECILIA	MAYA CECILIA	804-808 SARATOGA ST	EAST BOSTON MA	2128	804 808 SARATOGA ST	EAST BOSTON	2128
100557001	MAYA CECILIA	MAYA CECILIA	804-808 SARATOGA ST	EAST BOSTON MA	2128	WORDSWORTH ST	EAST BOSTON	2128
100558000	MAYA CECILIA	MAYA CECILIA	96 WORDSWORTH ST	EAST BOSTON MA	2128	96 WORDSWORTH ST	EAST BOSTON	2128
100559000	DICHIARO ANTHONY C	DICHIARO ANTHONY C	92 WORDSWORTH ST	EAST BOSTON MA	2128	94 WORDSWORTH ST	EAST BOSTON	2128
100560000	DICHIARO ANTHONY C	DICHIARO ANTHONY C	92-94 WORDSWORTH ST	EAST BOSTON MA	2128	92 WORDSWORTH ST	EAST BOSTON	2128
100561000	SLOANE CHRISTOPHER	SLOANE CHRISTOPHER	90 WORDSWORTH ST	EAST BOSTON MA	2128	90 WORDSWORTH ST	EAST BOSTON	2128
100562000	EVANGELISTA THOMAS W	EVANGELISTA THOMAS W	88 WORDSWORTH ST	EAST BOSTON MA	2128	88 WORDSWORTH ST	EAST BOSTON	2128
100563000	MAINERO LEAH	MAINERO LEAH	86 WORDSWORTH	EAST BOSTON MA	2128	86 WORDSWORTH ST	EAST BOSTON	2128
100564000	82-84 WORDSWORTH STREET	82-84 WORDSWORTH STREET	82-84 WORDSWORTH ST	EAST BOSTON MA	2128	82 - 84 WORDSWORTH ST	EAST BOSTON	2128
100564002	LAURO MATTHEW P	LAURO MATTHEW P	82 WORDSWORTH ST #1	EAST BOSTON MA	2128	82 WORDSWORTH ST #1	EAST BOSTON	2128
100564004	HEATHERWICK CARRIE	HEATHERWICK CARRIE	84 WORDSWORTH ST #2	EAST BOSTON MA	2128	84 WORDSWORTH ST #2	EAST BOSTON	2128
100564010	3B REAL ESTATE LLC	3B REAL ESTATE LLC	9 CRESCENT ST	WINTHROP MA	2152	WORDSWORTH ST	EAST BOSTON	2128
100565000	CIAMPA JOSEPH M ETAL	CIAMPA JOSEPH M ETAL	80 WORDSWORTH	EAST BOSTON MA	2128	80 WORDSWORTH ST	EAST BOSTON	2128
100566000	GILLIGAN MICHAEL A	GILLIGAN MICHAEL A	78 WORDSWORTH ST	EAST BOSTON MA	2128	78 WORDSWORTH ST	EAST BOSTON	2128
100567000	MCCARTHY ANNE M	MCCARTHY ANNE M	74 WORDSWORTH ST	E BOSTON MA	2128	WORDSWORTH ST	EAST BOSTON	2128
100568000	MCCARTHY ANNE M	MCCARTHY ANNE M	74 WORDSWORTH ST	EAST BOSTON MA	2128	74 WORDSWORTH ST	EAST BOSTON	2128
100569000	ACCOMANDO ALBA	ACCOMANDO ALBA	72 WORDSWORTH	EAST BOSTON MA	2128	72 WORDSWORTH ST	EAST BOSTON	2128
100570000	70 WORDSWORTH LLC	70 WORDSWORTH LLC	36 BROMFIELD ST	BOSTON MA	2108	70 WORDSWORTH ST	EAST BOSTON	2128
100571000	70 WORDSWORTH LLC	70 WORDSWORTH LLC	36 BROMFIELD ST	BOSTON MA	2108	WORDSWORTH ST	EAST BOSTON	2128
100572000	BROWN CARLOS-LUIS	BROWN CARLOS-LUIS	62 WORDSWORTH ST	EAST BOSTON MA	2128	62 WORDSWORTH ST	EAST BOSTON	2128
100573000	IGOE JOHN J	IGOE JOHN J	60 WORDSWORTH ST	E BOSTON MA	2128	60 WORDSWORTH ST	EAST BOSTON	2128
100574000	DRAGO LUCILLE A	DRAGO LUCILLE A	58 WORDSWORTH ST	EAST BOSTON MA	2128	58 WORDSWORTH ST	EAST BOSTON	2128

100575000	FORBES ANTHONY P	FORBES ANTHONY P	56 WORDSWORTH ST	EAST BOSTON MA	2128 56	WORDSWORTH ST	EAST BOSTON	2128
100576000	LEONE FRANK A	LEONE FRANK A	54 WORDSWORTH ST	EAST BOSTON MA	2128 54	WORDSWORTH ST	EAST BOSTON	2128
100577000	MINICHELLO ANDREW J	MINICHELLO ANDREW J	52 WORDSWORTH ST	EAST BOSTON MA	2128 52	WORDSWORTH ST	EAST BOSTON	2128
100578000	FATSIS NECTARIOS	FATSIS NECTARIOS	50 WORDSWORTH ST	EAST BOSTON MA	2128 50	WORDSWORTH ST	EAST BOSTON	2128
100579000	BEHKAMI NIMA A	BEHKAMI NIMA A	48 WORDSWORTH ST	EAST BOSTON MA	2128 48	WORDSWORTH ST	EAST BOSTON	2128
100580000	BUONOPANE CARMINE	BUONOPANE CARMINE	46 WORDSWORTH ST	EAST BOSTON MA	2128 46	WORDSWORTH ST	EAST BOSTON	2128
100581000	GRAZIANO GIOVANNI	GRAZIANO GIOVANNI	42 WORDSWORTH	EAST BOSTON MA	2128 42	WORDSWORTH ST	EAST BOSTON	2128
100582000	GRAZIANO JOHN	GRAZIANO JOHN	42 WORDSWORTH	EAST BOSTON MA	2128	WORDSWORTH ST	EAST BOSTON	2128
100583000	VAZ IAN	VAZ IAN	30 WORDSWORTH ST	EAST BOSTON MA	2128 30	WORDSWORTH ST	EAST BOSTON	2128
100584000	HALL JAY	HALL JAY	244 BRIGHTON AV STE 106	ALLSTON MA	2134 28	WORDSWORTH ST	EAST BOSTON	2128
100585000	HALL LUCILLE A	HALL LUCILLE A	26 WORDSWORTH ST	EAST BOSTON MA	2128 26	WORDSWORTH ST	EAST BOSTON	2128
100585001	BRENNAN THOMAS W	BRENNAN THOMAS W	244 BRIGHTON AV STE 106	ALLSTON MA	2134 24	WORDSWORTH ST	EAST BOSTON	2128
100586000	DAVELLA MARY L	DAVELLA MARY L	22 WORDSWORTH	EAST BOSTON MA	2128 22	WORDSWORTH ST	EAST BOSTON	2128
100587000	MARTELLI MARIO A TS	MARTELLI MARIO A TS	20 WORDSWORTH	EAST BOSTON MA	2128 20	WORDSWORTH ST	EAST BOSTON	2128
100588000	ROCHE BRIANNA J	ROCHE BRIANNA J	18 WORDSWORTH ST	EAST BOSTON MA	2128 18	WORDSWORTH ST	EAST BOSTON	2128
100589000	VARGAS JESUS J	VARGAS JESUS J	16 WORDSWORTH ST	E BOSTON MA	2128 14	16 WORDSWORTH ST	EAST BOSTON	2128
100590000	DICESARE MARIE TS	DICESARE MARIE TS	12 WORDSWORTH ST	EAST BOSTON MA	2128 12	WORDSWORTH ST	EAST BOSTON	2128
100591000	EPIFANIA MARIA	EPIFANIA MARIA	10 WORDSWORTH ST	EAST BOSTON MA	2128 10	WORDSWORTH ST	EAST BOSTON	2128
100592000	DANILCHUK ERIC R	DANILCHUK ERIC R	73 ADDISON ST	EAST BOSTON MA	2128	WORDSWORTH ST	EAST BOSTON	2128
100594000	DANILCHUK ERIC R	DANILCHUK ERIC R	73 ADDISON ST	EAST BOSTON MA	2128 73	ADDISON ST	EAST BOSTON	2128
100595000	DISTEFANO ROBERT J	DISTEFANO ROBERT J	73 ADDISON ST	EAST BOSTON MA	2128	ADDISON ST	EAST BOSTON	2128
100596000	DANILCHUK ERIC R	DANILCHUK ERIC R	73 ADDISON ST	E BOSTON MA	2128 81	ADDISON ST	EAST BOSTON	2128
100597000	DANILCHUK ERIC R TS	DANILCHUK ERIC R TS	73 ADDISON ST	EAST BOSTON MA	2128 85	ADDISON ST	EAST BOSTON	2128
100598000	EIGHTY 7 ADDISON STREET	EIGHTY 7 ADDISON STREET	87 ADDISON	EAST BOSTON MA	2128 87	ADDISON ST	EAST BOSTON	2128
100598002	CAPOZZI CLAIRE	CAPOZZI CLAIRE	87 ADDISON ST #1	EAST BOSTON MA	2128 87	ADDISON ST #1	EAST BOSTON	2128
100598004	DEFREITAS ILDA C	DEFREITAS ILDA C	87 ADDISON ST #2	EAST BOSTON MA	2128 87	ADDISON ST #2	EAST BOSTON	2128
100599000	FITZGERALD JOHN TS	FITZGERALD JOHN TS	95 ADDISON ST	E BOSTON MA	2128 95	97 ADDISON ST	EAST BOSTON	2128
100600000	LI HUAN	LI HUAN	22 LAKESHORE CT #4	BRIGHTON MA	2135 99	105 ADDISON ST	EAST BOSTON	2128
100601000	ONE 13-115 ADDISON ST CONDO	ONE 13-115 ADDISON ST CONDO	113 ADDISON ST	EAST BOSTON MA	2128 113	ADDISON ST	EAST BOSTON	2128
100601002	MACEDO REGINALDO A	MACEDO REGINALDO A	115 ADDISON ST #1	EAST BOSTON MA	2128 113	-115 ADDISON ST #1	EAST BOSTON	2128
100601004	PONITZ GEOFFREY C	PONITZ GEOFFREY C	113 ADDISON ST #2	EAST BOSTON MA	2128 113	-115 ADDISON ST #2	EAST BOSTON	2128
100602000	GOMES FRANCIS JAQUELINE P	GOMES FRANCIS JAQUELINE P	117 ADDISON	EAST BOSTON MA	2128 117	ADDISON ST	EAST BOSTON	2128
100603000	D&D REAL ESTATE LLC	D&D REAL ESTATE LLC	1036 MAIN STREET	MELROSE MA	2176 121	ADDISON ST	EAST BOSTON	2128
100603010	D&D REAL EATATE LLC	D&D REAL EATATE LLC	1036 MAIN ST	MELROSE	2176 119	ADDISON ST	EAST BOSTON	2128
100604000	EDGETT FREDERICK C	EDGETT FREDERICK C	125 ADDISON ST	EAST BOSTON MA	2128 125	ADDISON ST	EAST BOSTON	2128
100605000	FITZGERALD EDWARD L	FITZGERALD EDWARD L	131 ADDISON ST	EAST BOSTON MA	2128 131	ADDISON ST	EAST BOSTON	2128
100606000	SCARAMOZZA MARYANN	SCARAMOZZA MARYANN	135 ADDISON ST	EAST BOSTON MA	2128 135	ADDISON ST	EAST BOSTON	2128
100607000	BARRY JOSEPH T	BARRY JOSEPH T	141 ADDISON ST	EAST BOSTON MA	2128	ADDISON ST	EAST BOSTON	2128
100608000	BARRY JOSEPH T	BARRY JOSEPH T	143 ADDISON ST	EAST BOSTON MA	2128 141	ADDISON ST	EAST BOSTON	2128
100608001	3B REAL ESTATE LLC	3B REAL ESTATE LLC	9 CRESCENT ST	WINTHROP MA	2152	ADDISON ST	EAST BOSTON	2128
100610000	3B REAL ESTATE LLC	3B REAL ESTATE LLC	9 CRESCENT ST	WINTHROP MA	2152 143	145 ADDISON ST	EAST BOSTON	2128
100611000	EAST BOSTON NEIGHBORHOOD	EAST BOSTON NEIGHBORHOOD	155 ADDISON ST	EAST BOSTON MA	2128 155	ADDISON ST	EAST BOSTON	2128
101012000	EIGHT-09 SARATOGA LLC	EIGHT-09 SARATOGA LLC	193 HARVARD ST	BROOKLINE MA	2446 809	SARATOGA ST	EAST BOSTON	2128
101013000	815 SARATOGA SERIES UNDER	815 SARATOGA SERIES UNDER	7 TOMAH DRIVE	PEABODY MA	1960 815	SARATOGA ST	EAST BOSTON	2128
101014000	BARRERA BONIFACIO	BARRERA BONIFACIO	819 SARATOGA ST	E BOSTON MA	2128 819	SARATOGA ST	EAST BOSTON	2128
101015000	SUMMA ROBERT P	SUMMA ROBERT P	821 SARATOGA ST	EAST BOSTON MA	2128 821	SARATOGA ST	EAST BOSTON	2128
101016000	PICCA PROPERTIES LLC	PICCA PROPERTIES LLC	7 TOMAH DR	PEABODY MA	1960 823	SARATOGA ST	EAST BOSTON	2128
101017000	SARATOGA J C FAMILY LP	SARATOGA J C FAMILY LP	23 BAYSWATER ST	EAST BOSTON MA	2128 825	SARATOGA ST	EAST BOSTON	2128
101018000	PINEDA LETICIA	PINEDA LETICIA	827 SARATOGA ST	E BOSTON MA	2128 827	SARATOGA ST	EAST BOSTON	2128
101020000	TETZAGUIC HILDA	TETZAGUIC HILDA	668 BENNINGTON ST	E BOSTON MA	2128	SARATOGA ST	EAST BOSTON	2128
101021000	VELEZ LINA MARIA	VELEZ LINA MARIA	829 SARATOGA ST #1	EAST BOSTON MA	2128 829	SARATOGA ST	EAST BOSTON	2128
101022000	CONTRERAS JAEN	CONTRERAS JAEN	831 SARATOGA ST	EAST BOSTON MA	2128 831	SARATOGA ST	EAST BOSTON	2128
101023000	RICUPERO JOSEPH M	RICUPERO JOSEPH M	1216 BENNINGTON ST	E BOSTON MA	2128 833	835 SARATOGA ST	EAST BOSTON	2128
101024000	HINDE ALAN J	HINDE ALAN J	264 SALEM ST	MEDFORD MA	2155 837	SARATOGA ST	EAST BOSTON	2128
101025000	SAVIANO MARK W	SAVIANO MARK W	839 SARATOGA ST	EAST BOSTON MA	2128 839	A839 SARATOGA ST	EAST BOSTON	2128
101026000	EIGHT41 SARATOGA ST CONDO TR	EIGHT41 SARATOGA ST CONDO TR	841 SARATOGA ST	EAST BOSTON MA	2128 841	SARATOGA ST	EAST BOSTON	2128

101026002	RILLAHAN BRIAN	RILLAHAN BRIAN	841 SARATOGA ST #1	EAST BOSTON MA	2128	841 SARATOGA ST #1	EAST BOSTON	2128
101026004	GALDAMEZ ROXANA E	GALDAMEZ ROXANA E	841 SARATOGA ST #2	E BOSTON MA	2128	841 SARATOGA ST #2	EAST BOSTON	2128
101026006	BUONOPANE-FESTA CARLA	BUONOPANE-FESTA CARLA	841 SARATOGA ST #3	E BOSTON MA	2128	841 SARATOGA ST #3	EAST BOSTON	2128
101026010	EIGHT-45 SARATOGA ST CONDO	EIGHT-45 SARATOGA ST CONDO	154 BROADWAY	SOMERVILLE MA	2145	845 SARATOGA ST	EAST BOSTON	2128
101026012	BUONOPANE ERIC	BUONOPANE ERIC	845 SARATOGA ST #1	E BOSTON MA	2128	845 SARATOGA ST #1	EAST BOSTON	2128
101026014	ACCORSINI SCOTT	ACCORSINI SCOTT	845 SARATOGA ST #2	EAST BOSTON MA	2128	845 SARATOGA ST #2	EAST BOSTON	2128
101026016	ALLRED RICHARD J	ALLRED RICHARD J	845 SARATOGA ST #3	E BOSTON MA	2128	845 SARATOGA ST #3	EAST BOSTON	2128
101026060	EIGHT49 SARATOGA ST CONDO TR	EIGHT49 SARATOGA ST CONDO TR	5 HIGH ST	MEDFORD MA	2155	849 SARATOGA ST	EAST BOSTON	2128
101026062	BARRERA MARIO A	BARRERA MARIO A	849 SARATOGA ST #1	EAST BOSTON MA	2128	849 SARATOGA ST #1	EAST BOSTON	2128
101026064	CHAHIBA KHADIJA	CHAHIBA KHADIJA	849 SARATOGA ST #2	EAST BOSTON MA	2128	849 SARATOGA ST #2	EAST BOSTON	2128
101026066	TEURKIA DJILALI	TEURKIA DJILALI	849 SARATOGA ST #3	EAST BOSTON MA	2128	849 SARATOGA ST #3	EAST BOSTON	2128
101027000	STEFFANO JOSEPH E JR	STEFFANO JOSEPH E JR	72 MARGINAL ST	EAST BOSTON MA	2128	851 SARATOGA ST	EAST BOSTON	2128
101028000	WALSH MICHAEL E	WALSH MICHAEL E	853 SARATOGA ST	EAST BOSTON MA	2128	853 SARATOGA ST	EAST BOSTON	2128
101029000	RIZZO BEVERLY J	RIZZO BEVERLY J	855 SARATOGA ST	EAST BOSTON MA	2128	855 SARATOGA ST	EAST BOSTON	2128
101030000	OSORNO DIEGO	OSORNO DIEGO	304 BROADWAY	CAMBRIDGE MA	2139	857 SARATOGA ST	EAST BOSTON	2128
101031000	STEFFANO RESIDENTIAL FUND II	STEFFANO RESIDENTIAL FUND II	677 SARATOGA ST	E BOSTON MA	2128	859 SARATOGA ST	EAST BOSTON	2128
101032000	HENDERSON THOMAS F SR	HENDERSON THOMAS F SR	861 SARATOGA ST	EAST BOSTON MA	2128	861 SARATOGA ST	EAST BOSTON	2128
101033000	EIGHT63 SARATOGA STREET	EIGHT63 SARATOGA STREET	863 SARATOGA ST	EAST BOSTON MA	2128	863 SARATOGA ST	EAST BOSTON	2128
101033002	RANDAL ALLISON	RANDAL ALLISON	863 SARATOGA ST #1	EAST BOSTON MA	2128	863 SARATOGA ST #1	EAST BOSTON	2128
101033004	MERCADO ROLANDO	MERCADO ROLANDO	863 SARATOGA ST #2	EAST BOSTON MA	2128	863 SARATOGA ST #2	EAST BOSTON	2128
101033006	DABBIERI DONNA	DABBIERI DONNA	863 SARATOGA ST #3	EAST BOSTON MA	2128	863 SARATOGA ST #3	EAST BOSTON	2128
101033008	GOODMAN KELSEY	GOODMAN KELSEY	863 SARATOGA ST #4	EAST BOSTON MA	2128	863 SARATOGA ST #4	EAST BOSTON	2128
101034000	GARUFO VINCENZA	GARUFO VINCENZA	700 BENNINGTON ST	EAST BOSTON MA	2128	700 BENNINGTON ST	EAST BOSTON	2128
101035000	SCUDERI ANGELO	SCUDERI ANGELO	696 BENNINGTON ST	EAST BOSTON MA	2128	696 BENNINGTON ST	EAST BOSTON	2128
101036000	CARLSON ERIC J	CARLSON ERIC J	692 BENNINGTON ST	EAST BOSTON MA	2128	692 BENNINGTON ST	EAST BOSTON	2128
101037000	BUSTILLO ABRAHAM	BUSTILLO ABRAHAM	690 BENNINGTON ST	EAST BOSTON MA	2128	690 BENNINGTON ST	EAST BOSTON	2128
101038000	SHAPONICK ROBERT	SHAPONICK ROBERT	688 BENNINGTON ST	EAST BOSTON MA	2128	688 BENNINGTON ST	EAST BOSTON	2128
101039000	KEITH DIANE L	KEITH DIANE L	686 BENNINGTON	EAST BOSTON MA	2128	686 BENNINGTON ST	EAST BOSTON	2128
101040000	LANDERGAN WILLIAM J IV	LANDERGAN WILLIAM J IV	684 BENNINGTON ST	EAST BOSTON MA	2128	684 BENNINGTON ST	EAST BOSTON	2128
101041000	CAPPUCCIO MICHELA CAROLINA	CAPPUCCIO MICHELA CAROLINA	682 BENNINGTON ST	E BOSTON MA	2128	682 BENNINGTON ST	EAST BOSTON	2128
101042000	PIEMONTE GAETANO G ETAL	PIEMONTE GAETANO G ETAL	680 BENNINGTON	EAST BOSTON MA	2128	680 BENNINGTON ST	EAST BOSTON	2128
101043000	RJ LEYDEN LLC	RJ LEYDEN LLC	1956 BEACON ST	BOSTON MA	2135	678 BENNINGTON ST	EAST BOSTON	2128
101044000	PIZZI RAFFAELA R	PIZZI RAFFAELA R	670 BENNINGTON	EAST BOSTON MA	2128	BENNINGTON ST	EAST BOSTON	2128
101045000	PIZZI RAFFAELA R	PIZZI RAFFAELA R	670 BENNINGTON	EAST BOSTON MA	2128	BENNINGTON ST	EAST BOSTON	2128
101046000	PIZZI RAFFAELA R	PIZZI RAFFAELA R	670 BENNINGTON	EAST BOSTON MA	2128	670 BENNINGTON ST	EAST BOSTON	2128
101047000	TETZAGUIC HILDA	TETZAGUIC HILDA	668 BENNINGTON ST	E BOSTON MA	2128	668 BENNINGTON ST	EAST BOSTON	2128
101048000	DOE JENNIFER A	DOE JENNIFER A	666 BENNINGTON	EAST BOSTON MA	2128	666 BENNINGTON ST	EAST BOSTON	2128
101049000	COSTIGAN GEORGE J ETAL	COSTIGAN GEORGE J ETAL	664 BENNINGTON	EAST BOSTON MA	2128	664 664R BENNINGTON ST	EAST BOSTON	2128
101050000	NOVIELLO LUIGI ETAL	NOVIELLO LUIGI ETAL	660 BENNINGTON	EAST BOSTON MA	2128	660 BENNINGTON ST	EAST BOSTON	2128
101051000	GAVIRIA JOHN	GAVIRIA JOHN	865 SARATOGA ST	EAST BOSTON MA	2128	865 SARATOGA ST	EAST BOSTON	2128
101052000	EIGHT 67 SARATOGA ST CONDO	EIGHT 67 SARATOGA ST CONDO	867 SARATOGA ST	EAST BOSTON MA	2128	867 SARATOGA ST	EAST BOSTON	2128
101052002	CUSHMAN ADAM	CUSHMAN ADAM	867 SARATOGA ST #1	EAST BOSTON MA	2128	867 SARATOGA ST #1	EAST BOSTON	2128
101052004	FAMOUS BRITTONI	FAMOUS BRITTONI	867 SARATOGA ST #2	EAST BOSTON MA	2128	867 SARATOGA ST #2	EAST BOSTON	2128
101053000	HENDERSON THOMAS F SR	HENDERSON THOMAS F SR	869 SARATOGA ST	EAST BOSTON MA	2128	869 SARATOGA ST	EAST BOSTON	2128
101054000	YEPES LILIANA A	YEPES LILIANA A	857 SARATOGA ST	EAST BOSTON MA	2128	871 SARATOGA ST	EAST BOSTON	2128
101055000	MCDERMOTT ANNETTE	MCDERMOTT ANNETTE	873 SARATOGA ST	EAST BOSTON MA	2128	873 SARATOGA ST	EAST BOSTON	2128
101056000	BYRNES EDWARD P	BYRNES EDWARD P	875 SARATOGA ST	EAST BOSTON MA	2128	875 SARATOGA ST	EAST BOSTON	2128
101057000	RINCON CARLOS A	RINCON CARLOS A	877A SARATOGA ST	EAST BOSTON MA	2128	877 A877 SARATOGA ST	EAST BOSTON	2128
101058000	MASTROMARINO MARY	MASTROMARINO MARY	879 SARATOGA	EAST BOSTON MA	2128	879 SARATOGA ST	EAST BOSTON	2128
101082000	NADER ANTHONY M TS	NADER ANTHONY M TS	895 HUNTINGTON AV	BOSTON MA	2115	720 BENNINGTON ST	EAST BOSTON	2128
101667005	DESIMONE STEPHEN T TRSTS	DESIMONE STEPHEN T TRSTS	200 WM F MCCLELLAN HWY	EAST BOSTON MA	2128	WM F MCCLELLAN HW	EAST BOSTON	2128
101668010	DESI'S AUTOBODY	DESI'S AUTOBODY	200-210 WM F MCCLELLAN HWY	EAST BOSTON MA	2128	200 -210 WM F MCCLELLAN HW	EAST BOSTON	2128



LOCUS MAP
SCALE: 1"=300'

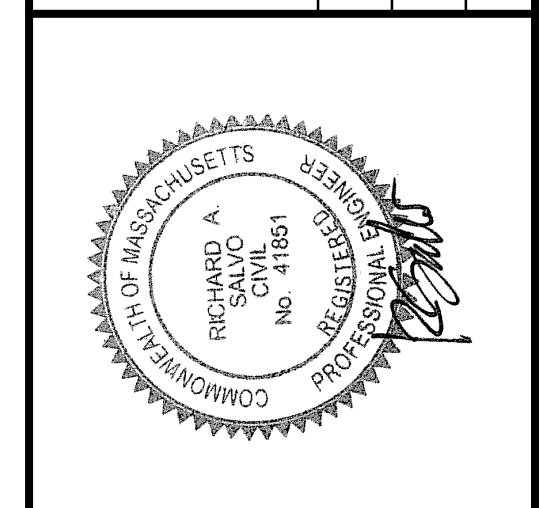
- NOTES:
- DATUM: NAVD88
 - LOCATION OF EXISTING UTILITIES TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION.
 - THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.
 - ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE, 1-800-322-4844.

DATE	DESCRIPTION OF REVISION

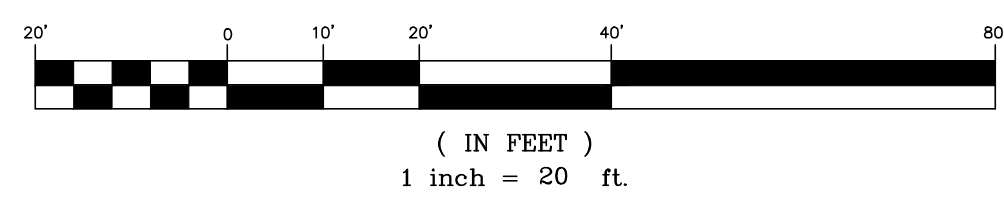
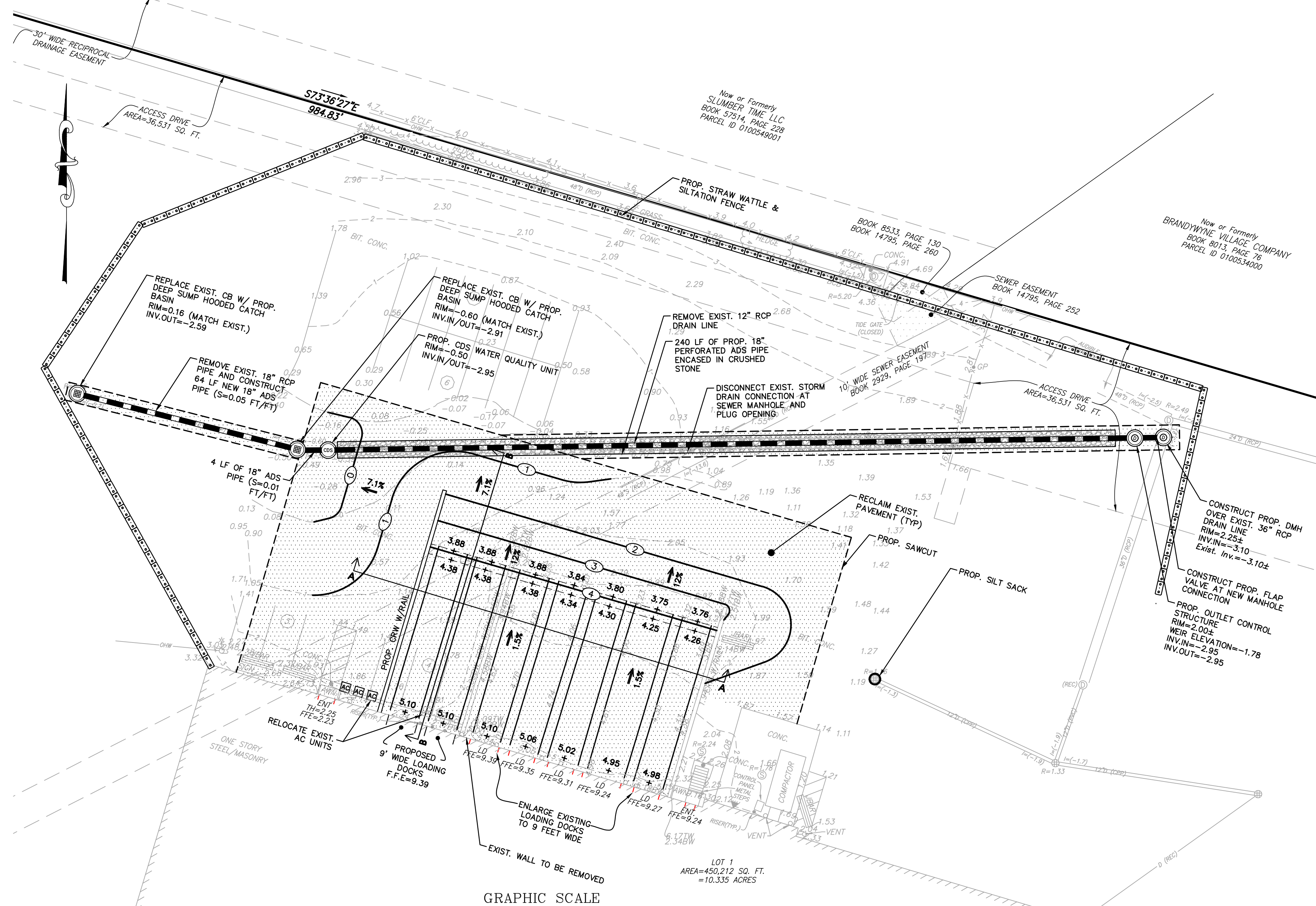
PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT #:	20-67902	DATE:	February, 9 2021
PROJECT:	Proposed Site Plan 175 McClellan Highway (Parcel ID: 01005481000) Boston, Massachusetts	DWG FILE NAME:	20-67902.dwg
SCALE:	AS NOTED	CHECKED BY:	Richard A. Salvo, P.E.
DESIGN BY:	Calvin Reach		



APPLICANT:	Bulgroup Properties LP 175 McClellan Highway Boston, MA
DWG. NO.	10f3
DRAWING TITLE:	Existing Conditions Plan



DRAINAGE CALCULATION

REQUIRED STORAGE:
 IMPERVIOUS AREA = 16,000 S.F.
 16,000 S.F. x 1.0" OF RUNOFF = 1,333.33 C.F.
 REQUIRED VOLUME: 1,333.33 C.F. (1,397.2 C.F. PROVIDED)

PIPE VOLUME: (240-LF 18" PERFORATED PIPE)
 $\frac{\pi(1.5\text{FT}^2) \times 240\text{ FT}}{4} = 424.1\text{ C.F.}$

STONE VOLUME:
 $4.0' \times 5.0' \times 240' = 4,800\text{ C.F.}$
 $4,800\text{ C.F.} - 424.1\text{ C.F.} = 4,375.9\text{ C.F.}$
 $4,375.9\text{ C.F.} \times 0.30 = 1,312.8\text{ C.F.}$

TOTAL VOLUME = 1,312.8 C.F. + 424.1 C.F. = 1,736.9

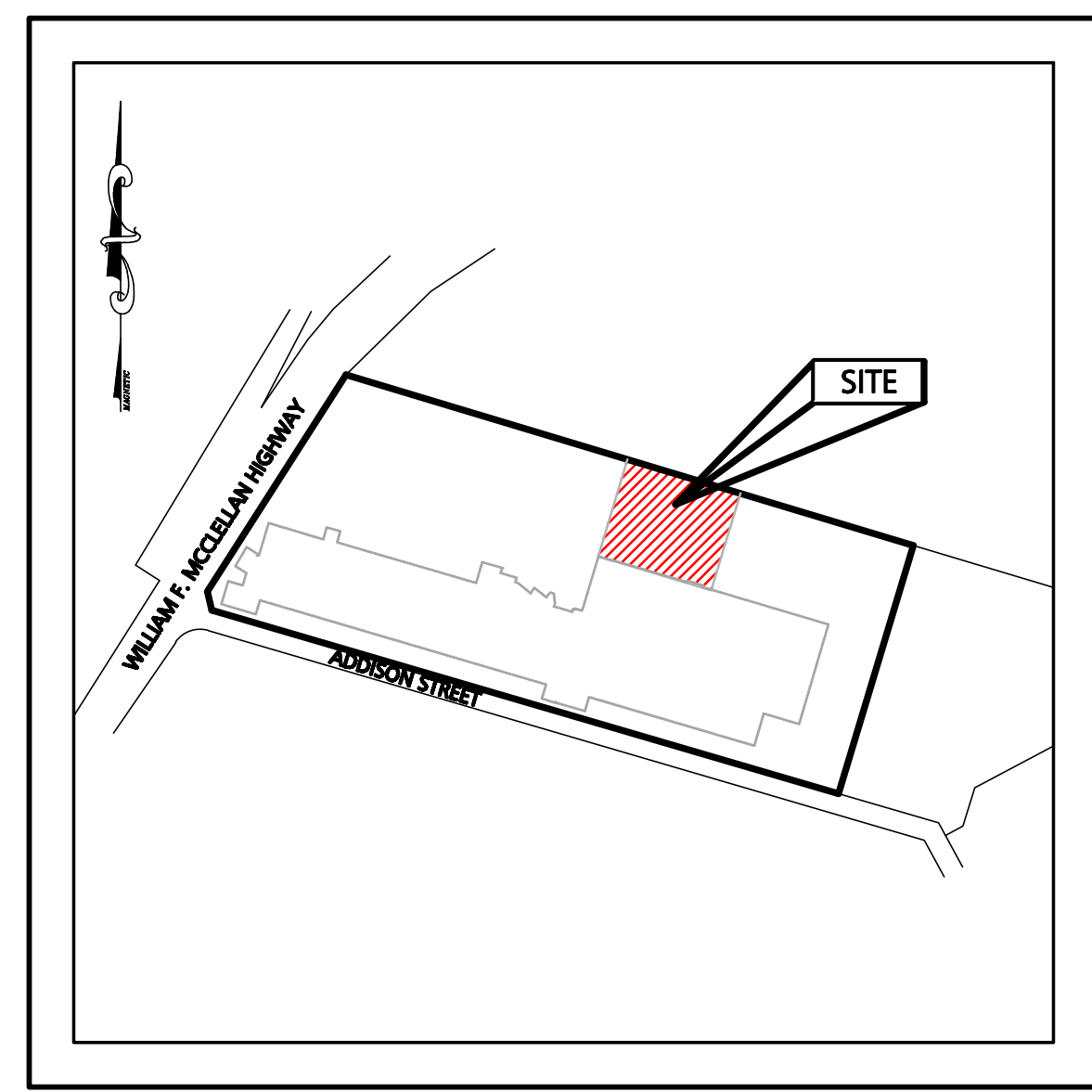
WEIR ELEVATION = -1.78

VOLUME ABOVE WEIR
 PIPE VOLUME:
 $V = L(r^2 \cos^2(\theta) - (r-h)\sqrt{2rh-h^2})$
 $V = (240) (0.75^2 \cos^2(75-.33) - (.75-.33)\sqrt{2(.75)(.33) - (.33)^2}) = 58.4\text{ C.F.}$

STONE VOLUME: $0.83' \times 5.0' \times 240' = 996\text{ C.F.}$
 $996\text{ C.F.} - 58.4\text{ C.F.} = 937.6\text{ C.F.}$
 $937.6\text{ C.F.} \times 0.30 = 281.3\text{ C.F.}$
 $281.3\text{ C.F.} + 58.4\text{ C.F.} = 339.7\text{ C.F.}$

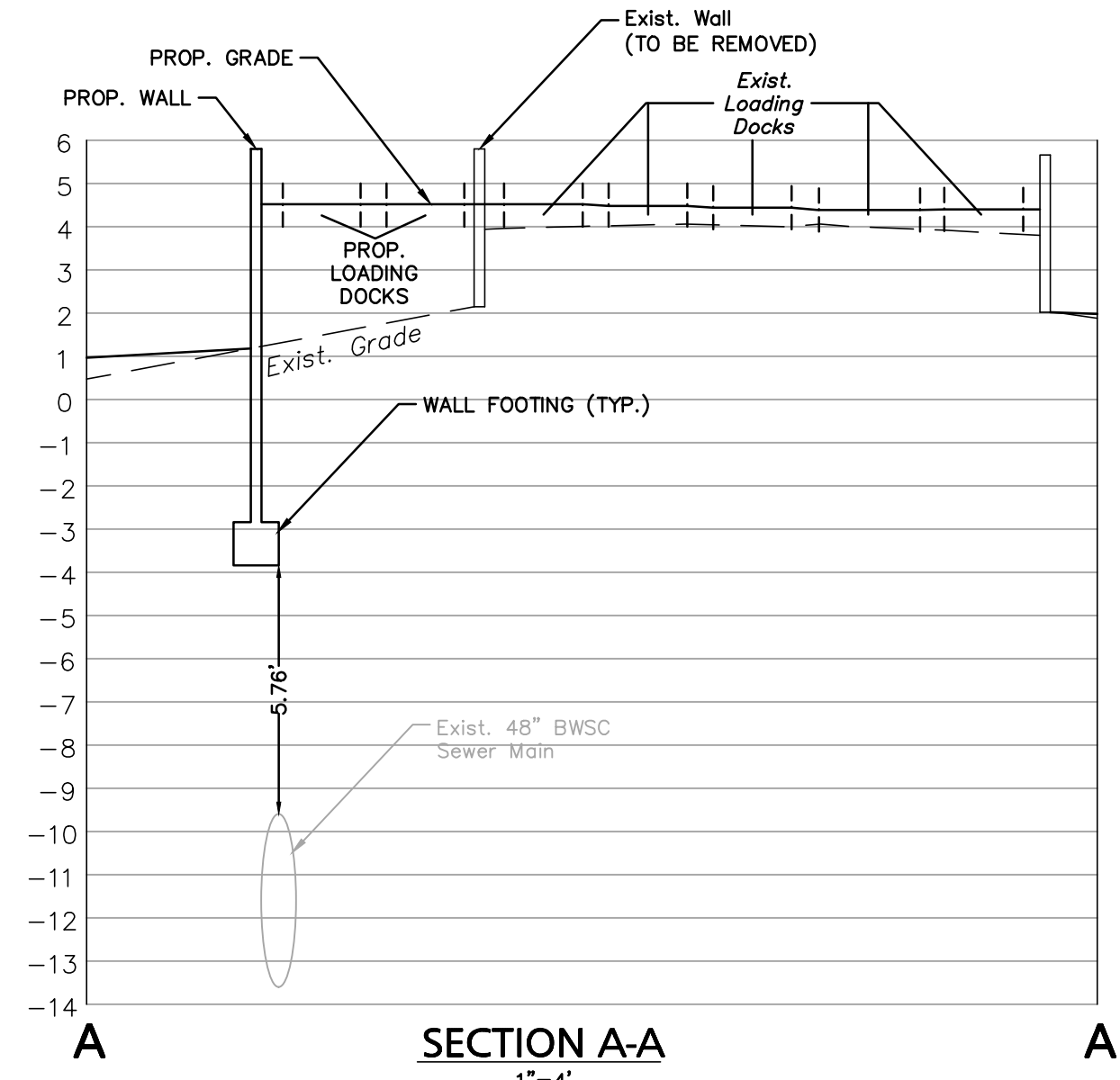
TOTAL VOLUME PROVIDED = 1,736.9 - 339.7 C.F. = 1,397.2 C.F.

NOTE:
 THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITH THE 100-YR FLOOD PLAIN (ELEV. 10, NAVD88). THIS IS CLASSIFIED AS LAND SUBJECT TO COASTAL STORM FLOWAGE.

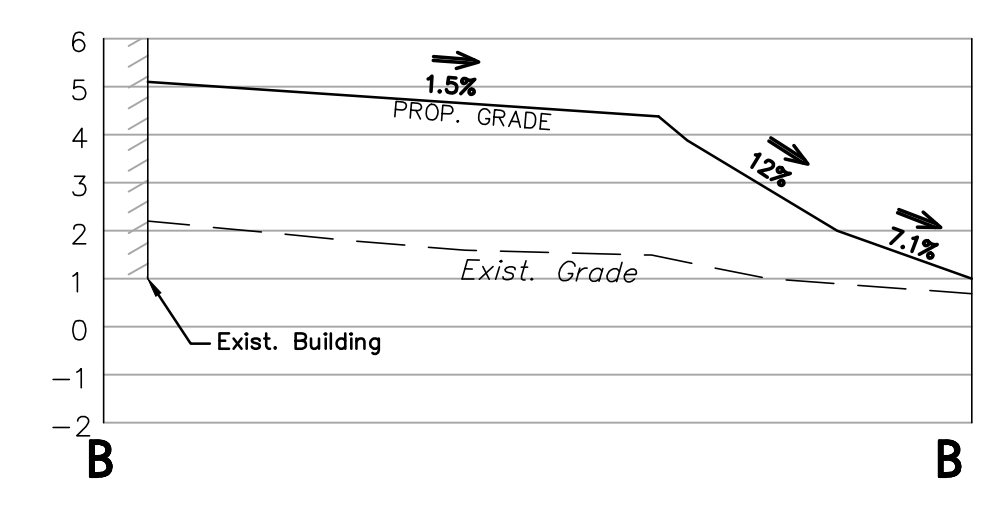


LOCUS MAP
 SCALE: 1"=300'

- NOTES:
- DATUM: NAVD88
 - LOCATION OF EXISTING UTILITIES TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION.
 - THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.
 - ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE, 1-800-322-4844.



SECTION A-A
 1"=4'



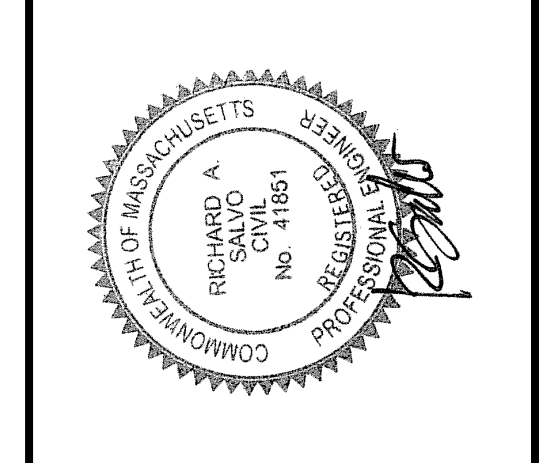
SECTION B-B
 1"=4'

DATE	DESCRIPTION OF REVISION
5/25/2021	REVISE PER STORMWATER INVESTIGATION

PREPARED BY:
Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 610-7101

PROJECT: **Proposed Site Plan**
175 McClellan Highway
 (Parcel ID: 01005481000)
 Boston, Massachusetts

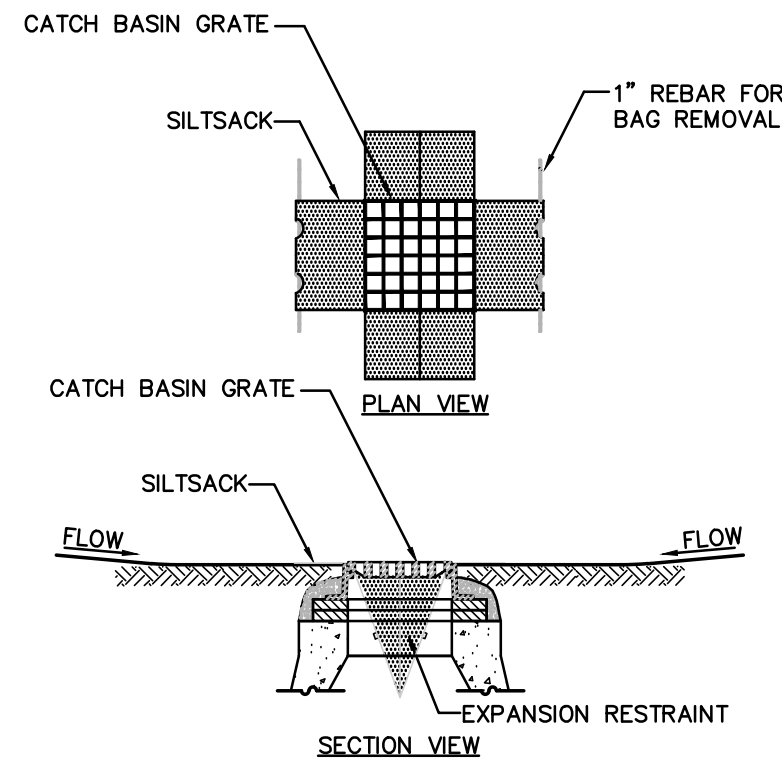
PROJECT #: 20-67902
 DATE: February, 9 2021
 DWG FILE NAME: 20-67902.dwg
 SCALE: AS NOTED
 DESIGN BY: Calvin Reach
 CHECKED BY: Richard A. Salvo, P.E.



APPLICANT:
Bulgroup Properties LP
 175 McClellan Highway
 Boston, MA

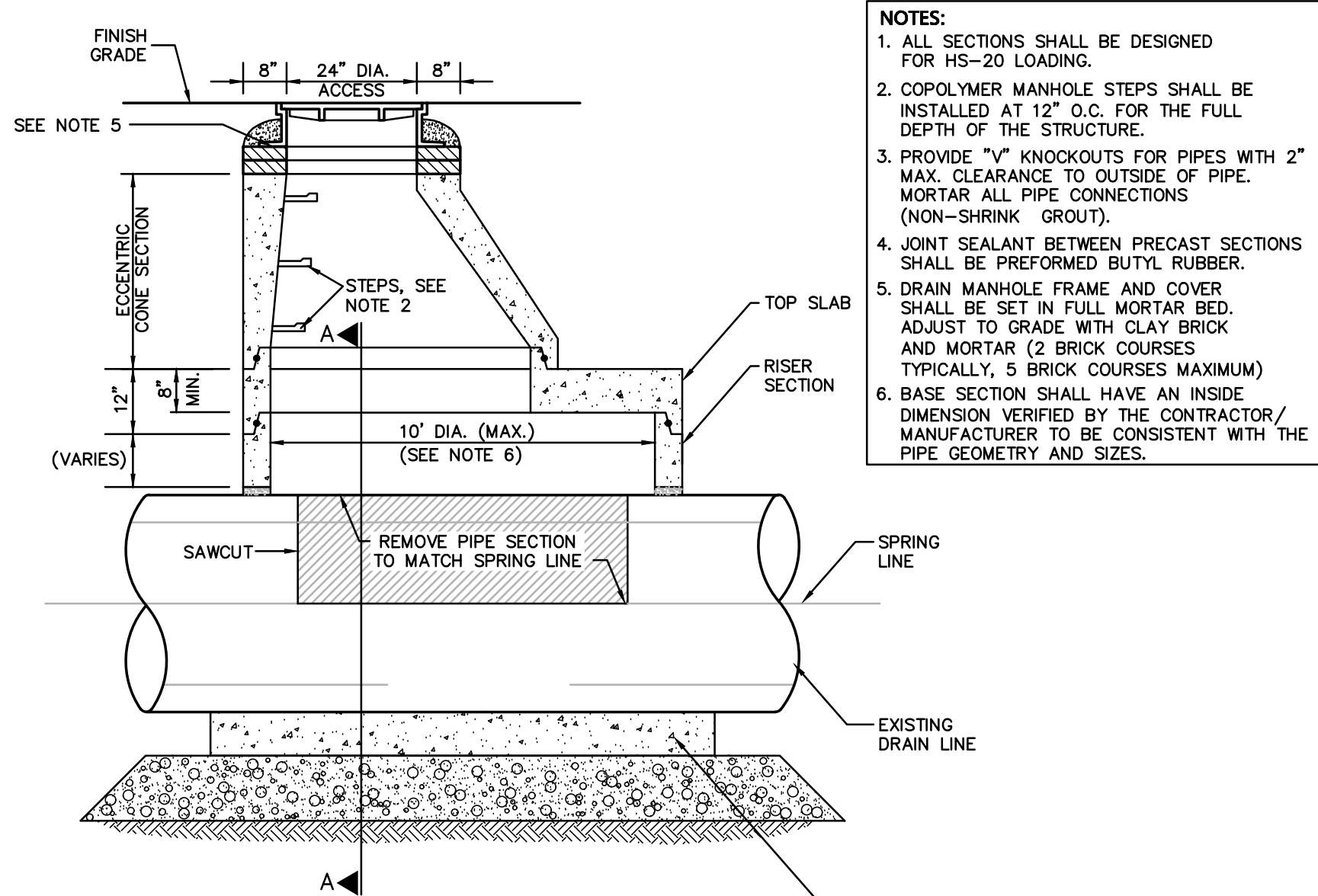
DRAWING TITLE:
Proposed Site Plan

DWG. NO.
2of3

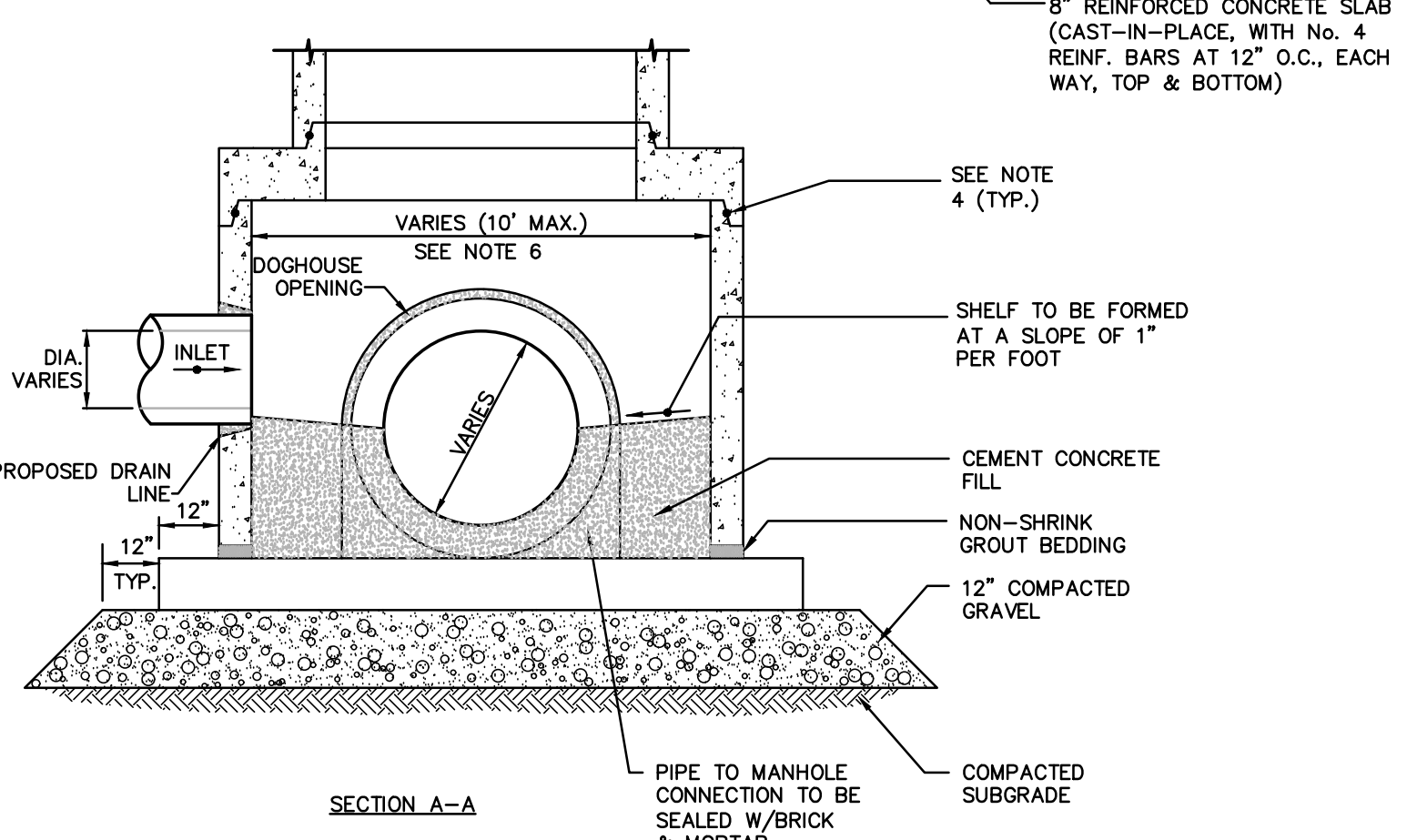


- NOTES:**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING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

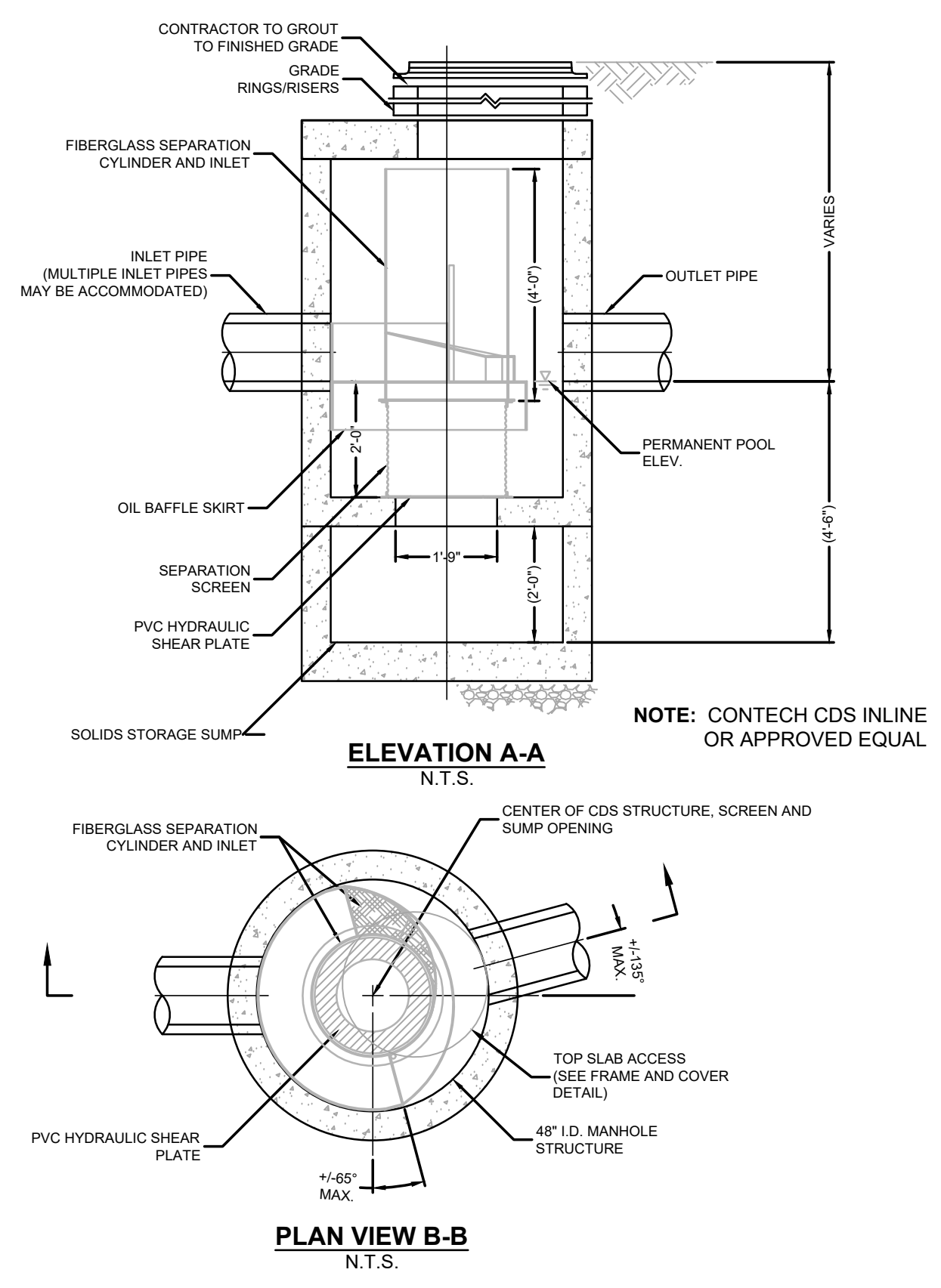
SILTSACK SEDIMENT TRAP
NOT TO SCALE



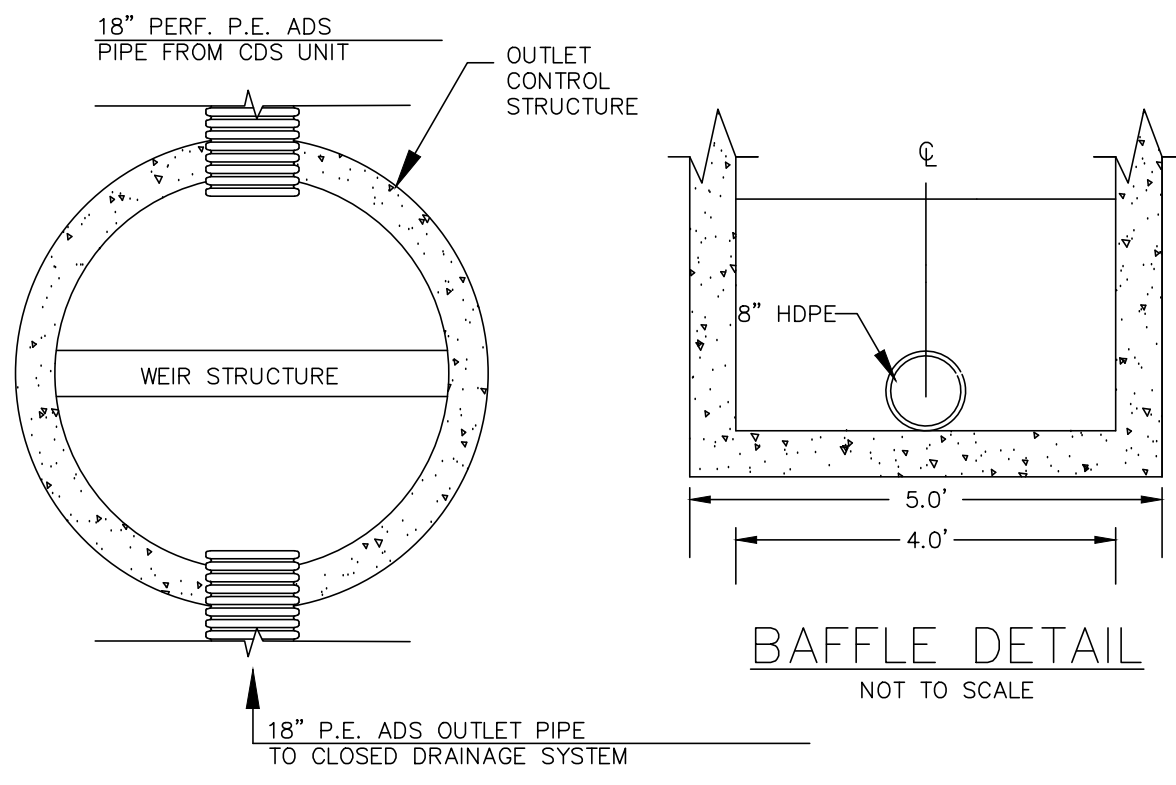
- NOTES:**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
 6. BASE SECTION SHALL HAVE AN INSIDE DIMENSION VERIFIED BY THE CONTRACTOR/MANUFACTURER TO BE CONSISTENT WITH THE PIPE GEOMETRY AND SIZES.



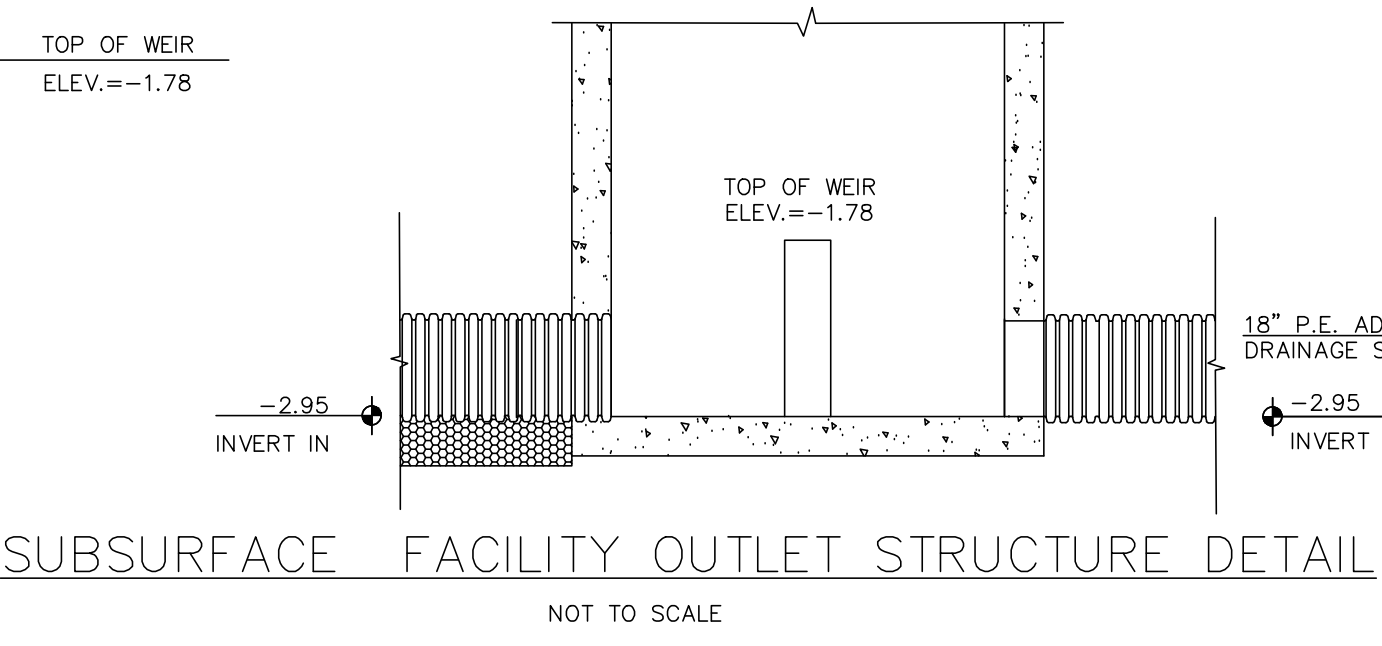
TYPICAL DROP OVER DRAIN MANHOLE
NOT TO SCALE



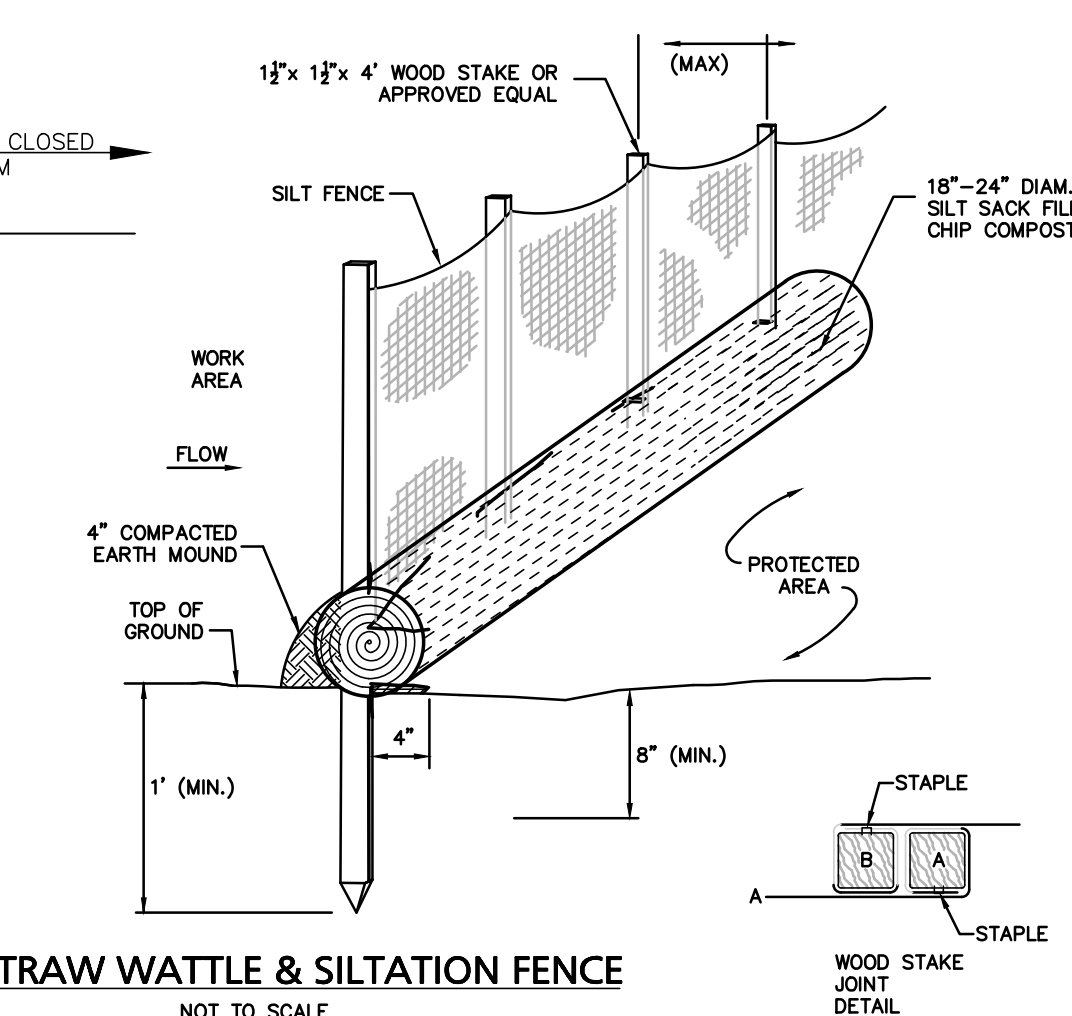
CONTECH CDS WATER QUALITY MANHOLE
NOT TO SCALE



BAFFLE DETAIL
NOT TO SCALE



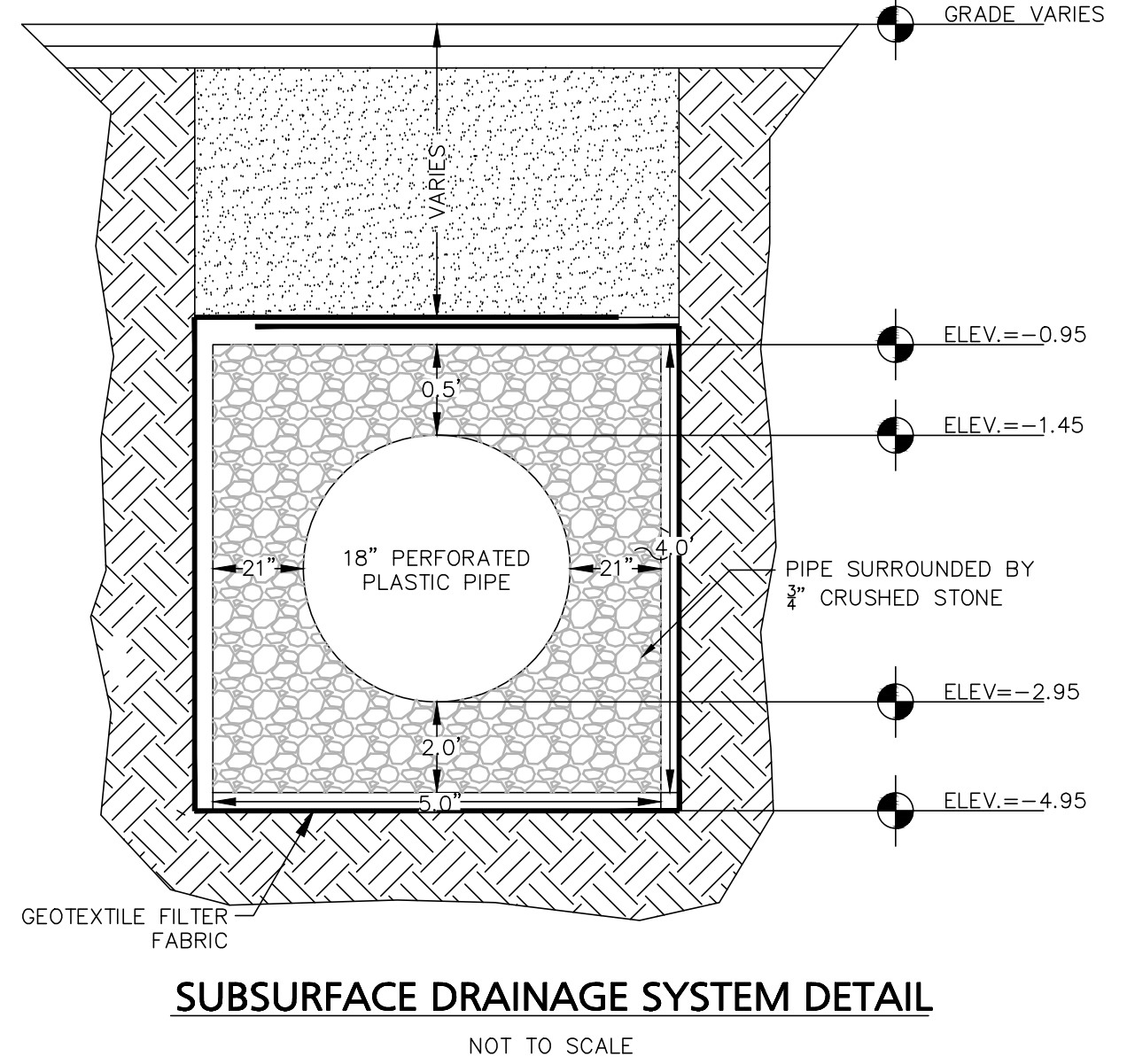
SUBSURFACE FACILITY OUTLET STRUCTURE DETAIL
NOT TO SCALE



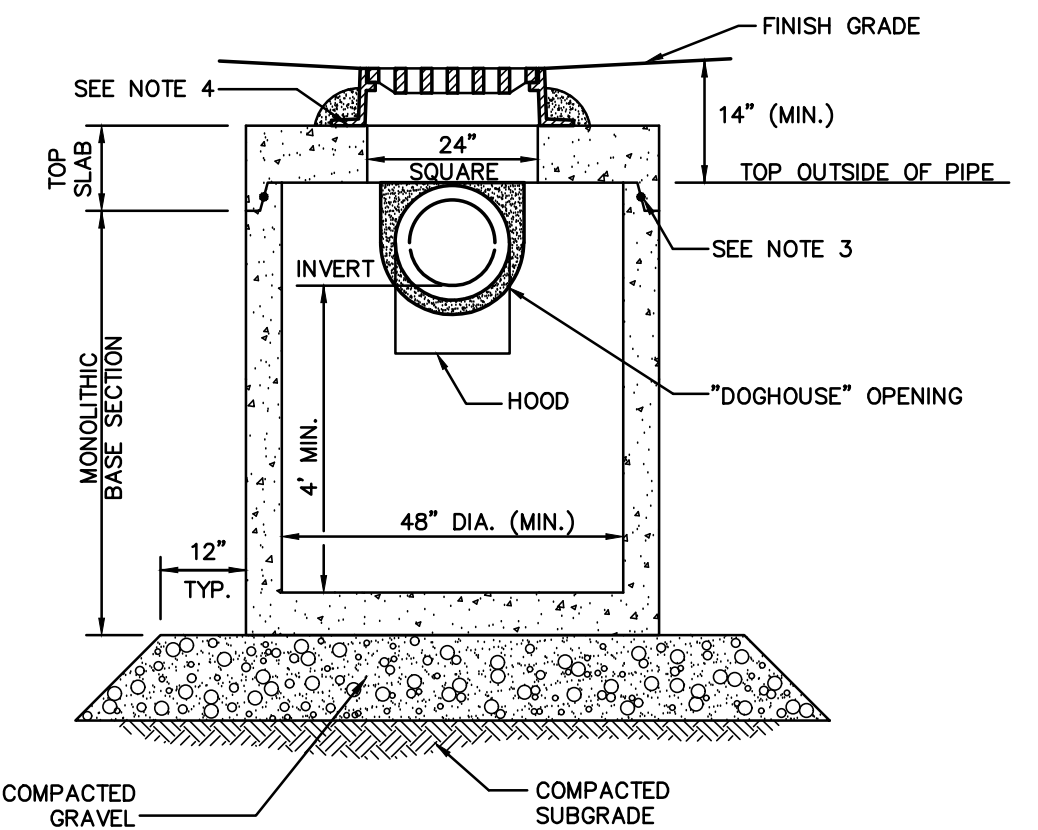
STRAW WATTLE & SILTATION FENCE
NOT TO SCALE

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

- NOTES:**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
 5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.



SUBSURFACE DRAINAGE SYSTEM DETAIL
NOT TO SCALE

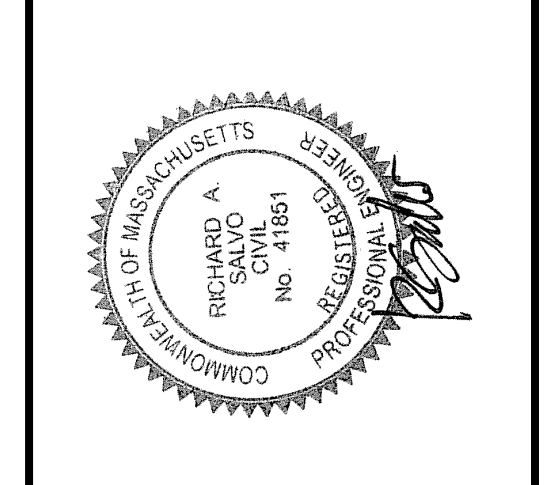


TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD
NOT TO SCALE

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT: Proposed Site Plan
175 McClellan Highway
(Parcel ID: 01005481000)
Boston, Massachusetts

DATE: May 25, 2021
DWG FILE NAME: 20-67902.dwg
SCALE: AS NOTED
DESIGN BY: Calvin Reach
CHECKED BY: Richard A. Salvo, P.E.



APPLICANT: Bulgroup Properties LP
175 McClellan Highway
Boston, MA

DRAWING TITLE: Details Sheet

DWG. NO.: 30f3

NO.	DATE	DESCRIPTION OF REVISION