TECHNICAL REPORT IN SUPPORT OF SITE PLAN APPROVAL

14, 16 & 18 NORTH END BOULEVARD

SALISBURY, MASSACHUSETTS

FEBRUARY 1, 2023
REVISED JUNE 7, 2023

SUBMITTED TO:

TOWN OF SALISBURY
PLANNING BOARD
CONSERVATION COMMISSION
5 BEACH STREET
SALISBURY, MA 01952

APPLICANT:

18 NE BLVD LLC
271 SALEM STREET, UNIT E
WOBURN, MA 01801

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TECHNICAL REPORT NARRATIVE

I. Executive Summary

18 NE Blvd LLC, the project proponent, proposes to develop the property located at 14, 16 & 18 North End Boulevard in Salisbury, Massachusetts for eleven (11) townhomes in two (2) buildings accessed by a single pervious driveway. The site consists of approximately 12,100 square feet (SF) of land and has 108.50 feet (ft.) of frontage on North End Boulevard. The site is situated entirely within the Beach Commercial District (BC) and Beach Overlay District, Wireless Communication C and Flood Plain District. The proposed townhomes will be served by municipal water and sewer depicted on the Site Development plans. New electric, telephone and communication will be extended to the new buildings with overhead connections. This project will require Site Plan approval and Special Permit from the Planning Board, and an Order of Conditions from the Conservation Commission.

II. Existing Site Description

The project site consists of three parcels located at 14, 16 & 18 North End Boulevard, which encompasses a total area of 12,100 SF± (0.28 acres). The properties are shown on the Town of Salisbury Assessors Map 33, lots 248, 249 and 250. The site has been utilized as a parking lot for approximately the past 10 years. According to historic aerials images prior to the parking area, the lot contained building structures and pavement. The existing site surface is all impervious containing asphalt pavement and degraded pavement/gravel.

The site is located within a Coastal Resource Area - Costal Dune Resource Area and Land Subject to Coastal Storm Flowage - and is located approximately 600 feet from the Atlantic Ocean. There are no wetland within the property.

Grades on the site are extremely flat with an average slope of 0.1% from North End Boulevard to the back of the property. The site has a high elevation of approximately 7 ft. (NAVD88) to a low of 6.6 ft in the center of the property. Soils on site is mapped as Urban Land (602) and Udorthents (651). The Natural Resources Conservation Service (NRCS) describes the Urban Land and Udorthents soils as soils that have been significantly modified by humans, by excavation and filling. Based on local knowledge of this neighborhood, parent soil will be sand.

The entire site is located within FEMA Flood Zone AE – Special Flood Hazard Area, elevation is 9 feet, as illustrated on map 25009C0129F (effective date July 3, 2012).

III. Proposed Site Description

The redevelopment of the site will include the construction of two (2) buildings, one with five (5) townhomes and another with six (6) townhomes utilizing piling foundation, that will be accessed by a single driveway.

The project proposes to remove all impervious surfaces from the site, minimal regrading, maintaining the existing drainage patterns, restoration of native vegetation and the construction

of a 24 feet wide pervious driveway.

The stormwater management was designed in accordance with the Massachusetts Stormwater Handbook and consists of a pervious driveway with a peastone surface. Further explanation of the stormwater management system and design methodology can be found later in this report.

The Townhomes will be serviced by a water main extended from the main on North End Boulevard along the driveway to each dwelling unit. The dwellings will be serviced by a sewer main extended from the main on North End Boulevard and discharged to a sewer manhole located in the corner of North End Boulevard and Old Town Way; two new sewer manholes will be added to the property. Each dwelling will have a utility chase to safely conduct the services to the interior of the homes, without being exposed to weather.

Electric, gas and individual communications services will be coordinated with their respective providers. A gas meter will be added to each dwelling that will be located approximately 2 feet above the flooding elevation.

IV. Coastal Dune Analysis

The proposed site development is situated within a Coastal Resource Area – Coastal Dunes and Land Subject to Coastal Storm Flowage. According to the Wetland Protection Act 310 CMR 10.28, the Commissions must evaluate whether the proposed development shall meet the performance standards for the storm damage prevention and flood control that protect the characteristics and functions of the costal dune.

The Commonwealth of Massachusetts has developed a manual – Applying the Massachusetts Coastal Wetlands Regulations: A Practical Manual to Protect the storm Damage Prevention and Flood Control Functions of Coastal Resource Areas – that addresses potential impacts that might affect the storm damage prevention, flood control functions of coastal resource areas and mitigation measures.

This manual has been utilized to help evaluate and ensure the proposed project will not have any adverse effects on the costal dune. The following performance standards have been evaluated:

- *310 CMR 10.28(3)(a) - Affecting the ability of waves to remove sand from the dune.*
  This project will not affect the ability of the waves to remove sand from a dune. No wave action reaches the site. The site is in an area subject to 1% annual chance of flood and moving floodwater can affect the site in a major coastal storm event, causing erosion. However, the applicant proposes to add vegetation as a mechanism to bind sand and reduce erosion.

- *310 CMR 10.28(3)(b) – Disturbing the vegetative cover so as to destabilize the dune.*
  This project will not disturb vegetative cover so as to destabilize a dune No wave action reaches the site. The site is in an area subject to 1% annual chance of flood and moving floodwater can affect the site in a major coastal storm event, causing erosion. The proposed development is in a currently fully developed parking lot, with no vegetation. The project proposes to restore areas of natural vegetation by planting native plants, which will help to stabilize the areas and reduce erosion.

- *310 CMR 10.28(3)(c) – Causing any modification of the dune form that would increase the potential for storm or flood damage.*
  This project will not cause any modification of the dune form that would increase the potential for storm or flood damage because the entire site is paved in the existing conditions. The proposed development is a previously developed area and does not contain sand dunes. However, the project proposes to increase pervious coverage by utilizing a peastone surfaced driveway and landscaping, therefore, reducing the stormwater runoff and decreasing potential for erosion. The project will also mitigate potential flooding to adjacent properties by increasing the permeability of the land and utilizing grading techniques to hold and infiltrate water on the premises.

- *310 CMR 10.28(3)(d) – Interfering with the landward or lateral movement of the dune*
  This project will not interfere with the landward or lateral movement of the dune. The site is currently fully developed with impervious surfaces and does not contain sand dunes. The project does not propose any structures that could impede lateral movement of the dune, such as retaining walls, concrete slabs, pavement, or solid foundations.

- *310 CMR 10.28(3)(e) – Causing removal of sand from the dune artificially*
  This project will not remove sand from dune. The site is currently fully developed and does not contain sand dunes. The proposed construction will not cause sediments to be removed from the dune, will not alter the height and volume of the dune, or reduce the dune's ability to protect landward areas. The proposed construction will result in importing sand to the site for landscaping purposes, creating new stabilized dunes.

- *310 CMR 10.28(3)(f) – Interfering with mapped or otherwise identified bird nesting*
  This project will not interfere with mapped or otherwise identified bird nesting's. The site is not located within Estimated Habitats of Rare Wildlife or Priority Habitats of Rare Species. See Figure number 5 – NHESP Map.

V. Stormwater Management

The proposed project will develop the existing paved/impervious site with a multi-family development that will result in a net decrease of impervious area. The proposed pervious areas include landscape area and a pervious peastone driveway (porous pavement).

A natural planting with the reduction in impervious areas and implementation of pervious pavement, the proposed project will improve existing stormwater management by means of infiltration and treatment.

A comprehensive Grading and Drainage Plan is included in the Site Development plan set. The existing characteristics of the site were maintained to the extent practicable.

The proposed project will be in full compliance with the Stormwater Management.

VI. Review of Stormwater Management Standards

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

This project meets this standard as there are no new untreated stormwater discharges from the project site to wetlands or surrounding areas. The existing drainage patterns will be maintained to the extent practicable.

2. *The stormwater management system shall be designed so that post-development peak discharge rates do not exceed pre-development discharge rates for all storm events. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.*
   The site is located within Land Subject to Coastal Storm Flowage, meaning the land is subject to inundation caused by coastal storm and therefore, does not have to meet this standard. However, the proposed project will have a net reduction of impervious areas and will therefore reduce the peak runoff discharge rates. See the "Stormwater Management Calculations" attached to this document.

3. *Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.*
   The project meets this standard. The surface of the existing site is all impervious – asphalt and compacted gravel – and does not allow stormwater to infiltrate the soil. The project proposes to add native vegetation and the use of a pervious driveway with a peastone surface to create pervious areas. The pervious driveway, as well as the landscaped areas will allow water to pass through it and infiltrate to the subsoil. The project will result in an increase of groundwater recharge. See the "Stormwater Management Calculations" attached to this document.

4. *Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).*
   The project meets this standard. The project will provide 80% TSS removal by utilizing a pervious driveway with peastone surface pretreatment. Refer to Calculations attached to this document.

5. *For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.*
   This standard does not apply to this project.

6. *Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.*
   This standard does not apply to this project.

7. *A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.*
   This project is a redevelopment project, however full compliance with all standards is proposed.

8. *A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.*
   The project meets this standard. Refer to the Construction Phase Operation and Maintenance Plan prepared by MCG, dated February 2, 2023.

9. *A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.*
   The project meets this standard. Refer to the Long-Term Operation and Maintenance Plan prepared by MCG, dated February 2, 2023.

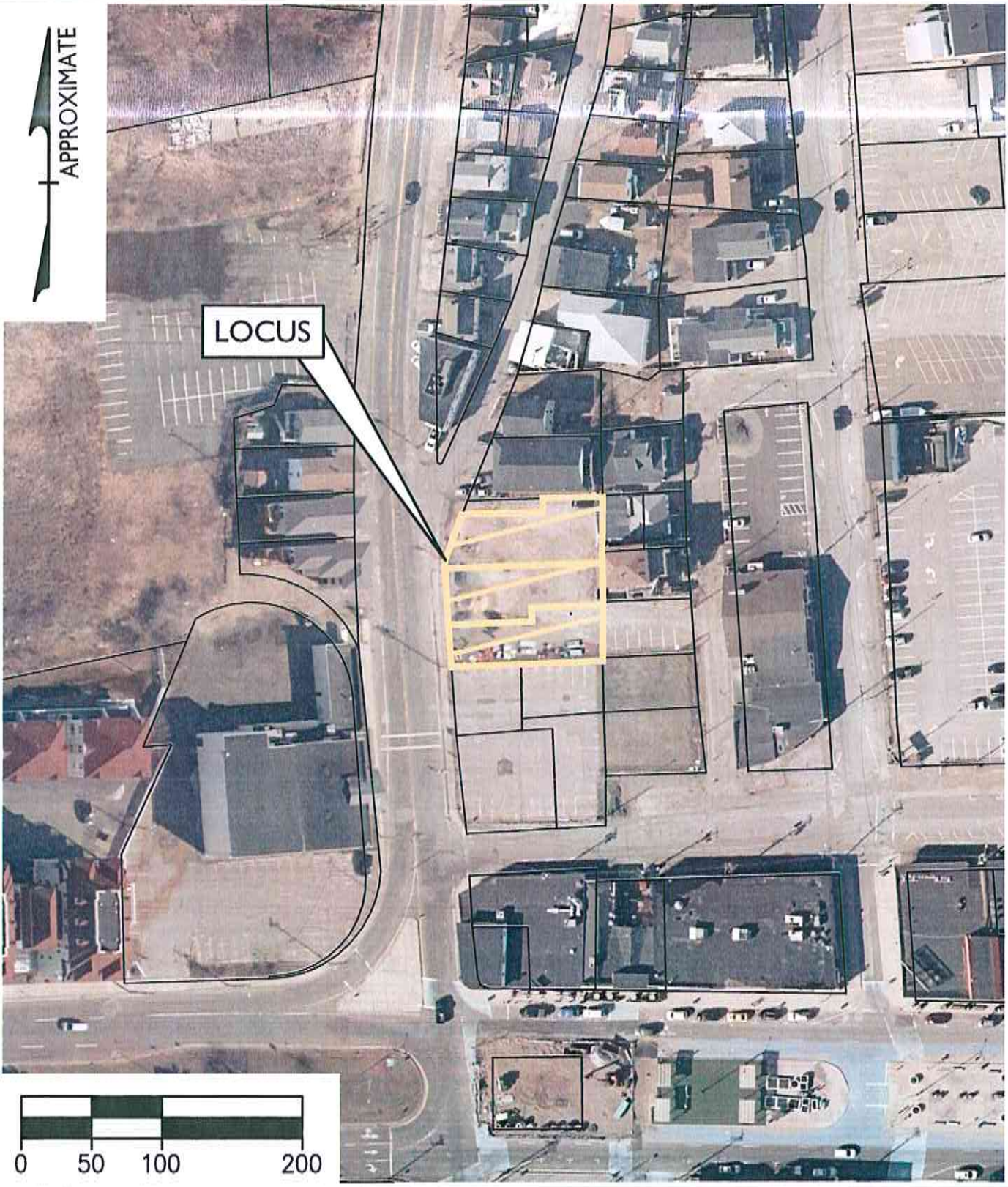
10. *Illicit discharges: To the best of our knowledge and belief there are no illicit discharges to the stormwater management system on this site.*

    The proposed development meets this standard. An illicit discharge statement is included herein.

VII. Conclusion

The site redevelopment project for 14, 16 & 18 North End Boulevard, as proposed, is in full compliance with the MassDEP Stormwater Management Handbook and utilizes generally accepted engineering practices for site development. For questions regarding this report, please contact The Morin-Cameron Group, Inc. between the hours of 8:30am to 4:30pm at (978) 373-0310.

FIGURES



THE MORIN-CAMERON GROUP, INC.
25 KENOZA AVE, HAVERHILL, MA 01830
P: 978-373-0310
WWW.MORINCAMERON.COM

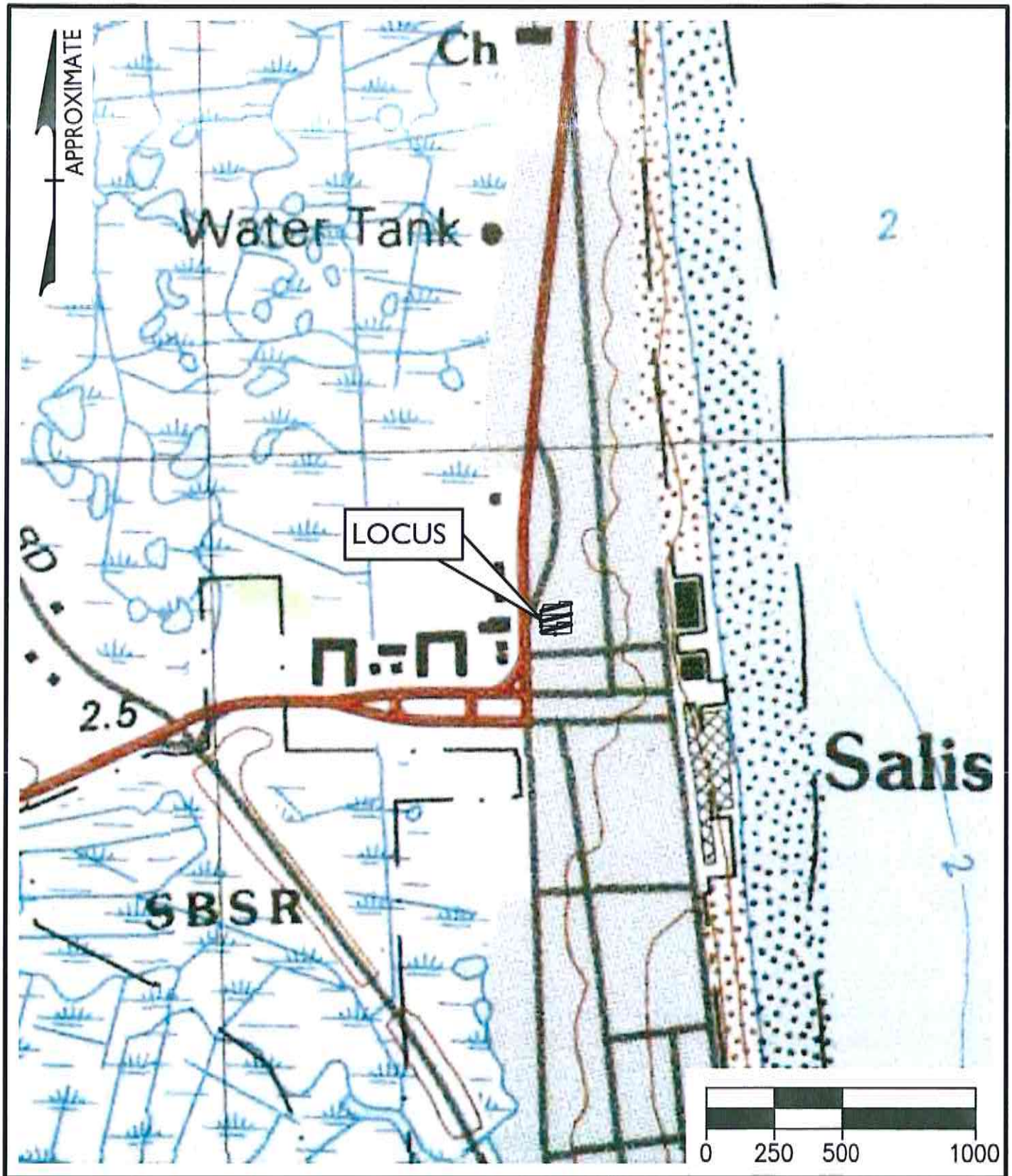
ORTHO MAP

14, 16 & 18 NORTH END BLVD
IN
SALISBURY, MA

DATE: JANUARY 18, 2023

Scale: 1" = 100'

FIGURE #1



THE MORIN-CAMERON GROUP, INC.
25 KENOZA AVE, HAVERHILL, MA 01830
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USGS MAP
14, 16 & 18 NORTH END BLVD
IN
SALISBURY, MA

DATE: JANUARY 18, 2023

SCALE: 1" = 500'

FIGURE #2

LEGEND:

639B	URBAN LAND-HOOKSAN COMPLEX, 0-8% SLOPES
610	BEACHES, SAND
651	UDORTHENTS, SMOOTHED

0 100 200 400

THE MORIN-CAMERON GROUP, INC.
25 KENOZA AVE, HAVERHILL, MA 01830
P: 978-373-0310
WWW.MORINCAMERON.COM

SCS SOILS MAP

14, 16 & 18 NORTH END BLVD
SALISBURY, MA

DATE: JANUARY, 2023 | SCALE: 1" = 200'

FIGURE #3

THE MORIN-CAMERON GROUP, INC.
25 KENOZA AVE, HAVERHILL, MA 01830
P: 978-373-0310
WWW.MORINCAMERON.COM

NHESP MAP

14, 16 & 18 NORTH END BLVD
IN
SALISBURY, MA

DATE: JANUARY 19, 2023

Scale: 1" = 1,200'

FIGURE #6

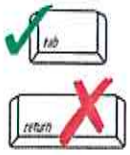
APPENDIX A:
MASSDEP STORMWATER MANANGEMENT REPORT CHECKLIST

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

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 8[2]
- 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

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): Pervious seashell driveway

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 Field[1]

☐ 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.

(N/A) **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.

(N/A) **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.

APPENDIX B:
STORMWATER MANAGEMENT CALCULATIONS

June 07, 2023

Stormwater Management Calculations

STANDARD 2: Runoff Peak Discharge Rates

Rational Method - ASCE, 1992 and Rossmiller, 1980

The Rational Method is used for determining peak discharges from areas less than or equal to 20 acres. The Rational Formula is expressed as:

$Q = CiA$

Q = Peak rate runoff in cubic feet per second (ft^3/sec)
C = Runoff coefficient, an empirical coefficient representing a relationship between rainfall and runoff.
i = Average intensity of rainfall in inches per hour for the time of concentration (Tc) for a selected frequency of occurrence or return period.
A = The watershed area in acres
Tc =The rainfall intensity averaging time in minutes, usually referred to as the time of concentration, equal to the time required for water to flow from the hydraulically most distant point in the watershed to the point of design.

Rainfall Intensity Coefficient (i):

Storm	Intensity (inches/hour) (i)
2-yr	3.15
10-yr	4.83
100-yr	8.94

Essex County - Salisbury - MA
Source: Natural Resources Conservation Service

Runoff Coefficient (C):

Curve Numbers	
Pavement/Compacted Gravel	0.95
Porous Pavement	0.7
Vegetated Areas	0.1
Roof	0.95

Existing Conditions:

Watershed Area (A) = 12, 100 SF = 0.28 AC (All pavement/compacted gravel)
Runoff Coefficient (C) = 0.95

2-yr storm: Q = 0.95 x 3.15 (inch/hour) x 0.28 (AC)
Q = 0.83 ft^3/sec

10-yr storm: Q = 0.95 x 4.83 (inch/hour) x 0.28 (AC)
Q = 1.28 ft^3/sec

100-yr storm: Q = 0.95 x 8.94 (inch/hour) x 0.28 (AC)
Q = 2.37 ft^3/sec

Proposed Conditions:

Watershed Area (A) = 12, 100 SF = 0.28 AC

Runoff Coefficient (C) = Weighted Curve number = sum of each curve number value multiplied by its fraction of the total area:

- Roof= (6,153SF /12,100SF)x0.95 = 0.483
- Peastone Surface (excluding area under buildings) = (3856SF/12,100SF)x0.70 = 0.223
- Vegetated Areas = (2,091SF /12,100 SF)x0.1 = 0.017

C= 0.483 + 0.223 + 0.017 => **C= 0.72**

2-yr storm: Q = 0.69 x 3.15 (inch/hour) x 0.28 (AC)
Q = 0.63 ft^3/sec

10-yr storm: Q = 0.72 x 4.83 (inch/hour) x 0.28 (AC)
Q = 0.97 ft^3/sec

100-yr storm: Q = 0.72 x 8.94 (inch/hour) x 0.28 (AC)
Q = 1.80 ft^3/sec

Flow Rates Comparison:

Event	Flow Rate (ft3/sec)	
	Existing	Proposed
2-yr	0.83	0.63
10-yr	1.28	0.93
100-yr	2.37	1.80

As a result of the calculations, as shown on the table hereon, the peak run off observed in the post-development condition will reduce, compared to the rates under the existing conditions for all the storm events.

STANDARD 4: Water Quality Volume

Stormwater treatment is provided by using a pervious driveway with peastone surface for the driveway. Approximately 80% of TSS removal will be achieved. See TSS Removal Calculation attached.

INSTRUCTIONS:
1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Version 1, Automated: Mar. 4, 2008

Location: 14, 16 & 18 North End Boulevard, Salisbury, MA

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Porous Pavement	0.80	1.00	0.80	0.20
	0.00	0.20	0.00	0.20
	0.00	0.20	0.00	0.20
	0.00	0.20	0.00	0.20
	0.00	0.20	0.00	0.20

Total TSS Removal = 80%

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: 4155
Prepared By: The Morin-Cameron Group, Inc.
Date: 2/2/2023

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed
1. From MassDEP Stormwater Handbook Vol. 1

APPENDIX C:
CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

Construction Phase Best Management Practices
Operation and Maintenance Plan
for
14, 16 & 18 North End Boulevard
Salisbury, Massachusetts

February 1, 2023
Revised June 7, 2023

Erosion and Sedimentation will be controlled at the site by utilizing Structural Practices, Stabilization Practices, and Dust Control. These practices correspond with plans entitled "Site Development Plans – 14, 16 & 18 North End Boulevard – Salisbury, Massachusetts (Assessor's Map 33, Lots 248, 249 & 250" prepared by The Morin-Cameron Group, Inc. dated February 1, 2023.

Basic Information

Stormwater Management System Owner:	18 NE Blvd LLC 271 Salem Street, Unit E Woburn, MA 01801d
Salisbury Planning Board:	5 Beach Road Salisbury, MA 01952 P: (978) 463-2266
Salisbury Public Works	39 Lafayette Road Salisbury, MA 01952 P: (978) 462-7611
Salisbury Conservation Commission:	5 Beach Road Salisbury, MA 01952 P: (978) 499-0358

Structural Practices:

1) **Silt Sock** – silt sock shall be installed in accordance with the approved plans where high rates of stormwater runoff are anticipated.

    a) Installation Schedule: Prior to Start of land disturbance
    a) Maintenance and Inspection: The site supervisor shall inspect the barrier at least once per week or after a major storm (3.1 inches of rainfall within a twenty-four-hour period) event and shall repair any damaged or affected areas of the barrier at the time they are noted. Remove sediment deposits promptly after storm events to provide adequate storage volume for the next rain and to reduce pressure on the barrier. Sediment will be removed from in front of the barrier when it becomes about 4" deep at the barrier. Take care to avoid undermining the barrier during cleanout.

2) Inlet Protection – Inlet Protection will be utilized around the catch basin grates in the street layout along the frontage of the property. The inlet protection will allow the storm drain inlets to be used before final stabilization. Siltsack or equivalent will be utilized for the inlet protection. Siltsack is manufactured by ACF Environmental. The telephone number is 800-448-3636. Regular flow siltsack will be utilized, and if it does not allow enough storm water flow, hi-flow siltsack will be utilized.

Silt Sack (or equivalent) Inlet Protection Inspection/Maintenance Requirements *

a) The silt sack trapping devices and the catch basins should be inspected after every rain storm and repairs made as necessary.
b) Sediment should be removed from the silt sack after the sediment has reached a maximum depth of one-half the depth of the trap.
c) Sediment should be disposed of in a suitable area and protected from erosion by either structural or vegetative means. Sediment material removed shall be disposed of in accordance with all applicable local, state, and federal regulations.
d) The silt sack must be replaced if it is ripped or torn in any way.
e) Temporary traps should be removed and the area repaired as soon as the contributing drainage area to the inlet has been completely stabilized.

Stabilization Practices:

Stabilization measures shall be implemented as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased, with the following exceptions.

- Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
- Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (e.g. the total time period that construction activity is temporarily ceased is

less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14th day after construction activity temporarily ceased.

1) **Temporary Seeding** – Temporary seeding will allow a short-term vegetative cover on disturbed site areas that may be in danger of erosion. Temporary seeding will be done at stock piles and disturbed portions of the site where construction activity will temporarily cease for at least 21 days. The temporary seedings will stabilize cleared and unvegetated areas that will not be brought into final grade for several weeks or months.

Temporary Seeding Planting Procedures *

a) Planting should preferably be done between April 1st and June 30th, and September 1st through September 31st. If planting is done in the months of July and August, irrigation may be required. If planting is done between October 1st and March 31st, mulching should be applied immediately after planting. If seeding is done during the summer months, irrigation of some sort will probably be necessary.
b) Before seeding, install structural practice controls. Utilize Amoco supergro or equivalent.
c) Select the appropriate seed species for temporary cover from the following table.

Species	Seeding Rate (lbs/1,000 sq.ft.)	Seeding Rate (lbs/acre)	Recommended Seeding Dates	Seed Cover required
Annual Ryegrass	1	40	April 1st to June 1st August 15th to Sept. 15th	¼ inch
Foxtail Millet	0.7	30	May 1st to June 30th	½ to ¾ inch
Oats	2	80	April 1st to July 1st August 15th to Sept. 15th	1 to 1-½ inch
Winter Rye	3	120	August 15th to Oct. 15th	1 to 1-½ inch

Apply the seed uniformly by hydroseeding, broadcasting, or by hand.

d) Use effective mulch, such as clean grain straw; tacked and/or tied with netting to protect seedbed and encourage plant growth.

Temporary Seeding Inspection/Maintenance *

a) Inspect within 6 weeks of planting to see if stands are adequate. Check for damage within 24 hours of the end to a heavy rainfall, defined as a 2-year storm event (i.e., 3.2 inches of rainfall within a twenty-four hour period). Stands should be uniform and dense. Reseed and mulch damaged and sparse areas immediately. Tack or tie down mulch as necessary.

b) Seeds should be supplied with adequate moisture. Furnish water as needed, especially in abnormally hot or dry weather. Water application rates should be controlled to prevent runoff.

2) **Geotextiles** - Geotextiles such as jute netting will be used in combination with other practices such as mulching to stabilize slopes. The following geotextile materials or equivalent are to be utilized for structural and nonstructural controls as shown in the following table.

Practice	Manufacturer	Product	Remarks
Sediment Fence	Amoco	Woven polypropylene 1198 or equivalent	0.425 mm opening
Construction Entrance	Amoco	Woven polypropylene 2002 or equivalent	0.300 mm opening
Outlet Protection	Amoco	Nonwoven polypropylene 4551 or equivalent	0.150 mm opening
Erosion Control (slope stability)	Amoco	Supergro or equivalent	Erosion control revegetation mix, open polypropylene fiber on degradable polypropylene net scrim

Amoco may be reached at (800) 445-7732

Geotextile Installation

a) Netting and matting require firm, continuous contact between the materials and the soil. If there is no contact, the material will not hold the soil and erosion will occur underneath the material.

Geotextile Inspection/Maintenance *

a) In the field, regular inspections should be made to check for cracks, tears, or breaches in the fabric. The appropriate repairs should be made.

3) **Mulching and Netting** – Mulching will provide immediate protection to exposed soils during the period of short construction delays, or over winter months through the application of plant residues, or other suitable materials, to exposed soil areas. In areas, which have been seeded either for temporary or permanent cover, mulching should immediately follow seeding. On steep slopes, mulch must be supplemented with netting. The preferred mulching material is straw.

Mulch (Hay or Straw) Materials and Installation

a) Straw has been found to be one of the most effective organic mulch materials. The specifications for straw are described below, but other material may be appropriate. The

straw should be air-dried; free of undesirable seeds & coarse materials. The application rate per 1,000 sq.ft. is 90-100 lbs. (2-3 bales) and the application rate per acre is 2 tons (100-120 bales). The application should cover about 90% of the surface. The use of straw mulch is appropriate where mulch is maintained for more than three months. Straw mulch is subject to wind blowing unless anchored, is the most commonly used mulching material, and has the best microenvironment for germinating seeds.

Mulch Maintenance *

a) Inspect after rainstorms to check for movement of mulch or erosion. If washout, breakage, or erosion occurs, repair surface, reseed, remulch, and install new netting.
b) Straw or grass mulches that blow or wash away should be repaired promptly.
c) If plastic netting is used to anchor mulch, care should be taken during initial mowings to keep the mower height high. Otherwise, the netting can wrap up on the mower blade shafts. After a period of time, the netting degrades and becomes less of a problem.
d) Continue inspections until vegetation is well established.

4) **Land Grading** – Grading on fill slopes, cut slopes, and stockpile areas will be done with full siltation controls in place.

Land Grading Design/Installation Requirements

a) Areas to be graded should be cleared and grubbed of all timber, logs, brush, rubbish, and vegetated matter that will interfere with the grading operation. Topsoil should be stripped and stockpiled for use on critical disturbed areas for establishment of vegetation. Cut slopes to be topsoiled should be thoroughly scarified to a minimum depth of 3-inches prior to placement of topsoil.
b) Fill materials should be generally free of brush, rubbish, rocks, and stumps. Frozen materials or soft and easily compressible materials should not be used in fills intended to support buildings, parking lots, roads, conduits, or other structures.
c) Earth fill intended to support structural measures should be compacted to a minimum of 90 percent of Standard Proctor Test density with proper moisture control, or as otherwise specified by the engineer responsible for the design. Compaction of other fills should be to the density required to control sloughing, erosion or excessive moisture content. Maximum thickness of fill layers prior to compaction should not exceed 9 inches.
d) The uppermost one foot of fill slopes should be compacted to at least 85 percent of the maximum unit weight (based on the modified AASHTO compaction test). This is usually accomplished by running heavy equipment over the fill.
e) Fill should consist of material from borrow areas and excess cut will be stockpiled in areas shown on the Site Plans. All disturbed areas should be free draining, left with a neat and finished appearance, and should be protected from erosion.

Land Grading Stabilization Inspection/Maintenance *

a) All slopes should be checked periodically to see that vegetation is in good condition. Any rills or damage from erosion and animal burrowing should be repaired immediately to avoid further damage.
b) If seeps develop on the slopes, the area should be evaluated to determine if the seep will cause an unstable condition. Subsurface drains or a gravel mulch may be required to solve seep problems. However, no seeps are anticipated.
c) Areas requiring revegetation should be repaired immediately. Control undesirable vegetation such as weeds and woody growth to avoid bank stability problems in the future.

5) **Topsoiling *** – Topsoiling will help establish vegetation on all disturbed areas throughout the site during the seeding process. The soil texture of the topsoil to be used will be a sandy loam to a silt loam texture with 15% to 20% organic content.

Topsoiling Placement

a) Topsoil should not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or when conditions exist that may otherwise be detrimental to proper grading or proposed seeding.
b) Do not place topsoil on slopes steeper than 2.5:1, as it will tend to erode.
c) If topsoil and subsoil are not properly bonded, water will not infiltrate the soil profile evenly and it will be difficult to establish vegetation. The best method is to actually work the topsoil into the layer below for a depth of at least 6 inches.

6) **Permanent Seeding** – Permanent Seeding should be done immediately after the final design grades are achieved. Native species of plants should be used to establish perennial vegetative cover on disturbed areas. The revegetation should be done early enough in the fall so that a good cover is established before cold weather comes and growth stops until the spring. A good cover is defined as vegetation covering 75 percent or more of the ground surface.

Permanent Seeding Seedbed Preparation

a) In infertile or coarse-textured subsoil, it is best to stockpile topsoil and re-spread it over the finished slope at a minimum 2 to 6-inch depth and roll it to provide a firm seedbed. The topsoil must have a sandy loam to silt loam texture with 15% to 20% organic content. If construction fill operations have left soil exposed with a loose, rough, or irregular surface, smooth with blade and roll.
b) Loosen the soil to a depth of 3-5 inches with suitable agricultural or construction equipment.
c) Areas not to receive topsoil shall be treated to firm the seedbed after incorporation of the lime and fertilizer so that it is depressed no more than ½ - 1 inch when stepped on with a shoe. Areas to receive topsoil shall not be firmed until after topsoiling and lime and fertilizer is applied and incorporated, at which time it shall be treated to firm the seedbed as described above.

Permanent Seeding Grass Selection/Application

a) Select an appropriate cool or warm season grass based on site conditions and seeding date. Apply the seed uniformly by hydro-seeding, broadcasting, or by hand. Uniform seed distribution is essential. On steep slopes, hydroseeding may be the most effective seeding method. Surface roughening is particularly important when preparing slopes for hydroseeding.
b) Lime and fertilize. Organic fertilizer shall be utilized in areas within the 100 foot buffer zone to a wetland resource area.
c) Mulch the seedings with straw applied at the rate of ½ tons per acre. Anchor the mulch with erosion control netting or fabric on sloping areas. Amoco supergro or equivalent should be utilized.

Permanent Seeding Inspection/Maintenance *

a) Frequently inspect seeded areas for failure and make necessary repairs and reseed immediately. Conduct or follow-up survey after one year and replace failed plants where necessary.
b) If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
c) If a stand has less than 40% cover, reevaluate choice of plant materials and quantities of lime and fertilizer. Re-establish the stand following seedbed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results. If the season prevents resowing, mulch or jute netting is an effective temporary cover.
d) Seeded areas should be fertilized during the second growing season. Lime and fertilize thereafter at periodic intervals, as needed. Organic fertilizer shall be utilized in areas within the 100-foot buffer zone to a wetland resource area.

Dust Control:

Dust control will be utilized throughout the entire construction process of the site. For example, keeping disturbed surfaces moist during windy periods will be an effective control measure, especially for construction access roads. The use of dust control will prevent the movement of soil to offsite areas. However, care must be taken to not create runoff from excessive use of water to control dust. The following are methods of Dust Control that may be used on-site:

- Vegetative Cover – The most practical method for disturbed areas not subject to traffic.
- Calcium Chloride – Calcium chloride may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Sprinkling – The site may be sprinkled until the surface is wet. Sprinkling will be effective for dust control on haul roads and other traffic routes.
- Stone – Stone will be used to stabilize construction roads; also effective for dust control.

The general contractor shall employ an on-site water vehicle for the control of dust as necessary.

Non-Stormwater Discharges:

The construction de-watering and all non-stormwater discharges will be directed into a sediment dirt bag (or equivalent inlet protection) or a sediment basin. Sediment material removed shall be disposed of in accordance with all applicable local, state, and federal regulations. The developer and site general contractor will comply with the E.P.A.'s Final General Permit for Construction De-watering Discharges, (N.P.D.E.S., Section 402 and 40 C.F.R. 122.26(b)(14)(x).

Inspection/Maintenance:

Operator personnel must inspect the construction site at least once every 14 calendar days and within 24 hours of a storm event of ½-inch or greater. The applicant shall be responsible to secure the services of a design professional or similar professional (inspector) on an on-going basis throughout all phases of the project. Refer to the Inspection/Maintenance Requirements presented earlier in the "Structural and Stabilization Practices." The inspector should review the erosion and sediment controls with respect to the following:

- Whether or not the measure was installed/performed correctly.
- Whether or not there has been damage to the measure since it was installed or performed.
- What should be done to correct any problems with the measure.

The inspector should complete the Stormwater Management Construction Phase BMP Inspection Schedule and Evaluation Checklist, as attached, for documenting the findings and should request the required maintenance or repair for the pollution prevention measures when the inspector finds that it is necessary for the measure to be effective. The inspector should notify the appropriate person to make the changes and submit copies of the form to the Salisbury Town Enginer.

It is essential that the inspector document the inspection of the pollution prevention measures. These records will be used to request maintenance and repair and to prove that the inspection and maintenance were performed. The forms list each of the measures to be inspected on the site, the inspector's name, the date of the inspection, the condition of the measure/area inspected, maintenance or repair performed and any changes which should be made to the Operation and Maintenance Plan to control or eliminate unforeseen pollution of storm water.

APPENDIX D:
LONG TERM BEST MANAGEMENT PRACTICES O&M PLAN

Long Term Stormwater Best Management Practices
Operation and Maintenance Plan
for
14, 16 & 18 North End Boulevard
Salisbury, Massachusetts

February 1, 2023
Revised June 7, 2023

The following operation and maintenance plan has been provided to satisfy the requirements of Standard 9 of the Mass DEP Stormwater Management Handbook associated with development of the site and associated infrastructure. The success of the Stormwater Management Plan depends on the proper implementation, operation and maintenance of several management components. The following procedures shall be implemented to ensure success of the Stormwater Management Plan:

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The stormwater management system shall be inspected and maintained as indicated below.
3. Effective erosion control measurers during and after construction shall be maintained until a stable turf is established on all altered areas.

Basic Information

Stormwater Management System Owner:	18 NE Blvd LLC 271 Salem Street, Unit E Woburn, MA 01801d
Salisbury Planning Board:	5 Beach Road Salisbury, MA 01952 P: (978) 463-2266
Salisbury Public Works	39 Lafayette Road Salisbury, MA 01952 P: (978) 462-7611
Salisbury Conservation Commission:	5 Beach Road Salisbury, MA 01952 P: (978) 499-0358

Erosion and Sedimentation Controls during Construction:

The site and drainage construction contractor shall be responsible for managing stormwater during construction. Routine monitoring of disturbed soils shall be performed to ensure adequate runoff and pollution control during construction.

A proposed mulch sock erosion control barrier will be placed as shown on the Site Preparation Plan prior to the commencement of any clearing, grubbing, and earth removal or construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established.

Operations and maintenance plans for the Stormwater Management construction phase and long term operation of the system have been attached to this report.

General Conditions

1. The developer shall be responsible for scheduling regular inspections and the operation and maintenance of the stormwater management system until such time when the homeowner's association is established, at which time the homeowner's association shall become the responsible party. The Stormwater Management System owner shall be responsible for financing maintenance and emergency repairs of the stormwater management system while the site is under construction. After completion of construction and establishment of the homeowner's association the responsibility of financing maintenance and emergency repairs of the stormwater management system shall become the responsibility of the homeowner's association. The BMP maintenance shall be conducted as detailed in the following long-term pollution prevention plan and illustrated on the approved design plans:
   "Site Development Plans – 14, 16 & 18 North End Boulevard – Salisbury, Massachusetts (Assessor's Map 33, Lots 248, 249 & 250" prepared for 18 NE Blvd LLC by The Morin-Cameron Group, Inc. dated January 19, 2023 and last revised June 7, 2023.
2. All Stormwater BMP's shall be operated and maintained in accordance with the design plans and the following Long-Term Pollution Prevention Plan.
3. The owner shall:
   a. Establish parties responsible for this Operation and Maintenance Plan in perpetuity. The Log shall include all BMP inspections, repairs, replacement activities and disposal activities (disposal material and disposal location shall be included in the Log);
   b. Make the log available to the Salisbury Planning Board and Salisbury Town Engineer upon request;
   c. Allow members and agents of the Salisbury Planning Board and Salisbury Town Engineer to enter the premises and ensure that the Owner has complied with the Operation and Maintenance Plan requirements for each BMP.
4. A recommended inspection and maintenance schedule is outlined below based on statewide averages. This inspection and maintenance schedule shall be adhered to at a minimum for the first year of service of all BMP's referenced in this document. At the commencement of the first year of service, a more accurate inspection/maintenance schedule shall be determined based on the level of service for this site.

Long-Term Pollution Prevention Plan (LTPPP)

Vegetated Areas:
Immediately after construction, monitoring of the erosion control systems shall occur until establishment of natural vegetation. Afterwards, vegetated areas shall be maintained as such. Vegetation shall be replaced as necessary to ensure proper stabilization of the site.

Cost: Included with annual landscaping budget. Consult with local landscape contractors.

Utilities:
If buried utilities need to be repaired by excavation, care should be taken to prevent excavated soils from entering the stormwater areas. Trenches should be patched immediately upon backfilling. Sweep work area once complete.

Peastone Driveway:
The peastone pervious driveway shall be inspected to ensure the surface is free of debris, such as leaves, sticks and/or trash. If surface ponding is visible, remove top course of 4" chocker course of stone, accumulated sediment, replace with clean stone and topdress with new stones. Material removed from the driveway shall be disposed in accordance with all applicable local, state and federal regulations. In the case that water remains ponding in the driveway for greater than three (3) days after a storm event, further inspection by a qualified professional is warranted and necessary maintenance or repairs should be addressed as required.

Pesticides, Herbicides, and Fertilizers:
Pesticides and herbicides shall be used sparingly. Fertilizers shall be restricted to the use of organic fertilizers only. All fertilizers, herbicides, pesticides, sand and salt for deicing and the like shall be stored in dry area that is protected from weather.

Cost: Included in the routine landscaping maintenance schedule. The Owner shall consult local landscaping contractors for details.

Public Safety Concerns: Chemicals shall be stored in a secure area to prevent children from obtaining access to them. Any major spills shall be reported to municipal officials.

Prevention of Illicit Discharges:
Illicit discharges to the site are not allowed. Illicit discharges are discharges that are not comprised entirely of stormwater. Pursuant to Mass DEP Stormwater Standards the following activities or facilities are not considered illicit discharges: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing and water used to clean residential building without detergents.

To prevent illicit discharges to the groundwater the following policies should be implemented:

1. Good Housekeeping Practices
   - The site shall be kept clean of litter and debris and continuously maintained in accordance with the Long-Term Pollution Prevention Plan as noted above. All chemicals shall be covered and stored in secured location. Any land disturbances that change drainage characteristics shall be remedied to pre-disturbance characteristics (i.e. shoulder rutting from vehicles, land disturbance from plowing, etc.) as soon as possible to ensure proper treatment of all stormwater runoff.

2. Provisions for Storing Materials and Waste Products Inside or Under Cover
   - All chemicals and chemical waste products shall be stored inside or in a secured covered location to prevent potential discharge. Any major spills shall be reported to municipal officials and a remediation plan shall be implemented immediately.
3. Vehicle Maintenance
   - Any vehicle maintenance shall be done with care to prevent discharge of illicit fluids. If fluids are accidentally spilled, immediate action shall be implemented to clean and remove the fluid to prevent infiltrating into the groundwater.
4. Pet Waste Management Provisions
   - Pet waste shall be picked up and disposed of in an appropriate individual waste refuse area or a refuse area determined by the homeowner's association.

5. Spill Prevention and Response Plans
   - If a major spill of an illicit substance occurs, town officials (including but not limited to the Salisbury Fire Department and Salisbury Police Department) shall be notified immediately. A response plan shall then be implemented immediately to prevent any illicit discharges from entering the stormwater management system and ultimately surface waters of the Commonwealth.
6. Homeowner awareness and responsible parties
   - All new homeowners of the association shall be informed and provided a copy of the Long-Term Pollution Prevention Plan. The association shall designate a member/members to be responsible for overseeing and implementing the Long-Term Pollution Prevention Plan and insuring all stormwater management systems are upkept on a regular basis.
7. Solid waste
   - All domestic solid waste shall be disposed of in accordance with all applicable local, state and federal regulations. Waste shall be placed into covered dumpsters and/or covered waste bins to prevent water intrusion and potentially contaminated runoff. No household chemicals, hazardous materials, construction debris or non-household generated refuse shall be disposed of in the on-site waste disposal containers.

APPENDIX E:
ILLICIT DISCHARGE STATEMENT

Illicit Discharge Compliance Statement

I, Scott P. Cameron, P.E., hereby notify the Salisbury Conservation Commision & Planning Board that I have not witnessed, nor am aware of any existing illicit discharges at the site known as 14, 16 & 18 North End Boulevard in Salisbury, Massachusetts. I also hereby certify that the development of said property as illustrated on the final plans entitled "Site Development Plans in Salisbury, Massachusetts, 14, 16 & 18 North End Boulevard (Asessors's Map 33 Lot 248, 249 & 250) prepared for 18 NE Blvd LLC," prepared by The Morin-Cameron Group, Inc. dated February 2, 2023 and as revised and approved by the Salisbury Conservation Commision & Planning Board and maintenance thereof in accordance with the "Construction Phase Pollution Prevention Plan" and "Long-Term Pollution Prevention Plan" prepared by The Morin-Cameron Group, Inc dated February 2, 2023 and as revised and approved by the Salisbury Conservation Commision & Planning Board will not create any new illicit discharges. There is no warranty implied regarding future illicit discharges that may occur as a result of improper construction or maintenance of the stormwater management system or unforeseen accidents.

Name: Scott P. Cameron, P.E.

Company: The Morin-Cameron Group, Inc.

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Signature:

Date: 2-1-23

APPENDIX F:
SOIL REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Essex County, Massachusetts, Northern Part

14, 16 & 18 North End Blvd

January 6, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

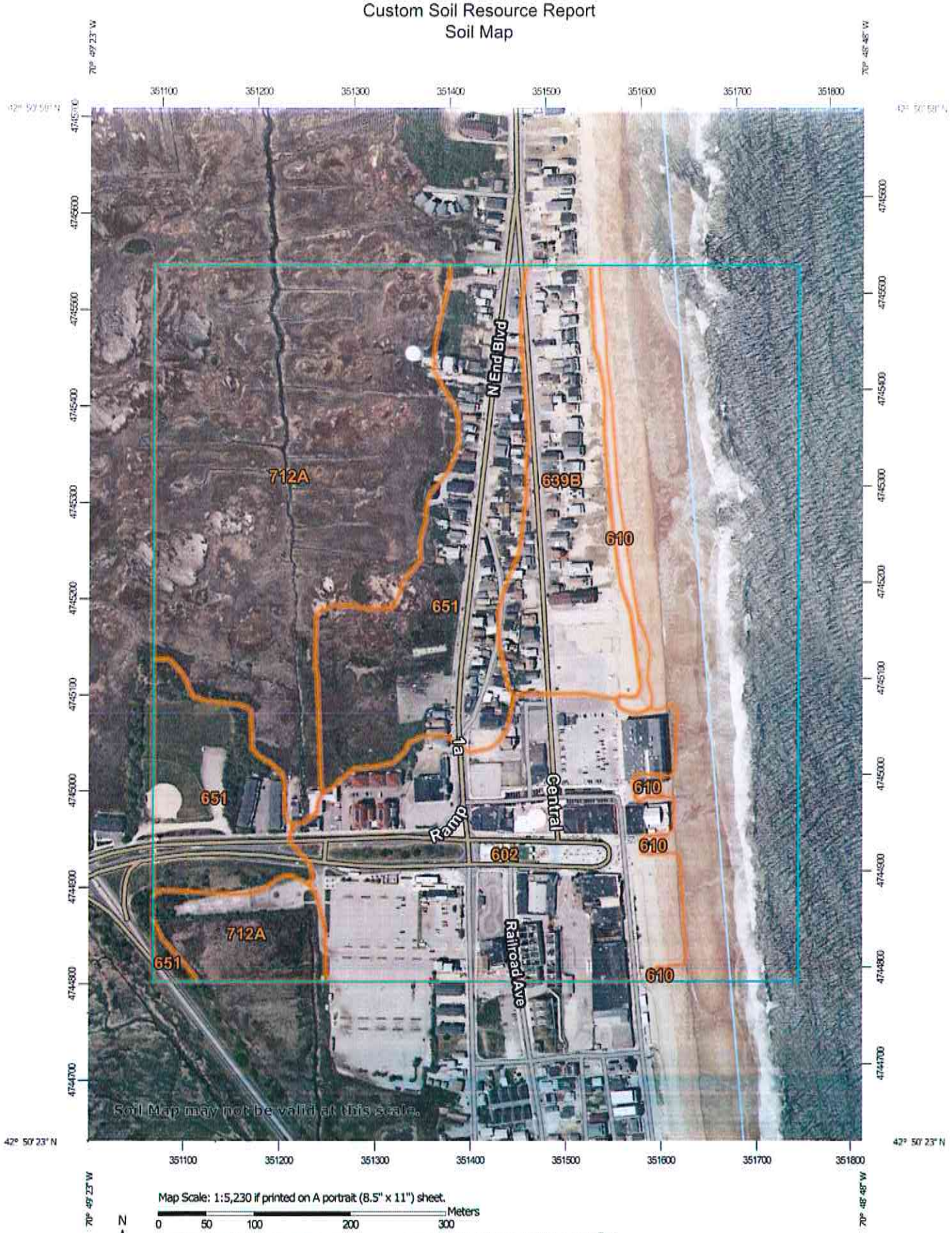
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:5,230 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

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

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

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

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

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

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

Soil Survey Area: Essex County, Massachusetts, Northern Part
Survey Area Data: Version 18, Sep 9, 2022

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

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
602	Urban land	24.1	19.4%
610	Beaches, sand	1.6	1.3%
639B	Urban land-Hooksan complex, 0 to 8 percent slopes	10.9	8.8%
651	Udorthents, smoothed	22.5	18.1%
712A	Ipswich and Westbrook mucky peats, 0 to 2 percent slopes, very frequently flooded	35.2	28.3%
Totals for Area of Interest		**124.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Essex County, Massachusetts, Northern Part

602—Urban land

Map Unit Setting

National map unit symbol: vjx3
Frost-free period: 125 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Excavated and filled land

Minor Components

Udorthents

Percent of map unit: 10 percent
Hydric soil rating: No

Hinckley

Percent of map unit: 2 percent
Hydric soil rating: No

Charlton

Percent of map unit: 2 percent
Hydric soil rating: No

Windsor

Percent of map unit: 2 percent
Hydric soil rating: No

Merrimac

Percent of map unit: 2 percent
Hydric soil rating: No

Paxton

Percent of map unit: 2 percent
Hydric soil rating: No

610—Beaches, sand

Map Unit Setting

National map unit symbol: 2y080
Elevation: 0 to 20 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Beaches, sandy surface: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Beaches, Sandy Surface

Setting

Landform: Shores, beaches, barrier beaches, back-barrier beaches
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Beach sand

Typical profile

C1 - 0 to 10 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Very frequent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 0.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: Unranked

Minor Components

Beaches, cobbly surface

Percent of map unit: 8 percent
Landform: Shores, beaches, barrier beaches, back-barrier beaches
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: Unranked

Beaches, bouldery surface

Percent of map unit: 2 percent
Landform: Shores, beaches, barrier beaches, back-barrier beaches
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: Unranked

639B—Urban land-Hooksan complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2x1l1
Elevation: 0 to 50 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land, coastal: 50 percent
Hooksan and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land, Coastal

Setting

Landform: Dunes
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

M - 0 to 10 inches: cemented material

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Frequency of flooding: Rare
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: Unranked

Description of Hooksan

Setting

Landform: Dunes
Landform position (two-dimensional): Summit, shoulder, backslope, footslope
Landform position (three-dimensional): Side slope, base slope, crest
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Sandy eolian deposits

Typical profile

C1 - 0 to 20 inches: sand
C2 - 20 to 30 inches: sand
C3 - 30 to 64 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (14.17 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R149BY002MA - Coastal Dunes
Hydric soil rating: No

Minor Components

Beaches

Percent of map unit: 5 percent
Landform: Beaches
Landform position (three-dimensional): Riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: Unranked

Bigapple

Percent of map unit: 5 percent
Landform: Tidal marshes
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Succotash

Percent of map unit: 5 percent
Landform: Dune slacks, back-barrier flats, spits
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: No

Verrazano

Percent of map unit: 5 percent
Landform: Dunes
Landform position (three-dimensional): Tread
Down-slope shape: Convex, linear

Across-slope shape: Convex, linear
Hydric soil rating: No

651—Udorthents, smoothed

Map Unit Setting

National map unit symbol: vjwk
Elevation: 0 to 3,000 feet
Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Parent material: Excavated and filled land loamy and/or excavated and filled land sandy and gravelly

Typical profile

H1 - 0 to 6 inches: variable
H2 - 6 to 60 inches: variable

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: Unranked

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Beaches

Percent of map unit: 8 percent

Hydric soil rating: Unranked

Dumps

Percent of map unit: 2 percent
Hydric soil rating: Unranked

712A—Ipswich and Westbrook mucky peats, 0 to 2 percent slopes, very frequently flooded

Map Unit Setting

National map unit symbol: 2tyqn
Elevation: 0 to 10 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Ipswich and similar soils: 55 percent
Westbrook and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ipswich

Setting

Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Partially- decomposed herbaceous organic material

Typical profile

Oe - 0 to 42 inches: mucky peat
Oa - 42 to 59 inches: muck

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.14 to 99.90 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to strongly saline (0.7 to 111.6 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: Very high (about 26.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: A/D
Ecological site: R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded, R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded
Hydric soil rating: Yes

Description of Westbrook

Setting

Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Partly-decomposed herbaceous organic material over loamy mineral material

Typical profile

Oe - 0 to 19 inches: mucky peat
Cg - 19 to 59 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.17 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to strongly saline (0.7 to 111.6 mmhos/cm)
Sodium adsorption ratio, maximum: 33.0
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydrologic Soil Group: B/D
Ecological site: R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded, R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded
Hydric soil rating: Yes

Minor Components

Pawcatuck

Percent of map unit: 15 percent
Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R144AY001CT - Tidal Salt Low Marsh mesic very frequently flooded, R144AY002CT - Tidal Salt High Marsh mesic very frequently flooded
Hydric soil rating: Yes

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APPENDIX G:
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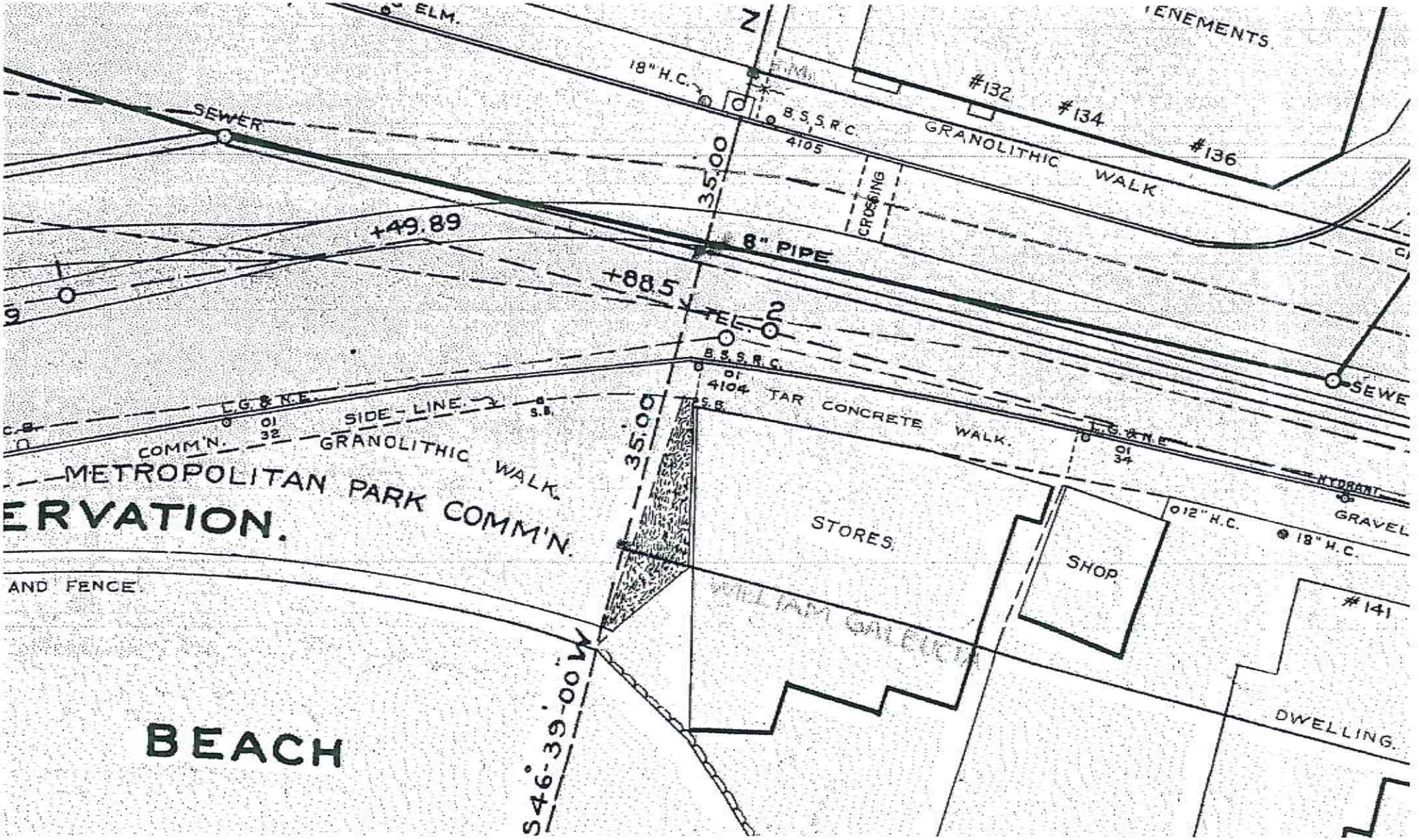
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