

**840-846 Massachusetts Avenue & 17 Newman Way – Nitsch Project #16710**  
**Stormwater Management During Construction Narrative**

December 4, 2025

Nitsch Engineering has prepared this memo to discuss stormwater management during the construction of the proposed project. The Project consists of the construction of a 6-story building on an existing parcel adjacent to the existing building at 840 Massachusetts Avenue which is to remain, and the demolition of an existing 2-family structure and the construction of a 3-story building at 17 Newman Way, and associated site improvements in the public way sidewalk and private site. Both newly constructed buildings will be used for housing, with first floor commercial/office space in the 6-story building.

**Construction Period Pollution Prevention and Sedimentation Control**

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) will be developed during the design phase of the project.

Because the Project is anticipated to disturb less than one (1) acre of land, a Notice of Intent will not be required to be submitted to the Environmental Protection Agency (EPA) for coverage under the National Pollution Discharge Elimination System (NPDES) Construction General Permit. However, as the Project is likely seeking Enterprise Green Communities certification, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared. The SWPPP, which is to be kept on site, includes erosion and sediment controls (stabilization practices and structural practices), temporary and permanent stormwater management measures, Contractor inspection schedules and reporting of all SWPPP features, materials management, waste disposal, off-site vehicle tracking, spill prevention and response, sanitation, and non-stormwater discharges.

**Construction Period Stormwater Management**

As the Project moves into construction, the Site Contractor will be responsible for stormwater management of the active construction site. The Contractor will be responsible for following the Erosion and Sedimentation and Erosion Control Plan and SWPPP.

The following measures can be used, as required, to manage stormwater on site during construction:

**Perimeter Controls:** The site will be enclosed by a temporary construction fence. Construction gates will be located at the entrance to the site, and all entrances will have stabilized construction entrances. All gates and entrances to the site will be secured during non-working hours. The areas of the site that will receive pollutant discharges will be surrounded by silt fence with wattles as shown on an Erosion and Sedimentation Control Plan. Sediment tracked offsite must be removed by the end of the same workday.

**Sediment Track-Out:** Gates will be located as shown on an Erosion and Sedimentation Control Plan to allow for construction vehicle access. Construction access points will have a stabilized construction entrance station or wheel wash station to minimize the track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting the construction site.

**Storm Drain Inlets:** All existing and proposed storm drain inlets affected by construction activities will be protected using an Inlet Sediment Filter as shown on an Erosion and Sedimentation Control Plan.

**Sediment Basins (if needed):** Sediment basins will be sized to provide storage for either the volume of runoff from a 2-year, 24-hour storm or 3,600 cubic feet per acre drained. Accumulated sediment will be removed to maintain at least one-half of the design capacity. The basin will be maintained so that it remains in effective operating condition.