

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
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769 Plain Street
Marshfield, MA 02050
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PROJECT NARRATIVE

571 Truman Highway Boston (Hyde Park), Massachusetts Ward 18 Plat 11019010

The purpose of the proposed project is to construct a 26' by 28' addition to the existing single family dwelling located at 571 Truman Highway in the Hyde Park section of Boston, MA. The entire project site is located within the 100' buffer zone of the Bank / Mean Annual High Water line of the Neponset River. In addition to the Bank / MAHW line, other resource areas found on-site are the 25' Riverfront Area and Bordering Land Subject to Flooding associated with the Neponset River. The proposed addition is to be located on the north side of existing dwelling within the 100' buffer zone and just outside the 25' Riverfront Area.

The project site is a 9,103± sq. ft. residential lot located on the west side of Truman Highway, approximately 1,000' north of Fairmount Avenue. The lot was created by an Approval Not Required plan of land recorded in the Suffolk County Registry of Deeds at the end of Book 25072 on June 23, 2000. The lot is identified as Ward 18 Plat 11019010 for the City of Boston assessing purposes. The existing dwelling located on the property was constructed between 2000 and 2002. The west side of the dwelling has a walk-out basement to a large concrete patio. There is a 10' by 16' wood deck at the first floor level located on the southwest corner of the dwelling. Access to the property is provided by an asphalt driveway located on the north side of the dwelling. There is a gravel parking area located to the north of the driveway that provides additional off-street parking. The south and east sides of the dwelling are naturally flat and consist mainly of lawn area. There are several retaining walls located to the north and west of the dwelling that keep the topography of the improved portion of the site relatively flat. The natural, unimproved portions of the site slope steeply to the west toward the Neponset River.

The proposed 26' by 28' slab on grade addition to the existing single family dwelling only involves work in previously disturbed areas. The concrete walkway and stairs located on the north side of the dwelling, as well as a portion of the asphalt driveway and gravel parking area will be removed in order to construct the addition. The retaining walls located immediately to the south and west of the driveway/parking area would also be removed. The foundation wall located on the west side of the proposed addition would take the place of the retaining wall

allowing for a slight (77± sq. ft.) increase to the concrete patio at the rear of the dwelling. A set of concrete stairs will be added to the north side of the proposed addition to provide access from the gravel parking area to the concrete patio. There are no significant grade changes proposed as part of this project. The only slight grade changes proposed are to the east and north side of the addition and represent the minimum amount necessary to divert stormwater runoff away from the dwelling.

The proposed project will not result in an increase in runoff to the Neponset River or any abutting properties. The only areas being disturbed as part of this project are currently improved with either asphalt, concrete, or compacted gravel. Hydrographs for both the existing and proposed site condition are attached to this narrative to ensure compliance with good engineering practices. Furthermore, an added benefit of this project is the elimination of a portion of the existing parking area, a potential source of contaminated runoff, and replacing it with roof area, a source of clean runoff.

The proposed project involves work in the 100' buffer zone of the Bank / Mean Annual High Water line of the Neponset River. This work will take place on the edge of the 25' Riverfront Area on a portion of the site that has previously been disturbed. There is no alteration to the Bank / Mean Annual High Water line or Bordering Land Subject to Flooding proposed as part of this project. In fact, there is no proposed alteration of any of the existing vegetated areas located on the property. In order to protect the resource areas during construction a silt fence barrier will be installed along the western most chain link fence prior to construction and shall remain in place until construction is complete.

In closing, the proposed project has been designed to fully comply with the performance standards of the Wetlands Protection Act (310 CMR 10.00). If constructed properly, the proposed project will not alter or adversely affect any of the resource areas located on the property.

Aguilar_571 Truman Highway

Type III 24-hr 100-Year Storm Rainfall=6.60"

Prepared by {enter your company name here}

Printed 9/17/2018

HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

Summary for Subcatchment EC: Existing Conditions

Runoff = 1.18 cfs @ 12.09 hrs, Volume= 0.084 af, Depth> 4.81"

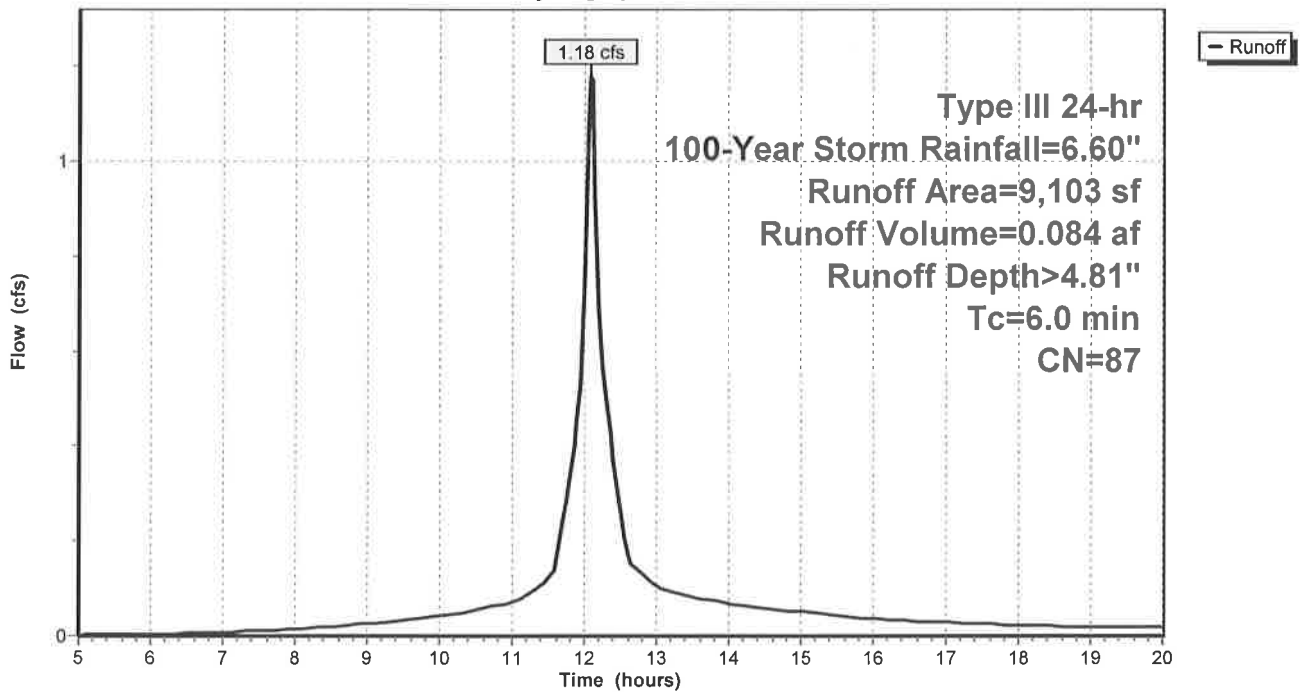
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year Storm Rainfall=6.60"

Area (sf)	CN	Description
926	98	Roofs, HSG C
* 1,384	98	Concrete, HSG C
* 820	98	Asphalt, HSG C
1,650	96	Gravel surface, HSG C
2,374	70	Woods, Good, HSG C
1,454	74	>75% Grass cover, Good, HSG C
* 495	98	BLSF, HSG C
9,103	87	Weighted Average
5,478		60.18% Pervious Area
3,625		39.82% Impervious Area

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

Subcatchment EC: Existing Conditions

Hydrograph



Summary for Subcatchment PC: Proposed Conditions

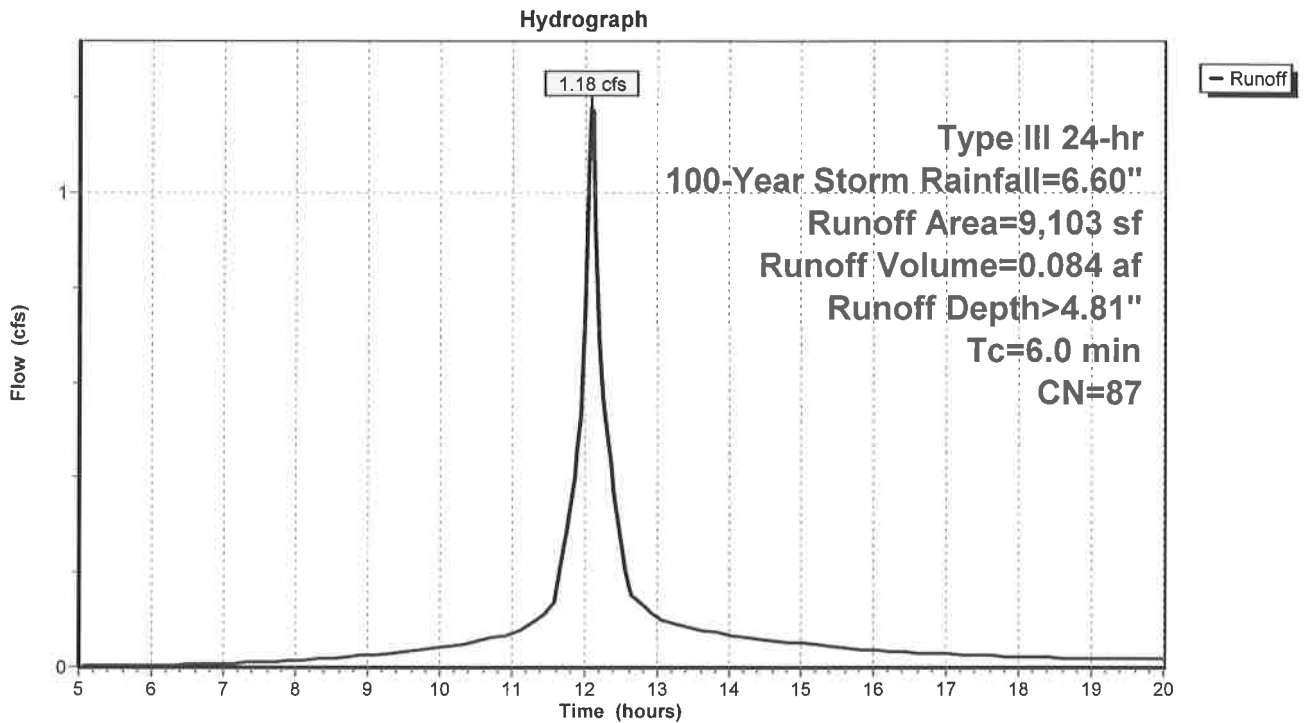
Runoff = 1.18 cfs @ 12.09 hrs, Volume= 0.084 af, Depth> 4.81"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-Year Storm Rainfall=6.60"

	Area (sf)	CN	Description
	1,654	98	Roofs, HSG C
*	1,258	98	Concrete, HSG C
*	429	98	Asphalt, HSG C
	1,439	96	Gravel surface, HSG C
	2,374	70	Woods, Good, HSG C
	1,454	74	>75% Grass cover, Good, HSG C
*	495	98	BLSF, HSG C
	9,103	87	Weighted Average
	5,267		57.86% Pervious Area
	3,836		42.14% Impervious Area

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

Subcatchment PC: Proposed Conditions





WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Boston

City/Town

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



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

A. General Information

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

571 Truman Highway	Boston	02136
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42-15-18	71-07-01
	d. Latitude	e. Longitude
18	11019010	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Rodolfo	Aguilar	
a. First Name	b. Last Name	
c. Organization		
571 Truman Highway		
d. Street Address		
Boston	MA	02136
e. City/Town	f. State	g. Zip Code
857-234-8304	ragui09.ra@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

Jeffrey	Tallman	
a. First Name	b. Last Name	
SITEC, Inc.		
c. Company		
449 Faunce Corner Road		
d. Street Address		
Dartmouth	MA	02747
e. City/Town	f. State	g. Zip Code
508-998-2125	508-998-7554	jtallman@sitec-engineering.com
h. Phone Number	i. Fax Number	j. Email address

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

\$110.00	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The applicant is proposing to construct an addition to the single family dwelling located at 571 Truman Highway. All the proposed work is in the buffer zone of a Bordering Vegetated Wetland. An erosion control barrier will be placed downgradient of all work and will remain in place throughout the project.

7a. Project Type Checklist:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

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

1. Yes No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

59327

c. Book

b. Certificate # (if registered land)

52

d. Page Number

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

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

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

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

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



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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____



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

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

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

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

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

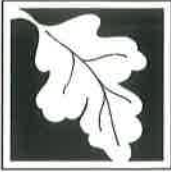
- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://www.mass.gov/dfwele/dfw/nhESP/regulatory_review/priority_habitat/online_viewer.htm.

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

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
Route 135, North Drive
Westborough, MA 01581

August 2017

b. Date of map



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

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

1. c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) Photographs representative of the site

(c) MESA filing fee (fee information available at:

http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm).

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1. Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

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

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



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

3. Separate MESA review completed.
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only
- b. Yes No If yes, include proof of mailing or hand delivery of NOI to either:
- | | |
|--|--|
| South Shore - Cohasset to Rhode Island, and the Cape & Islands:

Division of Marine Fisheries - Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694 | North Shore - Hull to New Hampshire:

Division of Marine Fisheries - North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930 |
|--|--|

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

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

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



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

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

- 2. Emergency road repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

Notice of Intent Plot Plan - Ward 18 Parcel 11019010 - 571 Truman Highway

a. Plan Title

SITEC, Inc.

b. Prepared By

9-4-18

d. Final Revision Date

Steven D. Gioiosa

c. Signed and Stamped by

1" = 20'

e. Scale

f. Additional Plan or Document Title

g. Date

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



WPA Form 3 – Notice of Intent

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

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E. Fees

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

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

148	8-30-18
2. Municipal Check Number	3. Check date
147	8-30-18
4. State Check Number	5. Check date
Rodolfo	Aguilar
6. Payor name on check: First Name	7. Payor name on check: Last Name

F. Signatures and Submittal Requirements

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

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



1. Signature of Applicant

8-31-18

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

8-31-18

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Applicant:

Rodolfo _____ Aguilar _____
 a. First Name b. Last Name

 c. Organization

571 Truman Highway _____
 d. Mailing Address

Boston _____ MA _____ 02136
 e. City/Town f. State g. Zip Code

857-234-8304 _____ ragui09.ra@gmail.com
 h. Phone Number i. Fax Number j. Email Address

2. Property Owner (if different):

 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

3. Project Location:

571 Truman Highway _____ Boston _____
 a. Street Address b. City/Town

B. Fees

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

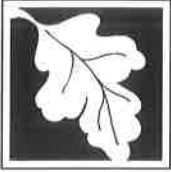
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Addition to Single Family Dwelling	1	\$110	\$110

Step 5/Total Project Fee: \$110

Step 6/Fee Payments:

Total Project Fee:	\$110.00
State share of filing Fee:	\$42.50
City/Town share of filling Fee:	\$67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

RODOLFO N AGUILAR
DORA A AGUILAR
571 TRUMAN HWY.
HYDE PARK, MA 02136

5-7017/2110

147

DATE August 30, 2018

PAY TO THE
ORDER OF

Commonwealth of MA \$ 42.50
Forty two dollars 50/100

DOLLARS  Security Features
Included
Details on Back

Citizens Bank®

PLATINUM

MEMO

Rodolfo Aguilar MP
⑆ 211070175⑆ 1324508520⑈ 0147

RODOLFO N AGUILAR
DORA A AGUILAR
571 TRUMAN HWY.
HYDE PARK, MA 02136

5-7017/2110

148

DATE August 30, 2018

PAY TO THE
ORDER OF

City of Boston \$ 67.50
sixty seven dollars 50/100

DOLLARS  Security Features
Included
Details on Back

Citizens Bank®

PLATINUM

MEMO

Rodolfo Aguilar MP
⑆ 211070175⑆ 1324508520⑈ 0148

RODOLFO N AGUILAR
DORA A AGUILAR
571 TRUMAN HWY.
HYDE PARK, MA 02136

5-7017/2110

149

DATE AUG 30, 2018

PAY TO THE
ORDER OF

City of Boston \$ 75.00
Seventy Five Exact dollars

DOLLARS  Security Features
Included
Details on Back

Citizens Bank®

PLATINUM

MEMO

Rodolfo Aguilar MP
⑆ 211070175⑆ 1324508520⑈ 0149

**ABUTTERS LIST
571 TRUMAN HIGHWAY
WARD 18 – PARCEL 11019010**

Subject Parcel

Ward 18
Parcel 11019010
Rodolfo N. & Dora Aguilar
571 Truman Highway
Hyde Park, MA 02136

Abutters

Ward 18
Parcel 11019030
Phyllis L. Blakely
575 Truman Parkway
Hyde Park, MA 02136

Ward 18
Parcel 11020010
Khanh An & Bao Khanh Nguyen
579 Truman Highway
Hyde Park, MA 02136

Ward 18
Parcel 11039000
City of Boston
1 City Hall Square
Boston, MA 02201-2011

Ward 18
Parcel 11060000
David A., Sr. & Mery Johnson
570 Truman Highway
Hyde Park, MA 02136

Ward 18
Parcel 11018100
Benjamin Kelleher
574 Truman Highway
Hyde Park, MA 02136

Ward 18
Parcel 11018050
James T. & Josephine N. Allen
576 Truman Highway
Hyde Park, MA 02136

Ward 18
Parcel 11038000
Commonwealth of Massachusetts
Dept. of Conservation & Recreation
251 Causeway Street, 9th Floor
Boston, MA 02114

Ward 18
Parcel 11036000
Berkshire Investments, LLC
11 Walnut Hill Road
Chestnut Hill, MA 02467

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc. Unit C
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

September 4, 2018

**Subject: Notice of Intent – Ward 18 Parcel 11019010
571 Truman Highway – Hyde Park, Massachusetts**

Dear Abutter,

You are being notified at this time of a Notice of Intent application made to the City of Boston Conservation Commission and the Department of Environmental Protection by Rodolfo N. and Dora Aguilar regarding the subject property. The application has been filed in order to construct an addition to a single-family dwelling and to perform the necessary site work required to construct the addition. The proposed project involves work in the 100-foot buffer zone of a resource area as defined by the Wetlands Protection Act (310 CMR 10.00).

Copies of Notice of Intent may be examined at the office of the City of Boston Conservation Commission located at Boston City Hall, Room 709 between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday. Copies of the Notice of Intent may be obtain from SITEC, Inc. by calling 508-998-2125 between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday. More information regarding the application may be obtained from the Department of Environmental Protection's Northeast Regional Office located at 205B Lowell Street, Wilmington, MA by calling 978-661-7679.

A public hearing will be scheduled by the Boston Conservation Commission in order to discuss the application. A notice will be published in The Herald at least five days prior to the public hearing, which will be held at Boston City Hall, indicating the date and time of the hearing. Also, a notice will be posted at Boston City Hall no less than 48 hours in advance of the hearing. For more information regarding the scheduling of the hearing please contact the Boston Conservation Commission at 617-635-3850 between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday.

Sincerely,
For SITEC, Inc.



Jeffrey Tallman
Senior Project Engineer



Wetland Delineation Sketch: 571 Truman Parkway, Hyde Park (Boston), MA | prepared by LEC Environmental Consultants, Inc., based on July 2, 2018 field work by Rich Kirby, Senior Wetland Scientist, cell: 508-813-4129

Orange line represents approximate location of Bank-Mean Annual High Water (MAHW) Line flags B-1 through B-7. The 25-foot Riverfront Area and 100-foot Buffer Zone extend from the B-series flags. See attached FEMA FIRM for 100-year Floodplain Elevation 37 in the NAVD88 datum (1% Annual Chance Flood).

Surveyor should locate flags and floodplain elevation and show on Site Plan, with 25-foot Riverfront Area, 100-foot Buffer Zone, and all existing conditions, including house, driveway, walkway, gravel parking area, sheds, wooden deck, concrete patios and stairs, retaining walls, fences, etc., and site topography to the property lines at 1-foot contours.



MAP SCALE 1" = 500'



NIPUP

PANEL 0088G

FIRM FLOOD INSURANCE RATE MAP SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 08 OF 151 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS: NUMBER 250296 PANEL SUFFIX 0088 G
COMMUNITY BOSTON, CITY OF

Notice to User: The Map Member shown below should be used when this map is used. Community information above should be used on insurance applications for the subject community.



MAP NUMBER 2502SC0088G
EFFECTIVE DATE SEPTEMBER 25, 2009

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program, flood maps check the FEMA Flood Map Store at www.msc.fema.gov



IONIC PANEL 0088G



September 12, 2018

Email (Ragui09.ra@gmail.com)

Rodolfo Aguilar
571 Truman Highway
Boston, MA 02136

**Re: Wetland Resource Area Analysis
571 Truman Highway
(Parcel ID #: 1811019010)
Boston (Hyde Park), Massachusetts**

[LEC File #: AguR\18-237.02]

Dear Mr. Aguilar:

Pursuant to your request, LEC Environmental Consultants, Inc., (LEC) conducted a site evaluation and Wetland Resource Area boundary determination at 571 Truman Highway (Parcel ID #: 1811019010) in the Hyde Park neighborhood of Boston, Massachusetts. Our site evaluation was conducted in accordance with the *Massachusetts Wetlands Protection Act (Act, M.G.L. c. 131, s. 40)* and its implementing Regulations (*Act Regulations, 310 CMR 10.00*), and the criteria provided in *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act (March 1995)* and *Field Indicators for Identifying Hydric Soils in New England (May 2017)*. The following report provides a general site description, wetland delineation methodology, and a description of the Wetland Resource Areas and potential regulatory implications.

General Site Description

The 9,103± square-foot property is located in the Boston neighborhood of Hyde Park, off of the northwest side of Truman Highway, north of Fairmount Avenue, and south of the MBTA Commuter Rail Fairmount Line within the southern portion of Boston, Massachusetts. Residential development associated with Truman Parkway is located south and east of the property, while undeveloped forested land and the Neponset River are located immediately northwest and north of the property. The property is located at the western terminus of the Neponset River Greenway.

The property contains a single-family dwelling with a walk-out basement and first floor wooden deck off of the rear (northwest) façade. A concrete patio with a retaining wall also is located off of the rear of the dwelling. Access to the dwelling is provided via a paved driveway from Truman Highway. A gravel parking area occurs north of the driveway. Topography on the property is generally flat within the developed portions of the site, and descends northwesterly toward the Neponset River.



According to the Natural Resource Conservation Service (NRCS) Soil Survey (Web Soil Survey and Norfolk and Suffolk Counties, Massachusetts, Version 13, October 6, 2017), roughly the western half of the property contains Urban land, 0 to 15 percent slopes, while roughly the eastern half of the property contains Paxton fine sandy loam, 15 to 25 percent slopes. NRCS describes Urban land as areas where 75 percent or more of the land is covered with impervious surfaces; and describes Paxton fine sandy loam, as very deep, moderately steep, well-drained soil on the sides of upland hills.

LEC inspected soil conditions proximate to the Bank to the Neponset River and observed gravelly, loamy sand, historic fill. No redoximorphic features were observed throughout the soil profile. This soil profile is not considered 'hydric' in accordance with the *Field Indicators Guide*.

Natural Heritage and Endangered Species Program (NHESP) Designation

According to the 14th Edition (August 1, 2017) of the Natural Heritage Endangered Species Program (NHESP) *Massachusetts Natural Heritage Atlas*, the Site is not located within *Estimated Habitat of Rare Species* or *Priority Habitat of Rare Species*. In addition, there are no mapped certified or potential vernal pools on or in proximity to the Site.

Wetland Boundary Determination

On July 2, 2018, LEC conducted a site evaluation to identify and characterize existing on-site protectable Wetland Resource Areas and to delineate the Bank-Mean Annual High Water (MAHW) Line associated with the Neponset River. The extent of Wetland Resource Areas was determined through observations of existing plant communities, hydrologic indicators, and bankfull indicators in accordance with the *Act* and the *Act Regulations*.

Based on our observations, LEC determined that the Wetland Resource Areas associated with the site include the Bank-MAHW line of the Neponset River, its associated 200-foot Riverfront Area, and Bordering Land Subject to Flooding (BLSF). No Bordering Vegetated Wetlands (BVW) were observed.

Bank and Mean Annual High Water

According to 310 CMR 10.54(2): *Bank is defined as the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland... The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.*

According to 310 CMR 10.58(2)(a)(2): *The Mean Annual High Water Line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of point bars, changes in bank materials, or bank undercuts.*



The Neponset River flows northeasterly along the northwestern property boundary. The 100± foot wide channel is contained within steep vegetated Banks consisting of stones, bricks, pavement fragments, and sandy soils. LEC delineated the Bank-MAHW Line to the Neponset River with blue flagging stations B-1 through B-7.

Vegetation along the Bank-MAHW Line includes a canopy of individuals of black cherry (*Prunus serotina*), silver maple (*Acer saccharinum*), and Norway maple (*Acer platanoides*). The understory contains patches of silky dogwood (*Cornus amomum*), saplings from the canopy, and European buckthorn (*Frangula alnus*). The groundcover is dominated by poison ivy (*Toxicodendron radicans*), with patches of garlic mustard (*Alliaria petiolata*).

Riverfront Area

According to 310 CMR 10.58 2 (a)(3): *Riverfront Area is defined as the area of land between a river's mean annual high water line and a parallel line measured horizontally 200 feet away except that the parallel line is located 25 feet away in Boston, Brockton, Cambridge, Chelsea, Everett, Fall River, Lawrence, Lowell, Malden, New Bedford, Somerville, Springfield, Winthrop, and Worcester.*

Riverfront Area includes land within 25 feet of the Bank-MAHW Line associated with the Neponset River and contains the northwestern portion of the property, including the vegetated slope located along the Neponset River, and adjacent developed portions of the site.

Bordering Land Subject to Flooding

Bordering Land Subject to Flooding (BLSF) is defined as *an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland* [310 CMR 10.57 2a)].

According to the September 25, 2009 Federal Emergency Management Agency Flood Insurance Rate Map for Suffolk County, Massachusetts (Map No: 25025C0088G), a portion of the property adjacent to the Neponset River is located within Zone AE (Elevation 37 NAVD88): *Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined.*

The BLSF on the subject property extends from the Bank-MAHW Line of the Neponset River to Elevation 37.

Summary

LEC conducted a site evaluation and wetland delineation on July 2, 2018 to determine the extent of Wetland Resource Areas subject to jurisdiction under the *Act* and *Act Regulations*. Based on our site evaluation and review of pertinent maps, LEC determined that the on-site Wetland Resource Areas include Bank-MAHW, Riverfront Area, and BLSF associated with the Neponset River. No BVW was observed. Any work proposed within the Bank and/or its corresponding 100-foot Buffer Zone, the 25-foot Riverfront Area, or BLSF will require compliance with performance standards enumerated in the *Act*



Regulations, and filing for the appropriate permits with the Boston Conservation Commission and/or the Massachusetts Department of Environmental Protection, and may require additional wetlands permitting depending on the extent and scope of work.

Thank you for the opportunity to provide these services. Should you have any questions or require additional information, do not hesitate to contact me in our Worcester office at 508-753-3077 or at rkirby@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

A handwritten signature in black ink, appearing to read "Richard Kirby", written over a horizontal line.

Richard A. Kirby
Senior Wetland Scientist

rak: projects\18-237 AguR WRAA

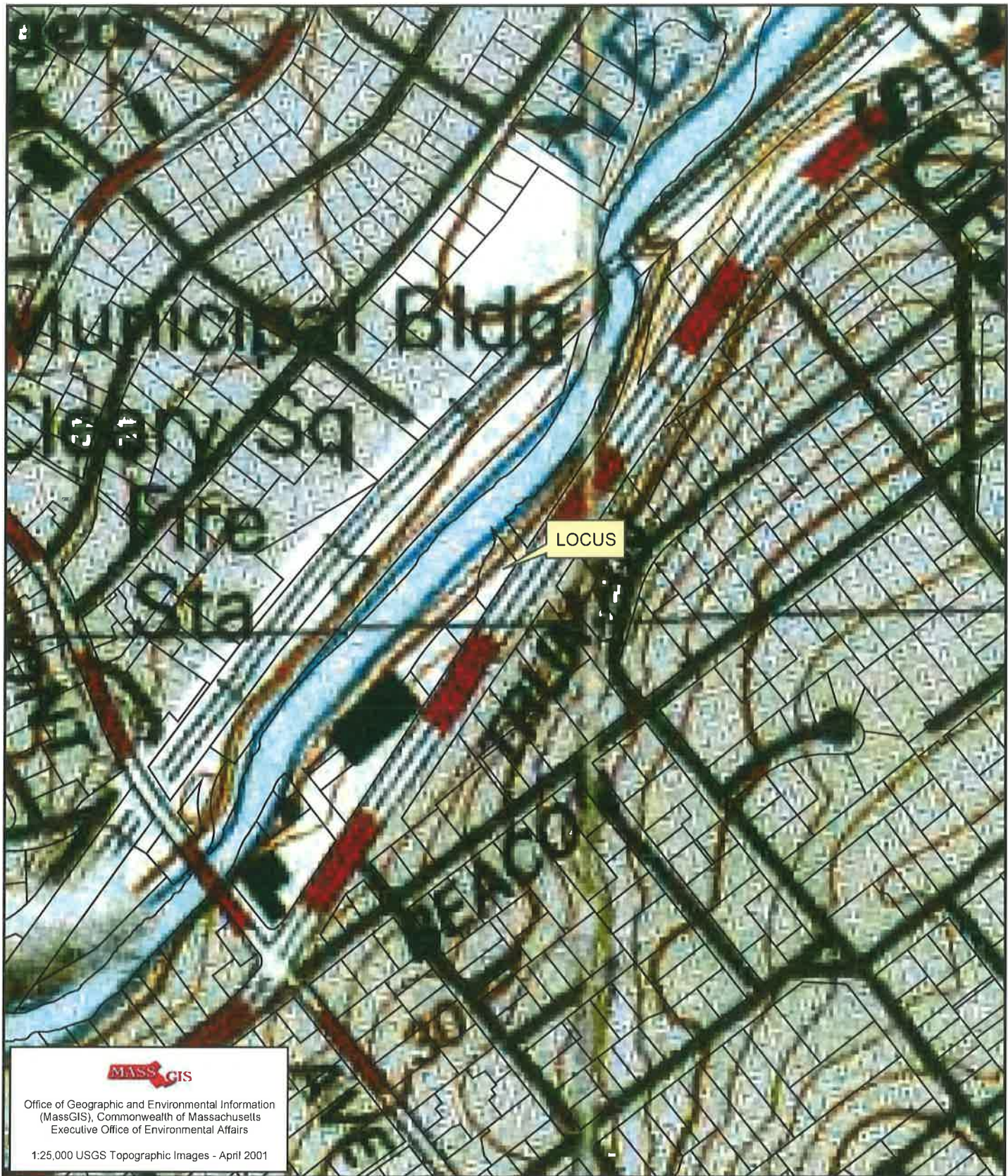
Attachments

USGS Topographic Map

USGS Color Ortho Imagery with NHESP Estimated & Priority Habitats

FEMA Flood Insurance Rate Map

NRCS Soils Map



Office of Geographic and Environmental Information
(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs

1:25,000 USGS Topographic Images - April 2001

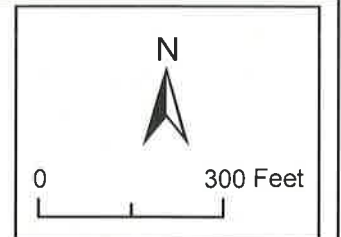


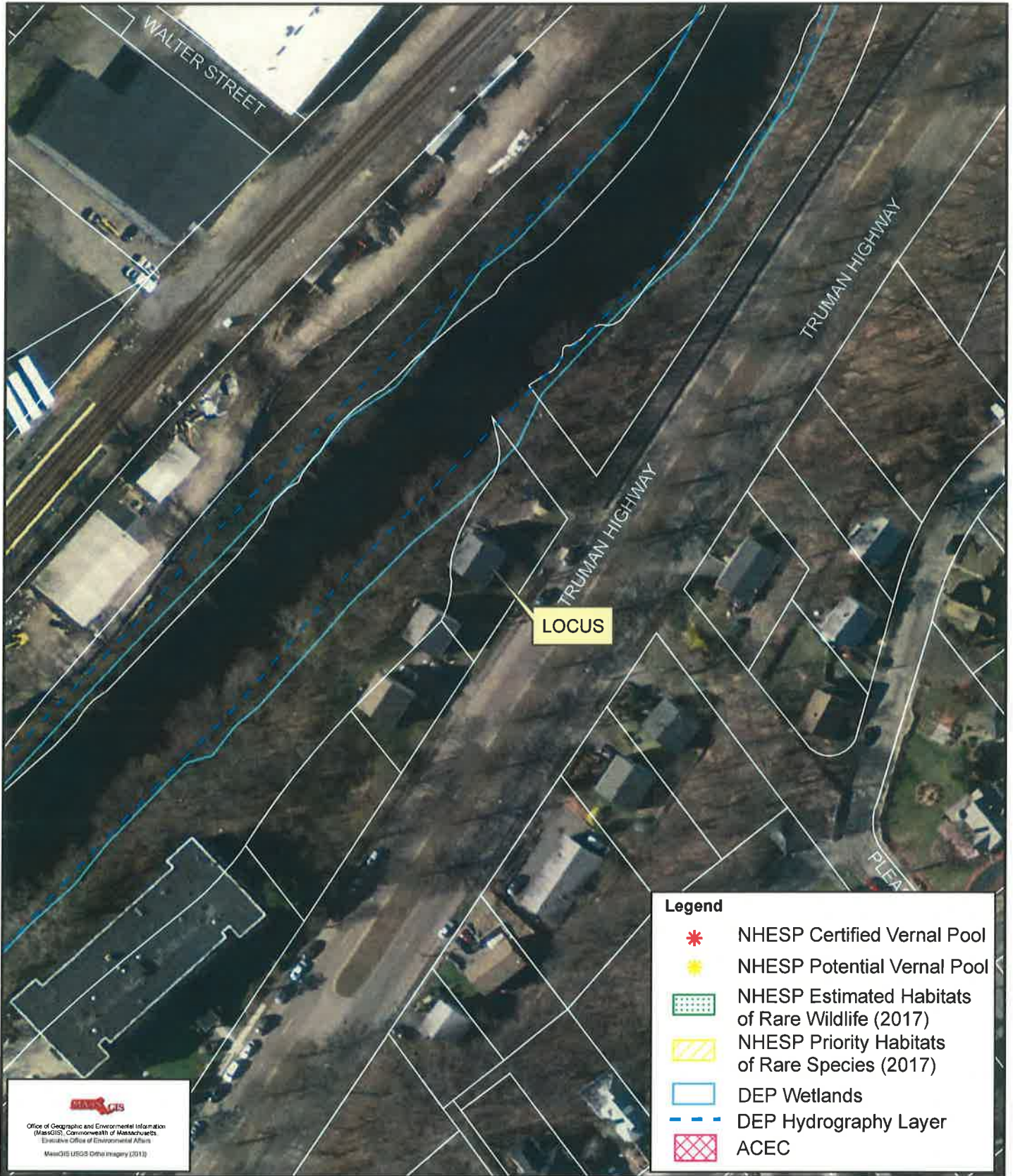
Environmental Consultants, Inc.
Wakefield, MA
781.245.2500

www.lecenvironmental.com

571 Truman Highway
Hyde Park, MA

June 26, 2018



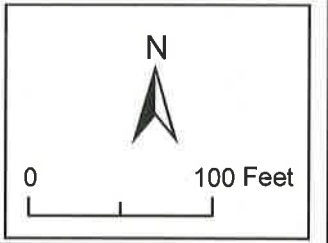



 Office of Geographic and Environmental Information
 (MassGIS), Commonwealth of Massachusetts
 Executive Office of Environmental Affairs
 MassGIS LEGIS Ortho Imagery (2013)

LEC
 Environmental Consultants, Inc.
 Wakefield, MA
 781.245.2500
www.lecenvironmental.com

571 Truman Highway
 Hyde Park, MA

June 26, 2018





MAP SCALE 1" = 500'



INFLIP

PANEL 0088G

FIRM FLOOD INSURANCE RATE MAP SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 88 OF 151

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER 250296
PANEL SUFFIX 0088
BOSTON CITY OF G

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



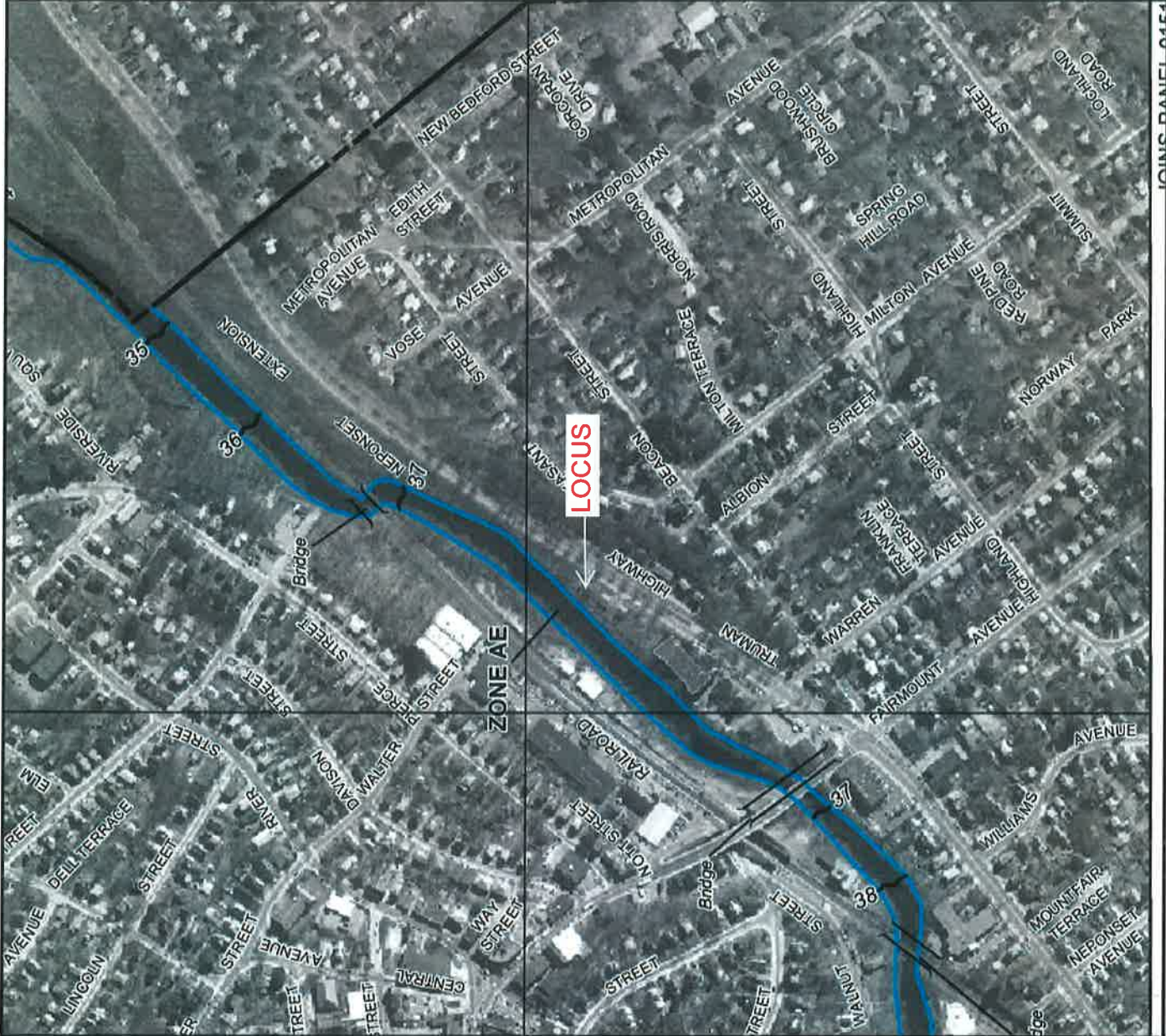
MAP NUMBER
25025C0088G

EFFECTIVE DATE
SEPTEMBER 25, 2009

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



INFLIP PANEL 04E4

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); Base Flood average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deauthorized. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet*

(EL 987)

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid, zone 19

5000-foot grid : Massachusetts State Plane coordinate system, mainland zone (TIPSZONE 2001), Conformal Conic

Bench mark (see explanation in Notes to Users section of this FIRIM panel)

River Mile

MAP REPOSITORIES

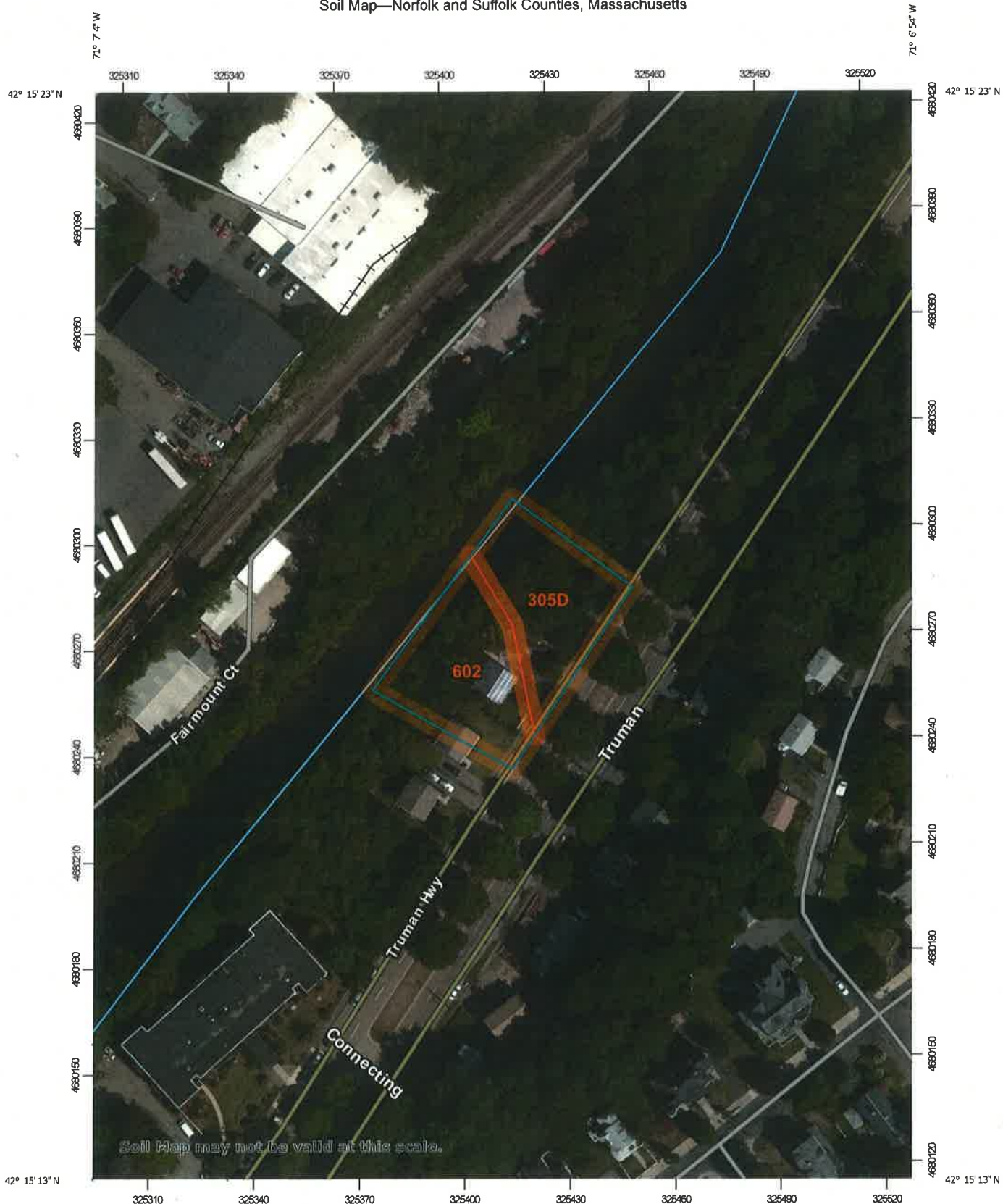
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

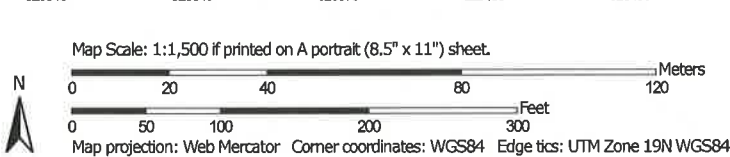
September 25, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL


















Soil Map—Norfolk and Suffolk Counties, Massachusetts



Soil Map may not be valid at this scale.



MAP LEGEND

-  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 1:25,000.

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: Norfolk and Suffolk Counties, Massachusetts
 Survey Area Data: Version 13, Oct 6, 2017

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

Date(s) aerial images were photographed: Aug 10, 2014—Aug 25, 2014

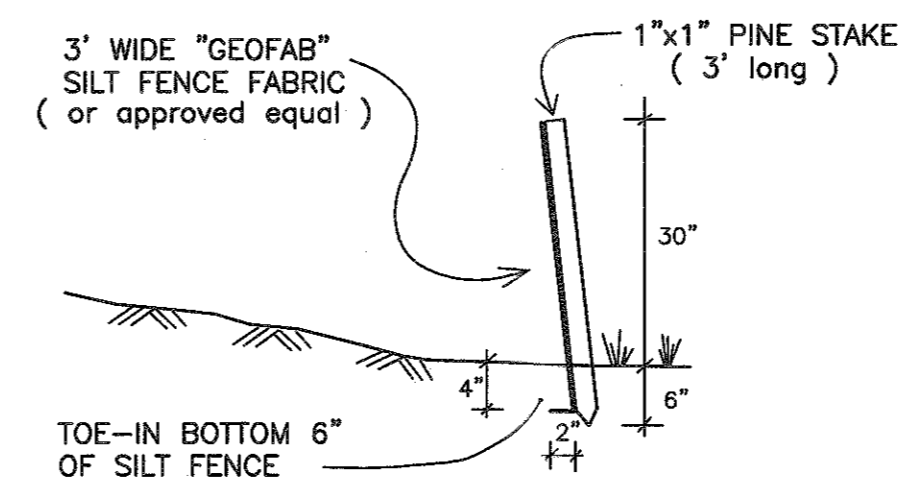
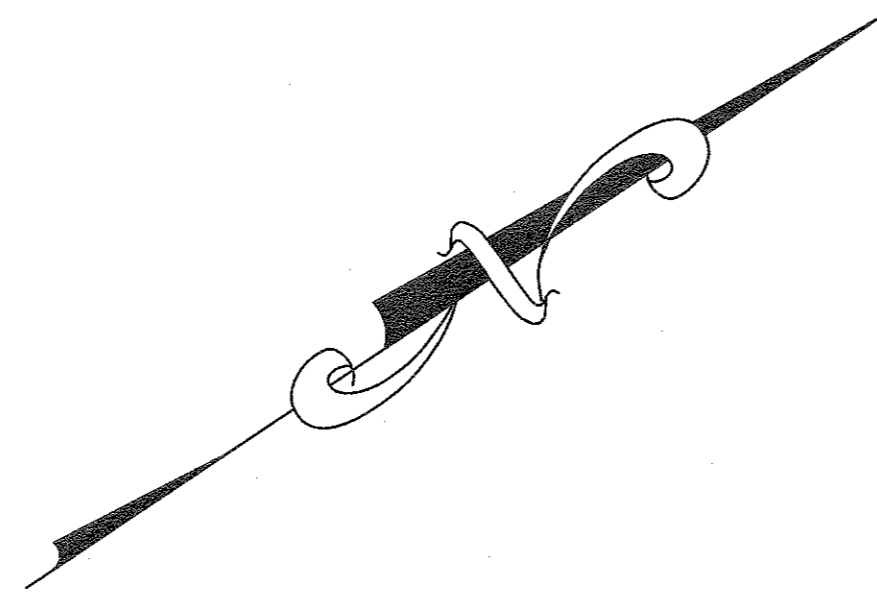
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
305D	Paxton fine sandy loam, 15 to 25 percent slopes	0.3	49.2%
602	Urban land, 0 to 15 percent slopes	0.4	50.8%
Totals for Area of Interest		0.7	100.0%

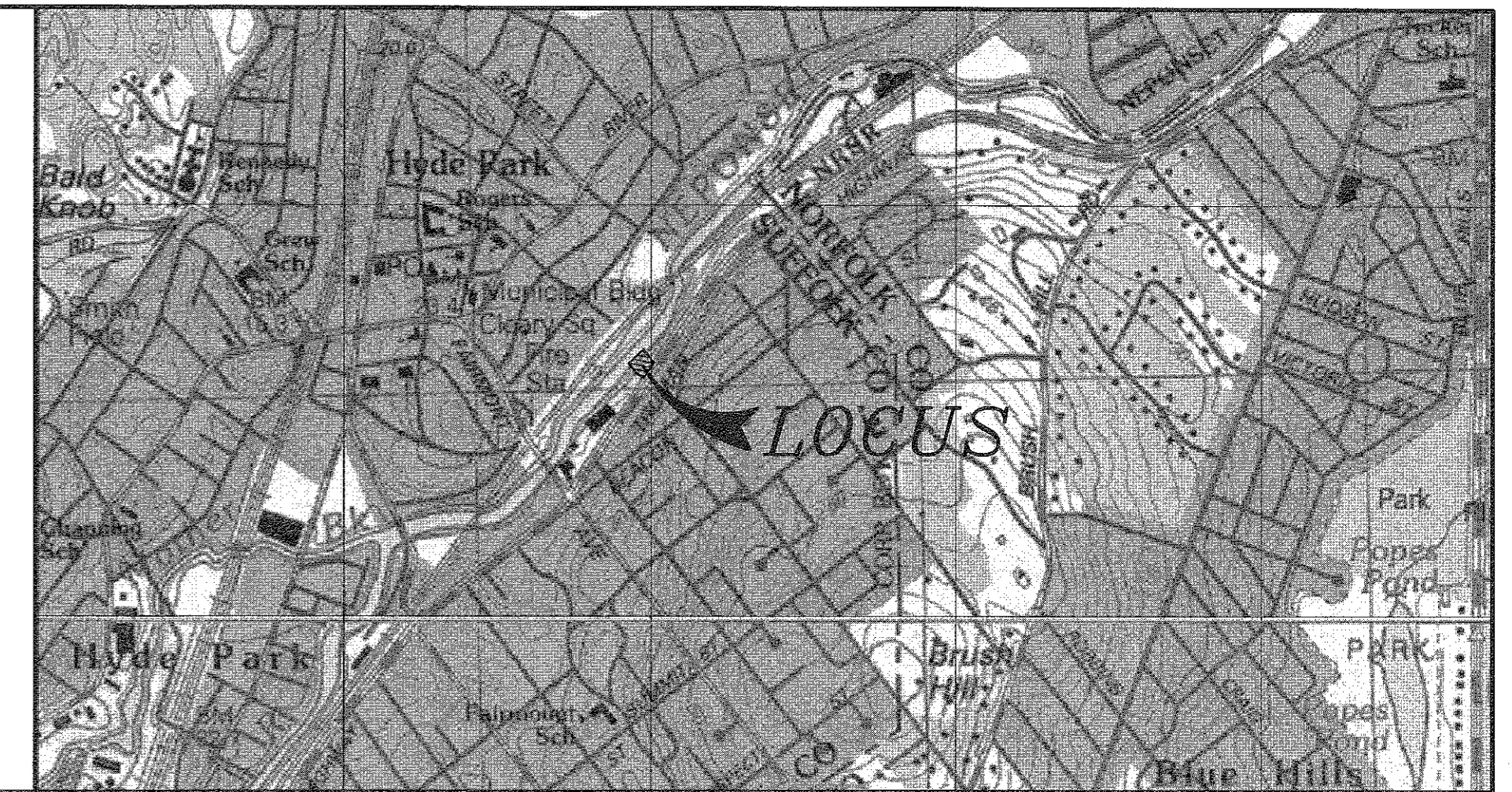
LEGEND

- | | | | |
|--|-------------------------|--|-----------------------------|
| | PROPERTY BOUNDARY | | MEAN ANNUAL HIGH WATER LINE |
| | EXISTING MAJOR CONTOUR | | MEAN ANNUAL HIGH WATER FLAG |
| | EXISTING MINOR CONTOUR | | LIMIT OF 100' BUFFER ZONE |
| | EXISTING SPOT GRADE | | LIMIT OF 25' RIPARIAN ZONE |
| | PROPOSED CONTOUR | | FLOOD ZONE BOUNDARY LINE |
| | PROPOSED SPOT GRADE | | PROPOSED SILT FENCE |
| | CHAIN LINK FENCE | | EASEMENT LINE |
| | CONCRETE RETAINING WALL | | CENTERLINE OF CHANNEL |
| | EXISTING STRUCTURE | | PROPOSED STRUCTURE |
| | EXISTING UTILITY POLE | | EXISTING FIRE HYDRANT |
| | EXISTING CATCH BASIN | | EXISTING GRANITE CURB |

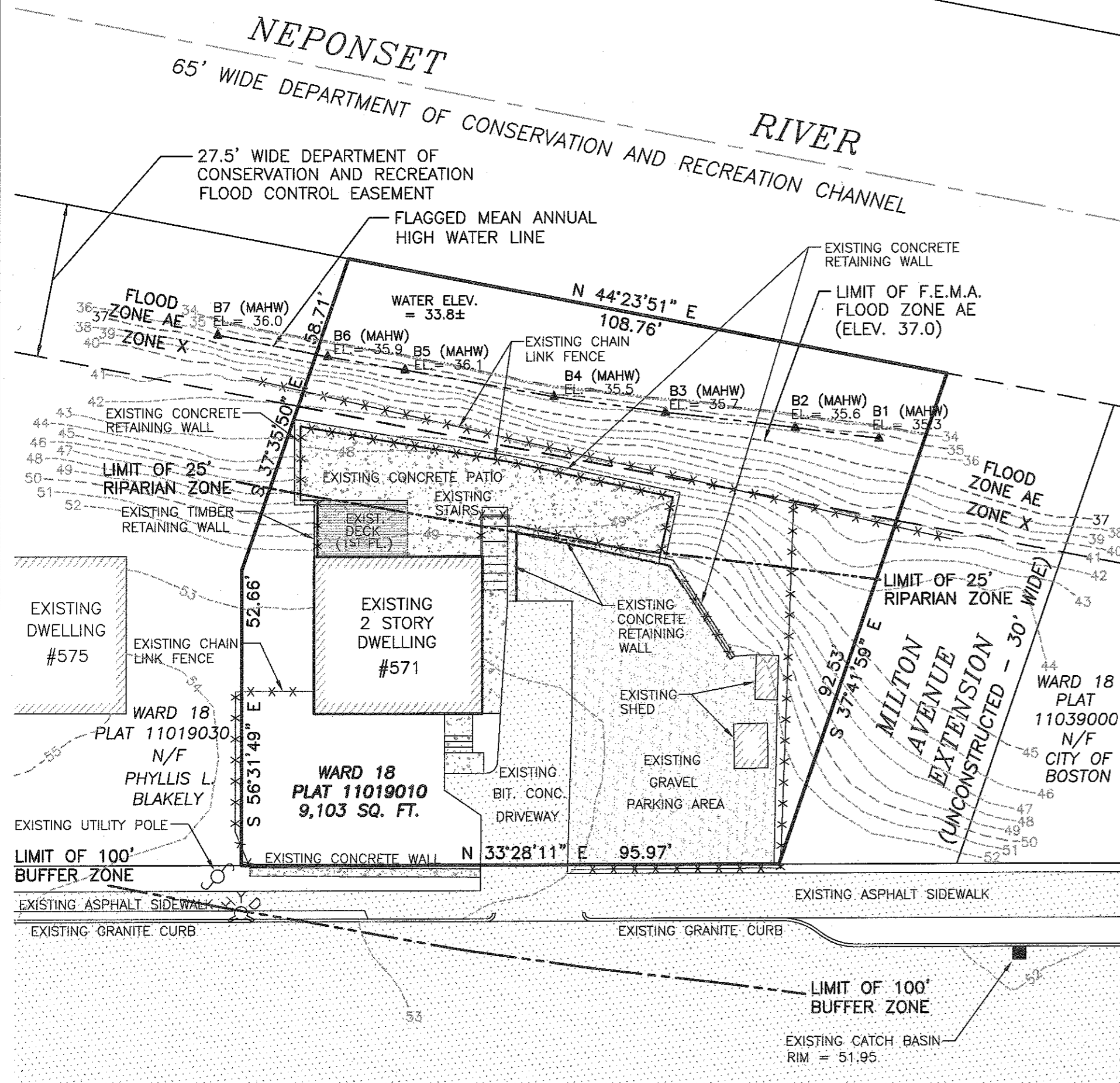


SILT FENCE BARRIER DETAIL

NOT TO SCALE



WARD 18 PLAT 11036000
N/F
BERKSHIRE INVESTMENTS, LLC



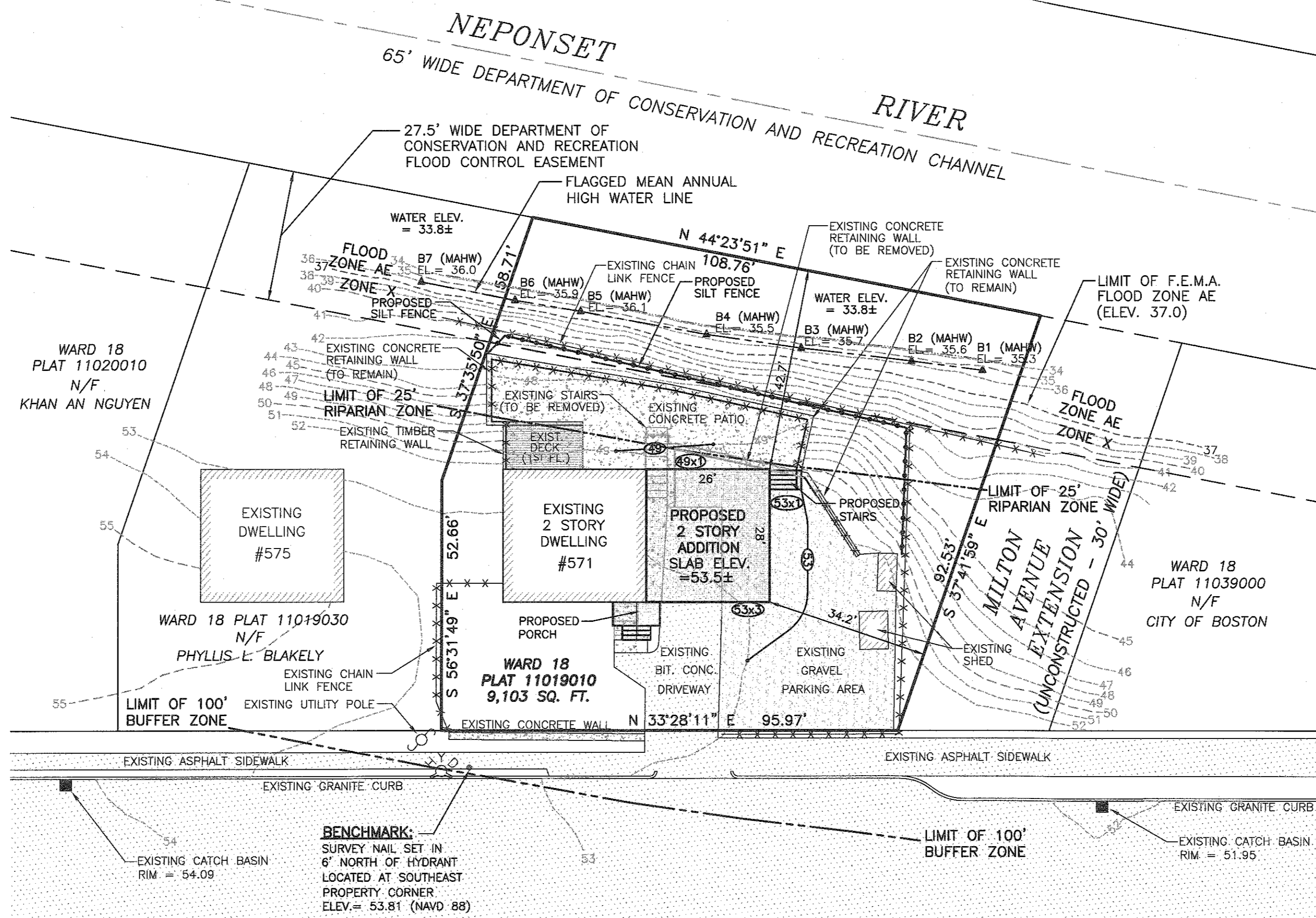
TRUMAN (PUBLIC - 100' WIDE) HIGHWAY

WARD 18 PLAT 11018050 N/F JAMES T. & JOSEPHINE ALLEN	WARD 18 PLAT 11018100 N/F BENJAMIN KELLEHER	WARD 18 PLAT 11060000 N/F DAVID A. JOHNSON, SR.
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EXISTING CONDITIONS

SCALE: 1" = 20'

WARD 18 PLAT 11036000
N/F
BERKSHIRE INVESTMENTS, LLC



TRUMAN (PUBLIC - 100' WIDE) HIGHWAY

WARD 18 PLAT 11018000 N/F BAY COVE HUMAN SERVICES, INC.	WARD 18 PLAT 11018050 N/F JAMES T. & JOSEPHINE ALLEN	WARD 18 PLAT 11018100 N/F BENJAMIN KELLEHER	WARD 18 PLAT 11060000 N/F DAVID A. JOHNSON, SR.
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PROPOSED CONDITIONS

SCALE: 1" = 20'

GENERAL NOTES

- PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF REVISED LOTS IN BOSTON, MASS. (HYDE PARK DISTRICT)" PREPARED BY ALEXANDER V. ZALESKI, P.L.S. DATED MAY 25, 2000, AND RECORDED IN THE SUFFOLK COUNTY REGISTRY OF DEEDS ON JUNE 23, 2000 AT THE END OF PLAN BOOK 25072.
- THE PORTION OF THIS PROPERTY BELOW ELEV. 37.0 IS LOCATED IN AN AE ZONE (FLOOD HAZARD AREA WITH A 1% ANNUAL CHANCE OF FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF SUFFOLK COUNTY, MASSACHUSETTS, PANEL 88 OF 151, MAP NUMBER 25025C0088G DATED SEPTEMBER 25, 2009.
- MEAN ANNUAL HIGH WATER LINE FLAGGED BY RICH KIRBY OF L.E.C. ENVIRONMENTAL CONSULTANTS, INC. ON JULY 2, 2018.
- EXISTING CONDITIONS SHOWN HEREON ARE A COMBINATION OF A FIELD SURVEY PERFORMED ON AUGUST 31, 2018 AND LIDAR TOPOGRAPHY.
- ALL LANDSCAPED AREA DISTURBED AS PART OF THIS PROJECT ARE TO BE SEEDED WITH AN EROSION CONTROL SEED MIX AND COVERED WITH EROSION CONTROL MATTING UNTIL STABILIZED.

CONTRACTOR NOTES

- CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THIS PLAN IS BASED ON FIELD AND RECORD INFORMATION AND THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJUTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.

ZONING REQUIREMENTS:

ZONING DISTRICT: HYDE PARK NEIGHBORHOOD DISTRICT
SUBDISTRICT: ONE FAMILY RESIDENTIAL (1F-6000)
MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM FRONTAGE: 60'
MINIMUM LOT WIDTH: 60'
MINIMUM SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 40'



<p>SITEC Civil and Environmental Engineering Land Use Planning</p> <p>449 Faunce Corner Road Dartmouth, MA 02747 (508) 998-2125 FAX (508) 998-7554</p>	<p>scale: 1" = 20'</p> <p>date: 9-4-18</p> <p>drawn: JPT</p> <p>checked: SDG</p> <p>approved: SDG</p>
	<p>project: ASSESSORS WARD 18 PLAT 11019010 571 TRUMAN HIGHWAY BOSTON (HYDE PARK), MASSACHUSETTS</p> <p>client: RODOLFO N. & DORA AGUILAR</p>
<p>drawing title: NOTICE OF INTENT PLOT PLAN</p>	<p>sheet 1 of 1</p> <p>drawing number: BOS_18-7028_NOIPP.DWG</p>