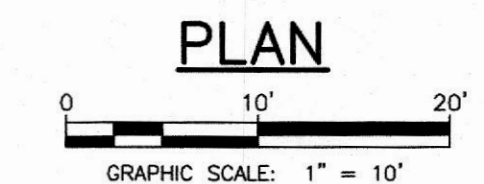
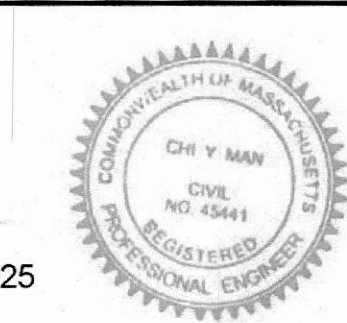


- GENERAL NOTES:**
- DRAWING OF EXISTING CONDITIONS TAKEN FROM FIELD SURVEY PLAN PREPARED BY SCOTT M. CERRATO, PROFESSIONAL LAND SURVEYOR. TITLE "PLOT PLAN", DATED MARCH 25, 2025.
 - THE ELEVATIONS SHOWN ARE BASED ON CITY OF BOSTON DATUM.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY DIG-SAFE AT 1-800-DIG-SAFE (344-7233) OR 811 AT LEAST 72 HOURS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) BEFORE STARTING ANY EXCAVATION IN PUBLIC OR PRIVATE PROPERTY.
 - A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.
 - ANY EXISTING WATER AND SEWER SERVICES UNCOVERED ARE TO BE ABANDONED AND SHALL BE CUT AND CAPPED AT THE MAIN IN THE STREET BY THE GENERAL CONTRACTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGED UTILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS.
 - AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, WIND-BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED FROM THE SITE.
 - THE CONTRACTOR SHALL PROVIDE THE BWSC WITH AN AS-BUILT PLAN OF ALL BWSC FACILITIES INSTALLED, RELOCATED OR ABANDONED. THE AS-BUILT PLANS SHALL BE PREPARED IN HARD COPY AND ELECTRONICALLY IN AUTOCAD LATEST VERSION. THE AS-BUILT SHALL SHOW THE ITEMS AS SPECIFIED ON THESE PLANS AND THE BWSC STANDARD SPECIFICATIONS.
 - OWNER/OPERATOR TO CONTACT BWSC AT THE END OF THE GROWING SEASON TO SHUT OFF THE WATER VALVE AND DISCONNECT THE WATER METER AND WINTERIZED THE SYSTEM. OWNER/OPERATOR TO CONTACT BWSC AT THE BEGINNING OF THE GROWING SEASON TO TURN ON THE WATER VALVE AND RECONNECT THE WATER METER.



05/06/2025



REVISIONS:		
NO.	COMMENTS:	DATE:

SITE UTILITY PLAN
115 BIRD STREET
BOSTON, MASSACHUSETTS

DRAWN BY: SL
DESIGNED BY: CL
CHECKED BY: CYM

DATE: 04-25-2025

HARDY + MAN
DESIGN GROUP, PC
CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
BWSC SITE PLAN

SHEET
C-1
NO. 1 OF 2

INSPECTIONS SIGNOFFS

① 1" TYPE K COPPER WATER SERVICE
DATE: _____
INSPECTOR: _____

② (1) NDS FLO-WELL STORMWATER
DATE: _____
INSPECTOR: _____

③ AS-BUILT PREPARATION FEE
DATE: _____
INSPECTOR: _____

BWSC USE ONLY

BOSTON WATER AND SEWER COMMISSION
Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from B.W.S.C. prior to connection to B.W.S.C. facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E., Chief Engineer DATE: _____

CROSS CONNECTION

APPROVAL: _____ DATE: _____

DISCHARGE ENFORCEMENT

APPROVAL: _____ DATE: _____

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.

BWSC SITE PLAN NO. XXXXX

WATER ACCOUNT NUMBER: NEW

WATER METER SIZE: 5/8" - NEW

WARD NUMBER: 13

PARCEL I.D. NUMBER: 1301146000

LAND USE: CHARITABLE ORGANIZATION

PROPERTY LOCATION: 115-123 BIRD STREET

ZIP CODE: 02125

NEIGHBORHOOD: DORCHESTER

OWNER'S NAME: CITY OF BOSTON

OWNER'S ADDRESS: 115 BIRD STREET
DORCHESTER, MA 02125

OWNER'S TELEPHONE NUMBER: 978-726-4587

COBUCS NUMBER: 1746074972469

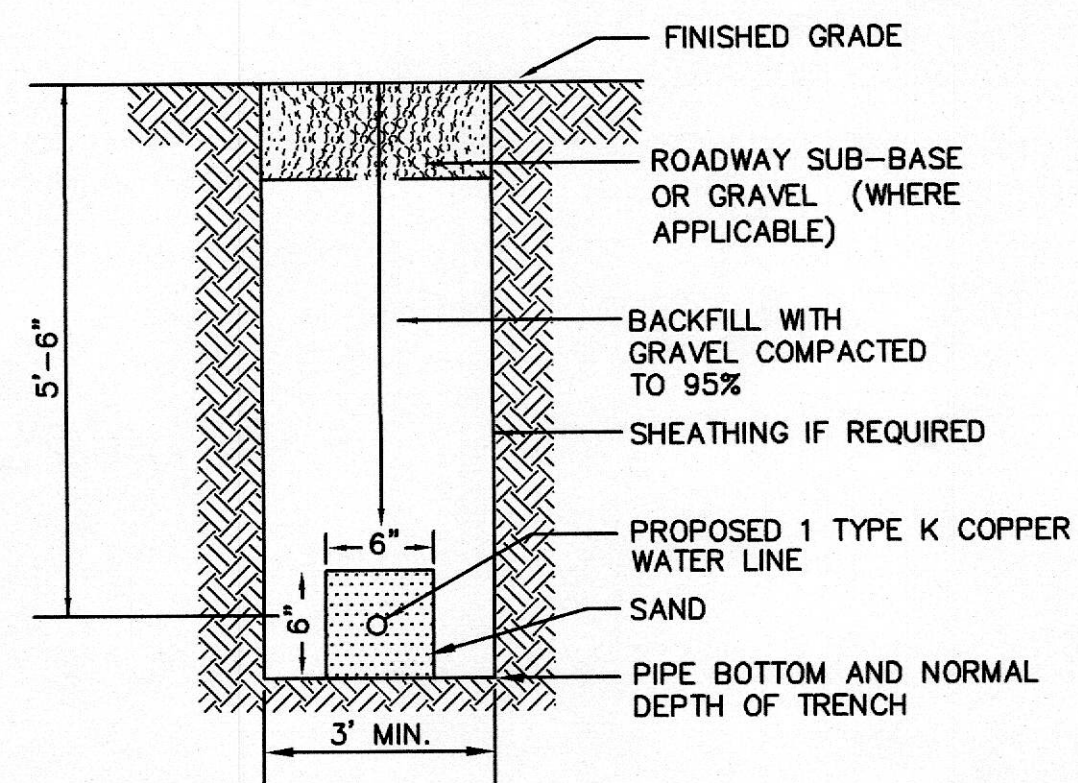
LEGEND

- W — PROPOSED WATER SERVICE
- ⊕ WATER VALVE
- ▨ CEMENT CONCRETE PAVEMENT
- ▤ GRAVEL PATH
- ▩ GRAVEL PARKING

STORMWATER CALCULATION

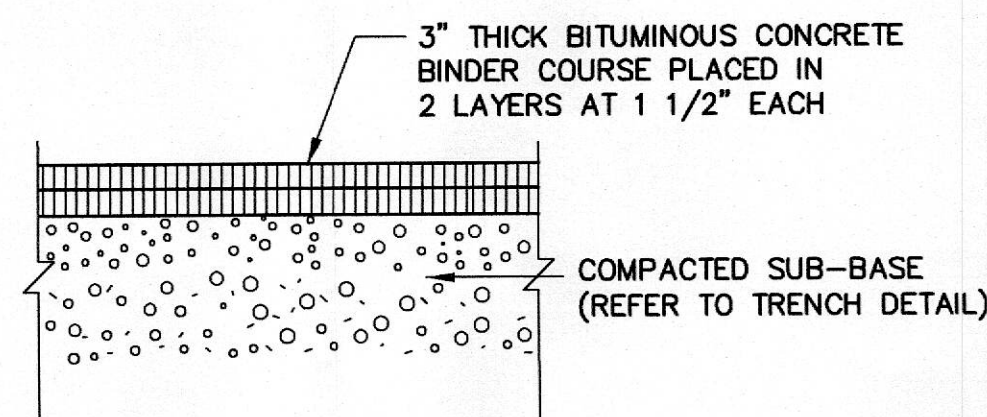
PROPOSED SHED AREA (10' x 16') = 160 S.F.
1" RAINFALL USED TO CALCULATE THE REQUIRED STORMWATER SYSTEM VOLUME
160 S.F. x 1" x 1/12 IN/F.T. = 13.3 C.F.

INFILTRATION BED VOLUME = 3' x 3' x 3.5' = 31.5 C.F.
FLO-WELL CAPACITY = 6.23 C.F./EA x 1 = 6.23 C.F.
STONE CAPACITY = (31.5 C.F. - 6.23 C.F.) x 0.3 = 7.58 C.F.
TOTAL INFILTRATION CAPACITY = 6.23 C.F. + 7.58 C.F. = 13.81 C.F. > 13.3 C.F. OK



TRENCH DETAIL FOR WATER SERVICE

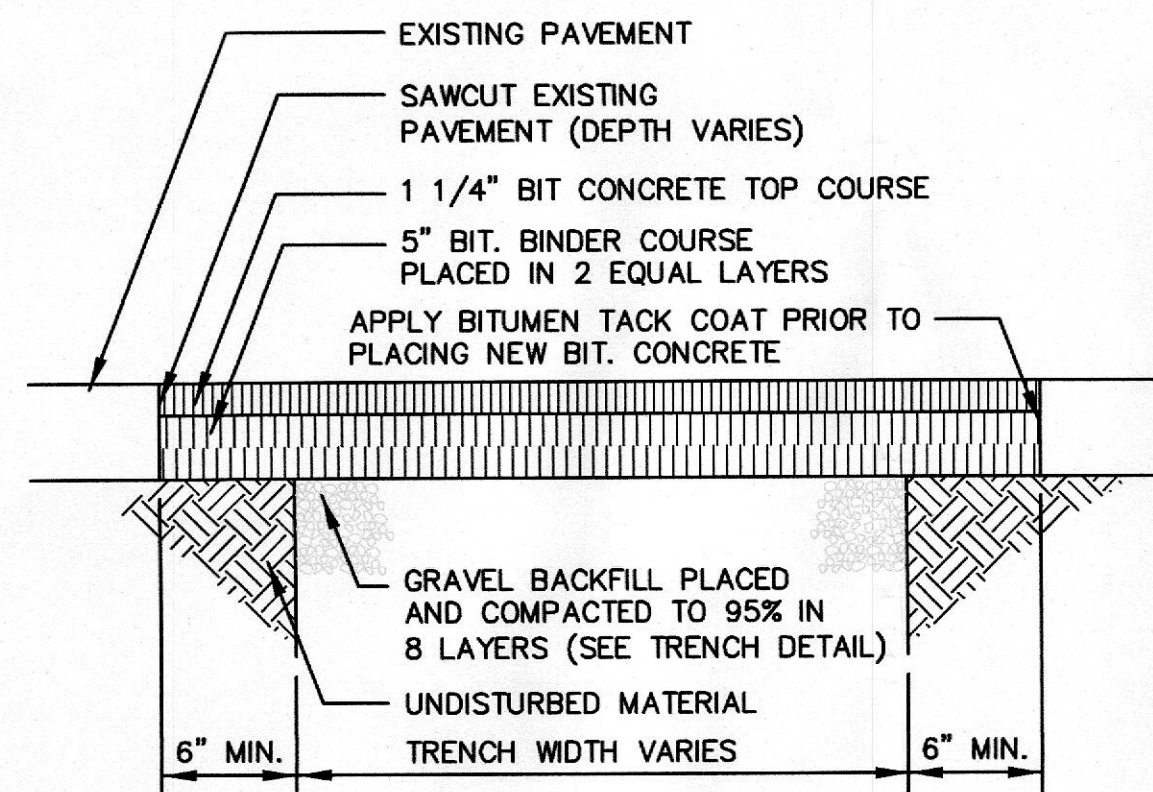
N.T.S.



NOTE: BITUMINOUS CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BOSTON STANDARDS AND BWSC CONSTRUCTION SPECIFICATIONS.

TEMPORARY PAVEMENT PATCH AT STREET

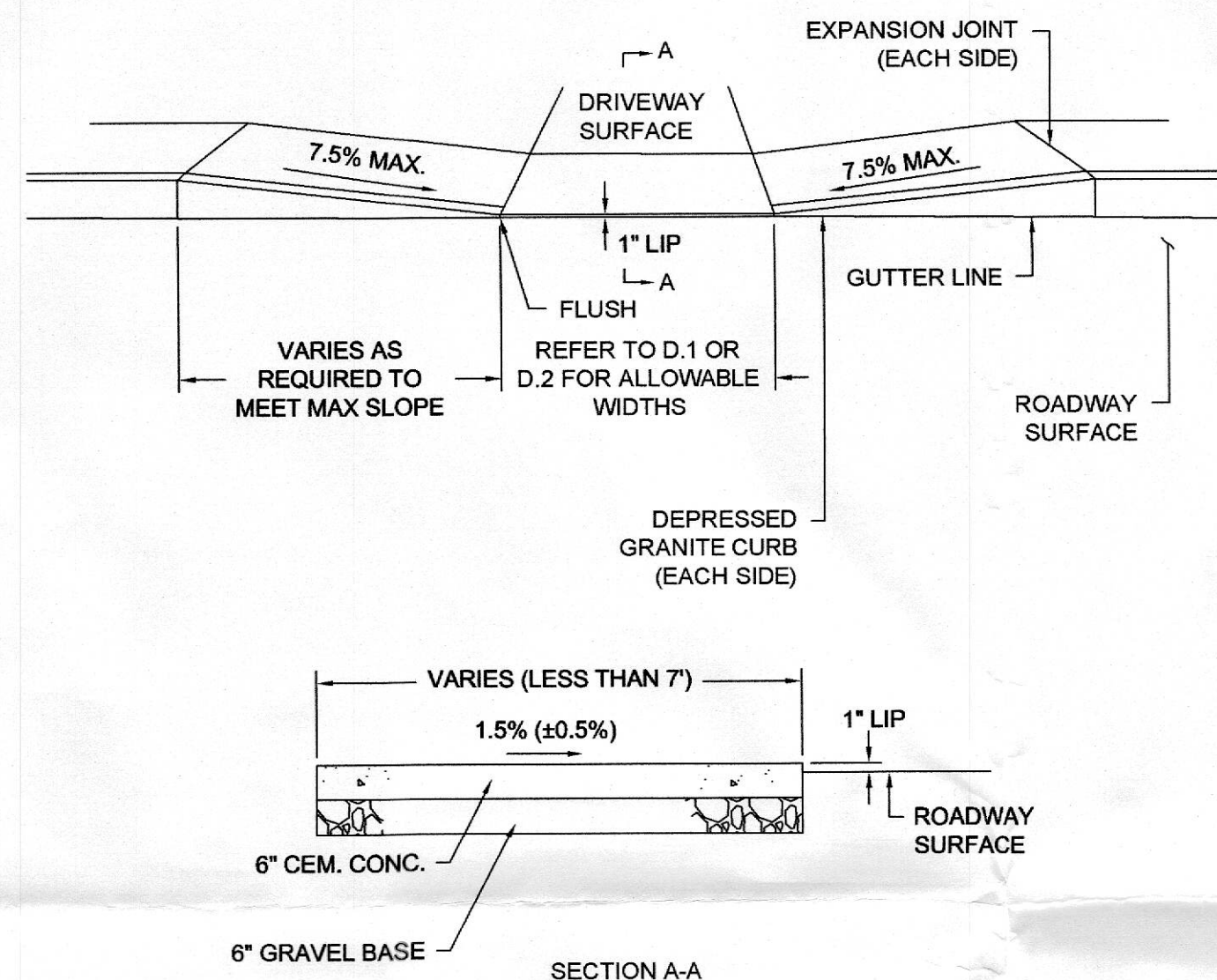
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NOTE: BITUMINOUS CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BOSTON STANDARDS AND BWSC CONSTRUCTION SPECIFICATIONS.

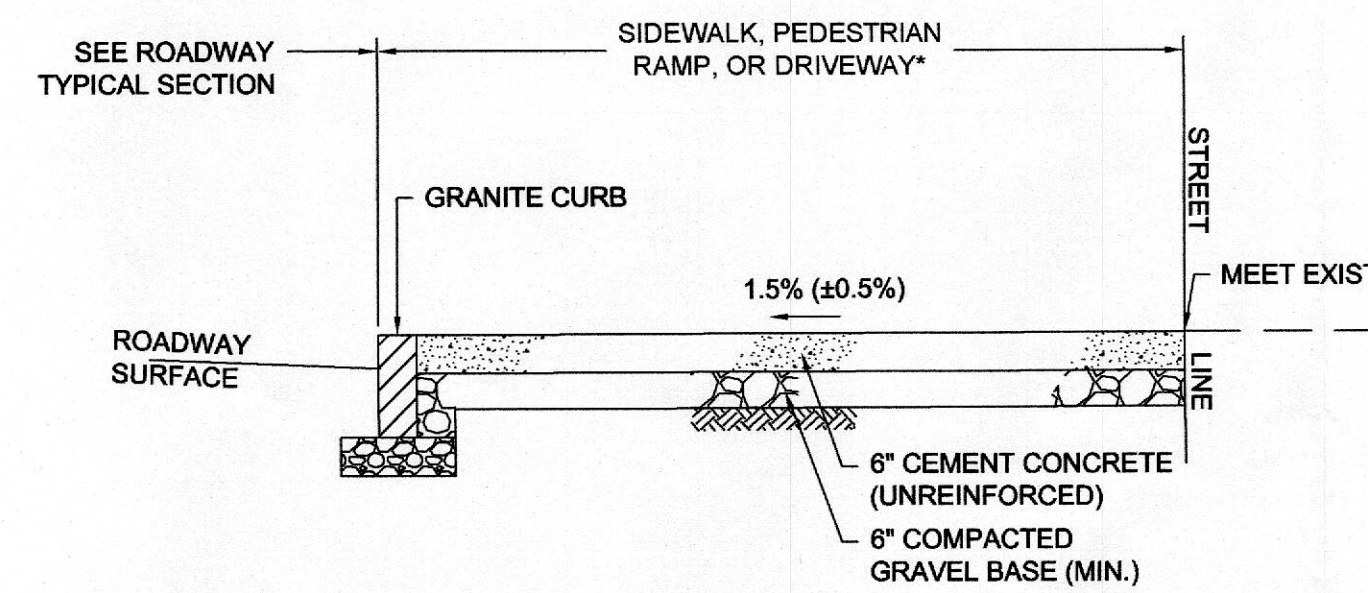
PERMANENT TRENCH PATCH AT STREET

N.T.S.



BPWD DETAIL NO. D.3 DRIVEWAY - SIDEWALK WIDTH LESS THAN 7'

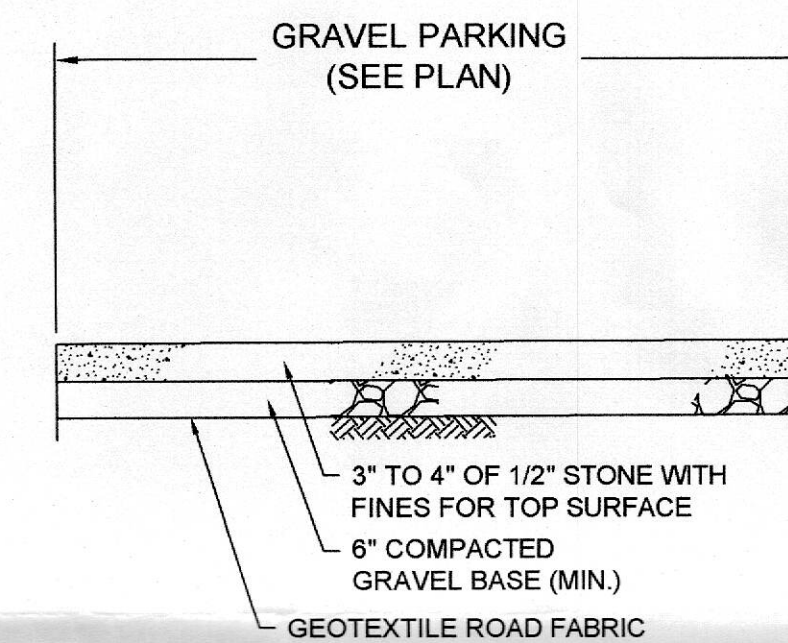
N.T.S.



*DETAIL DEPICTS SIDEWALK CONDITION ALTHOUGH THE SAME CROSS SECTION SHALL BE USED FOR CURB RAMPS OR DRIVEWAYS.

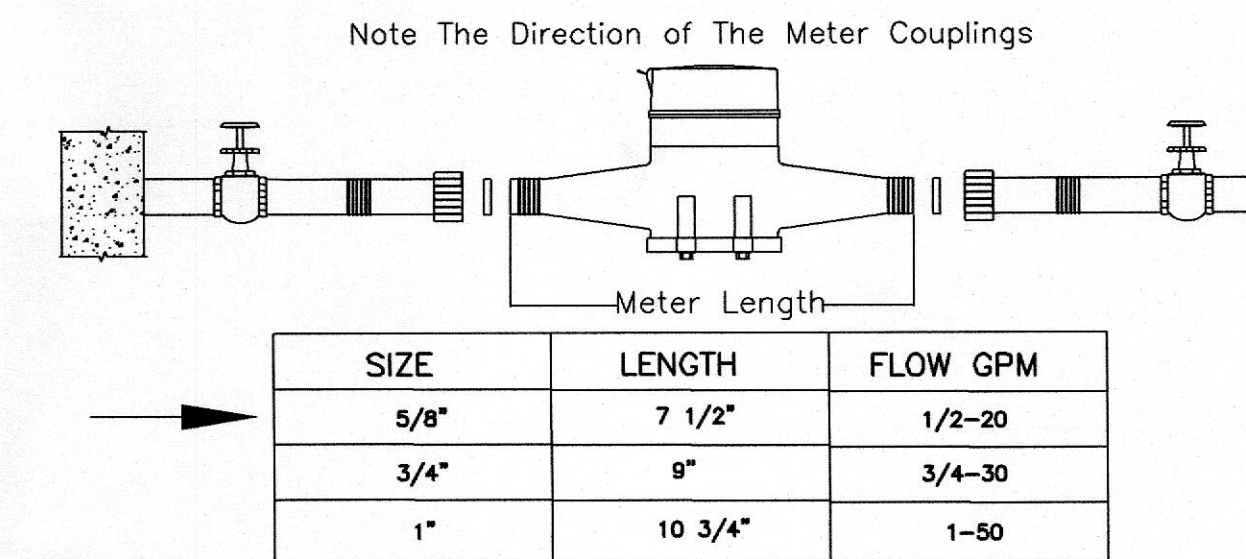
BPWD DETAIL NO. S.1 SIDEWALK - CONCRETE

N.T.S.

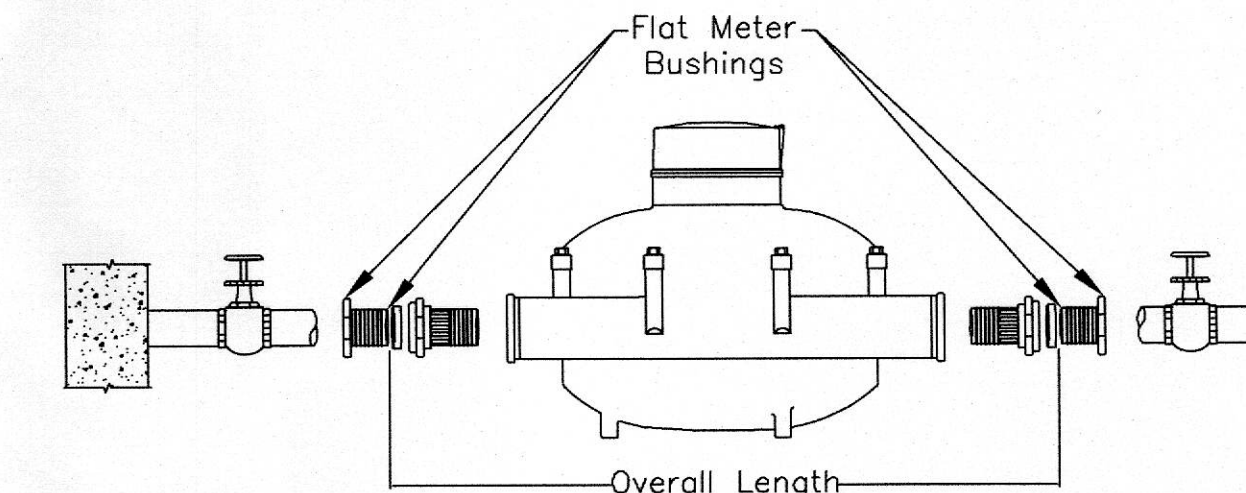


GRAVEL PARKING DETAIL

N.T.S.



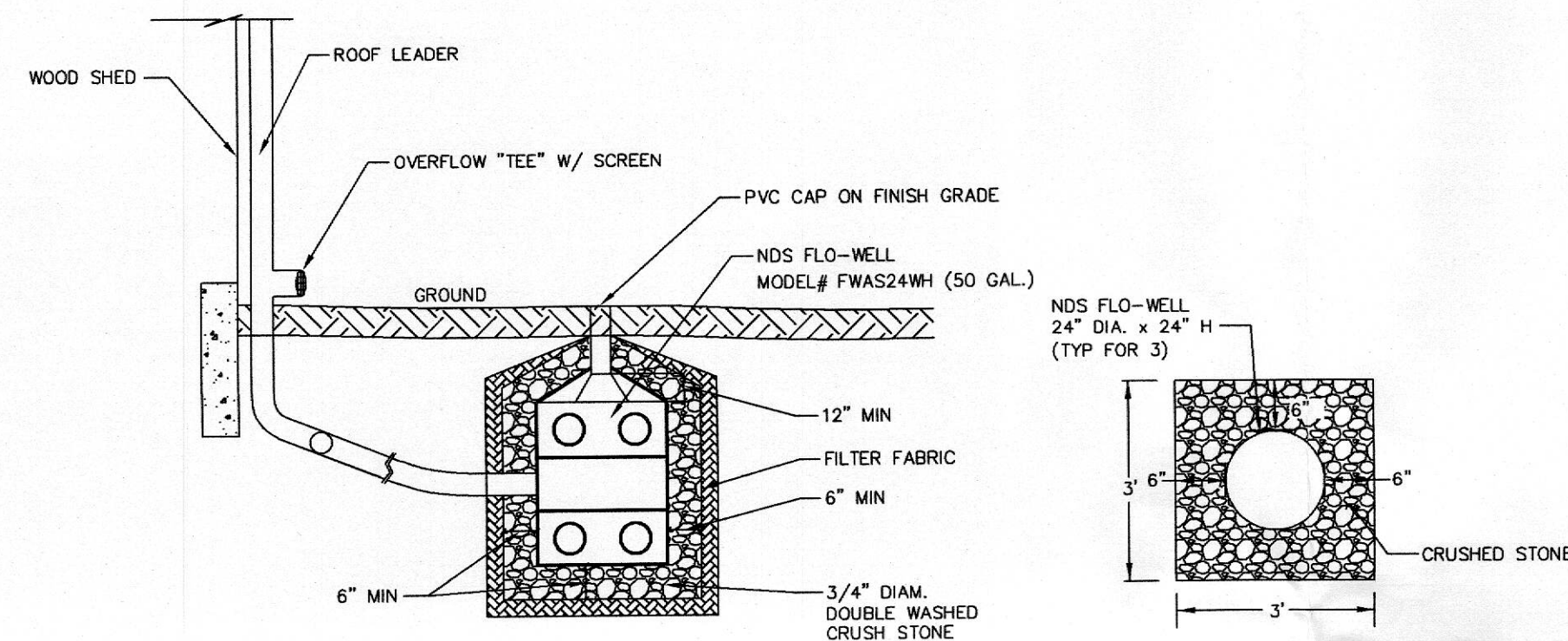
SIZE	LENGTH	FLOW GPM
5/8"	7 1/2"	1/2-20
3/4"	9"	3/4-30
1"	10 3/4"	1-50



SIZE	METER LENGTH	OVERALL	FLOW GPM
1 1/2"	12 5/8"	17"	2-100
2"	15 1/4"	20"	2 1/2-160

BWSC DETAIL NO. M-03B INSTALLATION OF WATER METERS (5/8" - 2")

N.T.S.



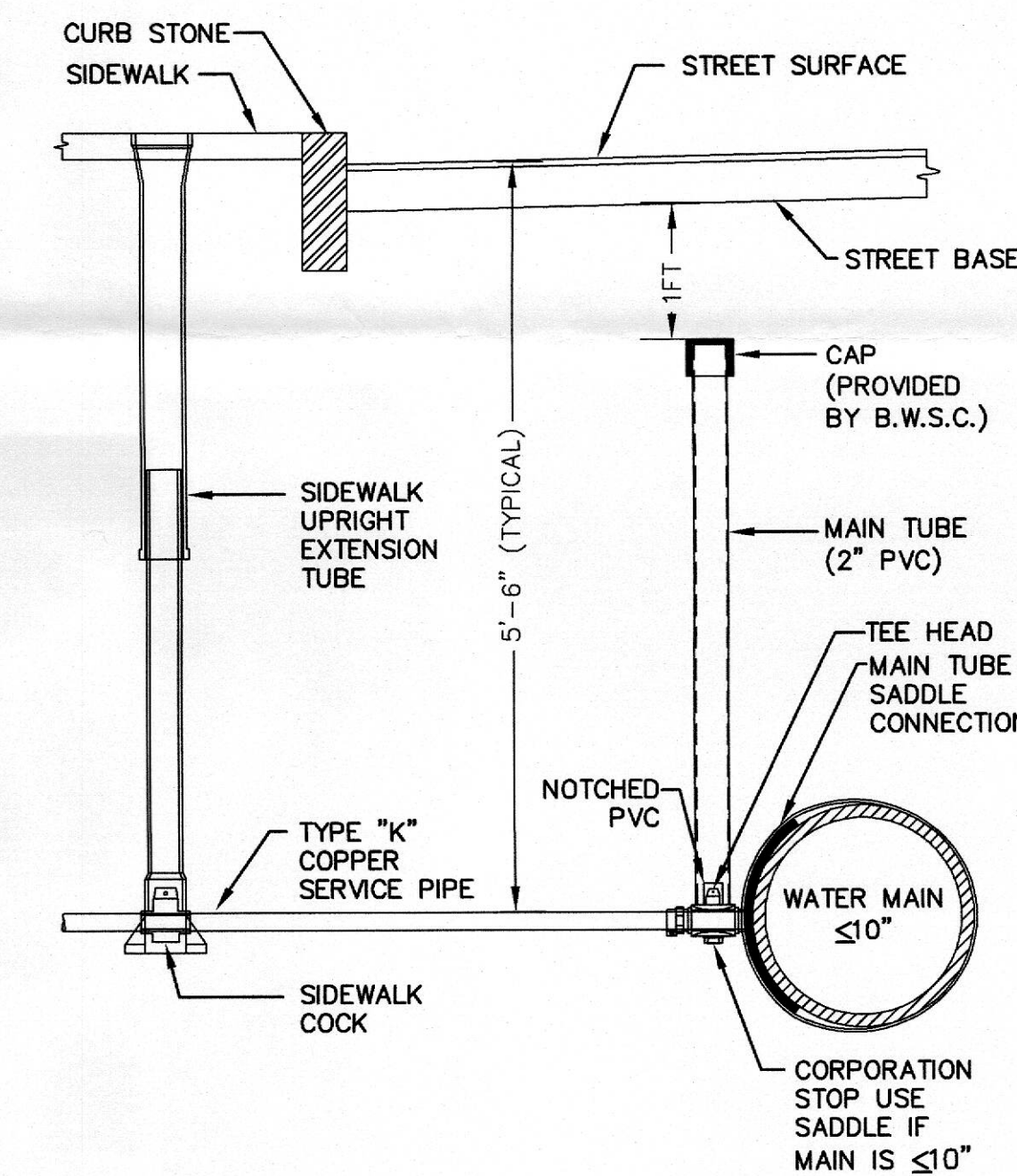
FLO-WELL DETAIL

N.T.S.



TYPICAL HOT BOX (HB) DETAIL

N.T.S.



BWSC DETAIL NO. A-10B TYPICAL WATER CONNECTION FOR 3/4 AND 1-INCH SERVICE PIPES TO 4"-10" WATER MAINS

N.T.S.

05/06/2025



REVISIONS:

NO.	COMMENTS:	DATE:

DETAILS PLAN
115 BIRD STREET
BOSTON, MASSACHUSETTS

DRAWN BY: SL
DESIGNED BY: CL
CHECKED BY: CYM

DATE: 04-25-2025

HARDY + MAN
DESIGN GROUP, PC
CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTING

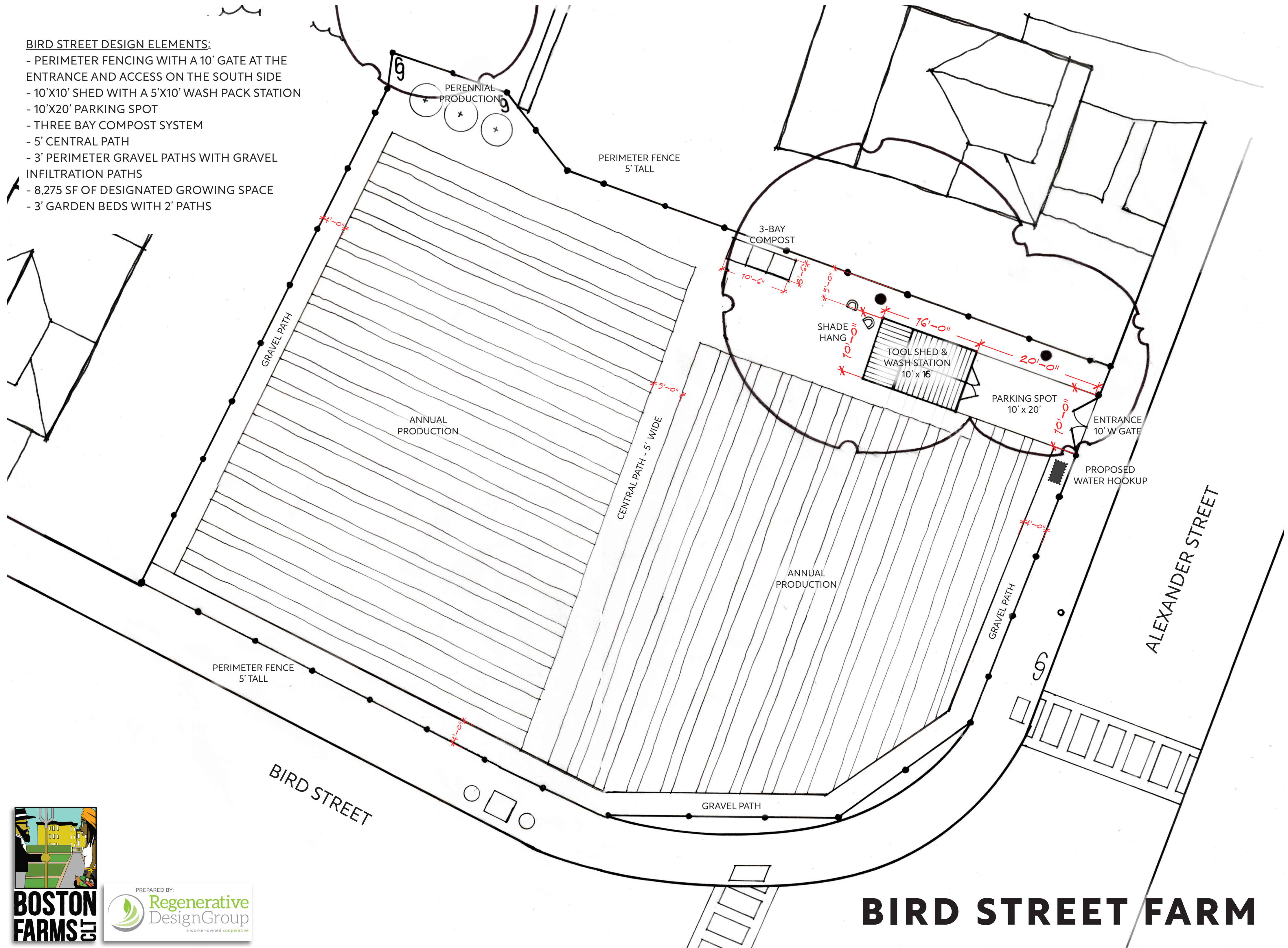
PREPARED FOR:
BWSC SITE PLAN

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

SHEET
C-2
NO. 2 OF 2

BIRD STREET DESIGN ELEMENTS:

- PERIMETER FENCING WITH A 10' GATE AT THE ENTRANCE AND ACCESS ON THE SOUTH SIDE
- 10'X10' SHED WITH A 5'X10' WASH PACK STATION
- 10'X20' PARKING SPOT
- THREE BAY COMPOST SYSTEM
- 5' CENTRAL PATH
- 3' PERIMETER GRAVEL PATHS WITH GRAVEL INFILTRATION PATHS
- 8,275 SF OF DESIGNATED GROWING SPACE
- 3' GARDEN BEDS WITH 2' PATHS



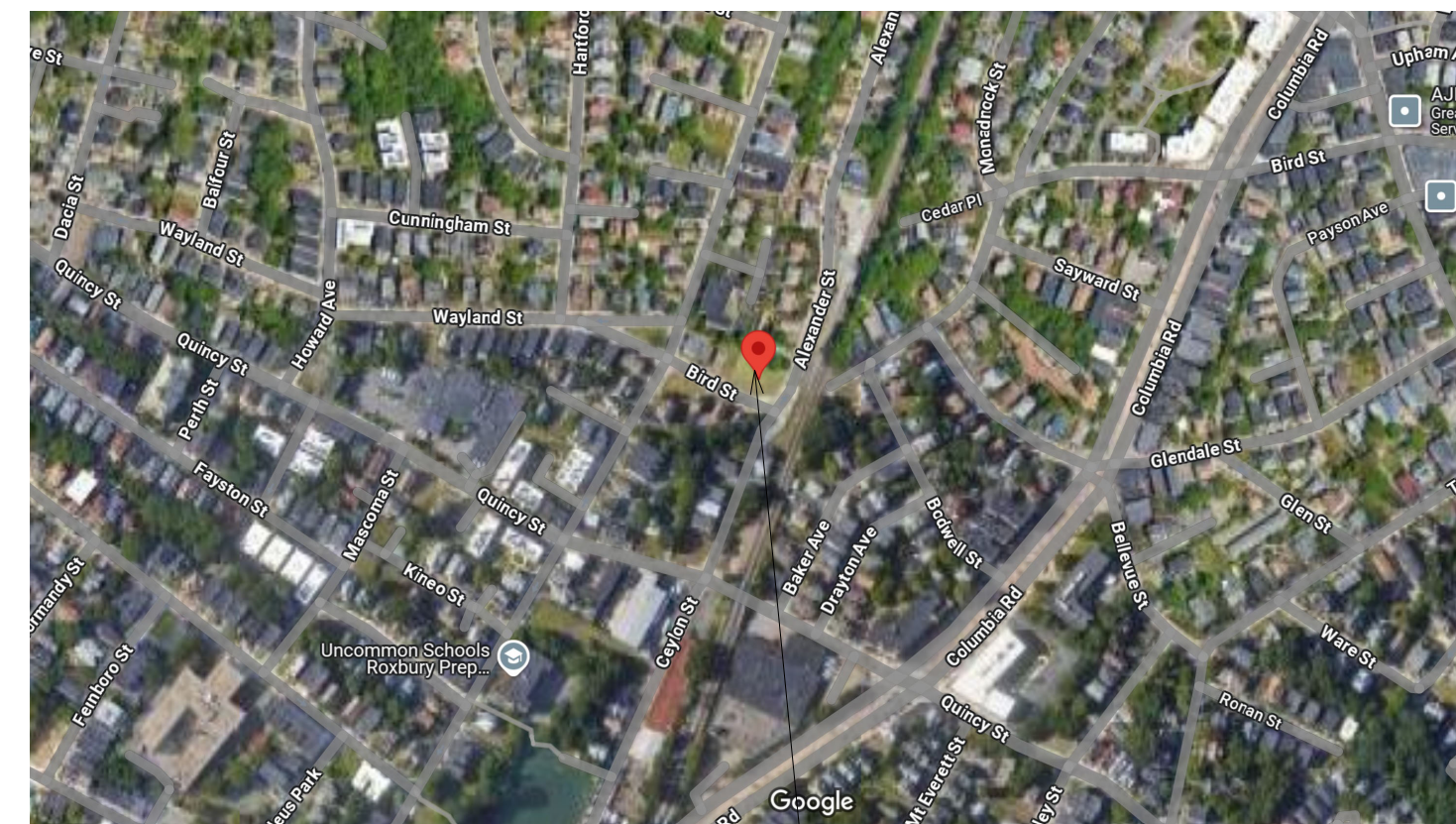
BIRD STREET FARM

PROJECT DESCRIPTION

MUNICIPALITY: BOSTON

THE BOSTON FARMS COMMUNITY LAND TRUST IS SEEKING SERVICES OF AN ARCHITECT TO DESIGN A FARM SHED AT ITS SITE LOCATION AT 115-123 BIRD STREET, DORCHESTER, MA 02125 AND WILL LOOK TO REPLICATE THIS DESIGN ACROSS SIX (6) OTHER SITES IN BOSTON. THE SHED WILL HAVE UPGRADED SYSTEMS INSIDE INCLUDING A POST HARVEST HANDLING AND PACKING STATIONS, WALK-IN REFRIGERATOR, SOLAR PANELS, GREY WATER SYSTEM, RAINWATER CATCHMENT SYSTEM, AND WASH STATIONS. OTHER PROPOSED KEY DESIGN FEATURES INCLUDE:

- INSTALLING NEW PERIMETER FENCING WITH A 10' GATE AT THE ENTRANCE AND ACCESS ON THE SOUTH SIDE.
- DESIGN AND BUILD A 10'X10' SHED WITH A 5'X10' WASH PACK STATION ON THE BACK
- INSTALLING 10'X30' PARKING SPOT + MATERIAL DEPOT
- 3-BAY COMPOST SYSTEM



SITE LOCATION IN DORCHESTER
NEIGHBORHOOD



SITE VIEW OF THE EXISTING

1 SITEPLAN

SCALE 3/32" = 1'-0"



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BOSTON FARMS

115 BIRD STREET, BOS

SITEPLAN & CORVER SHEET

Project number	2508
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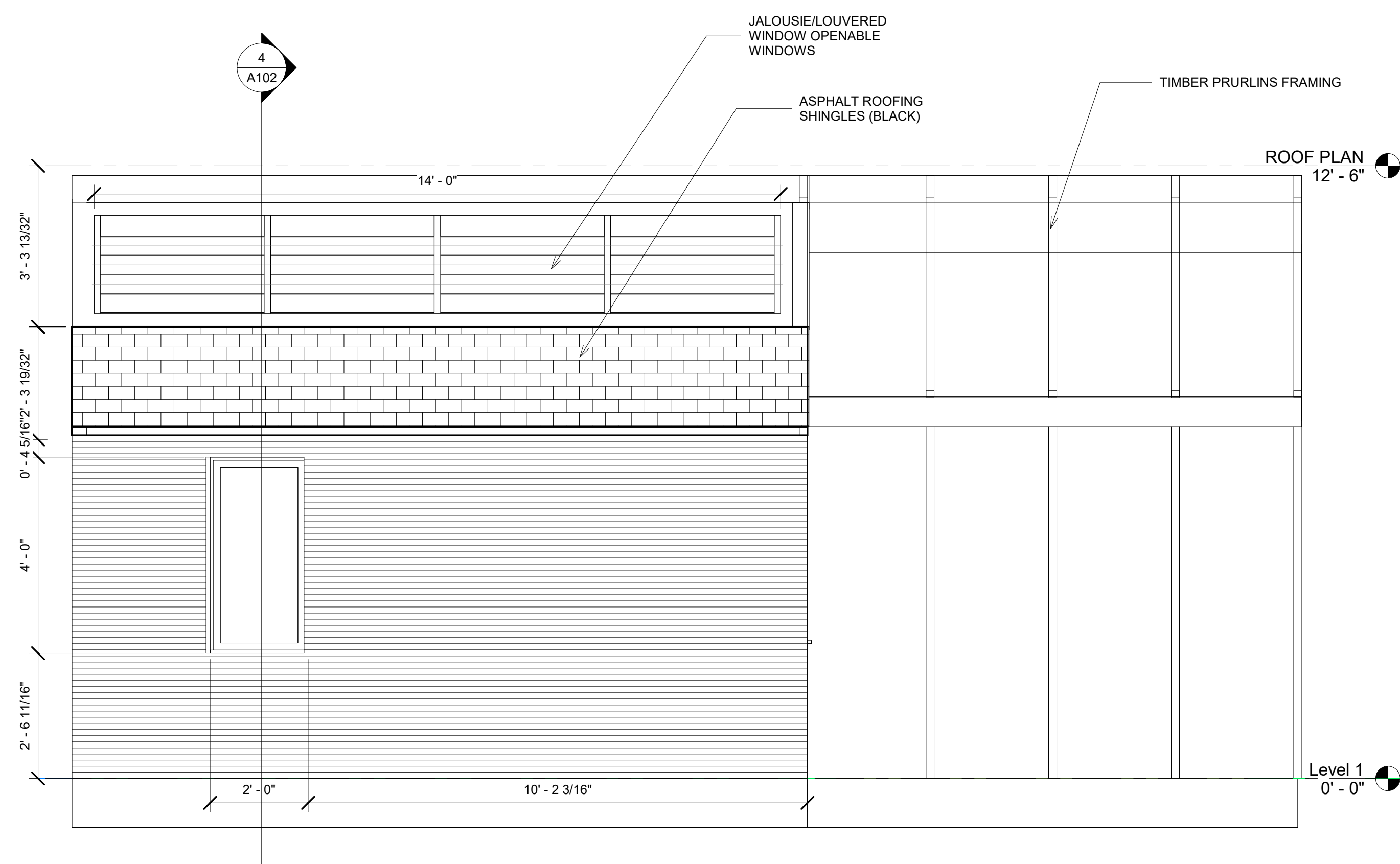
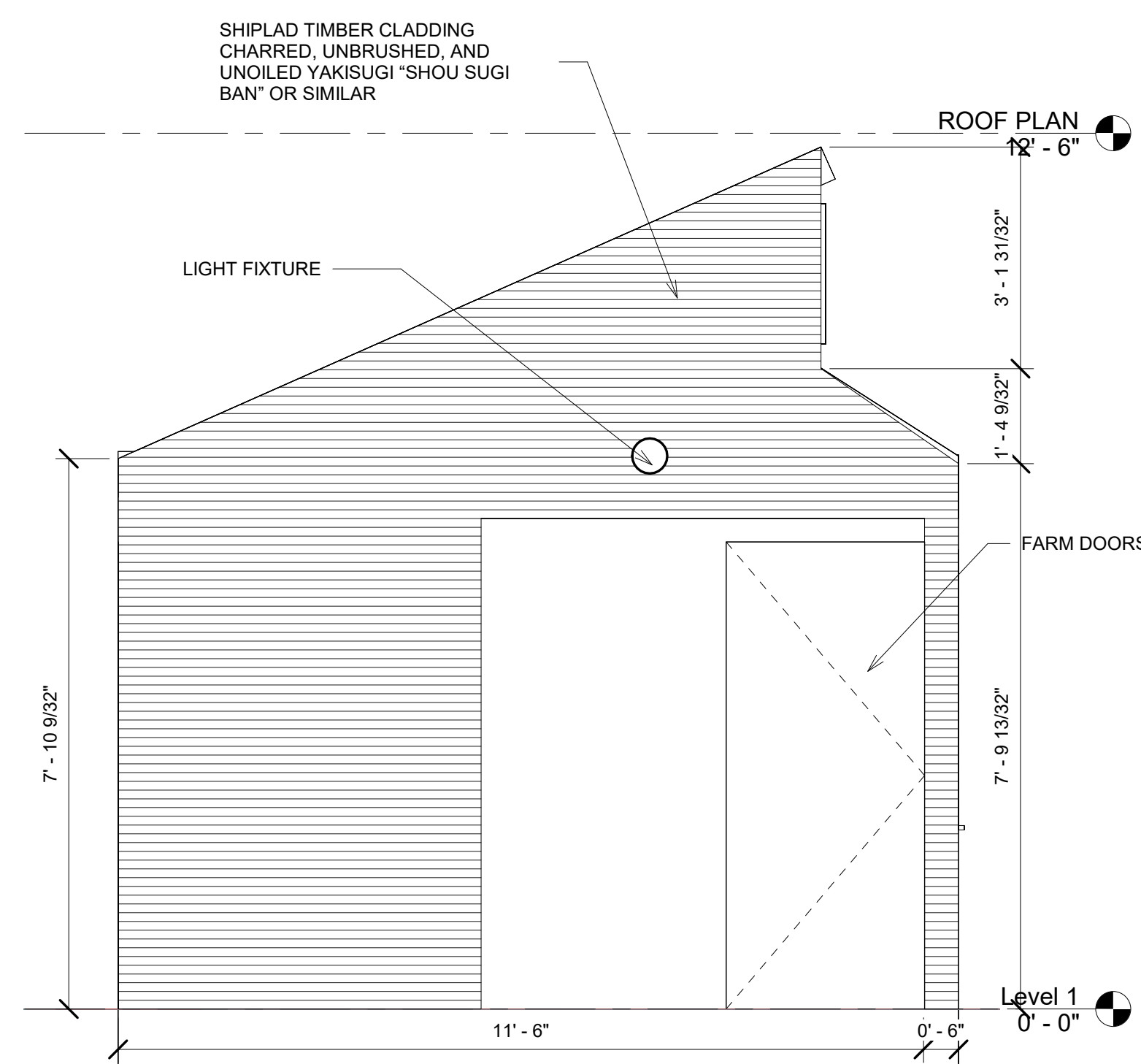
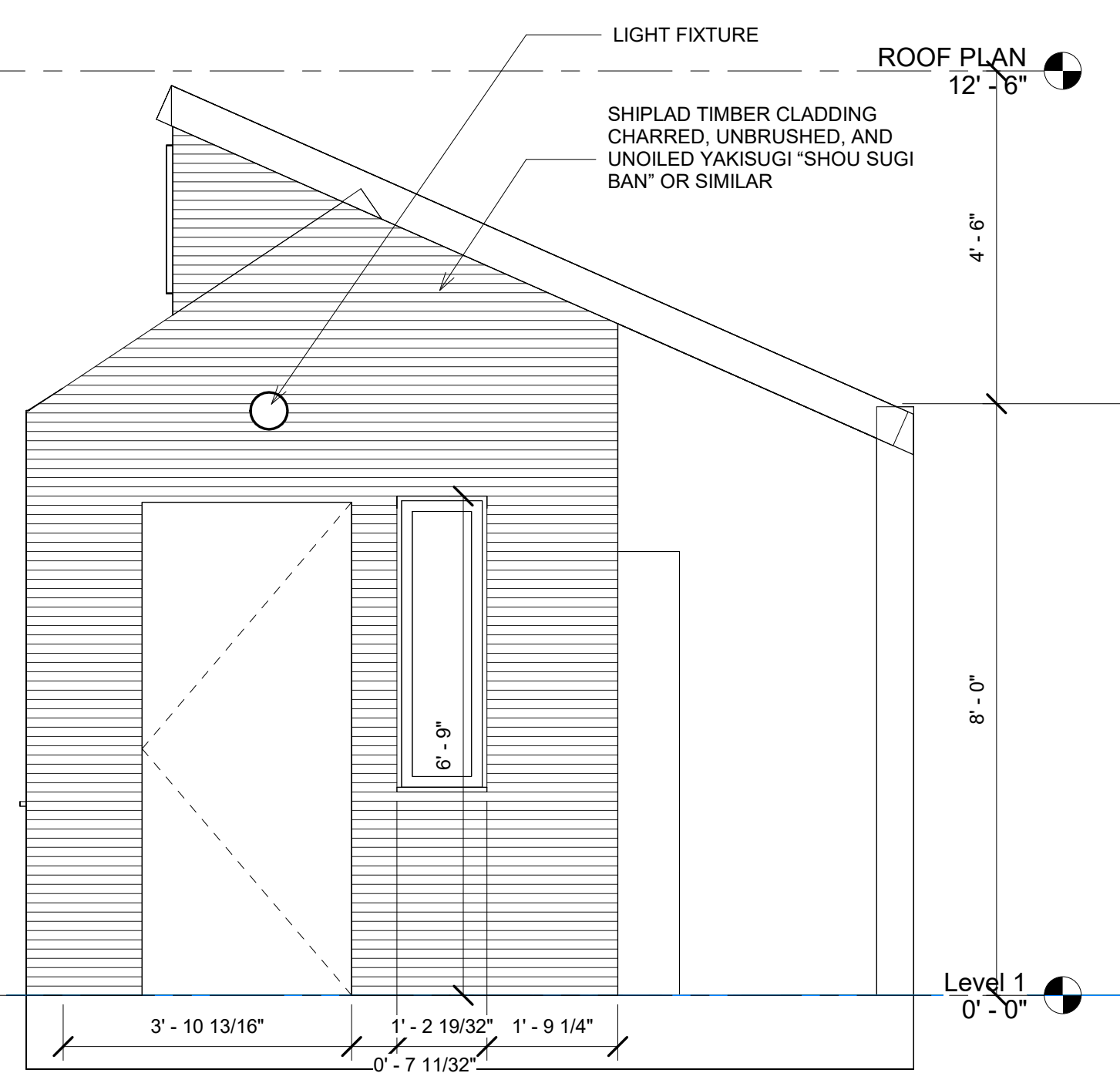
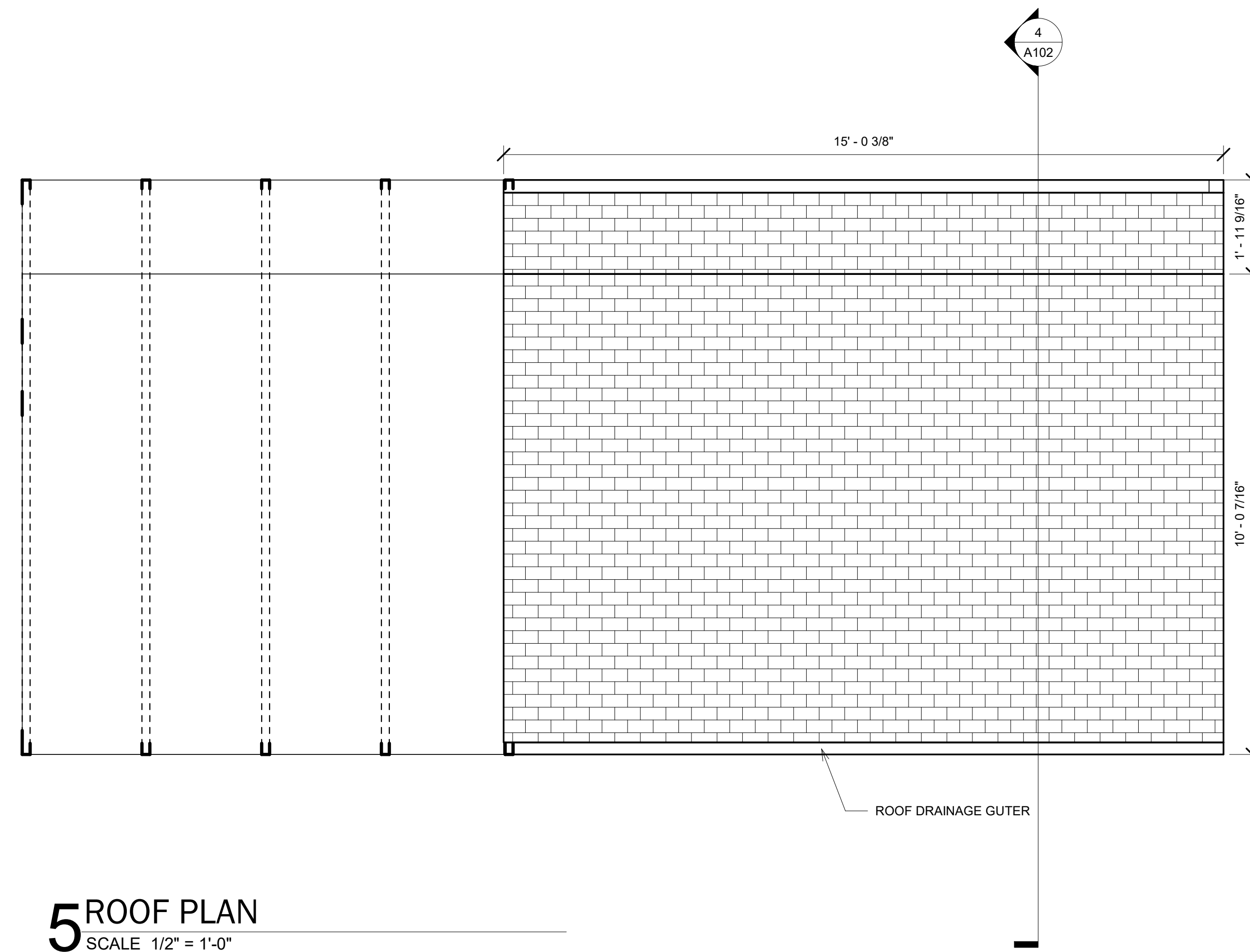
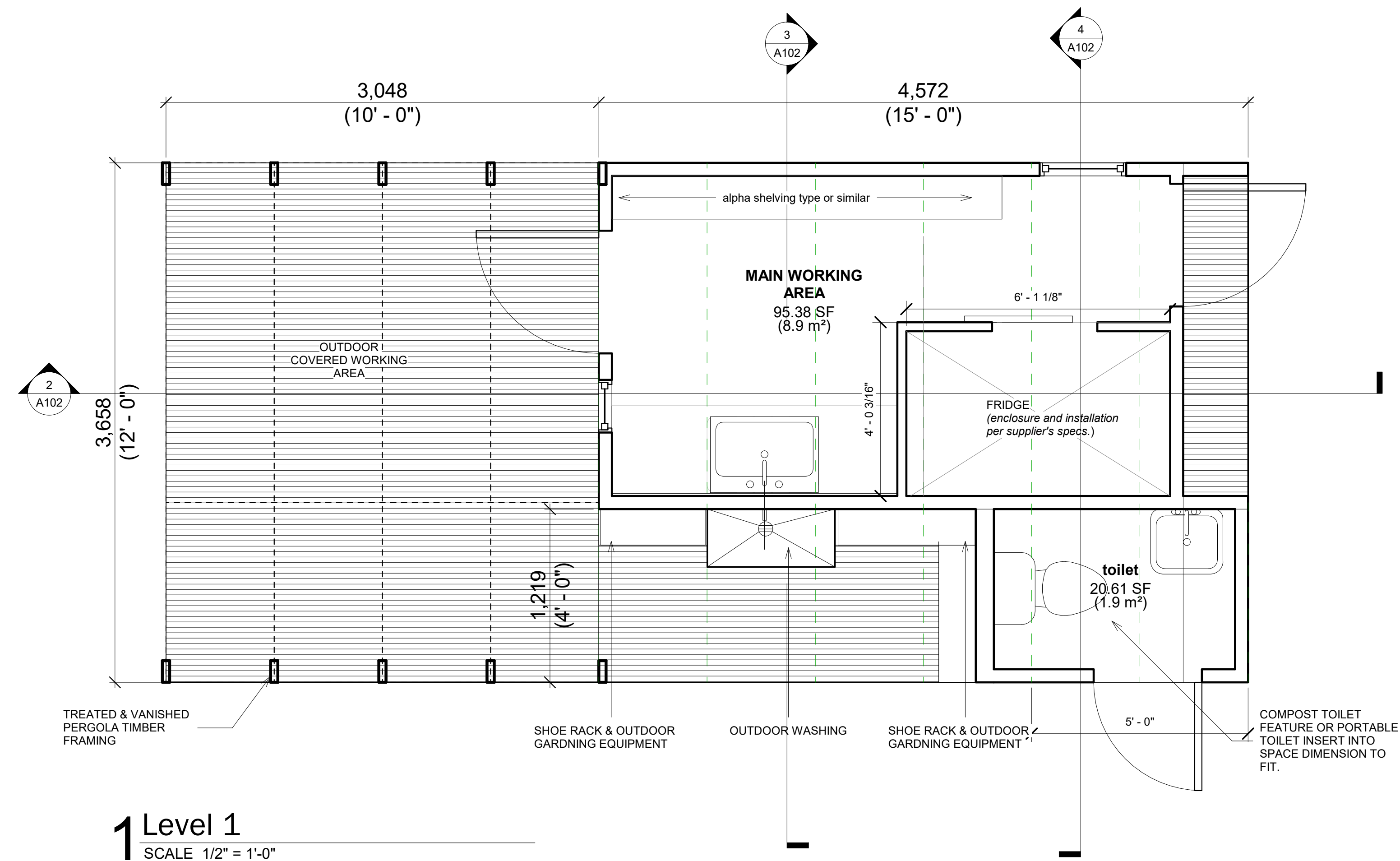
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Drawn by HKM

Checked by	Checker
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A103

Scale	$3/32" = 1'-0"$
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BOSTON FARMS

115 BIRD STREET, BOS
SHED DRAWINGS

Project number	2508
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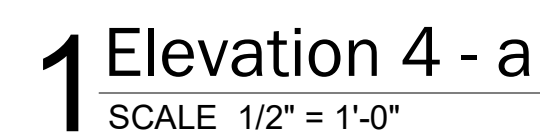
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A101

Scale $1/2" = 1'-0"$



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BOSTON FARMS

115 BIRD STREET, BOS

ISHED DRAWINGS

Project number	2508
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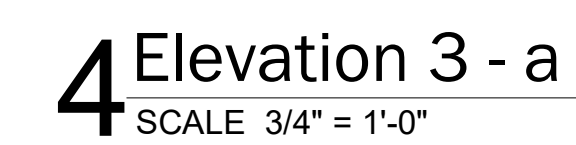
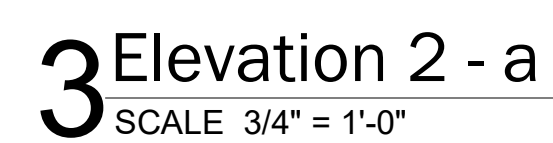
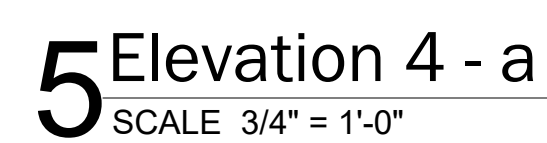
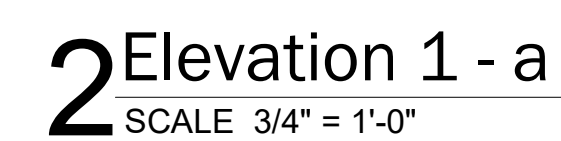
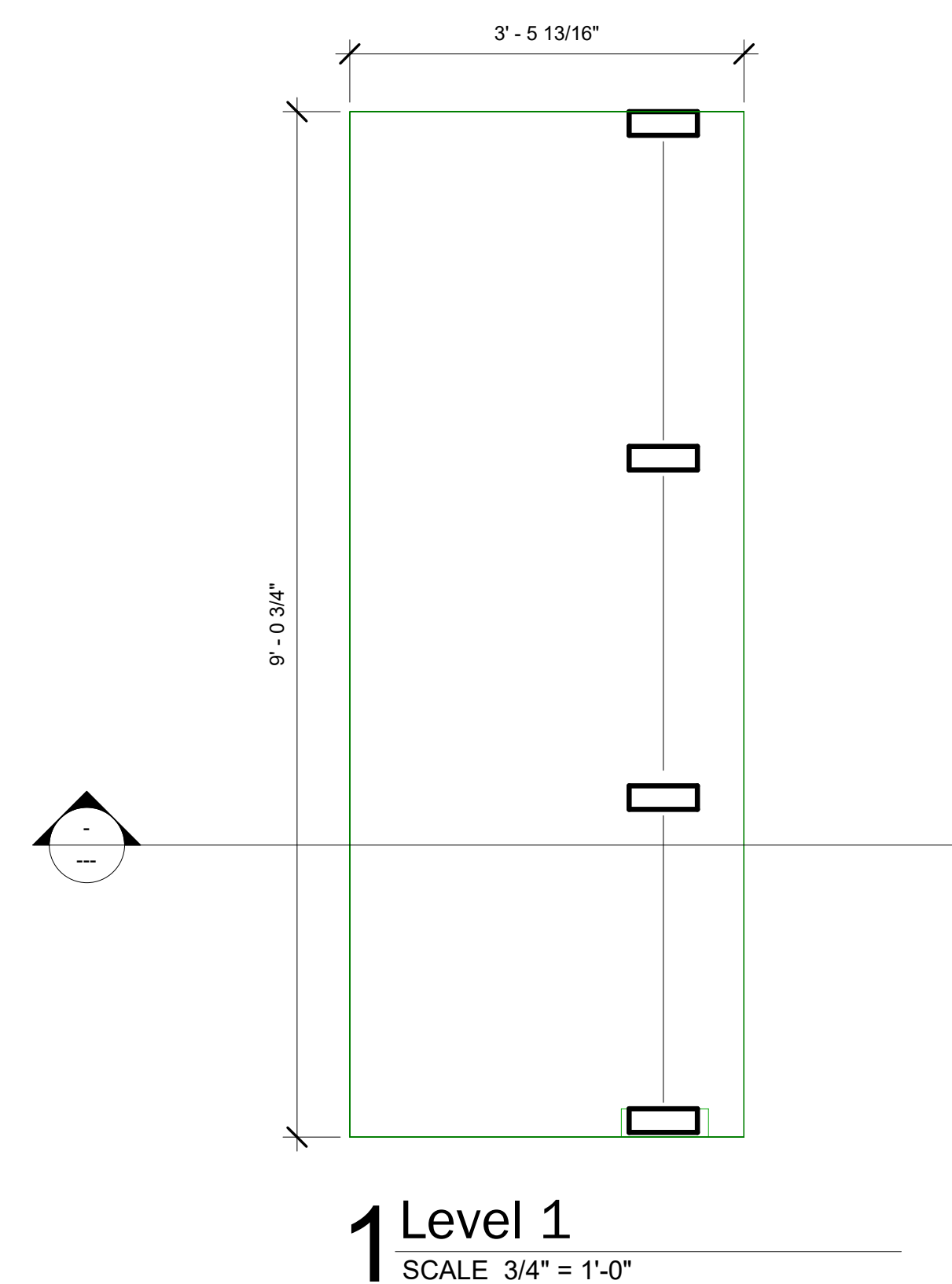
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Drawn by HKM

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A102

Scale $1/2" = 1'-0"$



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BULLETIN BOARD DRWGS

Project number

Date

Drawn by

Drawn by
Checked by

HKM

Checker

A100

		Scale

$$\frac{3}{4}'' = 1'-0''$$