



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number
 Boston

City/Town

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



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

A. General Information

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

<u>241 Perkins Street</u>	<u>Boston</u>	<u>02130</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>		
<u>9A</u>	<u>42° 19' 16.15" N</u>	<u>71° 07' 24.89"</u>
	d. Latitude	e. Longitude
<u>f. Assessors Map/Plat Number</u>	<u>1902190000</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Steve</u>	<u>Dannin</u>	
a. First Name	b. Last Name	
<u>Cabot Estate Condominium Trust, c/o Dannin Management</u>		
c. Organization		
<u>241 Perkins St</u>		
d. Street Address		
<u>Jamaica Plain</u>	<u>MA</u>	<u>02130</u>
e. City/Town	f. State	g. Zip Code
<u>617-731-0222</u>	<u>617-731-0214</u>	<u>sdannin@danninmgmt.com</u>
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Stephen</u>	<u>Garvin, PE</u>	
a. First Name	b. Last Name	
<u>Samiotes Consultants, Inc.</u>		
c. Company		
<u>20 A Street</u>		
d. Street Address		
<u>Framingham</u>	<u>MA</u>	<u>01701</u>
e. City/Town	f. State	g. Zip Code
<u>508-877-6688</u>	<u>508-877-8349</u>	<u>sgarvin@samiotes.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,542.5</u>	<u>\$42.5</u>	<u>\$1,500</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Please see the narrative in the appendix.

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

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

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

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk	241
a. County	b. Certificate # (if registered land)
14574	71
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.



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	7,403	N/A
	1. square feet	2. square feet
	N/A	N/A
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost	4. cubic feet replaced
	1. square feet	
f. <input checked="" type="checkbox"/> Riverfront Area	2. cubic feet of flood storage lost	3. cubic feet replaced

Sargent Brook - Inland

1. Name of Waterway (if available) - **specify coastal or inland**

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 26,365 square feet

4. Proposed alteration of the Riverfront Area:

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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

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

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

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

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

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

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

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

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

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



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

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

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP
 3. Separate MESA review completed.
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

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

North Shore - Hull to New Hampshire border:

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

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



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

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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.
Please see the drawing index and transmittal.
 - 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:

18410	March 5, 2019
2. Municipal Check Number	3. Check date
18409	March 5, 2019
4. State Check Number	5. Check date
Samiotes Consultants, Inc.	Samiotes Consultants, Inc.
6. Payor name on check: First Name	7. Payor name on check: Last Name



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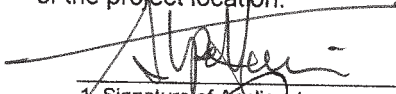
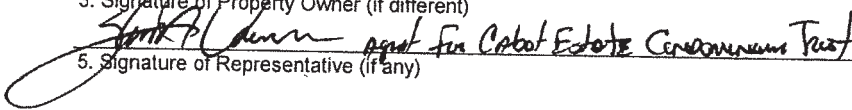
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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F. Signatures and Submittal Requirements

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

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

	
1. Signature of Applicant	
	3/19/19
	2. Date
3. Signature of Property Owner (if different)	
	
5. Signature of Representative (if any)	
	3/19/19
	4. Date
	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:

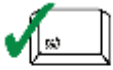
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

241 Perkins Street		Boston
a. Street Address		b. City/Town
18409		\$42.5 - total fee paid
c. Check number		d. Fee amount

2. Applicant Mailing Address:

Steve		Dannin	
a. First Name		b. Last Name	
Cabot Estate Condominium Trust, c/o Dannin Management			
c. Organization			
241 Perkins Street			
d. Mailing Address			
Boston		MA	02130
e. City/Town		f. State	g. Zip Code
617-731-0222	617-731-0214	sdannin@danninmgmt.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).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Site work without a house	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110
Step 6/Fee Payments:			
Total Project Fee:			\$110
State share of filing Fee:			a. Total Fee from Step 5 \$42.5
City/Town share of filing Fee:			b. 1/2 Total Fee less \$12.50 N/A, \$1,500 for Boston
			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.)

PROJECT NARRATIVE

1.0 Introduction

The Cabot Estates Condominiums are located at 241 Perkins Street, Boston, MA.

The applicant is proposing to repave the existing pavement on-site. This work includes reconfiguring the parking spaces and providing traffic calming elements. The existing driveway gates at the Perkins Street entrance and Chestnut Street exit are to be replaced. Stormwater management improvements will be made throughout the site, which includes tying in roofdrains and installing two water quality units that will improve the water quality before discharging to the stream. To reduce poor water quality surface runoff to the stream, a vertical granite curb will be added along the western side of the drainage entrance within the 100-foot buffer. As shown on the plans attached, we are proposing erosion/sediment controls.

1.1 Existing Conditions

The project is located at the north of Jamaica Pond and with the entrance bordered by a perennial stream connecting Sargent Pond to Jamaica Plain at the west of the access driveway. Further to the west of the project is Ward Pond, and at the north are residential areas.

1.2 Regional Context

Land use surrounding the property predominantly consists of residential housing.

1.3 Resource Areas

Wetland resources subject to jurisdiction under the Massachusetts Wetlands Protection Act was delineated by Rimmer Environmental Consulting, LLC on 11-11-16.

A summary of wetland resource areas is provided below and are included in the Appendix.

1.4 Riverfront Area:

Flags A1-A16 and B1-B7 delineate the Mean Annual High Water (MAHW) line of the stream connecting Sargent Pond to Jamaica Pond. This stream has a 25' Riverfront corresponding to Designated Densely Developed Areas. The Wetland Report dated November 11, 2016 is based on an evaluation done in 2016. The Riverfront area has been established since this evaluation based on a filing on February 13, 2018.

1.5 Wildlife Habitats

The project site is **NOT** located within Priority Habitat or Estimated Habitat of Rare Wetlands Wildlife as determined by reference to data provided by the Mass. Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program (NHESP) available on MassGIS.

Included in the Appendix is a sketch depicting that the site is not within Priority Habitat or Estimated Habitat of Rare Wetlands Wildlife.

2.0 Project Description

The proposed project will consist of installing two water quality units and adding two catch-basins, relaying the existing road, installing a front gate, adding a paver walkway, replacing light fixtures, installing duct-bank conduits, and adding vertical, sloped and flushed granite curbs.

The Stormwater Report included with this submission has a more in depth analysis of the hydrological function of the site.

3.0 Construction Impacts on areas subject to protection Under Massachusetts Wetland Protection Act.

3.1 Bordering Land Subject to Flooding (BLSF) [310 CMR 10.02(2)(b)3]

Flood Plains are documented by the Federal Emergency Management Agency (formerly the Department of Housing and Urban Development - Federal Insurance Administration) for the City of Boston, MA (Suffolk County) in the FEMA Flood Map in the Appendix.

It is our understanding that FEMA will be revising the existing Sargent Pond stream that has been identified as a Zone X to a Zone A. No elevations are provided but mapping shows flooding contained generally within the stream banks. The Wetland Report dated November 11, 2016 is based on an evaluation done in 2016. FEMA has changed its delineation since this evaluation, which is now considered as a Zone A.

4.0 Soil Erosion and Sediment Control Plan

The objectives of the Soil Erosion and Sediment Control Plan are to control erosion at its source during construction activities, by applying temporary control structures, minimizing the runoff from areas of disturbance, and de-concentrating and distributing stormwater runoff through natural vegetation before discharging to critical zones such as streams or wetlands. Soil erosion control does not begin with the perimeter sediment trap. It begins at the source of the sediment the disturbed land areas, and extends down to the control structure.

The Soil Erosion and Sediment Control Plan will be enacted in order to protect the resource areas during construction. The erosion control devices will remain in place until all exposed areas have been stabilized with vegetation or impervious surfaces.

The objective of the Soil Erosion & Sediment Control Plan that will be enacted on site is to control the vulnerability of the soil to the erosion process or the capability of moving water to detach soil particles during the construction phase(s).

- A. The Contractor shall submit a copy of the SWPPP and accompanying erosion and sediment control plan prior to commencing work.
- B. The Contractor shall implement all soil erosion and sediment control devices prior to excavation within the site.
- C. The following erosion control principles shall apply to the land grading and construction phases:
 - Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion.

- Whenever feasible, natural vegetation shall be retained and protected.
- Extent of area which is exposed and free of vegetation and duration of its exposure shall be kept within practical limits.
- Temporary seeding, mulching, or other suitable stabilization measures shall be used to protect exposed critical areas during prolonged construction or other land disturbance.
- Sediment shall be retained on-site.
- Erosion control devices shall be installed as early as possible in the construction sequence prior to the start of grubbing and earthwork operations and excavation work.

4.1 Erosion Control Devices

1. Silt Fence with Straw Wattle

Straw Wattles for construction of erosion control devices shall be new, firm, wire or nylon-bound livestock feed grade. The netting shall have a strand thickness of 0.03 inch, and a knot thickness of 0.055 and a weight of 0.35 ounce per foot (each +/- 10%) and shall be made from 85% high density polyethylene, 14% ethyl vinyl acetate and 1% color for UV inhibition. Straw Wattles shall be 9 inches in diameter (+/- one inch), twenty-five feet long (+/- 0.5 feet) and weigh approximately 35 pounds (+/- 10%).

Silt Fence with Straw Wattles shall be installed along the edge of resource areas adjacent to the proposed work. Wattles shall also be placed around the toe of stockpiles and at locations where grading is performed.

Silt fence shall be a geotextile fabric that consists of long-chain synthetic polymers, composed of at least 85% by weight polyolefins, polyesters, or polyimides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvages. The geotextile fabric shall have the following properties:

Property(ASTM Test Method)	Unit	Typical Values
Grab Strength (D-4632-86)	lbs	100
Grab Elongation (D-4632-86)	%	30(Max)
Trapezoid Tear Strength (D-4533-85)	lbs	65
Mullen Burst Strength (D-3786-80a)	psi	280
Coeff. of Permeability (D-4491-85)	cm/sec	0.01
Water Flow Rate (D-4491-85)	gal/min/(ft)(ft)	35
Ultraviolet Stability (D-4355-84)	%	90

Support fence posts shall be at least 48 inches high and strong enough to support applied loads. The Contractor shall have the option of using wood or metal posts. Wood posts shall consist of 1 1/2" square, kiln dried, hardwood posts. Steel posts of U, T, L, or C shape weighing 1.3 pounds per linear foot may be substituted for wood. Filter fabric shall be attached to wood posts with staples and with 13 gage minimum, galvanized steel wire for steel post application.

Installation and Maintenance

- a. Silt Fence with Straw Wattles shall be installed as indicated on the drawing, as well as reviewed and approved by the Commission prior to the start of grubbing and earthwork operations.
- b. Silt Fence with Straw Wattles shall be new and shall be secured in place as shown on the plans.
- c. Silt Fence with Straw Wattles shall be placed in a row with ends tightly abutting the adjacent wattles. Each wattles shall be securely anchored in place by 2 stakes or re-bars driven through the wattles. The first stake in each wattle shall be angled toward the previously laid wattles to force the wattles together.
- d. Sedimentation shall be removed from Silt Fence with Straw Wattles when sediment has accumulated to greater than 6 inches deep. Sediment deposits shall be disposed of in accordance with the SWPPP.
- e. Silt Fence with Straw Wattles shall be inspected periodically and deteriorated Silt Fence with Straw Wattles replaced until such time as construction is completed and exposed slopes have been stabilized.
- f. Silt Fence with Straw Wattles barrier shall remain in place until exposed soils have been stabilized with a vegetative cover.
- g. Silt Fence with Straw Wattles shall not be removed until approval is given by the Commission.

2. Catch Basin Filters

The filters will be manufactured to fit the opening of the catch basins, and drywells. The filters will have the following features:

- Two dump straps attached at the bottom to facilitate the emptying of the filters.
- The filters will also have lifting loops as an integral part of the system to be used to lift the filters from the basin.
- The filters will have a restraint cord approximately halfway up the sack to keep the sides away from the catch basin walls; this yellow cord shall also be a visual means of indicating when the sack should be emptied.
- Filters shall be removed once paving is completed. Filters in landscaped areas (or subject to runoff from landscaped areas) shall remain until vegetation is established.

Installation and Maintenance

- a. Silt sacks or approved equal shall be installed where shown on the plans.
- b. Silt sacks or approved equal shall be installed in all new drain lets as soon as the structure is installed.
- c. Once the strap is covered the filter shall be emptied, cleaned and reinstalled.

3. Construction Entrance

The construction entrance shall consist of filter fabric, a layer of clean, crushed stone, ranging from 1-1/2" to 2-1/2" in size, and a top dressing of clean 2" crushed stone. Geotextile Fabric shall consist of long-chain synthetic polymers, composed of at least 85% by weight polyolefins, polyesters, or

polyimides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvages. The geotextile fabric shall have the following properties:

<u>Property (ASTM Test Method)</u>	<u>Unit</u>	<u>Typical Values</u>
Grab Strength (D-4632-86)	lbs	100
Grab Elongation (D-4632-86)	%	30 (Max)
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Water Flow Rate (D-4491-85)	gal/min/(ft)(ft)	35
Ultraviolet Stability (D-4355-84)	%	90

4. Dust Control

Water will be applied by sprinkler or water truck as necessary during grading operations in order to minimize sediment transport and maintain acceptable air quality conditions. Repetitive treatments will be done as needed until the grades are paved or seeded.

5. Temporary seed cover

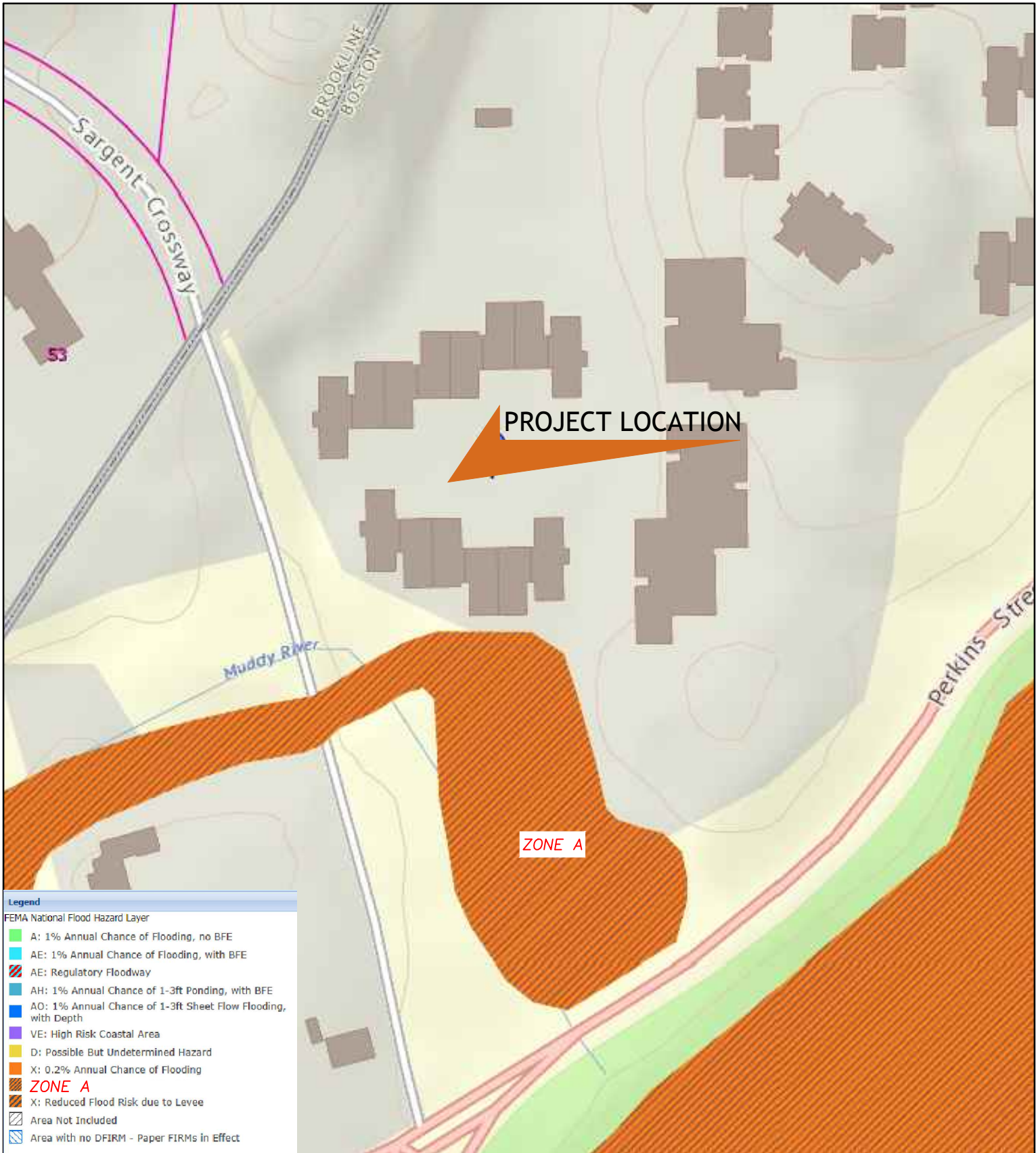
Grass seed for temporary seed cover shall be the previous year's crop. Not more than 0.1% by weight shall be weed seed and not more than 1.75% by weight shall be crop seed. Seed shall be delivered to the site in sealed containers, labeled with name of seed grower and seed formula, in form stated below. Seed shall be dry and free of mold. Seed shall meet the following requirements:

Species Name	% by Weight	Minimum % in Mixture	Minimum % Germination Purity
Chewing Fescue (Festuca Rubra Comutata)	25	85	97
Alta Fescue (Festuca Arundinacea)	30	85	97
Annual Rye Grass (Lolium Multiflorum)	20	90	98
Red Top (Agrostis Alba)	15	90	92
White Clover (Trifolium Repens)	10	90	98

Installation

- a. At the Contractor's option, seed may be spread by the hydro-seeding method, utilizing power equipment commonly used for that purpose. Seed and mulch shall be mixed and applied to achieve application quantities specified herein for the conventional seeding method, with mulch applied at the rate of 2700 lb. dry weight of mulch per acre. A mulching machine, acceptable to the Civil Engineer, shall be equipped to eject the thoroughly wet mulch material at a uniform rate to provide the mulch coverage specified.
- b. If the results of hydro-seeding are unsatisfactory, the mixture and/or application rates and methods shall be modified to achieve the desired results.

- c. After the grass has appeared, all areas and parts of areas which fail to show a uniform stand of grass, for any reason whatsoever, shall be re-seeded repeatedly if necessary, until all areas are covered with a satisfactory growth of grass.
- d. If seeding cannot be established due to weather conditions, jute mesh shall be placed on the surface to reduce soil erosion.



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Sketch No. FEMA
Reference Drawing -

Job #:	26043.03
Drawn by:	BSD
Scale:	NTS
Date:	03/21/19

Project:	241 PERKINS STREET BOSTON, MA
Title:	FEMA MAP

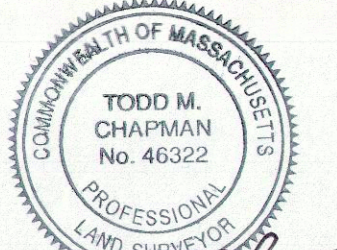
Samiotes Consultants Inc.
Civil Engineers + Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com



- NOTES**
1. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JANUARY & FEBRUARY 2017, NOVEMBER 22 & DECEMBER 1-2, 2016, OCTOBER 19 & 22, 2018 & MARCH 18-19, 2019.
 2. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
 3. THE CURRENT RECORD OWNER FOR THE PROPERTY IS CABOT ESTATE CONDO TRUST.
 4. ELEVATIONS AS SHOWN HEREON ARE PRESUMED TO BE REFERENCED TO THE BOSTON CITY DATUM BASED ON A PREVIOUS SURVEY BY THIS OFFICE. SEE THIS PLAN FOR PROJECT BENCHMARK LOCATIONS.
 5. NO ATTEMPT WAS MADE AS A PART OF THIS SURVEY TO LOCATE AND/OR SHOW ANY INFORMATION REGARDING PROPERTY LINES OR EASEMENTS.

Cabot Estate Condominium
241 Perkins Street
Boston, MA

SEAL



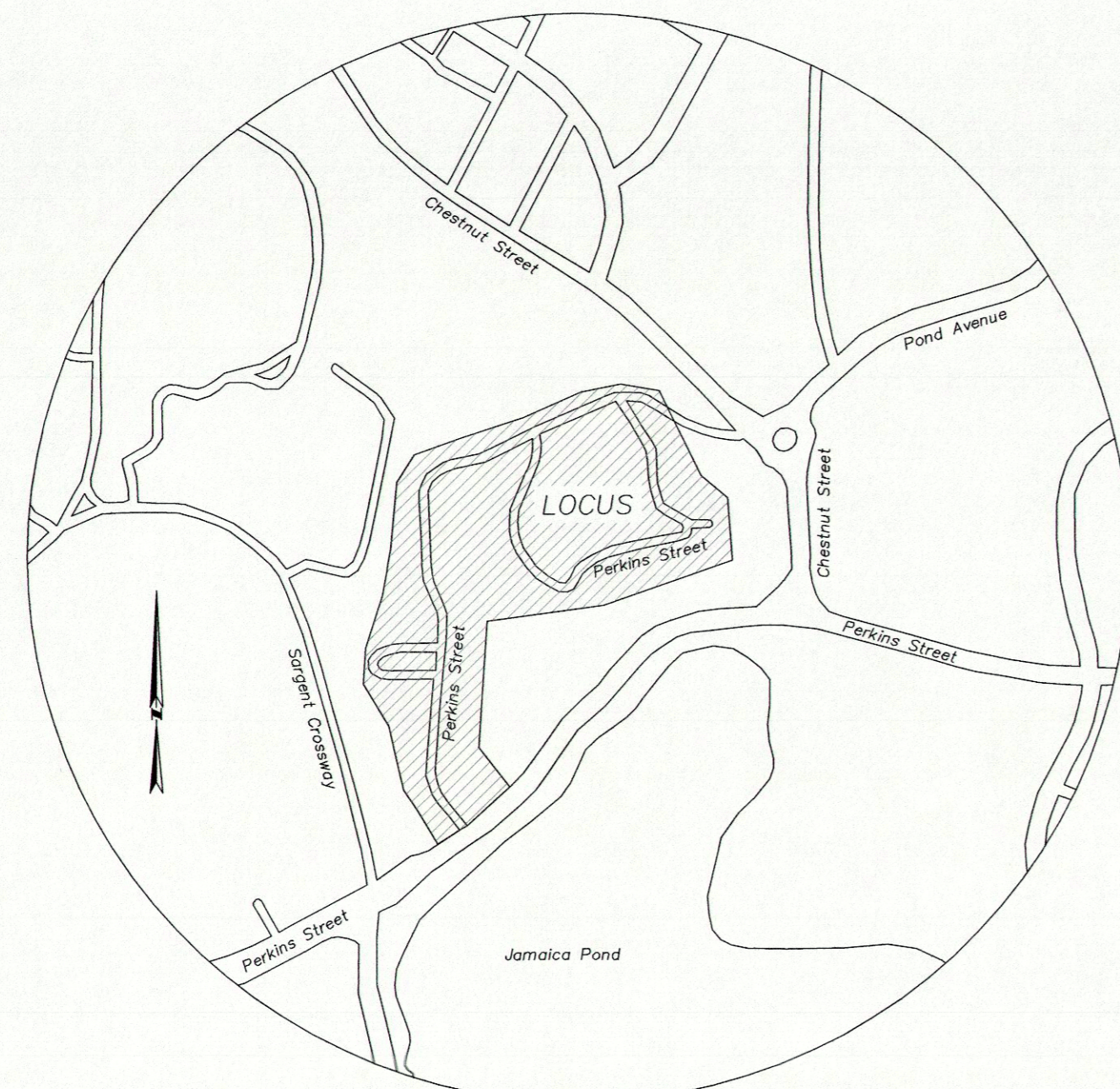
3/20/2019

REVISION	DATE	DESCRIPTION
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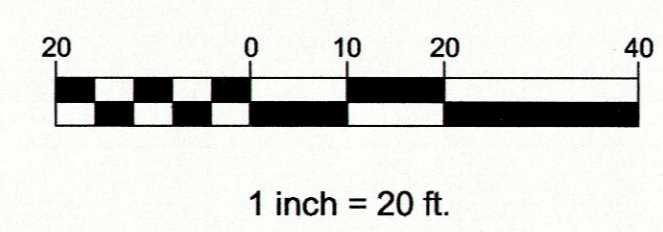
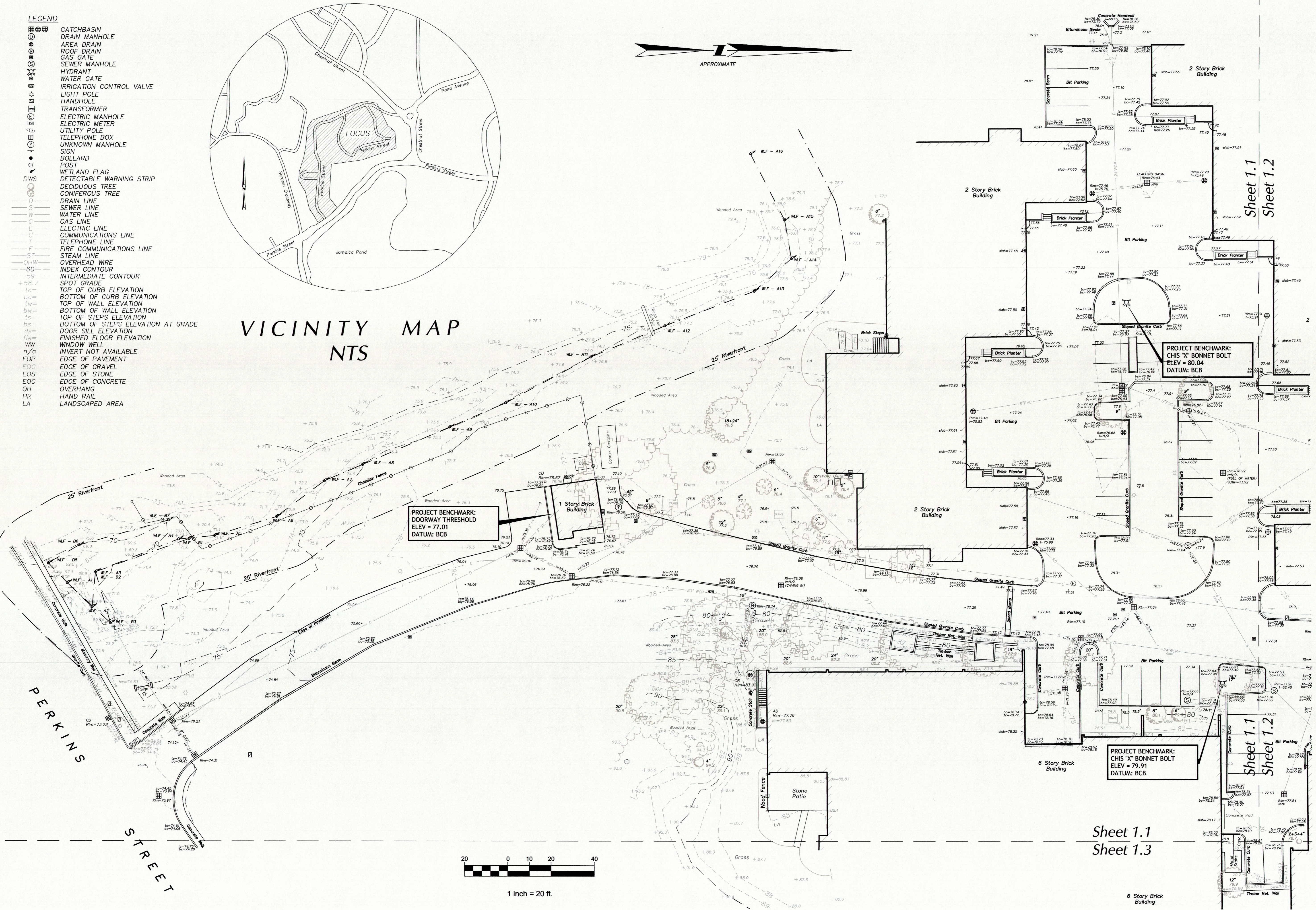
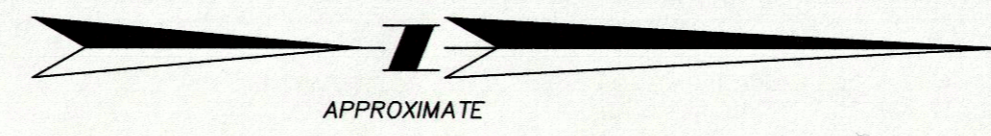
Limited
Topographic
Plan

JOB # 26043.03
DATE: 2.6.2019
SCALE: 1"=20'
DRAWN BY: CY
APPROVED BY: TMC
SHEET 1 OF 4
EX-1.1
FILE: 20190319 26043.03 CABOT ESTATES UPDATE.DWG

- LEGEND**
- ⊕ CATCHBASIN
 - ⊙ DRAIN MANHOLE
 - ▭ AREA DRAIN
 - ⊙ ROOF DRAIN
 - ⊙ GAS GATE
 - ⊙ SEWER MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER GATE
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ LIGHT POLE
 - ⊙ HANDHOLE
 - ⊙ TRANSFORMER
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY POLE
 - ⊙ TELEPHONE BOX
 - ⊙ UNKNOWN MANHOLE
 - ⊙ SIGN
 - ⊙ BOLLARD
 - ⊙ POST
 - ⊙ WETLAND FLAG
 - ⊙ DETECTABLE WARNING STRIP
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ DRAIN LINE
 - ⊙ SEWER LINE
 - ⊙ WATER LINE
 - ⊙ GAS LINE
 - ⊙ ELECTRIC LINE
 - ⊙ COMMUNICATIONS LINE
 - ⊙ TELEPHONE LINE
 - ⊙ FIRE COMMUNICATIONS LINE
 - ⊙ STEAM LINE
 - ⊙ OVERHEAD WIRE
 - ⊙ INDEX CONTOUR
 - ⊙ INTERMEDIATE CONTOUR
 - ⊙ SPOT GRADE
 - ⊙ TOP OF CURB ELEVATION
 - ⊙ BOTTOM OF CURB ELEVATION
 - ⊙ TOP OF WALL ELEVATION
 - ⊙ BOTTOM OF WALL ELEVATION
 - ⊙ TOP OF STEPS ELEVATION
 - ⊙ BOTTOM OF STEPS ELEVATION AT GRADE
 - ⊙ DOOR SILL ELEVATION
 - ⊙ FINISHED FLOOR ELEVATION
 - ⊙ WINDOW WELL
 - ⊙ INVERT NOT AVAILABLE
 - ⊙ EDGE OF PAVEMENT
 - ⊙ EDGE OF GRAVEL
 - ⊙ EDGE OF STONE
 - ⊙ EDGE OF CONCRETE
 - ⊙ OVERHANG
 - ⊙ HAND RAIL
 - ⊙ LANDSCAPED AREA



VICINITY MAP



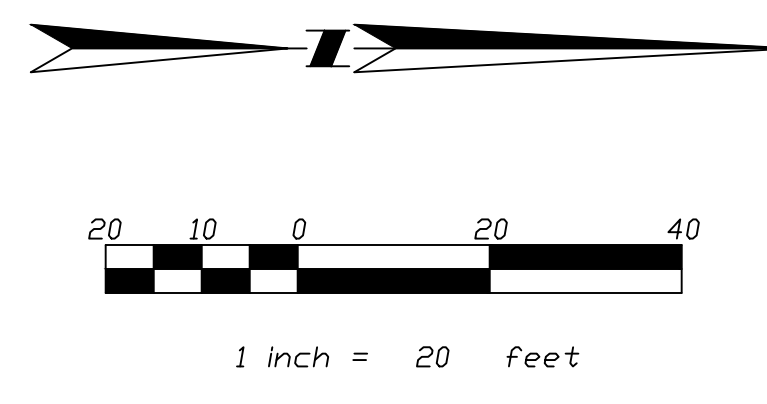
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Sheet 1.3

Sheet 1.1
Sheet 1.2

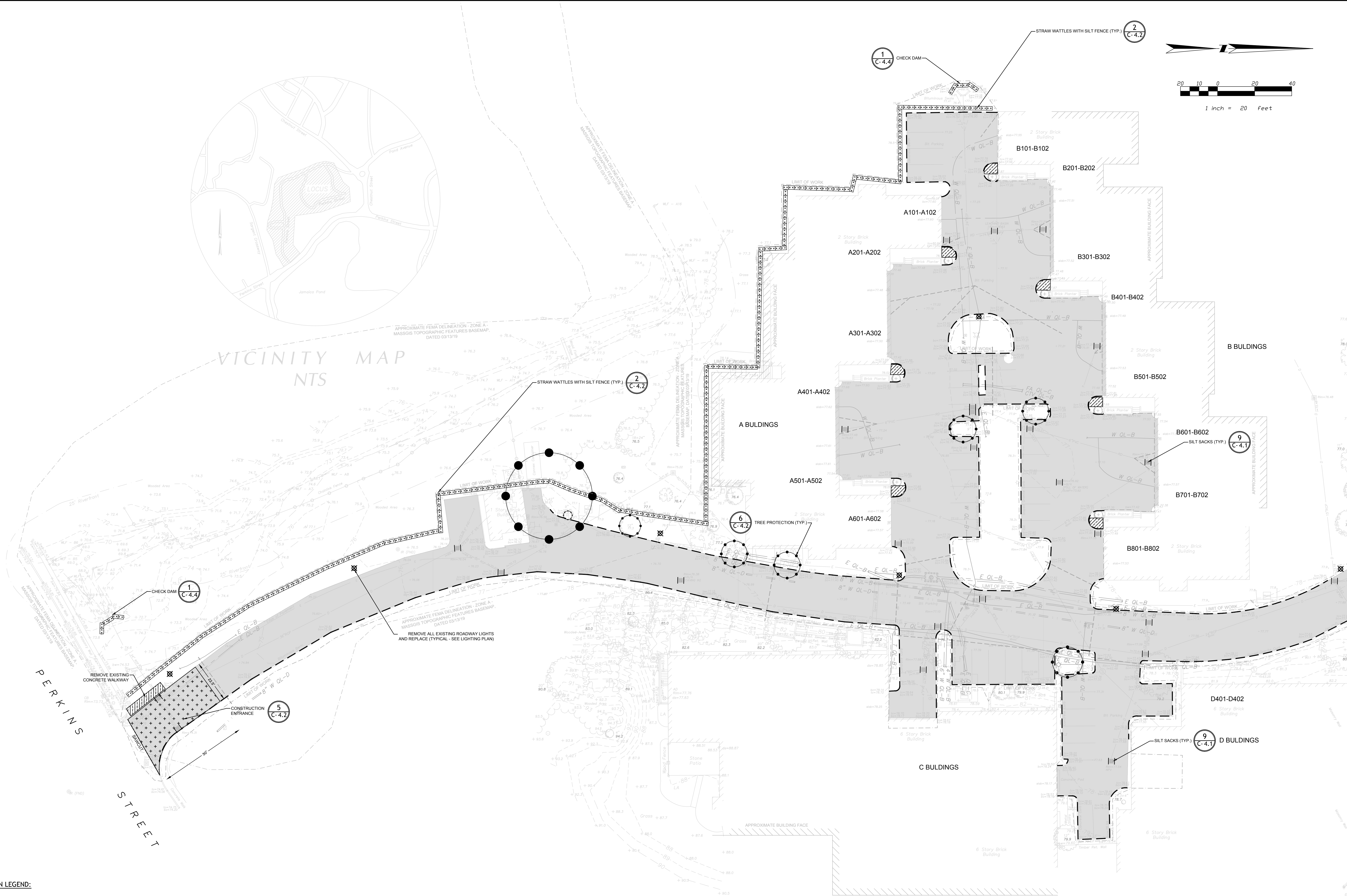
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Sheet 1.2

NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS AVAILABLE AT BWS AND PUBLIC/PRIVATE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE DIG-SAFE CALL CENTER SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION.
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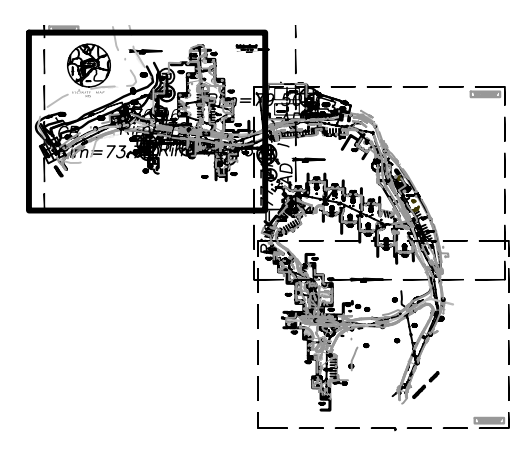


VICINITY MAP
NTS



DEMOLITION LEGEND:

	BITUMINOUS CONCRETE TO BE REMOVED/PULVERIZED
	CEMENT CONCRETE TO BE REMOVED
	CURB REMOVAL
	LIMIT OF WORK
	STRAW WATTLES & SILT FENCE
	UTILITIES STRUCTURE TO BE REMOVED/REPLACED
	UTILITIES STRUCTURE TO BE ABANDONED IN PLACE
	LIGHT FIXTURES TO BE SALVAGED
	TREE TO BE REMOVED (INCLUDING STUMP)
	PROPOSED CATCHBASIN FILTER
	TREE PROTECTION



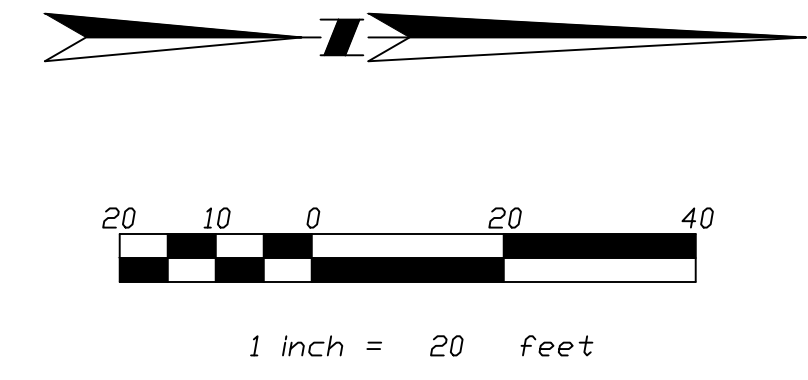
CABOT ESTATE CONDOMINIUMS
241 PERKINS STREET
JAMAICA PLAIN, MA 02130



REVISION	DATE	BY
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2	NOI Conservation Commission Submission	3/20
3	NOI Revisions to FEMA Detention	3/22

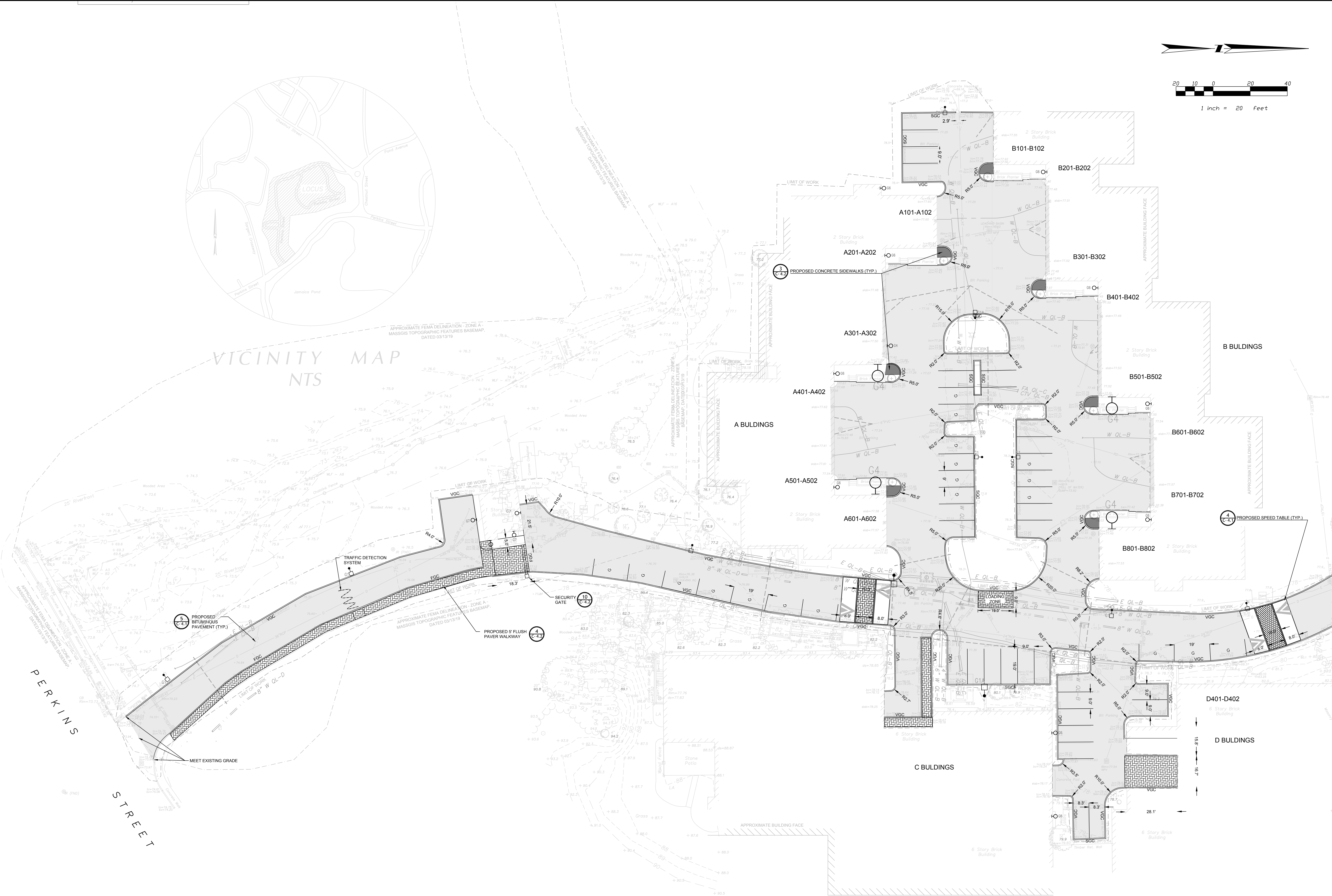
SITE PREPARATION & EROSION CONTROL PLAN

JOB # 26043.00	DATE: 03/06/19	D-1.1
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APPROVED BY: SRG		



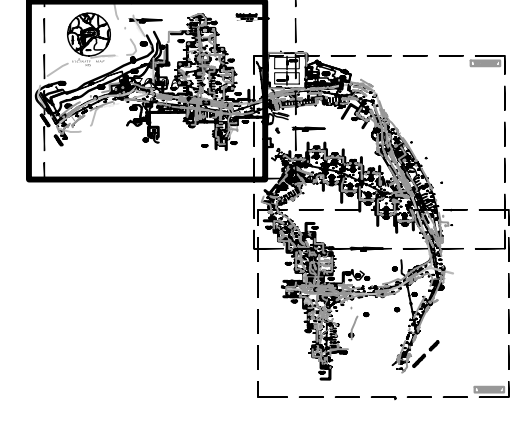
NOTES
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VICINITY MAP



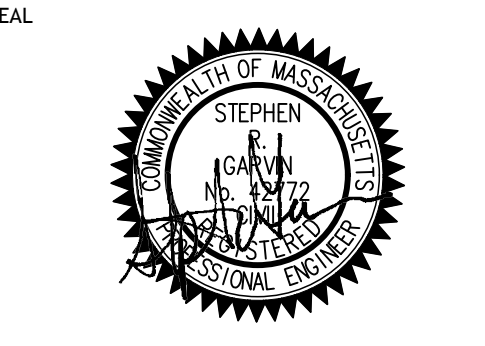
LEGEND:

	PROPOSED ASPHALT
	VGC PROPOSED VERTICAL GRANITE CURB
	PROPOSED FLUSH GRANITE CURB
	SGC PROPOSED SLOPED GRANITE CURB
	LIMIT OF WORK



CABOT ESTATE CONDOMINIUMS

241 PERKINS STREET
JAMAICA PLAIN, MA 02130



REVISION

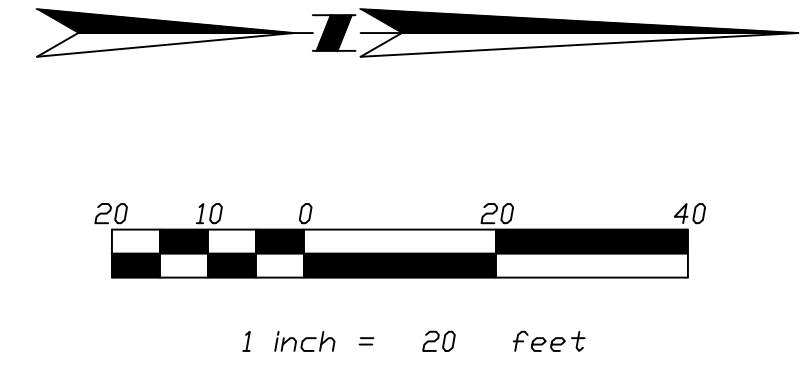
1	NOI Conservation Commission Submission	3/08
2	NOI Conservation Commission Submission	3/20
3	NOI Revisions to FEMA Detention	3/22

LAYOUT & MATERIALS PLAN

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DRAWN BY: JP
APPROVED BY: SJC

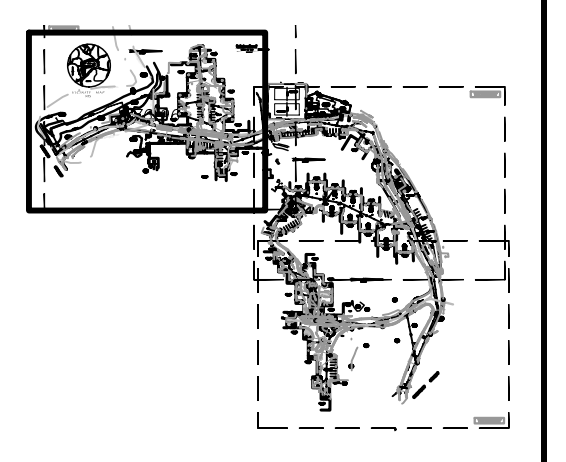
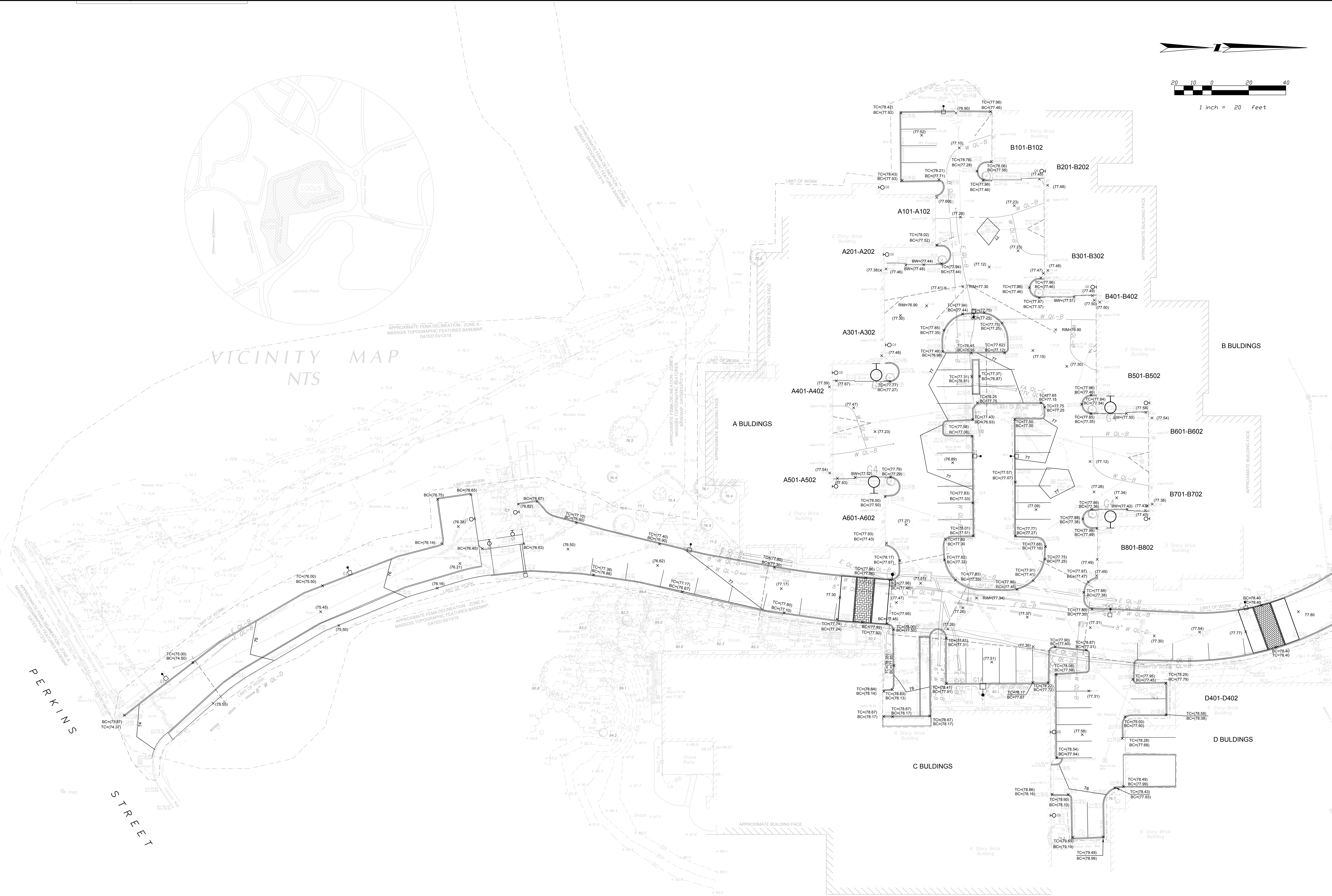
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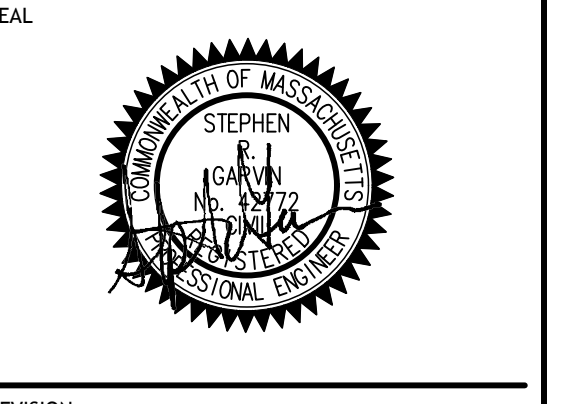


NOTES
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VICINITY MAP
NTS



CABOT ESTATE CONDOMINIUMS
241 PERKINS STREET
JAMAICA PLAIN, MA 02130



REVISION

1	NOI Conservation Commission Submission	3/06
2	NOI Conservation Commission Submission	3/20
3	NOI Revisions to FEMA Delineation	3/22

GRADING PLAN

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DATE: 03/06/19	
SCALE: 1" = 20'	
DRAWN BY: JP	
APPROVED BY: SRG	
C-2.1	

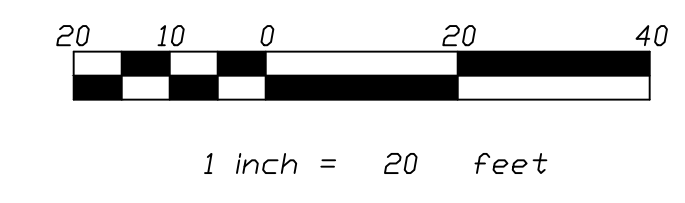
LEGEND:

129	PROPOSED INTERMEDIATE CONTOUR
130	PROPOSED INDEX CONTOUR
130.0 X	PROPOSED SPOT GRADE
(130.0) X	EXISTING GRADE TO REMAIN (V.I.F.)
TW=131.87	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
BC=130.50 X	PROPOSED TOP/BOTTOM OF CURB
TS=131.87 X	PROPOSED TOP/BOTTOM OF STEP
BS=130.50	PROPOSED RIM ELEVATION (TO FINAL GRADE)
RM=130.20 X	V.I.F.
V.I.F.	VERIFY GRADE IN FIELD TO BE SET

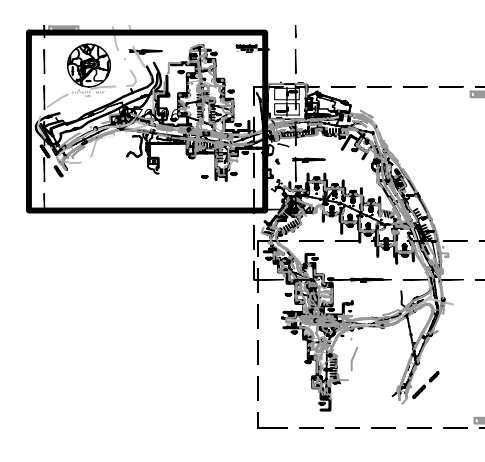
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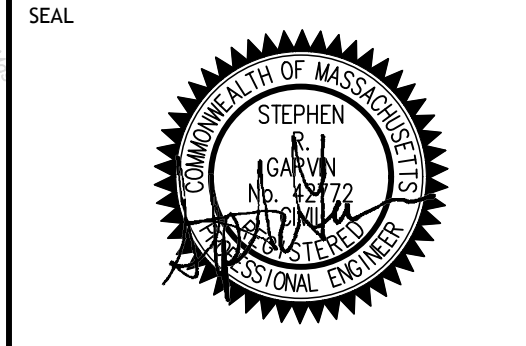
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CABOT ESTATE CONDOMINIUMS
241 PERKINS STREET
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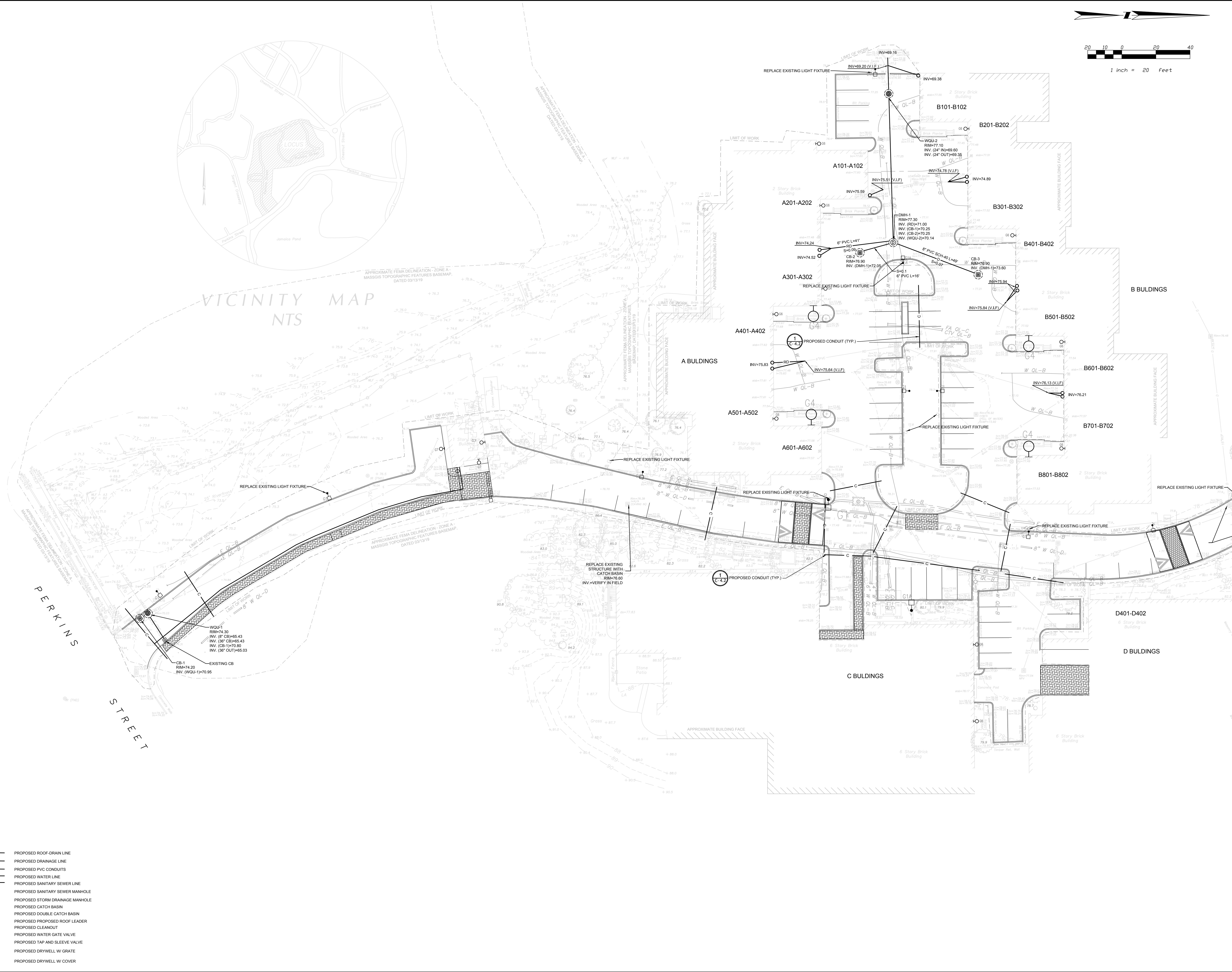


REVISION

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2	NOI Conservation Commission Submission	3/20
3	NOI Revisions to FEMA Detention	3/22

CIVIL UTILITIES PLAN

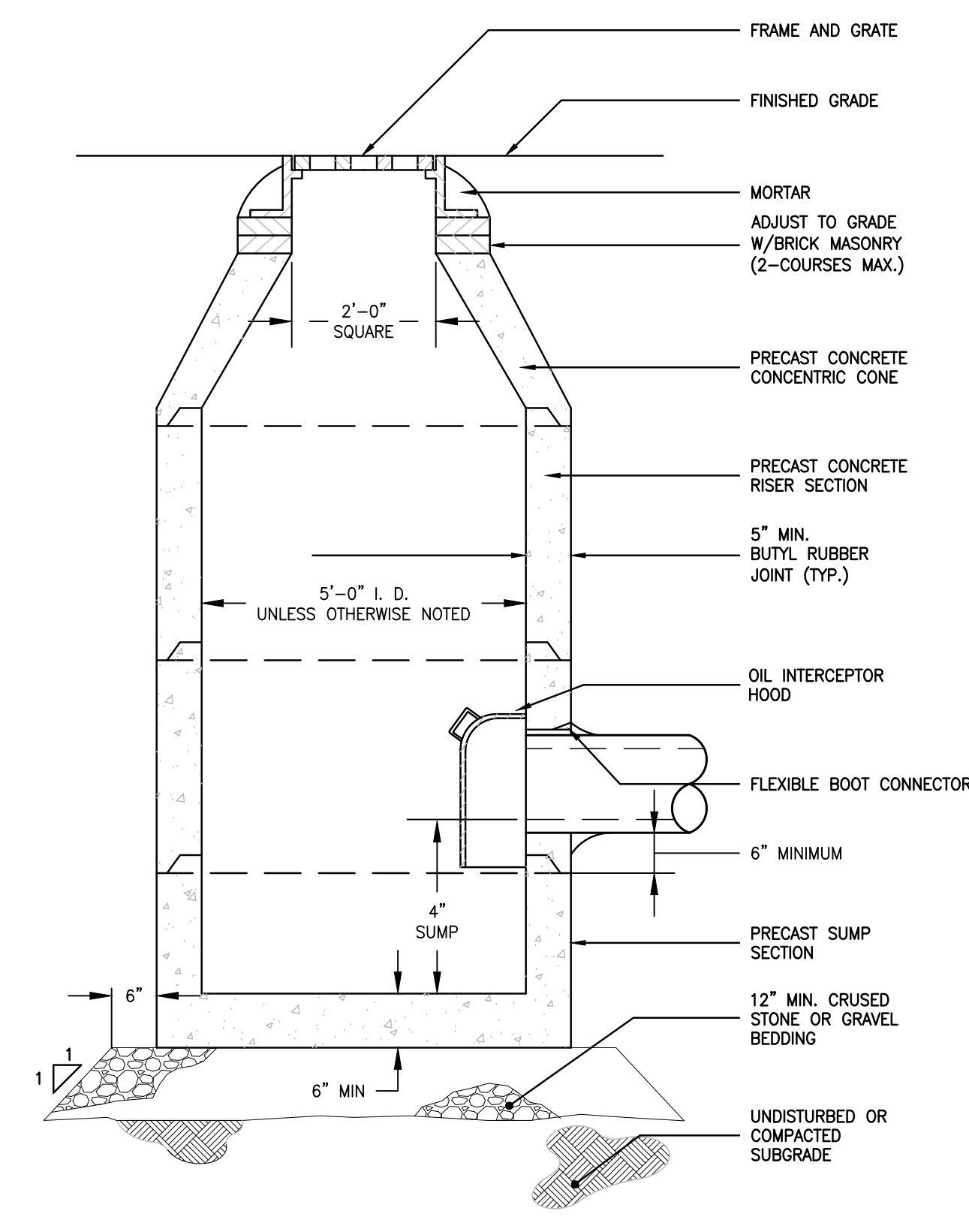
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APPROVED BY: SRG
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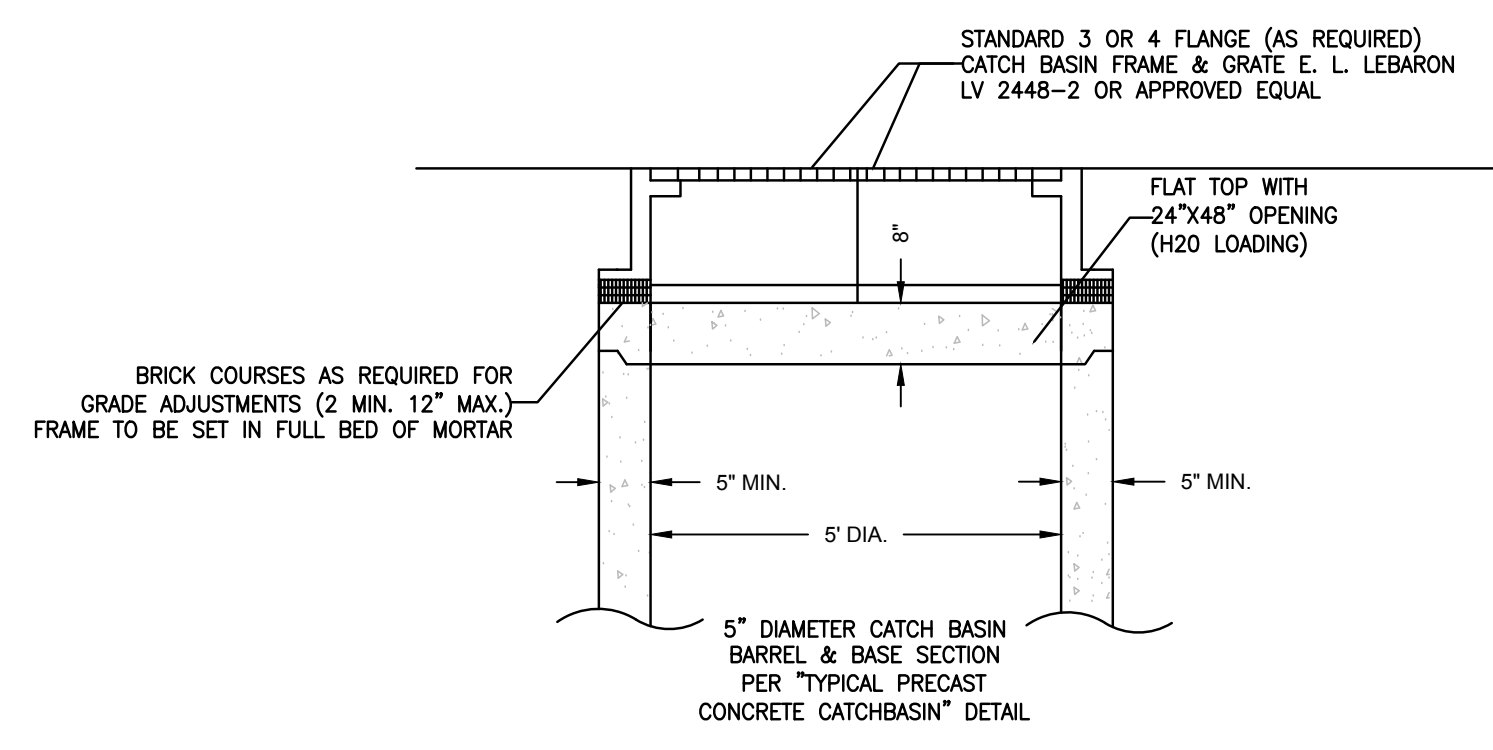
LEGEND:

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D	PROPOSED DRAINAGE LINE
C	PROPOSED PVC CONDUITS
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
SMH	PROPOSED SANITARY SEWER MANHOLE
DMH	PROPOSED STORM DRAINAGE MANHOLE
CB	PROPOSED CATCH BASIN
DCB	PROPOSED DOUBLE CATCH BASIN
RL	PROPOSED PROPOSED ROOF-LEADER
CO	PROPOSED CLEANOUT
WGV	PROPOSED WATER GATE VALVE
T&SV	PROPOSED TAP AND SLEEVE VALVE
DW	PROPOSED DRYWELL W/ GRATE
DWC	PROPOSED DRYWELL W COVER

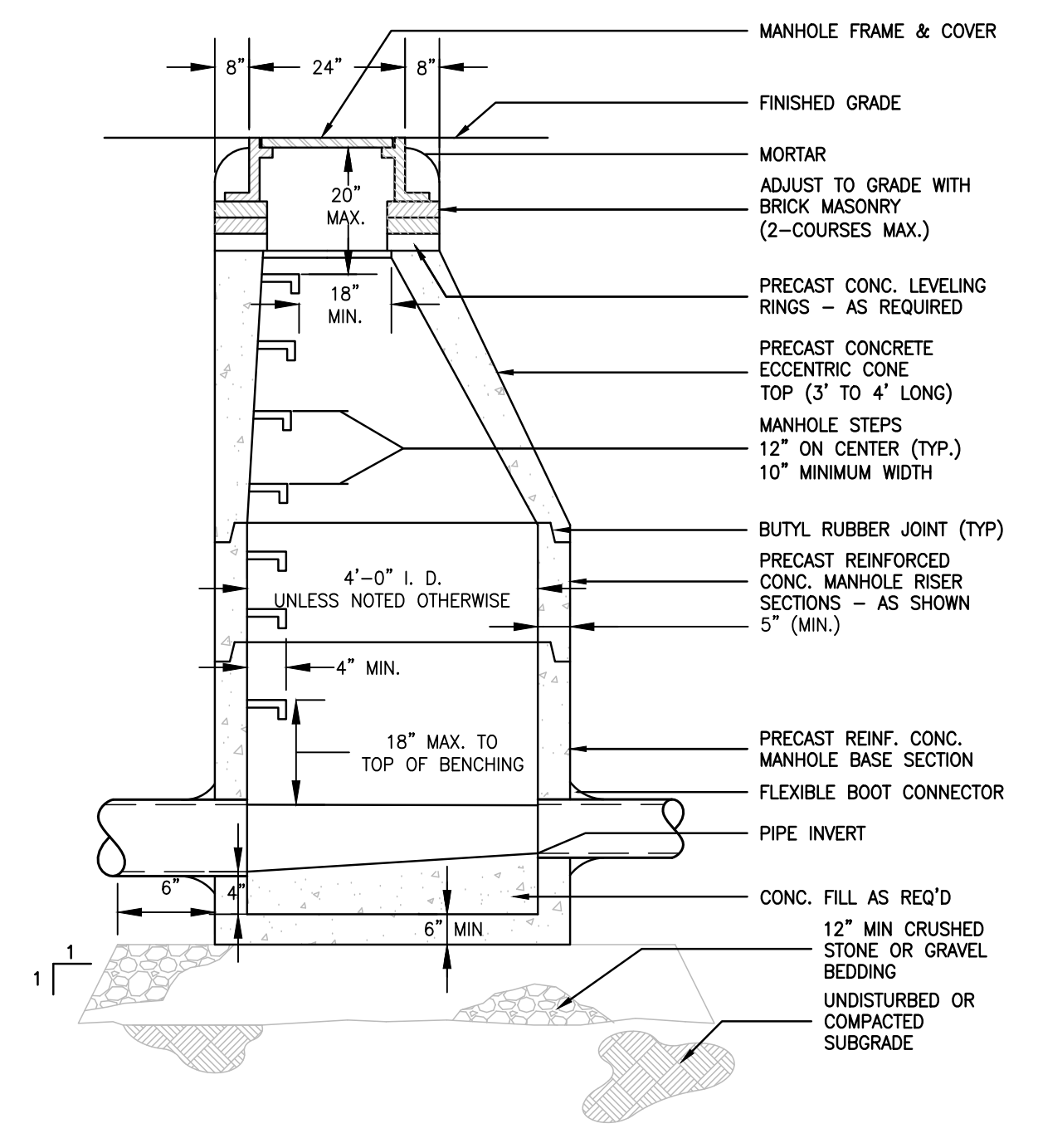
NOTES
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS AVAILABLE AT BWSJ AND PUBLIC/PRIVATE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE DIG-SAFE CALL CENTER SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION.
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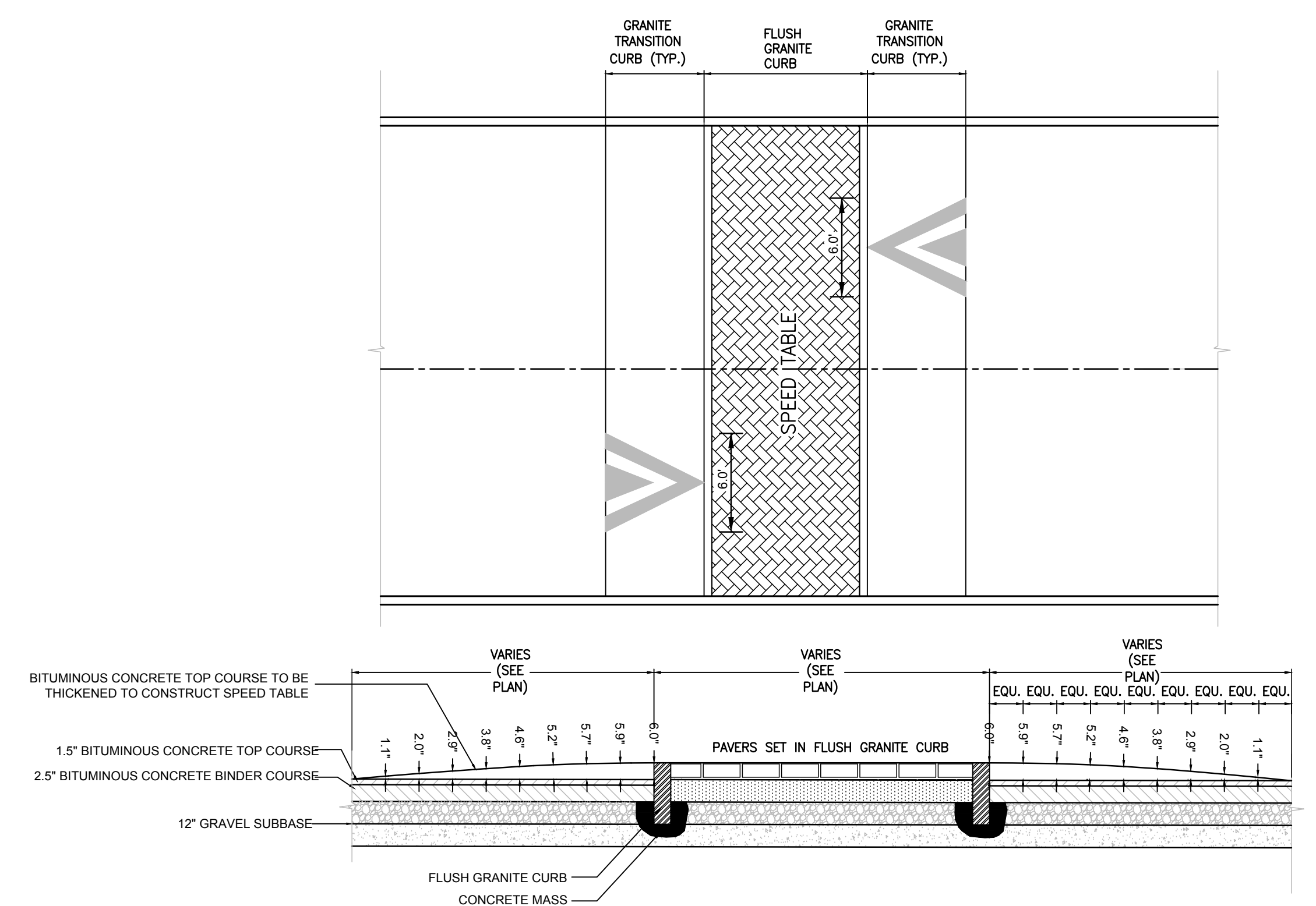
1 CATCH BASIN
NTS



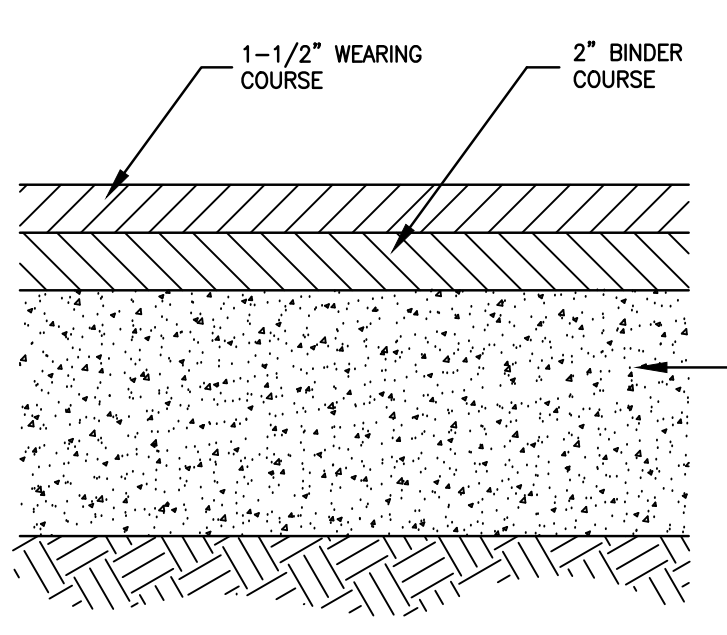
2 DOUBLE GRATE CATCH BASIN
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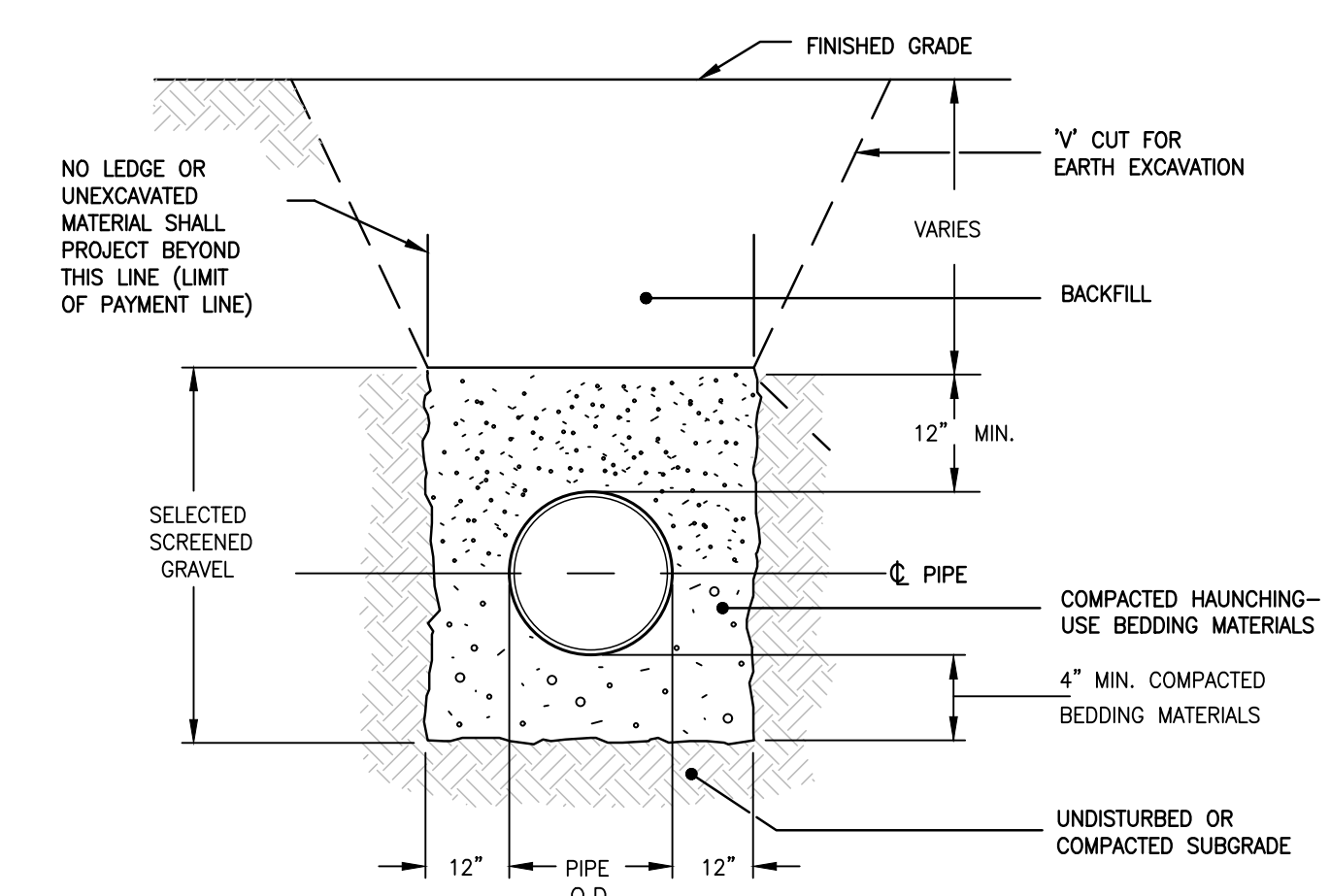
3 PRECAST STORM DRAIN MANHOLE
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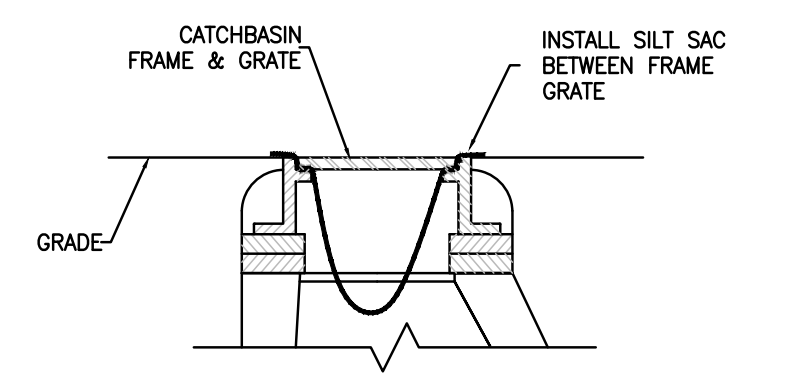
4 SPEED TABLE PLAN & SECTION DETAIL
NTS



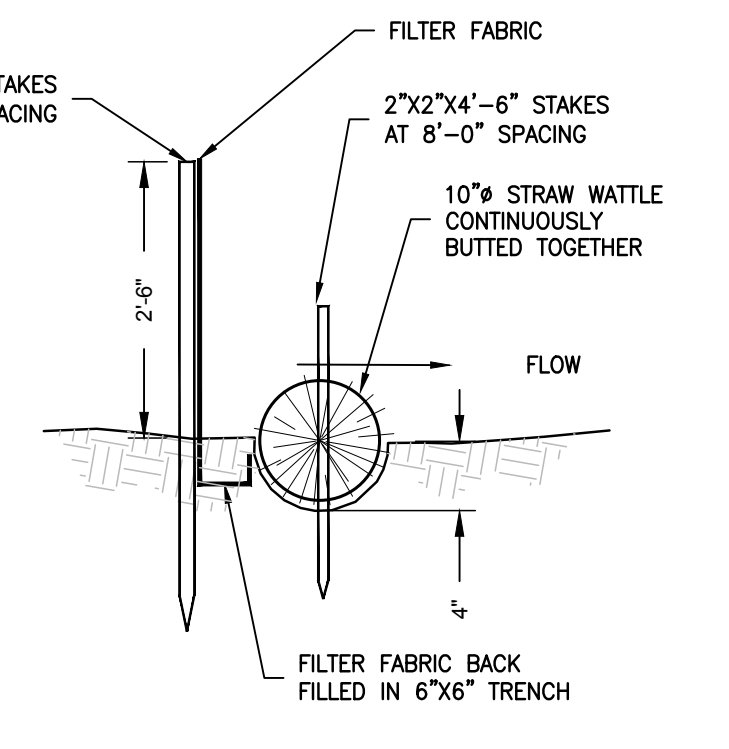
5 BITUMINOUS PAVEMENT
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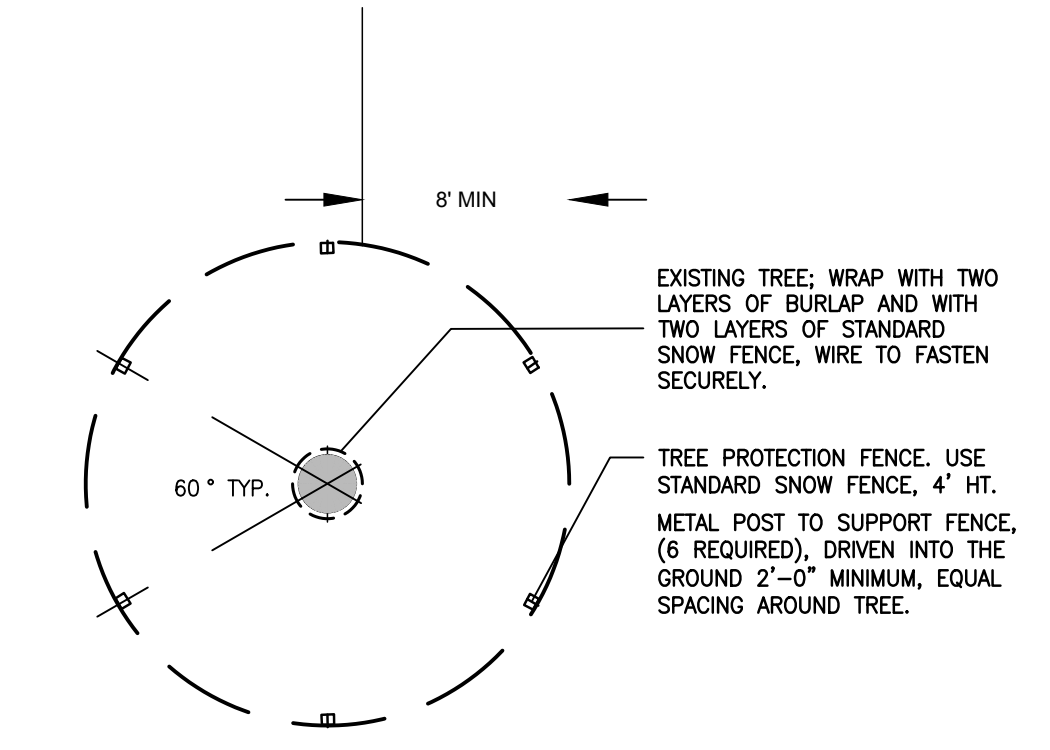
6 TRENCH SECTION - PVC GRAVITY PIPE
NTS



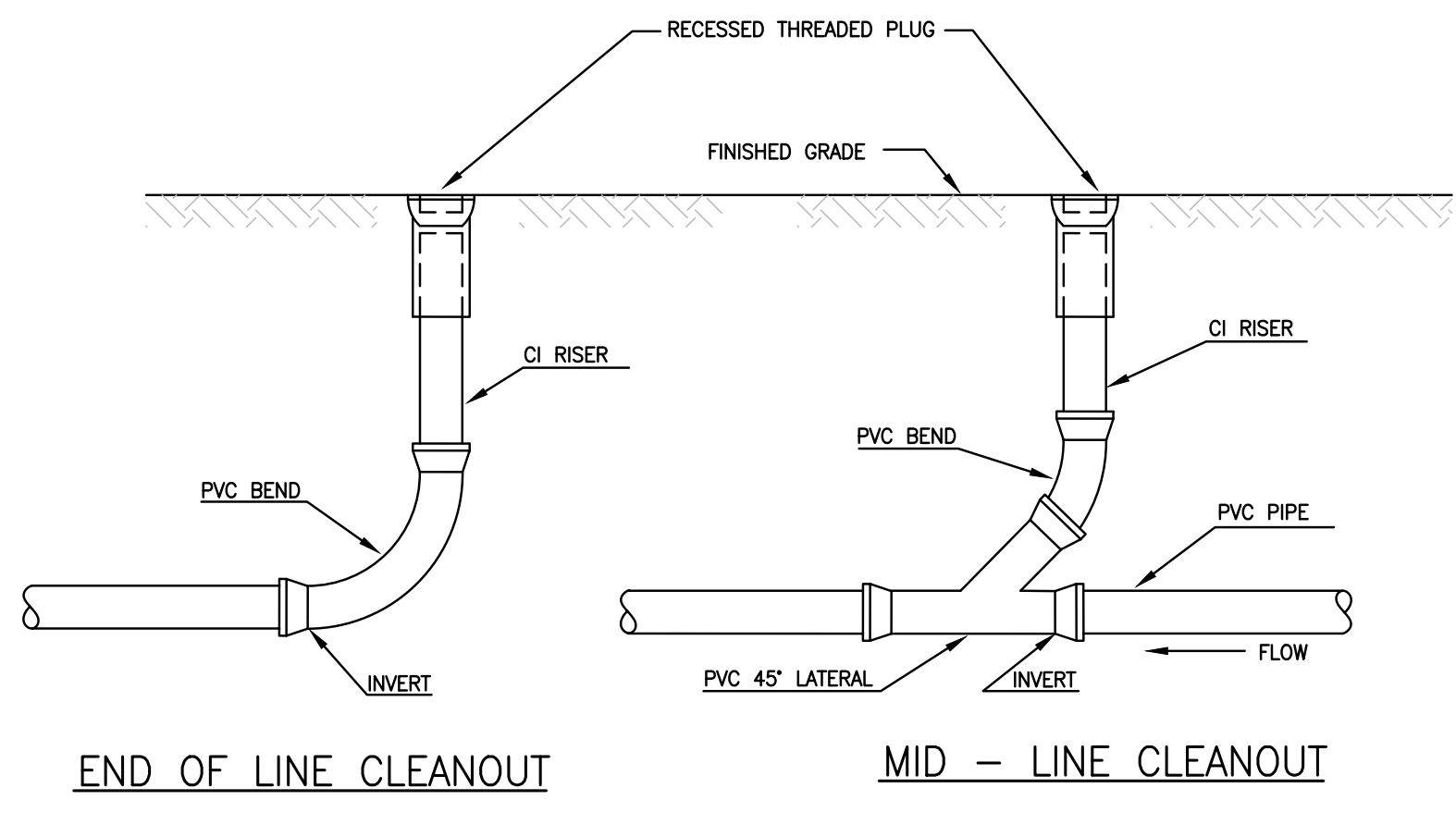
7 CATCH BASIN W/ SILT SAC
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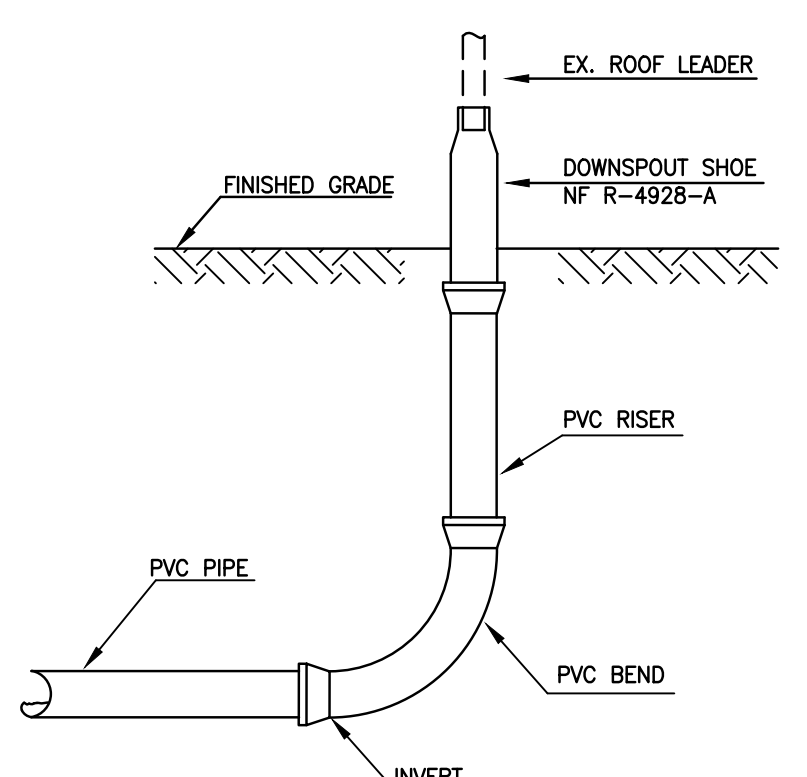
8 SILT FENCE WITH STRAW WATTLE
NTS



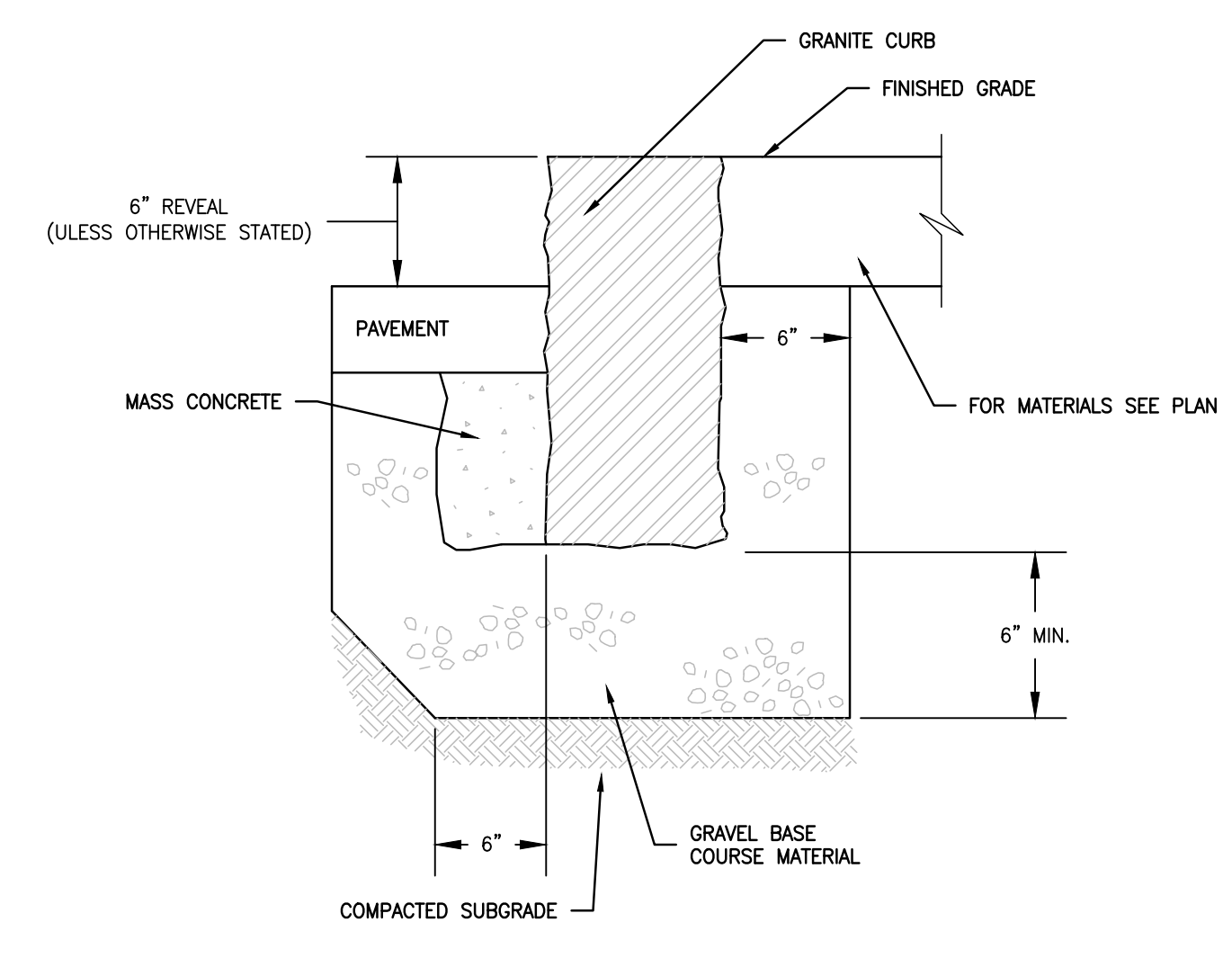
9 EXISTING TREE PROTECTION
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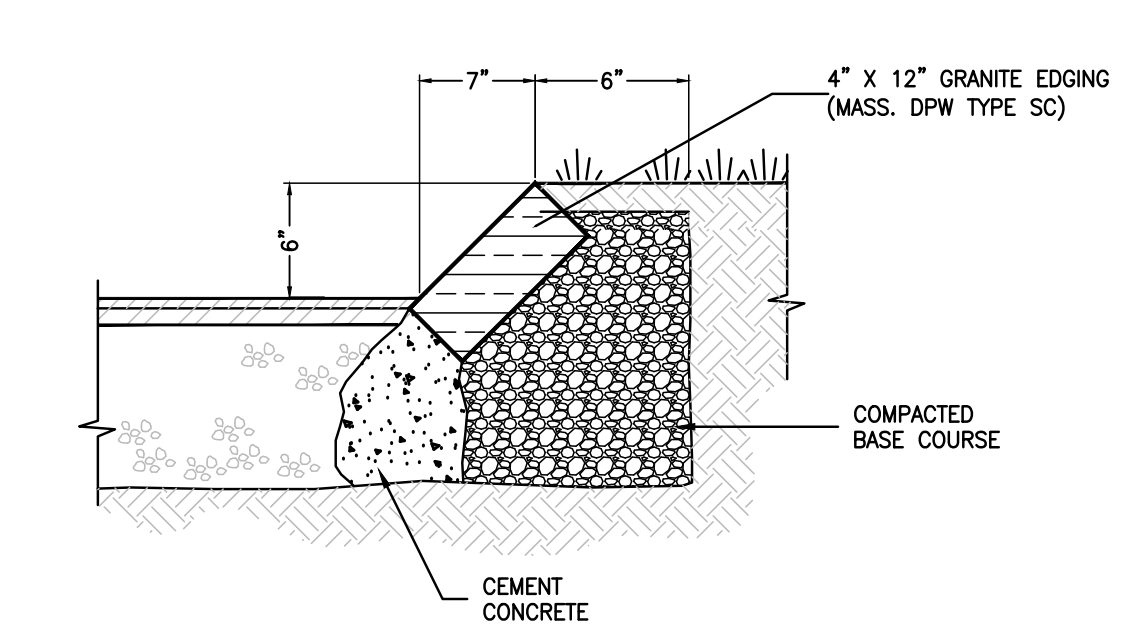
10 UNDERDRAIN CLEANOUT
NTS



11 ROOF LEADER
NTS

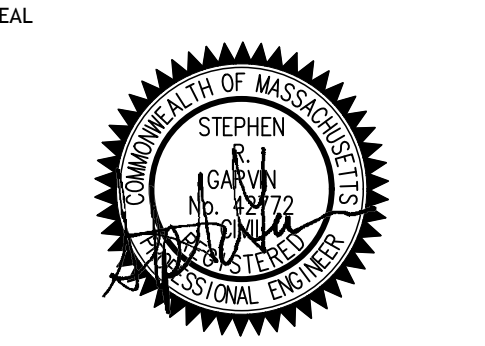


12 VERTICAL GRANITE CURB
NTS



13 SLOPED GRANITE CURBING
NTS

CABOT ESTATE CONDOMINIUMS
241 PERKINS STREET
JAMAICA PLAIN, MA 02130



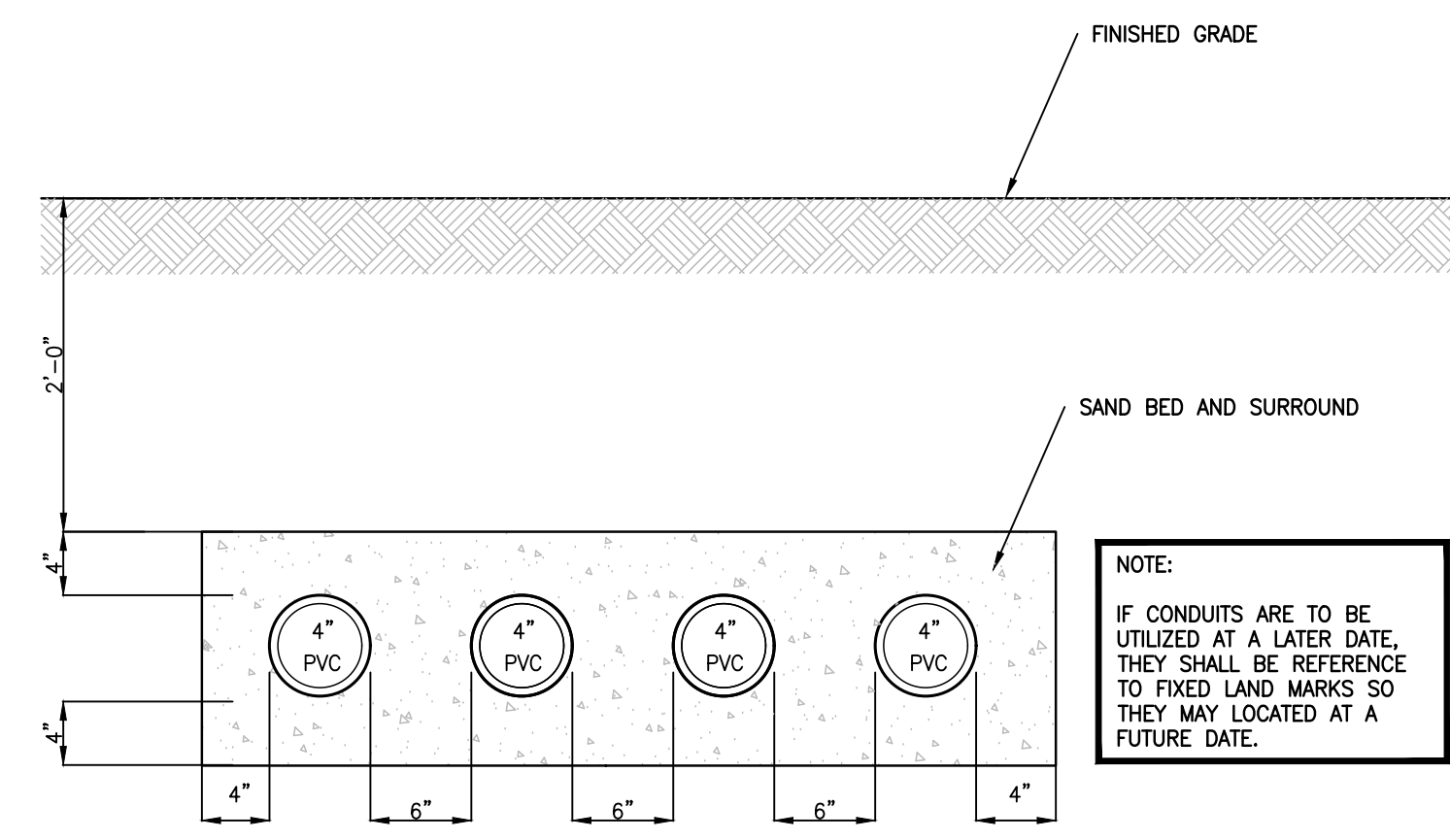
REVISION		
1	NOI Conservation Commission Submission	3/06
2	NOI Conservation Commission Submission	3/20
3	NOI Revisions to FEMA Detention	3/22

CIVIL
DETAILS

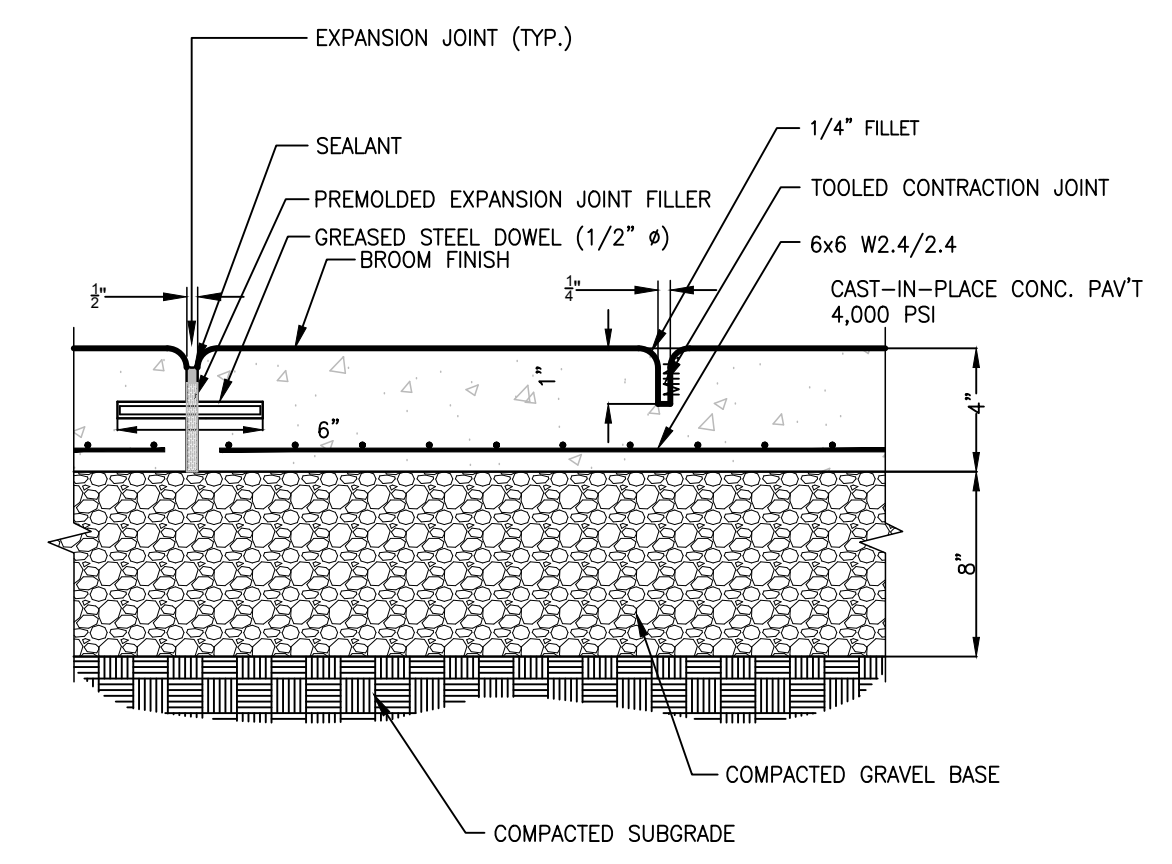
JOB # 26043.00
DATE: 03/06/19
SCALE: 1" = 20'
DRAWN BY: JP
APPROVED BY: SRG
C-4.1

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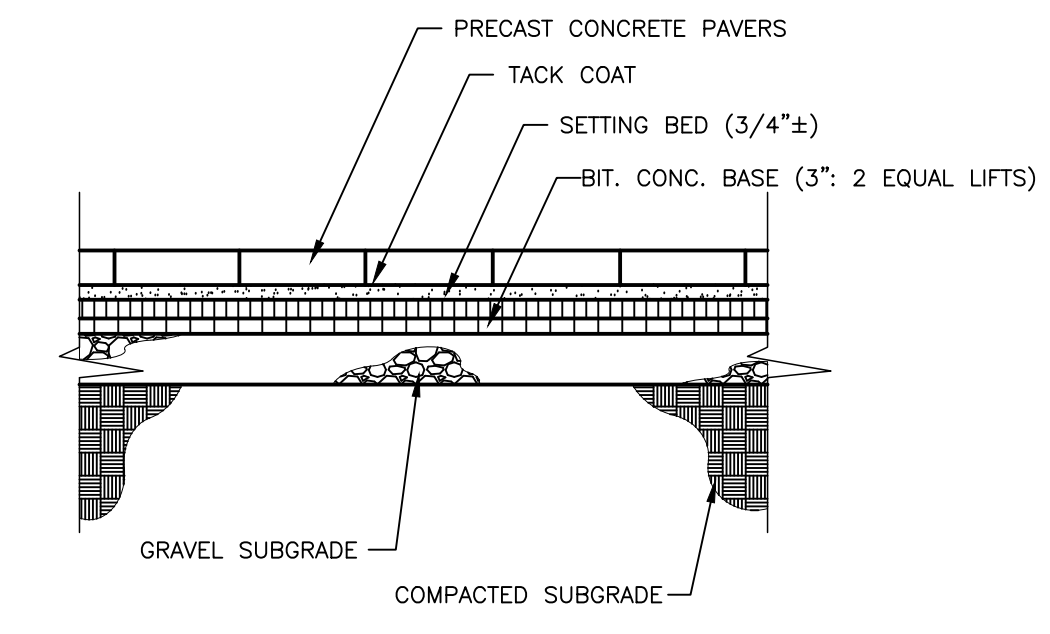
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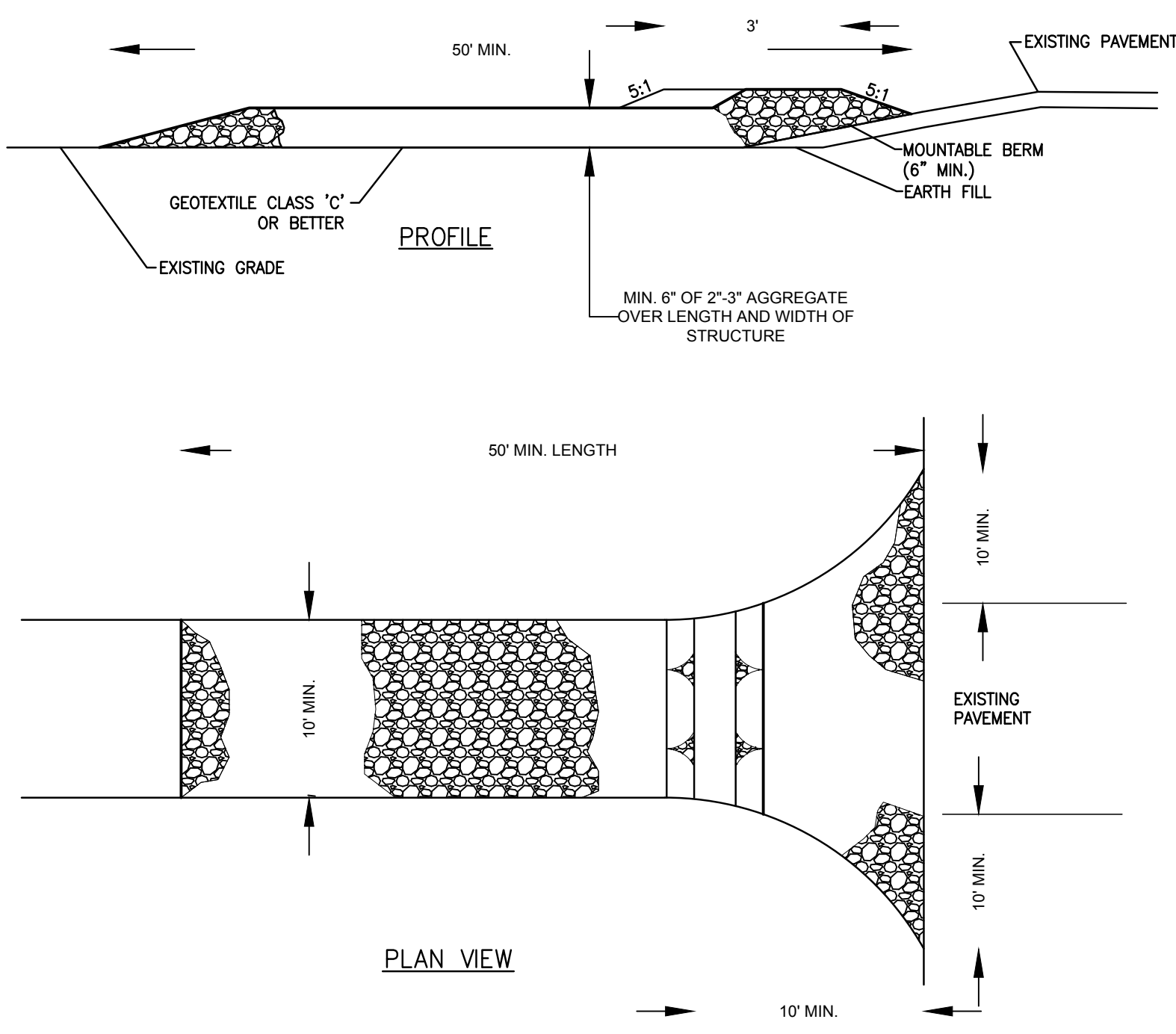
1 PVC CONDUITS
NTS



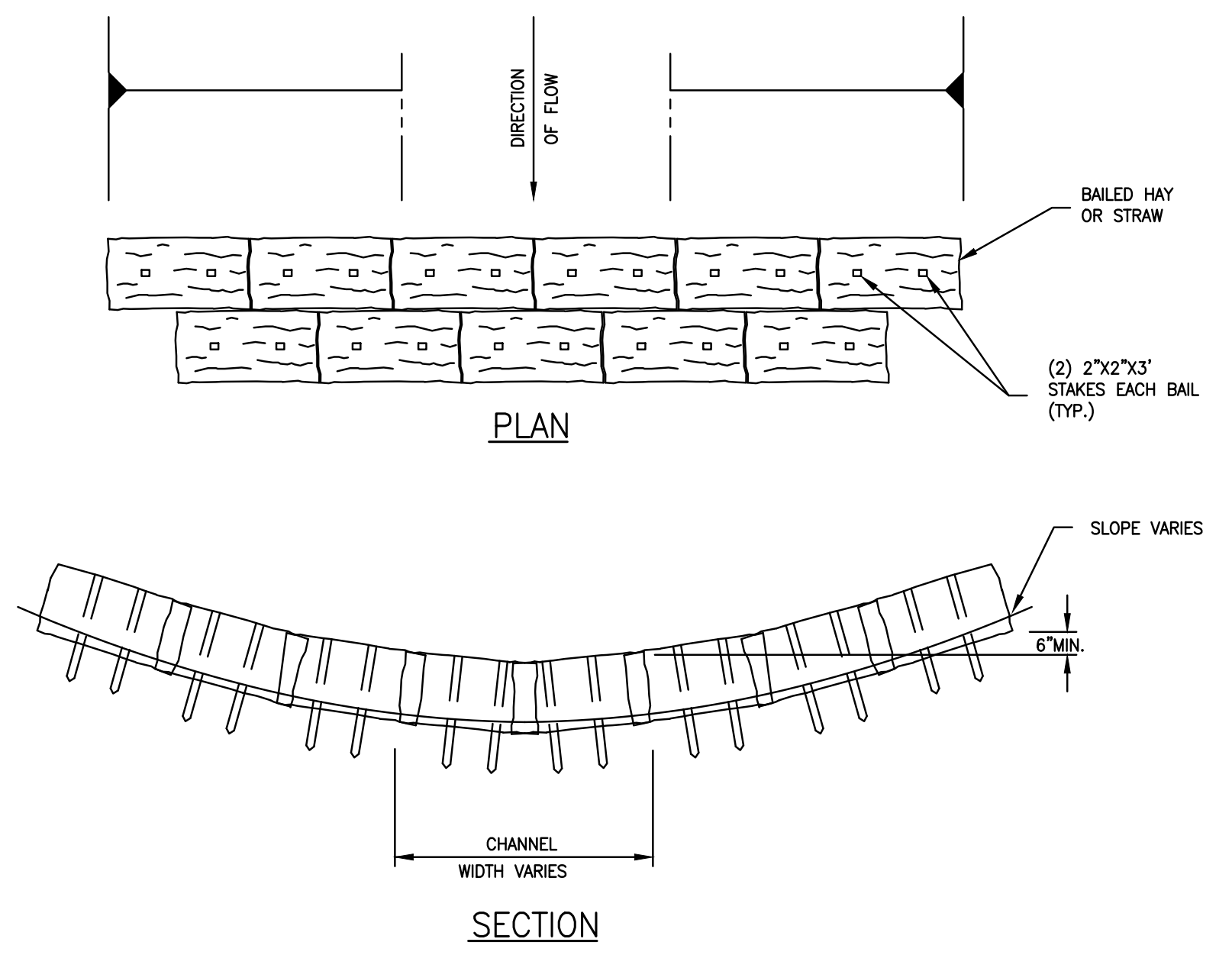
2 BROOM FINISH CONCRETE WALKWAY
NTS



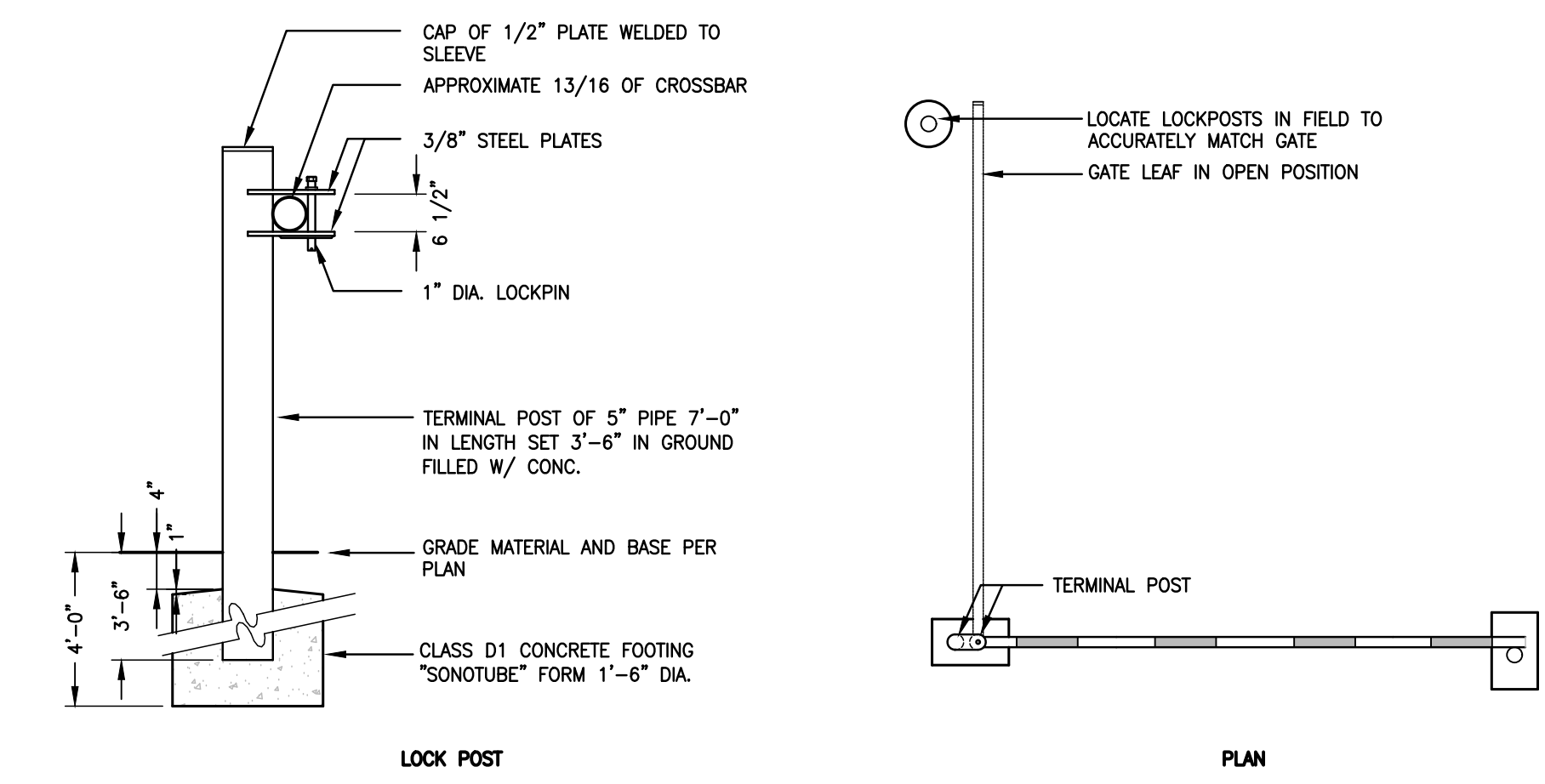
3 PRECAST CONCRETE PAVERS SET IN ASPHALT
NTS



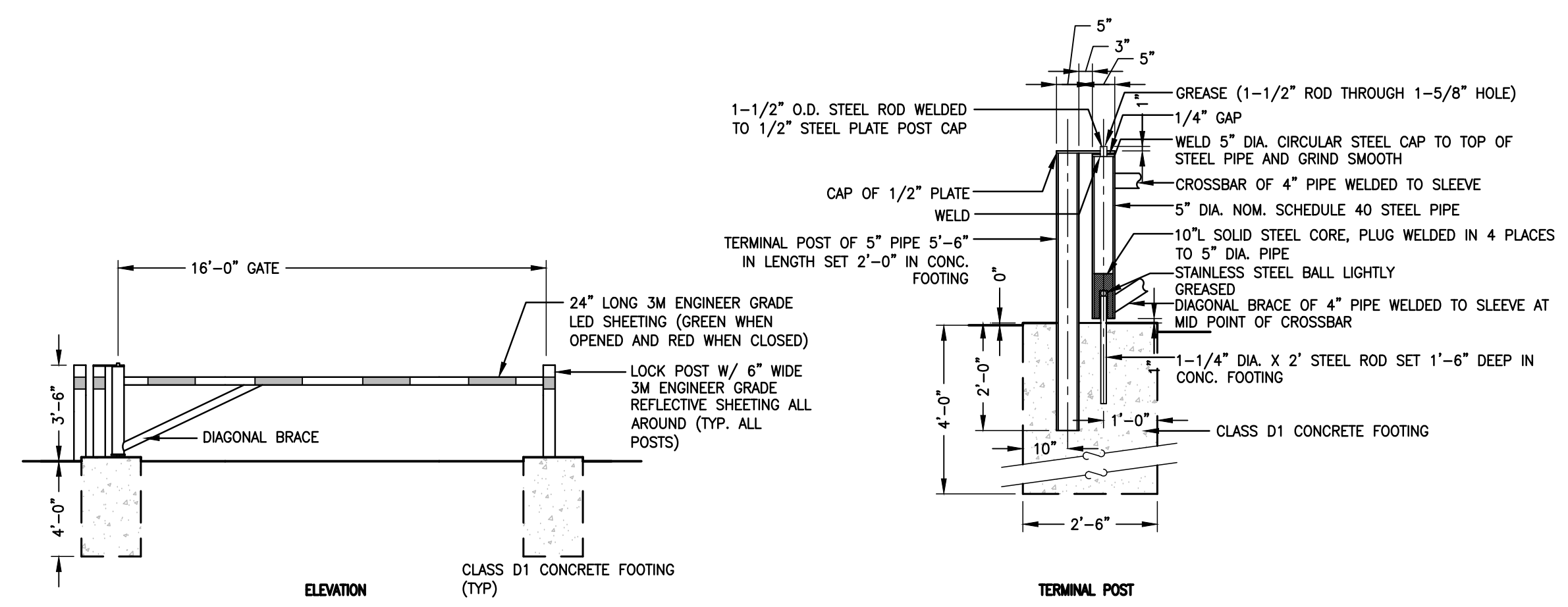
4 STABILIZED CONSTRUCTION ENTRANCE
NTS



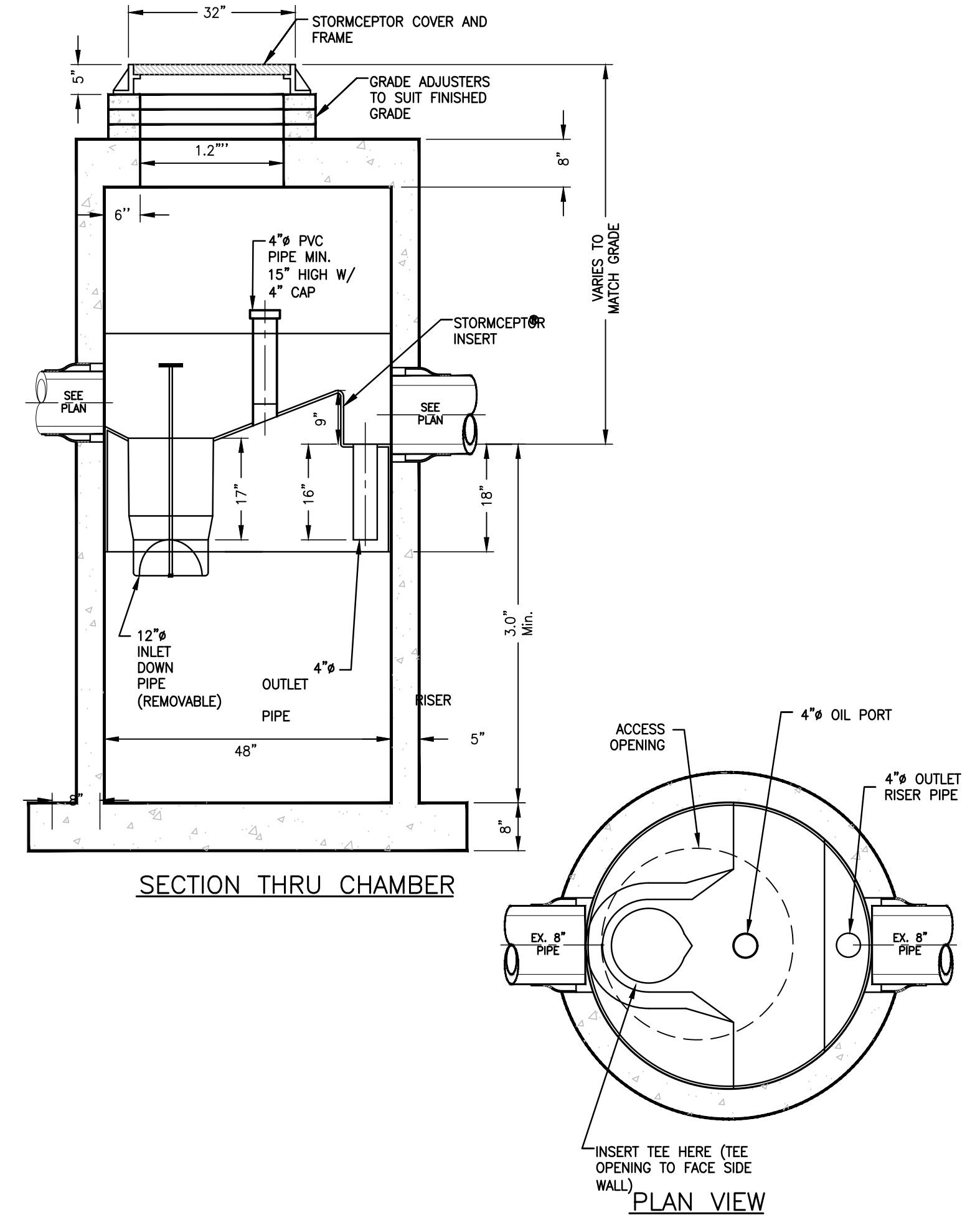
5 HAY BALE CHECK DAM
NTS



6 VEHICLE CONTROL GATE
NTS



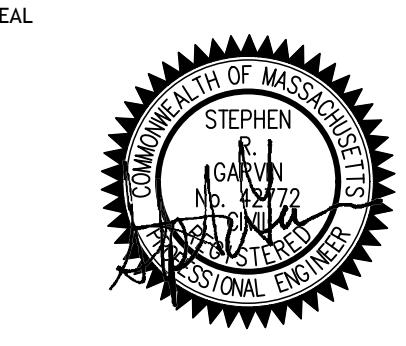
7 STC 450i PRECAST CONCRETE STORMCEPTOR
NTS



8 STC 450i PRECAST CONCRETE STORMCEPTOR
NTS

ALL EXPOSED SURFACES SHALL BE GALVANIZED WITH FACTORY-APPLIED ARCHITECTURAL FINISH - COLORGALV®

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JAMAICA PLAIN, MA 02130



REVISION	NO.	DESCRIPTION	DATE
1	NOI Conservation Commission Submission	3/06	
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CIVIL
DETAILS

JOB # 26043.00
DATE: 03/06/19
SCALE: 1" = 20'
DRAWN BY: JP
APPROVED BY: SRG
C-4.2