



01/28/2022

30 Orleans Street

East Boston, MA 02128.

NOTICE OF INTENT



PREPARED BY:

RFR | RICARDO & FELIPE ROBIGLIO

TABLE OF CONTENTS

Section 1 Notice of Intent Forms

Checklist for Filing a Notice of Intent with Boston Conservation Commission
WPA Form 3 - Notice of Intent
NOI Wetland Fee Transmittal Form
Climate Change Resiliency and Preparedness Checklist

Section 2 Project Narrative

Section 3 Geotechnical Report

Section 4 Elevation Certificate

Section 5 Documentation of Abutter Notification

Notification to Abutters
Affidavit of Service
Abutters List

Figures:

Figure 1 – USGS Locus Map
Figure 2 – Aerial Locus Map
Figure 3 – Natural Heritage and Endangered Species Program Map
Figure 4 – FEMA Floodplain Map
Figure 5 – NRCS Soils Map

Attachments:

Attachment 1 – Copy of Filing Fees

Plans

A00 - Cover Sheet
A01 - Floor Plans
A02 - Elevations
A03 - Roof Plan & Section View
C01 - Foundation Plan
19875 - Plot Plan of Land
BWSC Existing Site Plan
BWSC Proposed Site Plan #1
BWSC Proposed Site Plan #2

SECTION 1

NOTICE OF INTENT FORMS

Checklist for Filing a Notice of Intent with Boston Conservation Commission

WPA Form 3 - Notice of Intent

NOI Wetland Fee Transmittal Form

Climate Change Resiliency and Preparedness Checklist

Checklist for Filing a Notice of Intent with Boston Conservation Commission

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

Please Submit the Following to the Conservation Commission:

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

Checklist for Filing a Notice of Intent with Boston Conservation Commission

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

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



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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

Important:

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



Note:

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

A. General Information

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

30 Orleans Street

a. Street Address

East Boston

b. City/Town

02128

c. Zip Code

Latitude and Longitude:

42.367586

d. Latitude

-71.038510

e. Longitude

Ward 01

f. Assessors Map/Plat Number

Parcel ID 0105386000

g. Parcel /Lot Number

2. Applicant:

Ricardo

a. First Name

Robiglio

b. Last Name

c. Organization

28 Orleans Street

d. Street Address

East Boston

e. City/Town

MA

f. State

02128

g. Zip Code

(617) 939 - 9297

h. Phone Number

i. Fax Number

rikyrobi_2002@hotmail.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

a. First Name

b. Last Name

c. Company

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

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

\$500

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
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A. General Information (continued)

6. General Project Description:

Construction of a 3-story two-family residential building with garage on an existing paved parking area in 100 Year Flood Zone.

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

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

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

- 1. Yes 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)
- No

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
49513	87
c. Book	d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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, 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 and Isolated Land Subject to.

Form for Riverfront Area including questions about width (25 ft, 100 ft, 200 ft) and total area in square feet.

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boston
City/Town

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <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 _____

	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal	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	1,008	
	1. square feet _____	

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

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

5. Project Involves Stream Crossings

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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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**

Online 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Boston

City/Town

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

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

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

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

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

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

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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, §
 - a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 - b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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.

Please see the table of contents for a list of plans and documents.

a. Plan Title		
b. Prepared By		c. Signed and Stamped by
d. Final Revision Date		e. Scale
f. Additional Plan or Document Title		g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

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

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

XXXX	XX-XX-XXXX
2. Municipal Check Number	3. Check date
XXXX	XX-XX-XXXX
4. State Check Number	5. Check date
Ricardo	Robiglio
6. Payor name on check: First Name	7. Payor name on check: Last Name



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Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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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.

Ricardo Andrés Robiglio

1. Signature of Applicant

01-07-2022

2. Date

3. Signature of Property Owner (if different)

4. Date

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.



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:

30 Orleans Street East Boston
 a. Street Address b. City/Town
 XXXX \$500.00
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Ricardo Robiglio
 a. First Name b. Last Name

 c. Organization
 28 Orleans Street
 d. Mailing Address
 East Boston MA 02128
 e. City/Town f. State g. Zip Code
 (617) 939 - 9297 rikyrobi_2002@hotmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

_____ _____
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address
 _____ _____ _____
 e. City/Town f. State g. Zip Code
 _____ _____ _____
 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
2. d. Coastal limited project	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee

Payments:

Total Project Fee:	\$500.00
	a. Total Fee from Step 5
State share of filing Fee:	\$237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$262.50
	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.)

Boston Planning & Development Agency Climate Resiliency Report Summary



Submitted: 01/24/2022 19:45:11

A.1 - Project Information

Project Name:	30 Orleans Street		
Project Address:	30 Orleans Street, East Boston, MA 02128		
Filing Type:	Initial (PNF, EPNF, NPC or other substantial filing)		
Filing Contact:	Ricardo Andres Robiglio	Owner	rikyrobi_2002@hotmail.com (617) 939 - 9297
Is MEPA approval required?	No	MEPA date:	

A.2 - Project Team

Owner / Developer:	Ricardo Andres Robiglio
Architect:	Stan Berdichevsky
Engineer:	Stan Berdichevsky
Sustainability / LEED:	NA
Permitting:	NA
Construction Management:	Felix Ramos

A.3 - Project Description and Design Conditions

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

Site and Building:

Site Area (SF):	1008	Building Area (SF):	578
Building Height (Ft):	32	Building Height (Stories):	3
Existing Site Elevation – Low (Ft BCB):	13.81	Existing Site Elevation – High (Ft BCB):	16.77
Proposed Site Elevation – Low (Ft BCB):	16.6	Proposed Site Elevation – High (Ft BCB):	16.6
Proposed First Floor Elevation (Ft BCB):	17.2	Below grade spaces/levels (#):	0

Article 37 Green Building:

LEED Version - Rating System:	NA	LEED Certification:	No
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Boston Planning & Development Agency Climate Resiliency Report Summary



Proposed LEED rating: Proposed LEED point score (Pts.):

Building Envelope:

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

Roof:	<input type="text" value="R49"/>	Exposed Floor:	<input type="text" value="R30"/>
Foundation Wall:	<input type="text" value="NA"/>	Slab Edge (at or below grade):	<input type="text" value="R10"/>
Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):			
Area of Opaque Curtain Wall & Spandrel Assembly:	<input type="text" value="0.1"/>	Wall & Spandrel Assembly Value:	<input type="text" value="0.3"/>
Area of Framed & Insulated / Standard Wall:	<input type="text" value="92.6"/>	Wall Value:	<input type="text" value="R21 + R2.5 c.i."/>
Area of Vision Window:	<input type="text" value="5.3"/>	Window Glazing Assembly Value:	<input type="text" value="0.3"/>
		Window Glazing SHGC:	<input type="text" value="0.4"/>
Area of Doors:	<input type="text" value="2.0"/>	Door Assembly Value:	<input type="text" value="0.3"/>

Energy Loads and Performance

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

	<input type="text" value="National Electrical Code and Appliances' Manufacturer's Specifications"/>		
Annual Electric (kWh):	<input type="text" value="35650"/>	Peak Electric (kW):	<input type="text" value="66"/>
Annual Heating (MMbtu/hr):	<input type="text" value="60.3"/>	Peak Heating (MMbtu):	<input type="text" value="0.024"/>
Annual Cooling (Tons/hr):	<input type="text" value="1241.6"/>	Peak Cooling (Tons):	<input type="text" value="1.5"/>
Energy Use - Below ASHRAE 90.1 - 2013 (%):	<input type="text"/>	Have the local utilities reviewed the building energy performance?:	<input type="text" value="No"/>
Energy Use - Below Mass. Code (%):	<input type="text" value="11.2"/>	Energy Use Intensity (kBtu/SF):	<input type="text" value="102.7"/>

Back-up / Emergency Power System

Electrical Generation Output (kW):	<input type="text"/>	Number of Power Units:	<input type="text"/>
System Type (kW):	<input type="text"/>	Fuel Source:	<input type="text"/>

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

Electric (kW):	<input type="text"/>	Heating (MMbtu/hr):	<input type="text"/>
		Cooling (Tons/hr):	<input type="text"/>

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

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

B.1 – GHG Emissions - Design Conditions

For this filing - Annual Building GHG Emissions (Tons):

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

The building has been designed to meet or exceed values set forth under 2015 IRC Table N1102.1.2 (R402.1.2) and Massachusetts amendments. Both units will be subject to a Home Energy Rating System (HERS) assessment and will include a high performing wood-framed building envelope with clad-wood thermal windows and doors and ENERGY STAR appliances. Intelligent lighting and control systems in individual units and common spaces will also be utilized to help reduce energy loads.

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

Both units have been designed with operable windows for optimal natural ventilation. Building massing and window orientation and sizing have been done with sustainable daylighting techniques in mind.

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

The project has been designed using a thermal-friendly wood-framed building envelope. Within common areas, occupancy sensors and dimming shall be incorporated. Within residential units, highperformance HVAC equipment, Energy Star Appliances, and individual smart thermostats will be utilized. Tankless on demand style water heaters are durable, low maintenance, and water conserving plumbing fixtures will contribute to overall building comfort and efficiency.

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

Nothing planned at this time.

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

Nothing planned at this time.

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

Nothing planned at this time.

B.2 - GHG Reduction - Adaptation Strategies

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

All appliances and mechanical equipment will be electrical.

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low (Deg.):	8	Temperature Range - High (Deg.):	91
Annual Heating Degree Days:	5630	Annual Cooling Degree Days	777

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

Days - Above 90° (#):	25	Days - Above 100° (#):	0
Number of Heatwaves / Year (#):	10	Average Duration of Heatwave (Days):	3

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

The project will provide 32% green space on the lot. Given the small nature of the project, the propensity to impact heat-island effect is negligible.

C.2 - Extreme Heat – Adaptation Strategies

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

The heating and cooling equipment use Inverter-driven technology (compressor variable speed) that can vary the capacity of the system. The system is sized based in the largest load, keeping a high efficiency performance.

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

None

D - Extreme Precipitation Events

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

D.1 – Extreme Precipitation - Design Conditions

What is the project design precipitation level? (In. / 24 Hours)

6.0 in

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

All runoff on-site will be routed to the new stormwater Infiltration System located in the backyard.

D.2 - Extreme Precipitation - Adaptation Strategies

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

Critical building systems are located above the flood elevation. Primary electrical utility service conduits are water-tight.

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA Special Flood Hazard Area?

Yes

What Zone:

AE

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)?

16.46

Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see [SLR-FHA online map](#))?

Yes

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

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

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2' of sea level rise above 2013 tide levels,

an additional 2.5” to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project’s Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by adding 12” of freeboard for buildings, and 24” of freeboard for critical facilities and infrastructure and any ground floor residential units.

What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	19.5		
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	20.5	First Floor Elevation (Ft BCB):	17.2
What are the Site Elevations at Building (Ft BCB)?	16.6	What is the Accessible Route Elevation (Ft BCB)?	16.5

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

The first occupiable living space is located above the second floor.

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

The building will include vent openings equal to one square inch (1 s.in) of net open area for every one square foot (1 s.f.) of enclosed area in accordance with the NFIP.

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

NA

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

NA

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

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

NA

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

Critical equipment is located above the Design Flood Elevation.

Thank you for completing the Boston Climate Change Checklist!

Boston Planning & Development Agency
Climate Resiliency Report Summary



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

SECTION 2

PROJECT NARRATIVE CONTENTS

1.0 EXECUTIVE SUMMARY.....	1
2.0 EXISTING CONDITIONS.....	1
2.1 Existing Site Description.....	1
2.2 Existing Utility Infrastructure.....	1
Sanitary Sewer.....	1
Water (Domestic and Fire Protection).....	1
Stormwater Management.....	1
Natural Gas.....	1
Electrical/Telephone/Cable.....	1
2.3 Soils.....	2
2.4 Environmental Considerations.....	2
FEMA Flood Zone.....	2
Water Supply Protection Area.....	2
Wetland Resources Area.....	2
Natural Heritage and Endangered Species Program.....	2
3.0 PROPOSED CONDITIONS.....	3
3.1 Overview of Proposed Work.....	3
3.2 Utilities.....	3
Sanitary Sewer.....	3
Water (Domestic and Fire Protection).....	3
Stormwater Management.....	3
Natural Gas.....	3
Electric and Telecommunications.....	3
3.3 Building Design and Infrastructure.....	3
Construction Sustainability.....	3
Foundation.....	4
Sprinklers.....	4
4.0 WETLAND RESOURCE AREA IMPACTS.....	4
Land Subject to Coastal Storm Flowage.....	4
5.0 PROPOSED MITIGATION MEASURES.....	4
Construction Period Erosion and Sedimentation Controls.....	4
Post-Construction Stormwater Management.....	4
Pollution Prevention.....	4
6.0 INTERESTS OF THE WETLANDS PROTECTION ACT.....	5
7.0 METHODS OF DEMOLITION AND CONSTRUCTION.....	6
Method of Demolition and Construction.....	6
Subsequent Construction of the Infiltration Units.....	6
8.0 CLIMATE CHANGE AND RESILIENCY.....	6
Adaptation, Resiliency, and Sea Level Rise.....	6
Proposed Flood Mitigation Measures.....	7
Heat Island Effect.....	7
Extreme Precipitation.....	7
Flood Vents Locations.....	7
9.0 CONCLUSION.....	8

1.0 EXECUTIVE SUMMARY

Representing ourselves, Felipe Robiglio and Ricardo Robiglio, (“the Applicant”), are pleased to submit this Notice of Intent (NOI) with the City of Boston Conservation Commission for the demolition of a parking lot and associated pavement and the construction of a new two-family residential dwelling. The purpose of this NOI Application is to receive an Order of Conditions from the City of Boston Conservation Commission approving the proposed project under the *Wetlands Protection Act* (M.G.L. c. 131, §40), the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996), and their Regulations (310 CMR 10.00).

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

The subject parcel occupies an approximately 1,008 square-foot plan area and is generally bounded by 3-story residential buildings to the north and south with a grassed area at the rear of the site and a bituminous asphalt parking area fronting onto Orleans Street on the east. The project site primarily consists of a relatively level bituminous asphalt parking area with ground surface at about Elevation +16 (Boston City Base Datum). The overall site gradient slopes from north to south, from Sumner Street to Webster Street. The lot is listed on the City of Boston’s Assessors Map as Parcel ID Number 0105386000.

2.2 Existing Utility Infrastructure

Sanitary Sewer

There are no existing utilities located on-site. There is an existing 12-inch BWSC sewer main in Orleans Street.

Water (Domestic and Fire Protection)

There are no existing utilities located on-site. There is an existing BWSC water main in Orleans Street. There is an existing BWSC hydrant adjacent to the site on Orleans Street.

Stormwater Management

The existing site is mostly impervious and currently a parking lot. There is an existing 15-inch drain main line in Orleans Street. The surface runoff is collected by catch basins and directed to the storm drains in Orleans Street and Webster Street.

Natural Gas

There is no existing natural gas infrastructure located on-site. There is an existing gas main line in Orleans Street.

Electrical/Telephone/Cable

There are existing teldata and electrical conduits that cross near the site as part of infrastructure associated with Orleans Street and Webster Street.

2.3 Soils

Underlying the asphalt surface treatment, a very loose to compact layer of uncontrolled fill extends to approximately 15.5 and 16 feet below the existing ground surface (bgs). The fill layer generally consists of a silty clay with trace to some sand and gravel, and contains brick, ash, and cinders. Within the fill layer, an approximately 4- to 6-foot thick layer of primarily crushed brick and mortar rubble can be encountered at approximately 2 feet below ground surface. A compressible organic silt deposit underlies the fill, extending to approximately 17 feet (bgs). Underlying the organic silt deposit, a 1-foot thick loose to compact alluvial sand deposit extends to approximately 18 feet (bgs). Underlying the organic deposit, a compact to dense marine sand deposit extends to approximately 20 and 23 feet (bgs). Underlying the marine sand deposit at 41 feet (bgs) can be found a very soft to stiff marine clay deposit. The marine clay deposit extends to approximate depths ranging between 50 and 75 feet (bgs) and is underlain by dense glacial till.

For more detailed information on the soil, refer to the Geotechnical Memo included in the Report.

2.4 Environmental Considerations

FEMA Flood Zone

Based on the Flood Insurance Rate Map (FIRM), Community Panel Number 25025C0081J, dated March 16, 2016, a majority of the site is located within Zone AE (Elevation 10 NAVD88, Elevation 16.46 BCB). (Areas of minimal flooding). Refer to Figure 4 – FEMA Floodplain Map. This portion of the site in the 100-year flood zone is classified as Land Subject to Coastal Storm Flowage.

Additional Flood Zone Considerations

The lowest occupiable floor is designed above the Design Flood Elevation (DFE) 13 feet from North American Vertical Datum of 1988 (NAVD88) or 19.46 feet from Boston City Base (BCB). The proposed Project does not have basement.

Water Supply Protection Area

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

Wetland Resources Area

The site is located in a LSCSF. Therefore, it is considered a Wetland Resource Area.

Natural Heritage and Endangered Species Program

No Natural Heritage or Endangered Species habitats are found at the site.

3.0 PROPOSED CONDITIONS

3.1 Overview of Proposed Work

The Project proposes the removal of the parking lot, minor site improvements, the construction of a new two-family residential dwelling with garage, and associated utilities. The proposed development would be consistent in use, number of dwelling units, lot size, density, height, and character with the abutting and surrounding properties in the immediate neighborhood. The project comprises utility work, including new drain lines, sewer lines, water lines, fire services, and electrical services. The proposed project will maintain the on-site impervious area from the original condition.

3.2 Utilities

All proposed utility connections to the building will connect to infrastructure currently existing in the public rights-of-way within Orleans Street and Webster Street.

Sanitary Sewer

The Project proposes a new 6-inch sewer to connect to the existing 12-inch sewer main in Orleans Street.

Water (Domestic and Fire Protection)

The Project proposes a new 2-inch domestic water and fire protection service (Sprinkler System in accordance to NFPA 13D Code) from the water main in Orleans Street.

Stormwater Management

The Project proposes the runoff from the roof to be routed to new stormwater Infiltration System located in the backyard.

Natural Gas

The Project does not propose connection to this system.

Electric and Telecommunications

Electrical and telecommunication services for the project will be fed from existing infrastructure in Orleans Street and Webster Street.

3.3 Building Design and Infrastructure

Construction Sustainability

The building shall be constructed to adhere to the “Stretch” energy code. All walls shall receive spray foam insulation, appliances shall be energy star rated, and the domestic hot water shall be fed from a high-efficiency, tankless water heater. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient.

Foundation

The proposed development of the 3-story residential building will not include any traditional “basement” space.

Sprinklers

The building shall be equipped with full sprinkler protection which will be connected to the street.

4.0 WETLAND RESOURCE AREA IMPACTS

Land Subject to Coastal Storm Flowage

The site is within Land Subject to Coastal Storm Flowage. The building will be designed to meet the applicable building code standards regarding building design within the Land Subject to Coastal Storm Flowage. The mechanical and electrical rooms are all above the ground floor and therefore will be out of the Land Subject to Coastal Storm Flowage.

5.0 PROPOSED MITIGATION MEASURES

Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the proposed project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, installing perimeter controls, and providing stormwater inlet protection. The contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the contractor will clean/flush the entire stormwater management system prior to final acceptance by the owner.

Post-Construction Stormwater Management

All runoff will discharge to a new Infiltration system located in the backyard. Additionally, there will be two 4-inch rigid PVC perforated drain pipe located in the foundation, drained to daylight at rear of property.

The redevelopment of the site will not result in any net increase in the peak rate of runoff from the site.

Pollution Prevention

Disposal of all demolition debris and construction materials shall be completed in accordance with all federal, state, local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are staged on-site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight.

6.0 INTERESTS OF THE WETLANDS PROTECTION ACT

By installing stormwater best management practices on the project site, the proposed project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution. No direct or indirect impacts of any wetland resource is anticipated from the construction and operation of the proposed two-family residential building.

7.0 METHODS OF DEMOLITION AND CONSTRUCTION

Methods of Demolition and Construction

The asphalt will be marked for cutting with a pavement cutting machine. An electrical lightweight jack hammer will then break the asphalt strip into smaller pieces. A mini excavator will remove the pieces and continue the trench excavation of up to five feet of depth. The trench width will be the smallest size, just big enough to place the wood formwork, and thus, take advantage of as much onsite material as we can, so we do not have to bring additional backfilling materials if possible. Due to the site dimensions, a truck will remove the onsite materials and bring them back in.

For trench excavation and backfilling, where utility services will be located, Boston Water Sewer Commission specifications shall be used.

The new garage floor slab will be placed on the existing asphalt pavement, and it will only be necessary stripping three inches of depth below the new entryway to place an insulation.

The geotechnical report observes groundwater at approximately 10 feet below ground surface and no indication of contamination. The project grade beams will not surpass 5 feet below ground surface. Additionally, helical piles will be installed to a depth of 22 feet below ground surface. Helical piles are ideal because no spoils need to be removed and they do not create a pathway that could contaminate the lower groundwater levels.

Subsequent construction of the infiltration units

The infiltration system will be located in the existing backyard, not being necessary to perform any demolition other than soil excavation. All soils and debris removed will be reused to elevate the level of the backyard using a truck that will put aside and bring back the onsite materials. Very importantly, we will not dispose of any onsite spoils materials thanks to the refilling.

8.0 CLIMATE CHANGE AND RESILIENCY

Adaptation, Resiliency and Sea Level Rise

Although the Site is located within the 100-year coastal flood plain, it does not have a history of flooding while other areas of the City have been susceptible to flooding during storms with larger intensities. Notwithstanding the fact that the subject property does not have a history of flooding, according to the most recent Flood Insurance Rate Map (FIRM) no. 25025C0081J dated March 16, 2016, the subject property is located in a Zone AE with a Base Flood Elevation of 10 (NAVD88) or 16.46 Boston City Base (BCB). The subject property is located approximately ¼ mile from the flooding source. It is likely that as flood waters enter the East Boston Neighborhood, flood waters will be deflected and re-directed before affecting the subject property. Notwithstanding that fact, the Base Flood Elevation of 16.46 reported on the FIRM map was utilized for design purposes.

The first-floor elevation of the proposed building will be located at elevation 17.2 from direct access from Orleans Street. The building will include vent openings equal to one square inch (1 s.in.) of net open area for every one square foot (1 s.f.) of enclosed area in accordance with the NFIP.

Using the BPDA Sea Level Rise – Flood Hazard Area map, the Sea Level Rise Base Flood Elevation is 19.5 (BCB). The Sea Level Rise Design Flood Elevation based on this information is equal to 20.5 (SLRBFE + 12"). In order to maintain accessibility from Orleans Street, the proposed first floor and structure slab elevation will be constructed at elevation 17.20. This elevation is above the 100-year flood plain, but below the Sea Level Rise Flood Elevation and Sea Level Rise Design Flood Elevation. The first floor of the building at elevation 17.20 will consist of a parking facility and building access. All mechanical equipment will be constructed on the higher floors above the 100-year flood plain, Sea Level Rise Base Flood Elevation, and Sea Level Rise Design Flood Elevation.

Proposed Flood Mitigation Measures

The following measures will be incorporated to address sea level rise and coastal resiliency:

The first floor elevation will be constructed for direct access from Orleans Street. This elevation is above the 100 year flood plain elevation. The mechanical equipment will be located above the first floor so as to be above the 100 year flood plain, Sea Level Rise Base Flood Elevation and Sea Level Rise Design Flood Elevation. The project does not involve constructing a basement or crawlspace. The bottom lowest horizontal structure member has a freeboard that substantially exceeds the Sea Level Rise Design Flood Elevation and the first occupiable living space is located above the second floor. The use of the space Below Flood Elevation will only be utilize as parking. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities are designed, located, and elevated as to prevent flood waters from entering and accumulating in components during flooding. Critical building systems and primary electrical utility service conduits are water-tight. The building will include flow-thru openings in the walls and garage doors equal to one square inch (1 s.in.) of net open area for every one square foot (1 s.f.) of enclosed area in accordance with the NFIP.

Heat Island Effect

The proposed project will result in an increase of 50 s.f. of impervious area. This minimal increase in impervious area designates that the proposed project will have a negligible impact on heat island effect. As an addition offset measure, the building will be constructed using a thermal friendly wood frame construction.

Extreme Precipitation

The project is subject to stormwater management standards based on the proposed impervious area. Therefore, the resulting required recharge volume for the infiltration system is 1" per square feet of impervious area.

Flood Vents Locations

According to NFIP specifications, at least two openings in at least two walls of each enclosed area is required and the bottom of each opening should be not more than 1 foot above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening. In addition, openings in doors and windows are permitted. Consequently, the area used for parking on the ground floor will have two openings in front garage door, two openings in rear garage fence, one opening in the door between the garage and entry hallway, and one opening in the door under the stairs. Furthermore, the gaps between the abutter buildings will remain open.

9.0 CONCLUSION

It is with great content that we are filing the enclosed Notice of Intent (NOI) Application with the City of Boston Conservation Commission. The proposed development of the site from a parking lot to a new 3-story residential building with garage and stormwater runoff will improve the site to a greater extent than the potential site alternatives. This NOI report provides a thorough description of the design details and regulatory compliance in accordance with the pertinent Wetland Statutes and the requirements of the BWSC.

SECTION 3

Geotechnical Memorandum



Memorandum

Date: July 30, 2020
Recipient: Mr. Ricardo Robiglio
Sender: Christopher P. Miller and Jonathan W. Patch, P.E.
Project: 30 Orleans Street; East Boston, Massachusetts
Project No: 6990.2.00
Subject: Foundation Engineering Recommendations

The purpose of this memorandum is to provide foundation design recommendations with respect to the proposed new foundations associated with the proposed residential building to be located at 30 Orleans Street in East Boston, Massachusetts. Refer to the attached **Figure 1**, the Project Site Location Plan, for the general site locus.

Fronting onto Orleans Street to the east, the project site occupies an approximately 1,000 square-foot plan area and is generally bounded by 3-story residential buildings to the north and south with a grassed area at the rear of the site and a bituminous asphalt parking area fronting onto Orleans Street. The adjacent residential buildings are understood to contain approximate 8-foot deep basements. The project site primarily consists of a relatively level bituminous asphalt parking area with ground surface at about Elevation +16 (Boston City Base Datum).

The proposed project is understood to include the construction of a 3-story residential building that occupies an approximate 532 square-foot plan area. It is understood that the first floor will consist of an unheated garage space with two overlying levels of residential space. Additionally, it is understood that there is no below-grade space planned.

A subsurface exploration program consisting of two (2) borings, B-1 and B-2, was performed on July 14, 2020. The approximate locations of the borings are indicated on the Subsurface Exploration Plan, **Figure 2**. The Subsurface Exploration Plan and logs of the borings are attached.

Underlying the asphalt surface treatment, the borings encountered a very loose to compact layer of uncontrolled fill which extends to approximately 15.5 and 16 feet below the existing ground surface (bgs). The fill layer generally consisted of a silty clay with trace to some sand and gravel, and was observed to contain brick, ash and cinders. Within the fill layer, an approximately 4- to 6-foot thick layer of primarily crushed brick and mortar rubble was encountered, at approximately two (2) feet bgs. A compressible organic silt deposit was encountered underlying the fill, extending to approximately 17 feet bgs. Underlying the organic silt deposit, a 1-foot thick loose to compact alluvial sand deposit was encountered which extends to approximately 18 feet bgs. Underlying the organic deposit, a compact to dense marine sand deposit was encountered which extends to approximately 20 and 23 feet bgs. Borings B-1 and B-2 were terminated at 41 feet bgs, within a very soft to stiff marine



Memorandum

clay deposit. Based on our experience in the vicinity of the site, the marine clay deposit extends to approximate depths ranging between 50 and 75 feet bgs and is underlain by dense glacial till. Groundwater was observed within borings B-1 and B-2 upon completion of drilling at approximately 10 and 11.5 feet bgs, respectively.

Based upon the observed subsurface conditions, it is recommended that foundation support for the proposed building consist of a foundation system that transfers the proposed structural foundation loads below the uncontrolled fill and compressible organic deposits into the underlying natural inorganic marine sand and/or marine clay deposit. Conventional footings would likely settle an unacceptable amount due to the presence of the uncontrolled fill and underlying compressible organic deposit and therefore are not recommended for foundation support. Given the anticipated structural loads, helical piles are considered to be the most economical solution for foundation support.

A helical pile is a factory-manufactured unit consisting of a central steel shaft and one or more steel, helix-shaped bearing plates welded to the lead shaft. The diameters of the helices typically range from about 6 to 14 inches. Helical piles are installed by simultaneously applying a downward force and rotating the pile into the soil using a hydraulic torque drive head mounted on an excavator. Shaft extensions are added until the helical bearing plates reach the required depth and minimum installation torque within the design bearing stratum required to support the design load. During installation, the torque should be measured using a direct in-line electronic torque meter that has been recently calibrated.

Based on the observed soil conditions, it is recommended that an allowable helical pile capacity of 10 tons in compression be used for design. Additionally, it is anticipated that a 3-helix lead section may be used consisting of 10-inch, 12-inch, and 14-inch diameter helices. The helical pile installations should be observed on a full-time basis by a registered design professional or their designated representative in accordance with Section 1705.9 of the Code.

As noted above, it is recommended that the helical piles derive their support in the compact to dense marine sand or underlying upper portion of the firm to stiff marine clay deposit. Each helical pile should therefore have all bearing plates fully embedded in the natural marine sand deposit. Helical pile capacity is typically dependent on the type of soil and the size and configuration of the helical pile as installed by a specialty foundation contractor. Therefore, the helical pile design should be performed by a Professional Engineer registered in the Commonwealth of Massachusetts who is retained by the specialty foundation contractor. The helical pile design should be submitted for review to both the project structural engineer and project geotechnical engineer.

The helical pile lead and extension shafts should consist of round galvanized steel shafts. The interior of the pile shaft should be fully grouted. The minimum center to center horizontal spacing between individual piles should not be less than three (3) times the diameter of the largest helix, which equates to 3.5 feet assuming a 10"-12"-14" lead



Memorandum

section. The helical piles should conform to the design and installation requirements contained within Section 1810.3.1.5, 1810.3.3.1.9 and 1810.4.11 of the Code.

Design of the pile caps and grade beams should be performed in accordance with Sections 1810.3.11, 1810.3.12 and 1810.3.13 of the Code. It is recommended that the pile caps and grade beams be designed assuming a 3-inch eccentricity in all directions between the centroids of the columns and walls and the underlying piles or pile groups. Further, the piles should be braced to provide lateral stability in all directions in accordance with Section 1810.2.2 of the Code.

All perimeter, isolated, and interior foundations, such as pile caps and grade beams, located adjacent to unheated areas should be provided with a minimum 4-foot thickness of soil cover as frost protection.

Below-grade foundation walls receiving lateral support at the top and bottom (i.e. restrained walls) should be designed for a lateral earth pressure corresponding to an equivalent fluid density of 60 pounds per cubic-foot. Similarly, drained cantilevered retaining walls, (i.e. receiving no lateral support at the top) should be designed for a lateral earth pressure corresponding to an equivalent fluid density of 40 pounds per cubic-foot for a level backfill condition. To these values must be added the pressures attributable to earthquake forces per Section 1610.2 of the Code.

Lateral forces can be considered to be transmitted from the structure to the soil by passive pressure against the foundation walls utilizing an equivalent fluid density of 120 pounds per cubic-foot providing that the walls are designed to resist these pressures.

For the purposes of determining parameters for structural seismic design, this site is considered to be a Site Class D as defined in Chapter 20 of American Society of Civil Engineers (ASCE) Standard 7-10 "Minimum Design Loads for Buildings and Other Structures". The bearing strata on the proposed site are not considered to be subject to liquefaction during an earthquake based on the criterion of Section 1806.4 of the Code.

The primary geotechnical construction consideration is the potential for obstructions to be encountered within the existing fill deposit during the installation of the helical piles. As noted above, a 4 to 6-foot layer of rubble was observed in the fill. In addition, below-grade obstructions such as abandoned foundation remains, if present, may impact helical pile installation. Obstructions which prevent the installation of a pile at a particular helical pile location should be evaluated on a case-by-case basis to determine the necessity to remove the obstruction. It is recommended that an allowance for overcoming obstructions to the helical pile installations be included in the project budget.

It is recommended that McPhail be retained during the construction period to observe helical pile installation to monitor compliance with the provisions of the Code and our recommendations.



Memorandum

This memorandum has been prepared on behalf of and for the exclusive use of Ricardo Robiglio for specific application to the proposed residential building to be located at 30 Orleans Street in East Boston, Massachusetts in accordance with generally accepted soil and geotechnical engineering practices. No other warranty, expressed or implied, is made. In the event that any changes in nature or design of the proposed building are planned, the conclusions and recommendations contained in this memorandum should not be considered valid unless the changes are reviewed and conclusions of this memorandum modified or verified in writing by McPhail Associates. The analyses and recommendations presented in this memorandum are based upon the data obtained from the subsurface explorations performed at the approximate locations indicated on the enclosed plan. If variations in the nature and extent of subsurface conditions become evident during the course of construction, it will be necessary for a re-evaluation of the recommendations of this memorandum to be made after performing on-site observations during the construction period and noting the characteristics of any variations.

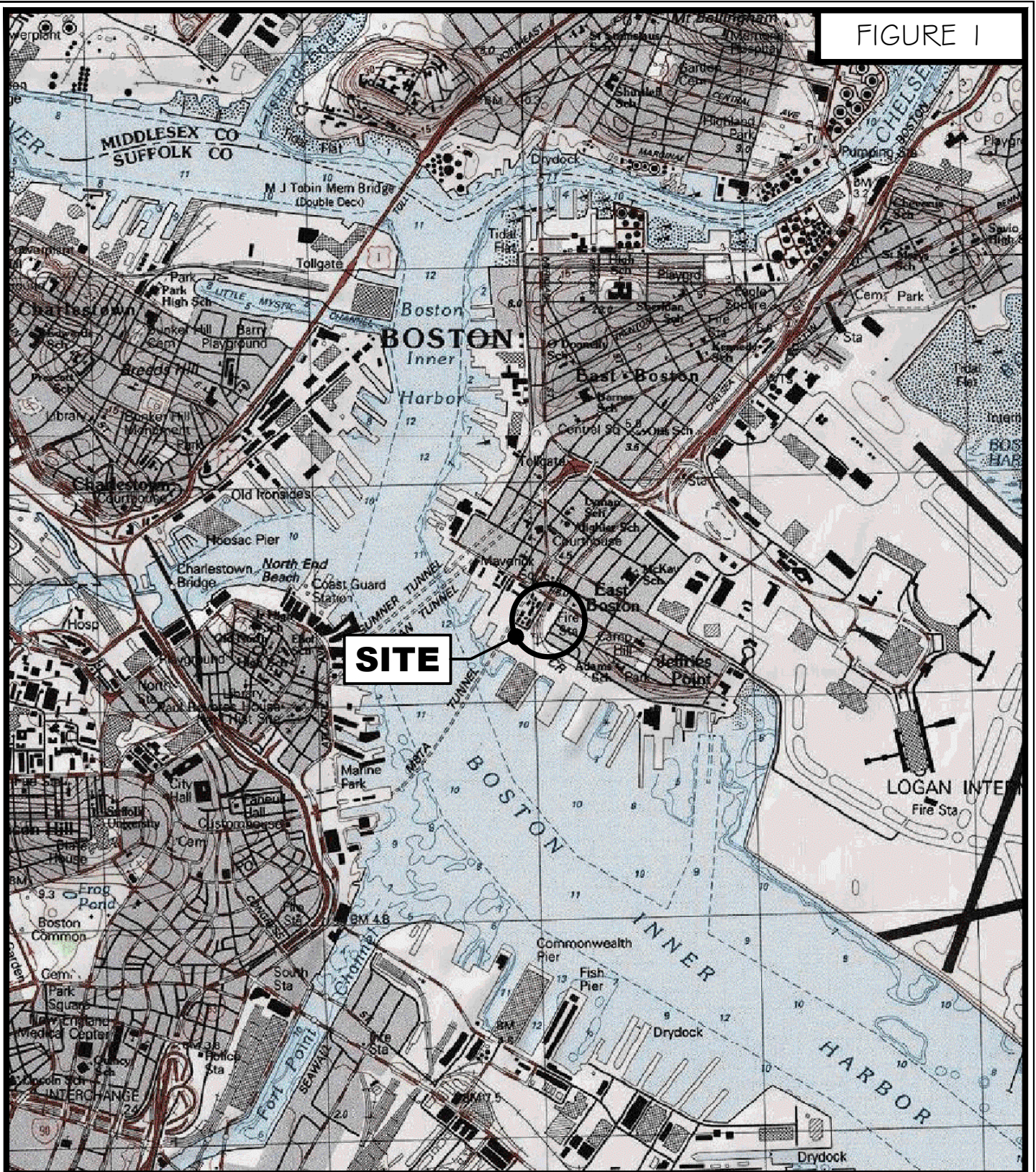
We trust that the above is sufficient for your present requirements. Should you have any questions concerning the geotechnical design recommendations presented herein, please do not hesitate to call us.

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CPM/jwp

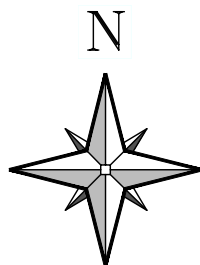
Attachments:

- Figure 1 – Project Location Plan
- Figure 2 – Subsurface Exploration Plan
- Borings Logs B-1 and B-2

FIGURE 1



Geotechnical and
Geoenvironmental Engineers
2269 Massachusetts Avenue
Cambridge, MA 02140
617/868-1420
617/868-1423 (Fax)
www.mcphailgeo.com



SCALE 1:25,000

PROJECT LOCATION PLAN

30 ORLEANS STREET

EAST BOSTON

MASSACHUSETTS

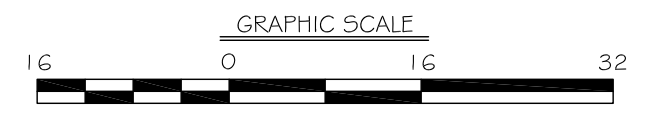


LEGEND

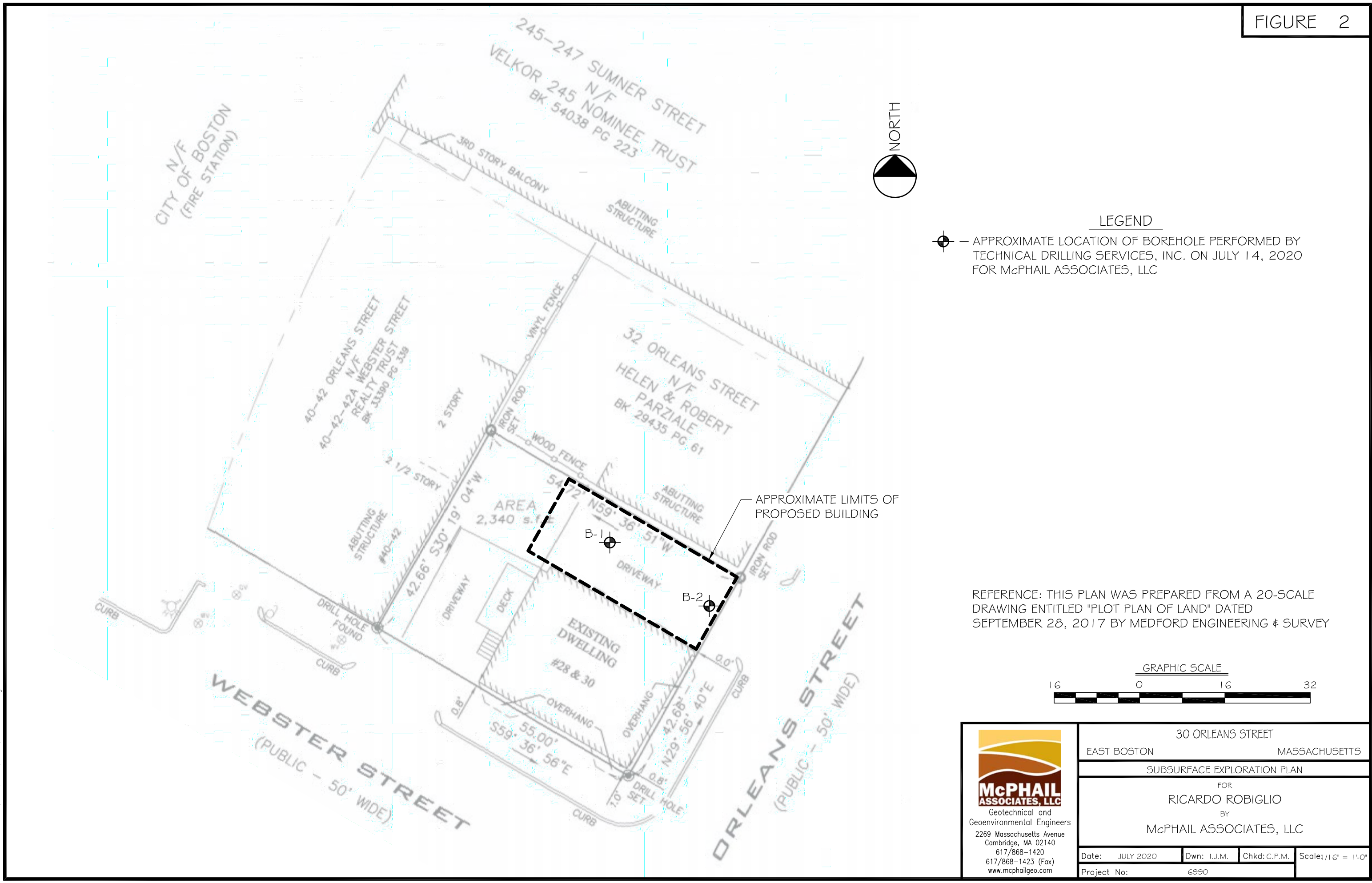
⊕ — APPROXIMATE LOCATION OF BOREHOLE PERFORMED BY TECHNICAL DRILLING SERVICES, INC. ON JULY 14, 2020 FOR McPHAIL ASSOCIATES, LLC


APPROXIMATE LIMITS OF PROPOSED BUILDING

REFERENCE: THIS PLAN WAS PREPARED FROM A 20-SCALE DRAWING ENTITLED "PLOT PLAN OF LAND" DATED SEPTEMBER 28, 2017 BY MEDFORD ENGINEERING & SURVEY



FILE NAME: N:\Acad\UOBS\6990\6990-F02.dwg



 <p>Geotechnical and Geoenvironmental Engineers 2269 Massachusetts Avenue Cambridge, MA 02140 617/868-1420 617/868-1423 (Fax) www.mcphailgeo.com</p>	30 ORLEANS STREET		EAST BOSTON MASSACHUSETTS	
	SUBSURFACE EXPLORATION PLAN			
	FOR RICARDO ROBIGLIO BY McPHAIL ASSOCIATES, LLC			
	Date: JULY 2020	Dwn: I.J.M.	Chkd: C.P.M.	Scale: 1/16" = 1'-0"
Project No: 6990				

Project: 30 Orleans Street	Job #: 6990.2.00	Boring No.:
Location: 30 Orleans Street	Date Started: 7-14-20	B-1
City/State: East Boston, MA	Date Finished: 7-14-20	

Contractor: TDS, Inc.	Casing Type: NW/24'	Groundwater Observations	
Driller/Helper: G. Caovette/J. Berthiaume	Casing Hammer (lbs)/Drop (in): 300lbs/24"	Date	Depth
Logged By/Reviewed By: T. Cormican	Sampler Size/Type: 24" Split Spoon	7-14-20	10
Surface Elevation (ft): 15.9	Sampler Hammer (lbs)/Drop (in): 140lbs/30"	Elev.	Notes

Depth (ft)	Elev. (ft)	Symbol	Depth/Elev. to Strata Change (ft)	Stratum	Sample					Sample Description and Boring Notes		
					N-Value RQD	No.	Pen./Rec. (in)	Depth (ft)	Blows/6" Min/ft			
			0.5 / 15.4	PAVEMENT	n/a		/	0.0		Pavement		
1	15		16.0 / -0.1	FILL	9	S1	18/12	0.5-2.0	2 4 5	Loose, gray-brown, SILTY CLAY, some gravel, with brick, ash and cinders. (Fill)		
2	14				9	S2	24/6	2.0-4.0	4 5 4 4	Loose, brick and mortar rubble. (Fill)		
3	13				9	S3	24/10	4.0-6.0	10 6 3 3	Loose, gray-brown, crushed brick and mortar rubble with ash and cinders and brown SAND. (Fill)		
4	12				5	S4	24/13	6.0-8.0	2 2 3 2	Loose, yellow-gray, SILTY CLAY, trace sand and gravel. (Fill)		
5	11				4	S5	24/9	8.0-10.0	2 2 2 2	Very Loose to Loose, yellow-gray, SILTY CLAY, trace sand, with brick. (Fill)		
6	10				4	S6	24/0	10.0-12.0	2 2 2 2	No Recovery		
7	9				3	S7	24/1	12.0-14.0	2 1 2 3	Very Loose, yellow-gray, SILTY CLAY, some sand and gravel. (Fill)		
8	8				4	S8	24/16	14.0-16.0	2 2 2 2	Very Loose to Loose, yellow-gray, SILTY CLAY, trace sand and gravel. (Fill)		
9	7				18.0 / -2.1	ORGANICS	4	S9	12/10	16.0-17.0	WOH/12"	Very Loose, black, ORGANIC SILT. (Organics)
10	6						4	S9A	12/7	17.0-18.0	4 6	Loose to Compact, dark gray-brown, PEATY SAND to SAND, trace organic silt. (Organics)
11	5		23.0 / -7.1	MARINE SAND			22	S10	24/14	18.0-20.0	10 12 10 10	Compact, gray, stratified FINE SANDY SILT, SILTY FINE SAND, FINE SAND, trace silt. (Marine Sand)
12	4											
13	3											
14	2											

GRANULAR SOILS	
BLOWS/FT.	DENSITY
0-4	V.LOOSE
4-10	LOOSE
10-30	COMPACT
30-50	DENSE
>50	V.DENSE

SOIL COMPONENT		
DESCRIPTIVE TERM	PROPORTION OF TOTAL	SOIL CONTAINING THREE COMPONENTS EACH OF WHICH COMPRISE AT LEAST 25% OF THE TOTAL ARE CLASSIFIED AS "A WELL-GRADED MIXTURE OF"
"TRACE"	0-10%	
"SOME"	10-20%	
"ADJECTIVE" (eg SANDY, SILTY)	20-35%	
"AND"	35-50%	

COHESIVE SOILS	
BLOWS/FT.	CONSISTENCY
<2	V.SOFT
2-4	SOFT
4-8	FIRM
8-15	STIFF
15-30	V.STIFF
>30	HARD

Notes:

Weather:



McPHAIL ASSOCIATES, LLC
 2269 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140
 TEL: 617-868-1420
 FAX: 617-868-1423

Page 1 of 2

Project: 30 Orleans Street	Job #: 6990.2.00	Boring No.:
Location: 30 Orleans Street	Date Started: 7-14-20	B-1
City/State: East Boston, MA	Date Finished: 7-14-20	

Contractor: TDS, Inc.	Casing Type: NW/24'	Groundwater Observations	
Driller/Helper: G. Caovette/J. Berthiaume	Casing Hammer (lbs)/Drop (in): 300lbs/24"	Date	Depth
Logged By/Reviewed By: T. Cormican	Sampler Size/Type: 24" Split Spoon	7-14-20	10
Surface Elevation (ft): 15.9	Sampler Hammer (lbs)/Drop (in): 140lbs/30"	Elev.	Notes

Depth (ft)	Elev. (ft)	Symbol	Depth/Elev. to Strata Change (ft)	Stratum	Sample					Sample Description and Boring Notes
					N-Value	No.	Pen. /Rec. (in)	Depth (ft)	Blows/6" Min/ft	
					RQD					
24	-8			MARINE CLAY						
25	-9		8		S11	24/18	24.0-26.0	2 5 3 4	Firm to Stiff, gray, SILTY CLAY, with occasional silty fine sand seams. (Marine Clay)	
26	-10									
27	-11									
28	-12									
29	-13									
30	-14							WOH 1	Very Soft to Soft, gray, SILTY CLAY, with occasional fine sand parting. (Marine Clay)	
31	-15							1		
32	-16							3		
33	-17									
34	-18									
35	-19					WOH/24"	Very Soft, gray, SILTY CLAY, with occasional silt parting. (Marine Clay)			
36	-20									
37	-21									
38	-22									
39	-23									
40	-24									
41	-25		41.0 / -25.1				WOH/24"	Very Soft, gray, SILTY CLAY, with occasional silt parting. (Marine Clay)		
42	-26			Bottom of boring at 41 feet below ground surface.						
43	-27									
44	-28									
45	-29									

GRANULAR SOILS	
BLOWS/FT.	DENSITY
0-4	V.LOOSE
4-10	LOOSE
10-30	COMPACT
30-50	DENSE
>50	V.DENSE

SOIL COMPONENT		
DESCRIPTIVE TERM	PROPORTION OF TOTAL	SOIL CONTAINING THREE COMPONENTS EACH OF WHICH COMPRISE AT LEAST 25% OF THE TOTAL ARE CLASSIFIED AS "A WELL-GRADED MIXTURE OF"
"TRACE"	0-10%	
"SOME"	10-20%	
"ADJECTIVE" (eg SANDY, SILTY)	20-35%	
"AND"	35-50%	

COHESIVE SOILS	
BLOWS/FT.	CONSISTENCY
<2	V.SOFT
2-4	SOFT
4-8	FIRM
8-15	STIFF
15-30	V.STIFF
>30	HARD

Notes:

Weather:



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 2269 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140
 TEL: 617-868-1420
 FAX: 617-868-1423

Page 2 of 2

Project: 30 Orleans Street	Job #: 6990.2.00	Boring No.:
Location: 30 Orleans Street	Date Started: 7-14-20	B-2
City/State: East Boston, MA	Date Finished: 7-14-20	

Contractor: TDS, Inc.	Casing Type: NW/24'	Groundwater Observations	
Driller/Helper: G. Caovette/J. Berthiaume	Casing Hammer (lbs)/Drop (in): 300lbs/24"	Date	Depth
Logged By/Reviewed By: T. Cormican	Sampler Size/Type: 24" Split Spoon	7-14-20	11.5
Surface Elevation (ft): 16.5	Sampler Hammer (lbs)/Drop (in): 140lbs/30"	Elev.	Notes

Depth (ft)	Elev. (ft)	Symbol	Depth/Elev. to Strata Change (ft)	Stratum	Sample				Sample Description and Boring Notes		
					N-Value RQD	No.	Pen./Rec. (in)	Depth (ft)		Blows/6" Min/ft	
	16		0.5 / 16.0	PAVEMENT	n/a		/	0.0	Pavement		
1	15			FILL	12	S1	18/12	0.5-2.0	5 2 10	Compact, gray-brown, SILTY CLAY, some sand and gravel, with brick, ash and cinders. (Fill)	
2	14				3	S2	24/8	2.0-4.0	9 1 2 4	Very Loose, brick and mortar rubble. (Fill)	
3	13				7	S3	24/12	4.0-6.0	3 3 4 3	Loose, brick and mortar rubble, with ash and cinders. (Fill)	
4	12				4	S4	24/12	6.0-8.0	2 2 2 2	Very Loose to Loose, brick and mortar rubble, with ash and cinders. (Fill)	
5	11				4	S5	24/15	8.0-10.0	8 2 2 3	Very Loose to Loose, yellow-gray, SILTY CLAY, trace sand and gravel. (Fill)	
6	10				1	S6	24/18	10.0-12.0	1/12" 1/12"	Very Loose, gray, SILTY CLAY, some sand, trace gravel, with brick. (Fill)	
7	9				1	S7	24/18	12.0-14.0	WOH/18" 1	Very Loose, gray, SILTY CLAY, some sand, trace gravel, with brick. (Fill)	
8	8				20	S8	18/10	14.0-15.5	1 4 16	Compact, yellow-gray, SILTY CLAY, some sand and gravel. (Fill)	
9	7		15.5 / 1.0		ORGANICS	3	S8A	6/5	15.5-16.0	3	Very Loose, black, ORGANIC SILT, some fine sand, to gray-brown ORGANIC SILT, with peat fibers. (Organics)
10	6					4	S9	12/10	16.0-17.0	2 4	Very Loose to Loose, gray-brown, ORGANIC SILT, with peat fibers. (Organics)
11	5					12	S9A	12/10	17.0-18.0	8 15	Compact, dark gray-brown, SAND, trace organic silt. (Organics)
12	4		18.0 / -1.5	MARINE SAND	32	S10	24/8	18.0-20.0	25 17 15 15	Dense, stratified, gray, FINE SANDY SILT and SILTY FINE SAND and FINE SAND, trace silt and gravel. (Marine Sand)	
13	3				20				5 15 15		
14	2		20.0 / -3.5	MARINE CLAY	12	S11	24/16	20.0-22.0	5 5 7 8	Stiff, blue-gray, SILTY CLAY, interbedded with silty fine sand and fine sand, trace silt. (Marine Clay)	
15	1										
16	0										

GRANULAR SOILS	
BLOWS/FT.	DENSITY
0-4	V.LOOSE
4-10	LOOSE
10-30	COMPACT
30-50	DENSE
>50	V.DENSE

SOIL COMPONENT		
DESCRIPTIVE TERM	PROPORTION OF TOTAL	SOIL CONTAINING THREE COMPONENTS EACH OF WHICH COMPRISE AT LEAST 25% OF THE TOTAL ARE CLASSIFIED AS "A WELL-GRADED MIXTURE OF"
"TRACE"	0-10%	
"SOME"	10-20%	
"ADJECTIVE" (eg SANDY, SILTY)	20-35%	
"AND"	35-50%	

COHESIVE SOILS	
BLOWS/FT.	CONSISTENCY
<2	V.SOFT
2-4	SOFT
4-8	FIRM
8-15	STIFF
15-30	V.STIFF
>30	HARD

Notes:

Weather:



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 CAMBRIDGE, MA 02140
 TEL: 617-868-1420
 FAX: 617-868-1423

Page 1 of 2

Project: 30 Orleans Street	Job #: 6990.2.00	Boring No.:
Location: 30 Orleans Street	Date Started: 7-14-20	B-2
City/State: East Boston, MA	Date Finished: 7-14-20	

Contractor: TDS, Inc.	Casing Type: NW/24'	Groundwater Observations	
Driller/Helper: G. Caovette/J. Berthiaume	Casing Hammer (lbs)/Drop (in): 300lbs/24"	Date	Depth
Logged By/Reviewed By: T. Cormican	Sampler Size/Type: 24" Split Spoon	7-14-20	11.5
Surface Elevation (ft): 16.5	Sampler Hammer (lbs)/Drop (in): 140lbs/30"	Elev.	Notes
		5.0	

Depth (ft)	Elev. (ft)	Symbol	Depth/EL to Strata Change (ft)	Stratum	Sample					Sample Description and Boring Notes
					N-Value RQD	No.	Pen./Rec. (in)	Depth (ft)	Blows/6" Min/ft	
24	-7			MARINE CLAY						
25	-8				3	S12	24/18	24.0-26.0	3 2 1 1	Soft, gray, SILTY CLAY, with frequent silty fine sand parting and seams. (Marine Clay)
26	-9									
27	-10									
28	-11									
29	-12									
30	-13									
31	-14									
32	-15									
33	-16									
34	-17									
35	-18									
36	-19									
37	-20									
38	-21									
39	-22									
40	-23									
41	-24		41.0 / -24.5							
42	-25			Bottom of boring at 41 feet below ground surface.						
43	-26									
44	-27									
45	-28									
	-29									

GRANULAR SOILS	
BLOWS/FT.	DENSITY
0-4	V.LOOSE
4-10	LOOSE
10-30	COMPACT
30-50	DENSE
>50	V.DENSE

SOIL COMPONENT		
DESCRIPTIVE TERM	PROPORTION OF TOTAL	SOIL CONTAINING THREE COMPONENTS EACH OF WHICH COMPRISE AT LEAST 25% OF THE TOTAL ARE CLASSIFIED AS "A WELL-GRADED MIXTURE OF"
"TRACE"	0-10%	
"SOME"	10-20%	
"ADJECTIVE" (eg SANDY, SILTY)	20-35%	
"AND"	35-50%	

COHESIVE SOILS	
BLOWS/FT.	CONSISTENCY
<2	V.SOFT
2-4	SOFT
4-8	FIRM
8-15	STIFF
15-30	V.STIFF
>30	HARD

Notes:

Weather:



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 2269 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140
 TEL: 617-868-1420
 FAX: 617-868-1423

Page 2 of 2

SECTION 4

Elevation Certificate



FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/ FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, nonresidential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Ricardo Andres Robiglio				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 30 Orleans Street				Company NAIC Number:	
City Boston	State Massachusetts	ZIP Code 02128			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Boston, MA assessors ID 0105386000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>42.367590</u> Long. <u>-71.03570</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Boston, City of 25025			B2. County Name Suffolk		B3. State Massachusetts
B4. Map/Panel Number 0081	B5. Suffix J	B6. FIRM Index Date 03-16-2016	B7. FIRM Panel Effective/ Revised Date 03-16-2016	B8. Flood Zone(s) X, AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 30 Orleans Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


Check the measurement used.

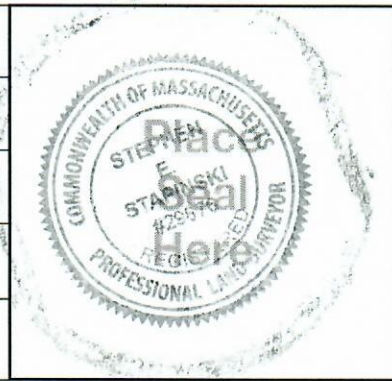
- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>16.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>27.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>16.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>27.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>14.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>16.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>16.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Stephen E. Stapinski	License Number 29876
Title President	
Company Name Merrimack Engineering Services, Inc	
Address 66 Park Street	
City Andover	State Massachusetts
	ZIP Code 01810
Signature 	Date 04-14-2021
	Telephone (978) 475-3555
	Ext. 11



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Garage and stairway access proposed on lower floor; equipment is HVAC

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 30 Orleans Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 30 Orleans Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One Caption Site-Front View

Clear Photo One



Photo Two Caption Site-Rear View

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 30 Orleans Street			Policy Number:
City Boston	State Massachusetts	ZIP Code 02128	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

SECTION 5

DOCUMENTATION OF ABUTTER NOTIFICATION

Notification to abutters

Notification to abutters (Spanish)

Affidavit of Spanish Translation

Affidavit of Service

Abutters List



**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

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

B. The address of the lot where the activity is proposed is _____.

C. The project involves _____.

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

E. Copies of the Notice of Intent may be obtained from _____ by contacting them at _____ between the hours of _____, _____.

F. In accordance with the Chapter 20 of the Acts of 2021, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

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

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance. If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

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

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

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



**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.

Ricardo Andrés Robiglio 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.

La dirección del lote donde se propone la actividad es 30 Orleans Street, East Boston, MA 02128.

El proyecto consiste en la construcción de una casa de dos familias.

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

Las copias de la notificación de intención pueden obtenerse a través del aplicante llamando al (617) 939 – 9297, de lunes a viernes de 8:30 a.m. a 5:00 p.m.

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 1-929-2056099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

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.

AFFIDAVIT OF TRANSLATION

I, Ricardo Andres Robiglio, am qualified to translate the Spanish Abutter Notification Form as a native speaker of the Spanish language.

I further certify that, to the best of my knowledge, this is an authentic and accurate translation.

Ricardo Andres Robiglio

Name

Ricardo Andrés Robiglio

Signature

01/10/2022

Date



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

I, _____, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

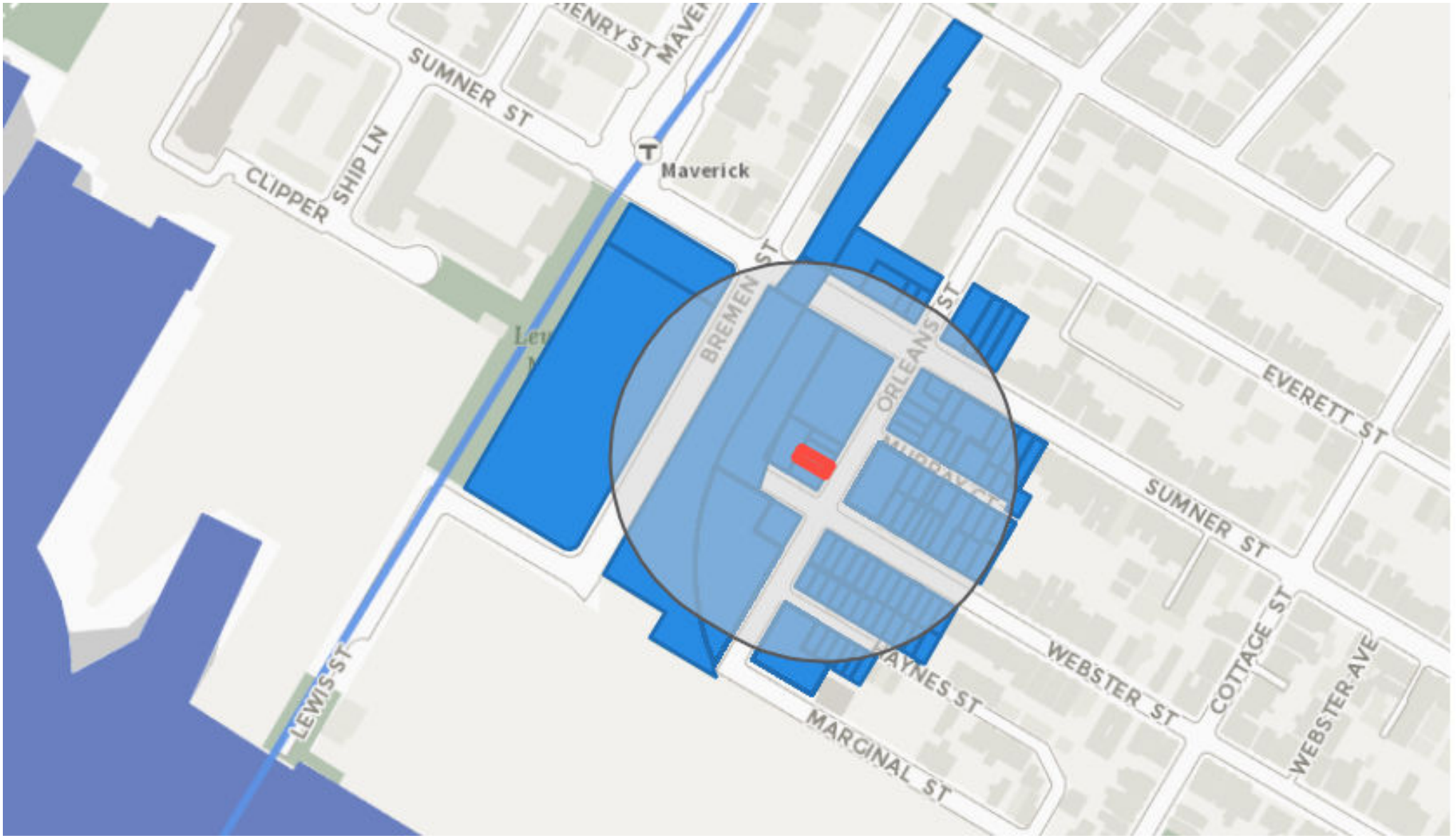
A _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by _____ for _____ located at _____.

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

Ricardo Andrés Robiglio

Name

Date



AbuttersList

PID	FULL_ADDRESS	CITY	ZIPCODE	OWNER	MAIL_ADDRESS	MAIL_CS	STATE	MAIL_ZIPCODE
105344000	256 258 SUMNER ST	EAST BOSTON	02128	LOPEZ MERCEDES	256 SUMNER ST	E BOSTON	MA	02128
105384000	ORLEANS ST	EAST BOSTON	02128	32 ORLEANS STREET LLC	2 JACKSON RD	MEDFORD	MA	02155
104860000	275 SUMNER ST 8	EAST BOSTON	02128	NORBU SONAM	275 SUMNER ST #8	EAST BOSTON	MA	02128
105383000	245 SUMNER ST	EAST BOSTON	02128	VELKOR 245 NOMINEE TRUST	2 NEPTUNE RD #222	BOSTON	MA	02128
104846000	22 MURRAY CT	EAST BOSTON	02128	22 MURRAY COURT LLC	77 NEWBURY ST 4TH FLOOR	BOSTON	MA	02116
104851001	2 MURRAY CT	EAST BOSTON	02128	CASERTA LOUIS ETAL	43 ORLEANS	EAST BOSTON	MA	02128
105392000	35 WEBSTER ST 302	EAST BOSTON	02128	ACQUAVIVA TIMOTHY	35 WEBSTER ST #302	EAST BOSTON	MA	02128
104454000	17 HAYNES ST	EAST BOSTON	02128	RESHETNYAK YULIYA	17 HAYNES ST	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 203	EAST BOSTON	02128	ARNIOTES ALEXANDER	10 ORLEANS ST, UNIT 203	EAST BOSTON	MA	02128
104487000	61 WEBSTER ST 3	EAST BOSTON	02128	DIBAGLIONI ARTURO	61 WEBSTER ST # 3	EAST BOSTON	MA	02128
104857000	269 SUMNER ST	EAST BOSTON	02128	TWO 69 SUMNER ST CONDO TR	269 SUMNER ST	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST T2	EAST BOSTON	02128	STIRLING THOMAS N	31 ORLEANS ST, UNIT T2	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST 301	EAST BOSTON	02128	TROVATO ROSA	31 ORLEANS ST, UNIT 301	EAST BOSTON	MA	02128
104453000	15 HAYNES ST	EAST BOSTON	02128	PARZIALE JAMES	15 HAYNES ST	EAST BOSTON	MA	02128
104926000	264 SUMNER ST	EAST BOSTON	02128	264 SUMNER STREET CONDOMINIUM TRUST	406 SUMNER ST	EAST BOSTON	MA	02128
105392000	35 WEBSTER ST 201	EAST BOSTON	02128	CARVAJAL DARIO	35 WEBSTER ST #201	E BOSTON	MA	02128
104492000	71 WEBSTER ST 3	EAST BOSTON	02128	CARRUTHERS JOSHUA	71 WEBSTER ST, UNIT 3	EAST BOSTON	MA	02128
104860000	273 SUMNER ST 5	EAST BOSTON	02128	ADH REALTY 1 LLC	27 PIER 7	BOSTON	MA	02129
105392000	10 ORLEANS ST 206	EAST BOSTON	02128	ROBERTS LOUISE M	PO BOX 53	EAST BOSTON	MA	02128
104448000	68 B MARGINAL ST 68B	EAST BOSTON	02128	DEBRA R STACK REVOCABLE LIVING TRUST	B 68 MARGINAL ST, UNIT 68B	EAST BOSTON	MA	02128
104487000	61 WEBSTER ST	EAST BOSTON	02128	SIXTY 1 WEBSTER ST CONDO TR	11 GAIL RD	WESTON	MA	02493
105382000	239 SUMNER ST	EAST BOSTON	02128	CITY OF BOSTON	SUMNER	EAST BOSTON	MA	02128
104925000	266 SUMNER ST 2	EAST BOSTON	02128	SCHWIND KAROLYN J	266 SUMNER ST #2	E BOSTON	MA	02128
105392000	10 ORLEANS ST 104	EAST BOSTON	02128	HERRERA PAOLA R	10 ORLEANS ST #104	EAST BOSTON	MA	02128
104843000	15 MURRAY CT	EAST BOSTON	02128	BRUNO GIANLUCA	8805 WHITEHEAD ST	MCKINNEY	TX	75070
104448000	68 E MARGINAL ST 68E	EAST BOSTON	02128	DEL RAZO JODI LYN	68 MARGINAL ST UNIT E	EAST BOSTON	MA	02128
104832000	74 WEBSTER ST 1	EAST BOSTON	02128	STANFIELD BRENDA	64 INMAN ST	CAMBRIDGE	MA	02128
104834000	68 WEBSTER ST	EAST BOSTON	02128	MYBEN DEVELOPMENT LLC MASS LLC	26 COPPERMINE RD	TOPSFIELD	MA	01983
104839000	31 ORLEANS ST 201	EAST BOSTON	02128	ROSAL GLORIA	31 ORLEANS ST, UNIT 201	EAST BOSTON	MA	02128
104842000	7 9 MURRAY CT	EAST BOSTON	02128	SEVEN MURRAY CT CONDO TRUST	7-9 MURRAY CT	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 205	EAST BOSTON	02128	KIM MIN YOUNG	10 ORLEANS ST #205	EAST BOSTON	MA	02128
104448000	68 C MARGINAL ST 68C	EAST BOSTON	02128	HOFMANN ANDREAS G	68C MARGINAL ST	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 103	EAST BOSTON	02128	MAILHOT CAROLINE J	10 ORLEANS ST #103	EAST BOSTON	MA	02128
104925000	266 SUMNER ST 1	EAST BOSTON	02128	DASILVA DEUZENY	266 SUMNER ST #1	EAST BOSTON	MA	02128
104448000	68 68A MARGINAL ST	EAST BOSTON	02128	LANDFALL TOWNHOUSE CONDO TR	68E MARGINAL	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST T4	EAST BOSTON	02128	ROSENBLUM RACHEL	31 ORLEANS ST, UNIT T4	EAST BOSTON	MA	02128
104864000	285 SUMNER ST	EAST BOSTON	02128	285 SUMNER STREET CONDOMINIUM TRUST	C 20 DELCARMINE ST	WAKEFIELD	MA	01880
104857000	269 SUMNER ST 2	EAST BOSTON	02128	REINA VILMA	269 SUMNER ST #2	EAST BOSTON	MA	02128
104841000	5 MURRAY CT	EAST BOSTON	02128	SULLIVAN EBEN GREGORY	5 MURRAY CT	EAST BOSTON	MA	02128
104832000	74 WEBSTER ST	EAST BOSTON	02128	74 WEBSTER STREET CONDOMINIUM TRUST	74 WEBSTER ST	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST 303	EAST BOSTON	02128	FORTRESS XU LLC	4 CORMIERS WAY	ANDOVER	MA	01810
104860000	271 SUMNER ST 2	EAST BOSTON	02128	EDWARDS DEREK	271 SUMNER ST, #2	EAST BOSTON	MA	02128
104926000	264 SUMNER ST 2	EAST BOSTON	02128	264 SUMNER STREET CONDOMINIUM TRUST	406 SUMNER ST	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 304	EAST BOSTON	02128	GONGORA SUSAN D	10 ORLEANS ST #304	EAST BOSTON	MA	02128

104839000	31 ORLEANS ST 403	EAST BOSTON	02128	WANG SHENG	31 ORLEANS ST, UNIT 403	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 106	EAST BOSTON	02128	REED ALEXANDRA E	10 ORLEANS ST, UNIT 106	EAST BOSTON	MA	02128
104840000	1 MURRAY CT	EAST BOSTON	02128	DEMONTE BARBARA	1 MURRAY CT	EAST BOSTON	MA	02128
104531000	24 HAYNES ST	EAST BOSTON	02128	MODICA DIANE J	24 HAYNES ST	E BOSTON	MA	02128
104864000	285 SUMNER ST 3	EAST BOSTON	02128	HERRERA DAVID E	285 SUMNER ST, UNIT 3	EAST BOSTON	MA	02128
104488000	63 WEBSTER ST 2	EAST BOSTON	02128	NEW MELODY LLC	5 ALGONQUIN AV	ANDOVER	MA	01810
104837000	62 WEBSTER ST 101	EAST BOSTON	02128	KRASSER SHANDRA	62 WEBSTER ST #101	EAST BOSTON	MA	02128
104835000	66 WEBSTER ST	EAST BOSTON	02128	SCADUTO MARIO ETAL	66 WEBSTER	EAST BOSTON	MA	02128
104832000	74 WEBSTER ST 3	EAST BOSTON	02128	SNELL BLAKE	74 WEBSTER ST, UNIT 3	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST T1	EAST BOSTON	02128	ERB MICHAEL	31 ORLEANS ST #T1	BOSTON	MA	02128
104855000	45 47 ORLEANS ST	EAST BOSTON	02128	FORTY FIVE ORLEANS LLC MASS LLC	193 HARVARD ST	BROOKLINE	MA	02446
104839000	31 ORLEANS ST 203	EAST BOSTON	02128	LIN SANDY	31 ORLEANS ST, UNIT 203	EAST BOSTON	MA	02128
104842000	7 MURRAY CT 2	EAST BOSTON	02128	BARRY SCOTT D	7 MURRAY CT #2	EAST BOSTON	MA	02128
104492000	71 WEBSTER ST	EAST BOSTON	02128	71 WEBSTER STREET CONDOMINIUM TRUST	50 FRANKLIN ST, UNIT SUITE 400	BOSTON	MA	02110
105392000	10 ORLEANS ST 404	EAST BOSTON	02128	MCBRIDE JAMES M	10 ORLEANS ST #404	EAST BOSTON	MA	02128
104926000	264 SUMNER ST 1	EAST BOSTON	02128	264 SUMNER STREET CONDOMINIUM TRUST	406 SUMNER ST	EAST BOSTON	MA	02128
105392000	35 WEBSTER ST 102	EAST BOSTON	02128	ROSARIO ELIANA T	35 WEBSTER ST #102	EAST BOSTON	MA	02128
104539000	8 HAYNES ST	EAST BOSTON	02128	COULDREN ANN MARIE	8 HAYNES ST	EAST BOSTON	MA	02128
104860000	271 SUMNER ST 4	EAST BOSTON	02128	271 SUMNER OPCO LLC	193 HARVARD ST	BROOKLINE	MA	02446
105392000	35 WEBSTER ST 402	EAST BOSTON	02128	SACHIN H JAIN NOMINEE REALTY TRUST OF 2020	8123 JITOLA TERR	PLAYA DEL REY	CA	90293
105392000	10 ORLEANS ST 303	EAST BOSTON	02128	HUNG LISA CHAI LAI	10 ORLEANS ST #303	EAST BOSTON	MA	02128
105390000	WEBSTER ST	EAST BOSTON	02128	GRAZIANO PAUL TS	55 WEBSTER ST	EAST BOSTON	MA	02128
105398000	2 30 MARGINAL ST	EAST BOSTON	02128	HERITAGE HOUSING CORP	2 MARGINAL ST	EAST BOSTON	MA	02128
104448000	68 A MARGINAL ST 68A	EAST BOSTON	02128	DEGAETANO MICHAEL	PO BOX AH	CONYNGHAM	PA	18219
104488000	63 WEBSTER ST 1	EAST BOSTON	02128	PELLOUX REGIS M N TS	63 WEBSTER ST, #1	EAST BOSTON	MA	02128
104864000	285 SUMNER ST 2	EAST BOSTON	02128	LAJAUNIE MEGAN ELIZABETH	285 SUMNER ST, UNIT 2	EAST BOSTON	MA	02128
104837000	62 WEBSTER ST	EAST BOSTON	02128	62 WEBSTER STREET	62 WEBSTER ST	EAST BOSTON	MA	02128
104832000	74 WEBSTER ST 2	EAST BOSTON	02128	OUELLETTE MATT	74 WEBSTER ST, UNIT 2	EAST BOSTON	MA	02128
104484000	19 ORLEANS ST	EAST BOSTON	02128	GRAZIANO FRANK	55 WEBSTER ST	EAST BOSTON	MA	02128
104842000	7 MURRAY CT 1	EAST BOSTON	02128	MAO CHUNMING	7 MURRAY CT, UNIT 1	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST 402	EAST BOSTON	02128	SWEENEY CARA	31 ORLEANS ST, UNIT 402	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST 202	EAST BOSTON	02128	GE LI	31 ORLEANS ST, UNIT 202	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 403	EAST BOSTON	02128	AMICO LISA R	10 ORLEANS ST #403	EAST BOSTON	MA	02128
104852000	39 ORLEANS ST	EAST BOSTON	02128	39 ORLEANS LLC	1 LAUREL ROAD	WHITE PLAINS	NY	10605
104533000	20 HAYNES ST	EAST BOSTON	02128	HAYNES DEVELOPMENT PARTNERS LLC	PO BOX 1046	BROOKLINE	MA	02446
104860000	275 SUMNER ST 7	EAST BOSTON	02128	VEGA DAMARIS	275 SUMNER ST #7	EAST BOSTON	MA	02128
105392000	35 WEBSTER ST 301	EAST BOSTON	02128	SCHLAEPFER MADELYN A	4637 MORROW RD	MODESTO	CA	95356
105392000	10 ORLEANS ST 204	EAST BOSTON	02128	ANNA R DIMARIA REVOCABLE TRUST	10 ORLEANS ST #204	EAST BOSTON	MA	02128
104487000	61 WEBSTER ST 2	EAST BOSTON	02128	PRASAD PREETI	61 WEBSTER ST #2	EAST BOSTON	MA	02128
104857000	269 SUMNER ST 1	EAST BOSTON	02128	SILVA MARILLA	269 SUMNER ST #1	EAST BOSTON	MA	02128
104837000	62 WEBSTER ST 301	EAST BOSTON	02128	TINO BRIAN	62 WEBSTER ST #301	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST 302	EAST BOSTON	02128	GUOOMIAO REALTY TRUST-2019	31 ORLEANS ST, UNIT 302	EAST BOSTON	MA	02128
104860000	271 SUMNER ST 1	EAST BOSTON	02128	FERREIRA ROSANI F	271 SUMNER ST #1	EAST BOSTON	MA	02128
104492000	71 WEBSTER ST 2	EAST BOSTON	02128	KAVJIAN AMANDA A	71 WEBSTER ST, UNIT 2	EAST BOSTON	MA	02128
105392000	35 WEBSTER ST 202	EAST BOSTON	02128	REBOUCAS BRENO	35 WEBSTER ST#202	EAST BOSTON	MA	02128
104926000	264 SUMNER ST 3	EAST BOSTON	02128	264 SUMNER STREET CONDOMINIUM TRUST	406 SUMNER ST	EAST BOSTON	MA	02128

104860000	273 SUMNER ST 6	EAST BOSTON	02128	VADNAIS LYNNE	273 SUMNER ST #6	E BOSTON	MA	02128
104861000	279 SUMNER ST	EAST BOSTON	02128	279 SUMNER LLC	1 LAUREL ROAD	WHITE PLAINS	NY	10605
104839000	31 ORLEANS ST 404	EAST BOSTON	02128	CICCIA MICHAEL	31 ORLEANS ST, UNIT 404	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 105	EAST BOSTON	02128	LIKA DESADA	10 ORLEANS ST, UNIT 105	EAST BOSTON	MA	02128
104487000	61 WEBSTER ST 1	EAST BOSTON	02128	VINCI PATRICIA D	19 TOPHET RD	LYNNFIELD	MA	01940
104925000	266 SUMNER ST 3	EAST BOSTON	02128	FERREIRA MARIA C	266 SUMNER ST #3	E BOSTON	MA	02128
104488000	63 WEBSTER ST	EAST BOSTON	02128	WEBSTER PL CONDO TR	63 WEBSTER ST	EAST BOSTON	MA	02128
104537000	12 HAYNES ST	EAST BOSTON	02128	HAYNES DEVELOPMENT PARTNERS LLC	P O BOX 1046	BROOKLINE	MA	02446
104839000	31 ORLEANS ST	EAST BOSTON	02128	THE ORLEANS CONDOMINIUM TRUST	28 DAMRELL ST SUITE 104	SOUTH BOSTON	MA	02127
104488000	63 WEBSTER ST 3	EAST BOSTON	02128	DREW DAVID M	63 WEBSTER ST #3	EAST BOSTON	MA	02128
104536000	14 22 HAYNES ST	EAST BOSTON	02128	HAYNES DEVELOPMENT PARTNERS LLC	P O BOX 1046	BROOKLINE	MA	02446
104837000	62 WEBSTER ST 201	EAST BOSTON	02128	DUNTON SAMUEL	10 EMERSON PLACE APT 18F	BOSTON	MA	02114
104842000	7 MURRAY CT 3	EAST BOSTON	02128	GREENBERG BRAD M	7 MURRAY CT, UNIT 3	EAST BOSTON	MA	02128
105345000	252 254 SUMNER ST	EAST BOSTON	02128	SANTAMARIA CARLOS	254 SUMNER ST	EAST BOSTON	MA	02128
104830000	80 WEBSTER ST	EAST BOSTON	02128	OROZCO GALISSIA M	80 WEBSTER ST	E BOSTON	MA	02128
104534000	18 HAYNES ST	EAST BOSTON	02128	HAYNES DEVELOPMENT PARTNERS LLC	PO BOX 1046	BROOKLINE	MA	02446
104848000	16 MURRAY CT	EAST BOSTON	02128	WHITLEY GEOFFREY	16 MURRAY CT	EAST BOSTON	MA	02128
104492000	71 WEBSTER ST 1	EAST BOSTON	02128	GHERINGHELLI DIANE	71 WEBSTER ST, UNIT 1	EAST BOSTON	MA	02128
104860000	271 275 SUMNER ST	EAST BOSTON	02128	SUMNER PLACE CONDO TRUST	271 SUMNER ST	EAST BOSTON	MA	02128
105392000	35 WEBSTER ST 101	EAST BOSTON	02128	RODAS HELBERT	35 WEBSTER ST	E BOSTON	MA	02128
104831000	76 WEBSTER ST	EAST BOSTON	02128	MOTTOLA DOROTHY A	76 WEBSTER ST	EAST BOSTON	MA	02128
105346000	246 248 SUMNER ST	EAST BOSTON	02128	NEIGHBORHOOD HEALTH CENTER CORP	10 GROVE ST	EAST BOSTON	MA	02128
104860000	271 SUMNER ST 3	EAST BOSTON	02128	MEDEIROS NOE LUIZ	271 SUMNER ST #3	E BOSTON	MA	02128
105392000	35 WEBSTER ST 401	EAST BOSTON	02128	HIGGINS DANIEL P	35 WEBSTER ST #401	E BOSTON	MA	02128
105398005	S BREMEN ST	EAST BOSTON	02128	LEWIS MALL APARTMENTS INC	72 MARGINAL ST	EAST BOSTON	MA	02128
104448000	68 D MARGINAL ST 68D	EAST BOSTON	02128	HOLT STEPEH M JR	68 MARGINAL ST #D	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST	EAST BOSTON	02128	HARBORVIEW CONDO TRUST	10 ORLEANS	EAST BOSTON	MA	02128
104487000	61 WEBSTER ST 4	EAST BOSTON	02128	BROWN ANDREW J	61 WEBSTER ST #4	EAST BOSTON	MA	02128
104864000	285 SUMNER ST 1	EAST BOSTON	02128	SEARS JESSE	285 SUMNER ST, UNIT 1	EAST BOSTON	MA	02128
104925000	266 268 SUMNER ST	EAST BOSTON	02128	TWO 66 SUMNER ST CNDO TR	268 SUMNER ST #1	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST T3	EAST BOSTON	02128	ROSENQUIST JAMES N	31 ORLEANS ST, UNIT T3	EAST BOSTON	MA	02128
104857000	269 SUMNER ST 3	EAST BOSTON	02128	LAKE BRENDAN	269 SUMNER ST # 3	EAST BOSTON	MA	02128
104493000	73 WEBSTER ST	EAST BOSTON	02128	BARIN ERKAN	73 WEBSTER ST	EAST BOSTON	MA	02128
104542000	HAYNES ST	EAST BOSTON	02128	GRAZIANO PAOLO	55 WEBSTER ST	EAST BOSTON	MA	02128
105385000	32 ORLEANS ST	EAST BOSTON	02128	32 ORLEANS STREET LLC	420 SARATOGA ST	EAST BOSTON	MA	02128
104839000	31 ORLEANS ST 401	EAST BOSTON	02128	BHAT ABHILASHA J	28 LANES END	NATICK	MA	01760
104490000	67 WEBSTER ST	EAST BOSTON	02128	COLLINS JR DAVID C	67 WEBSTER ST	EAST BOSTON	MA	02128
105392000	10 ORLEANS ST 305	EAST BOSTON	02128	MACDOUGALL SARAH M	10 ORLEANS ST #305	EAST BOSTON	MA	02128
104863000	283 SUMNER ST	EAST BOSTON	02128	ARAVENA CARLOS P	283 SUMNER ST	EAST BOSTON	MA	02128
105389000	40 42 WEBSTER ST	EAST BOSTON	02128	GRAZIANO PAOLO TS	55 WEBSTER ST	EAST BOSTON	MA	02128
105389000	40 42 WEBSTER ST	EAST BOSTON	02128	GRAZIANO PAOLO TS	55 WEBSTER ST	EAST BOSTON	MA	02128
104449000	7 HAYNES ST	EAST BOSTON	02128	MCMMASTER MICHAEL JOHN	7 HAYNES ST	EAST BOSTON	MA	02128
104491000	69 WEBSTER ST	EAST BOSTON	02128	ENG CHRISTOPHER	422 SUMNER ST	E BOSTON	MA	02128
105346050	MAVERICK ST	EAST BOSTON	02128	CITY OF BOSTON PARKS COMM	116 NEW MONTGOMERY ST	SAN FRANCISCO	CA	94103
104927000	260 SUMNER ST	EAST BOSTON	02128	ZUMIX FIREHOUSE INC	202 MAVERICK ST	EAST BOSTON	MA	02128
104450000	9 HAYNES ST	EAST BOSTON	02128	WILLIAMSON BRIAN	9 HAYNES ST	E BOSTON	MA	02128

105346001	SUMNER ST	EAST BOSTON	02128	NEIGHBORHOOD HEALTH CENTER CORP	10 GROVE ST	EAST BOSTON	MA	02128
105381060	SUMNER ST	EAST BOSTON	02128	CITY OF BOSTON PARKS AND	SUMNER ST	E BOSTON	MA	02128
104845000	19 MURRAY CT	EAST BOSTON	02128	NINTEEN MURRAY CT CONDO TR	19 MURRAY CT	EAST BOSTON	MA	02128
104833000	70 WEBSTER ST 1	EAST BOSTON	02128	HALL IAN	70 WEBSTER ST, UNIT 1	EAST BOSTON	MA	02128
104540000	HAYNES ST	EAST BOSTON	02128	COULDREN ANN MARIE	8 HAYNES ST	EAST BOSTON	MA	02128
104844000	17 MURRAY CT	EAST BOSTON	02128	MADDALENI ELIZABETH M TS	PO BOX 557 #	EVERETT	MA	02149
104495000	77 WEBSTER ST	EAST BOSTON	02128	77 WEBSTER STREET LLC	77 WEBSTER ST	EAST BOSTON	MA	02128
104535000	16 HAYNES ST	EAST BOSTON	02128	HAYNES DEV PARTNERS LLC MASS LLC	PO BOX 1046	BROOKLINE	MA	02446
104489000	65 WEBSTER ST	EAST BOSTON	02128	ANAEL WILLIAM	168 BARTLETT ROAD	WINTHROP	MA	02152
105381055	BREMEN ST	EAST BOSTON	02128	CITY OF BOSTON PARKS AND	BREMEN ST	E BOSTON	MA	02128
104856000	265 267 SUMNER ST	EAST BOSTON	02128	ELLIOTT MARK D	365 SUMNER ST	EAST BOSTON	MA	02128
104853000	41 ORLEANS ST	EAST BOSTON	02128	SAMAYOA JAIME O	41 ORLEANS ST	EAST BOSTON	MA	02128
104849000	14 MURRAY CT	EAST BOSTON	02128	VELKOR 14 NOMINEE TRUST	2 NEPTUNE RD #222	BOSTON	MA	02128
104833000	70 WEBSTER ST	EAST BOSTON	02128	70 WEBSTER STREET	70 WEBSTER ST	EAST BOSTON	MA	02128
105382001	SUMNER ST	EAST BOSTON	02128	CITY OF BOSTON	SUMNER ST	EAST BOSTON	MA	02128
104845000	19 MURRAY CT 2	EAST BOSTON	02128	HA CHENG	98 SEWALL AVE #6	BROOKLINE	MA	02446
104541000	HAYNES ST	EAST BOSTON	02128	COULDREN DAVID	8 HAYNES ST	EAST BOSTON	MA	02128
104862000	281 SUMNER ST	EAST BOSTON	02128	BARRAGAN ARMANDO	281 SUMNER ST	E BOSTON	MA	02128
104924000	270 SUMNER ST	EAST BOSTON	02128	DASILVA EVANDRO	270 SUMNER ST	E BOSTON	MA	02128
104833000	70 WEBSTER ST 3	EAST BOSTON	02128	BENGSTON ANDREA L	70 WEBSTER ST #3	EAST BOSTON	MA	02128
104494000	75 WEBSTER ST	EAST BOSTON	02128	CERVASIO CHRISTOPHER G	75 WEBSTER ST	EAST BOSTON	MA	02128
104836000	64 WEBSTER ST	EAST BOSTON	02128	BETANCOURT LEONAL	64 WEBSTER ST	E BOSTON	MA	02128
104851000	4 MURRAY CT	EAST BOSTON	02128	BERNABEI BARBARA	1 MURRAY CT	E BOSTON	MA	02128
104847000	MURRAY CT	EAST BOSTON	02128	AVARENA CARLOS P	283 SUMNER ST	EAST BOSTON	MA	02128
104486000	59 WEBSTER ST	EAST BOSTON	02128	BUTTNER CRAIG L	59 WEBSTER ST	EAST BOSTON	MA	02128
104538000	10 HAYNES ST	EAST BOSTON	02128	10 HAYNES STREET LLC	77 NEWBURY ST, 4TH FLOOR	BOSTON	MA	02116
104838000	60 WEBSTER ST	EAST BOSTON	02128	JOSHUA STASIO REVOCABLE TRUST	60 WEBSTER ST	EAST BOSTON	MA	02128
105391000	47 51 WEBSTER ST	EAST BOSTON	02128	FRATT LLC	20 ORLEANS ST	EAST BOSTON	MA	02128
104854000	43 ORLEANS ST	EAST BOSTON	02128	CASERTA LOUIS C ETAL	43 ORLEANS	EAST BOSTON	MA	02128
104833000	70 WEBSTER ST 2	EAST BOSTON	02128	HUFF TIMOTHY S	70 WEBSTER ST #2	EAST BOSTON	MA	02128
104451000	11 HAYNES ST	EAST BOSTON	02128	GREENE CARY	11 HAYNES ST	EAST BOSTON	MA	02128
104532000	22 HAYNES ST	EAST BOSTON	02128	HAYNES DEVELOPMENT PARTNERS LLC	PO BOX 1046	BROOKLINE	MA	02446
104452000	13 HAYNES ST	EAST BOSTON	02128	13 HAYNES STREET LLC	17 GODDARD STREET	QUINCY	MA	02169
104840001	3 MURRAY CT	EAST BOSTON	02128	MURRAY MELS LLC	233 HARVARD ST, UNIT SUITE 306	BROOKLINE	MA	02446
104845000	19 MURRAY CT 1	EAST BOSTON	02128	MILBURN ABIGAIL K	19 MURRAY CT #1	EAST BOSTON	MA	02128
104485000	57 WEBSTER ST	EAST BOSTON	02128	SHEA HELEN	57 WEBSTER ST	EAST BOSTON	MA	02128

FIGURES

Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – Natural Heritage and Endangered Species Program Map

Figure 4 – FEMA Floodplain Map

Figure 5 – NRCS Soils Map



Figure 1 – USGS Locus Map
30 Orleans Street, East Boston MA, 02128
Data Source: MassGIS



Figure 2 – Aerial Map
30 Orleans Street, East Boston MA, 02128
Data Source: Google Maps



**Figure 3 – Natural Heritage and Endangered Species Program Map
30 Orleans Street, East Boston MA, 02128
Data Source: MassGIS**

National Flood Hazard Layer FIRMette



Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) (Zone A, B, C, D)
- With BFE or Depth (Zone AE, AF, AH, VE, AP)
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone Y)
- Area with Reduced Flood Risk due to Levees. See Notes. (Zone Z)
- Area with Flood Risk due to Levees (Zone Z)

OTHER AREAS

- Area of Minimal Flood Hazard (Zone 1)
- Effective LOMs
- Area of Undetermined Flood Hazard (Zone 2)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/10/2020 at 12:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map imagery for unmapped and unmodernized areas cannot be used for regulatory purposes.

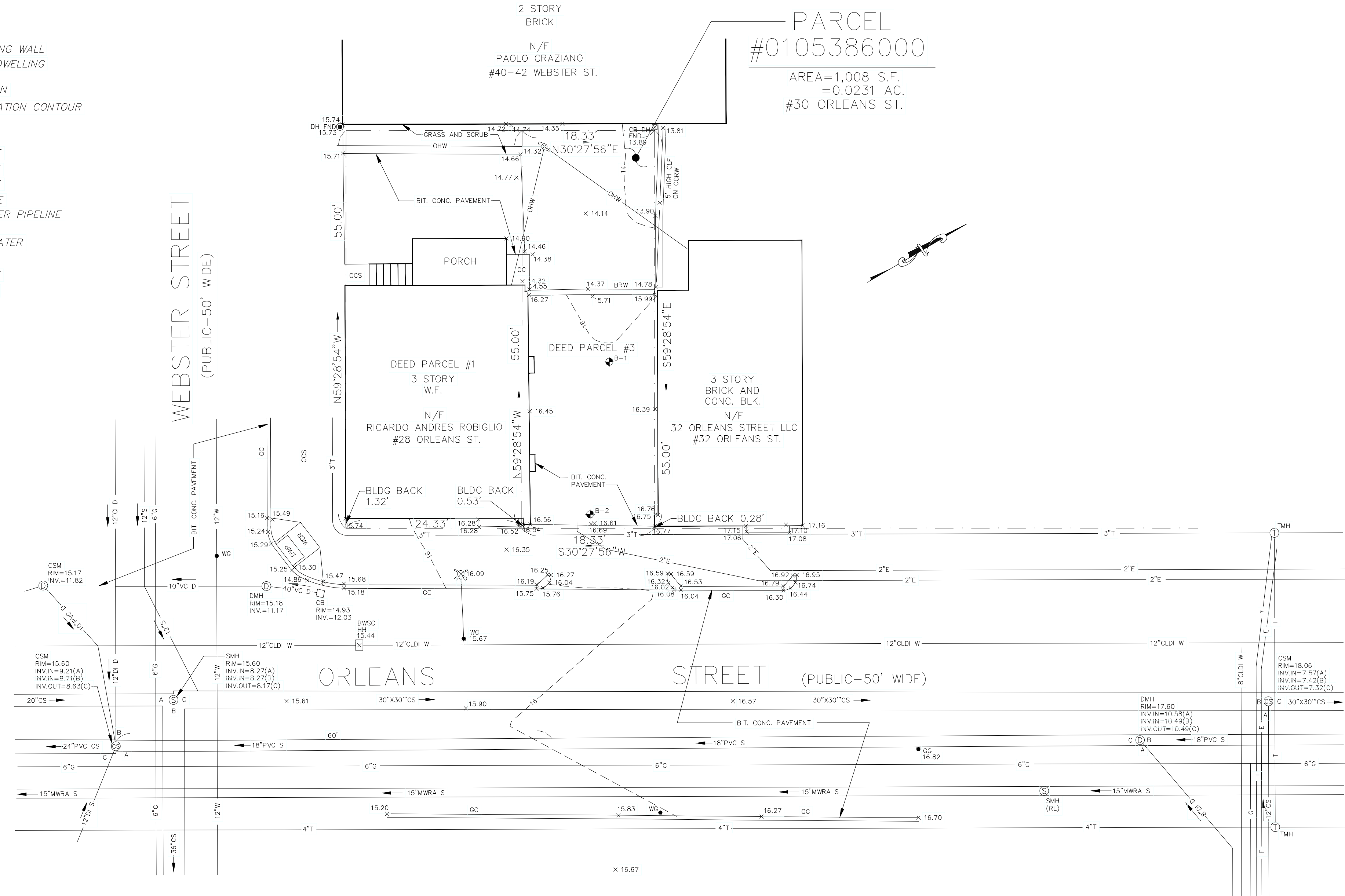
Figure 4 – FEMA Floodplain Map
 30 Orleans Street, East Boston MA, 02128
 Data Source: FEMA



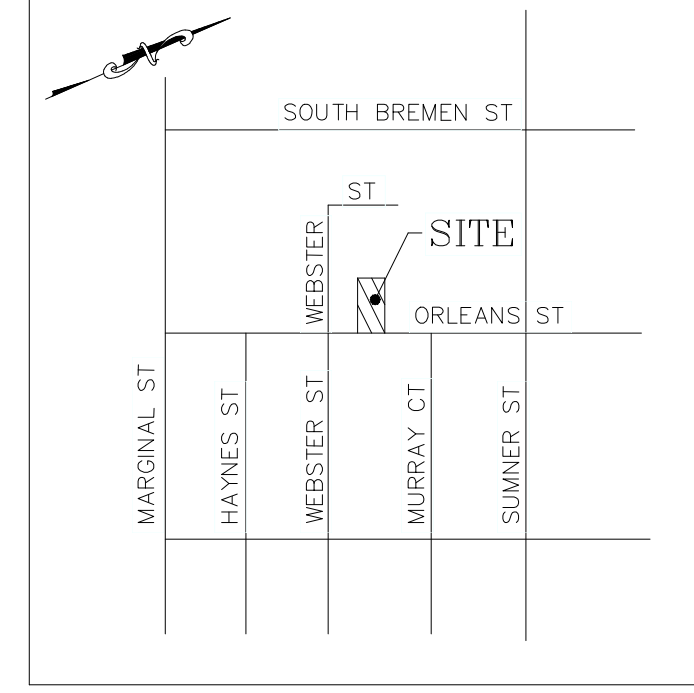
Figure 5 – NRCS Soils Map
30 Orleans Street, East Boston MA, 02128
Data Source: USDA

LEGEND

- EXIST. EXISTING
- PROP. PROPOSED
- BIT. CONC. BITUMINOUS CONCRETE
- CC CEMENT CONCRETE
- GC GRANITE CURB
- CCS CEMENT CONCRETE SIDEWALK
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- OGP OIL-GAS PARTICLE SEPARATOR
- GG GAS GATE
- WG WATER GATE
- B-1 BORING
- CB CATCH BASIN
- CI CAST IRON
- FG FINISH GRADE
- SRW STONE RETAINING WALL
- W.F.D. WOOD FRAME DWELLING
- UP UTILITY POLE
- X 118.20 SPOT ELEVATION
- 118 EXISTING ELEVATION CONTOUR
- G GAS MAIN
- W WATER MAIN
- WS WATER SERVICE
- D DRAIN PIPELINE
- SS SEWER SERVICE
- S SEWER PIPELINE
- CS COMBINED SEWER PIPELINE
- RD ROOF DRAIN
- WF FIRE SERVICE/WATER
- 42 FINISH GRADE
- PROPERTY LINE
- GF GARAGE FLOOR



EXISTING CONDITIONS PLAN
1"=10'



LOCUS
NOT TO SCALE

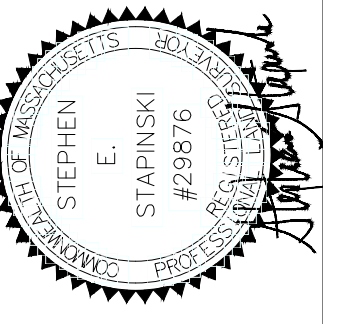
PROJECT INFORMATION/GENERAL NOTES

PROJECT LOCATION: 30 ORLEANS ST., BOSTON
 NEIGHBORHOOD: EAST BOSTON
 LAND USE CODE: 104
 APPLICANT: RICARDO ANDRES ROBIGLIO
 28 ORLEANS STREET
 BOSTON, MA 02128
 CONTACT: RICARDO ANDRES ROBIGLIO TEL. 617-939-9297

GENERAL NOTES

1. THE ENTIRE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN (LSCSF).
2. THE 100 YEAR FLOOD PLAIN 10.0 PER FEMA COMMUNITY PANEL #25025C0081J DATED MARCH 16, 2016.
3. EXISTING UTILITIES SHOWN ON PLAN ARE COMPILED FROM RECORD INFORMATION AND APPROXIMATE FIELD LOCATION AND THEREFORE, ARE NOT CERTIFIED FOR CONSTRUCTION.

MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 ANDOVER, MASSACHUSETTS 01810
 PHONE: (978) 475-3555 FAX: (978) 475-1448
 EMAIL: MERRENG@AOL.COM



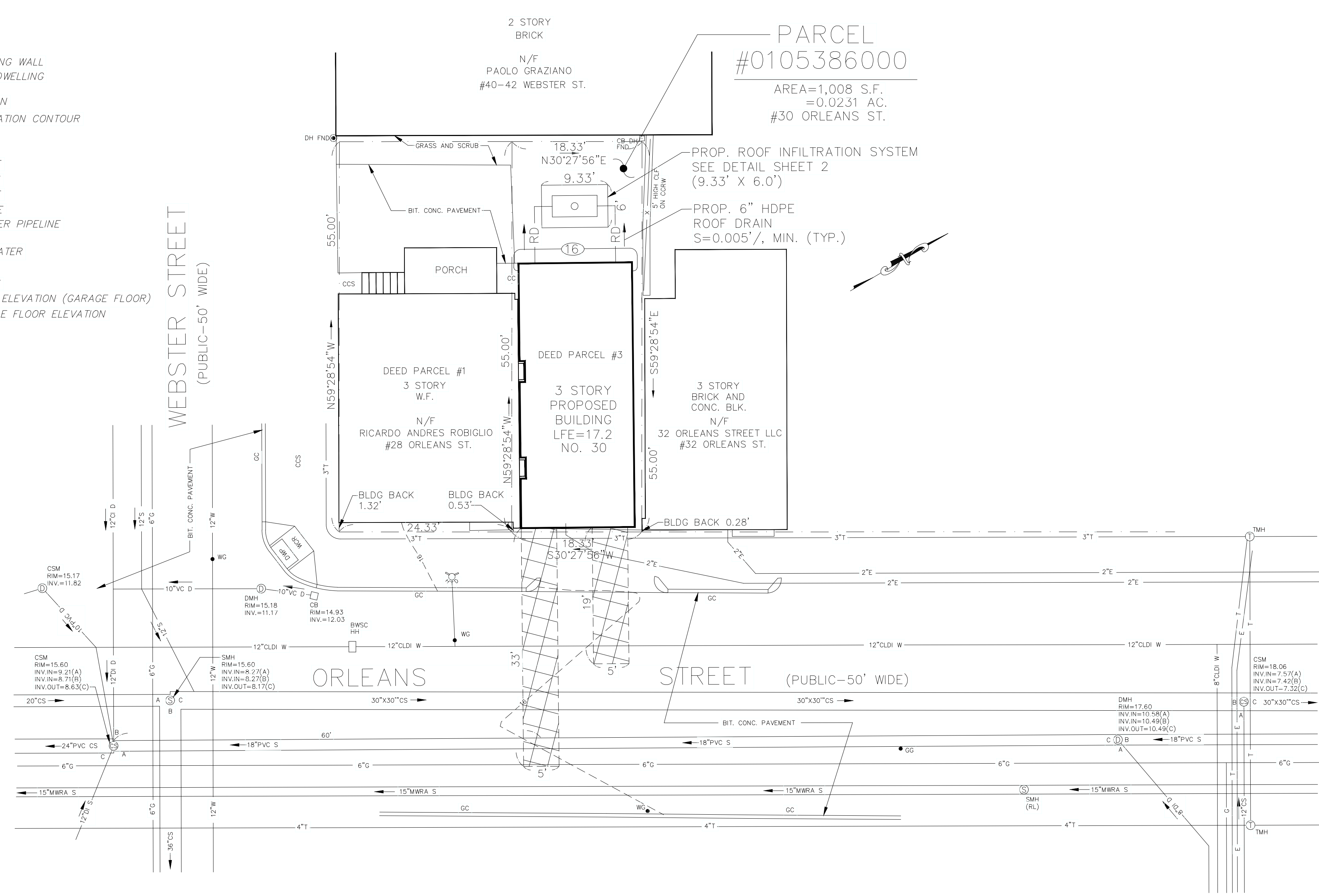
REVISIONS	

SCALE: 1"=10'
 DATE: 4/8/21
 JOB NO. 12307
 DESIGNED BY: SES
 DRAWN BY: SEA
 CHECKED BY: SES
 APPROVED BY: SES

30 ORLEANS STREET
 BOSTON, MA
 EXISTING CONDITIONS PLAN

LEGEND

EXIST.	EXISTING
PROP.	PROPOSED
BIT. CONC.	BITUMINOUS CONCRETE
CC	CEMENT CONCRETE
GC	GRANITE CURB
CCS	CEMENT CONCRETE SIDEWALK
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
OG	OIL-GAS PARTICLE SEPARATOR
GG	GAS GATE
WG	WATER GATE
B-1	BORING
CB	CATCH BASIN
CI	CAST IRON
FG	FINISH GRADE
SRW	STONE RETAINING WALL
W.F.D.	WOOD FRAME DWELLING
UP	UTILITY POLE
X 118.20	SPOT ELEVATION
-118	EXISTING ELEVATION CONTOUR
G	GAS MAIN
W	WATER MAIN
WS	WATER SERVICE
D	DRAIN PIPELINE
SS	SEWER SERVICE
S	SEWER PIPELINE
CS	COMBINED SEWER PIPELINE
RD	ROOF DRAIN
WF	FIRE SERVICE/WATER
42	FINISH GRADE
-	PROPERTY LINE
LFE	LOWEST FLOOR ELEVATION (GARAGE FLOOR)
FFE	FIRST HABITABLE FLOOR ELEVATION

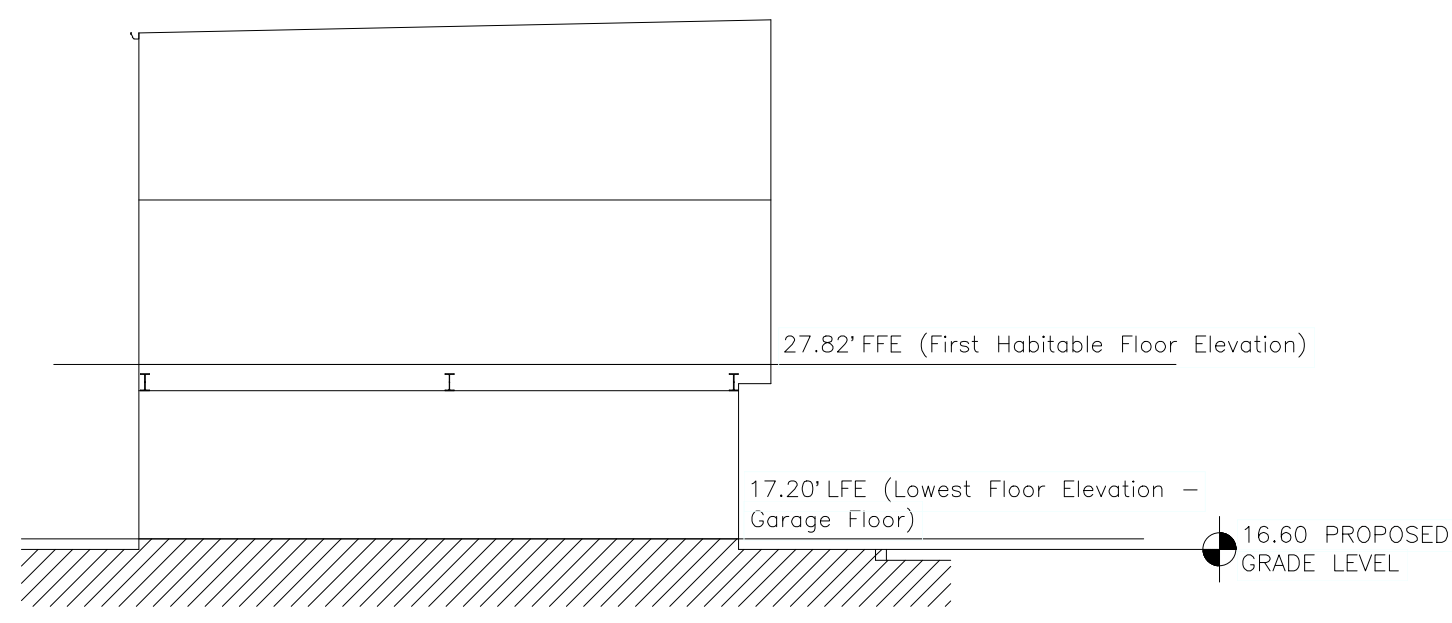


PROPOSED GRADING AND UTILITY PLAN
1"=10'

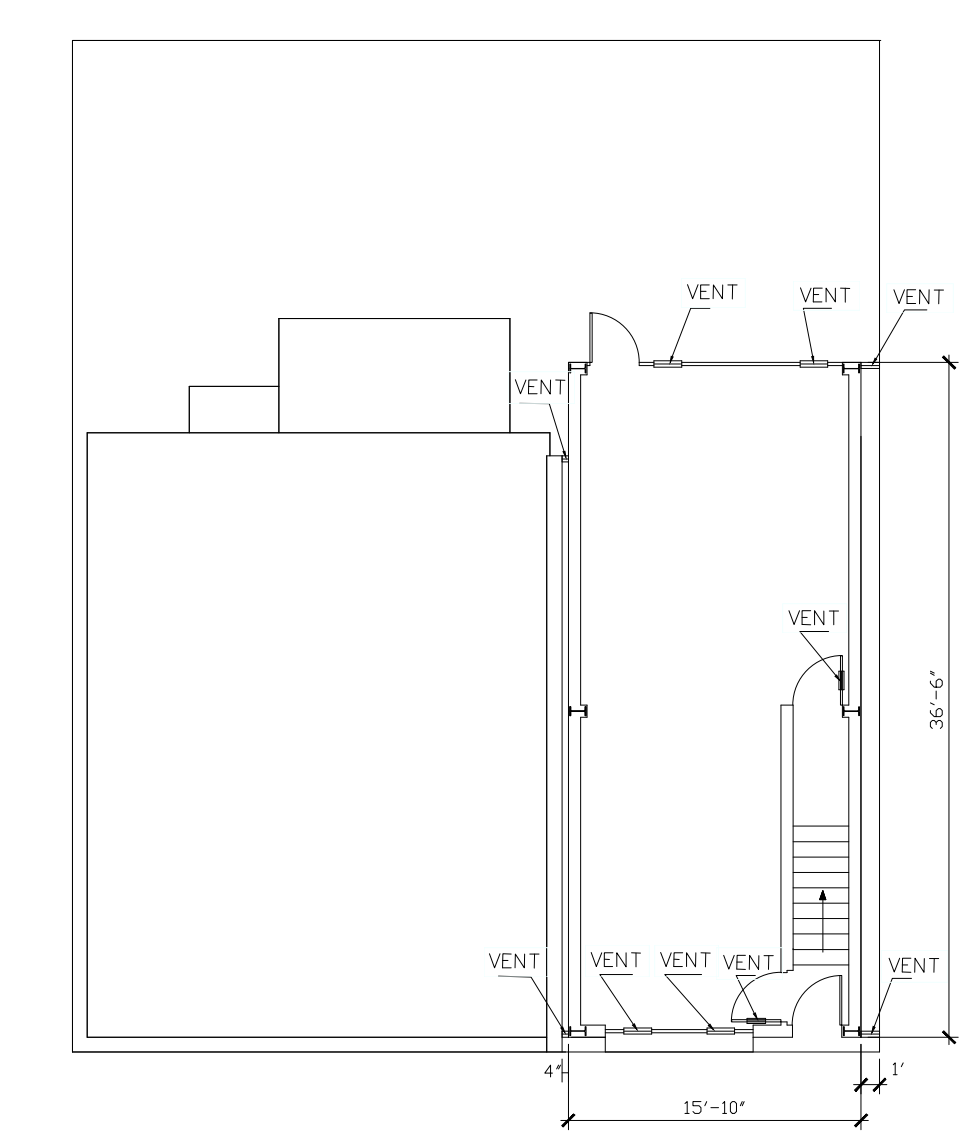
PUBLIC WAY EXCAVATION
 WATER: 19'x5' = 95 S.F.
 SEWER: 33'x5' = 165 S.F.
 TOTAL: = 260 S.F.

INSPECTION SIGN OFF'S FOR #30

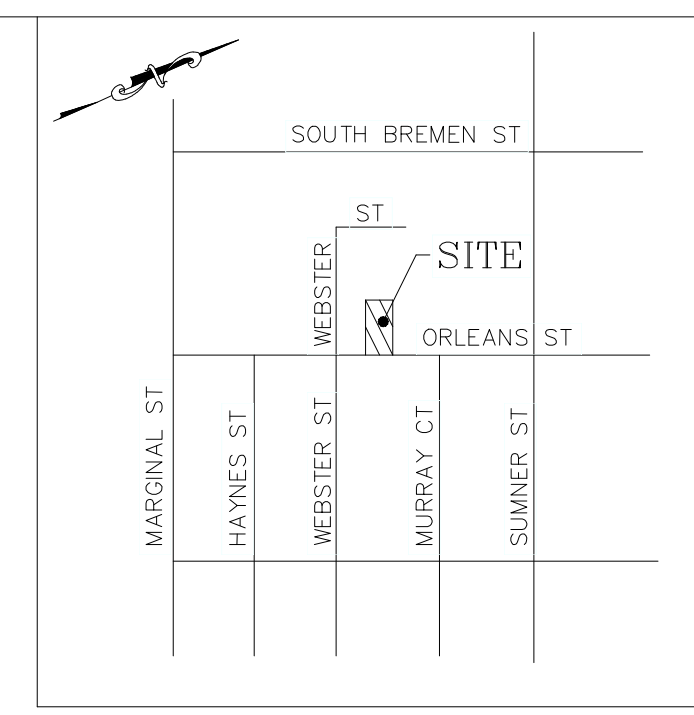
A) 6" PVC SDR 35 SEWER:	INSPECTOR	DATE
B) 1" CU TYPE K WATER	INSPECTOR	DATE
C) 2" CU TYPE K WATER (FIRE)	INSPECTOR	DATE
D) DYE TEST (SEWER)	INSPECTOR	DATE
E) INFILTRATION SYSTEM (LAWN)	INSPECTOR	DATE



PROPOSED ELEVATION DETAIL



PROPOSED VENTS LOCATION DETAIL



LOCUS
NOT TO SCALE

PROJECT INFORMATION/GENERAL NOTES
 PROJECT LOCATION: 30 ORLEANS ST., BOSTON
 NEIGHBORHOOD: EAST BOSTON
 LAND USE CODE: 104

WATER ACCOUNT NUMBER: NEW NUMBER TO BE GIVEN
 PROPOSED: TWO FAMILY BUILDING, TOTAL OF 2 BEDROOMS (1 BEDROOM/UNIT)
 ESTIMATED SEWAGE FLOW:
 2 BEDROOMS/ BLDG. x 110 GPD./ BR = 220 GPD.
 1. NEW WATER; 1" COPPER W/5/8" WATER METER
 2. NEW 6" PVC SDR 35 PIPE, SEWER CONNECTION
 3. DRAINAGE: ON-SITE, ROOF-DOWNSPOUTS TO CULTEC CHAMBERS

APPLICANT: RICARDO ANDRES ROBIGLIO
 28 ORLEANS STREET
 BOSTON, MA 02128

CONTACT: RICARDO ANDRES ROBIGLIO TEL. 617-939-9297

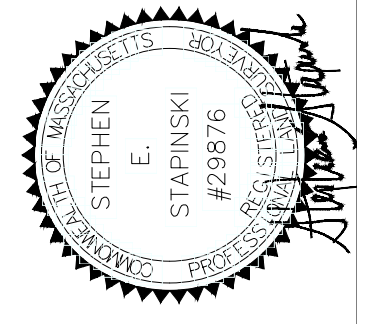
GENERAL NOTES

- ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATION OF THE BOSTON WATER AND SEWER COMMISSION (BWSC), BOSTON TRAFFIC AND PARKING DEPARTMENT (BTP) OR ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
- NEW WATER LINE SHALL BE INSTALLED WITH A MINIMUM OF TEN (10) FEET AWAY FROM ALL SEWER LINES, EXISTING OR PROPOSED. SEWER AND WATER CROSSING SHALL BE INSTALLED WITH A MINIMUM 18 INCHES VERTICAL SEPARATION.
- IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.
- EXISTING UTILITIES SHOWN ON PLAN ARE COMPILED FROM RECORD INFORMATION AND APPROXIMATE FIELD LOCATION AND THEREFORE, ARE NOT CERTIFIED FOR CONSTRUCTION. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR MUST NOTIFY "DIG SAFE" SEVENTY TWO HOURS BEFORE COMMENCING WORK. CALL 1-888-344-7233.
- IF ANY BATHROOM FIXTURES ARE PLANNED FOR THE BASEMENT A BACKWATER VALVE MUST BE USED.
- THE CONTRACTORS ATTENTION IS DIRECTED TO OVERHEAD UTILITIES LINES.
- FIRE CONNECTIONS SIZES AND BACK FLOW PREVENTION DEVICES ARE NOT INTENDED TO DEPICT THE ACTUAL SIZE PIPE OR TYPE OF BACK FLOW DEVICE NECESSARY FOR THE SYSTEM TO MEET BUILDING OR FIRE CODES. A LICENSED FIRE PROTECTION ENGINEER MUST BE RETAINED FOR DESIGN OF THE ENTIRE FIRE SUPPRESSION SYSTEM.
- ALL WORK IN THE CITY OF BOSTON MUST BE PERMITTED BY A LICENSED DRAIN LAYER APPROVED BY THE BOSTON WATER AND SEWER COMMISSION AND MUST MAINTAIN A BOND WITH BWSC.
- THE CONTRACTOR BEARS THE RESPONSIBILITY FOR CONFIRMING THE EXACT LOCATION OF UTILITIES SHOWN ON THIS PLAN AND OTHERS THAT MAY EXIST BUT ARE NOT SHOWN HERE.
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF WATER SEWER AND DRAIN CONNECTIONS TO BWSC FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE OWNER. IT IS UNDERSTOOD THAT THE WATER CONNECTION ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS IS ALSO RESPONSIBILITY OF THE OWNER.
- IF CONNECTION CROSSES OR CLOSELY ABUTS PROPERTY LINE, PROVISION MUST BE MADE TO ALLOW FOR FUTURE MAINTENANCE OR A RECONSTRUCTION PROVISION MUST BE INCORPORATED INTO THE DEED AND PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THIS AND THE ADJUTING PROPERTY.
- ANY WORK NEEDED WITHIN 30 FT OF MWRA FACILITIES, CONTRACTOR MUST OBTAIN PERMIT FROM MWRA.
- A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTIONS IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.
- THE 100 YEAR FLOOD PLAIN 10.0 PER FEMA COMMUNITY PANEL #25025C0081J DATED MARCH 16, 2016.
- THE ENTIRE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN (LSCSF).
- THE ENTIRE SITE IS BEING REGRADED TO ELEVATION 16.60 FT.

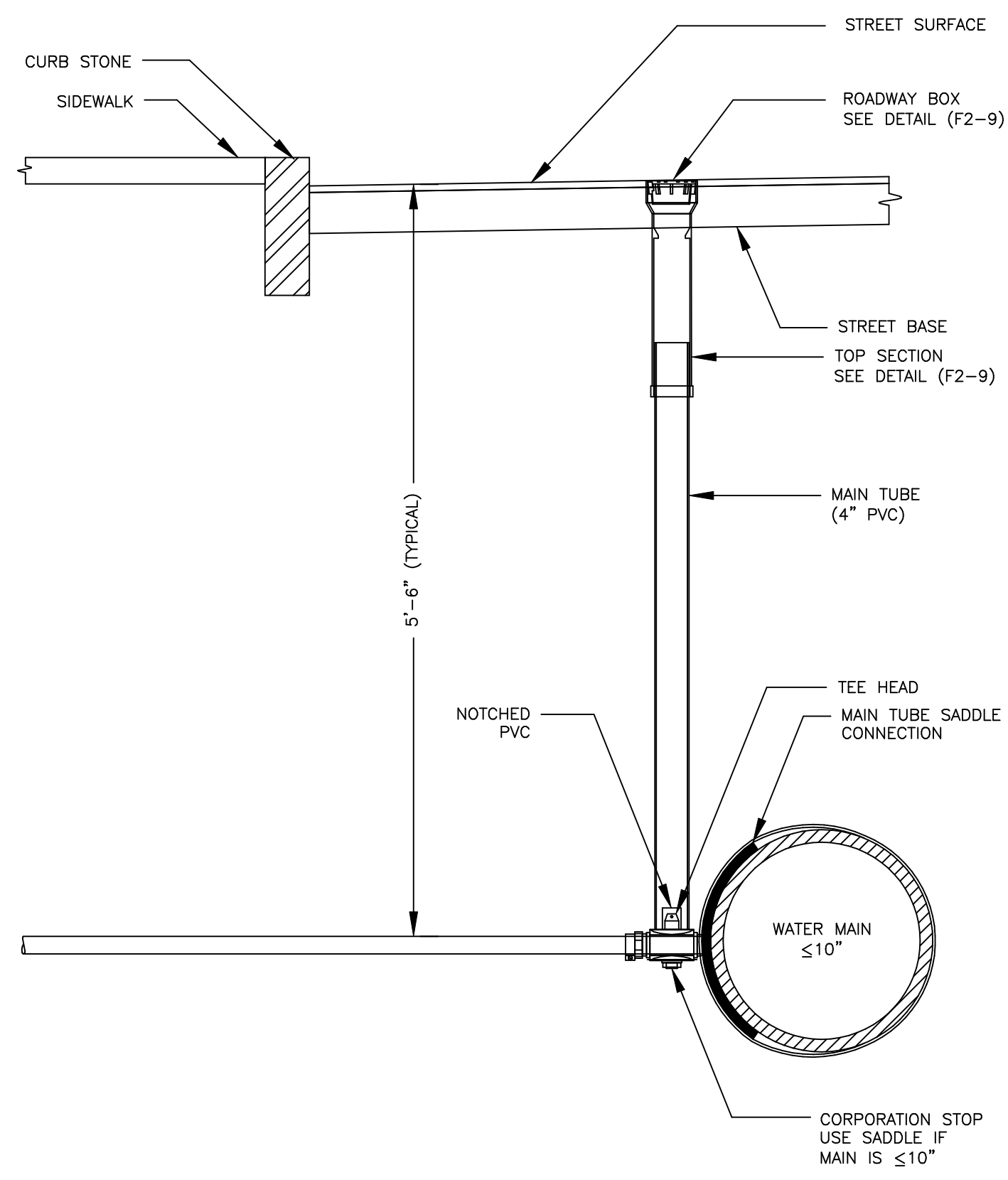
BOSTON WATER AND SEWER COMMISSION
 LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS
 REVIEWED AND APPROVED AS TO PROPOSED CONNECTION(S) TO EXISTING WATER AND SEWER FACILITIES AS SHOWN, FOR ISSUE OF BUILDING PERMIT ONLY. ADDITIONAL PERMITS MUST BE OBTAINED FROM BWSC PRIOR TO CONNECTION TO BWSC FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL.
 JOHN P. SULLIVAN, JR. P.E.
 CHIEF ENGINEER
 FOR B.W.S.C. USE ONLY

WARD/PARCEL: 0105386000
 #30 ACCOUNT #: NEW

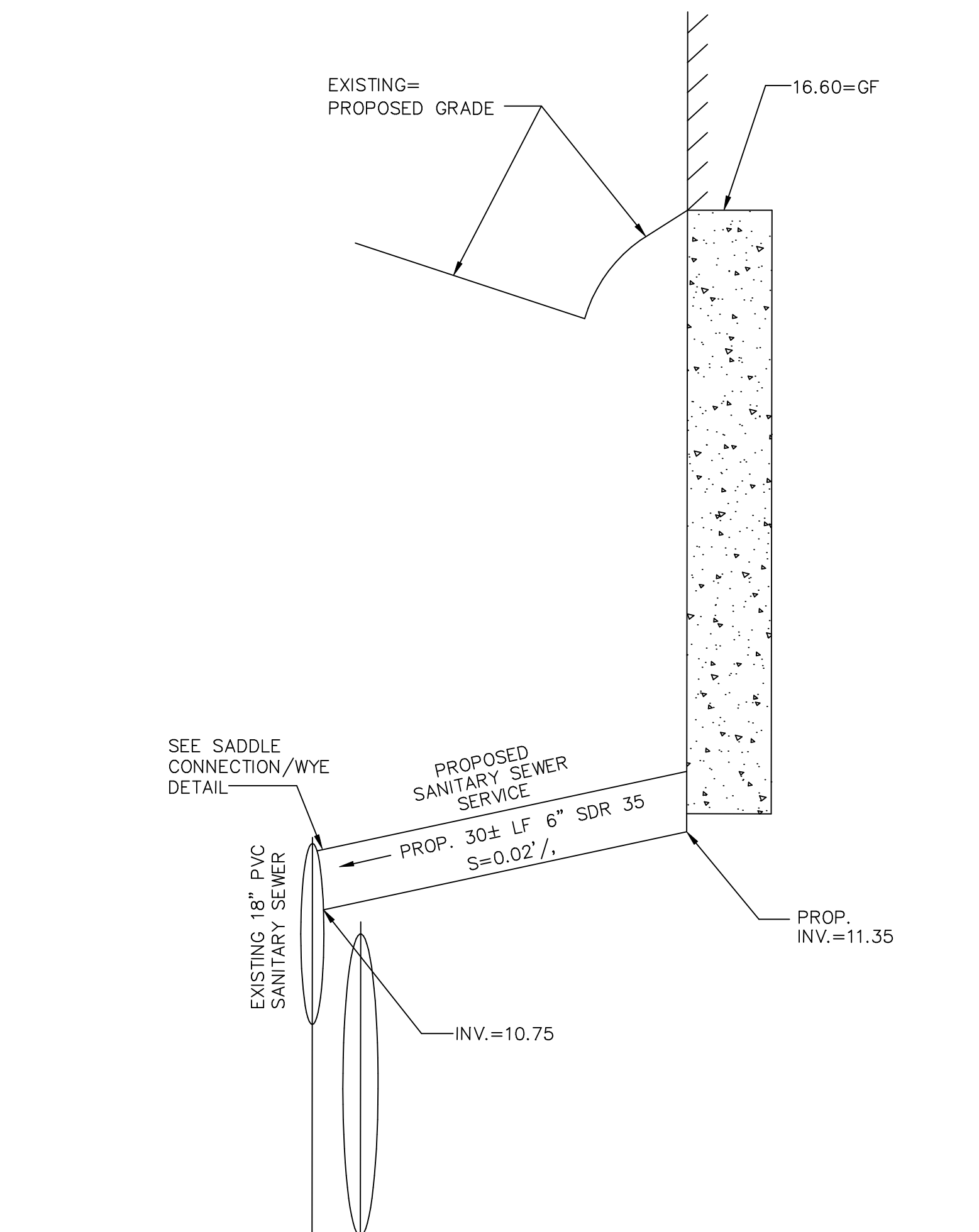
MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 ANDOVER, MASSACHUSETTS 01810
 PHONE: (978) 475-3555 FAX: (978) 475-1448
 EMAIL: MERRENG@AOL.COM



SCALE: 1"=10'	DATE: 4/8/21	JOB NO. 12307	DESIGNED BY: SES	DRAWN BY: SEA	CHECKED BY: SES	APPROVED BY:
REVISIONS						
30 ORLEANS STREET						
BOSTON, MA						
BWSC SITE PLAN #						
SITE PLAN						
SHEET 1 OF 2						

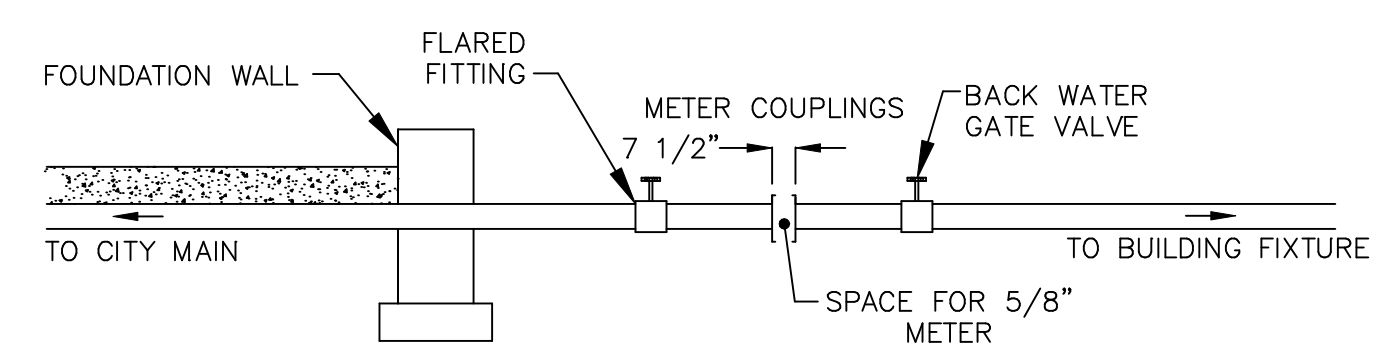


TYPICAL WATER CONNECTION FOR 1 1/2" AND 2" SERVICE PIPES DETAIL
N.T.S.

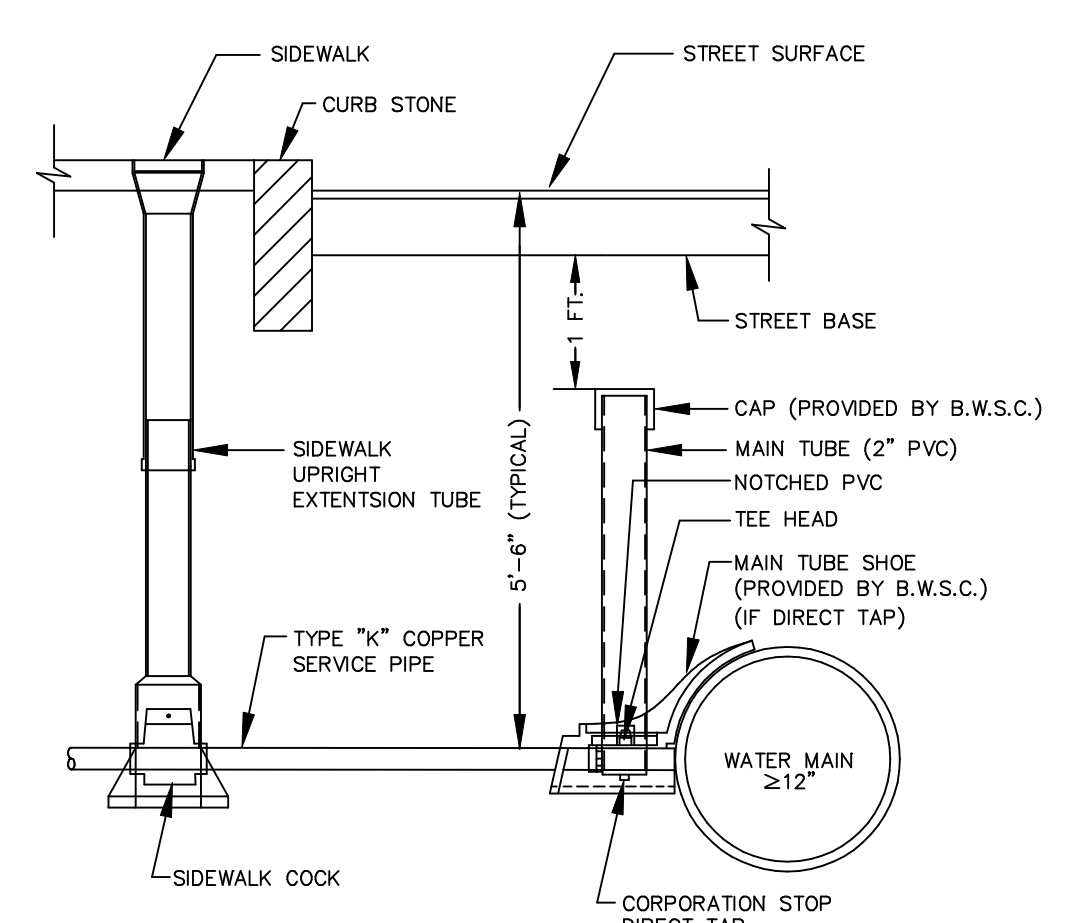


SEWER SERVICE PROFILE #30

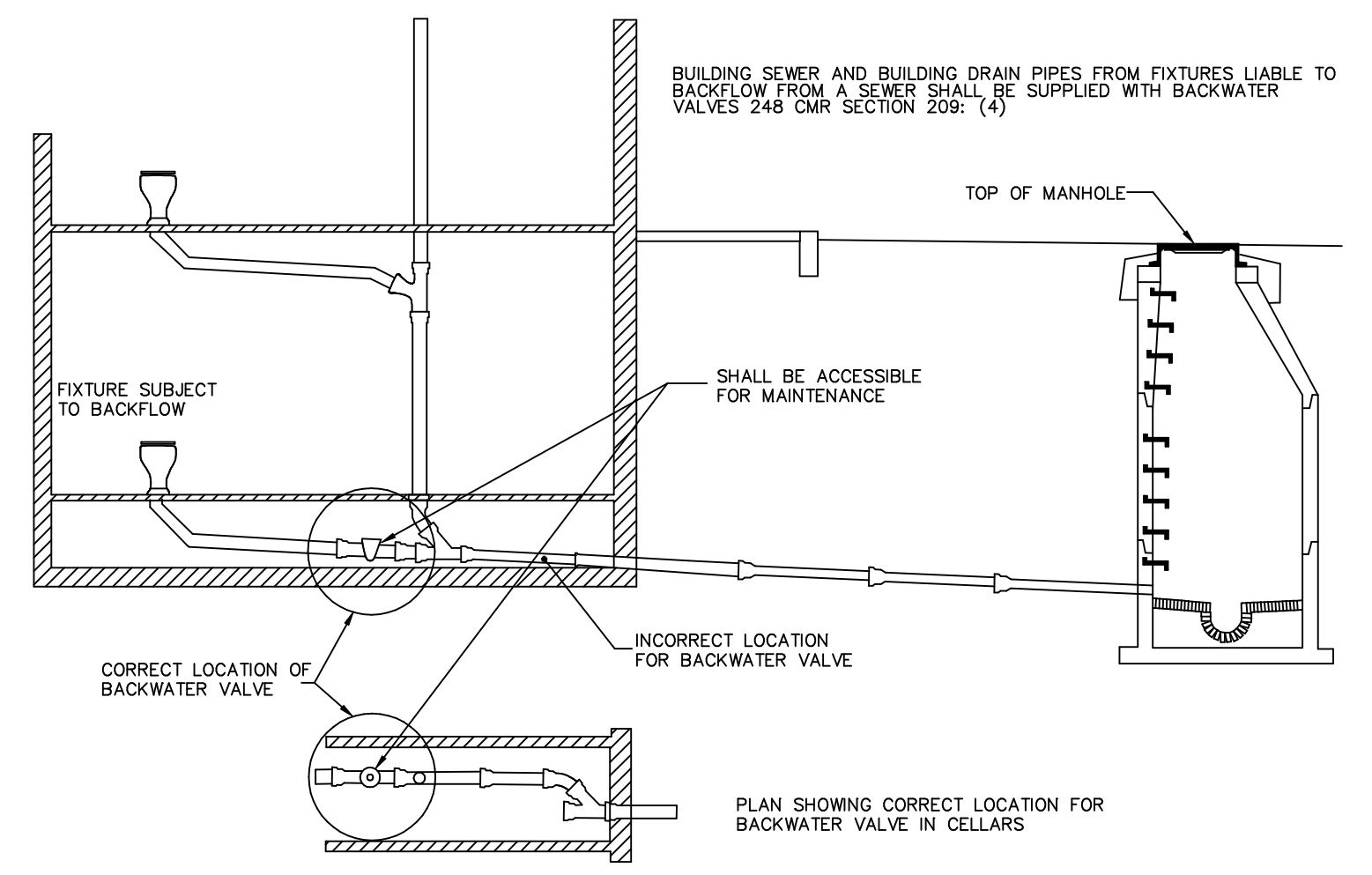
H: 1"=10'
V: 1"=2'



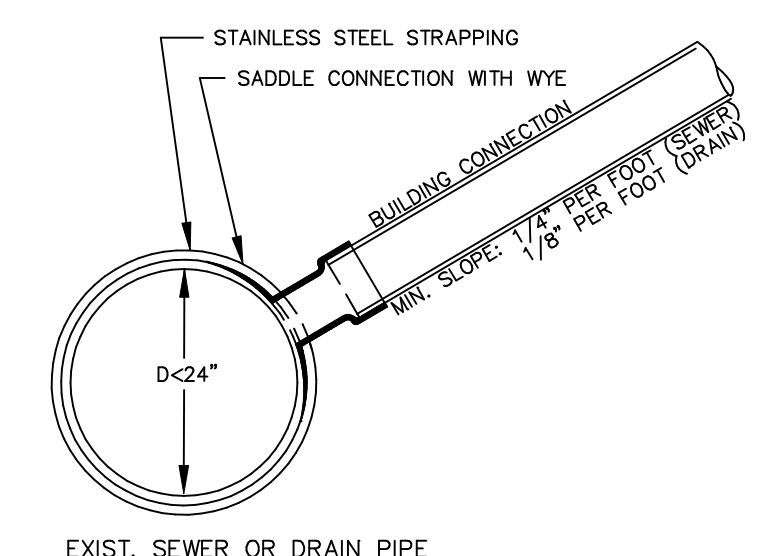
5/8" METER SPACING DETAIL
N.T.S.



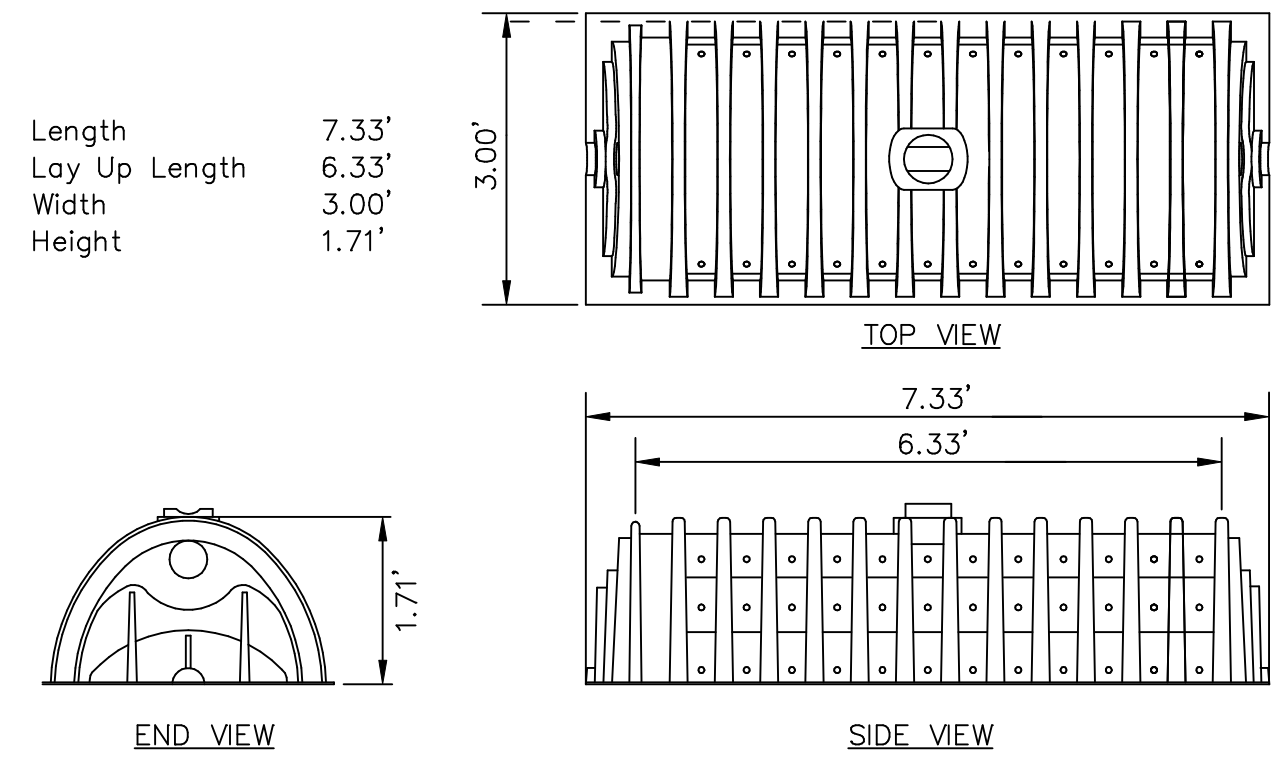
TYPICAL WATER CONNECTION FOR 3/4" AND 1" SERVICE PIPES DETAIL
N.T.S.



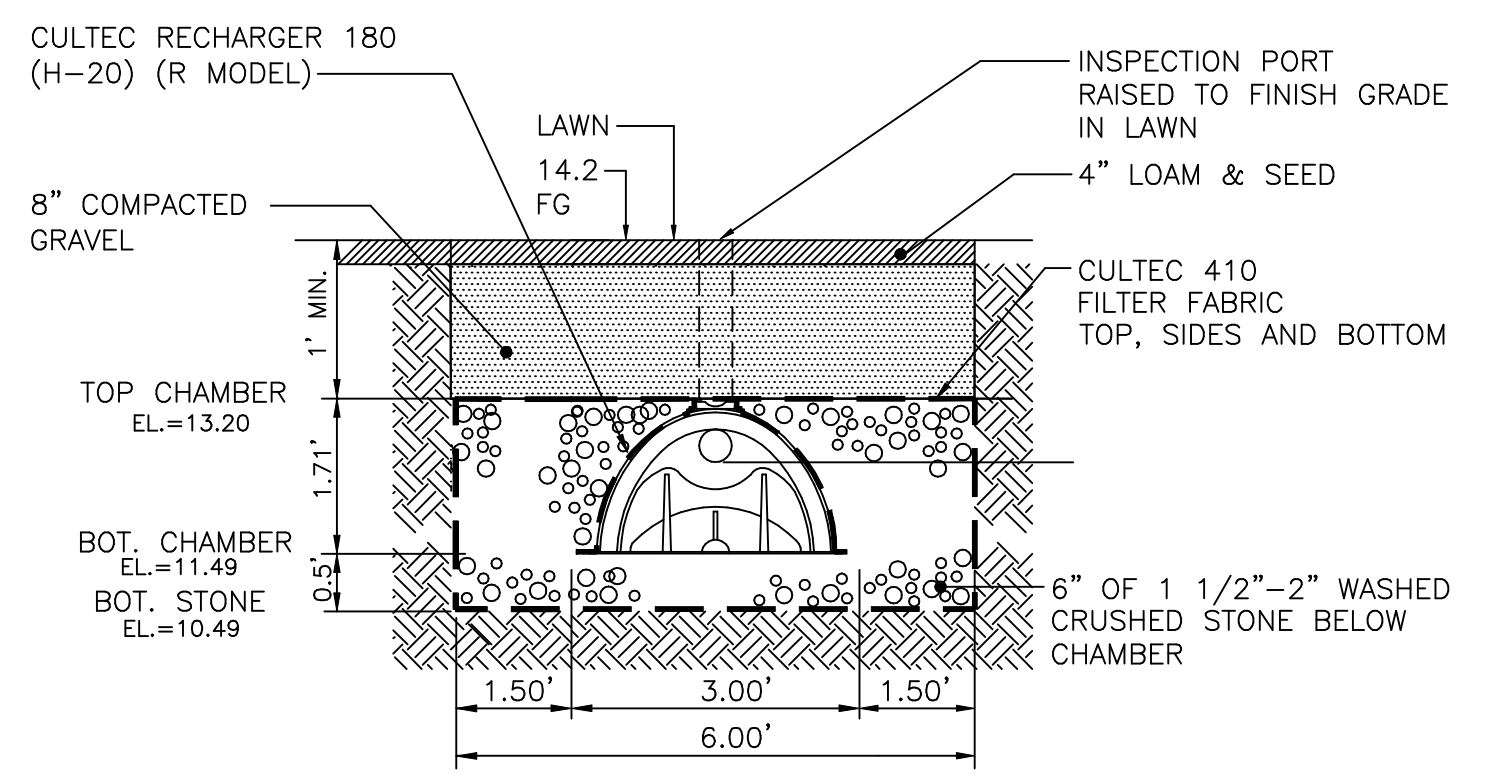
LOCATION OF BACKWATER VALVES IN CELLARS
N.T.S.



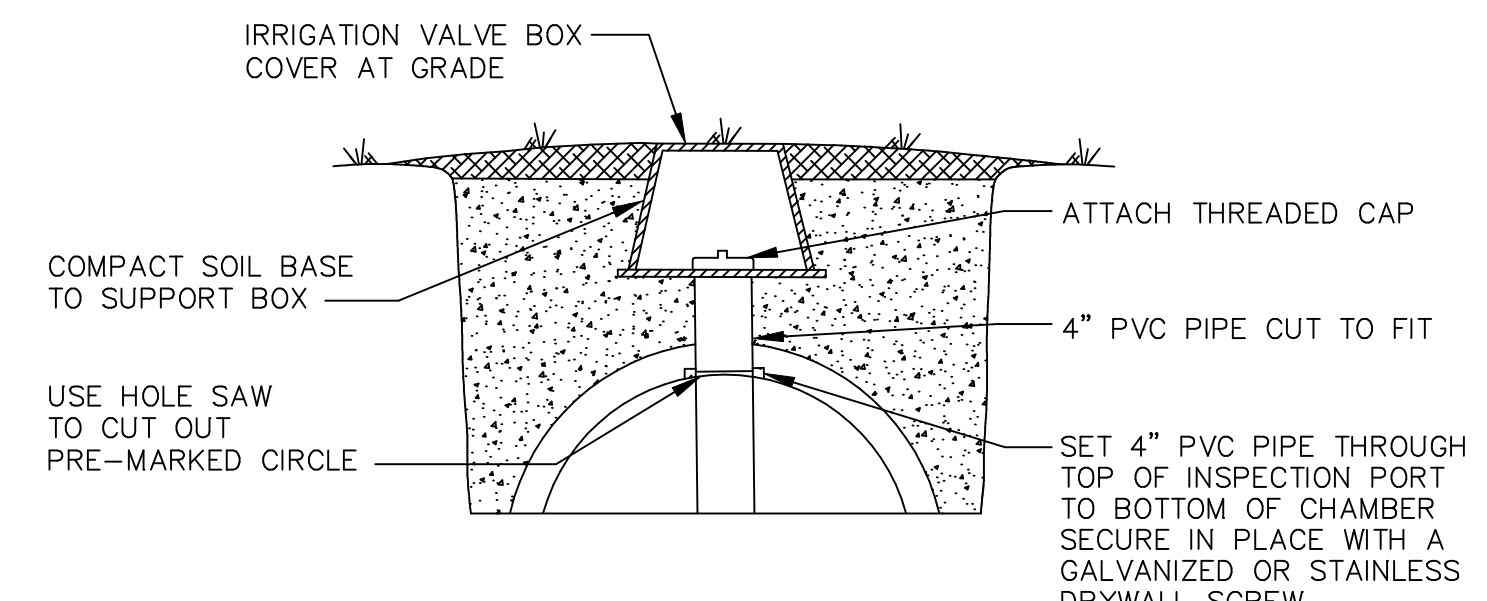
TYPICAL SADDLE CONNECTION TO EXISTING SEWER OR DRAIN
N.T.S.



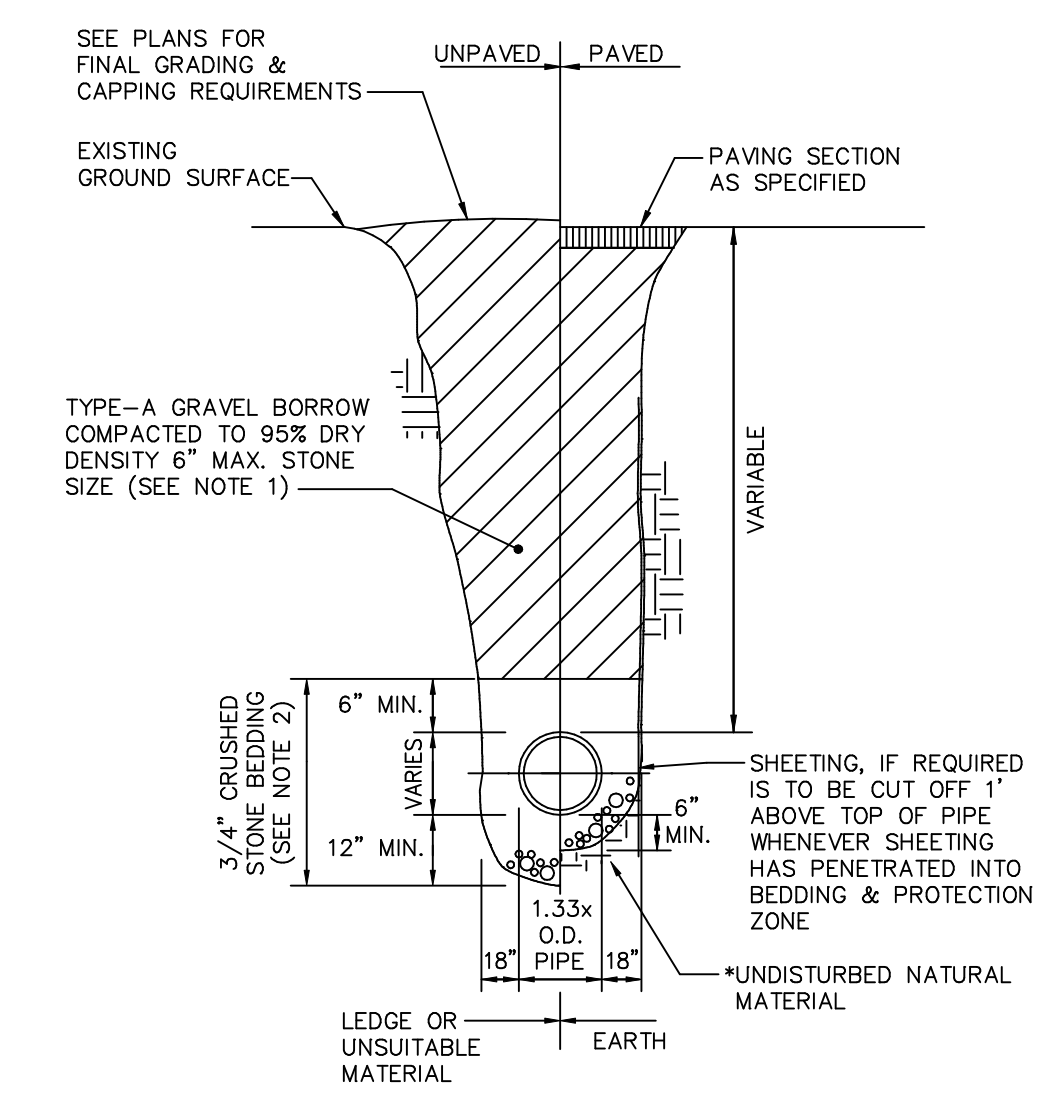
CULTEC RECHARGER 180-(R MODEL) DETAIL
N.T.S.



TYPICAL CROSS SECTION ON LOT INFILTRATION SYSTEM
N.T.S.



INSPECTION PORT DETAIL
N.T.S.



TRENCH DETAIL
N.T.S.

BOSTON WATER AND SEWER COMMISSION
LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS
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JOHN P. SULLIVAN, JR. P.E.
CHIEF ENGINEER

FOR B.W.S.C. USE ONLY

WARD/PARCEL: 0105386000
#30 ACCOUNT #: NEW

DRAINAGE CALCULATION SYSTEM #30

ROOF STORAGE REQUIRED: 594 S.F. (ROOF) 1" / 12" = 49.5 CF
STORAGE PROVIDED:
VOLUME STORAGE CHAMBERS: 1 CULTEC CHAMBER @ 25.2 CF EA
STONE VOLUME = 9.33' (LENGTH) x 2.21' (DEPTH) x 6' (WIDTH) = 123.71 CF
TOTAL STORAGE VOLUME: (123.71 CF + 25.2 CF) x 30% VOIDS = 29.55 CF
TOTAL STORAGE: 29.55 CF + 25.2 CF = 54.75 CF > 49.5 CF

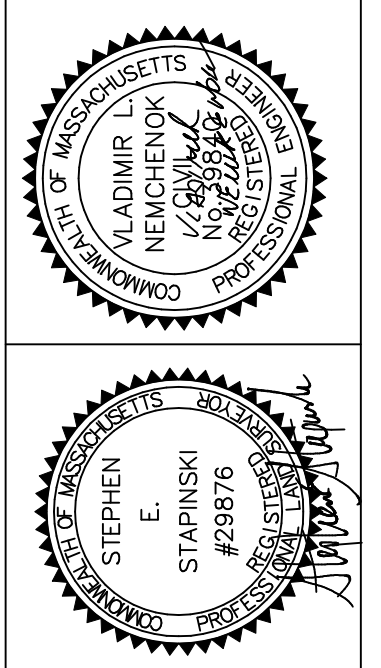
DEEP TEST RESULTS

TAKEN BY McPHAIL ASSOCIATES 7-14-20

TEST POINT	PAVEMENT	DEPTH	TEST RESULTS
B-1	PAVEMENT 0'	2.0'	SILTY CLAY
B-1	PAVEMENT 0'	4.0'	LOOSE BRICK MORTAR RUBBLE
B-1	PAVEMENT 0'	6.0'	CR. BRICK AND SAND
B-1	PAVEMENT 0'	10.0' ∇	SILTY CLAY GRAVEL AND BRICK TRACE SAND
B-2	PAVEMENT 0'	2.0'	SILTY CLAY
B-2	PAVEMENT 0'	8.0'	LOOSE BRICK AND MORTAR RUBBLE
B-2	PAVEMENT 0'	11.5' ∇	LOOSE SILTY CLAY TRACE SAND AND GRAVEL

TEST DATE: 7-14-20
EVALUATOR: McPHAIL ASSOCIATES

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE: (978) 475-9555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM



REVISIONS




NO.	DATE	DESCRIPTION

30 ORLEANS STREET
BOSTON, MA
B.W.S.C. SITE PLAN #
SITE PLAN
SCALE: 1"=10'
DATE: 4/8/21
JOB NO. 12307
DESIGNED BY: SES
DRAWN BY: SEA
CHECKED BY: SES
APPROVED BY: SES
SHEET 2 OF 2

ATTACHMENTS




Copy of Filing Fees

Payment Confirmation

	City of Boston Conservation Commission *1	 Your \$1,500.00 payment from ADV TIERED INTEREST CHKG *6597 has been submitted.	
Confirmation SCLFP-69VWM			DELIVER BY January 26 (Estimated)
Your check may be cashed, and the money withdrawn, before, on, or after January 26, 2022.			

Payment Total \$1,500.00

Payment Confirmation

	City of Boston Conservation Commission *1	 Your \$300.00 payment from ADV TIERED INTEREST CHKG *6597 has been submitted.	
Confirmation SCLFY-LVL8G			DELIVER BY January 26 (Estimated)
Your check may be cashed, and the money withdrawn, before, on, or after January 26, 2022.			

Payment Total \$300.00