

GENERAL NOTES:

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "586, 594 & 598 CANTERBURY STREET, BOSTON, MASSACHUSETTS", PREPARED BY FRAMINGHAM SURVEY CONSULTANTS INC., DATED SEPTEMBER 16, 2024. LAST REVISED SEPTEMBER 17, 2025. REFER TO THE PROPOSED PLOT PLAN FOR SETBACK AND ZONING INFORMATION.
- FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE MAP (FIRM) NO. 25025C0086H. THE SITE IS LOCATED WITHIN ZONE X, WHICH IS DESCRIBED AS AREAS OUTSIDE THE 0.2% ANNUAL FLOOD.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITIES COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND BOSTON CIVIL LLC. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE DONE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE APPROPRIATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS, AND SIDE DETAILS OUTSIDE OF THE LIMITS OF WORKS AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DETECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- THE BUILDING LOCATION INFORMATION SHOWN ON THE PLAN PROVIDES THE POSITION AND ORIENTATION OF THE BUILDING. REFER TO THE STAMPED PLOT PLAN, AND THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR BUILDING AND FOUNDATION DIMENSIONS, INCLUDING BUILDING OVERHANGS AND AREAWAYS. THE CONTRACTOR SHALL VERIFY BUILDING AND FOUNDATION DIMENSIONS WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH THE CITY FOR PERMITTING. THESE PLANS DO NOT CONSTITUTE A PERMIT.

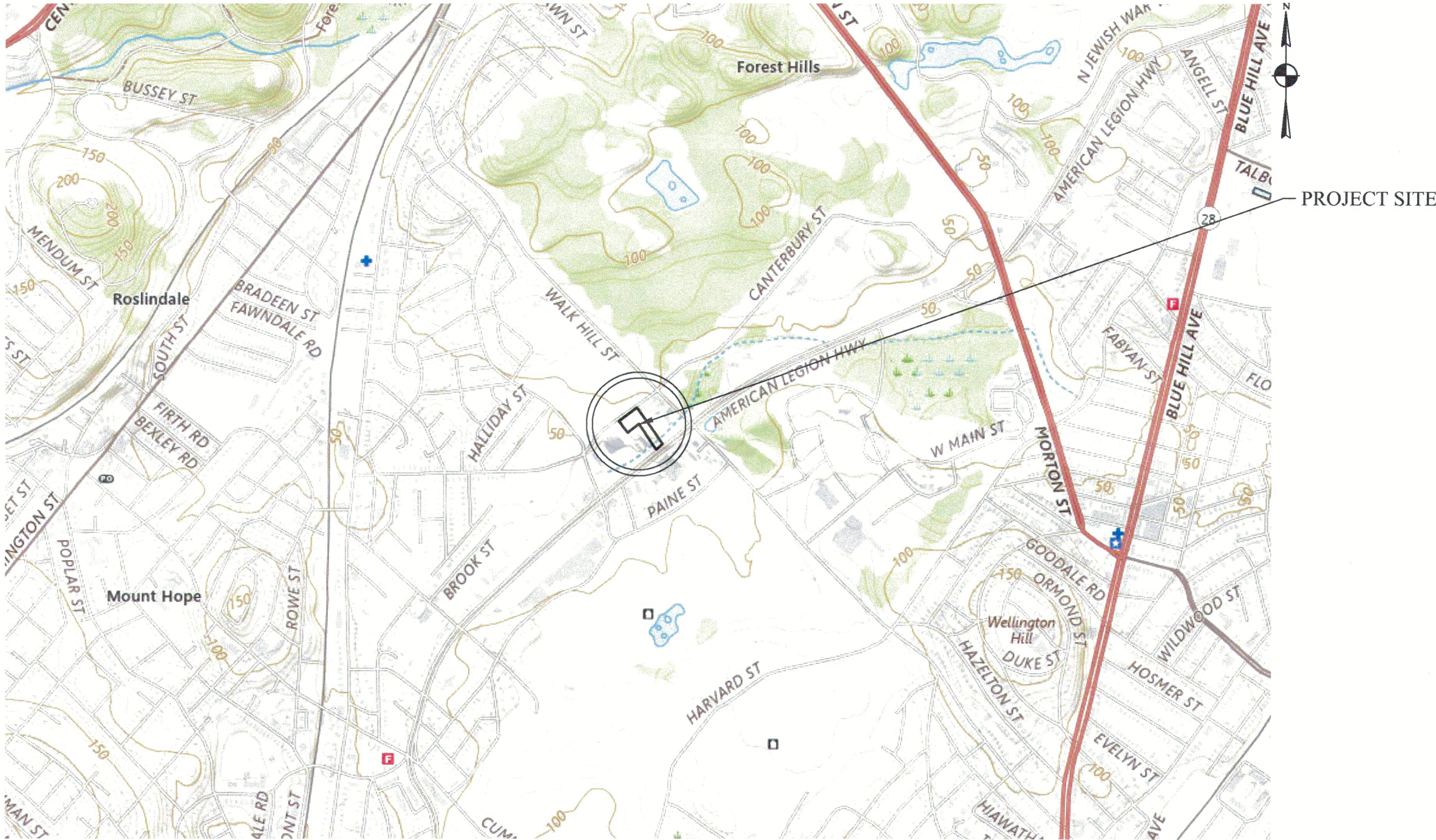
EARTH MOVING AND GRADING NOTES:

- ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER. TOPSOIL PILES SHALL REMAIN SEPARATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
- CROSS SLOPES OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 1.5%.
- RUNNING SLOPE OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 4.5%, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL EXERCISE CAUTION IN ALL EXCAVATION ACTIVITY DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
- ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED.
- PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
- PITCH EVENLY BETWEEN CONTOUR LINES AND BETWEEN SPOT GRADES. SPOT GRADE ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
- THE CONTRACTOR SHALL BLEND NEW GRADING SMOOTHLY INTO EXISTING GRADING AT LIMITS OF GRADING.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING PAVING WITH SMOOTH TRANSITION BETWEEN EXISTING AND NEW SURFACES.
- SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
- ANY AREAS OUTSIDE OF THE LIMIT ARE WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THE PRE-CONSTRUCTION CONDITION/GRADE AT NO COST TO THE OWNER.
- EXCAVATION INCLUDED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.

PROPOSED SITE PLAN SET FOR
586 CANTERBURY STREET
ROSLINDALE, MASSACHUSETTS

PROPOSED MULTI-FAMILY RESIDENCE

BWSC SITE PLAN #25076



SITE PLAN LOCUS MAP
SOURCE: USGS MAP VIEWER
NOT TO SCALE

SHEET LIST

- | | |
|-------|---------------------------------|
| C-0: | TITLE SHEET & GENERAL NOTES |
| C-1: | UTILITY ENABLING PLAN |
| C-2: | EROSION & SEDIMENT CONTROL PLAN |
| C-3A: | PROPOSED UTILITY PLAN |
| C-3B: | UTILITY PROFILES |
| C-4: | SITE LAYOUT PLAN |
| C-5: | SITE GRADING PLAN |
| C-6A: | CIVIL DETAILS I |
| C-6B: | CIVIL DETAILS II |
| C-6C: | CIVIL DETAILS III |

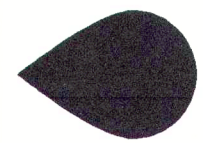
UTILITY NOTES:

- ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 7 DAYS (OR PER UTILITY COMPANY REQUIREMENT) AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNER.
- ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
- GAS, TELECOMMUNICATIONS AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- INSTALL WATER LINES WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 7 FEET OF COVER FROM THE FINAL DESIGN GRADES.
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN, BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED AND DISPOSED OF.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR ANY GAS UTILITY SYSTEMS.
- ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENT CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL COST TO THE OWNER.
- AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE LIMIT OF WORK AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
- SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES PER RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY PUBLIC WAYS, ABUTTING PROPERTIES, OR OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACE DURING THE LIMIT OF WORK FROM EROSION CONDITIONS. STRAW BALES, CRUSHED STONE OR EQUIVALENT CHECK DAMS ARE TO BE PROVIDED AT A MINIMUM OF TWO HUNDRED (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
- ALL STOCK PILES SHALL BE PROTECTED AND LOCATED WITHIN THE LIMIT OF WORK.
- ANY SEDIMENT TRACKED ONTO PAVING AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- ALL SEDIMENT REMOVED BY EROSION CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE THAT WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED/PROTECTED WITH APPROPRIATE EROSION CONTROL MATTING OR OTHER EROSION CONTROL METHODS.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
- THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION. STABILIZE OR SEED BARE AREAS LEFT AFTER EROSION CONTROL REMOVAL.

NOT FOR CONSTRUCTION



BOSTON CIVIL
ENGINEERING & LAND PLANNING

711 EAST BROADWAY
BOSTON, MA 02127

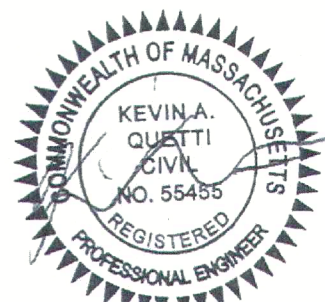
PHONE: 413-281-6615

WWW.BOSTONCIVIL.COM

TITLE SHEET & GENERAL NOTES
586 CANTERBURY STREET, ROSLINDALE, MA

PREPARED FOR:
THE AD GROUP CO.
1 MCCRAW STREET, ROSLINDALE, MA 02131

STAMP



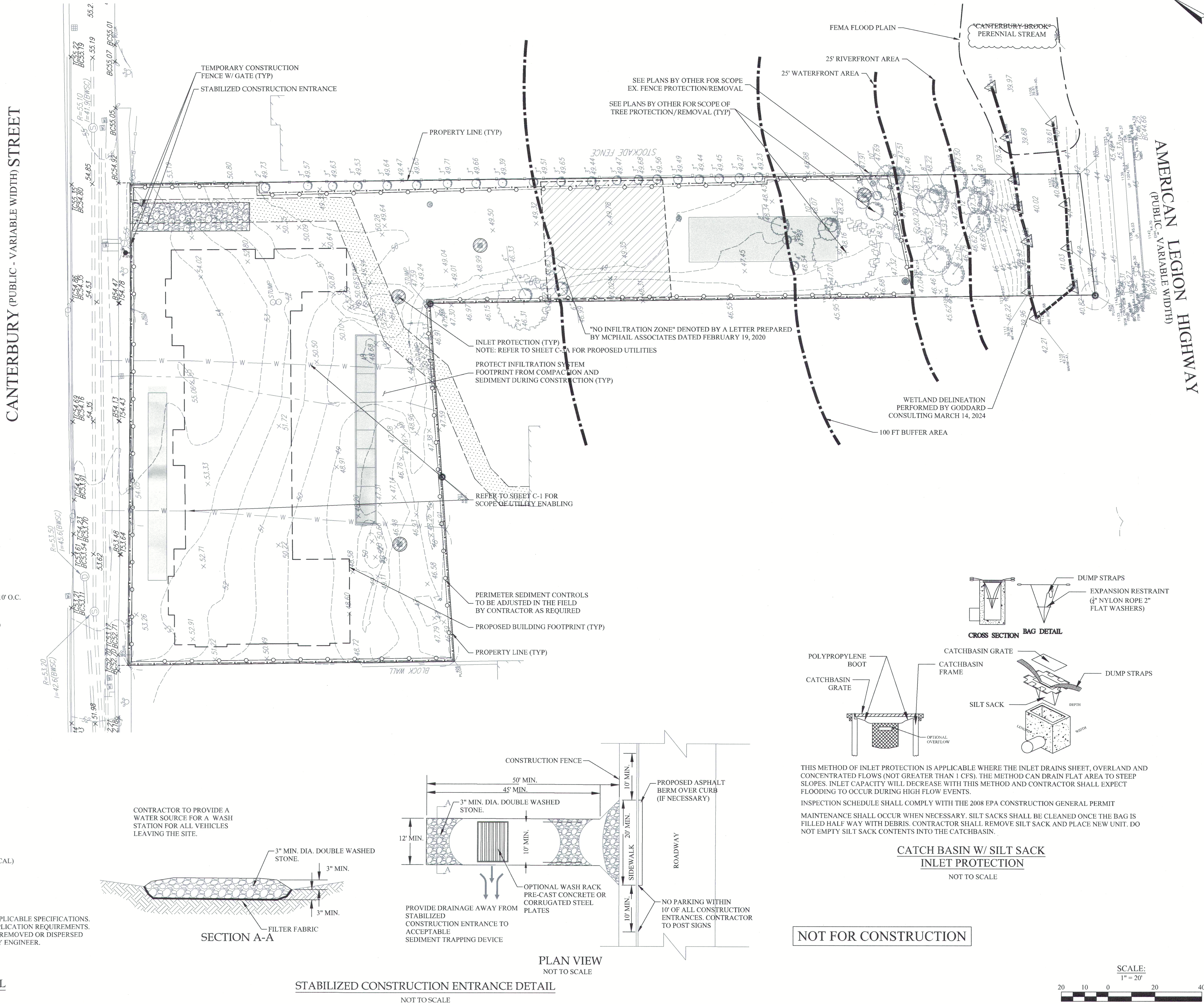
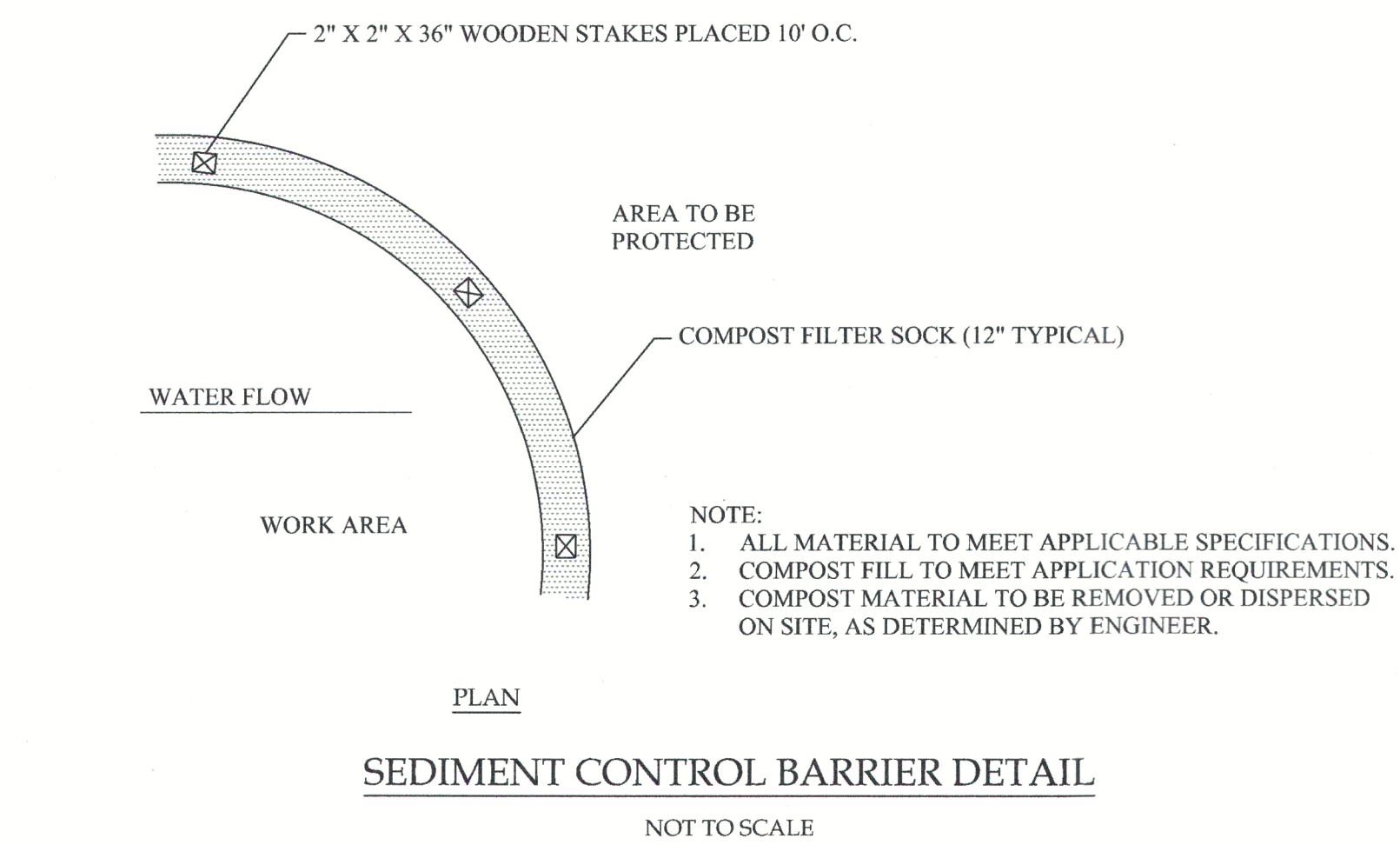
NO.	DATE	REVISION
1	01/09/2025	BWSC SUBMISSION #1
2	01/30/2025	CONSERVATION SUBMISSION #1
3	03/04/2025	CONSERVATION SUBMISSION #2
4	09/18/2025	BWSC SUBMISSION #2
5	10/15/2025	BWSC SUBMISSION #3

DRAWN BY: OFY
CHECKED BY: KAQ
PROJECT #: 424
DATE: 01/09/2025
SCALE: SEE PLAN

SHEET:

C-0

1. REFER TO ADDITIONAL NOTES AND ABBREVIATIONS ON SHEET C-0, UTILITY ENABLING AND PROPOSED SITE PLANS FOR ADDITIONAL PROJECT SCOPE.
2. REFER TO LANDSCAPE PLANS FOR THE SCOPE OF TREE REMOVAL AND PROTECTION.



1. REFER TO ADDITIONAL NOTES AND ABBREVIATIONS ON SHEET C-0, SHEET C-1 FOR UTILITY ENABLING, SHEET C-2 FOR EROSION SEDIMENT CONTROLS, SHEET C-4 FOR SITE LAYOUT, SHEET C-5 FOR SITE GRADING IMPROVEMENTS, AND C-6A THROUGH C-6C FOR CIVIL DETAILS.
2. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE SITE LAYOUT, SURFACE FEATURES, AND DETAILS.
3. ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
4. THE ESTIMATED SANITARY SEWAGE DISCHARGE IS 6,490 GALLONS PER DAY (GPD) FOR THE PROPOSED FIFTY NINE (59) BEDROOMS. THIS ESTIMATE IS BASED ON 310 CMR 15.000, THE STATE ENVIRONMENTAL CODE, TITLE 5 STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND FOR THE TRANSPORT AND DISPOSAL OF SEWAGE.
5. THE ESTIMATED DAILY WATER USE IS 7,139 GPD BASED ON THE ESTIMATED SANITARY SEWAGE DISCHARGE WITH A 10% PEAKING FACTOR.
6. THE BWSC SHALL PROVIDE A 1-1/2" DISC TYPE WATER METER AND METER TRANSMITTER UNIT.
7. THE CONTRACTOR SHALL NOTIFY THE BWSC CROSS-CONNECTION DEPARTMENT AT 617-969-7283 ONCE BACKWATER VALVES ARE INSTALLED FOR BWSC INSPECTION.
8. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BWSC FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT.

OWNER: THE AD GROUP CO. C/O ANDREAS HWANG
OWNER PHONE: 617-477-4733 EMAIL: ANDREAS@APONTEDEVELOPMENT.COM
NEW ACCOUNT #: _____
NEW METER #: _____
WARD/PARCEL #: 18/06573000
LAND USE CODE: 0130 (OTHER RESIDENTIAL/RESIDENTIAL LAND)

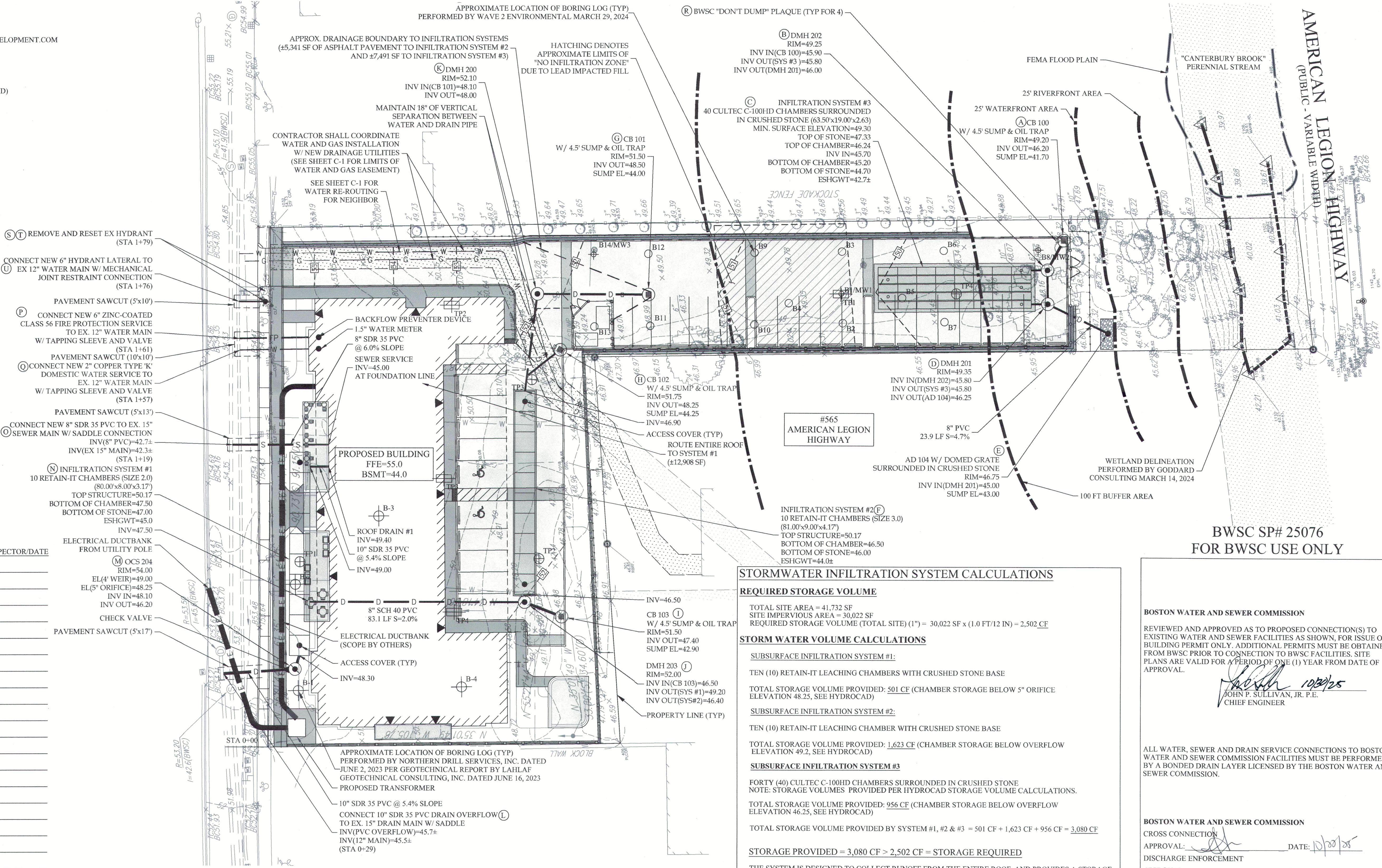
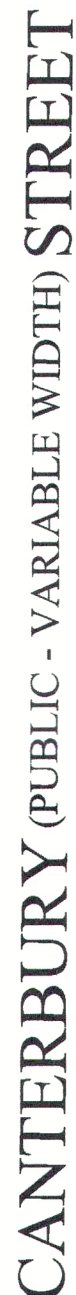
DRAINAGE AREA BREAKDOWN		
DESCRIPTION	EXISTING	PROPOSED
TOTAL AREA	41,732	41,732
ROOF	0	12,908
SITE IMPERVIOUS	0	17,114
TOTAL IMPERVIOUS	0	30,022
LAWN (HSG A)	41,732	11,710
CHANGE IN IMPERVIOUS	N/A	30,022

REFER TO THE STORMWATER CALCULATIONS
ON THIS SHEET AND CIVIL NARRATIVE FOR
ADDITIONAL INFORMATION.

TYPE OF ESTABLISHMENT PER MA 310 CMR 15.203 -
(2) RESIDENTIAL - BED & BREAKFAST:

$$110 \text{ GPD / BEDROOM} \times 59 \text{ BEDROOMS} = 6,490 \text{ GPD}$$

ITEM	BWSC INSPECTOR/DATE
A CATCH BASIN 100 W/ SUMP & OIL TRAP	
B DRAIN MANHOLE 202	
C INFILTRATION SYSTEM #3	
D DRAIN MANHOLE 201	
E AREA DRAIN 104 W/ DOME GRATE & CRUSH STONE	
F INFILTRATION SYSTEM #2	
G CATCH BASIN 101 W/ SUMP & OIL TRAP	
H CATCH BASIN 102 W/ SUMP & OIL TRAP	
I CATCH BASIN 103 W/ SUMP & OIL TRAP	
J DRAIN MANHOLE 203	
K DRAIN MANHOLE 200	
L PROP 12" DRAIN OVERFLOW	
M OUTLET CONTROL STRUCTURE 204	
N INFILTRATION SYSTEM #1	
O PROP 8" SEWER SERVICE	
P NEW 6" FIRE PROTECTION SERVICE	
Q NEW 2" DOMESTIC WATER SERVICE	
R BWSC "DON'T DUMP" PLAQUE FOR 4	
S REMOVE EX HYDRANT	
T RESET EX HYDRANT	
U PROP 6" HYDRANT LATERAL	
DYE TEST SEWER	
DYE TEST DRAIN	
AS-BUILT PREPARATION FEE	



TOTAL SITE AREA = 41,732 SF
SITE IMPERVIOUS AREA = 30,022 SF
REQUIRED STORAGE VOLUME (TOTAL SITE) (1") = $30,022 \text{ SF} \times (1.0 \text{ FT}/12 \text{ IN}) = 2,502 \text{ CF}$

SUBSURFACE INFILTRATION SYSTEM #1

TEN (10) RETAIN-IT LEACHING CHAMBERS WITH CRUSHED STONE BASE

TOTAL STORAGE VOLUME PROVIDED: 501 CF (CHAMBER STORAGE BELOW 5" ORIFICE ELEVATION 48.25, SEE HYDROCAD)

SUBSURFACE INFILTRATION SYSTEM #2

TEN (10) RETAIN-IT LEACHING CHAMBER WITH CRUSHED STONE BASE

TOTAL STORAGE VOLUME PROVIDED: 1,623 CF (CHAMBER STORAGE BELOW OVERFLOW ELEVATION 49.2, SEE HYDROCAD)

SUBSURFACE INFILTRATION SYSTEM #3

FORTY (40) CULTEC C-100HD CHAMBERS SURROUNDED IN CRUSHED STONE
NOTE: STORAGE VOLUMES PROVIDED PER HYDROCAD STORAGE VOLUME CALCULATIONS

TOTAL STORAGE VOLUME PROVIDED: 956 CF (CHAMBER STORAGE BELOW OVERFLOW ELEVATION 46.25, SEE HYDROCAD)

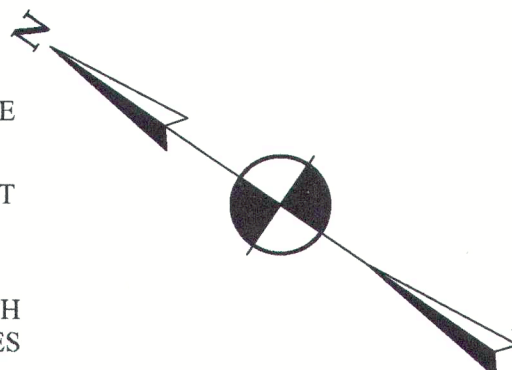
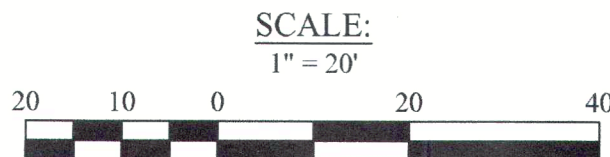
TOTAL STORAGE VOLUME PROVIDED BY SYSTEM #1, #2 & #3 = 501 CF + 1,623 CF + 956 CF = 3,080 CF

STORAGE PROVIDED = 3,080 CF > 2,502 CF = STORAGE REQUIRED

THE SYSTEM IS DESIGNED TO COLLECT RUNOFF FROM THE ENTIRE ROOF AND PROVIDES A STORAGE VOLUME TO EXCEED ONE-INCH OVER THE IMPERVIOUS AREA OF THE SITE.

REFER TO THE CIVIL NARRATIVE FOR ADDITIONAL BACKGROUND ON THE PROPOSED STORMWATER DESIGN

NOT FOR CONSTRUCTION



BOSTON CIVIL
ENGINEERING & LAND PLANNING

711 EAST BROADWAY
BOSTON, MA 02127

PHONE: 413-281-6615

WWW.BOSTONCIVIL.COM

SITE UTILITY PLAN

586 CANTERBURY STREET, ROSLINDALE, MA

PREPARED FOR:


THE AD GROUP CO.

1 MCCRAW STREET, ROSLINDALE, MA 02131

STAMP



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 BWSC PRIOR TO CONNECTION TO BWSC FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL.

 10/30/25
JOHN P. SULLIVAN, JR. P.E.
CHIEF ENGINEER

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.

CROSS CONNECTION
APPROVAL: _____ DATE: 10/20/25
DISCHARGE ENFORCEMENT
APPROVAL: _____ DATE: _____

BACKWATER VALVE INSTALLATION
APPROVAL: [Signature] DATE: 10/22/25

NO.	DATE	REVISION
1	01/09/2025	BWSC SUBMISSION #1
2	01/10/2025	CONSERVATION SUBMISSION #1
3	03/04/2025	CONSERVATION SUBMISSION #2
4	09/18/2025	BWSC RESUBMISSION #2
5	10/15/2025	BWSC RESUBMISSION #3

DRAWN BY: OFY
CHECKED BY: KAQ
PROJECT #: 424
DATE: 01/09/2025
SCALE: 1" = 20'

SHEET

C-3A



PHONE: 413-281-6615

WWW.BOSTONCIVIL.COM

UTILITY PROFILES
1586 CANTERBURY STREET, ROSLINDALE, MA

PREPARED FOR:

THE AD GROUP CO.

1 MCCRAW STREET, ROSLINDALE, MA 02131

STAMP

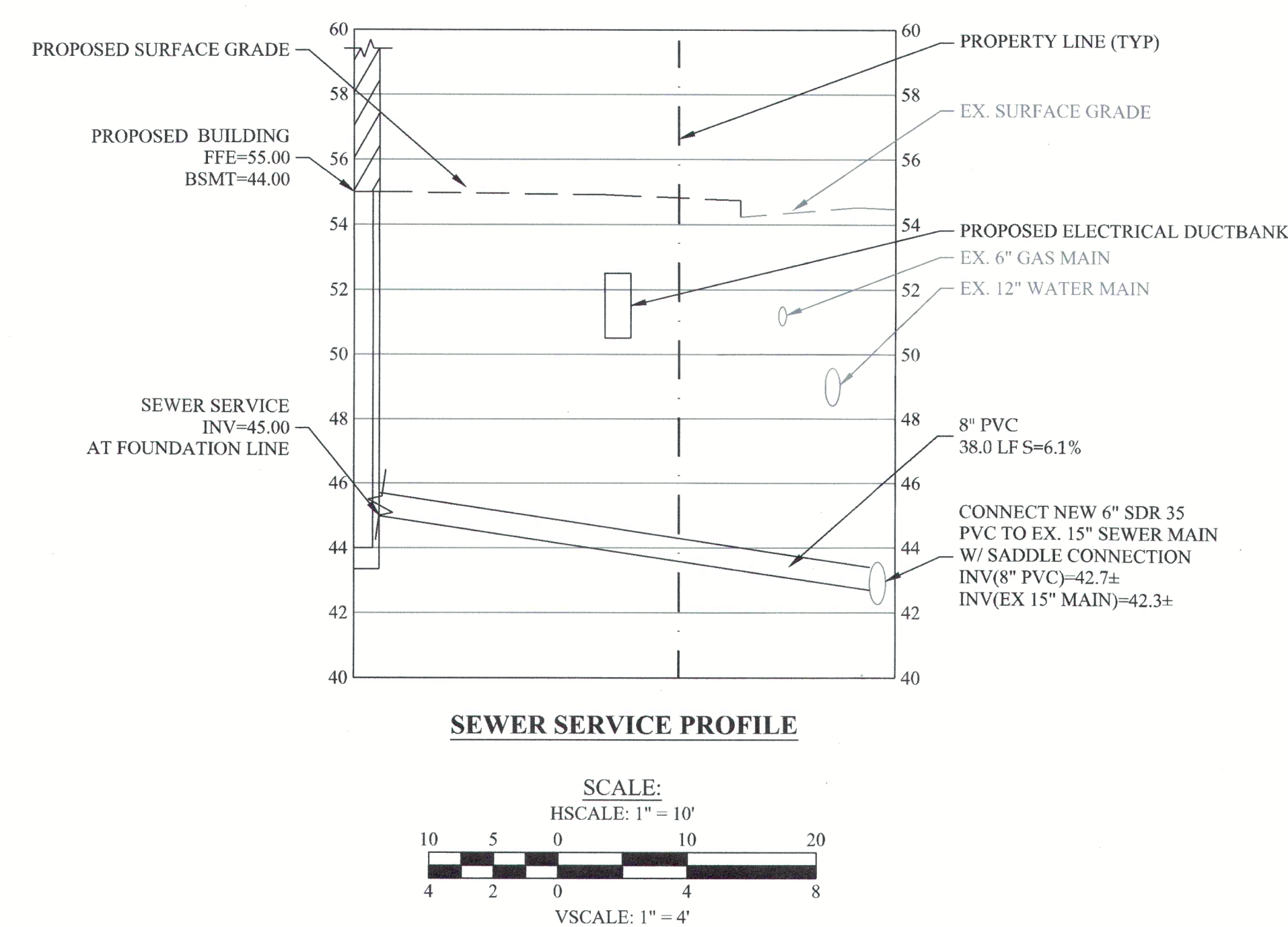
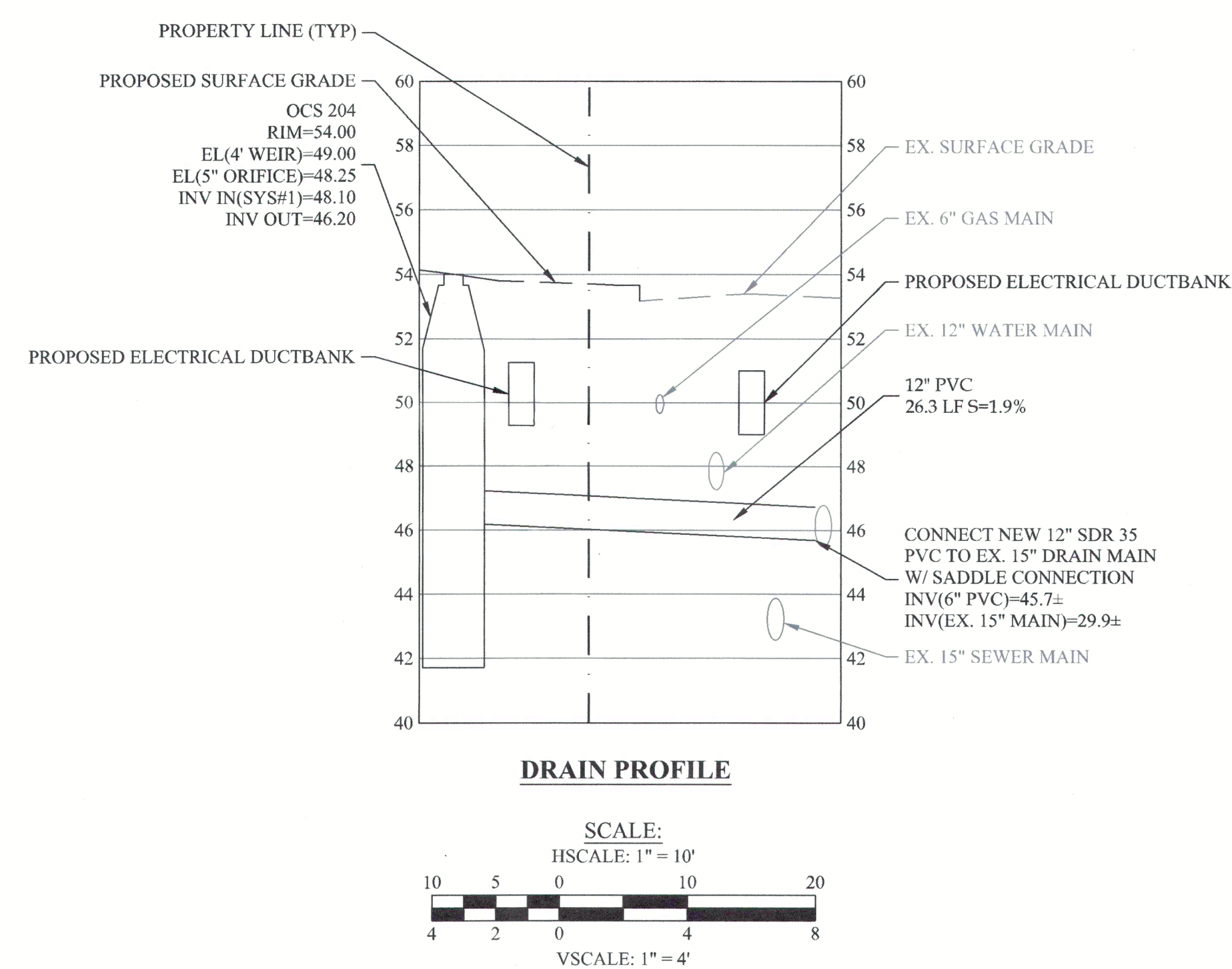


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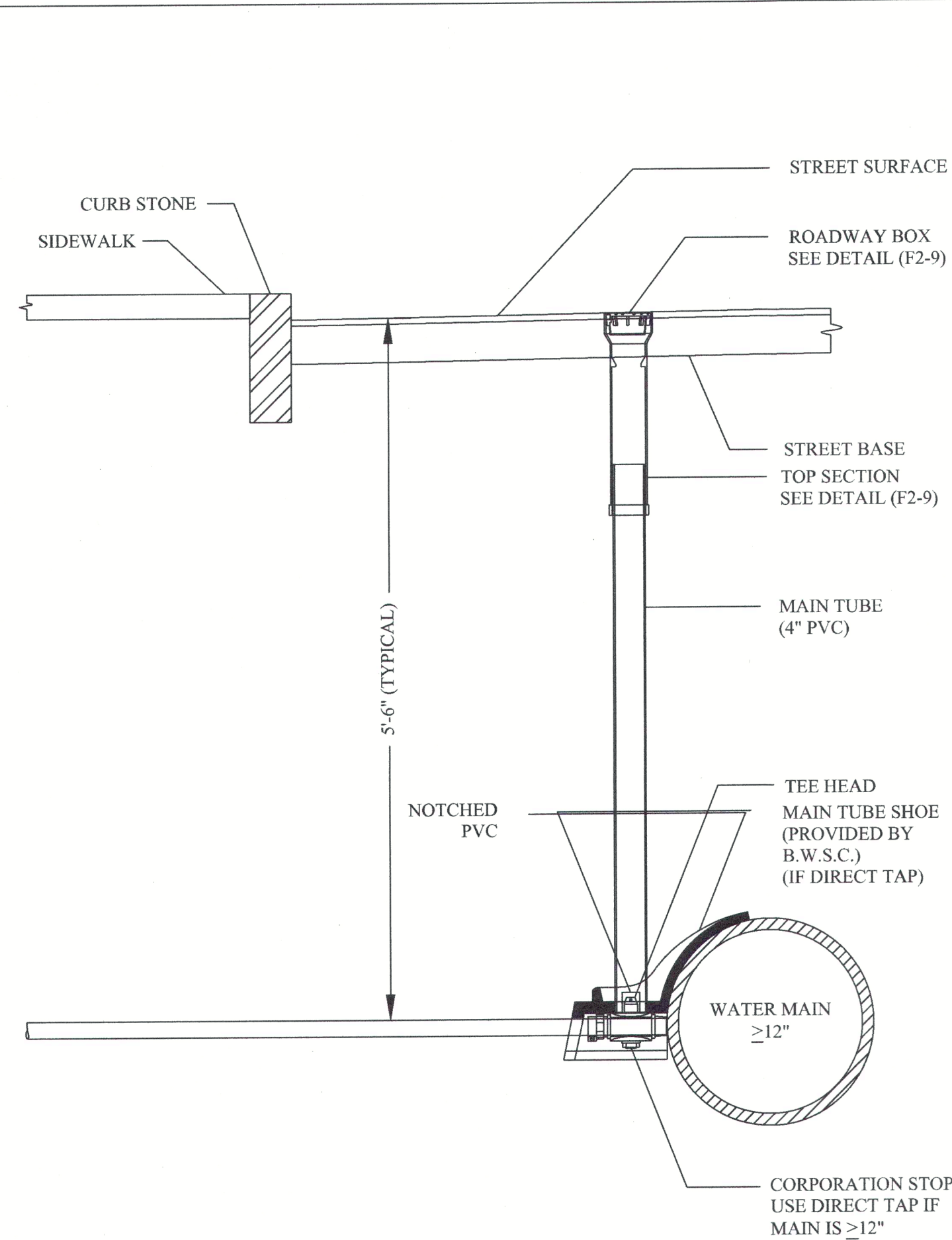
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SCALE: SEE PLAN

SHEET:

C-3B

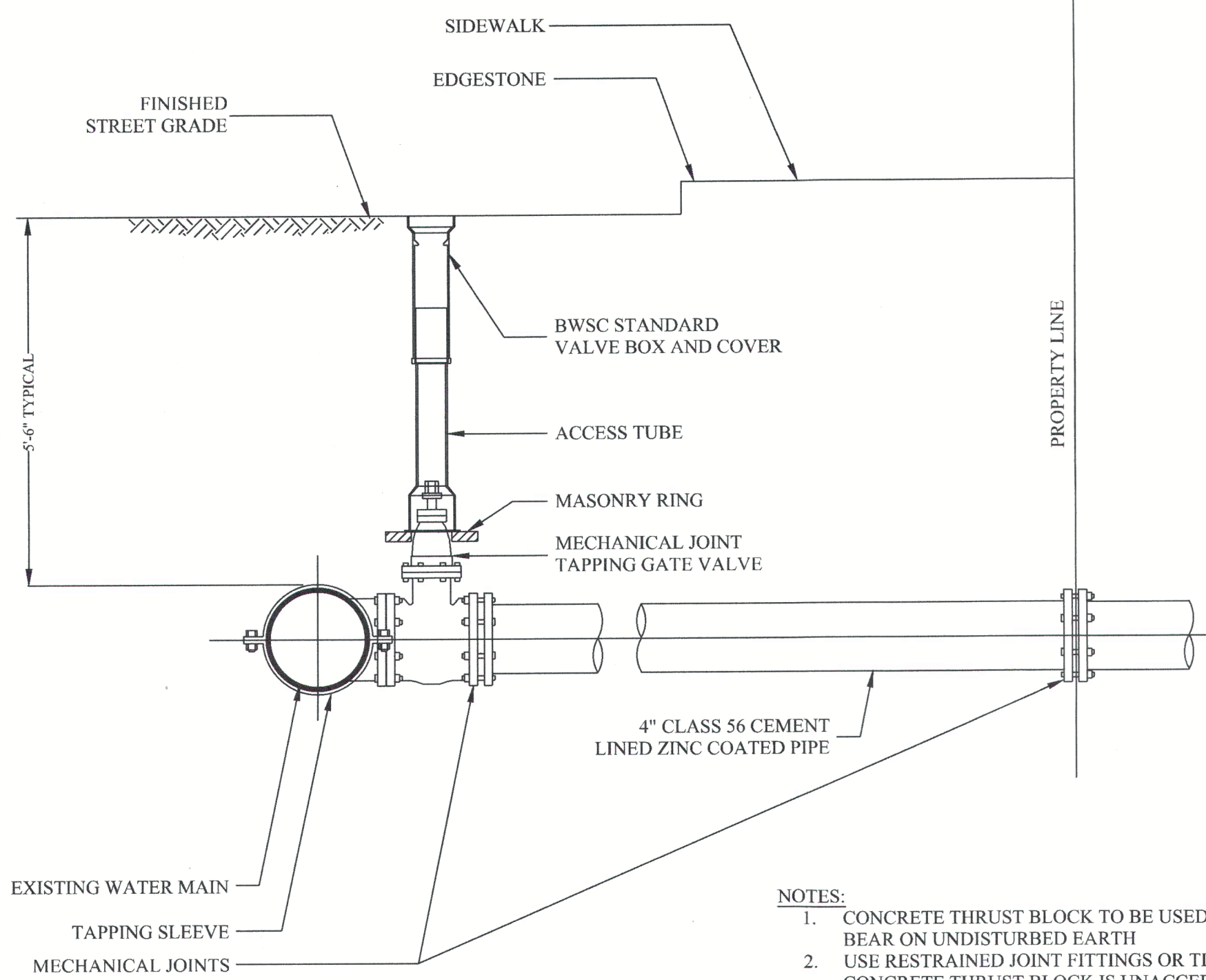


NOT FOR CONSTRUCTION



TYPICAL WATER CONNECTION FOR 1 1/2" AND 2" SERVICE PIPES TO 12"-16" WATER MAINS

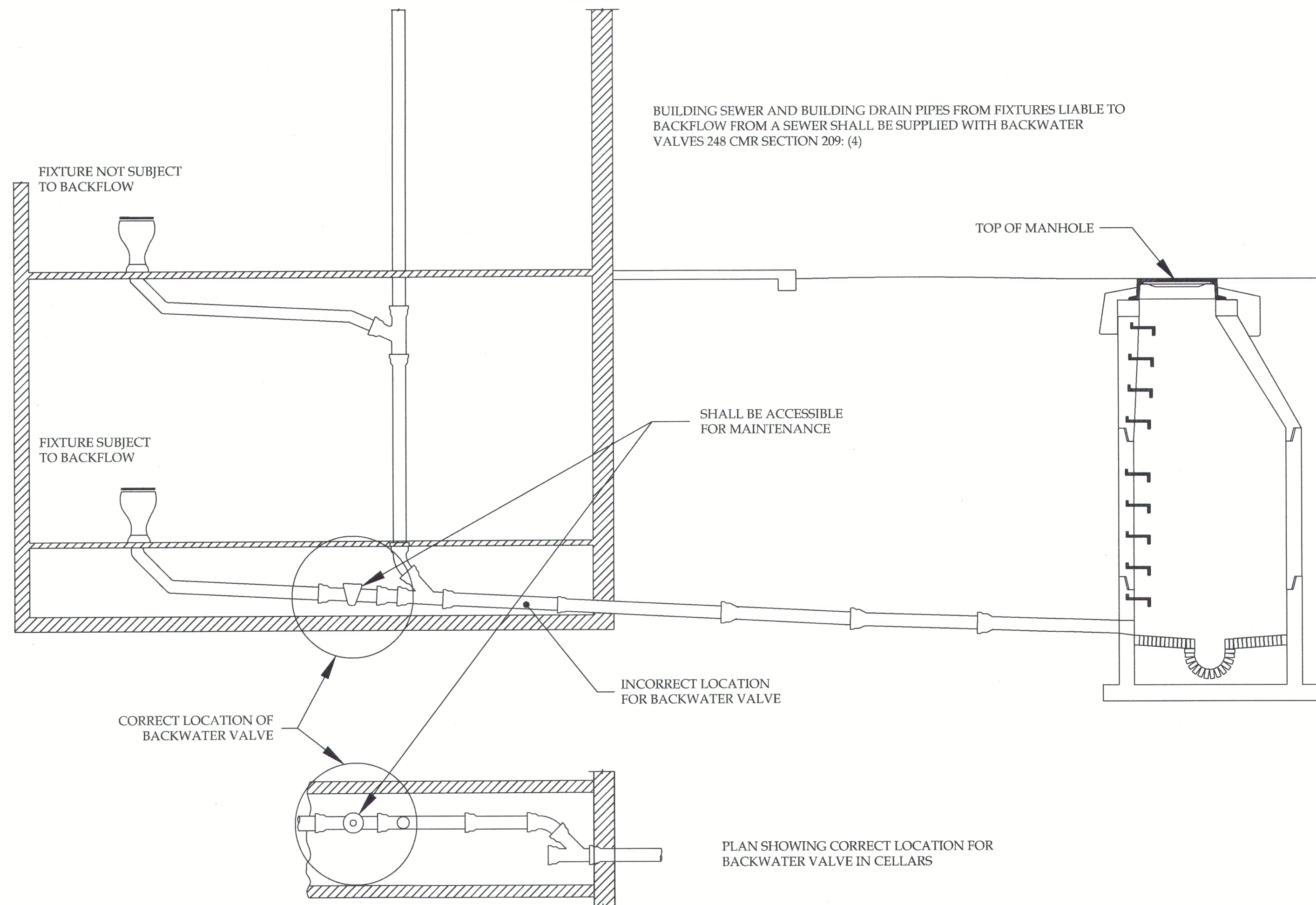
NOT TO SCALE



TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE

NOT TO SCALE

- NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
 2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
 3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS



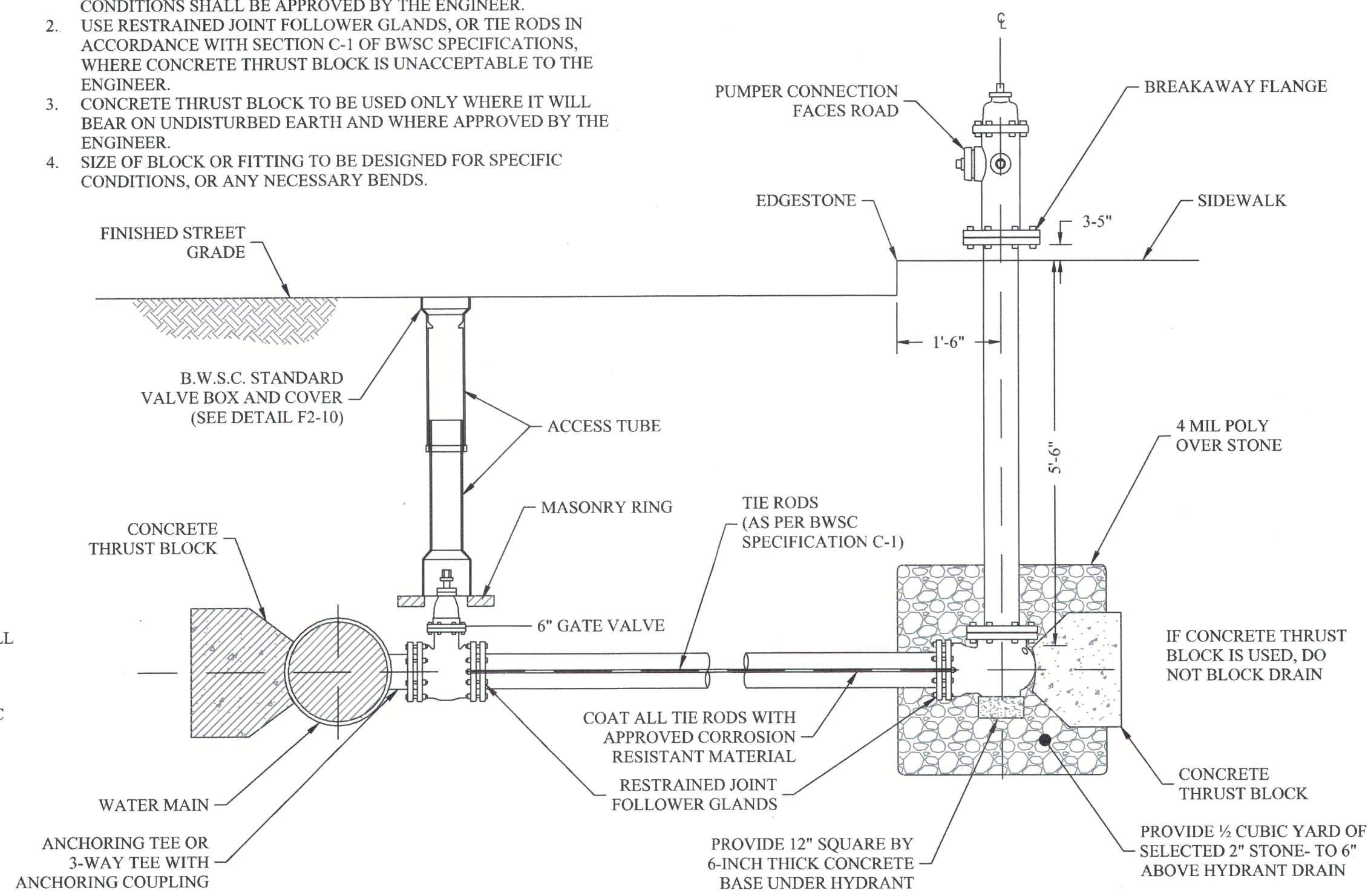
NOTE: ALL PLUMBING FIXTURES BELOW THE LEVEL OF THE TOP OF THE MANHOLE OF THE SEWER SERVICING THE FIXTURE(S) SHALL BE CONSIDERED AS BEING SUBJECT TO BACKFLOW AND SHALL BE SUPPLIED WITH BACKWATER VALVES.

LOCATION OF BACKWATER VALVES IN CELLARS (SHOWN FOR PERMITTING ONLY)

(NOT TO SCALE)

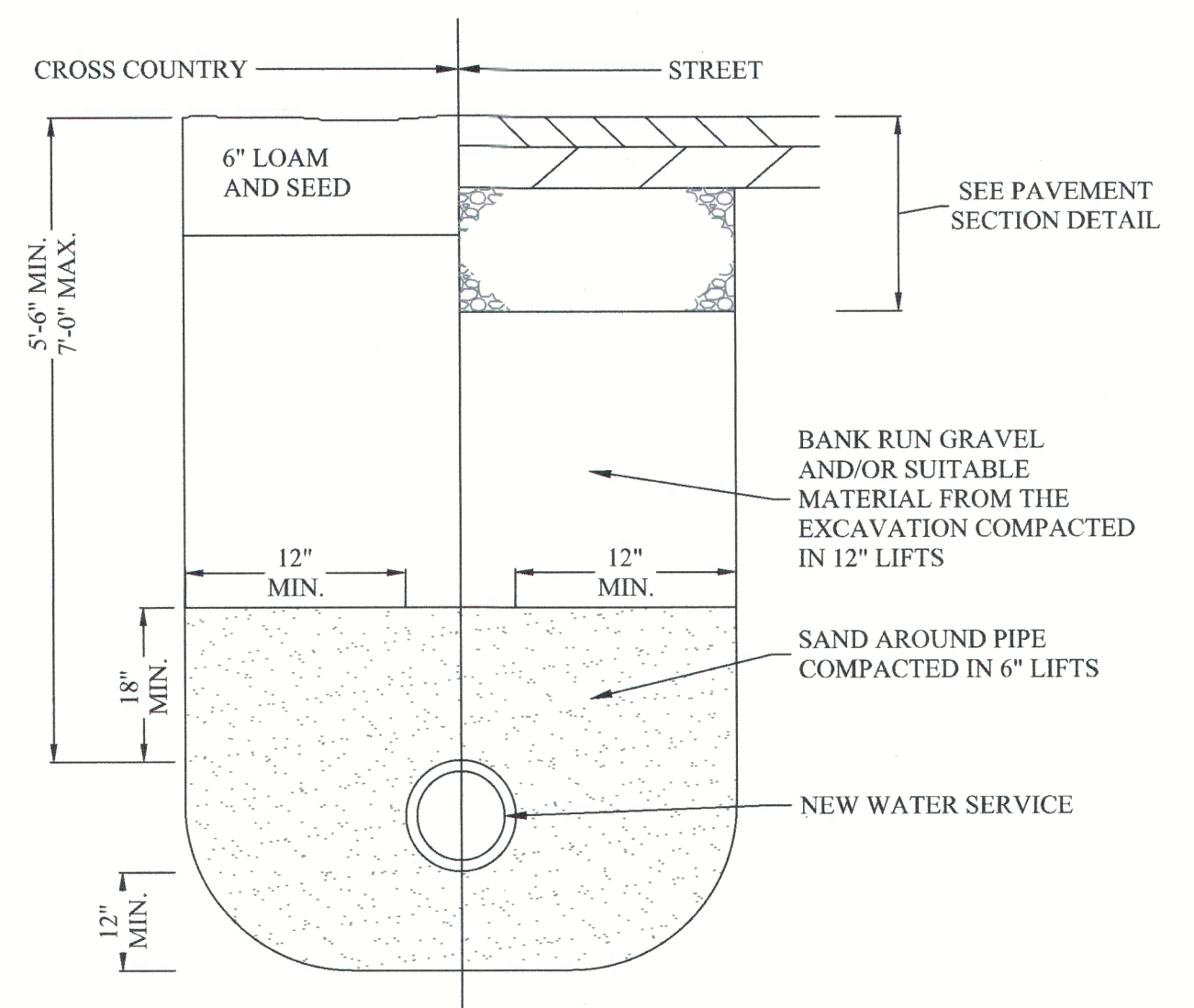
NOTES:

1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS IN ACCORDANCE WITH SECTION C-1 OF BWSC SPECIFICATIONS, WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.



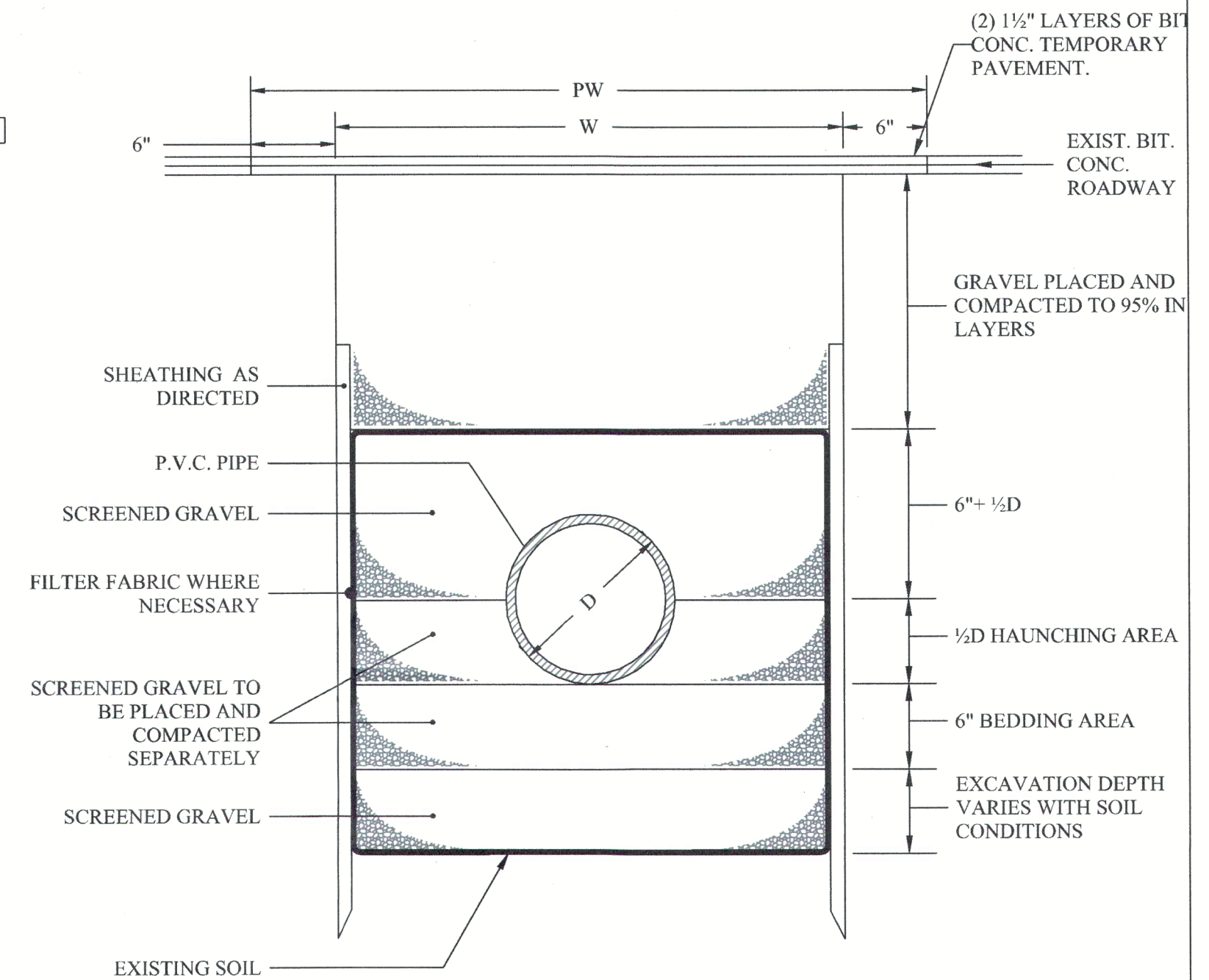
TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE



WATER TRENCH DETAIL

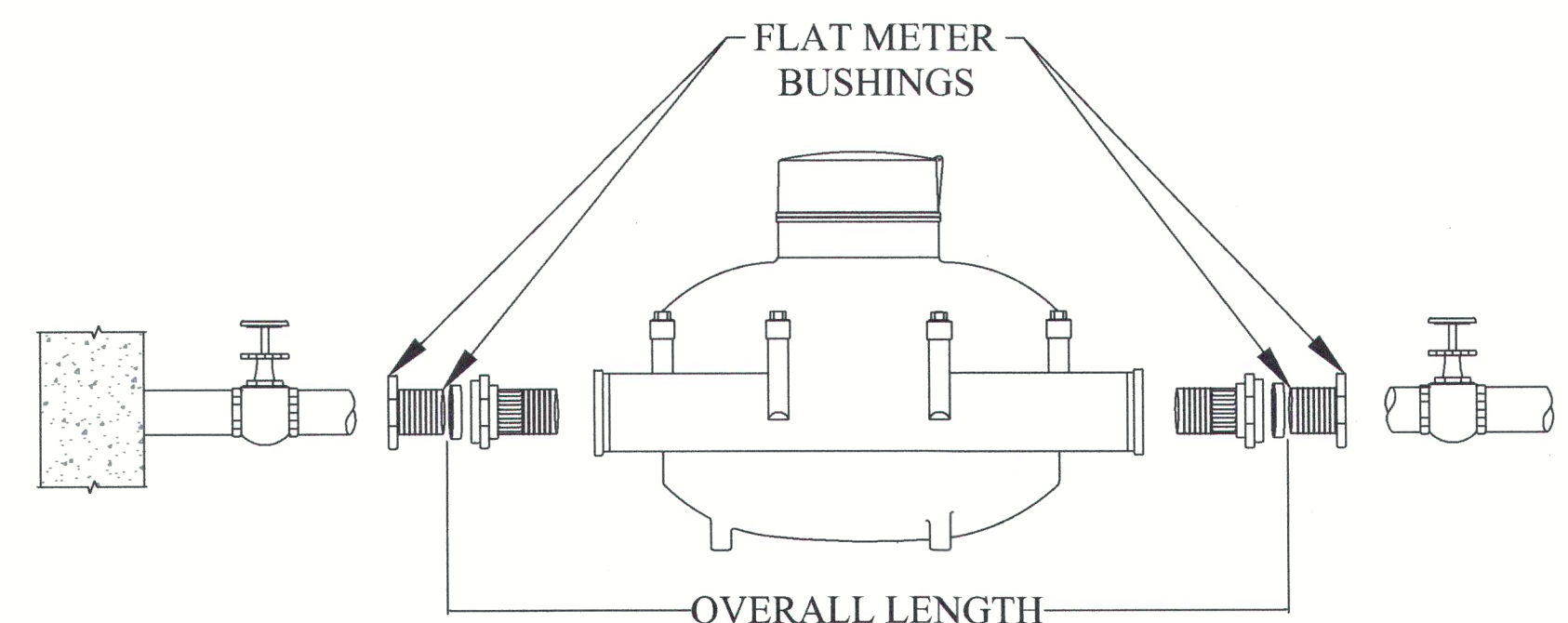
NOT TO SCALE



W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W + 1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D + 2' (3'-0" MIN.)
SHEATHED TRENCH: W = D + 2' + SHEATHING WIDTH:
4'-0" MIN. W/O WALERS
5'-0" MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D + 2' + (WALL SHIELD WIDTH ± 8") + 1' FOR TRENCH BOX

TRENCH DETAIL FOR PVC PIPE

NOT TO SCALE



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

INSTALLATION OF WATER METERS (1-1/2")

NOT TO SCALE

1. SHOWN FOR PERMITTING ONLY.
2. NOTE THE DIRECTION OF THE METER COUPLING.



BOSTON CIVIL
ENGINEERING & LAND PLANNING

711 EAST BROADWAY
BOSTON, MA 02127

PHONE: 413-281-6615

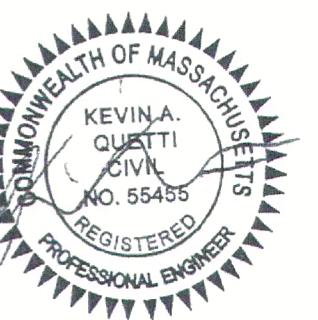
WWW.BOSTONCIVIL.COM

CIVIL DETAILS I
586 CANTERBURY STREET, ROSLINDALE, MA

PREPARED FOR:
THE AD GROUP CO.

1 MCCRAW STREET, ROSLINDALE, MA 02131

STAMP



NO.	REVISION	DATE
1	BWSC SUBMISSION #1	01/09/2025
2	CONSERVATION SUBMISSION #1	01/30/2025
3	CONSERVATION SUBMISSION #2	03/04/2025
4	BWSC RESUBMISSION #2	09/18/2025
5	BWSC RESUBMISSION #3	10/15/2025

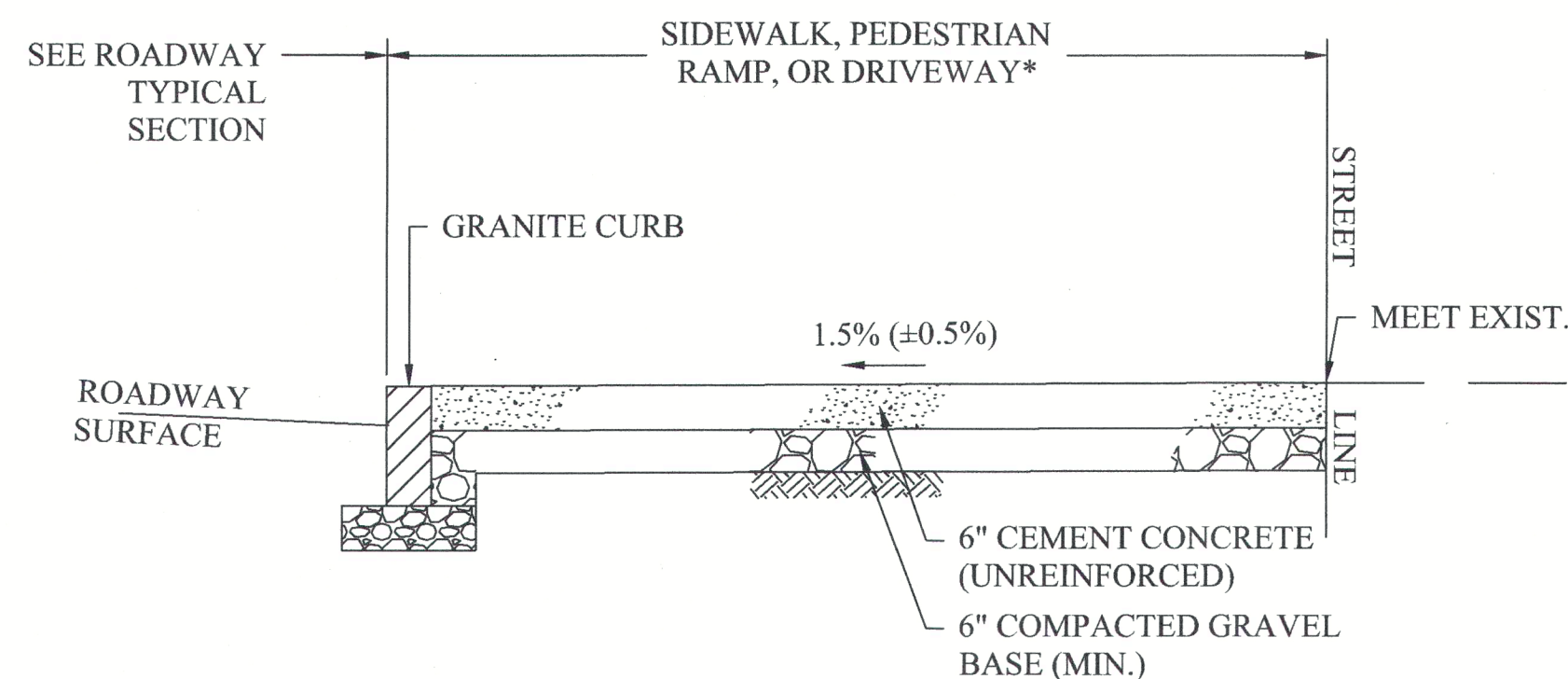
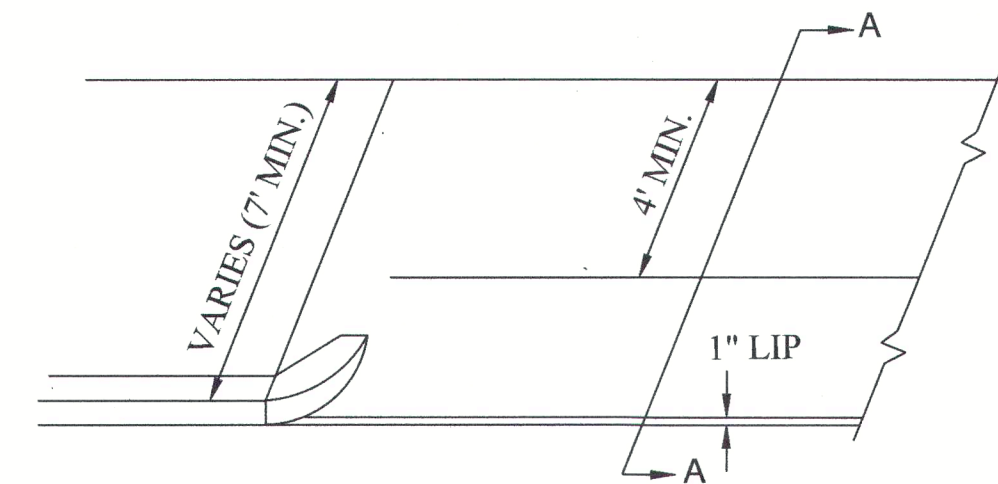
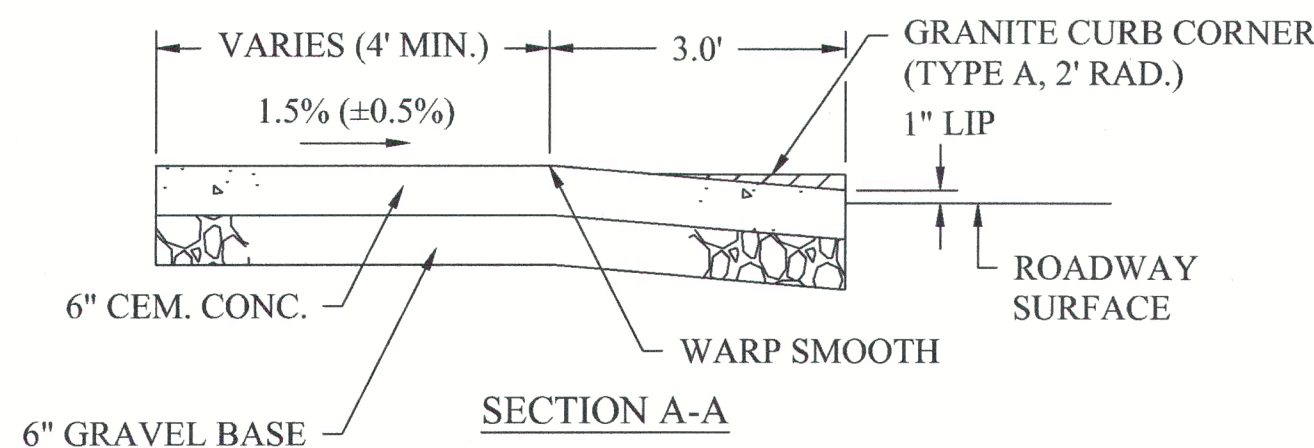
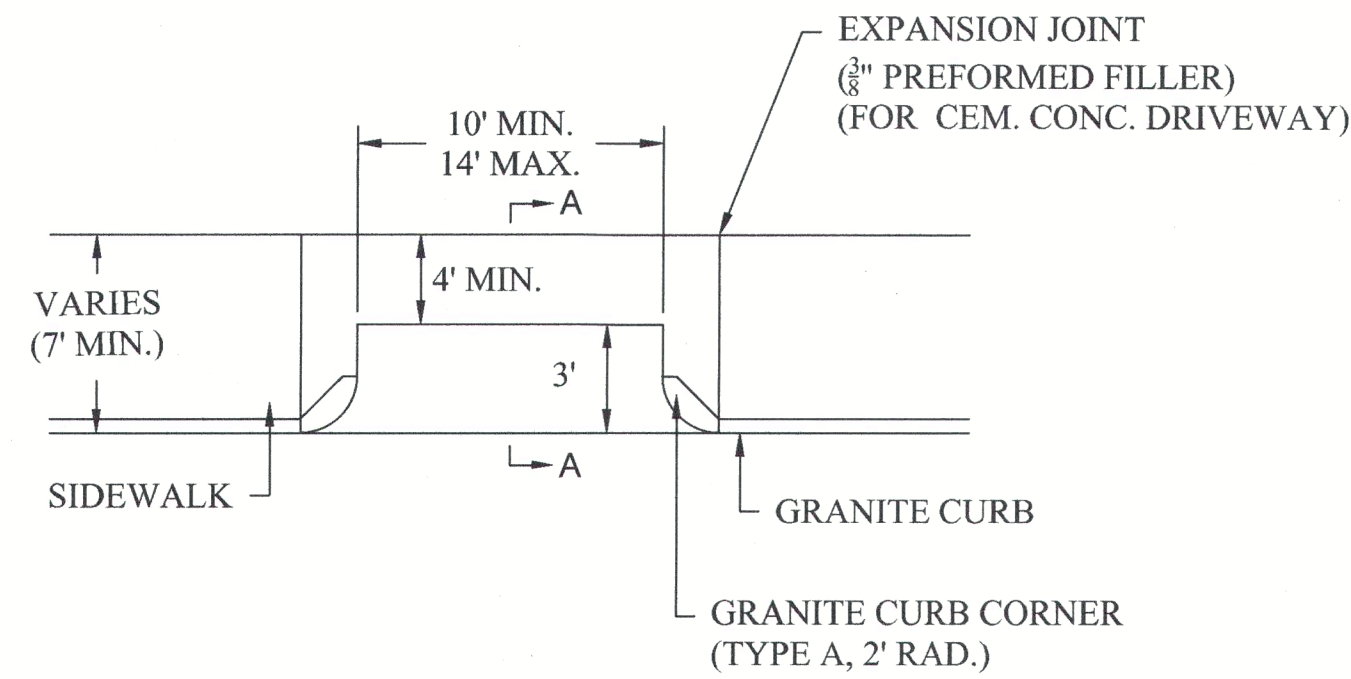
DRAWN BY: OFY
CHECKED BY: KAQ
PROJECT #: 424
DATE: 01/09/2025
SCALE: SEE PLAN

SHEET:

C-6A

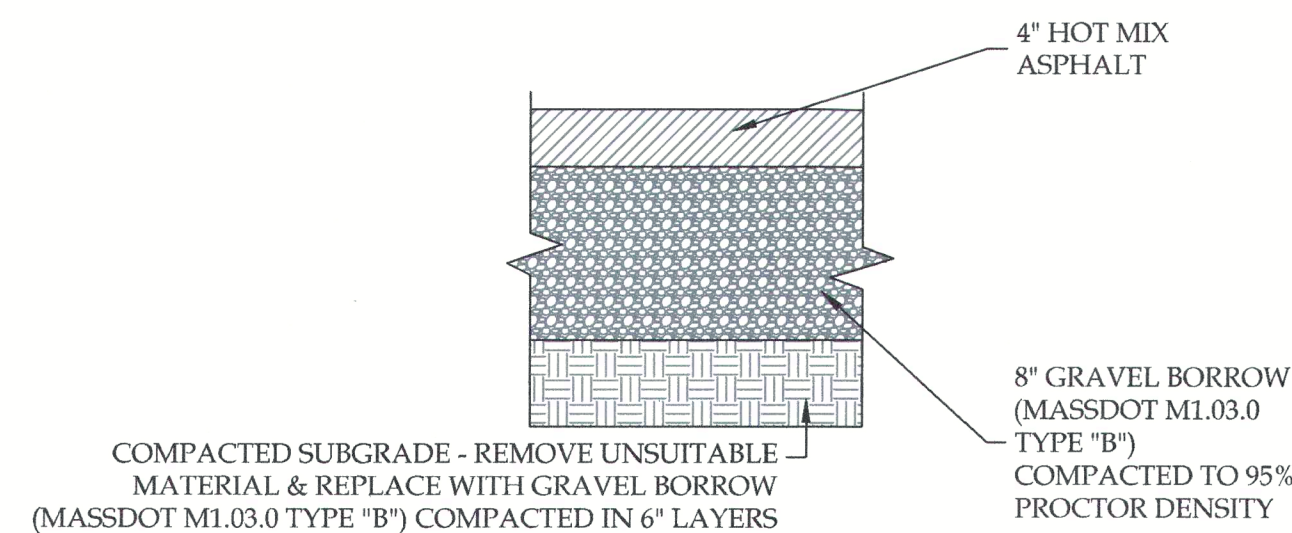
NOT FOR CONSTRUCTION

C-6B

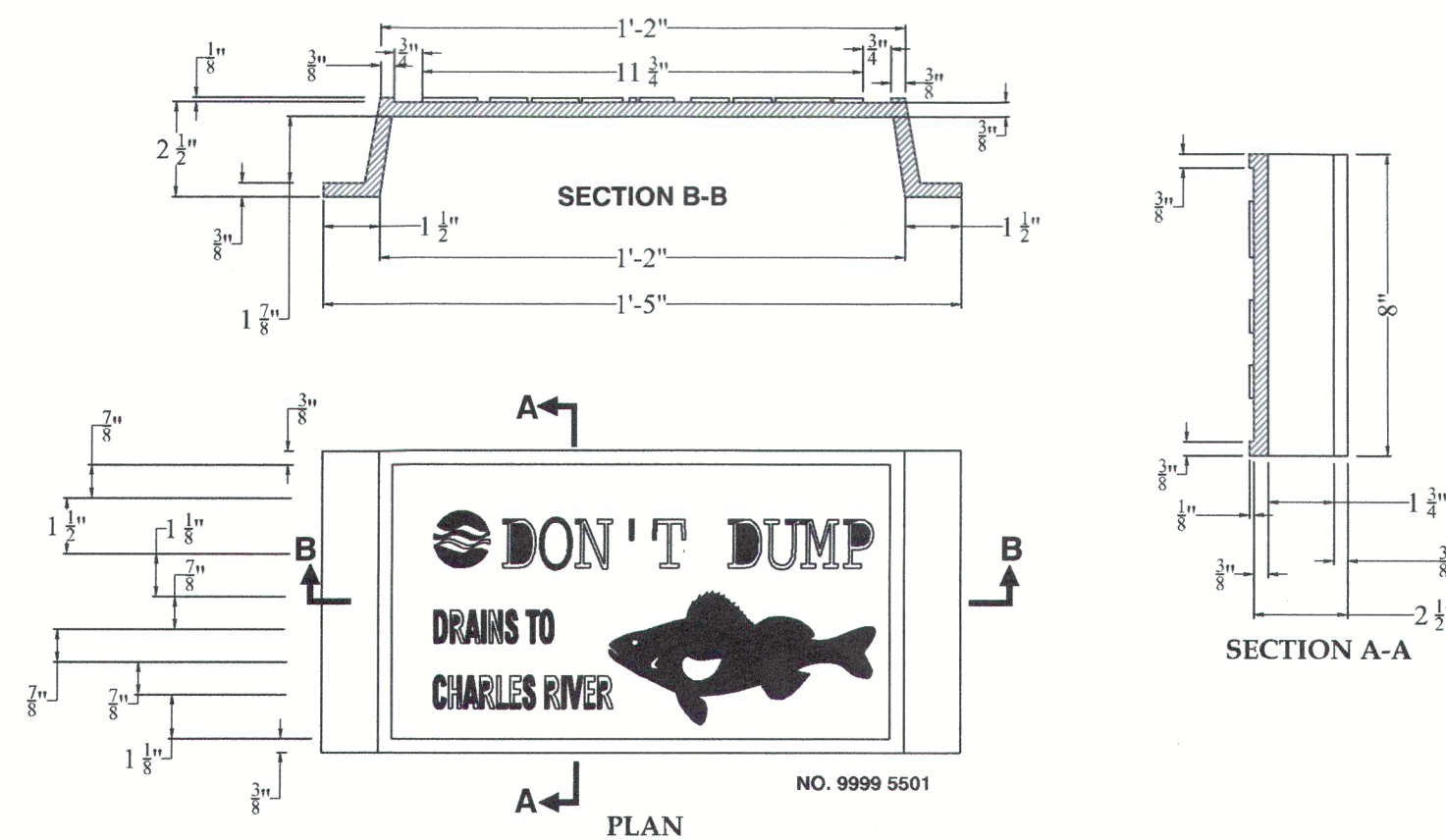


*DETAIL DEPICTS SIDEWALK CONDITION ALTHOUGH THE SAME CROSS SECTION SHALL BE USED FOR CURB RAMPS OR DRIVEWAYS.

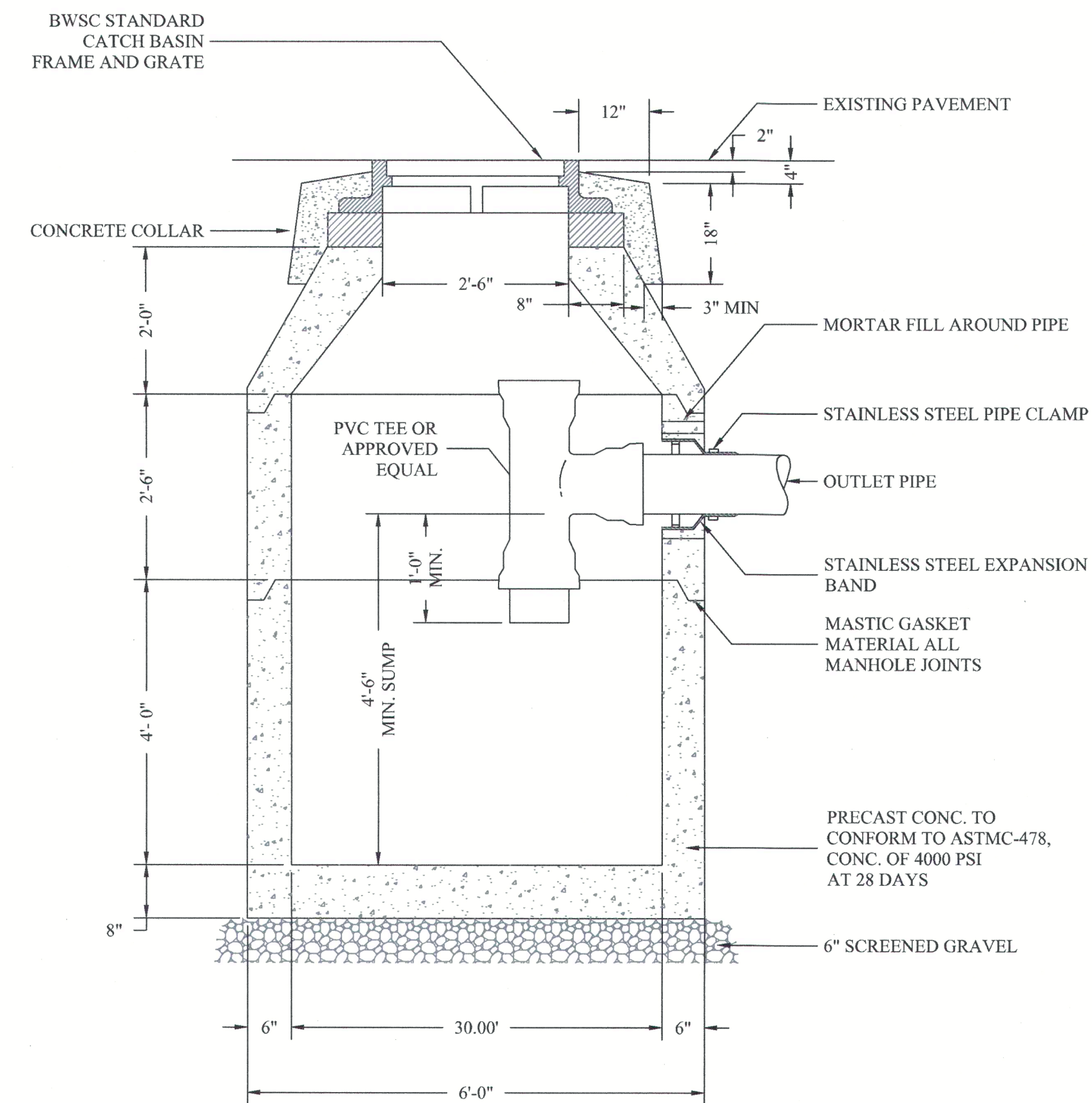
BOSTON CONCRETE SIDEWALK DETAIL



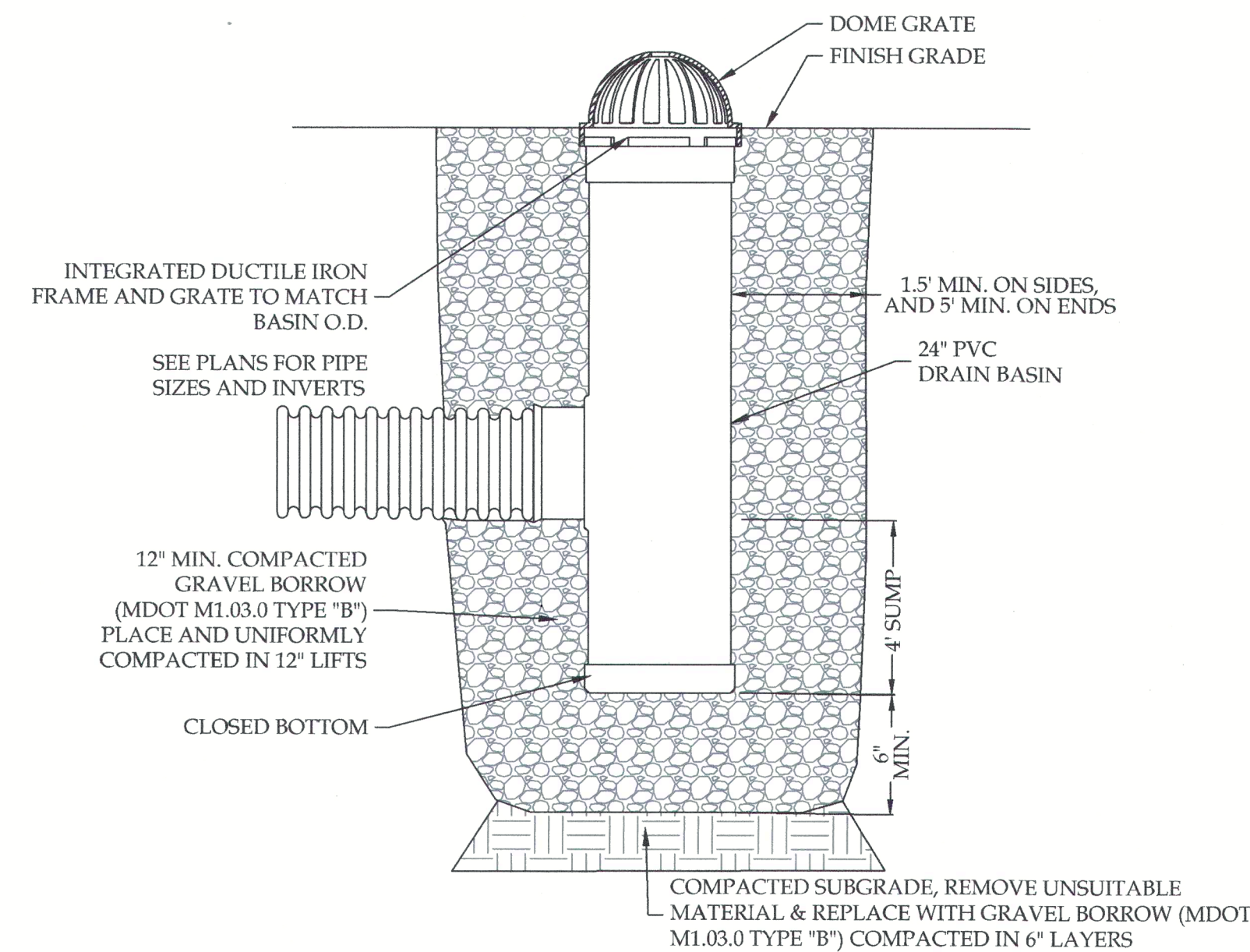
NOT TO SCALE



BWSC "DON'T DUMP" PLAQUE - CHARLES RIVER



NOT TO SCALE



- NOTES:
1. FRAME AND GRATE SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 70-50-05.
 2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 3. DRAIN BASIN SHALL BE CUSTOM MANUFACTURED ACCORDING TO PLANS DETAILS.
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (AD N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
 5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
 6. 12" AREA DRAIN SHALL BE NYLOPLAST MODEL 2824AG MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
 7. CASTINGS SHALL BE FURNISHED WITH A BLACK PAINT.
 8. FITTINGS AND JOINTS SHALL BE WATERTIGHT.

24" AREA DRAIN IN CRUSHED STONE DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	01/09/2025	BWSC SUBMISSION #1
2	01/30/2025	CONSERVATION SUBMISSION #1
3	03/04/2025	CONSERVATION SUBMISSION #2
4	09/18/2025	BWSC RESUBMISSION #2
5	10/15/2025	BWSC RESUBMISSION #3

DRAWN BY: OFY
CHECKED BY: KAQ
PROJECT #: 424
DATE: 01/09/2025
SCALE: SEE PLAN