



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Boston
City/Town

WPA Form 1- Request for Determination of Applicability

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

REV 01: 8/20/2021

A. General Information

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



1. Applicant:

CRANE LEDGE WOODS COALITION
Name

craneledgeinfo@gmail.com
E-Mail Address

P.O. BOX 366158
Mailing Address

HYDE PARK
City/Town

MA
State

02136
Zip Code

617-690-7848
Phone Number

-
Fax Number (if applicable)

2. Representative (if any):

-
Firm

-
Contact Name

-
E-Mail Address

-
Mailing Address

-
City/Town

-
State

-
Zip Code

-
Phone Number

-
Fax Number (if applicable)

B. Determinations

1. I request the CITY of BOSTON make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

- N/A -
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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Rev 01:08/20/2021

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

990 AMERICAN LEGION HWY BOSTON

Street Address

City/Town

N/A

PLEASE SEE LIST BELOW b.

Assessors Map/Plat Number

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

FOR A NATURAL AREA IN THE CITY OF BOSTON,
CONSISTING OF:

PARCEL ID:	SQ FT
1807234350	40,863
1807318100	60,984
1807321100	515,315

- c. Plan and/or Map Reference(s):

SITE PLAN FIGURE 1-4

4 JUNE 2021

Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

FOR REFERENCED PARCELS in C.1.b, ON LAND OWNED
BY NEW COVENANT CHRISTIAN CTR per CITY OF BOSTON
RECORDS, A PROJECT DESCRIBED AS:

A "RESIDENTIAL, NEIGHBORHOOD APARTMENT COMMUNITY"
AND FURTHER DESCRIBED in a FILING DATED 4 JUNE 2021
WITH THE BOSTON PLANNING AND DEVELOPMENT AGENCY.
PLEASE SEE ALSO SITE PLAN FIGURE 1-4 (C.1.c)

NARRATIVE DESCRIPTION: THIS WPA-1 IS A REQUEST
THAT THE CONSERVATION COMMISSION DETERMINE
WHETHER THE REFERENCED AREA and/or THE REFERENCED
WORK IS SUBJECT TO THE WETLANDS PROTECTION ACT.



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REV 01: 8/20/2021

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

N/A

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

N/A

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

N/A



WPA Form 1- Request for Determination of Applicability

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

Rev 01: 08/20/2021

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

MAILED TO:

NEW COVENANT CHRISTIAN CTR
 Name
1500 BLUE HILL AVENUE
 Mailing Address
MATTAPAN
 City/Town
MA
 State
02126
 Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Lokita Jackson
 Signature of Applicant
08/20/2021
 Date

-
 Signature of Representative (if any)
-
 Date

ALSO MAILED TO:

CITY OF BOSTON CONSERVATION COMMISSION
 CITY HALL, ROOM 709
 BOSTON, MA 02201

MASS DEPT OF ENVIRONMENTAL PROTECTION
 NORTHEAST REGIONAL OFFICE
 205B LOWELL ST.
 WILMINGTON, MA 01887

TO: Nicholas Moreno, City of Boston Conservation Commission
FROM: Crane Ledge Woods Coalition
DATE: August 20, 2021
SUBJ: WPA Form 1 - Request for Determination of Applicability: Rev 01
990 American Legion Highway

Dear Mr. Moreno.

Thank you for the timely response to our initial filing of the Wetlands Protection Act Request for Determination of Applicability dated August 9, 2021 for parcels in District 5, City of Boston: 1807234350, 1807318100, 1807321100 relative to the proposed development at 990 American Legion Highway.

Please find attached our revised filing for Conservation Commission consideration at the hearing scheduled for Wednesday, September 1, 2021. We believe this revised filing is complete under state Wetland Protection Act requirements.

Please note that we are not seeking a determination at this time under the City of Boston Local Wetlands Ordinance.

We recommend and request that the Conservation Commission engage a qualified wetland scientist or firm to evaluate whether jurisdictional resources exist at the 990 American Legion Highway site, and that this independent evaluation be paid for under Commission funds dedicated for natural resource review.

The subject site is located within an environmental justice neighborhood at risk from the adverse impacts of natural resource losses. The Conservation Commission may appropriately expend these designated funds to pay for the resource determination.

As part of this assessment of Commission jurisdiction and City commitment to inclusive, transparent stakeholder engagement, we request:

- That the Coalition receive notice from the Commission of any site visit scheduled as part of the Request for Determination of Applicability;
- That the Commission provide the Coalition its adopted guidelines for site visits, if such guidelines exist. We note that MassDEP has standard and beneficial site visit protocols in place.

Thank you for your past and continuing work with the Coalition and all parties in this matter.

**SUBJ: WPA Form 1 - Request for Determination of Applicability: Rev 01
990 American Legion Highway**

Rev 01 Update on Items Listed:

BCC01. WPA Form 1 Section C(1)(c) indicates that no plans are applicable to the request. Section B(1) requests the Commission to determine whether the area shown on the plans accompanying the request is subject to their jurisdiction. Please update the form with the appropriate plan reference. **Instructions for Completing Application WPA Form 1 – Request for Determination of Applicability, Boston Wetlands Regulations, Section VI(A)(1) & Boston Conservation Commission Filing Guide (incorporated into the Regulations by reference)**

PLAN REFERENCE INCLUDED IN SEC. C(1)(c).

BCC02. We will need evidence that the property owner has been notified that the RDA has been filed. **310 CMR 10.05(3)(a)(3) & Boston Wetlands Regulations, Section VI(A)(3)**

EVIDENCE PROVIDED VIA SIGNED VERIFICATION & USPO RECEIPT OF MAILING.

BCC03. A filing fee of \$425 is required for this request as well (\$100 up to 1 acre + \$25 for each additional acre). **Boston Wetlands Regulations, Section VII(B)(1) & Boston Conservation Commission Filing Guide (incorporated into the Regulations by reference)**

NOT REQUIRED UNDER WPA. APPLICANT TO PAY FOR PUBLIC NOTICE PUBLICATION.

BCC04. We will need a copy of the 300ft Abutters List, a signed Affidavit of Service, a copy of the English Abutter Notification, a copy of the translated Abutter Notification, translation certification, and a copy of the babel notice. **Boston Wetlands Regulations, Section VI(A)(2), Boston Wetlands Regulations, Section VI(E), & Boston Conservation Commission Filing Guide (incorporated into the Regulations by reference)**

NOT REQUIRED UNDER WPA.

BCC05. We will need a narrative describing what is being requested of the Commission, which resource areas you are seeking a determination on, and evidence supporting the presence of wetlands. We will also need the wetland determination sheets completed by a certified wetland scientist. **Instructions for Completing Application WPA Form 1 – Request for Determination of Applicability, Boston Wetlands Regulations, Section VI(A)(1) & Boston Conservation Commission Filing Guide (incorporated into the Regulations by reference)**

THE PURPOSE OF THE WPA FORM 1 FILING IS TO INITIATE AND COMPLETE THE REFERENCED DETERMINATION. AS NOTED, APPLICANT REQUESTS THAT THE COMMISSION COMPLETE THE ON-SITE EVALUATION VIA A QUALIFIED WETLAND SCIENTIST OR FIRM.

**SUBJ: WPA Form 1 - Request for Determination of Applicability: Rev 01
990 American Legion Highway**

BCC06. We will also need any stormwater engineering calculations to support the presence of ponding wetland resource areas. **Boston Wetlands Regulations, Section VI(A)(1) & Boston Conservation Commission Filing Guide (incorporated into the Regulations by reference)**

PLEASE SEE BCC05 ABOVE.

BCC07. The existing conditions plan set was not signed and stamped by the surveyor nor did it detail any wetland resources present on-site. We will need a stamped plan set. **Boston Wetlands Regulations, Section VI(A)(1) & Boston Conservation Commission Filing Guide (incorporated into the Regulations by reference)**

THE EXISTING CONDITIONS PLAN SET WAS PREPARED BY THE 990 AMERICAN LEGION HIGHWAY PROJECT PROPONENT.

IF A STAMPED PLAN SET IS REQUIRED TO COMPLETE A REQUEST FOR DETERMINATION OF APPLICABILITY UNDER THE WETLANDS PROTECTION ACT, THE COMMISSION MAY REQUIRE THAT THE PROPONENT PREPARE.

Sales Receipt

64 South Street
Jamaica Plain, MA 02130 US
+1 6179832679
info@freshcopyjp.com

BILL TO
FC POS

SALES #	DATE
32075	08/20/2021

PMT METHOD
Cash

ACTIVITY	QTY	RATE	AMOUNT
TaxableFC:Copy B&W retail Black & White copy/print	24	0.16	3.84T
TaxableFC:Copy Color retail Color copy/print	8	0.75	6.00T
NontaxableFC:Service Fee	1	1.00	1.00

Thanks for your business!

SUBTOTAL	10.84
TAX	0.62
TOTAL	11.46
BALANCE DUE	\$0.00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Wilmington, MA 01887

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.20
Total Postage and Fees	\$4.80



Sent To
 MASS DEPT. OF ENVIRONMENTAL PROTECTION
 Street and Apt. No., or PO Box No.
 NE REGIONAL OFFICE, 2058 LOWELL ST.
 City, State, ZIP+4®
 WILMINGTON, MA 01887

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 9778 0049

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For delivery information, visit our website at www.usps.com®.

Mattapan, MA 02126

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.20
Total Postage and Fees	\$4.80



Sent To
 NEW COVENANT CHRISTIAN CTR
 Street and Apt. No., or PO Box No.
 1500 BLUE HILL AVE
 City, State, ZIP+4®
 MATTAPAN MA 02126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 9778 0056

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Boston, MA 02201

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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Sent To
 CITY OF BOSTON CONSERVATION COMMISSION
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 CITY HALL, ROOM 709
 City, State, ZIP+4®
 BOSTON, MA 02201

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 9778 0063



FORT POINT
 25 DORCHESTER AVE RM 1
 BOSTON, MA 02205-9761
 (800)275-8777

08/20/2021 05:46 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope	1		\$1.20
Wilmington, MA 01887			
Weight: 0 lb 2.00 oz			
Estimated Delivery Date			
Mon 08/23/2021			
Certified Mail®			\$3.60
Tracking #:			
70203160000197780049			
Total			\$4.80
First-Class Mail® Large Envelope	1		\$1.20
Mattapan, MA 02126			
Weight: 0 lb 2.00 oz			
Estimated Delivery Date			
Mon 08/23/2021			
Certified Mail®			\$3.60
Tracking #:			
70203160000197780026			
Total			\$4.80
Grand Total:			\$14.40
Debit Card Remitted			\$14.40

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TO: Nicholas Moreno, City of Boston Conservation Commission
FROM: Crane Ledge Woods Coalition
DATE: September 1, 2021
SUBJ: WPA Form 1 -Request for Determination of Applicability: Rev 01
990 American Legion Highway

Dear Mr. Moreno:

Crane Ledge Woods Coalition has filed a revised Request for Determination of Applicability with the Conservation Commission for 3 parcels in District 5, City of Boston relative to the proposed development at 990 American Legion Highway.

We are not seeking a determination at this time under the City's Local Wetlands Ordinance, and believe this revised filing is complete under state Wetland Protection Act requirements.

Commission staff has requested any further information which might assist the Commission in its consideration of the RDA.

We bring to the Commission's attention a video about Crane Ledge Woods publicly posted on the internet. If we locate additional publicly available information of value we will forward it to the Commission in a timely way in advance of a scheduled hearing on the RDA.

The video appears to document Crane Ledge Woods natural resources, including footage starting at 5:40 providing possible evidence of wetland plants and areas of standing and flowing water: <https://www.youtube.com/watch?v=WIUdAH5mKJg>

CLWC cannot attest to any further details of this video, but it does appear to provide threshold evidence of possible jurisdictional resources on the site which the Commission has means and authority to access and evaluate under an RDA.

We can also provide a site map annotated by CLWC to suggest several possible areas for field investigation based on topography and elevation contour lines. Direct evaluation of the entire site by a qualified wetlands scientist is needed for Commission action on the RDA.

We understand that the Commission has an approved budget line item for such independent, technical assistance, and we suggest that investigation of whether resources under Commission jurisdiction exist on a large section of natural land in an environmental justice neighborhood in Boston is a reasonable and appropriate use of these funds.

As you likely know, natural assets within environmental justice neighborhoods in Boston and across our nation have a long history of devaluation by government agencies - a pattern which the Commission's timely action at Crane Ledge Woods can help address.

Thank you for your past and continuing work with the Coalition and all parties in this matter.

TO: Nicholas Moreno, City of Boston Conservation Commission
FROM: Crane Ledge Woods Coalition
DATE: September 3, 2021
SUBJ: WPA Form 1 -Request for Determination of Applicability: Rev 01
990 American Legion Highway: Memo 03

Dear Mr. Moreno:

Crane Ledge Woods Coalition is providing the following supplemental information to assist the Conservation Commission in its consideration of the RDA revision filed on August 20, 2021 for 3 parcels in District 5, City of Boston relative to the proposed development at 990 American Legion Highway:

1. A site base map annotated by CLWC to suggest several possible areas for field investigation based on topography and elevation contour lines.
2. Screen Shots from the video posted on the internet, appearing to show representative areas of the 990 American Legion Highway site with threshold evidence of possible jurisdictional resources which the Commission has means and authority to access and evaluate under an RDA.

The shots provide possible evidence of wetland plants and areas of standing and flowing water: <https://www.youtube.com/watch?v=WlUdAH5mKJg>

3. Through discussion with MassAudubon, CLWC is able to offer the Commission an option for independent, expert evaluation of the site as part of the RDA process. Specifics can be considered further at the Commission's earliest convenience.

Any site visit associated with the RDA will need to be via an administrative inspection warrant obtained by the Commission or with the owner's written consent.

Thank you for your past and continuing work with the Coalition and all parties in this matter.

30 AMERICAN LEGION HWY | HYDE PARK, MA

EXISTING TREE CANOPY





LEGEND

- 1 RESIDENTIAL BUILDING
- 2 CLUBHOUSE BUILDING
- 3 CLUBHOUSE POOL & POOL DECK
- 4 SURFACE PARKING (TYP)
- 5 PEDESTRIAN WALKWAY (TYP)
- 6 EN-LANCED PLANTED AREA (TYP)
- 7 LAWN (TYP)
- 8 STREET TREE (TYP)
- 9 PLANTED BUFFER
- 10 LANDSCAPE BUFFER
- 11 TRASH COMPACTOR
- 12 MAIN ENTRY DRIVE
- 13 TRAIL SYSTEM
- 14 PLAYGROUND
- 15 OUTDOOR MEETING SPACE
- 16 DOG RUN
- 17 EXISTING PLAYING FIELD

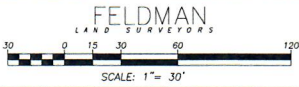
990 American Legion Highway Boston, Massachusetts

LandDesign

Figure 1-4
Site Plan

DRAFT EXISTING CONDITION SURVEY
 AMERICAN LEGION HIGHWAY
 BOSTON (HYDE PARK), MASS.

FELDMAN LAND SURVEYORS SEPTEMBER 21, 2020
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com



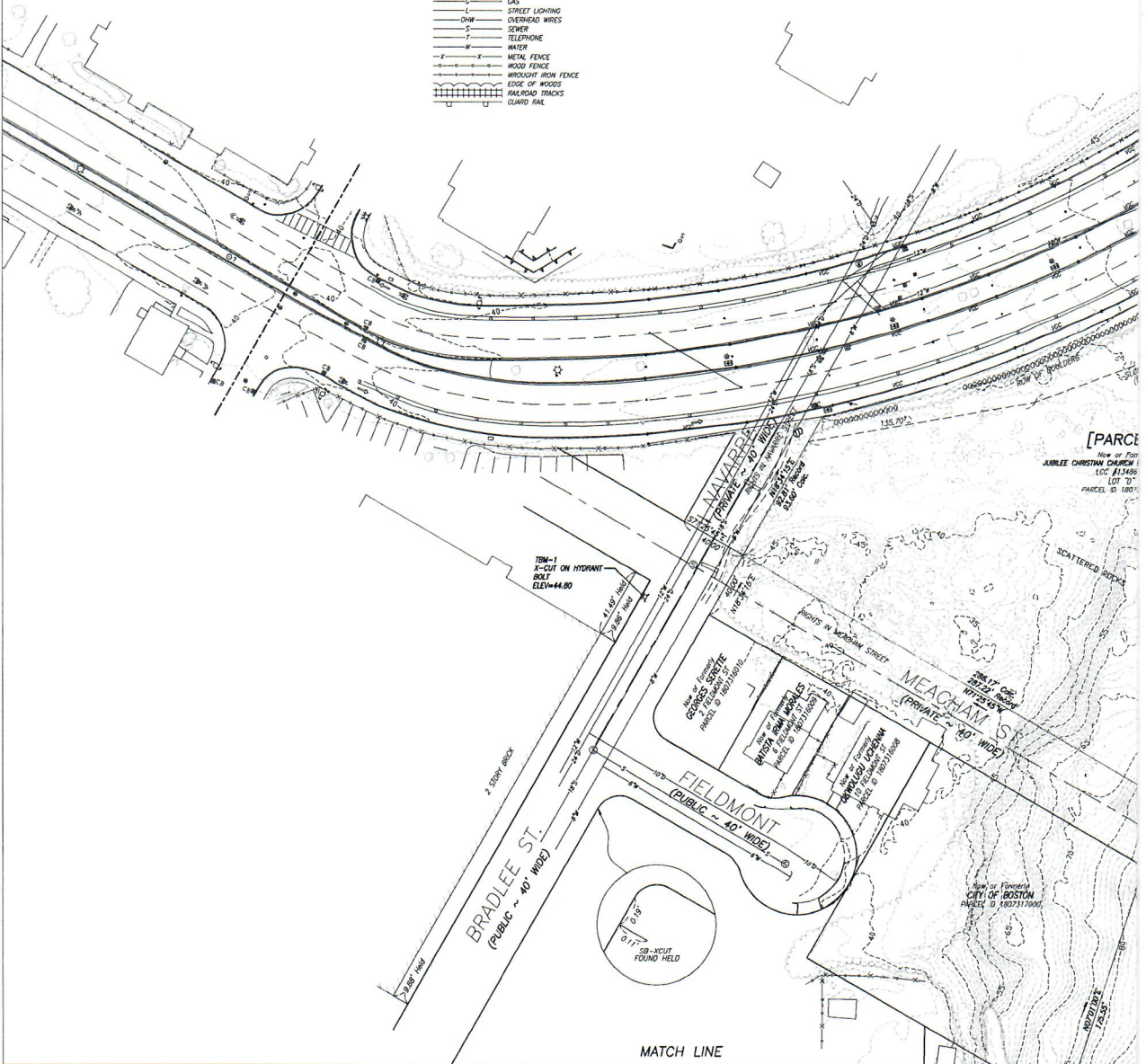
RESEARCH II	FIELD CHIEF FS	PROJ MGR SOM	APPROVED KSA	SHEET NO. 1 OF 2
CALC II	CADD II	FIELD CHECKED	CRD FILE 17621	JOB NO 17621
DATE	REVISION			

- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ WATER MANHOLE
 - ⊙ MANHOLE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT OFF/WATER GATE
 - ⊙ GAS SHUT OFF/GAS GATE
 - ⊙ BOSTON WATER VALVE
 - ⊙ CATCH BASIN
 - ⊙ ROUND CATCH BASIN
 - ⊙ D-FRAME CATCH BASIN
 - ⊙ TONYT SWIFT PLACARD
 - ⊙ CUT WIRE
 - ⊙ TRAFFIC CONTROL BOX
 - ⊙ TRAFFIC SIGNAL
 - ⊙ GUY POLE
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - ⊙ WALK LIGHT
 - ⊙ ELECTRIC MANHOLE
 - ⊙ BOLLARD
 - ⊙ POST
 - ⊙ SIGN
 - (C) CALCULATED
 - CB CONCRETE BOUND
 - CC CONCRETE CURB
 - CCB CAFE COB BERM
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - ∠ DEEM ANGLE
 - FDC FLUSH GRANITE CURB
 - FW FULL OF WATER
 - GD GARAGE DOOR
 - GEN GENERATOR
 - GSA GROSS AREA
 - GRAN GRANITE
 - L= ARC LENGTH
 - LOC LANE CURVE CASE
 - LD LANDING DOCK
 - LSA LANDSCAPED AREA
 - LST LANDSCAPE TRIMMER
 - M&S MULCH & SHRUBS
 - MF NOT FOUND
 - SB STONE BOUND
 - SOC SLOPED GRANITE CURB
 - SO FT SQUARE FEET
 - STF STOCKADE FENCE
 - TBM TEMPORARY BENCH MARK
 - TC TOP OF CURB
 - TH THRESHOLD
 - TSD TOP OF SEAMS
 - TOW TOP OF WATER
 - TR= CENTERLINE OF TROUGH
 - VOC VERTICAL GRANITE CURB
 - WFC WOODCUT IRON FENCE
 - C CABLE TELEVISION
 - CS CHANGED SEWER
 - D DRAIN
 - E ELECTRIC
 - G GAS
 - L STREET LIGHTING
 - DHW OVERHEAD WIRES
 - S SEWER
 - T TELEPHONE
 - W WATER
 - X METAL FENCE
 - WOOD FENCE
 - WOODCUT IRON FENCE
 - EDGE OF WOODS
 - RAILROAD TRACKS
 - GUARD RAIL

NOTES:
 THIS PLAN MAPPING WAS COLLECTED FROM AERIAL PHOTOGRAPHY AS REFERENCED ABOVE.
 THE DEM WAS GENERATED FROM BARE GROUND CLASSIFIED AERIAL DEM.
 NAME: 14459221.LAT
 PHOTO DATE: 03 DEC 2020 (1.3600) & 29 NOV 2020 (6 CM)
 DEM ACQUISITION DATE: 29 NOV 2020
 COMPILED DATE: 30 DEC 2020
 BY: EASTERN TOPOGRAPHICS
 WOLFEBORO, NH

SPECIAL NOTE: LIDAR CONTOUR CAUTION NO BREAKLINES WERE USED IN GENERATING CONTOURS.
 BREAKLINES HELP IN MODELING CULVERT HEADWALLS, RETAINING WALLS, AND
 CURBING ALONG WITH OTHER SIMILAR FEATURES. ANY USER SHOULD DETERMINE THE
 SUITABILITY OF THIS AERIAL MAPPING FOR HIS INTENDED USE AND ASSUME ALL RISK
 AND LIABILITY IN CONNECTION THEREWITH.

NOTE: BUILDING CORNERS AS SHOWN REPRESENT ROOF
 LINES AS COLLECTED FROM AERIAL PHOTOGRAPHY.
 EASTERN TOPOGRAPHICS
 WOLFEBORO, NH



[PARCE
 New or For
 JUBILEE CHRISTIAN CHURCH
 LOC #13486
 LOT 17
 PARCEL ID 1401

MEACHAM ST.
 (PRIVATE ~ 40' WIDE)

FIELDMONT
 (PUBLIC ~ 40' WIDE)

BRADLEE ST.
 (PUBLIC ~ 40' WIDE)

MATCH LINE

NOTES:

BENCHMARK INFORMATION:

BENCHMARK USED:

LEFT OUTER CORNER OF LOWER STONE STEP
(D.D. 1.5.5)
ELEVATION=41.25 (BCB)

TEMPORARY BENCHMARK SET:

TM-1 - X-CUT ON HYDRANT BOLT
AT THE INTERSECTION OF BRADLEE STREET
MEACHAM STREET
ELEV=44.80 (BCB)

TM-2 - X-CUT ON HYDRANT BOLT IN FRONT OF
SHOPPING CENTER
ELEV=62.91 (BCB)

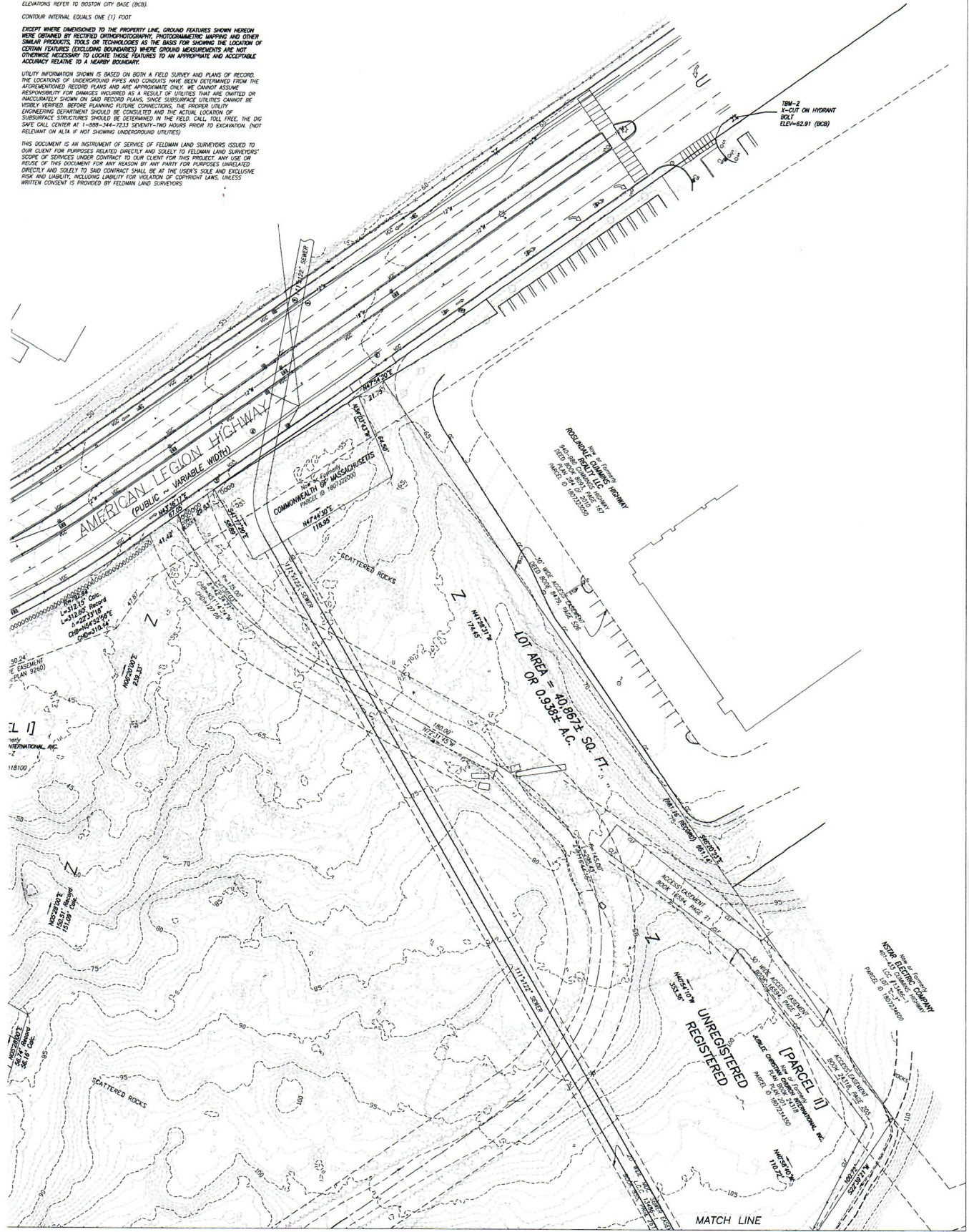
ELEVATIONS REFER TO BOSTON CITY BASE (BCB).

CONTOUR INTERVAL EQUALS ONE (1) FOOT

EXCEPT WHERE DIMENSIONED TO THE PROPERTY LINE, GROUND FEATURES SHOWN HEREON
WERE OBTAINED BY REPTICED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING AND OTHER
SIMILAR PRODUCTS. TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF
CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT
OTHERWISE NECESSARY TO LOCATE THESE FEATURES TO AN APPROPRIATE AND ACCEPTABLE
ACCURACY RELATIVE TO A NEARBY BOUNDARY.

UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD.
THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE
AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME
RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR
INCOMPLETELY SHOWN ON SAID RECORD PLANS. SOME SUBSURFACE UTILITIES CANNOT BE
VISIBLY VERIFIED BEFORE PLANNING FUTURE CONNECTIONS. THE PROPER UTILITY
ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF
SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG
SAFE CALL CENTER AT 1-800-364-2222 SEVENTY-TWO HOURS PRIOR TO EXCAVATION (NOT
RELEVANT ON ALTA IF NOT SHOWING UNDERGROUND UTILITIES)

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO
OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS'
SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR
REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED
DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE
RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS
WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS



TM-2
X-CUT ON HYDRANT
BOLT
ELEV=62.91 (BCB)

RECORDED
PLAN
1807320200
DATE: 01/08/2009

COMMONWEALTH OF MASSACHUSETTS
1807320200

LOT AREA = 0.9381 A.C.

UNREGISTERED

[PARCEL ID]

MATCH LINE

MATCH LINE



NOT TO SCALE

COLLINS ST.
(PUBLIC ~ 40' WIDE)

Now or Formerly
CITY OF BOSTON
PARCEL ID 1807314004

Now or Formerly
CITY OF BOSTON
PARCEL ID 1807311006

Now or Formerly
WILLIAM MEROLA & SONS, INC.
PARCEL ID 1837311007

CRANE ST.
(PUBLIC ~ 40' WIDE)

Now or Formerly
CITY OF BOSTON
PARCEL ID 1807311006

Now or Formerly
CITY OF BOSTON
PARCEL ID 1807311006

SIXTEEN-18 BRADLEE COURT CONDO
16-18 BRADLEE COURT
PLAN 104 OF 2011
PARCEL ID 1807310018

BRADLEE CT.
(PUBLIC ~ 40' WIDE)

Now or Formerly
NAPOLITANO, STEPHEN M TS
20-22 BRADLEE CT.
PARCEL ID 1807310017

Now or Formerly
MASSO, WOSE
19 BRADLEE CT.
PARCEL ID 1807310016

Now or Formerly
RUIZ, DAVID SR
14 BRADLEE LA
PARCEL ID 1807310008

BRADLEE LA.
(PUBLIC ~ 40' WIDE)

Now or Formerly
SEARCY, JESSE B
18 BRADLEE LA
PARCEL ID 1807310005

[PARCEL IV]
Now or Formerly
JUBILEE CHRISTIAN CHURCH INTERNATIONAL, INC.
LCC #15485-2
LOT 729
PARCEL ID 1807363500
AREA = 440,565± SQ. FT.
OR 10.114± A.C.

MATCH LINE

[PARCEL III]

Now or Formerly
AURILEE CHRISTIAN CHURCH INTERNATIONAL, INC.
LCC #13486-2
L.O.T. 223*
PARCEL ID 1807231100
AREA = 515,425± SQ. FT.
OR 11.832± A.C.

Now or Formerly
NSTAR ELECTRIC COMPANY
401-433 CUMMINGS HIGHWAY
LCC #13486-1
L.O.T. 222*
PARCEL ID 1807234600

Now or Formerly
NSTAR ELECTRIC COMPANY
401-433 CUMMINGS HIGHWAY
LCC #13486-2
L.O.T. 224*
PARCEL ID 1807234600

Now or Formerly
NSTAR ELECTRIC COMPANY
401-433 CUMMINGS HIGHWAY
LCC #13486-3
L.O.T. 225*
PARCEL ID 1807234600

Now or Formerly
CLARENDON HILL CONDO TR
1-102 VICTORIA HEIGHTS ROAD
LCC #13486-2
L.O.T. 230*
PARCEL ID 1807263000

0.01"
IRON ROD
FOUND HELD

DATE	REVISION
EXISTING CONDITION SURVEY AMERICAN LEGION HIGHWAY BOSTON (HYDE PARK), MASS.	
FELDMAN LAND SURVEYORS SEPTEMBER 21, 2020 152 HAMPDEN STREET PHONE: (617)357-9740 BOSTON, MASS. 02119 www.feldmansurveyors.com	
FELDMAN LAND SURVEYORS	
SCALE: 1" = 30'	
RESEARCH BY	FIELD CHIEF FS
CALC BY	CADD BY
PROJ. MGR. SOW	APPROVED NYS
FIELD CHECKED	CRP FILE 17821
SHEET NO. 1 OF 2	JOB NO. 17821