

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 11, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THERE ARE NO FLOOD HAZARDS ON THIS PROPERTY. ALL AREAS DEEMED TO BE OUTSIDE OF A 1% ANNUAL CHANCE FLOODPLAIN.

DRAWN BY: J. J. PASCORINO
EFFECTIVE DATE: SEPTEMBER 15, 2019

LEGEND:

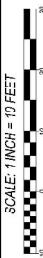
- 8 BWSH-HANDHOLE
- 9 CIRCULAR MANHOLE
- 10 DRAIN MANHOLE
- 11 ELECTRIC MANHOLE
- 12 ELECTRIC HANDHOLE
- 13 GAS GATE
- 14 HYDRANT
- 15 LIGHT POLE
- 16 SEWER MANHOLE
- 17 UTILITY POLE
- 18 WATER GATE
- 19 CIRCULAR WELL
- 20 DRILL HOLE
- 21 FND FOUND
- 22 I INVERT
- 23 M MAPLE
- 24 O OAK
- 25 R RIM
- 26 S8
- 27 VERTICAL GRANITE CURB

NOTES:
PARCEL ID: 000200000
ZONING: RM-1500
SUBDISTRICT: RM-1500
OVERLAY: NEIGHBORHOOD DESIGN
DATE: BOSTON CITY BASE

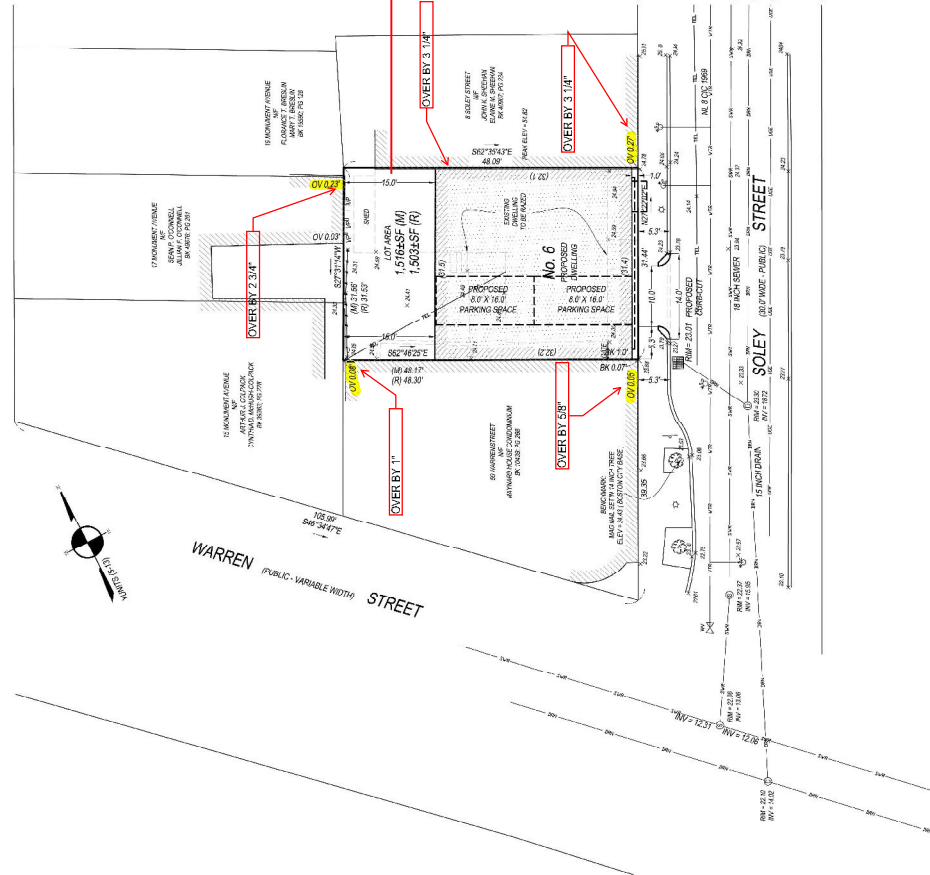
DRAFTSMAN: JHM/RAP
REVIEWED BY: GCC
8/28/14
12/01/14
PROPOSED CONDITIONS

REFERENCES:
DEED: BK PG
PLAN: PL BK 7; PL 61 (S. MIDDLESEX)
BK 8124; PG 655
BK 8142; PG 432
BK 8304; PG 266

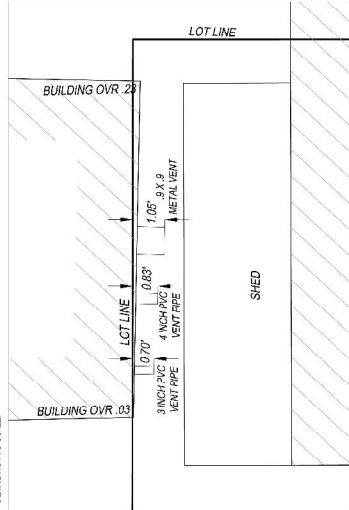
SCALE: 1" = 10' FEET



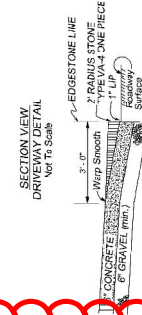
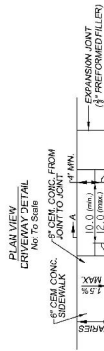
MONUMENT (40.0 WIDE - PUBLIC) AVENUE



DETAIL:
SHOWING VENT PIPE ENCROACHMENT.
DETAIL NOT TO SCALE.

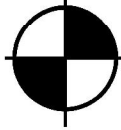


ARTICLE 42, TABLE C, RH. 1500.
Required rear yard setback is 25'-0"
ARTICLE 42, SECTION 42.30.10
10. Rear Yards of Certain Shallow Lots
For each full foot by which a lot existing at the time of this Article takes effect is less than seventy-five (75) feet deep, six (6) inches shall be deducted from the depth of such lot; provided that in no event shall the Rear Yard of any such lot be less than fifteen (15) feet deep.
Lot is 48.30' deep. Rounding up to 49'-0", allowed Rear Yard setback is required setback twenty-five (25) feet less allowed deduction.
 $75'-49" = 24'$
 $25'-13" = 12'$
Allowed Rear Yard is 15'-0"



PREPARED FOR:
NICHOLAS SKADAS
51 BEACON STREET
BOSTON, MA 02106

SITE PLAN OF LAND LOCATED AT 6 SOLEY STREET CHARLESTOWN, MA

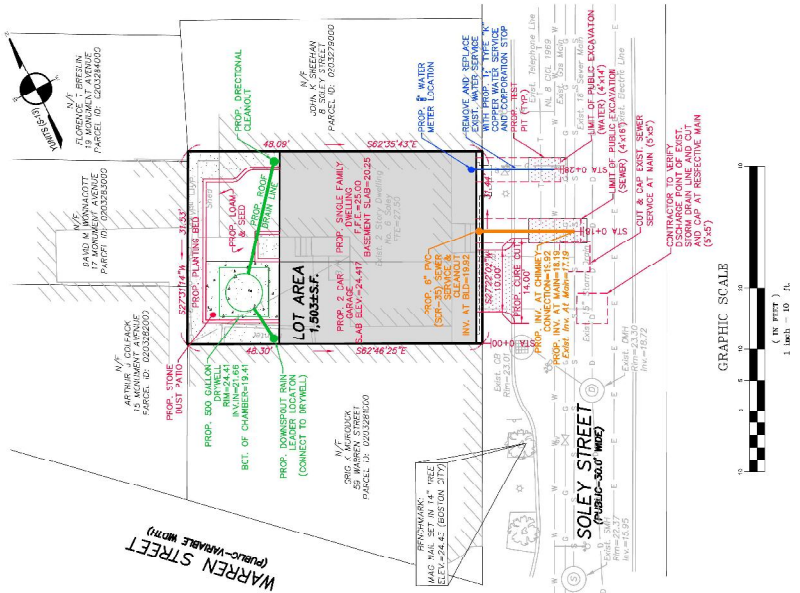


BOSTON
SURVEY INC.
UNIT 14, SUMMIT PLACE
CHARLESTOWN, MA 02129
(617) 262-1313
WWW.BOSTONSURVEYINC.COM

JOB # 14-00659

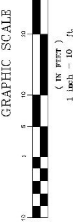
FILE # 14-00659 - 08/28/14

21_80_5102 ARB



SEWER CALCULATION
SEWER CALCULATIONS FOR DRAINAGE:
110 GPD / PERSON
110 GPD / 3 BULKHEADS = 330 GPD
TOTAL VOLUME = 330 GPD

DRAINAGE NOTES
1. DRAINAGE CONDITIONS INFORMATION COVERED FROM A FIELD SURVEY PERFORMED BY BOSTON SURVEY, INC. (BNT C-4 SHIPWAYS) ON 08/12/2015.
2. EXISTING SANITARY SEWERS, STORM DRAIN (INCLUDING EXISTING CHIMNEY LOCATIONS) AND WATER INFORMATION CONFIRMED BY BOSTON SURVEY, INC. (BNT C-4 SHIPWAYS) ON 08/12/2015.
3. LOCATION OF EXISTING UTILITIES TO BE CONTRACTED BY THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES.
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6. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL UTILITIES SHALL BE SHOWN AS SHOWN ON THE DRAWING. ALL UTILITIES SHALL BE SHOWN AS SHOWN ON THE DRAWING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES.
8. A ROUGH CONSTRUCTION SIGN-OFF MUST BE OBTAINED FROM THE CITY OF BOSTON BEFORE ANY CONSTRUCTION BEGINS.
9. FINAL APPROVAL OF THE SEWERAGE SERVICE APPLICATION.



INSPECTION SIGN-OFF SCHEDULE		
Soley Street		
No.	Description of Service	City BWSO Inspector/Date
1	Final P&Z Sewer Service	
2	Sewer Cleanout	
3	1 1/2" Type-1/2" Coprpt. Water Service	
4	5/8" Water Meter	
5	500 Bellin Driveway	
6	Call & Copy Exc. Water Service at Main	
7	Call & Copy Exc. Sewer Service at Main	
8	Call & Copy Exc. Street Drain Service at Main	

BWSO GENERAL SERVICE APPLICATION	
OWNER NAME:	NICHOLAS SKIADAS
OWNER ADDRESS:	75 W. SCHOOL STREET CHARLESTOWN, MA 02129
OWNER PHONE:	(617) 859-4057
OWNER E-MAIL:	nskiadas@comcast.net
PARCEL NUMBER:	0203380008
WATER ACCOUNT NUMBER:	348656008
BWSO SITE PLAN NUMBER:	15029
LAND USE CODE:	R
RESERVED FOR BWSO USE ONLY	

DATE:	4/30/2015
REVISION:	1
DESCRIPTION OF REVISION:	

CHECKED BY:	Richard A. Skolas, P.E.
DATE:	January 28, 2015
PROJECT #:	15-05906-BWSO-Cong
PROJECT NAME:	Application Site Plan
PROJECT ADDRESS:	75 W. School Street Charlestown, MA 02129

DESIGN BY:	Eric Brodowski
SCALE:	As Noted
PROJECT #:	15-05906
PROJECT NAME:	Application Site Plan
PROJECT ADDRESS:	75 W. School Street Charlestown, MA 02129

APPLICANT:	NICHOLAS SKIADAS
PROJECT #:	15029
PROJECT NAME:	Application Site Plan
PROJECT ADDRESS:	75 W. School Street Charlestown, MA 02129



