



February 8, 2019

Boston Conservation Commission
City Hall

1 City Hall Square, Room 709
Boston, MA 02201

C/O Amelia Croteau, Executive Secretary, Boston Conservation Commission & Floodplain Manager, City of Boston

**Re: Notice of Intent Application – Supplemental Information
Samuel Adams Boston Taproom Development**
60 State Street
Boston, MA

Dear Ms. Croteau:

On behalf of our client, American Craft Brewery LLC, Bohler Engineering respectfully submits the following per the request of the Boston Conservation Commission to supplement the Notice of Intent (NOI) Application for the Samuel Adams Boston Taproom Development located at 60 State Street in Boston, MA submitted on February 6, 2019 to the Boston Conservation Commission:

- Eight (8) hard copies of Entrance Way Description Memo, dated February 8, 2019;
- Eight (8) hard copies of signed Illicit Discharge Statement;
- Eight (8) hard copies of WPA Form 3 page 4 of 9 stating 3,930 square feet is Land Subject to Coastal Storm Flowage; and
- One (1) electronic copy of the Entrance Way Description Memo, signed Illicit Discharge Statement and WPA Form 3 page 4 of 9 stating 3,930 square feet is Land Subject to Coastal Storm Flowage shall be sent via email through a Newforma link.

We respectfully request that the Boston Conservation Commission review the attached materials as part of the initial NOI Application and schedule the Applicant to be heard at the Conservation Commission hearing on February 20th. Should you have any questions or require any further information, please do not hesitate to contact me at (617) 849-8040.

Sincerely,

Mark Wixted, P.E.
BOHLER ENGINEERING

cc: Tara Heath, American Craft Brewing LLC
File: M171021



MEMORANDUM

TO: Boston Conservation Commission

FROM: Mark Wixted, P.E.

DATE: February 8, 2019

RE: Samuel Adams Boston Taproom and Brewery- Entrance Way Description

Per a discussion and email request from Amelia Croteau, Executive Secretary, Boston Conservation Commission and Floodplain Manager, City of Boston, we are providing additional information regarding the entrance to the Samuel Adams Taproom and Brewery.

The existing former restaurant entry is by stairs and a ramp down from the sidewalk elevation to the entry door. The existing entry is at 13.63' which is below the Zone AE 100-year Flood Zone elevation of 16.46'. The new entry to the taproom will be at street level, 16.50', which is above the FEMA 100-year Flood Zone. The current retaining wall that allows for the depressed entry will be replaced with a new wall allowing for entry to the building at a level approximately 2.8'.

The existing steam vault near the site will be protected during construction. We have been in contact with Veolia from the conceptual stage until present. They have worked with us to provide record plans and measure the vault interior to confirm its depth. They have signed off on our construction logistics plan.

For stormwater, an existing planting area is being removed and two new planters are being added— providing a minor increase in pervious area. There are no structural stormwater improvements or connections to the city drain system. We are proposing to replace three damaged area drain covers adjacent to the entry to the building.

ILLICIT DISCHARGE STATEMENT

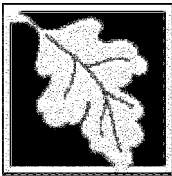
Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:



Name & Title

Kristen E. Binck
Assistant Secretary



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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	3,930	
	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

NOTICE OF INTENT

**Samuel Adams Boston Taproom
60 State Street**

**Parcels 0303686000 & 0303685000
Boston, Massachusetts**

February 6, 2019

Applicant:

American Craft Brewery LLC
One Design Center Place, Suite 850
Boston, MA 02210

Owners:

MA-60 State Associates LLC
125 Summer Street, 12th Floor
Boston, MA 02110

Prepared By:

Bohler Engineering
45 Franklin Street, Floor 5
Boston, MA 02110

Project No. M171027

TABLE OF CONTENTS

**NOI FORM 3
CITY OF BOSTON CHECKLIST** **Section 1**

FILING FEE DOCUMENTATION **Section 2**

- Copy of Wetland Fee Transmittal Form
- Copy of Application Fee Checks

ABUTTERS LIST **Section 3**

PROJECT DESCRIPTION **Section 4**

1. Introduction
2. Wetland Resource Areas
 - 2.1 Resource Area Evaluation
 - 2.2 100-Year Floodplain
 - 2.3 Regulated Area Impacts
 - 2.4 Rare Species and Habitats
3. Description of Work Located in Jurisdictional Area
4. Summary

APPENDICES

Drainage Summary	Appendix A
USGS Map	Appendix B
FEMA Flood Insurance Rate Map	Appendix C
Site Photos	Appendix D

ATTACHMENT A: Site Development Plans, dated February 6, 2019

ATTACHMENT B: BPDA Climate Resiliency Checklist

NOTICE OF INTENT (FORM 3)



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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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):

60 State Street
a. Street Address

Boston
b. City/Town

02109
c. Zip Code

Latitude and Longitude:
42.359692
d. Latitude

-71.056603
e. Longitude

0303686000, 0303685000
f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Tara
a. First Name

Heath
b. Last Name

American Craft Brewery LLC
c. Organization

One Design Center Place, Suite 850
d. Street Address

Boston
e. City/Town

MA
f. State

02210
g. Zip Code

h. Phone Number

i. Fax Number

tara.heath@bostonbeer.com
j. Email Address

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

Kristen
a. First Name

Binck
b. Last Name

MA-60 State Associates LLC
c. Organization

125 Summer Street, 12th Floor
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

(857) 305-8728
h. Phone Number

i. Fax Number

kbinck@oxfordproperties.com
j. Email address

4. Representative (if any):

Mark
a. First Name

Wixted
b. Last Name

Bohler Engineering
c. Company

45 Franklin Street, 5th Floor
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

(617) 849-8060
h. Phone Number

i. Fax Number

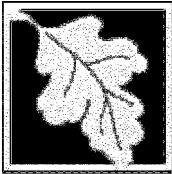
mwixted@bohlereng.com
j. Email address

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

\$1,050.00
a. Total Fee Paid

\$512.50
b. State Fee Paid

\$537.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Expansion of existing building to 2-story restaurant and taproom. Repair of surrounding, existing sidewalk upon completion of construction phase activities.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

13231 & 8804

c. Book

b. Certificate # (if registered land)

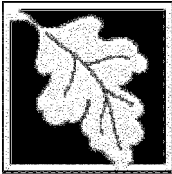
128 & 574

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

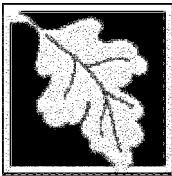
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

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

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

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

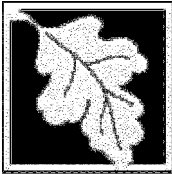
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	3,930 +/-	
	1. square feet	

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
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- August 1, 2017
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

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

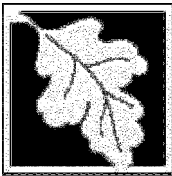
- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

- (b) Photographs representative of the site

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

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



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

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

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

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

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

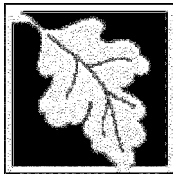
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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

North Shore - Hull to New Hampshire border:

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

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



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

Online Users:

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

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

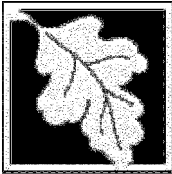
D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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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.

a. Plan Title

Bohler Engineering

Mark Wixted, P.E.

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

See plan list, attached

February 6, 2019

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:

021171

2. Municipal Check Number

02/01/19

3. Check date

021170

4. State Check Number

02/01/19

5. Check date

Bohler Engineering

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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

2. Date

2/4/2019

3. Signature of Property Owner (if different)

4. Date

2/4/19

5. Signature of Representative (if any)

6. Date

2/4/2019

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

CITY OF BOSTON 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).

To the Conservation Commission:

- Eight copies (a signed original and 7 copies) of a completed Notice of Intent (WPA Form 3)
- Eight 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, and all wetland resource areas and associated buffer zones.
- Eight copies of an 8 1/2" 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) Eight copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- 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 and a digital copy 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.
- 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.
- A project narrative describing the following: a brief 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; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts.
- Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents.**
- Abutter Notification, filed concurrently with the Notice of Intent.
- (If applicable) Eight copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/climate-change-preparedness-and-resiliency>. Please print the pdf that you will receive via email after completion and include it in your submission.



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.

FILING FEE DOCUMENTATION

- **Copy of Wetland Fee Transmittal Form**
- **Copy of Check for DEP Filing Fee (State Share)**
- **Copy of Check for City of Boston Filing Fee**



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:

60 State Street	Boston
a. Street Address	b. City/Town
021170	\$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Tara	Heath	
a. First Name	b. Last Name	
American Craft Brewery LLC	c. Organization	
One Design Center Plance, Suite 850	d. Mailing Address	
Boston	MA	02210
e. City/Town	f. State	g. Zip Code
	tara.heath@bostonbeer.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Kristen	Binck	
a. First Name	b. Last Name	
MA-60 State Associates LLC	c. Organization	
125 Summer Street, 12th Floor	d. Mailing Address	
Boston	MA	02110
e. City/Town	f. State	g. Zip Code
(857) 305-8728	kbinck@oxfordproperties.com	
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
Building Construction - category 3B	1	\$1,050.00	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$1,050.00
Step 6/Fee Payments:			
Total Project Fee:			\$1,050.00
State share of filing Fee:			\$512.50
City/Town share of filing Fee:			\$537.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

BOHLER ENGINEERING MA, LLC

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

INVOICE NUMBER	DATE	VOUCHER NO.	AMOUNT
M171087	02/01/19	NOI STATE FILING FEE	\$512.50

THIS DOCUMENT IS PROTECTED BY A MICRO-PRINT SIGNATURE LINE, FLUORESCENT PAPER FIBERS, TONE ADHESION, AND IS REACTIVE TO CHEMICAL ALTERATION

BOHLER ENGINEERING MA, LLC
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

TD Bank
America's Most Convenient Bank®
55-136/312

02/01/19

NO. **021170**
512.50

PAY FIVE HUNDRED AND TWELVE DOLLARS AND 0.50 CENTS \$

VOID AFTER 180 DAYS

TO THE ORDER OF COMMONWEALTH OF MASSACHUSETTS

Walter Smith

PER

⑈021170⑈ ⑆031201360⑆ 4341578461⑈

BOHLER ENGINEERING MA, LLC

BOHLER ENGINEERING MA, LLC

▼ PLEASE DETACH AND RETAIN FOR YOUR RECORDS ▼

INVOICE NUMBER	DATE	VOUCHER NO.	AMOUNT
M171027	02/01/19	NOI LOCAL FILING FEE	\$1,500.00

THIS DOCUMENT IS PROTECTED BY A MICRO-PRINT SIGNATURE LINE, FLUORESCENT PAPER FIBERS, TONE ADHESION, AND IS REACTIVE TO CHEMICAL ALTERATION

BOHLER ENGINEERING MA, LLC
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

TD Bank
America's Most Convenient Bank®
55-136/312

02/01/19

PAY ONE THOUSAND FIVE HUNDRED **DOLLARS AND** 0.00 **CENTS** \$ **NO.** 021171
1,500.00

TO THE ORDER OF
CITY OF BOSTON

VOID AFTER 180 DAYS

Walter Sullivan
PER _____

⑈021171⑈ ⑆031201360⑆ 4341578461⑈

BOHLER ENGINEERING MA, LLC

ABUTTERS LIST

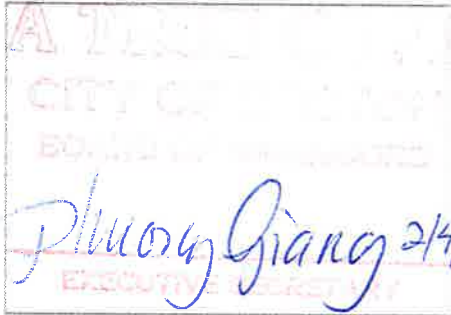
Abutter Mailing List Generator --- City of Boston Assessing Department

Enter/Select a Street Name:

CITY HALL

[Find Addresses](#)

Click an Address to find a Parcel:



Enter a Parcel ID:

0303685000

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

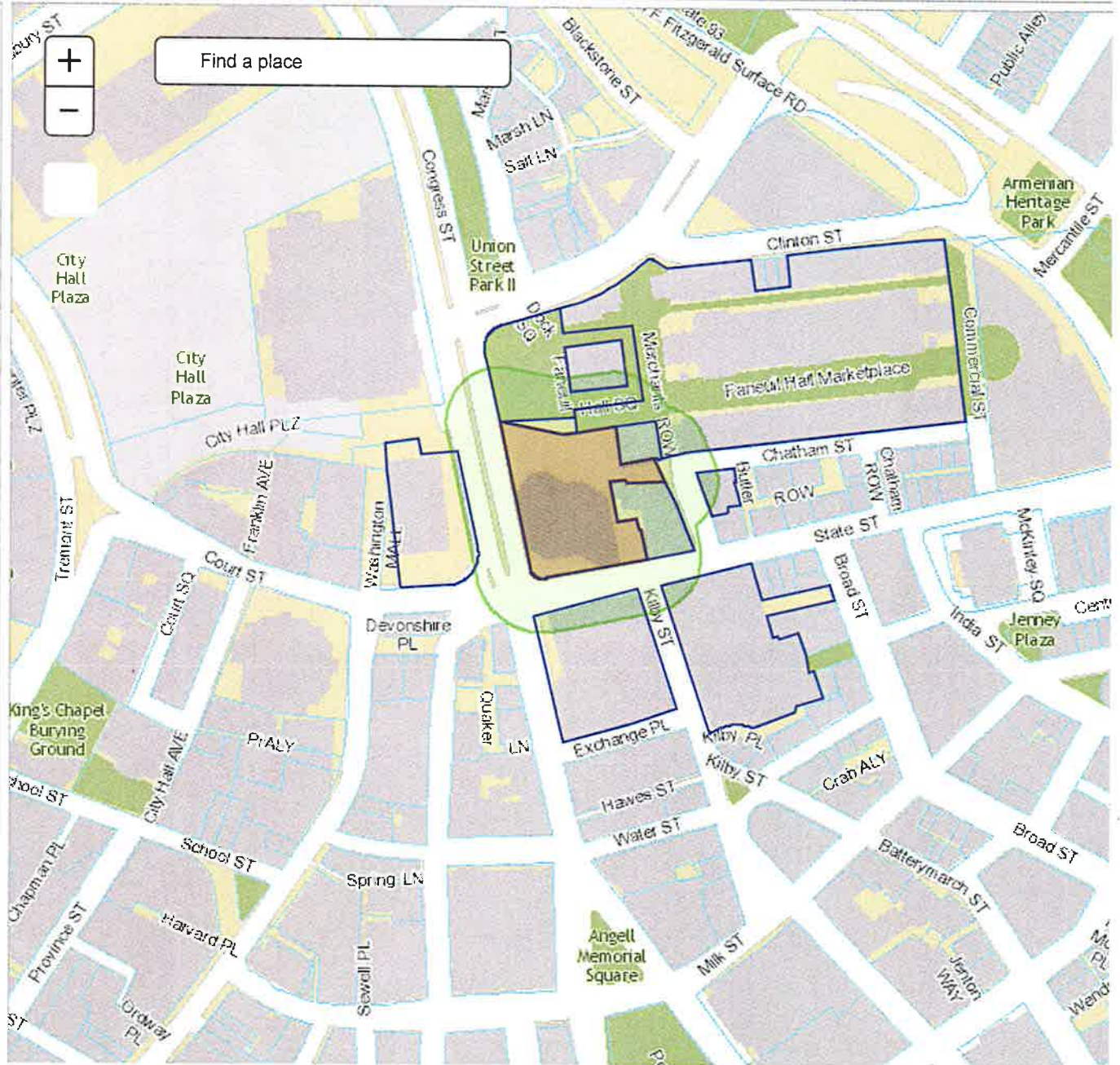
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[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.
Click [here](#) for an instruction to



PARCEL: 03-03685-000

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIP
0303680000	INDIA BUILDING LLC	RYAN LLC	ONE INTERNATIONAL PL 18TH FLOOR	BOSTON MA	02110	10 MERCHANTS RO	BOSTON	02109
0303670000	ASHKENAZY ACQUISITION CORP	C/O ASHKENAZY ACQUISITION CORP	433 FIFTH AVE SUITE 200	NEW YORK NY	10016	CLINTON ST	BOSTON	02109
0303694000	TWENTY-8 STATE STREET LLC	C/O ROCKERFELLER GRP-INT	1221 AVE OF AMERICAS-TAX DEPT	NEW YORK NY	10020	28 STATE ST	BOSTON	02109
0303675000	ONE FANEUIL HALL LIMITED	C/O BUCK MANAGEMENT GROUP	1 NORTH WACKER DR SUITE 2400	CHICAGO IL	60606	1 FANEUIL HALL MARKETPLACE	BOSTON	02109
0303685000	ANBECA 60 LLC	OXFORD I ASSET MGMT USA INC	125 SUMMER ST	BOSTON MA	02109	60 STATE ST	BOSTON	02109
0303687000	CITY OF BOSTON		CONGRESS	BOSTON MA	02109	CONGRESS ST	BOSTON	02109
0303689000	CITY OF BOSTON		NORTH	BOSTON MA	02113	1 FANEUIL HALL SQ	BOSTON	02109
0303686000	BLAKELY GERALD W JR	OXFORD I ASSET MGMT USA INC	125 SUMMER ST	BOSTON MA	02109	CONGRESS ST	BOSTON	02109
0303738000	TWENTY 1 MERCHANTS ROW		7 MERCHANTS RO	BOSTON MA	02109	7 MERCHANTS RO	BOSTON	02109
0303689009	ROSE GRACE ANN	C/O GRACE ANN WALSH	PO BOX 290232	CHARLESTOWN MA	02129	1 FANEUIL HALL SQ	BOSTON	02109
0303689010	ANCIENT AND HONORABLE		1 FANEUIL HALL SQ 4TH FLR	BOSTON MA	02109	1 FANEUIL HALL SQ	BOSTON	02109
0303738020	CANBUR INC MASS CORP	C/O JOHN CANESI	21 MERCHANTS ROW #2A	BOSTON MA	02109	21 MERCHANTS RO Apt 2-A	BOSTON	02109
0303738030	CLEARY MARY		21 MERCHANTS RO	BOSTON MA	02109	21 MERCHANTS RO Apt 2-B	BOSTON	02109
0303738060	MG PROPERTY LLC		21 MERCHANTS RO 4TH FLR	BOSTON MA	02109	21 MERCHANTS RO Apt 4-B	BOSTON	02109
0303738010	ANCHOR LLC	C/O CRESSET MANAGEMENT	120 WATER ST 2ND FL	BOSTON MA	02109	21 MERCHANTS RO Apt 1	BOSTON	02109
0303738040	MLG MERCHANTS ROW LLC	C/O MICHAEL GRUBER	16 FOREST ST	LEXINGTON MA	02421	21 MERCHANTS RO Apt 3	BOSTON	02109
0303738070	OSHIMA HAROLD HTS		21 MERCHANTS RO #5	BOSTON MA	02109	21 MERCHANTS RO Apt 5	BOSTON	02109
0303860000	BROOKFIELD PROP 75 STATE CO	C/O DIFU XIANG	250 VESEY ST 15TH FL	NEW YORK NY	10281	75 STATE ST	BOSTON	02109
0303870000	FIFTY THREE STATE STREET	C/O FIFTY THREE STATE STREET	PO BOX 1368	CARLSBAD CA	92018	43 STATE ST	BOSTON	02109
0303689001	GREETINGS FROM BOSTON	C/O GREETINGS FROM BOSTON	238 WESTERN AV	SHERBORN MA	01770	1 FANEUIL HALL SQ	BOSTON	02109
0303689002	RESCOR AT FANEUIL HALL INC	C/O GRASSHOPPER SWEETS	200 FANEUIL HALL MARKETPLACE	BOSTON MA	02108	1 FANEUIL HALL SQ	BOSTON	02109
0303689004	THE BOSTON SOCIETY	C/O THE BOSTON SOCIETY	260 WASHINGTON ST	BOSTON MA	02108	1 FANEUIL HALL SQ	BOSTON	02109
0303689005	COLOR INC	C/O COLOR INC	47 OCTOBER HILL ROAD SUITE 100	HOLLISTON MA	01746	1 FANEUIL HALL SQ	BOSTON	02109
0303689006	RED BARN COFFEE ROASTERS INC	C/O RED BARD COFFEE ROASTERS	7 WALKER DRIVE	UPTON MA	01568	1 FANEUIL HALL SQ	BOSTON	02109
0303689007	COLOR INC	C/O COLOR INC	47 OCTOBER HILL ROAD	HOLLISTON MA	01746	1 FANEUIL HALL SQ	BOSTON	02109
0303689008	RESCOR AT FANEUIL HALL INC	C/O GRASS HOPPER CREAMERY	200 FANEUIL HALL MARKETPLACE	BOSTON MA	02108	1 FANEUIL HALL SQ	BOSTON	02109
0303738050	MG PROPERTY LLC		21 MERCHANTS RO 4TH FLR	BOSTON MA	02109	21 MERCHANTS RO Apt 4-A	BOSTON	02109
0303689003	THE LEATHER SHOP	C/O THE LEATHER SHOP	134 BEACH ST	BOSTON MA	02111	1 FANEUIL HALL SQ	BOSTON	02109

Phuong Giang 2/4/19

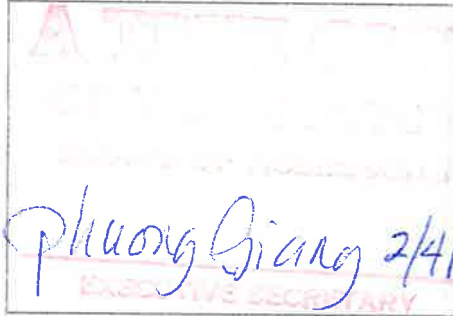
Abutter Mailing List Generator --- City of Boston Assessing Department

Enter/Select a Street Name:

CITY HALL

[Find Addresses](#)

Click an Address to find a Parcel:



Enter a Parcel ID:

0303686000

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

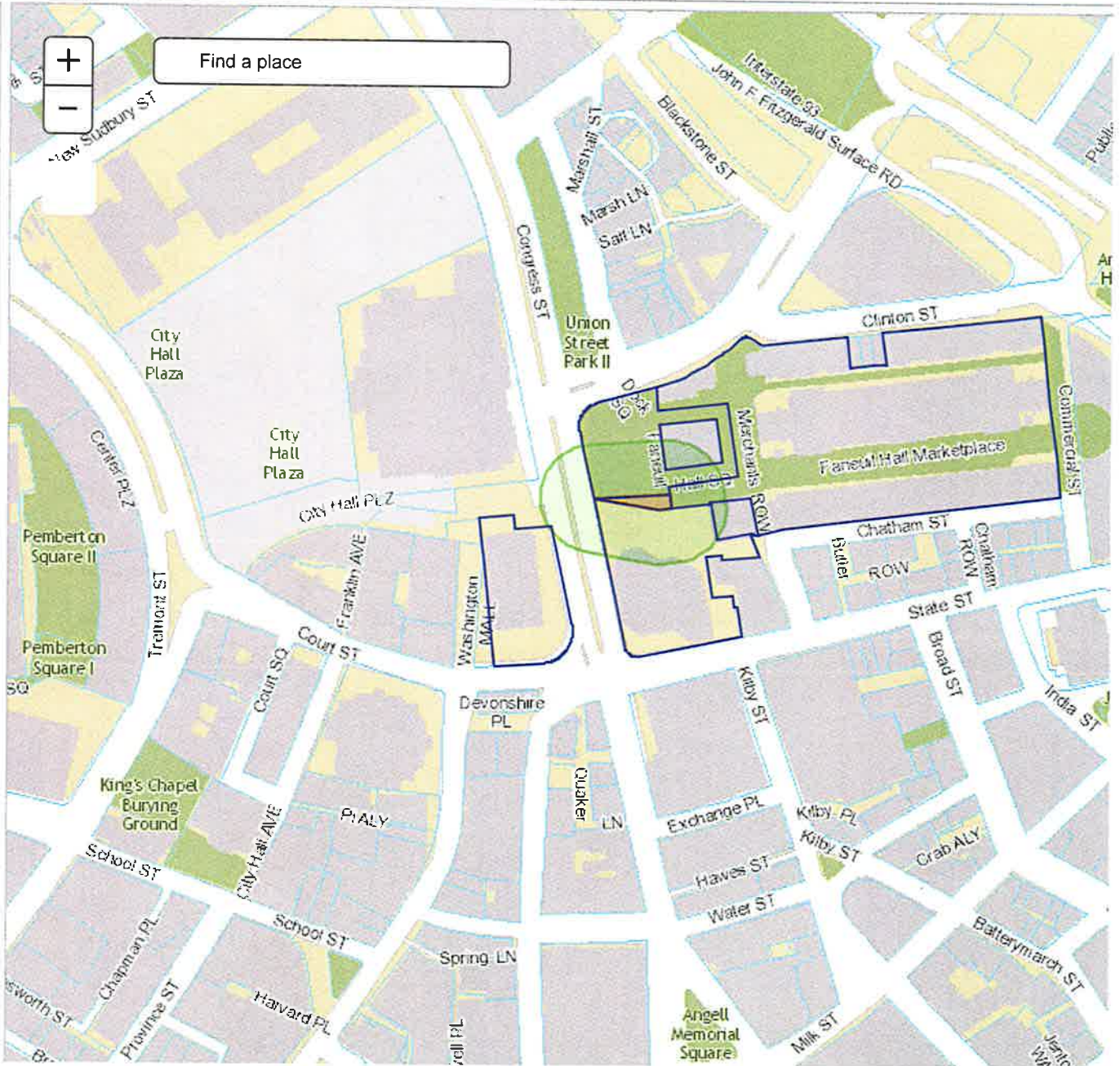
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[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.
Click [here](#) for an instruction to



PARCEL: 0303686000

PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
0303670000	ASHKENAZY ACQUISITION CORP	C/O ASHKENAZY ACQUISITION CORP	433 FIFTH AVE SUITE 200	NEW YORK NY	10016	CLINTON ST	BOSTON	02109
0303694000	TWENTY-8 STATE STREET LLC	C/O ROCKERFELLER GRP-INT	1221 AVE OF AMERICAS-TAX DEPT	NEW YORK NY	10020	28 STATE ST	BOSTON	02109
0303675000	ONE FANEUIL HALL LIMITED	C/O BUCK MANAGEMENT GROUP	1 NORTH WACKER DR SUITE 2400	CHICAGO IL	60606	1 FANEUIL HALL MARKETPLACE	BOSTON	02109
0303685000	ANBECA 60 LLC	OXFORD I ASSET MGMT USA INC	125 SUMMER ST	BOSTON MA	02109	60 STATE ST	BOSTON	02109
0303687000	CITY OF BOSTON		CONGRESS	BOSTON MA	02109	CONGRESS ST	BOSTON	02109
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0303686000	BLAKELY GERALD W JR	OXFORD I ASSET MGMT USA INC	125 SUMMER ST	BOSTON MA	02109	CONGRESS ST	BOSTON	02109
0303689009	ROSE GRACE ANN	C/O GRACE ANN WALSH	PO BOX 290232	CHARLESTOWN MA	02129	1 FANEUIL HALL SQ	BOSTON	02109
0303689010	ANCIENT AND HONORABLE		1 FANEUIL HALL SQ 4TH FLR	BOSTON MA	02109	1 FANEUIL HALL SQ	BOSTON	02109
0303689001	GREETINGS FROM BOSTON	C/O GREETINGS FROM BOSTON	238 WESTERN AV	SHERBORN MA	01770	1 FANEUIL HALL SQ	BOSTON	02109
0303689002	RESCOR AT FANEUIL HALL INC	C/O GRASSHOPPER SWEETS	200 FANEUIL HALL MARKETPLACE	BOSTON MA	02108	1 FANEUIL HALL SQ	BOSTON	02109
0303689004	THE BOSTON SOCIETY	C/O THE BOSTON SOCIETY	260 WASHINGTON ST	BOSTON MA	02108	1 FANEUIL HALL SQ	BOSTON	02109
0303689005	COLOR INC	C/O COLOR INC	47 OCTOBER HILL ROAD SUITE 100	HOLLISTON MA	01746	1 FANEUIL HALL SQ	BOSTON	02109
0303689006	RED BARN COFFEE ROASTERS INC	C/O RED BARD COFFEE ROASTERS	7 WALKER DRIVE	UPTON MA	01568	1 FANEUIL HALL SQ	BOSTON	02109
0303689007	COLOR INC	C/O COLOR INC	47 OCTOBER HILL ROAD	HOLLISTON MA	01746	1 FANEUIL HALL SQ	BOSTON	02109
0303689008	RESCOR AT FANEUIL HALL INC	C/O GRASS HOPPER CREAMERY	200 FANEUIL HALL MARKETPLACE	BOSTON MA	02108	1 FANEUIL HALL SQ	BOSTON	02109
0303689003	THE LEATHER SHOP	C/O THE LEATHER SHOP	134 BEACH ST	BOSTON MA	02111	1 FANEUIL HALL SQ	BOSTON	02109

A TRUE COPY
 CITY OF BOSTON
 BOARD OF ASSISTANTS

Phuong Giang 2/4/19
 EXECUTIVE SECRETARY

Notification to Abutters under the Massachusetts Wetlands Protection Act

Pursuant to the requirements of The Massachusetts Wetlands Protection Act, MGL Chapter 131, Section 40 (WPA) you are hereby notified of the following:

The Applicant, Boston Beer Corporation, has filed a Notice of Intent (NOI) with the Boston Conservation Commission seeking approval for a proposed restaurant located at a portion of 60 State Street in Boston, Massachusetts (the Project).

Portions of the Project will occur within or near Areas Subject to Protection under the WPA identified as Land Subject to Coastal Storm Flowage (LSCSF).

Information regarding the NOI may be obtained by calling the Boston Environment Department at (617) 635-3850. The NOI may be viewed at the Environment Department, Boston City Hall, Room 709, Boston, MA 02201. You may also call Mark Wixted at (617) 849-8040, Monday through Friday between 9:00 AM and 5:00 PM, with questions or to arrange to view the NOI.

Copies of the NOI may be obtained by calling Mark Wixted at (617) 849-8040.

The Boston Conservation Commission will hold a public hearing on Wednesday, February 20th @ 6:00 P.M. in the Piemonte Room, Fifth Floor, One City Hall Square Boston, MA 02201 to consider the NOI filed by American Craft Brewery LLC to construct a new restaurant at 60 State Street. For the most up to date information on the hearing time and location, please visit <https://www.boston.gov/public-notices>.

Information on the NOI and the Wetlands Protection Act may also be obtained by calling the Northeast Regional Office of the Massachusetts Department of Environmental Protection at (978) 694-3200.

AFFADAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

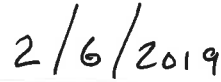
I, Mark Wixted, hereby certify, under the pains and penalties of perjury that on February 6, 2019 Bohler Engineering MA, LLC provided notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed with the Boston Conservation Commission under the Massachusetts Wetlands Protection Act by American Craft Brewing LLC on February 6, 2019, for the work associated with the construction of a 2-story restaurant and taproom (15,580 square feet) at 60 State Street, Boston, MA.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Signature – Mark Wixted, P.E.



Date

PROJECT DESCRIPTION

1. Introduction

On behalf of the Applicant, Bohler Engineering is pleased to submit a Notice of Intent (NOI) for proposed work located at 60 State Street in Boston, MA.

This Notice of Intent (NOI) is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its implementing regulations, and 310 CMR 10.00. Activities associated with the construction of the Project will be located within the coastal 100-year floodplain, which is Land Subject to Coastal Storm Flowage per 310 CMR 10.04.

Boston Beer Corporation proposes to construct a 15,580-gross square foot (GSF), 2-story addition to the existing plaza structure at 60 State Street. The existing conditions at the project site consist of a raised plaza fronting Congress Street with outdoor seating for the restaurant on site. Existing stormwater management systems will be retained and protected.

Area within the coastal 100-year floodplain will be redeveloped. Indirect impacts from stormwater discharges are to be mitigated through the use of sedimentation and erosion control measures during construction. A Drainage Summary detailing the compliance with the MassDEP regulations is provided in Attachment A.

2. Wetland Resource Areas

2.1 Resource Area Evaluation

Portions of the site are located within the coastal 100-year floodplain per FEMA map panel 25025C0081J, published March 16, 2016, at elevation 10 (NAVD88). Per Boston City Base, the 100-year floodplain is located at elevation 16.46 feet. The site was surveyed by Control Point Associates in September 2017 and updated through January 2019. The 100-year floodplain in this area is Land Subject to Coastal Storm Flowage.

2.2 Regulated Area Impacts

The project proposes improvements within the coastal 100-year floodplain. Impacts will include establishing erosion control measures, grading, utility improvements, plaza construction, sidewalk reconstruction, and building construction. Reference the Site Development Plans provided in Attachment A for a full depiction of proposed activities. The erosion controls will mitigate indirect impacts from stormwater discharge during construction.

2.3 Rare Species and Habitats

There is no Priority Habitat or Estimated Habitat for rare or endangered species on site, according to the 14th edition of the Natural Heritage & Endangered Species (NHESP) Atlas, available on MassGIS.

3. Description of Work Located in Jurisdictional Area

Work proposed in Land Subject to Coastal Storm Flowage (LSCSF) includes construction of a new two-story building containing a restaurant with associated plaza and landscaped areas. The proposed construction will not increase impervious area.

The WPA does not stipulate wetland performance standards for LSCSF, however, projects must comply with the State Building Code, which incorporates standards to ensure that projects are designed to minimize impacts to the WPA-protected interests of storm damage prevention and flood control. As such, the Proponent has incorporated flood mitigation measures to the Project design as described in the Boston Planning and Development Agency (BPDA) Climate Resiliency Checklist provided in Attachment B.

4. Summary

The jurisdictional resource area applicable to this project is the 100-year floodplain (Land Subject to Coastal Storm Flowage), per the Wetland Protection Act. Proposed work in jurisdictional areas includes the construction of an improved plaza fronting Faneuil Hall, a proposed building, grading, utility improvements, and establishing erosion control measures. The Project has been designed in accordance with the Wetlands Protection Act regulations.

During construction appropriate BMPs will be installed, including inlet protection. Impacts to the stormwater management system are described in Appendix A, the Drainage Summary.

APPENDIX A

DRAINAGE SUMMARY



February 6, 2019

Boston Conservation Commission
Boston City Hall
1 City Hall Square, Room 709
Boston, MA 02201
Attn: John Sullivan, Chairmain
C/O Amelia Croteau, Executive Secretary

Re: Notice of Intent Application Package
Samuel Adams Boston Taproom Development
60 State Street
Boston, MA

Dear Chairman Sullivan:

On behalf of American Craft Brewery LLC, the Applicant, Bohler Engineering is pleased to submit a copy of the Project's stormwater checklist to the Notice of Intent Application for the Samuel Adams Boston Taproom located at 60 State Street in Boston, MA. The proposed work is a redevelopment, and does not alter the existing drainage patterns or the existing stormwater system. The Project complies with the MassDEP Stormwater Management Standards as a redevelopment project.

Standard 1: There are no new untreated discharges.

Standard 2: The proposed project is a redevelopment and in land subject to coastal storm flowage. No increase in peak stormwater runoff rates is expected as the curve number for the site will remain the same as under existing conditions.

Standard 3: There is no increase in impervious area as compared to existing conditions. The post-construction groundwater recharge conditions will emulate pre-construction conditions. The project complies with this standard to the maximum extent practicable.

Standard 4: The post-construction TSS conditions will improve upon pre-construction conditions by replacing portions of the plaza area with building roof. The roof area will not accumulate TSS from street sweeping operations, so the overall TSS discharged from the site will be reduced.

Standard 5: The proposed project is not considered to be a "Land Use with Higher Potential Pollutant Loads" (LUHPPL).

Standard 6: The project is not located within any environmentally critical areas.

Standard 7: As described in this letter, this project qualifies as a redevelopment and meets all standards to the maximum extent practicable.

Standard 8: The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project, including erosion control barriers and inlet protection to filter stormwater discharges.



BOHLER
ENGINEERING

Standard 9: An Operation and Maintenance (O&M) Plan for this site has been prepared and included in the Notice of Intent.

Standard 10: No illicit discharges will be created as part of the site construction in the area in question.

If you have any questions, please do not hesitate to contact me at (617) 849-8040.

Sincerely,

Mark Wixted, P.E.
BOHLER ENGINEERING

cc: Tara Heath, American Craft Brewery LLC
File: M171027



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

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

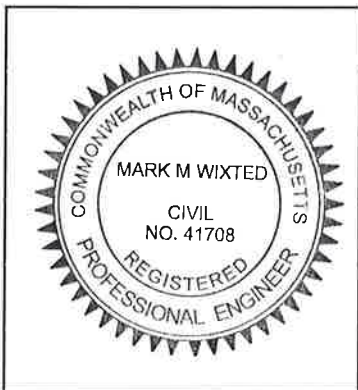
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

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

Registered Professional Engineer's Certification

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

Registered Professional Engineer Block and Signature



Mark M. Wixted

2/6/2019

Signature and Date

Checklist

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 1: No New Untreated Discharges

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



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

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

Standard 3: Recharge

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

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

Standard 4: Water Quality

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

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



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

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

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

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

Standard 6: Critical Areas

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



Checklist for Stormwater Report

Checklist (continued)

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

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

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

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

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



Checklist for Stormwater Report

Checklist (continued)

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

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

Standard 9: Operation and Maintenance Plan

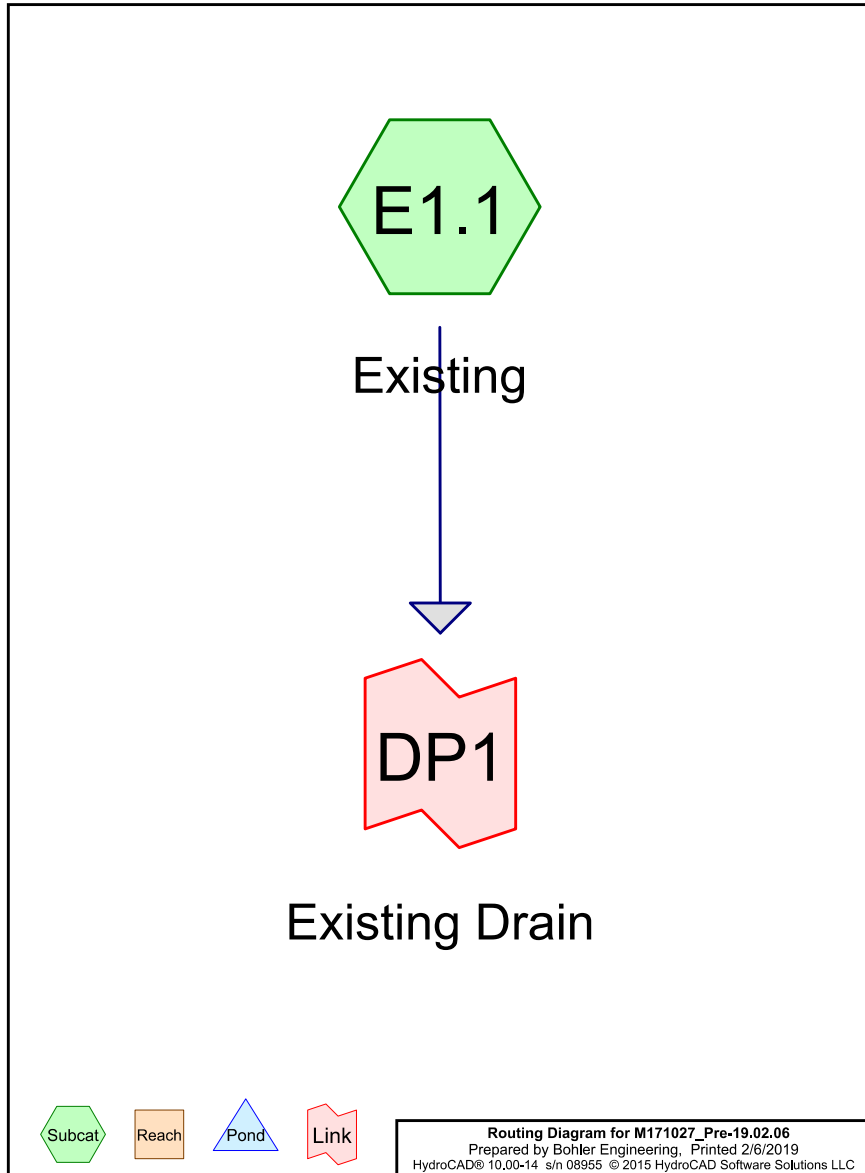
- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance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

Standard 10: Prohibition of Illicit Discharges

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

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.001	39	>75% Grass cover, Good, HSG A (E1.1)
0.090	98	Roofs, HSG D (E1.1)
0.091	95	Urban commercial, 85% imp, HSG D (E1.1)
0.182	96	TOTAL AREA



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Type III 24-hr 2-yr Rainfall=3.23"

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Page 3

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1.1: Existing

Runoff Area=7,922 sf 91.98% Impervious Runoff Depth=2.78"
 Tc=6.0 min CN=96 Runoff=0.54 cfs 0.042 af

Link DP1: Existing Drain

Inflow=0.54 cfs 0.042 af
 Primary=0.54 cfs 0.042 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.042 af Average Runoff Depth = 2.78"
8.02% Pervious = 0.015 ac 91.98% Impervious = 0.167 ac

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Summary for Subcatchment E1.1: Existing

Runoff = 0.54 cfs @ 12.09 hrs, Volume= 0.042 af, Depth= 2.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-yr Rainfall=3.23"

Area (sf)	CN	Description
3,974	95	Urban commercial, 85% imp, HSG D
3,909	98	Roofs, HSG D
39	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
635		8.02% Pervious Area
7,287		91.98% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 91.98% Impervious, Inflow Depth = 2.78" for 2-yr event
 Inflow = 0.54 cfs @ 12.09 hrs, Volume= 0.042 af
 Primary = 0.54 cfs @ 12.09 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

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Type III 24-hr 10-yr Rainfall=5.10"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1.1: Existing

Runoff Area=7,922 sf 91.98% Impervious Runoff Depth=4.63"
 Tc=6.0 min CN=96 Runoff=0.87 cfs 0.070 af

Link DP1: Existing Drain

Inflow=0.87 cfs 0.070 af
 Primary=0.87 cfs 0.070 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.070 af Average Runoff Depth = 4.63"
8.02% Pervious = 0.015 ac 91.98% Impervious = 0.167 ac

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Type III 24-hr 10-yr Rainfall=5.10"

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Summary for Subcatchment E1.1: Existing

Runoff = 0.87 cfs @ 12.09 hrs, Volume= 0.070 af, Depth= 4.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=5.10"

Area (sf)	CN	Description
3,974	95	Urban commercial, 85% imp, HSG D
3,909	98	Roofs, HSG D
39	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
635		8.02% Pervious Area
7,287		91.98% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 91.98% Impervious, Inflow Depth = 4.63" for 10-yr event

Inflow = 0.87 cfs @ 12.09 hrs, Volume= 0.070 af

Primary = 0.87 cfs @ 12.09 hrs, Volume= 0.070 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

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Type III 24-hr 25-yr Rainfall=6.27"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1.1: Existing

Runoff Area=7,922 sf 91.98% Impervious Runoff Depth=5.80"
 Tc=6.0 min CN=96 Runoff=1.08 cfs 0.088 af

Link DP1: Existing Drain

Inflow=1.08 cfs 0.088 af
 Primary=1.08 cfs 0.088 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.088 af Average Runoff Depth = 5.80"
8.02% Pervious = 0.015 ac 91.98% Impervious = 0.167 ac

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Summary for Subcatchment E1.1: Existing

Runoff = 1.08 cfs @ 12.09 hrs, Volume= 0.088 af, Depth= 5.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-yr Rainfall=6.27"

Area (sf)	CN	Description
3,974	95	Urban commercial, 85% imp, HSG D
3,909	98	Roofs, HSG D
39	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
635		8.02% Pervious Area
7,287		91.98% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 91.98% Impervious, Inflow Depth = 5.80" for 25-yr event

Inflow = 1.08 cfs @ 12.09 hrs, Volume= 0.088 af

Primary = 1.08 cfs @ 12.09 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

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Type III 24-hr 100-yr Rainfall=8.08"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E1.1: Existing

Runoff Area=7,922 sf 91.98% Impervious Runoff Depth=7.60"
 Tc=6.0 min CN=96 Runoff=1.40 cfs 0.115 af

Link DP1: Existing Drain

Inflow=1.40 cfs 0.115 af
 Primary=1.40 cfs 0.115 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.115 af Average Runoff Depth = 7.60"
8.02% Pervious = 0.015 ac 91.98% Impervious = 0.167 ac

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Type III 24-hr 100-yr Rainfall=8.08"

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Summary for Subcatchment E1.1: Existing

Runoff = 1.40 cfs @ 12.09 hrs, Volume= 0.115 af, Depth= 7.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-yr Rainfall=8.08"

Area (sf)	CN	Description
3,974	95	Urban commercial, 85% imp, HSG D
3,909	98	Roofs, HSG D
39	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
635		8.02% Pervious Area
7,287		91.98% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 91.98% Impervious, Inflow Depth = 7.60" for 100-yr event

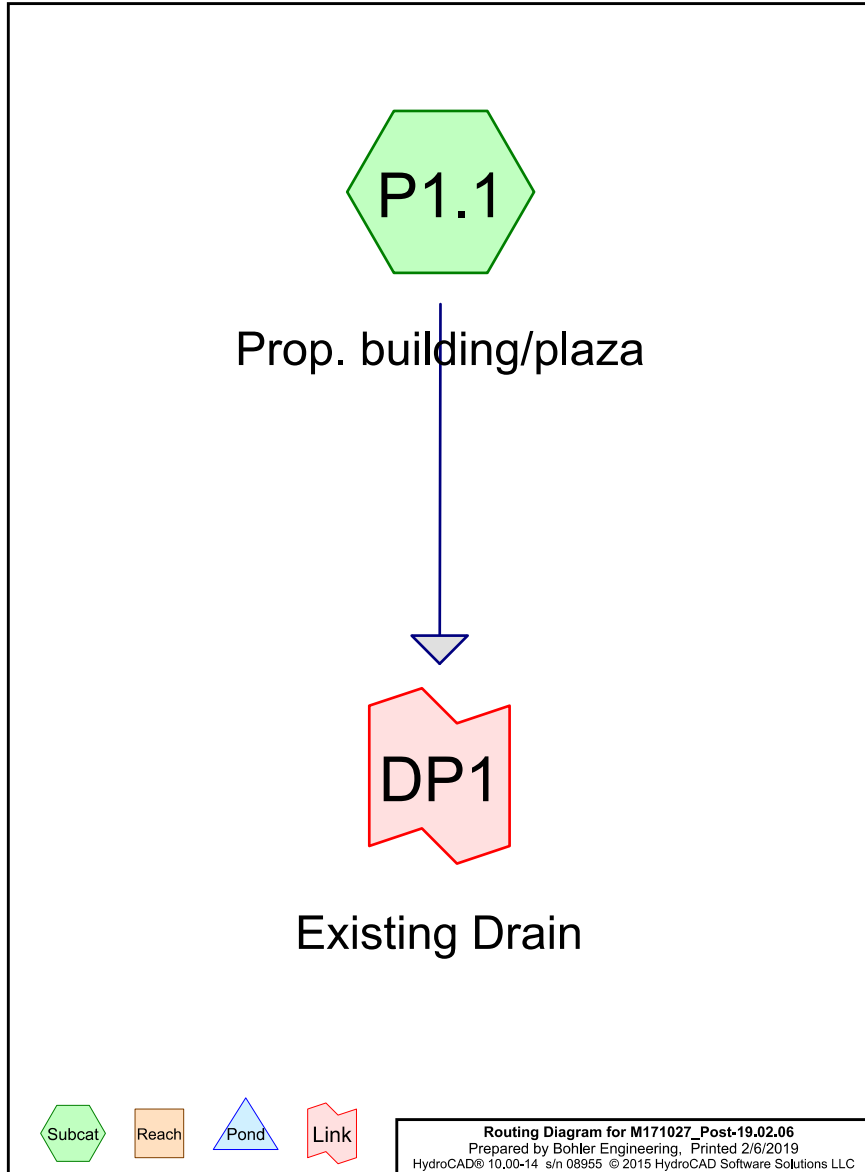
Inflow = 1.40 cfs @ 12.09 hrs, Volume= 0.115 af

Primary = 1.40 cfs @ 12.09 hrs, Volume= 0.115 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.001	39	>75% Grass cover, Good, HSG A (P1.1)
0.109	98	Roofs, HSG D (P1.1)
0.071	95	Urban commercial, 85% imp, HSG D (P1.1)
0.182	96	TOTAL AREA



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Type III 24-hr 2-yr Rainfall=3.23"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P1.1: Prop. building/plaza Runoff Area=7,922 sf 93.44% Impervious Runoff Depth=2.78"
 Tc=6.0 min CN=96 Runoff=0.54 cfs 0.042 af

Link DP1: Existing Drain Inflow=0.54 cfs 0.042 af
 Primary=0.54 cfs 0.042 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.042 af Average Runoff Depth = 2.78"
6.56% Pervious = 0.012 ac 93.44% Impervious = 0.170 ac

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Type III 24-hr 2-yr Rainfall=3.23"

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Summary for Subcatchment P1.1: Prop. building/plaza

Runoff = 0.54 cfs @ 12.09 hrs, Volume= 0.042 af, Depth= 2.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-yr Rainfall=3.23"

Area (sf)	CN	Description
3,100	95	Urban commercial, 85% imp, HSG D
4,767	98	Roofs, HSG D
55	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
520		6.56% Pervious Area
7,402		93.44% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 93.44% Impervious, Inflow Depth = 2.78" for 2-yr event
 Inflow = 0.54 cfs @ 12.09 hrs, Volume= 0.042 af
 Primary = 0.54 cfs @ 12.09 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

M171027_Post-19.02.06

Prepared by Bohler Engineering

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Type III 24-hr 10-yr Rainfall=5.10"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P1.1: Prop. building/plaza Runoff Area=7,922 sf 93.44% Impervious Runoff Depth=4.63"
 Tc=6.0 min CN=96 Runoff=0.87 cfs 0.070 af

Link DP1: Existing Drain

Inflow=0.87 cfs 0.070 af
 Primary=0.87 cfs 0.070 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.070 af Average Runoff Depth = 4.63"
6.56% Pervious = 0.012 ac 93.44% Impervious = 0.170 ac

M171027_Post-19.02.06

Prepared by Bohler Engineering

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Type III 24-hr 10-yr Rainfall=5.10"

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Summary for Subcatchment P1.1: Prop. building/plaza

Runoff = 0.87 cfs @ 12.09 hrs, Volume= 0.070 af, Depth= 4.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=5.10"

Area (sf)	CN	Description
3,100	95	Urban commercial, 85% imp, HSG D
4,767	98	Roofs, HSG D
55	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
520		6.56% Pervious Area
7,402		93.44% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 93.44% Impervious, Inflow Depth = 4.63" for 10-yr event
 Inflow = 0.87 cfs @ 12.09 hrs, Volume= 0.070 af
 Primary = 0.87 cfs @ 12.09 hrs, Volume= 0.070 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

M171027_Post-19.02.06

Prepared by Bohler Engineering

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Type III 24-hr 25-yr Rainfall=6.27"

Printed 2/6/2019

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P1.1: Prop. building/plaza Runoff Area=7,922 sf 93.44% Impervious Runoff Depth=5.80"
 Tc=6.0 min CN=96 Runoff=1.08 cfs 0.088 af

Link DP1: Existing Drain

Inflow=1.08 cfs 0.088 af
 Primary=1.08 cfs 0.088 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.088 af Average Runoff Depth = 5.80"
6.56% Pervious = 0.012 ac 93.44% Impervious = 0.170 ac

M171027_Post-19.02.06

Prepared by Bohler Engineering

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Type III 24-hr 25-yr Rainfall=6.27"

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Page 8

Summary for Subcatchment P1.1: Prop. building/plaza

Runoff = 1.08 cfs @ 12.09 hrs, Volume= 0.088 af, Depth= 5.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-yr Rainfall=6.27"

Area (sf)	CN	Description
3,100	95	Urban commercial, 85% imp, HSG D
4,767	98	Roofs, HSG D
55	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
520		6.56% Pervious Area
7,402		93.44% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 93.44% Impervious, Inflow Depth = 5.80" for 25-yr event
 Inflow = 1.08 cfs @ 12.09 hrs, Volume= 0.088 af
 Primary = 1.08 cfs @ 12.09 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

M171027_Post-19.02.06

Prepared by Bohler Engineering

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Type III 24-hr 100-yr Rainfall=8.08"

Printed 2/6/2019

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P1.1: Prop. building/plaza Runoff Area=7,922 sf 93.44% Impervious Runoff Depth=7.60"
 Tc=6.0 min CN=96 Runoff=1.40 cfs 0.115 af

Link DP1: Existing Drain Inflow=1.40 cfs 0.115 af
 Primary=1.40 cfs 0.115 af

Total Runoff Area = 0.182 ac Runoff Volume = 0.115 af Average Runoff Depth = 7.60"
6.56% Pervious = 0.012 ac 93.44% Impervious = 0.170 ac

M171027_Post-19.02.06

Prepared by Bohler Engineering

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Type III 24-hr 100-yr Rainfall=8.08"

Printed 2/6/2019

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Summary for Subcatchment P1.1: Prop. building/plaza

Runoff = 1.40 cfs @ 12.09 hrs, Volume= 0.115 af, Depth= 7.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-yr Rainfall=8.08"

Area (sf)	CN	Description
3,100	95	Urban commercial, 85% imp, HSG D
4,767	98	Roofs, HSG D
55	39	>75% Grass cover, Good, HSG A
7,922	96	Weighted Average
520		6.56% Pervious Area
7,402		93.44% Impervious Area

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

Summary for Link DP1: Existing Drain

Inflow Area = 0.182 ac, 93.44% Impervious, Inflow Depth = 7.60" for 100-yr event
 Inflow = 1.40 cfs @ 12.09 hrs, Volume= 0.115 af
 Primary = 1.40 cfs @ 12.09 hrs, Volume= 0.115 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

LONG-TERM STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN

The Stormwater Management Standards

Standard 9: A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

The Long-Term Operation and Maintenance Plan shall at a minimum identify:

1. Stormwater management system(s) owners;
2. The party or parties responsible for operation and maintenance, including how future property owners will be notified of the presence of the stormwater management system and the requirement for proper operation and maintenance;
3. The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks;
4. Plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point;
5. Description and delineation of public safety features; and
6. Estimated operations and maintenance budget.

The Operation and Maintenance Plan shall identify best management practices for implementing maintenance activities in a manner that minimizes impacts to wetland resource areas.

The Proposal is for a private development.

Stormwater Management System

Owner: MA-60 State Associates LLC

General Contractor: Gilbane Building Company

The General Contractor shall have all logs and reports as stated within the Stormwater Pollution Prevention Plan readily available at all times for inspection by the City of Everett.

Method of recording for future Owners

- Deed
- Order of Conditions
- Other: _____

DRAINAGE SYSTEM

The following components shall be inspected:

- Inspection during or immediately following initial installation of sediment controls.
- Inspection following severe rainstorms to check for damage to controls.
- Inspection prior to seeding deadlines, particularly in the fall.
- Final inspection of projects nearing completion to ensure that temporary controls have been removed, stabilization is complete, drainage ways are in proper condition, and the final contours agree with the proposed contours on the approved plan.

Storm Events*

2 year storm = 3.2 inches

10 year storm = 4.3 inches

25 year storm = 5.1 inches

100 year storm = 8.1 inches

*Storm events are based on NOAA Atlas 14, Volume 10, Version 2, Latitude: 42.3593°, Longitude: -71.0564°, date accessed: January 31,2019.

After the occurrence of any of the storm events noted above, or any other heavy rainfall that may have affected stormwater management facilities, the designated inspector shall inspect the components listed below for evidence of scouring or erosion, excessive sediment deposits, clogging of stormwater structures, or any other condition that may adversely affect stormwater management operations.

If any of these conditions are observed, then appropriate actions should be taken to restore the stormwater management facility so that it operates as intended.

COMPONENT: Area Drains

RESPONSIBILITY:

During Construction plus 1 year post-construction: –Gilbane Building Company

1 year post construction: MA-60 State Associates LLC

ACTION: Preventative Maintenance, Inspection, Cleaning

FREQUENCY:

During Construction

1. Cleaning – As needed during construction or whenever sediment depth exceeds a depth of three (3) inches.
2. Inspection – As needed during construction but once a month at a minimum.

Post Construction

1. Preventative Maintenance - Two times per year.
2. Inspect and Clean - Every other month is recommended and at least four times a year and after every major storm event.

DESCRIPTION: Area drains shall be inspected inspect four (4) times per year and at the end of snow-removal seasons. Inspections shall be by qualified personnel assigned by the property owner. These features shall be cleaned four (4) times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the underground system. Accumulated sediment and hydrocarbons present must be removed and properly disposed of off-site in accordance with MADEP and other applicable requirements.

Inspections:

- Frame and Grate
- Sediment Accumulation
- Oil/Gas Sheen in water
- General Inspection of structure

BUDGET: Inspection/Cleaning - \$500/year

STORMWATER OPERATION AND MAINTENANCE PLAN

*Samuel Adams Boston Taproom
60 State Street
Boston, MA 02109*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*Gilbane Building Company
10 Channel Center Street, Suite 100
Boston, MA 02210*

RESPONSIBLE PARTY POST CONSTRUCTION:

*MA-60 State Associates LLC
125 Summer Street, 12th Floor
Boston, MA 02110*

Construction Phase

During the construction phase, all erosion control devices and measures shall be maintained in accordance with the final record plans, local/state approvals and conditions, the EPA Construction General Permit. Additionally, the maintenance of all erosion / siltation control measures during construction shall be the responsibility of the general contractor. Upon proper notice to the property owner, the Town/City or its authorized designee shall be allowed to enter the property at a reasonable time and in a reasonable manner for the purposes of inspection.

Post Development Controls

Once construction is completed, the post development stormwater controls are to be operated and maintained in compliance with the following permanent procedures (note that the continued implementation of these procedures shall be the responsibility of the Owner or its assignee):

1. Area drains: Inspect four (4) times per year and at the end of snow-removal seasons. Inspections shall be by qualified personnel assigned by the property owner. These features shall be cleaned four (4) times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the underground system. Accumulated sediment and hydrocarbons present must be removed and properly disposed of off-site in accordance with MADEP and other applicable requirements.

Approximate Maintenance Budget: \$500/year per structure.

All components of the stormwater system will be accessible by the owner or their assignee.

STORMWATER MANAGEMENT SYSTEM
POST-CONSTRUCTION INSPECTION REPORT

LOCATION:

*Samuel Adams Boston Taproom
60 State Street
Boston, MA 02109*

RESPONSIBLE PARTY:

*MA-60 State Associates LLC
125 Summer Street, 12th Floor
Boston, MA 02110*

NAME OF INSPECTOR:	INSPECTION DATE:
Note Condition of the Following (sediment depth, debris, standing water, damage, etc.):	
Area Drains:	
Note Recommended Actions to be taken on the Following (sediment and/or debris removal, repairs, etc.):	
Area Drains:	
Comments:	

LONG-TERM POLLUTION PREVENTION PLAN

*Samuel Adams Boston Taproom
60 State Street
Boston, MA 02109*

RESPONSIBLE PARTY DURING CONSTRUCTION:

*Gilbane Building Company
10 Channel Center Street, Suite 100
Boston, MA 02210*

RESPONSIBLE PARTY POST CONSTRUCTION:

*MA-60 State Associates LLC
125 Summer Street, 12th Floor
Boston, MA 02110*

For this site, the Long-Term Pollution Prevention Plan will consist of the following:

- The property owner shall be responsible for “good housekeeping” including proper periodic maintenance of building and pavement areas, curbing, landscaping, etc.
- Proper storage and removal of solid waste (dumpsters).
- Regular inspections and maintenance of Stormwater Management System as noted in the “O&M Plan”.
- Snow removal shall be the responsibility of the property owner. Snow shall not be plowed, dumped and/or placed in forebays, infiltration basins or similar stormwater controls. Salting and/or sanding of pavement / walkway areas during winter conditions shall only be done in accordance with all state/local requirements and approvals.

OPERATON AND MAINTENANCE TRAINING PROGRAM

The Owner will coordinate an annual in-house training session to discuss the Operations and Maintenance Plan, the Long-Term Pollution Prevention Plan, and the Spill Prevention Plan and response procedures. Annual training will include the following:

Discuss the Operations and Maintenance Plan

- Explain the general operations of the stormwater management system and its BMPs
- Identify potential sources of stormwater pollution and measures / methods of reducing or eliminating that pollution
- Emphasize good housekeeping measures

Discuss the Spill Prevention and Response Procedures

- Explain the process in the event of a spill
- Identify potential sources of spills and procedures for cleanup and /or reporting and notification
- Complete a yearly inventory or Materials Safety Data sheets of all tenants and confirm that no potentially harmful chemicals are in use.
- Trash and other debris shall be removed from all areas of the site at least twice yearly.
- Reseed any bare areas as soon as they occur. Erosion control measures shall be installed in these areas to prevent deposits of sediment from entering the drainage system.
- Plants shall be pruned as necessary.
- Pet waste shall be disposed of in accordance with local regulations. Pet waste shall not be disposed of in a storm drain or catch basin.
- Snow piles shall be located adjacent to or on pervious surfaces in upland areas. This will allow snow melt water to filter in to the soil, leaving behind sand and debris which can be removed in the springtime.
- In no case shall snow be disposed of or stored in resource areas (wetlands, floodplain, streams or other water bodies).
- If necessary, stockpiled snow will be removed from the Site and disposed of at an off-site location in accordance with all local, state and federal regulations.

- The amount of sand and deicing chemicals shall be kept at the minimum amount required to provide safe pedestrian and vehicle travel.
- Deicing chemicals are recommended as a pretreatment to storm events to minimize the amount of applied sand.
- Sand and deicing chemicals should be stockpiled under covered storage facilities that prevent precipitation and adjacent runoff from coming in contact with the deicing materials. Stockpile areas shall be located outside resource areas.
- The primary agents used for deicing at parking lots, sidewalks and the access roads shall consist of salt alternatives such as calcium carbonate (CaCO_3) or potassium chloride (KCl) or sodium chloride.
- Deliveries shall be monitored by owner or owner's representative to ensure proper delivery and in the event that a spillage occurs it shall be contained and cleaned up immediately in accordance with the spill prevention program for the project.
- Recycle materials whenever possible. Provide separate containers for recycle materials. Recycling products will be removed by a certified waste hauler.

ILLICIT DISCHARGE STATEMENT

Certain types of non-stormwater discharges are allowed under the U.S. Environmental Protection Agency Construction General Permit. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this LTPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. Any existing illicit discharges, if discovered during the course of the work, will be reported to MassDEP and the local DPW, as applicable, to be addressed in accordance with their respective policies. No illicit discharges will be allowed in conjunction with the proposed improvements.

Duly Acknowledged:

Name & Title

SPILL PREVENTION AND RESPONSE PROCEDURES **(POST CONSTRUCTION)**

In order to prevent or minimize the potential for a spill of Hazardous Substances or Oil or come into contact with stormwater, the following steps will be implemented:

1. All Hazardous Substances or Oil (such as pesticides, petroleum products, fertilizers, detergents, acids, paints, paint solvents, cleaning solvents, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.
2. The minimum practical quantity of all such materials will be kept on site.
3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on site.
4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
5. It is the OWNER's responsibility to ensure that all Hazardous Waste on site is disposed of properly by a licensed hazardous material disposal company. The OWNER is responsible for not exceeding Hazardous Waste storage requirements mandated by the EPA or state and local authorities.

In the event of a spill of Hazardous Substances or Oil, the following procedures should be followed:

1. All measures should be taken to contain and abate the spill and to prevent the discharge of the Hazardous Substance or Oil to stormwater or off-site. (The spill area should be kept well ventilated and personnel should wear appropriate protective clothing to prevent injury from contact with the Hazardous Substances.)
2. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.
3. For spills greater than five (5) gallons of material immediately contact the MADEP at the toll-free 24-hour statewide emergency number: **1-888-304-1133**, the local fire department (**9-1-1**) and an approved emergency response contractor. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill to the emergency response contractor or coordinator, and proceed with prevention, containment and/or clean-up if so desired. (Use the form provided, or similar).
4. If there is a Reportable Quantity (RQ) release, then the National Response Center should be notified immediately at (800) 424-8802; within 14 days a report should be submitted to the EPA regional office describing the release, the date and circumstances of the release and the steps taken to prevent another release. This Pollution Prevention Plan should be updated to reflect any such steps or actions taken and measures to prevent the same from reoccurring.

Cause of Spill: _____

Measures Taken to Clean up Spill: _____

Type of equipment: _____ Make: _____ Size: _____

License or S/N: _____

Location and Method of Disposal _____

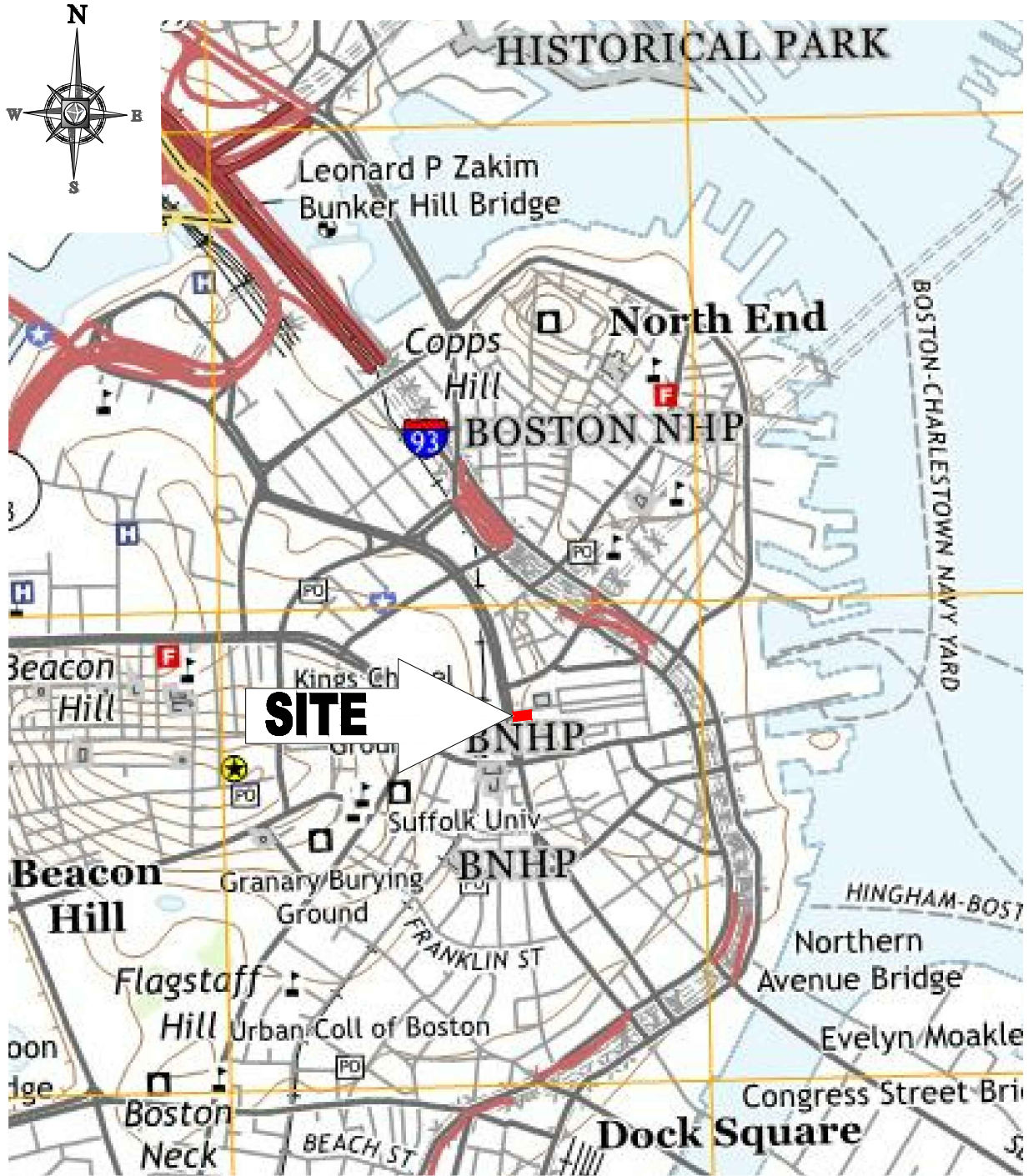
Procedures, method, and precautions instituted to prevent a similar occurrence from recurring: _____

Additional Contact Numbers:

- DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EMERGENCY PHONE: 1-888-304-1133
- NATIONAL RESPONSE CENTER PHONE: (800) 424-8802
- U.S. ENVIRONMENTAL PROTECTION AGENCY PHONE: (888) 372-7341

APPENDIX B

USGS MAP



SCALE: 1" = 1,000'

PROJECT:

USGS MAP
FOR
THE BOSTON BEER COMPANY

SOURCE: 2015 USGS BOSTON SOUTH QUADRANGLE
MASSACHUSETTS 7.5-MINUTE SERIES
DATE: 2/01/19
60 STATE STREET
BOSTON, MA 02109



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SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

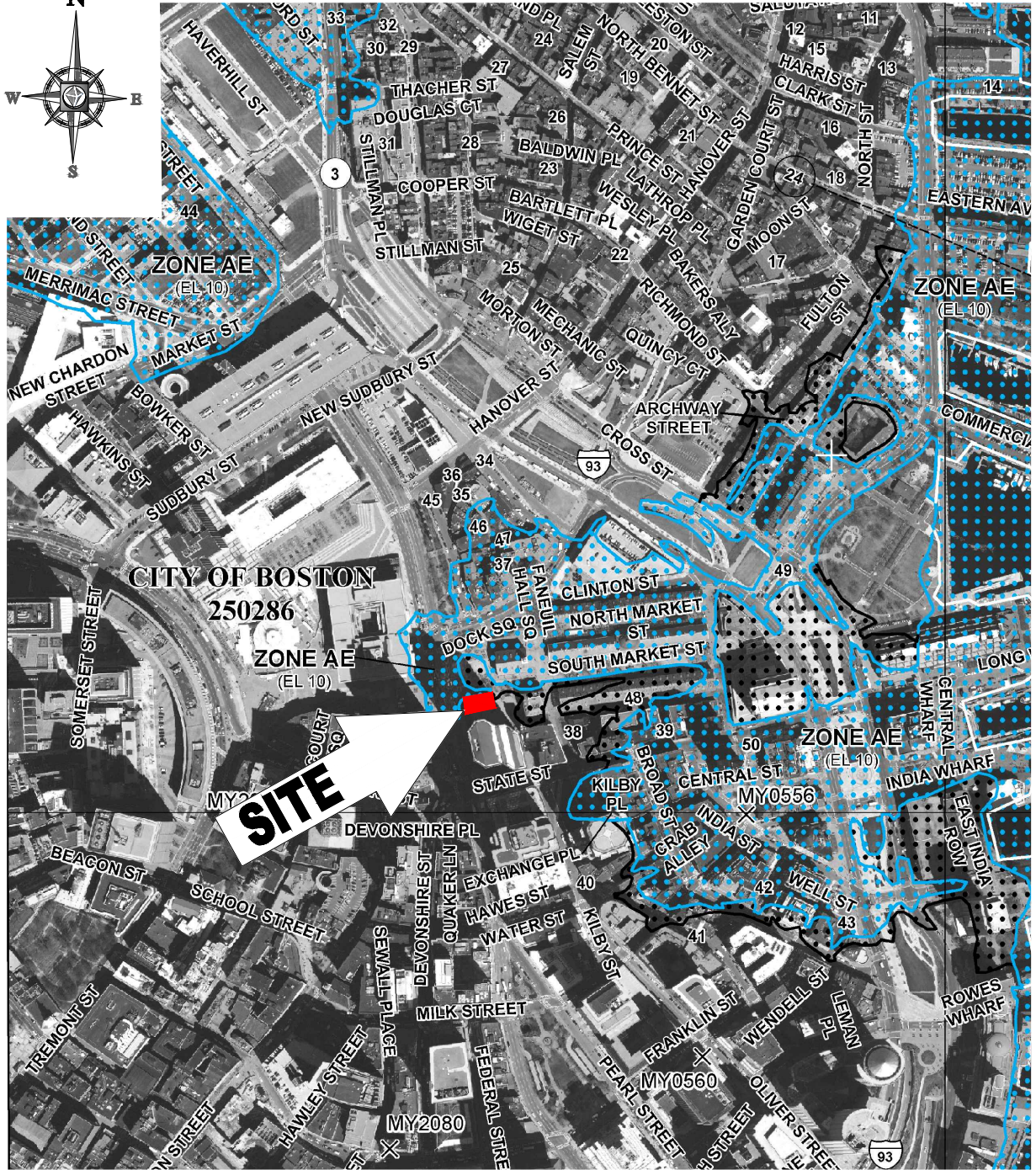
◆ UPSTATE NEW YORK	◆ SOUTHERN NEW JERSEY	◆ BALTIMORE, MD	◆ CHARLOTTE, NC
◆ NEW ENGLAND	◆ PHILADELPHIA, PA	◆ SOUTHERN MARYLAND	◆ ATLANTA, GA
◆ BOSTON, MA	◆ PITTSBURGH, PA	◆ NORTHERN VIRGINIA	◆ TAMPA, FL
◆ NEW YORK, NY	◆ LEHIGH VALLEY, PA	◆ CENTRAL VIRGINIA	◆ SOUTH FLORIDA
◆ NEW YORK METRO	◆ SOUTHEASTERN, PA	◆ RALEIGH, NC	◆ DALLAS, TX
◆ NORTHERN NEW JERSEY	◆ REHOBOTH BEACH, DE	◆ WASHINGTON, DC	

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APPENDIX C

FEMA FLOOD INSURANCE RATE MAP



SCALE: 1" = 500'

PROJECT:

FEMA FLOOD INSURANCE RATE MAP

FOR
**THE BOSTON
 BEER COMPANY**

SOURCE: FEMA MAP NUMBER 25025C0081J, PANEL 81 OF 176

MAP REVISED MARCH 16, 2016

DATE: 2/01/19

60 STATE STREET
 BOSTON, MA 02109



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SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

- ◆ UPSTATE NEW YORK
- ◆ NEW ENGLAND
- ◆ BOSTON, MA
- ◆ NEW YORK, NY
- ◆ NEW YORK METRO
- ◆ NORTHERN NEW JERSEY
- ◆ SOUTHERN NEW JERSEY
- ◆ PHILADELPHIA, PA
- ◆ PITTSBURGH, PA
- ◆ LEHIGH VALLEY, PA
- ◆ SOUTHEASTERN, PA
- ◆ REHOBOTH BEACH, DE
- ◆ BALTIMORE, MD
- ◆ SOUTHERN MARYLAND
- ◆ NORTHERN VIRGINIA
- ◆ CENTRAL VIRGINIA
- ◆ RALEIGH, NC
- ◆ WASHINGTON, DC
- ◆ CHARLOTTE, NC
- ◆ ATLANTA, GA
- ◆ TAMPA, FL
- ◆ CENTRAL FLORIDA
- ◆ SOUTH FLORIDA
- ◆ DALLAS, TX

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Appendix D

SITE PHOTOS

SITE PHOTOS

Photo 1



Photo 2



Samuel Adams Boston Taproom Development

60 State Street

City of Boston, Suffolk County, Massachusetts

BEMA # M171027

Prepared by:
NKH

Date taken: N/A

Checked by: MW

Scale: N/A

Source: Google



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SITE PHOTOS

Photo 3



Photo 4



Samuel Adams Boston Taproom Development

60 State Street

City of Boston, Suffolk County, Massachusetts

BEMA # M171027

Prepared by:
NKH

Date taken: 08.24.2018

Checked by: MW

Scale: N/A



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SITE PHOTOS

Photo 5



Photo 6



Samuel Adams Boston Taproom Development

60 State Street

City of Boston, Suffolk County, Massachusetts

BEMA # M171027

Prepared by:
NKH

Date taken: 08.24.2018

Checked by: MW

Scale: N/A



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ATTACHMENT A

SITE DEVELOPMENT PLANS (See 11"x17" Plan Set Enclosed)

Plan Title	Prepared By	Date
Boundary & Topographic Survey	Control Point Associates	2/6/2019
Site Preparation Plan	Bohler Engineering	2/6/2019
Site Plan	Bohler Engineering	2/6/2019
Grading & Drainage Plan	Bohler Engineering	2/6/2019

ATTACHMENT B

**BOSTON PLANNING AND DEVELOPMENT AGENCY
CLIMATE RESILIENCY CHECKLIST**

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

A.1 - Project Information

Project Name:	Samuel Adams Boston Taproom Development		
Project Address:	60 State Street, Boston, MA, 02109		
Project Address Additional:			
Filing Type (select)	Requirement for Notice of Intent, Boston Conservation Commission		
Filing Contact	Name: Mark Wixted	Bohler Engineering mwixted@bohlereng.com	617-413-1854
Is MEPA approval required	No	Date	

A.3 - Project Team

Owner / Developer:	Boston Beer Corporation
Architect:	Bergmeyer Associates, Inc.
Engineer:	BALA Engineers
Sustainability / LEED:	Bergmeyer Associates, Inc.
Permitting:	Bohler Engineering
Construction Management:	Gilbane Building Company

A.3 - Project Description and Design Conditions

List the principal Building Uses:	On-site Brewing & Tap Room
List the First Floor Uses:	On-site Brewing & Tap Room
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area:	7,850 ± SF	Building Area:	15,580 ± SF
Building Height:	± Ft	Building Height:	2 Stories
Existing Site Elevation – Low:	15.18 Ft BCB	Existing Site Elevation – High:	16.53 Ft BCB
Proposed Site Elevation – Low:	15.18 Ft BCB	Proposed Site Elevation – High:	16.50 Ft BCB
Proposed First Floor Elevation:	16.50 Ft BCB	Below grade levels:	Stories

Article 37 Green Building:

LEED Version - Rating System:		LEED Certification:	Yes / No
Proposed LEED rating:	Certified/Silver/ Gold/Platinum	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="(R)"/>	Exposed Floor:	<input type="text" value="(R)"/>
Foundation Wall:	<input type="text" value="(R)"/>	Slab Edge (at or below grade):	<input type="text" value="(R)"/>

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

Area of Opaque Curtain Wall & Spandrel Assembly:	<input style="width: 100px;" type="text" value="(%)"/>	Wall & Spandrel Assembly Value:	<input style="width: 100px;" type="text" value="(U)"/>
Area of Framed & Insulated / Standard Wall:	<input style="width: 100px;" type="text" value="(%)"/>	Wall Value	<input style="width: 100px;" type="text" value="(R)"/>
Area of Vision Window:	<input style="width: 100px;" type="text" value="%"/>	Window Glazing Assembly Value:	<input style="width: 100px;" type="text" value="(U)"/>
		Window Glazing SHGC:	<input style="width: 100px;" type="text" value="(SHGC)"/>
Area of Doors:	<input style="width: 100px;" type="text" value="%"/>	Door Assembly Value:	<input style="width: 100px;" type="text" value="(U)"/>

Energy Loads and Performance

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

Annual Electric:	<input style="width: 100px;" type="text" value="(kWh)"/>	Peak Electric:	<input style="width: 100px;" type="text" value="(kW)"/>
Annual Heating:	<input style="width: 100px;" type="text" value="(MMbtu/hr)"/>	Peak Heating:	<input style="width: 100px;" type="text" value="(MMbtu)"/>
Annual Cooling:	<input style="width: 100px;" type="text" value="(Tons/hr)"/>	Peak Cooling:	<input style="width: 100px;" type="text" value="(Tons)"/>
Energy Use - Below ASHRAE 90.1 - 2013:	<input style="width: 100px;" type="text" value="%"/>	Have the local utilities reviewed the building energy performance?:	<input style="width: 100px;" type="text" value="Yes / no"/>
Energy Use - Below Mass. Code:	<input style="width: 100px;" type="text" value="%"/>	Energy Use Intensity:	<input style="width: 100px;" type="text" value="(kBtu/SF)"/>

Back-up / Emergency Power System

Electrical Generation Output:	<input style="width: 100px;" type="text" value="(kW)"/>	Number of Power Units:	<input style="width: 100px;" type="text"/>
System Type:	<input style="width: 100px;" type="text" value="(kW)"/>	Fuel Source:	<input style="width: 100px;" type="text"/>

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

Electric:	<input style="width: 100px;" type="text" value="(kW)"/>	Heating:	<input style="width: 100px;" type="text" value="(MMbtu/hr)"/>
		Cooling:	<input style="width: 100px;" type="text" value="(Tons/hr)"/>

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

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

B.1 – GHG Emissions - Design Conditions

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

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

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

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

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

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

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

B.2 - GHG Reduction - Adaptation Strategies

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

C - Extreme Heat Events

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

C.1 – Extreme Heat - Design Conditions

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

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

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

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

C.2 - Extreme Heat – Adaptation Strategies

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

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

D - Extreme Precipitation Events

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

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:	<input type="text" value="5.10 in."/>	Value based on NOAA Atlas 14, Volume 10, Version 2, Latitude: 42.3593°, Longitude: -71.0564°
--------------------------------	---------------------------------------	---

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

D.2 - Extreme Precipitation - Adaptation Strategies

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

E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA?

What Zone:

Current FEMA SFHA Zone Base Flood Elevation:

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

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

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

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

Sea Level Rise - Base Flood Elevation:	<input type="text" value="19.4-19.6 Ft BCB"/>		
Sea Level Rise - Design Flood Elevation:	<input type="text" value="20.4-20.6 Ft BCB"/>	First Floor Elevation:	<input type="text" value="16.50 Ft BCB"/>
Site Elevations at Building:	<input type="text" value="16.50 Ft BCB"/>	Accessible Route Elevation:	<input type="text" value="28.5 Ft BCB"/>

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

Currently, the existing restaurant entry is by stairs and a ramp down from the sidewalk elevation. The entry is at 13.63’ which is below the AE 100-year Flood Zone elevation of 16.46. Under current conditions the former restaurant was prone to flooding.

The proposed design raises the entry from 13.63 to 16.50, which is above the FEMA 100-year flood plain. This is a significant resiliency improvement over the prior restaurant entry. Besides raising the entry elevation, a majority of the new space being added is at the upper plaza level of 28.5’.

The design team is committed to resiliency and is considering several options including the attached information on the NOAQ from Flood Control International, with a flood control ability up to 19.6” and the Aqua-Fence V1200 system with an associated flood protection of 48” from grade. This would provide protection up to approximately 20.5’.

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 portion of the new building foundation along the flood line is elevated approximately two feet above the FEMA flood plain. Flood barriers can be deployed using the NOAA, Aqua-Fence or similar systems. There are no new utility connections to the street. All utility systems are connected or upgraded within the existing 60 State Street tower.

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:

Given the use, a taproom and brewery, it is likely that there would be occupants during a catastrophic event. Should evacuation from the space be required it can be achieved at the upper plaza level which connects directly to State Street beyond the AE Zone. This is at elevation 28.5 or eight feet above Sea Level Rise Base Flood Elevation.

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

Systems like the NOAA or Aqua-Fence can be rapidly deployed and removed within 1-2 hours. The taproom and brewery uses are also considered a wet environment and would have minimal permanent damage should some isolated flooding occur within the finished space.

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.:

There is fairly limited ability make site improvements to address future sea level rise as the building occupies most of the property. The site is in a historic area of Boston, so making change proximate to the site abutting Quincy Market seems unlikely.

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

The additional space on the second level is connected to State and Congress Street at a higher elevation. In the future the building entry could be reconfigured to enter at this higher level, 28.5 off of State Street or at a higher elevation off of Congress Street were it to be raised.

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

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

Aqua Fence®

FLOOD PROTECTION BARRIER TECHNOLOGY



Association of State
Floodplain Managers



WWW.AQUAFENCE.COM



MODEL
V1200
Perimeter Flood Barrier

DIMENSIONS:

Height: 47.2"

Width: 82.7"

Depth: 47.2"

WEIGHT:

181 lbs

MATERIALS:

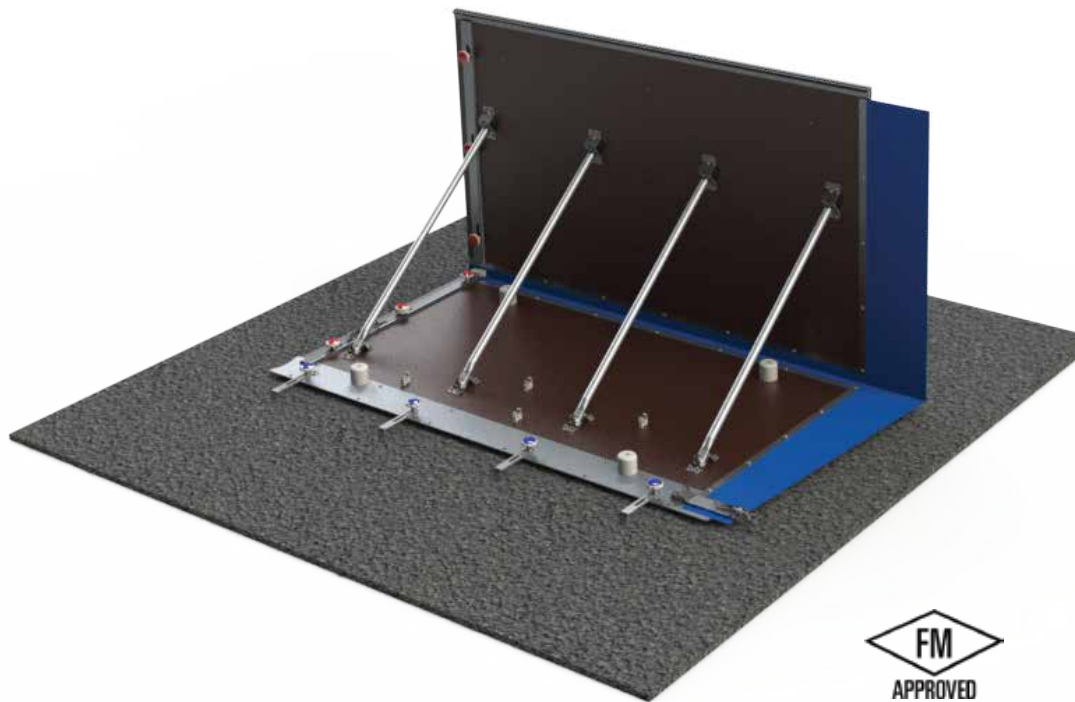
Marine Laminated Plywood

Stainless Steel

Aluminum

PVC Canvas

Closed Cell Gasket



DATA:

Friction Coefficient: 0.4

*Water Downward Load On Front Beak: 730 lbs

PANEL INSTALLATION:

Deployment Time: 100 linear feet per hour (3-4 person crew)

Recommended Tools: rechargeable hand drill and pallet jack

*Calculated by simplified analytical approach on standard element considering that all overturning momentum of whole element is converted in force that is applied to frontbeak.

BOXWALL FLOOD BARRIER

NOAQ Boxwall is a freestanding temporary flood barrier designed for fast response to flood threats in an urban environment, on hard and even surfaces like tarmac, paving and concrete.



The NOAQ Boxwall is able to dam 0.5m of water and is extremely lightweight and easy to deploy. Although the weight of each box section is light, at only 3.4kg, the Boxwall stands firm without any external fastening, even when damming water to its full height. The Boxwall flood barrier is anchored by the weight of the flood water itself.

The Boxwall is particularly useful during flash flooding to control fast flowing water, diverting it away from vulnerable entrances. The Boxwall sections simple stick with the asphalt and divert the water.

The Boxwall is built up by slotting together any number of box sections. The flexible $\pm 3^\circ$ coupling makes it possible to create curves, but it is also possible to make corners using a bespoke corner piece.

After the flood, the Boxwall is easily dismantled and can be cleaned using a garden hose. The box sections are stackable, which means they require very little space to store and are easy to transport.

Fast deployment, lightweight flood barrier for quick response flood protection in urban areas - unlimited length up to 0.5m high.



NOAQ Flood Fighting System

USES

- Single openings and driveways.
- Single buildings to whole residential and commercial areas.
- Fast response flash flood diversion.

BENEFITS

- **Lightweight** - can be deployed quickly by a single person.
- **Speed** - the low weight enables fast deployment - save more property in less time.
- **Stable** - friction and water pressure ensures flood barrier is stable and well anchored.
- **Flexible** - can be used in curves and at corners, using bespoke corner sections. It can also cover small steps, using special 'gable' sections.
- **Efficient** - takes little storage space when stacked and is easy to transport.



DESIGN



SPECIFICATIONS

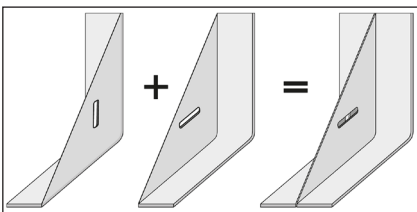
Max water level:	0.5m
Dimension of box sections:	705mm (L) x 680mm (W) x 528mm (H)
Effective length:	625mm (16 box sections = 10m)
Weight:	3.4kg/box section (5.5kg/m)
Speed of deployment:	c 200m/h
Minimum curve radius:	12m
Material:	ABS plastic, 6mm
Temperature resistance:	-30°C to +90°C
Storage capacity:	Up to 49m on a pallet.



CORNER SUPPORT

The NOAQ Boxwall Corner Sections makes it possible to create inward and outward corners, enabling the Boxwall to protect contained areas from flooding.

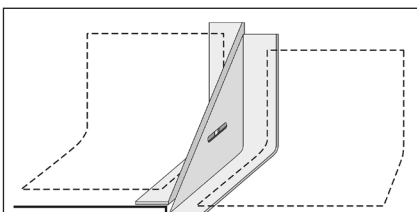
The 30° corner sections fit together like normal boxwall sections.



GABLE SUPPORT

The Boxwall Gable Support is a complement or extension to the NOAQ Boxwall. It offers a length flexibility to a Boxwall, but it can also be used to let a Boxwall pass a small vertical drop like a step or a kerb.

Two gables are connected as shown below, transposed vertically to fit the height difference of the kerb. A boxwall from each direction is put on top of the horizontal parts of the gables, resting against the vertical parts.



FANEUIL HALL SQUARE

(PUBLIC - VARIABLE WIDTH)

TWO WAY TRAFFIC (ASPHALT ROADWAY)

CONGRESS STREET

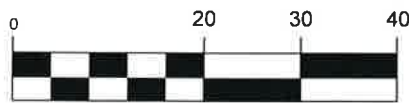
(PUBLIC - 92' WIDE ROW)

(PER REF #6)

TWO WAY TRAFFIC (ASPHALT ROADWAY)

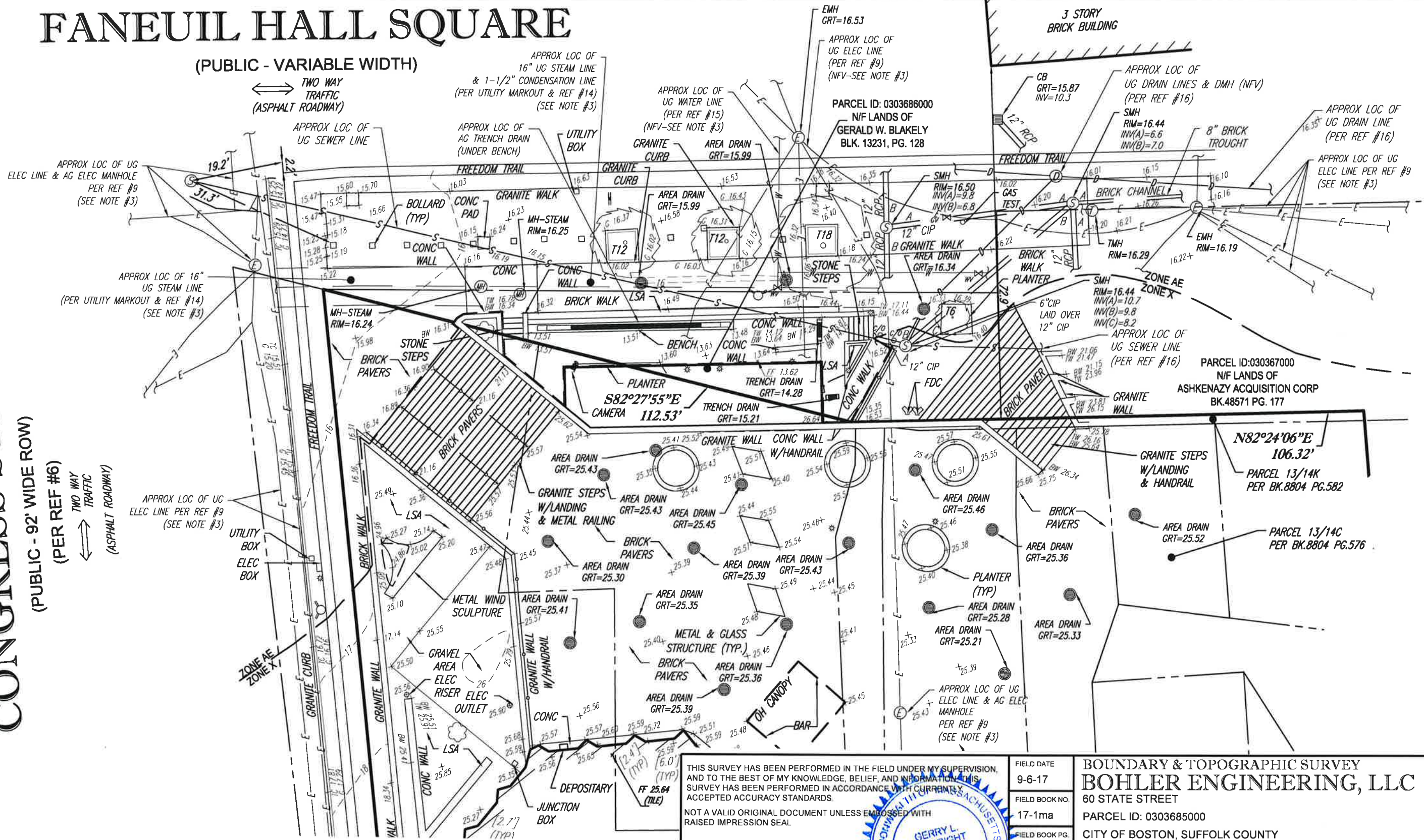
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GRAPHIC SCALE



(IN FEET)

1 inch = 20ft.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL



GERRY L. HOLDRIGHT, PLS

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	9-6-17
FIELD BOOK NO.	17-1ma
FIELD BOOK PG.	20-23
FIELD CREW	J.A.
DRAWN	E.LOC
REVIEWED	J.M.R.

BOUNDARY & TOPOGRAPHIC SURVEY
BOHLER ENGINEERING, LLC
 60 STATE STREET
 PARCEL ID: 0303685000
 CITY OF BOSTON, SUFFOLK COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 35 TECHNOLOGY DRIVE
 WARREN, NJ 07059
 908.668.0099 - 908.668.9595 FAX
 CHALFONT, PA 215.712.9800
 SOUTHBOROUGH, MA 508.948.3000

APPROVED:	G.L.H.	DATE	2-5-19	SCALE	1"=20	FILE NO.	06-170055	DWG. NO.	1 OF 1
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FANEUIL HALL SQUARE

(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

CUT & CAP EXIST. HYDRANT AT WATER MAIN CONNECTION. CONTRACTOR TO CONFIRM LATERAL AND MAIN LOCATION PRIOR TO CUT & CAP.

INSTALL SILT SACK IN EXIST. CATCH BASIN DURING CONSTRUCTION.

EXIST. AREA DRAIN COVERS TO BE REPLACED. INSTALL SILT SACKS DURING CONSTRUCTION

SEWER MAIN WAS OBSERVED TO BE CAPPED AT MANHOLE DURING 01-19-2019 INSPECTION.

EXIST. AREA DRAIN COVERS TO BE REPLACED. INSTALL SILT SACKS DURING CONSTRUCTION

REMOVE, SALVAGE, AND RESET GRANITE BOLLARDS (TYP.)

LIMIT OF COBBLE REMOVAL AND RESET

EXIST. STEAM MANHOLES AND VAULT TO REMAIN AND BE PROTECTED (TBR)

EXIST. HYDRANT TO BE RELOCATED. (TBR)

EXIST. AREA DRAIN COVERS TO BE REPLACED. INSTALL SILT SACK DURING CONSTRUCTION

EXIST. TREE TO BE REMOVED.

RESERVE, SALVAGE, AND RESET GRANITE BOLLARDS (TYP.)

ABANDON PIPE IN PLACE

CUT & CAP EXIST. SEWER

CUT & CAP EXIST. SEWER

EXIST. BRICK WALK TO BE REPLACED IN-KIND

EXIST. ELECTRIC MANHOLE AND ELECTRIC LINES TO BE PROTECTED

EXIST. SEWER MANHOLE TO REMAIN. EXIST. SERVICE TO BE MAINTAINED.

ASSUMED LOCATION OF DRAIN PIPE. CONTRACTOR TO VERIFY LOCATION AND PROTECT.

EXIST. FDC TO REMAIN AND TO BE PROTECTED WITH ACCESS TO BFD DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH BFD.

IF IN CONFLICT, REMOVE SEWER PIPE ALONG PROPOSED FOUNDATION LIMITS.

REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR PLAZA LEVEL REMOVAL.

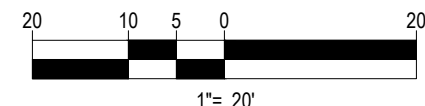
ZONE AE LINE PER FEMA MAP PANEL 25025C0081J, PUBLISHED MARCH 16, 2016.

CONGRESS STREET

(PUBLIC - 92' WIDE ROW)
TWO WAY TRAFFIC
(PER REF #6)
(ASPHALT ROADWAY)

CORN COURT

(PUBLIC - PER REF. #12)



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT TRANSCORPORATE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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NEWARK, NJ
PHILADELPHIA, PA
PITTSBURGH, PA
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ROCKFORD, IL
SAN ANTONIO, TX
WASHINGTON, DC

REV	DATE	COMMENT	BY
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PERMIT SET

PROJECT NO.: M171027
DRAWN BY: NKH
CHECKED BY: MW
DATE: 02/06/2019
SCALE: AS NOTED
CAD ID: M171027_ConComp

PROJECT: SAMUEL ADAMS BOSTON TAPROOM FOR THE BOSTON BEER COMPANY

LOCATION OF SITE
60 STATE STREET
CITY OF BOSTON
SUFFOLK COUNTY, MA

BOHLER ENGINEERING

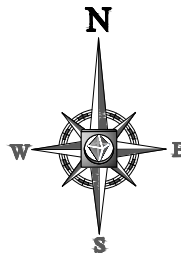
45 FRANKLIN STREET
5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8340
www.BohlerEngineering.com

SHEET TITLE: **SITE PREPARATIONS PLAN**

SHEET NUMBER: 1 OF 3

REV 0 - 02/06/2019

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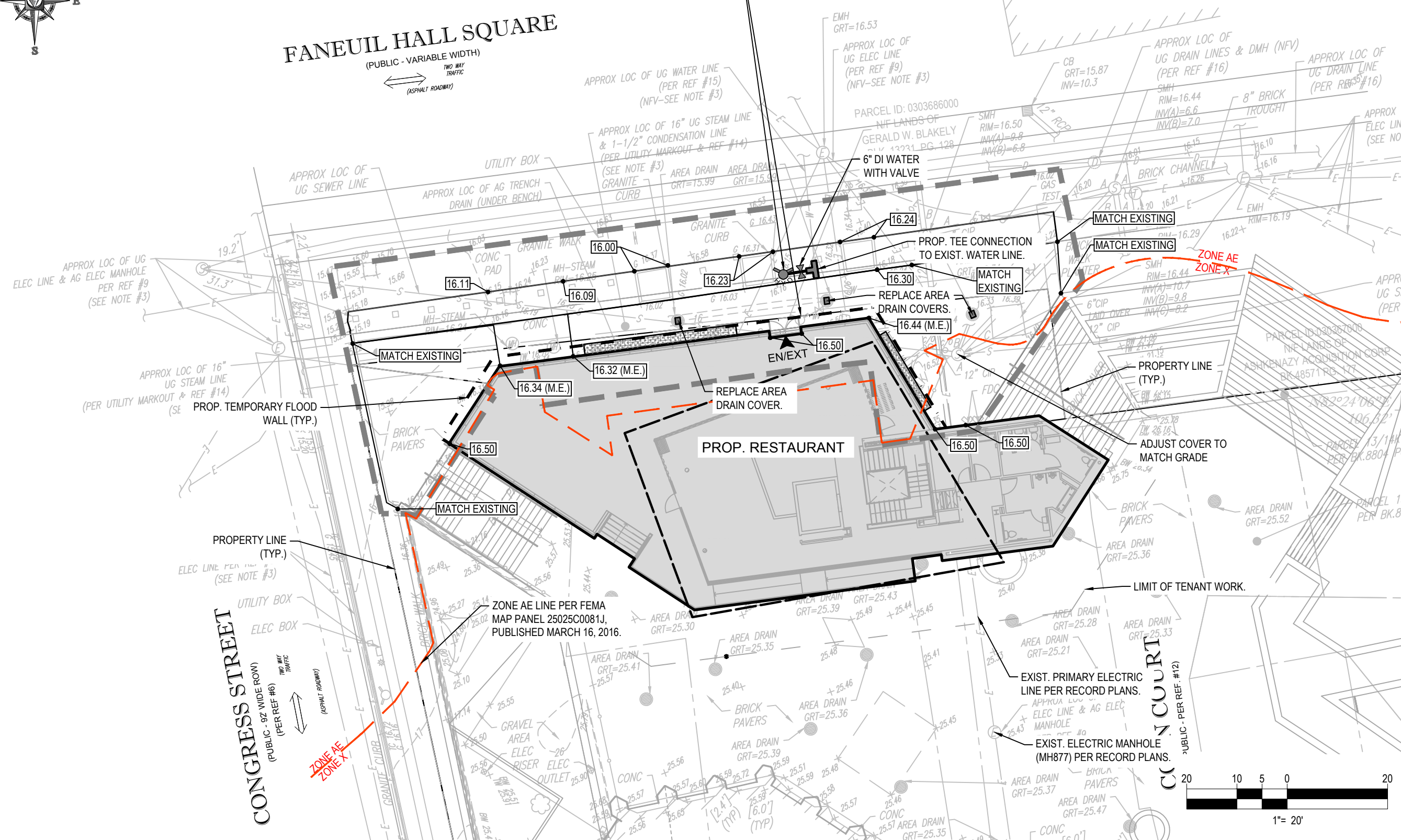


REMOVE AND RESET EXIST. HYDRANT AND PROVIDE NEW GATE VALVE. CONTRACTOR TO ENSURE OUTLETS ARE ACCESSIBLE AND GRANITE POST DOES NOT INTERFERE WITH HYDRANT OPERATIONS. HYDRANT CONNECTION TO FACE NORTH.

FANEUIL HALL SQUARE

(PUBLIC - VARIABLE WIDTH)

TWO WAY TRAFFIC
(ASPHALT ROADWAY)



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT TRANSCORPORATION SERVICES SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NEW YORK, NY PHILADELPHIA, PA PITTSBURGH, PA RICHMOND, VA WASHINGTON, DC

ATLANTA, GA CHARLOTTE, NC COLUMBIANA, AL DALLAS, TX

REV	DATE	COMMENT	BY
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PERMIT SET

PROJECT No: M171027
 DRAWN BY: NKH
 CHECKED BY: MW
 DATE: 02/06/2019
 SCALE: AS NOTED
 CAD ID: M171027_ConComp

SAMUEL ADAMS BOSTON TAPROOM

FOR **THE BOSTON BEER COMPANY**

LOCATION OF SITE
 60 STATE STREET
 CITY OF BOSTON
 SUFFOLK COUNTY, MA

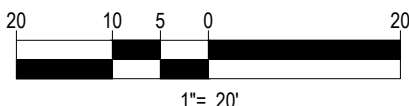
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 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8340
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SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
3
 OF 3

REV 0 - 02/06/2019



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