

GENERAL NOTES:

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "86, 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 LOCATION 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 WORK 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.

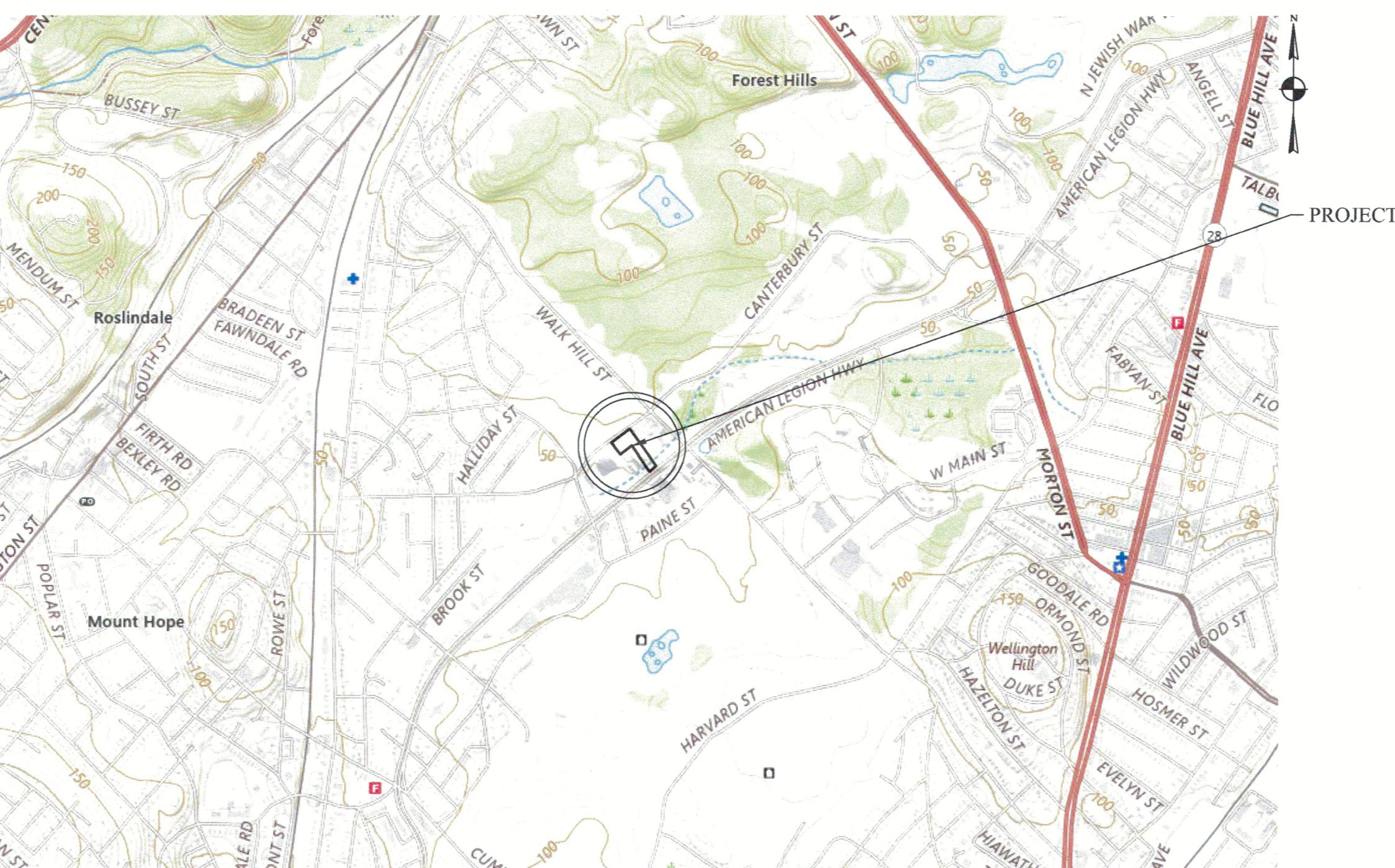
EARTH MOVING AND GRADING NOTES:

- 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 PRIORITY 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 OF 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:
C-1:
C-2:
C-3A:
C-3B:
C-4:
C-5:
C-6A:
C-6B:
C-6C:

TITLE SHEET & GENERAL NOTES
UTILITY ENABLING PLAN
EROSION & SEDIMENT CONTROL PLAN
PROPOSED UTILITY PLAN
UTILITY PROFILES
SITE LAYOUT PLAN
SITE GRADING PLAN
CIVIL DETAILS I
CIVIL DETAILS II
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:

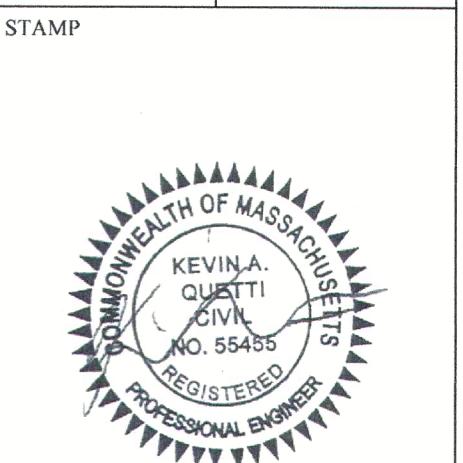
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND 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 SWEEP 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.

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



NO.	DATE	REVISION
1	01/09/2025	BWSC SUBMISSION #1
2	01/10/2025	CONSERVATION SUBMISSION #1
3	03/08/2025	BWSC RESUBMISSION #2
4	08/01/2025	CONSERVATION SUBMISSION #2
5	10/01/2025	BWSC RESUBMISSION #3

DRAWN BY: OFY
CHECKED BY: KAQ
PROJECT #: 424
DATE: 01/09/2025
SCALE: SEE PLAN
SHEET: C-0

NOTES:

- REFER TO ADDITIONAL NOTES AND ABBREVIATIONS ON SHEET C-0, SHEET C-2 FOR EROSION SEDIMENT CONTROLS, SHEET C-3 THROUGH C-5 FOR THE SCOPE OF PROPOSED IMPROVEMENTS, AND C-6A THROUGH C-6C FOR CIVIL DETAILS.
- REFER TO LANDSCAPE PLANS FOR THE SCOPE OF TREE REMOVAL AND PROTECTION.
- ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
- WATER SHUTDOWN, IF REQUIRED, SHALL BE COORDINATED WITH BWSC WATER OPERATIONS, (617) 989-7276, 24 HOURS NOTICE REQUIRED.
- IF CONDITIONS DO NOT MATCH INFORMATION (EX. LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES, ETC.) CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THIS PLAN MAY NOT SHOW UTILITIES THAT NEED TO BE TERMINATED PRIOR TO DEMOLISHING THE STRUCTURE(S) SUCH AS GAS, ELECTRIC, COMMUNICATIONS AND OTHERS. CONTRACTOR TO VERIFY ALL UTILITIES HAVE BEEN TERMINATED IN ACCORDANCE WITH EACH UTILITY PROVIDERS STANDARDS PRIOR TO DEMOLISHING THE STRUCTURE(S).
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES OCCUR BETWEEN THE SITE DEMOLITION AND PROPOSED SITE PLANS.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO BWSC REQUIREMENTS AND ALL OTHER APPLICABLE MUNICIPAL REGULATIONS.
- ALL DISTURBANCES WITHIN THE PUBLIC WAY SHALL CONFORM TO CITY AND BWSC STANDARDS.

OWNER / WATER METER INFORMATION

OWNER: THE AD GROUP CO. C/O ANDREAS HWANG
 OWNER PHONE: 617-477-4733 EMAIL: ANDREAS@APONTEDEVELOPMENT.COM
 EX ACCOUNT #: N/A (586 CANTERBURY STREET)
 EX METER #: N/A (586 CANTERBURY STREET)
 EX ACCOUNT #: 24501670 (565 AMERICAN LEGION HIGHWAY - EX. CAR WASH)
 EX METER #: 1302693 (565 AMERICAN LEGION HIGHWAY - EX. CAR WASH)
 WARD/PARCEL #: 18/06573000
 LAND USE CODE: 0130 (OTHER RESIDENTIAL/RESIDENTIAL LAND)

SERVICE CONNECTION TABLE

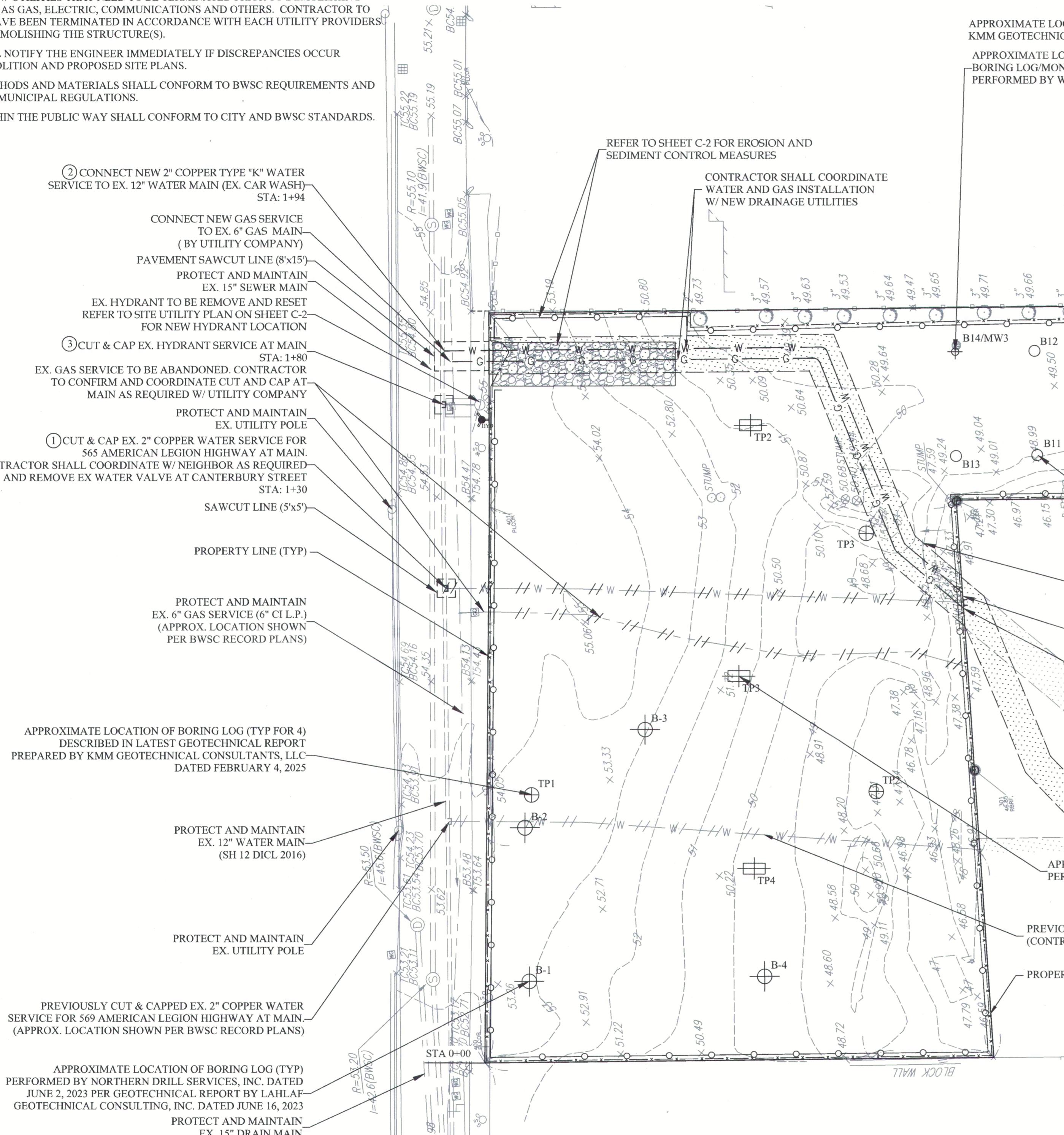
ITEM
 ① CUT AND CAP EX. WATER SERVICE
 ② PROP 2" DOMESTIC WATER SERVICE
 ③ CUT & CAP EX. HYDRANT SERVICE AT MAIN
 ④ CONNECT 2" DOMESTIC WATER SERVICE (FOR EX CAR WASH)

BWSC INSPECTOR/DATE

DEMOLITION/ENABLING NOTES:

- CONTRACTOR SHALL COORDINATE WITH NEIGHBOR AND MAINTAIN WATER SUPPLY TO EXISTING BUILDINGS (565 & 569 AMERICAN LEGION HIGHWAY) WITH TEMPORARY WATER FEED PRIOR TO CONSTRUCTION OF NEW WATER SERVICE.

CANTERBURY (PUBLIC - VARIABLE WIDTH) STREET



APPROXIMATE LOCATION OF TEST PIT (TYP) PERFORMED BY KMM GEOTECHNICAL CONSULTANTS, LLC FEBRUARY 4, 2025

APPROXIMATE LOCATION OF BORING LOG/MONITORING WELL (TYP) PERFORMED BY WAVE 2 ENVIRONMENTAL MARCH 29, 2024.

APPROXIMATE LOCATION OF BORING LOG (TYP) PERFORMED BY WAVE 2 ENVIRONMENTAL MARCH 29, 2024

PROPOSED UTILITY EASEMENT LINE (SEE EASEMENT PLAN PREPARED BY FRAMINGHAM SURVEY CONSULTANTS, INC DATED AUGUST 14, 2025)

④ CONNECT NEW 2" COPPER TYPE "K" WATER SERVICE FOR 569 AMERICAN LEGION HIGHWAY TO EX CAPPED 2" WATER SERVICE AT PROPERTY LINE CONTRACTOR SHALL COORDINATE TIMING W/ NEIGHBOR AS REQUIRED (ESTIMATED LOCATION SHOWN)

CONNECT NEW GAS SERVICE FOR 569 AMERICAN LEGION HIGHWAY TO EX CAPPED GAS SERVICE AT PROPERTY LINE (BY UTILITY COMPANY, ESTIMATED LOCATION SHOWN)

SEE EASEMENT PLANS BY OTHERS

10' WIDE RIGHT-OF-WAY (PLAN 7673-412) (PLAN 591-2019)

4' WIDE RIGHT-OF-WAY (PLAN 7673-412) (PLAN 591-2019)

APPROXIMATE LOCATION OF TEST PIT (TYP) PERFORMED BY WAVE 2 ENVIRONMENTAL FEBRUARY 14, 2024

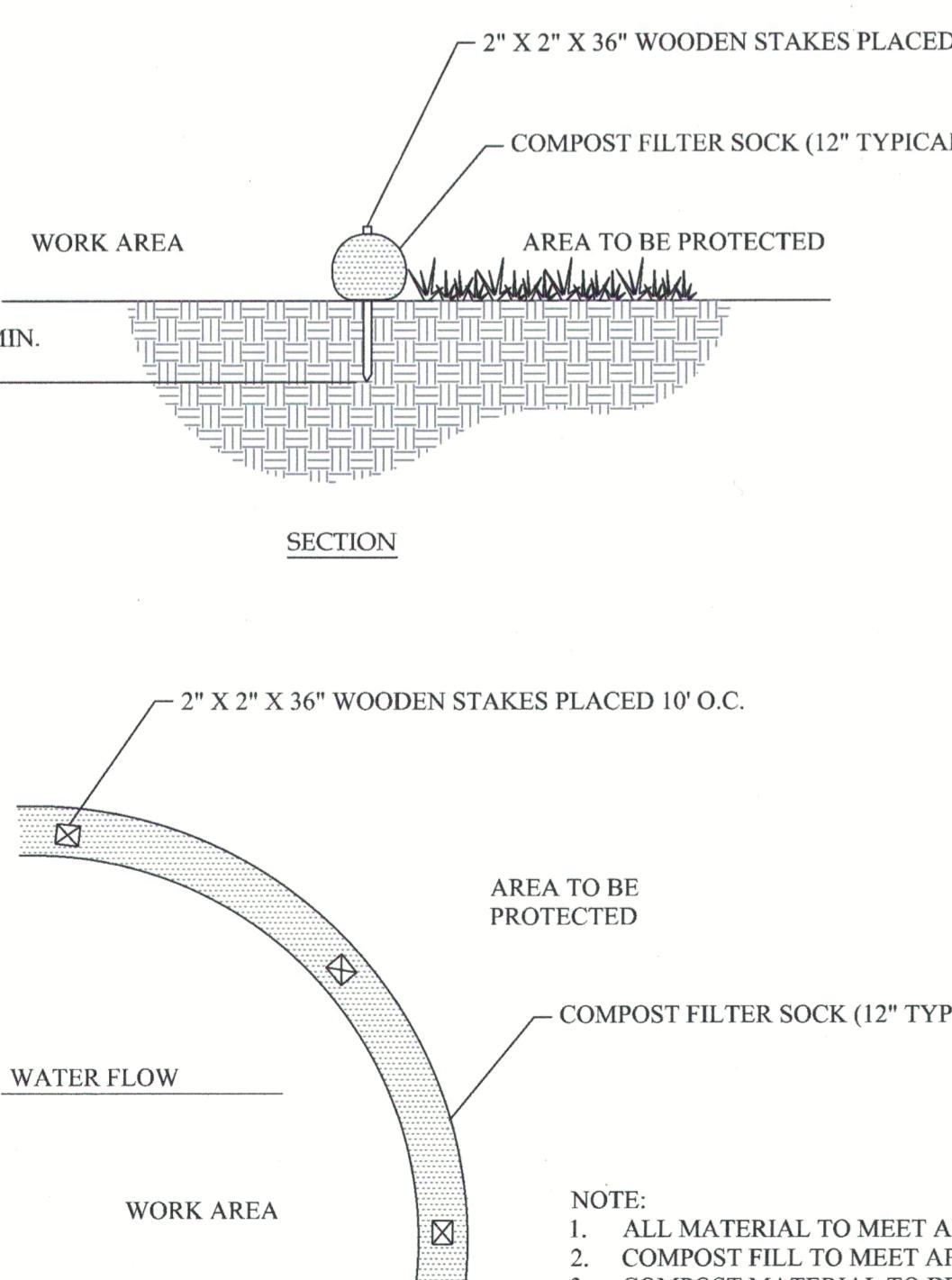
PREVIOUSLY ABANDONED EX WATER SERVICE (CONTRACTOR SHALL CONFIRM LOCATIONS IN FIELD)

PROPERTY LINE (TYP)

NOTES:

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.

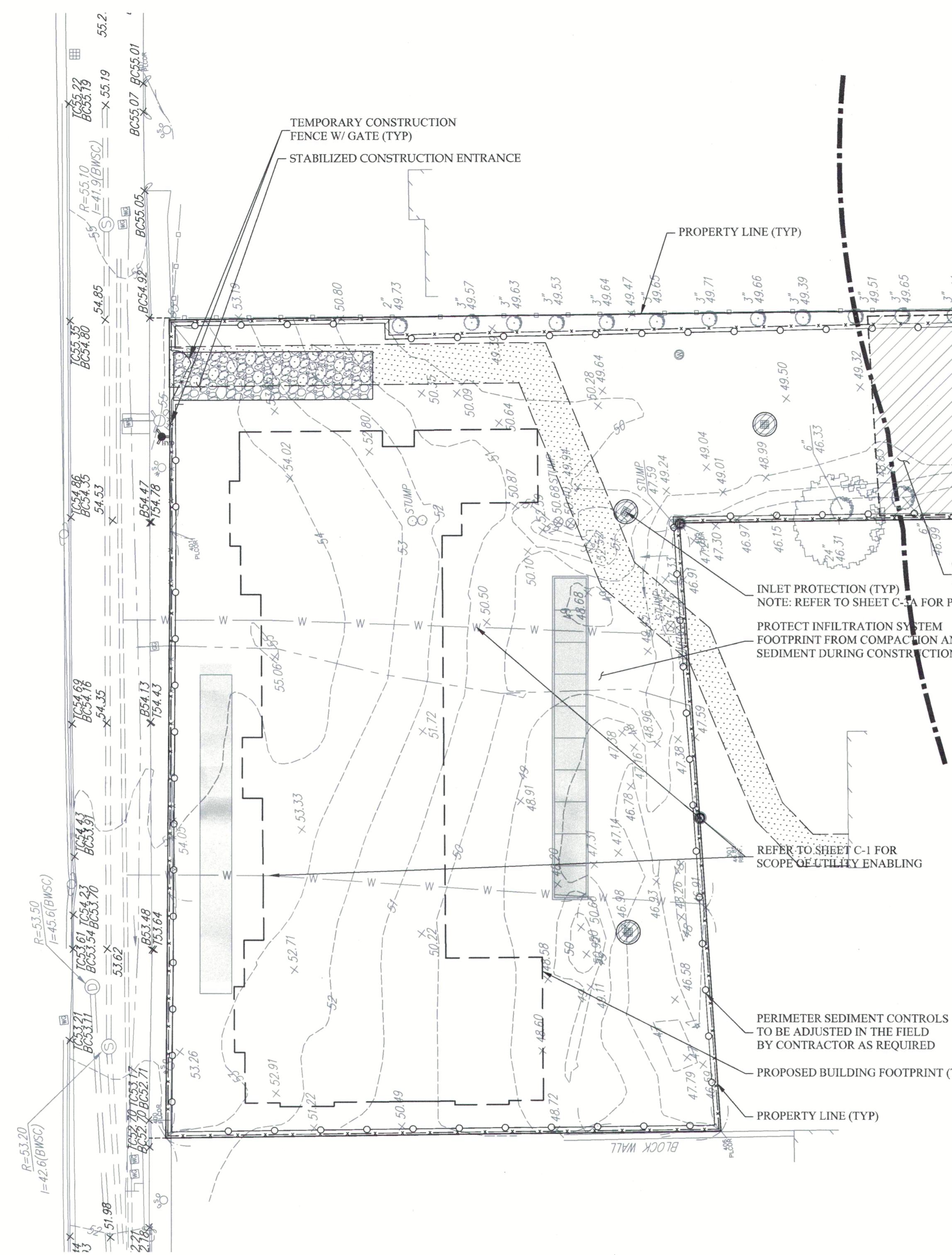
CANTERBURY (PUBLIC - VARIABLE WIDTH) STREET



PLAN

SEDIMENT CONTROL BARRIER DETAIL

NOT TO SCALE



NOTES:

- 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.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE SITE LAYOUT, SURFACE FEATURES, AND DETAILS.
- ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
- 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.
- THE ESTIMATED DAILY WATER USE IS 7,139 GPD BASED ON THE ESTIMATED SANITARY SEWAGE DISCHARGE WITH A 10% PEAKING FACTOR.
- THE BWSC SHALL PROVIDE A 1-1/2" DISC TYPE WATER METER AND METER TRANSMITTER UNIT.
- THE CONTRACTOR SHALL NOTIFY THE BWSC CROSS-CONNECTION DEPARTMENT AT 617-969-7283 ONCE BACKWATER VALVES ARE INSTALLED FOR BWSC INSPECTION.
- 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 INSPECTORIAL SERVICES DEPARTMENT.

OWNER / WATER METER INFORMATION

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.

PROPOSED SEWER FLOWS

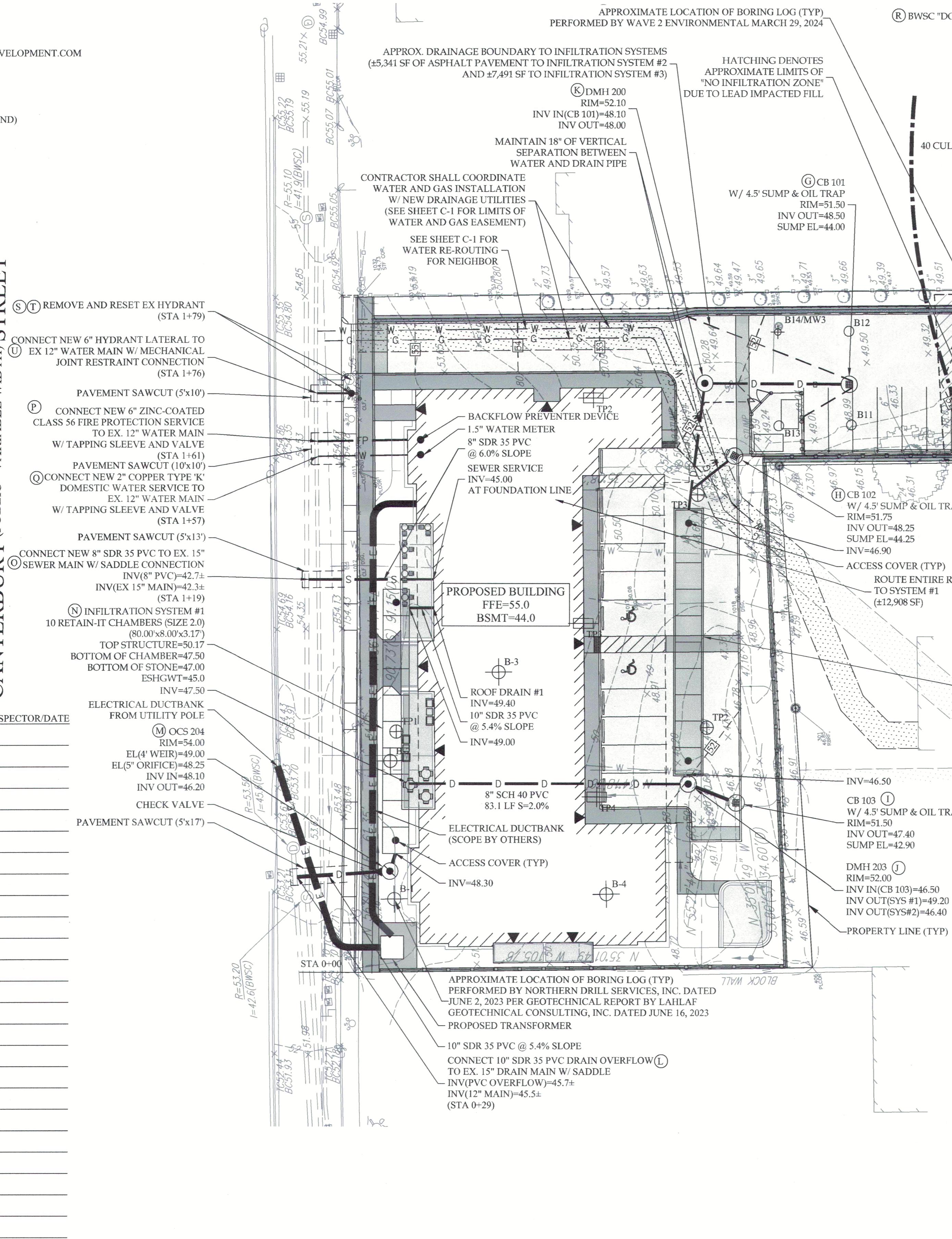
TYPE OF ESTABLISHMENT PER MA 310 CMR 15.203 - (2) RESIDENTIAL - BED & BREAKFAST:

110 GPD / BEDROOM x 59 BEDROOMS = 6,490 GPD

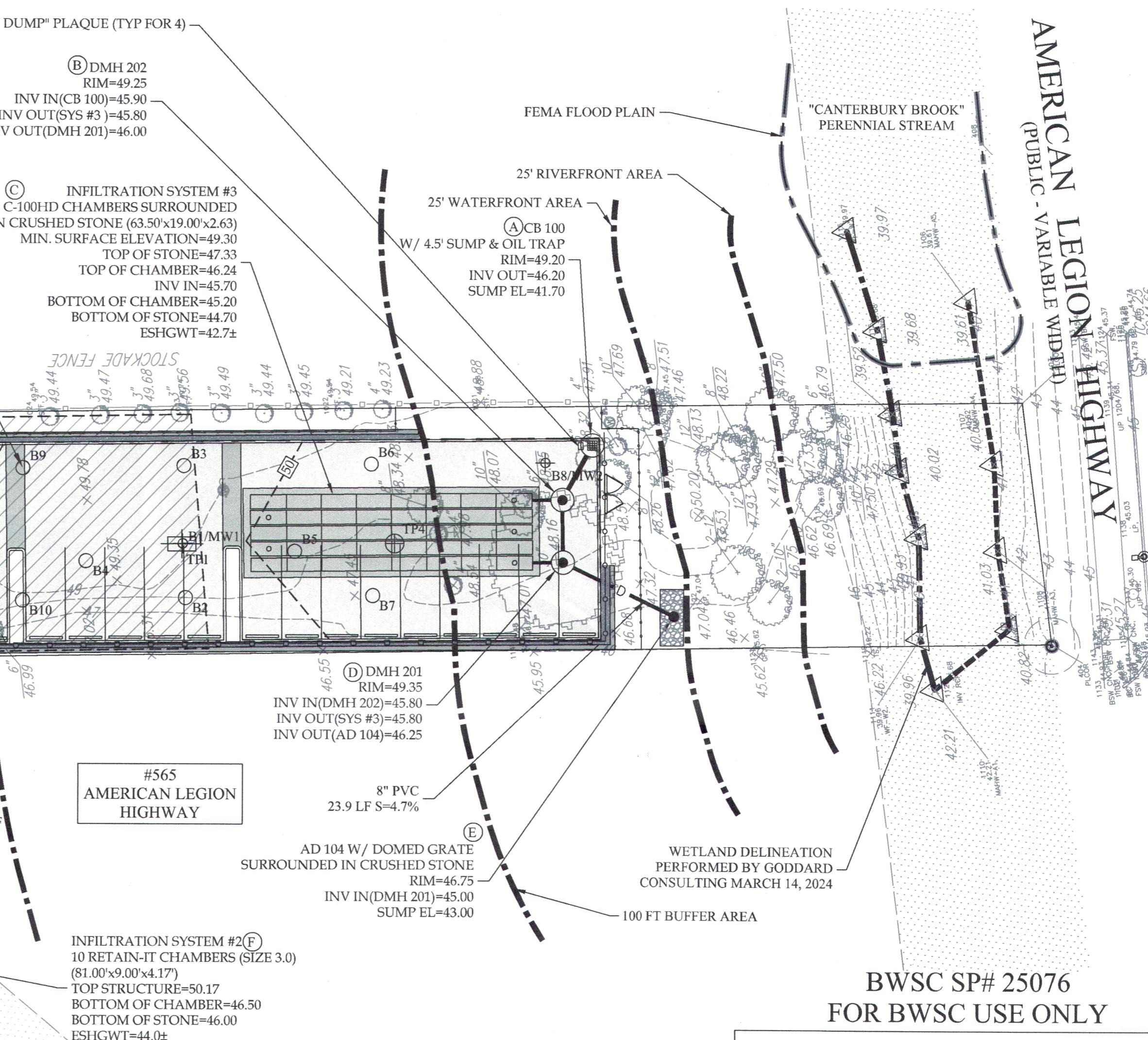
SERVICE CONNECTION TABLE

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	_____

CANTERBURY (PUBLIC - VARIABLE WIDTH) STREET



- AN AS-BUILT PLAN (AUTOCAD 2016 OR EARLIER RELEASE) SHALL BE PROVIDED BY THE CONTRACTOR AND ENDORSED BY A CIVIL ENGINEER OR PROFESSIONAL LAND SURVEYOR SHOWING THE LOCATION, DEPTH, AND INVERT OF EVERY BEND, FITTING, VALVE, CLEANOUT AND ANCHOR. THE AS-BUILT PLAN SHALL BE SUBMITTED TO THE BOSTON WATER AND SEWER COMMISSION FOR REVIEW AND APPROVAL.
- WATER SHUTDOWN SHALL BE COORDINATED WITH BWSC WATER OPERATIONS, (617) 989-7276, 24 HOURS NOTICE REQUIRED.
- IF CONDITIONS DO NOT MATCH INFORMATION (EX. LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES, ETC.) CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL OBTAIN APPROVAL, FROM THE ENGINEER, ANY DEVIATIONS TO THIS PLAN.
- THIS PLAN MAY NOT SHOW UTILITIES THAT NEED TO BE TERMINATED PRIOR TO DEMOLISHING THE STRUCTURE(S) SUCH AS GAS, ELECTRIC, COMMUNICATIONS AND OTHERS. CONTRACTOR TO VERIFY ALL UTILITIES HAVE BEEN TERMINATED IN ACCORDANCE WITH EACH UTILITY PROVIDERS STANDARDS PRIOR TO DEMOLISHING THE STRUCTURE(S).
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO BWSC REQUIREMENTS AND ALL OTHER APPLICABLE MUNICIPAL REGULATIONS.
- ALL DISTURBANCES WITHIN THE PUBLIC WAY SHALL CONFORM TO BOSTON PUBLIC WORKS AND BWSC STANDARDS.
- SITE CONTRACTOR TO PROVIDE ALL EXCAVATION, INSTALLATION, BACK FILLING, PAVEMENT PATCHING, ETC. FOR THE INSTALLATION OF UTILITY SERVICES.
- REFER TO PLUMBING PLANS FOR WATER AND SEWER SCOPE WITHIN 10' OF FOUNDATION. INFORMATION SHOWN HEREON IS FOR PERMITTING PURPOSES ONLY.
- THE BUILDING LOCATION INFORMATION SHOWN ON THIS PLAN PROVIDES THE POSITION AND ORIENTATION OF THE BUILDING. REFER TO THE ARCHITECTURAL AND 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.
- THE SURVEYOR PERFORMING BUILDING LAYOUT SHALL BE A LICENSED PROFESSIONAL LAND SURVEYOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE STATE OF MASSACHUSETTS WITH EXPERIENCE PREPARING BUILDING LAYOUT CALCULATIONS.
- ALL WATER AND SEWER WORK WITHIN 10 FT OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH LOCAL INSPECTOR/FOUNDATION DESIGNER DETAILS. NO PIPES SHALL BE PLACED UNDER THE FOOTING OR THROUGH THE SLAB WITHOUT APPROVAL FROM THE FOUNDATION DESIGNER. BACKWATER VALVES SHALL BE INSTALLED AS REQUIRED PER PLUMBING CODE AND LOCAL REGULATIONS. BACKWATER VALVES SHALL BE PROVIDED BY THE PLUMBER AT ALL GRAVITY SANITARY SEWER AND STORM DRAIN CONNECTIONS FOR ANY FIXTURE LOCATED AT AN ELEVATION BELOW THE TOP OF THE SEWER OR DRAIN MANHOLE.
- 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 ENTIRE ROOF SHALL DRAIN TO INFILTRATION SYSTEM #1.



AMERICAN LEGION HIGHWAY

586 CANTERBURY STREET, ROSLINDALE, MA

PREPARED FOR:

THE AD GROUP CO.

1 MCCRAW STREET, ROSLINDALE, MA 02131

711 EAST BROADWAY
BOSTON, MA 02127

PHONE: 413-281-6615

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**BWSC SP# 25076
FOR BWSC USE ONLY**

STAMP		
REVISION	_____	
BWSC SUBMISSION #1	CONSERVATION SUBMISSION #1	
BWSC SUBMISSION #2	CONSERVATION SUBMISSION #2	
BWSC RESUBMISSION #2	BWSC RESUBMISSION #2	
BWSC RESUBMISSION #3	BWSC RESUBMISSION #3	
DATE	1/09/2025	DATE: 10/05/25
DATE	01/09/2025	DATE: 10/05/25
DATE	01/09/2025	DATE: 10/05/25
DATE	09/18/2025	DATE: 10/05/25
DATE	10/05/2025	DATE: 10/05/25
DRAWN BY:	OFY	
CHECKED BY:	KAO	
PROJECT #:	424	
DATE:	01/09/2025	
SCALE:	1" = 20'	
SHEET:	C-3A	

STORMWATER INFILTRATION SYSTEM CALCULATIONS

REQUIRED STORAGE VOLUME

TOTAL SITE AREA = 41,732 SF
 SITE IMPERVIOUS AREA = 30,022 SF
 REQUIRED STORAGE VOLUME (TOTAL SITE) (1") = 30,022 SF x (1.0 FT/12 IN) = 2,502 CF

STORM WATER VOLUME CALCULATIONS

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)

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 WATER AND SEWER COMMISSION
CROSS CONNECTION
APPROVAL: _____ DATE: 10/05/25

DISCHARGE ENFORCEMENT
APPROVAL: _____ DATE: _____

BOSTON WATER AND SEWER COMMISSION
BACKWATER VALVE INSTALLATION
APPROVAL: _____ DATE: 10/05/25

NOT FOR CONSTRUCTION

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BOSTON, MA 02127
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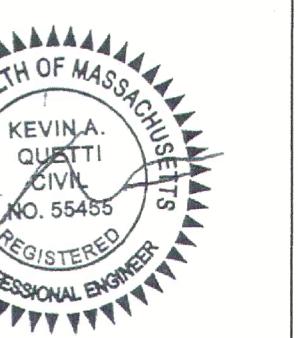
UTILITY PROFILES
586 CANTERBURY STREET, ROSLINDALE, MA

PREPARED FOR:

THE AD GROUP CO.

1 MCCRAW STREET, ROSLINDALE, MA 02131

1 MCCRAW STREET, ROSLINDALE, MA 02131

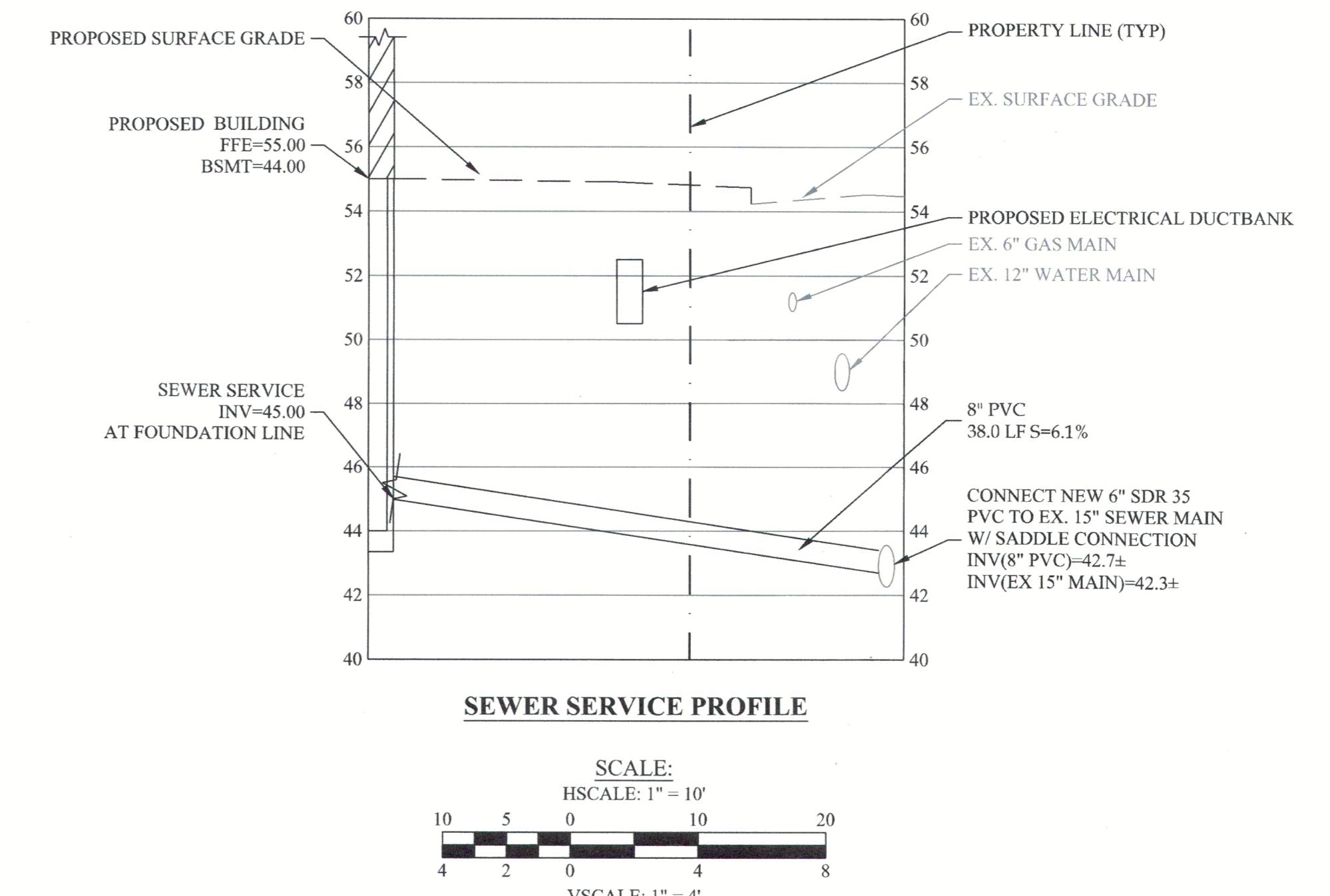
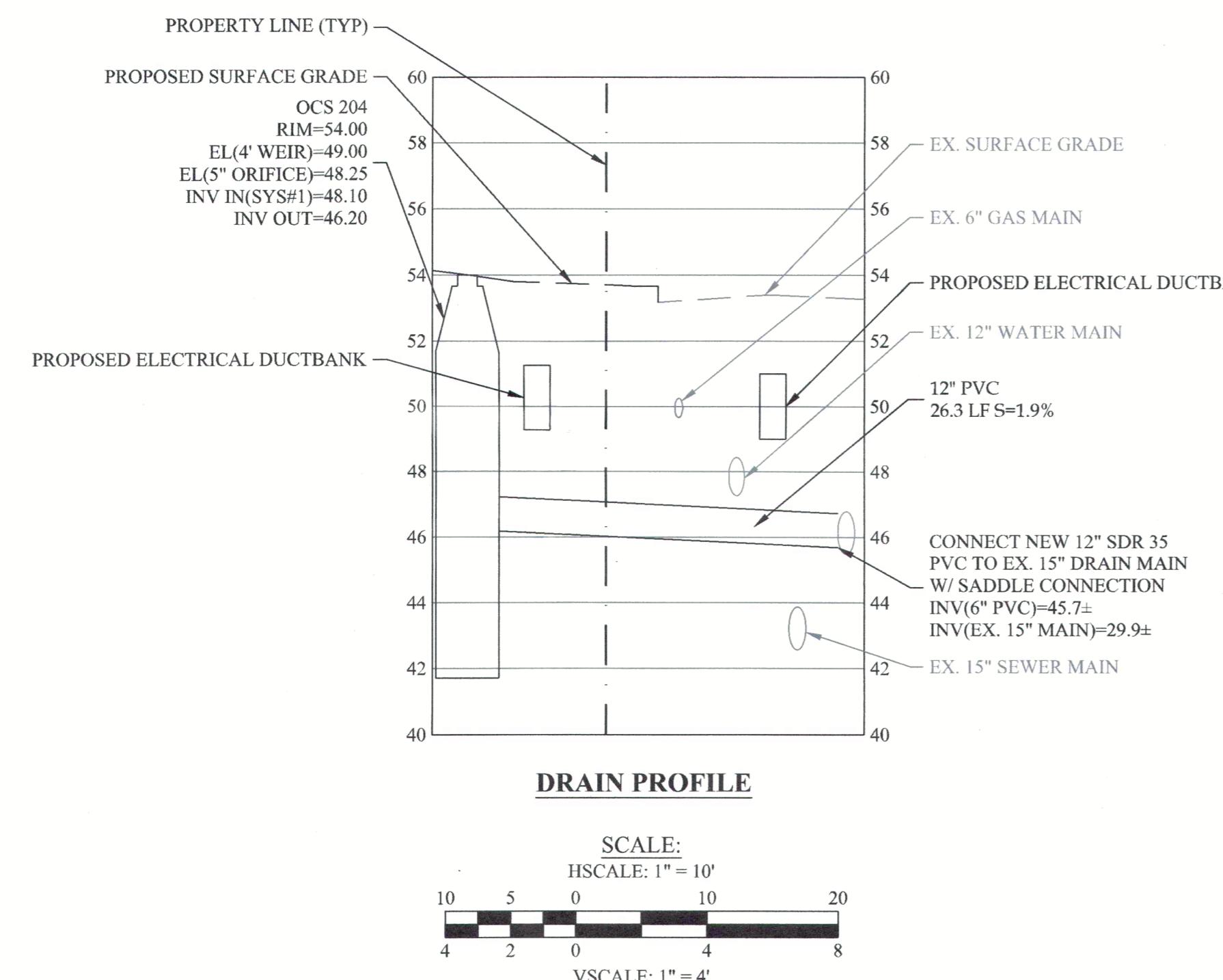


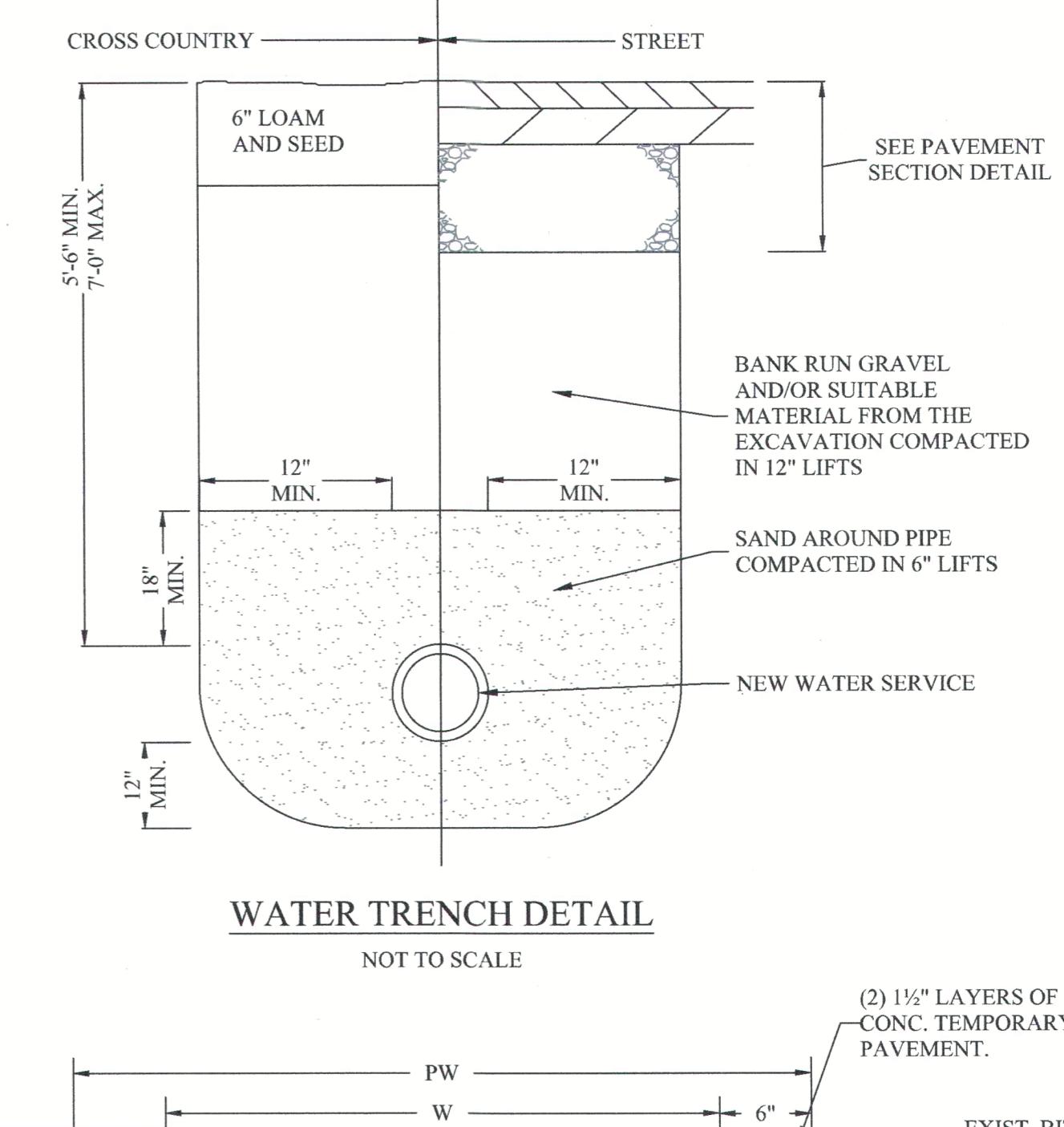
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1	01/09/2025	BWSC SUBMISSION #1
2	01/30/2025	CONSERVATION SUBMISSION #1
3	03/01/2025	CONSERVATION SUBMISSION #2
4	09/18/2025	BWSC RESUBMISSION #2
5	10/15/2025	BWSC RESUBMISSION #3

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

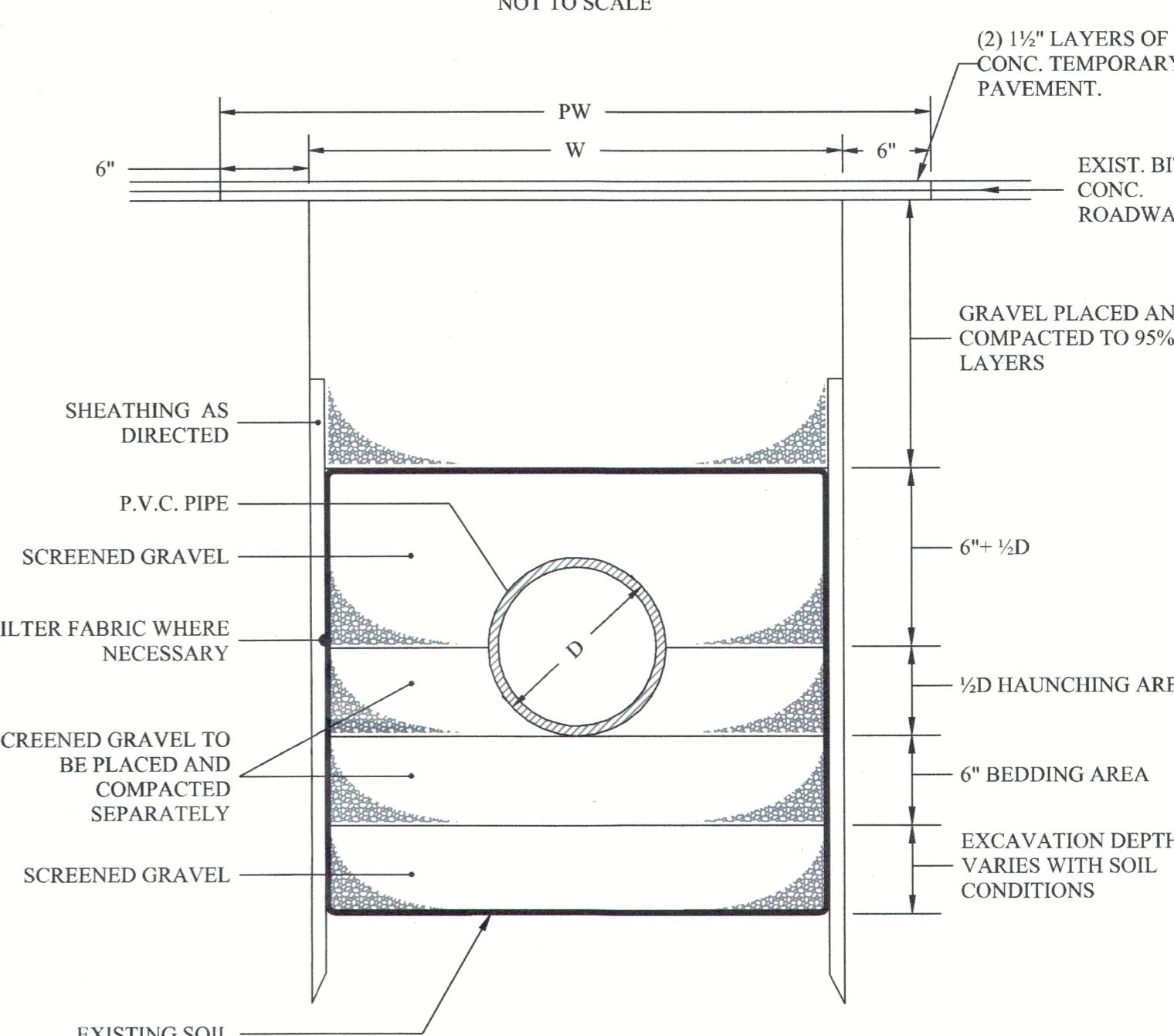
SHEET:
C-3B

NOT FOR CONSTRUCTION



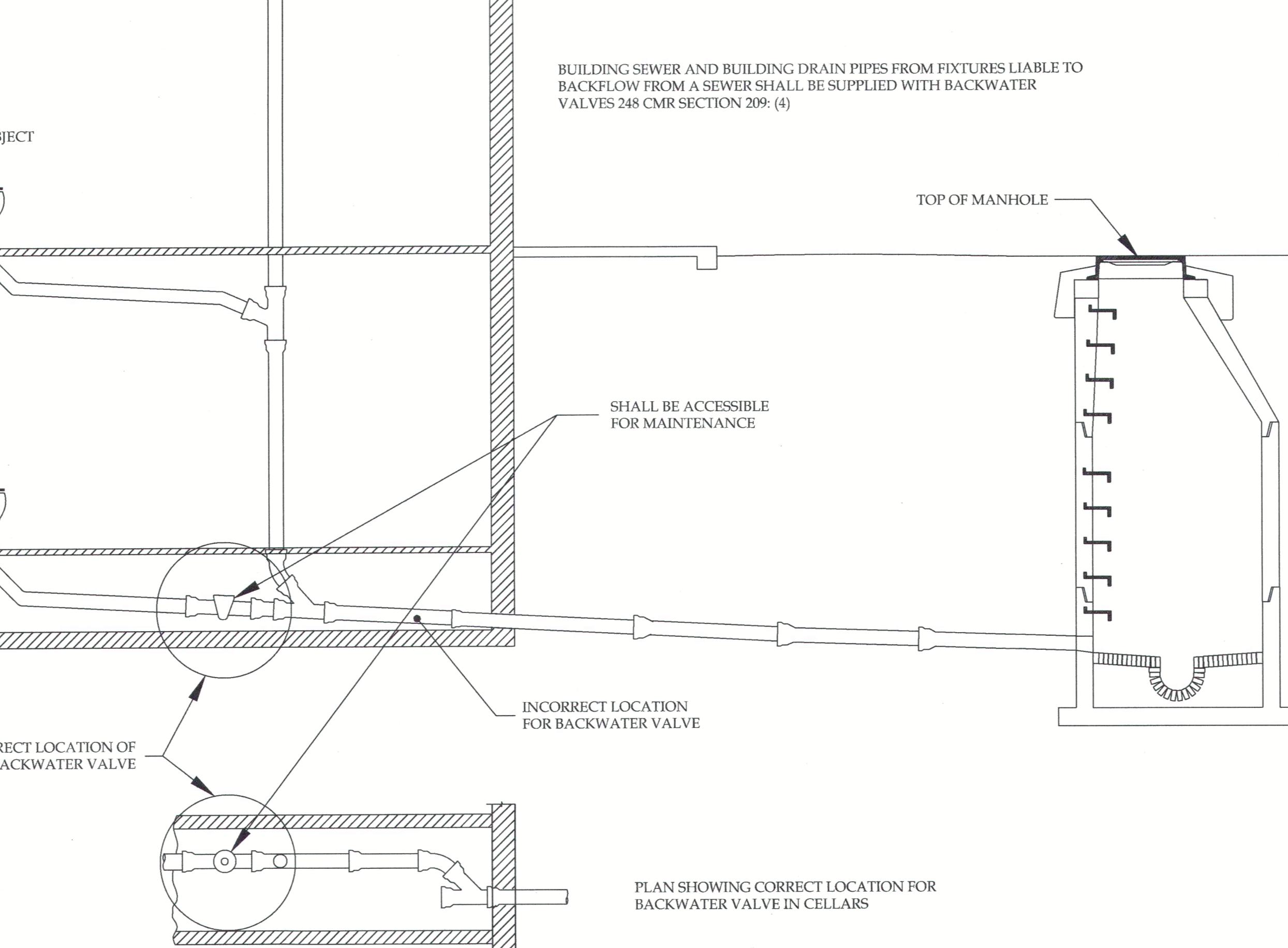


WATER TRENCH DETAIL
NOT TO SCALE



TRENCH DETAIL FOR PVC PIPE
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/ WALTERS
5'-0" MIN. W/ WALTERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2' [WALL SHIELD WIDTH + 8"] + 1' FOR TRENCH BOX



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.

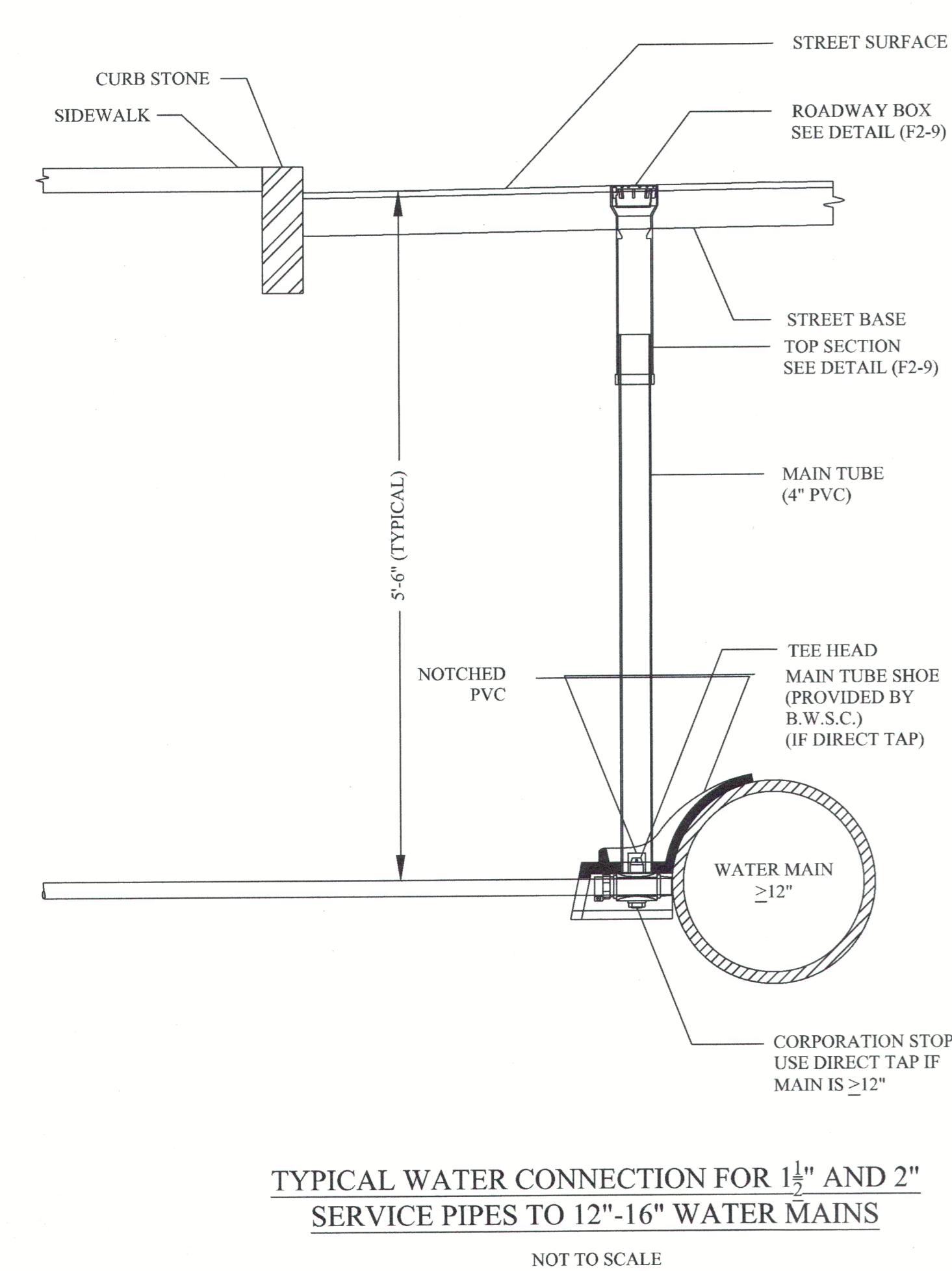
TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE
NOT TO SCALE



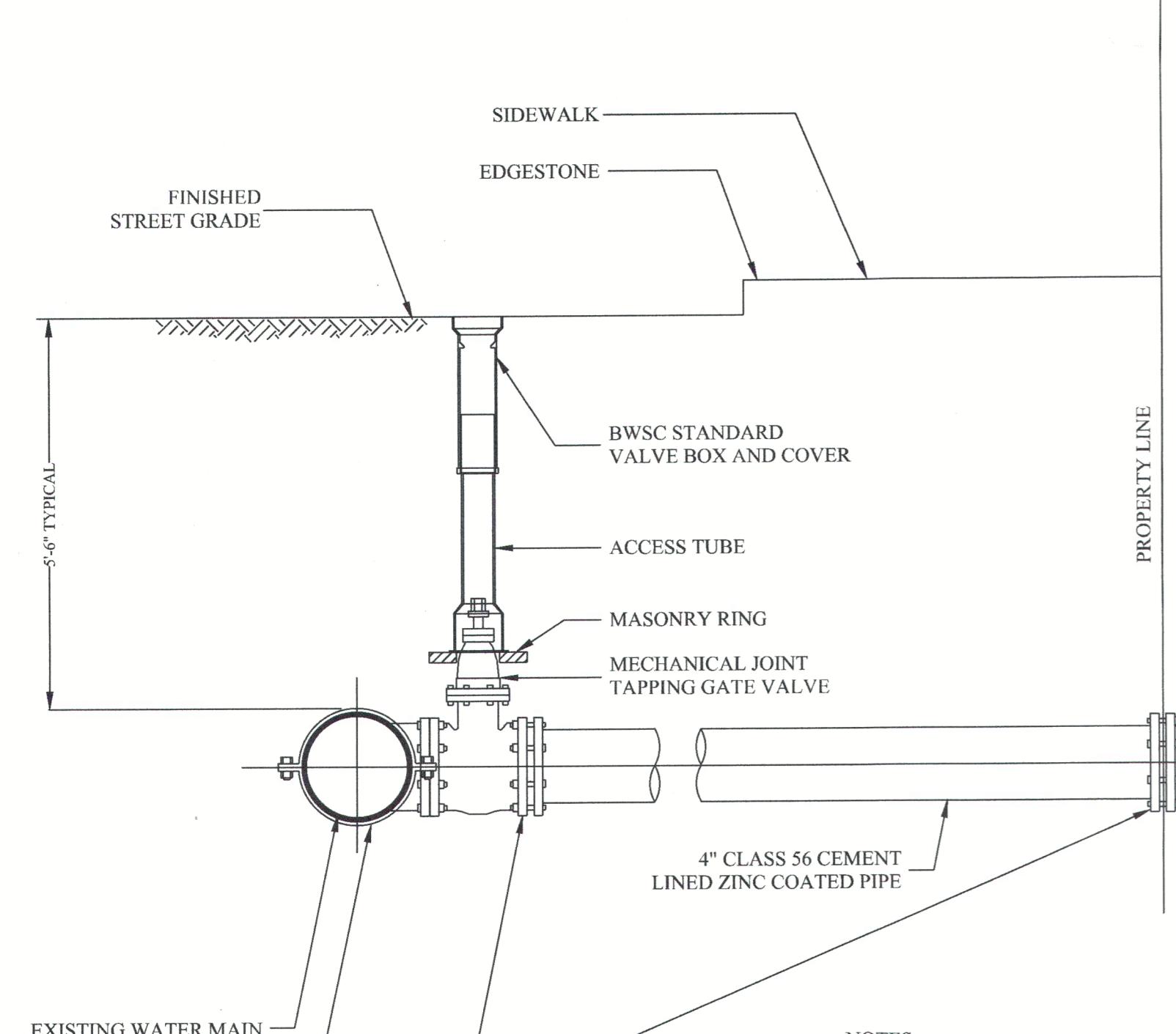
SIZE	METER LENGTH	OVERALL	FLOW GPM
1-1/2"	12 5/8"	17"	2-100

INSTALLATION OF WATER METERS (1-1/2")
NOT TO SCALE

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



NOT TO SCALE



TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE
NOT TO SCALE

REVISION	DATE	1	2	3	4	5
1	01/09/2025	BWSC SUBMISSION-1	CONSERVATION SUBMISSION-1	1	03/04/2025	CONSERVATION SUBMISSION-2
2	01/09/2025	4	06/18/2025	4	10/15/2025	BWSC SUBMISSION-3
3	01/09/2025	5	10/15/2025	5	10/15/2025	BWSC SUBMISSION-4

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

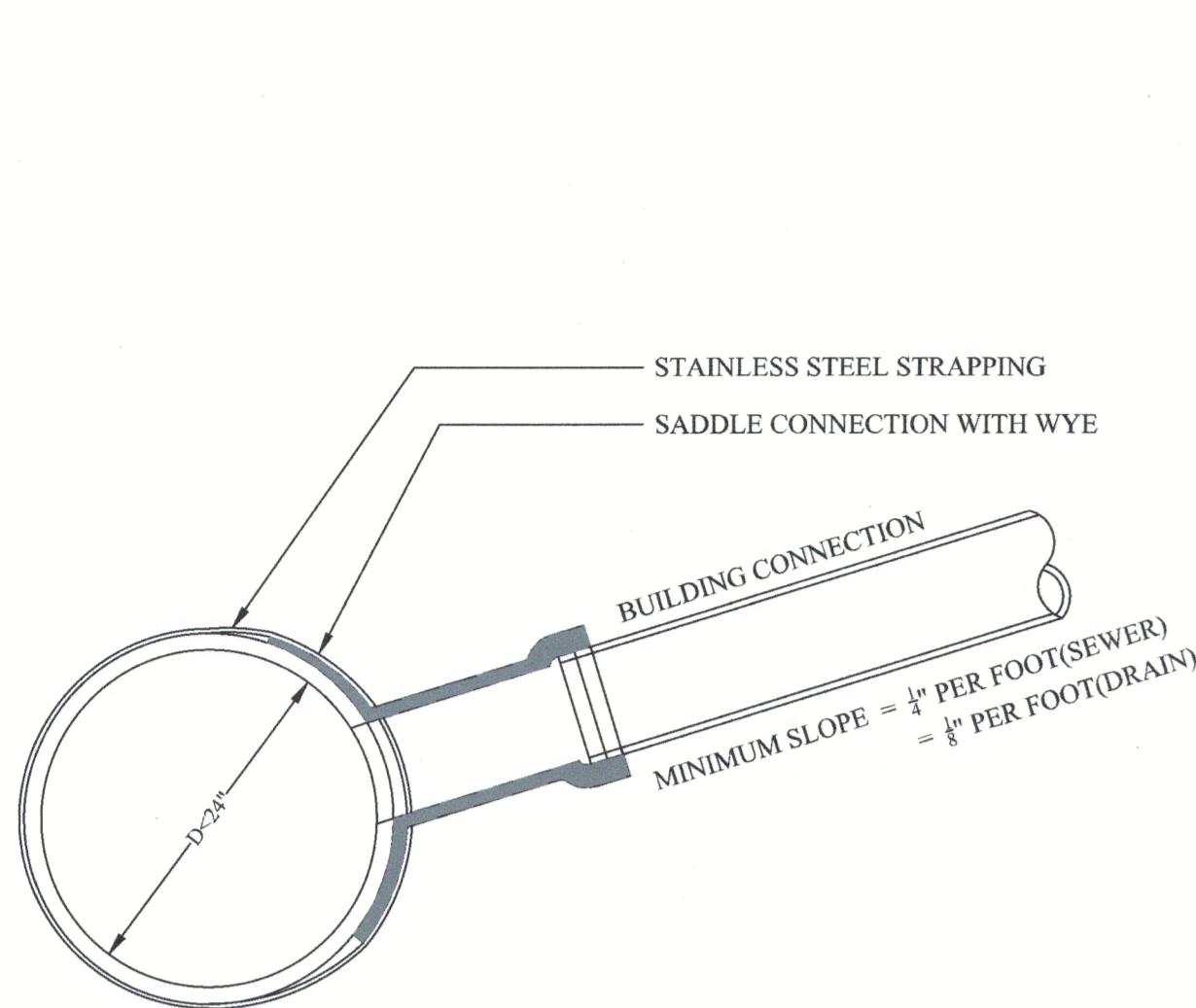
SHEET:	C-6A
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PHONE: 413-281-6615

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CIVIL DETAILS II
586 CANTERBURY STREET, ROSLINDALE, MA
THE AD GROUP CO.

PREPARED FOR:
1 MCCRAW STREET, ROSLINDALE, MA 02131

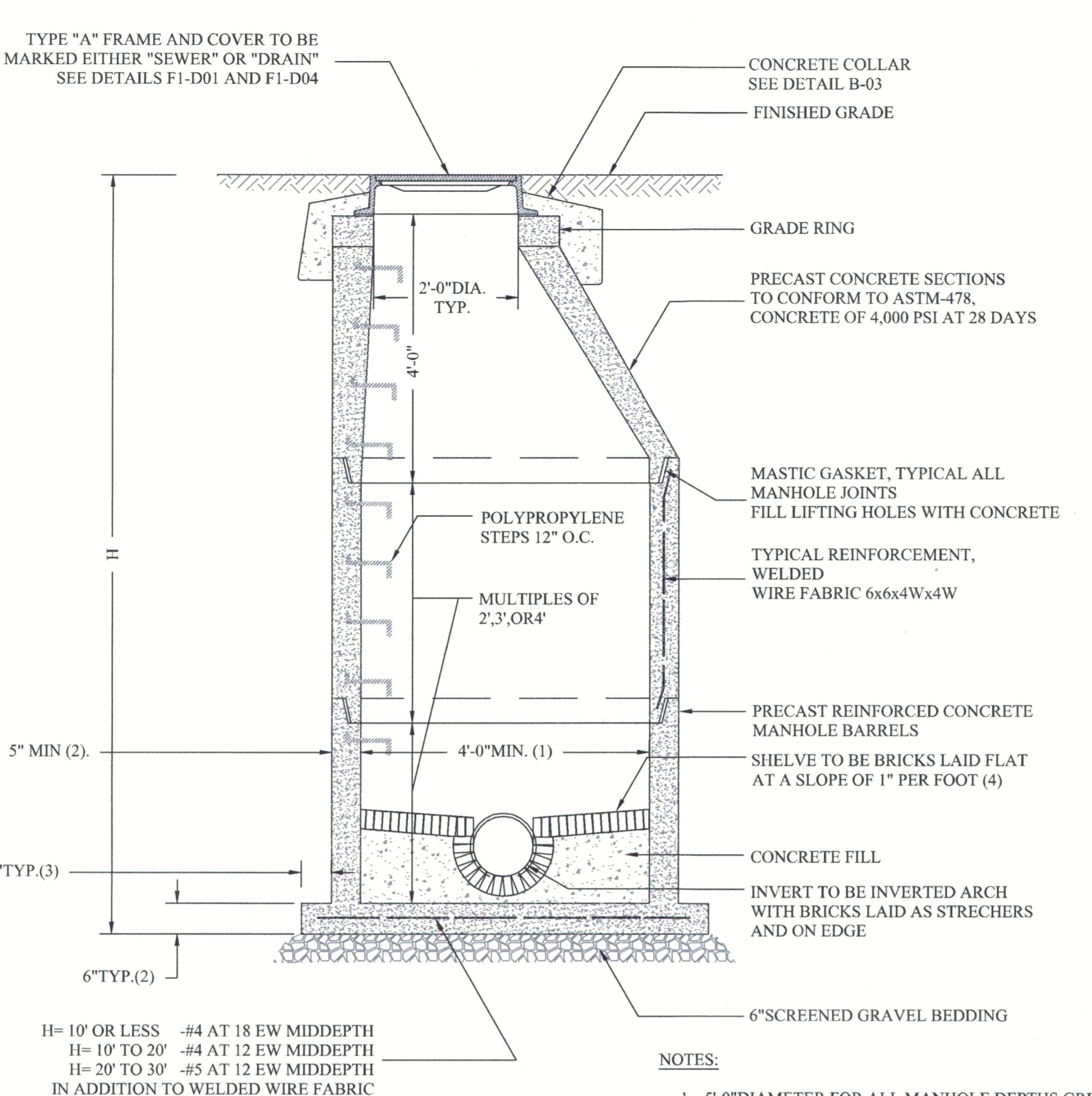


EXISTING SEWER OR DRAIN PIPE

NOTES:

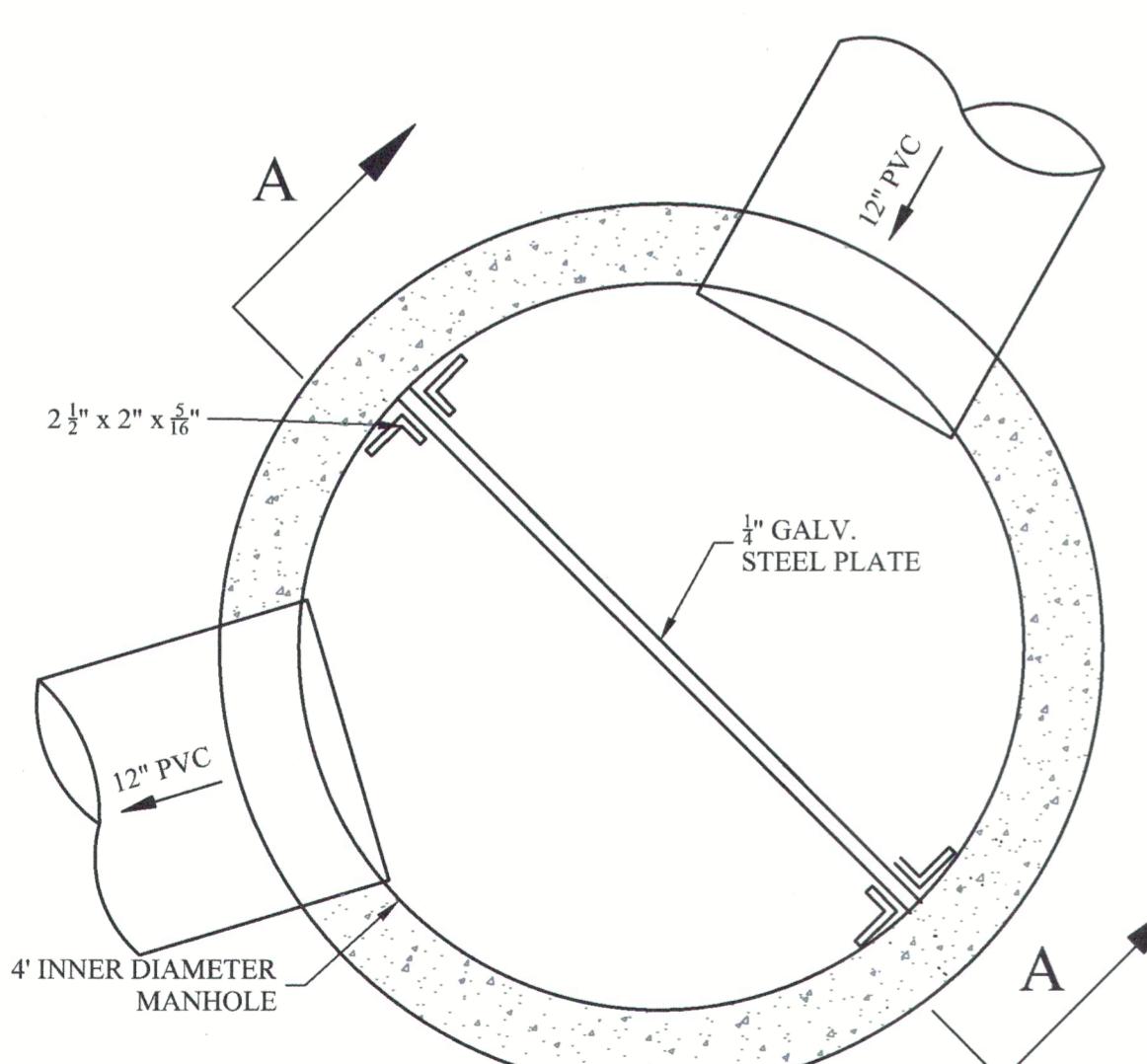
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

TYPICAL SADDLE CONNECTION DETAIL
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE

NOT TO SCALE

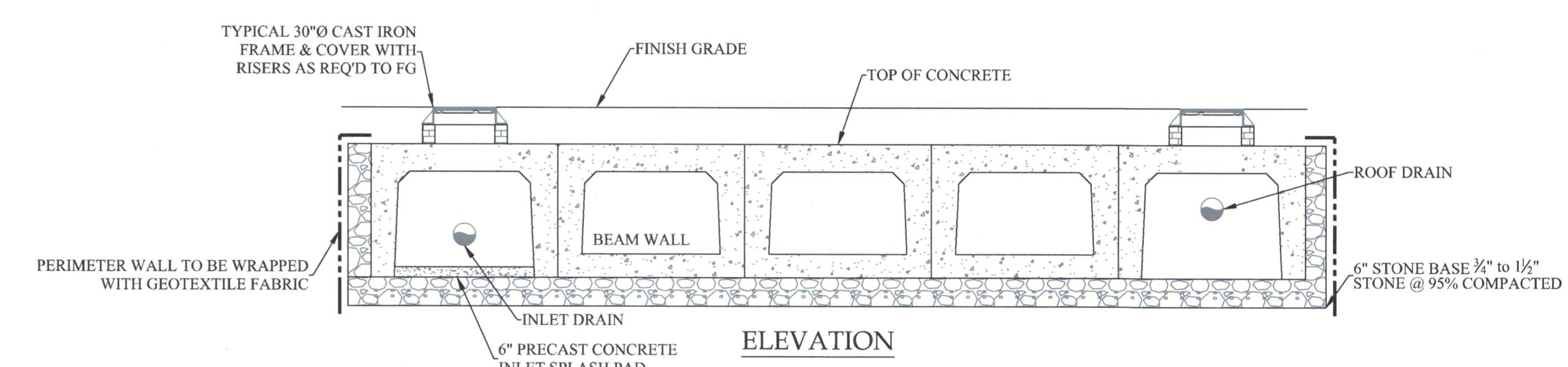
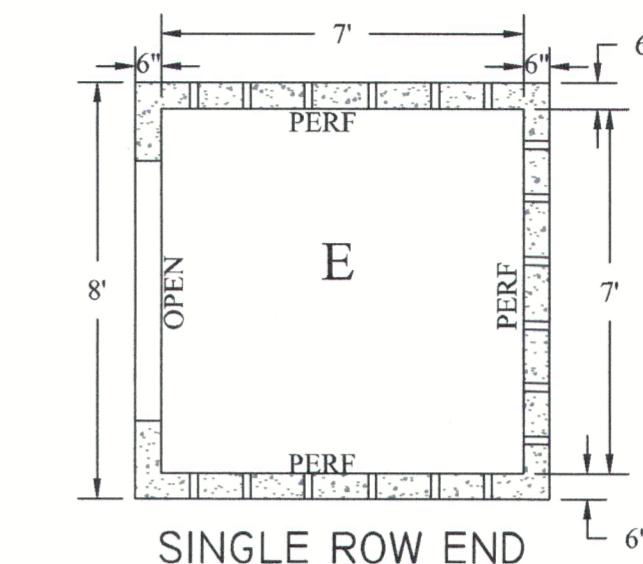
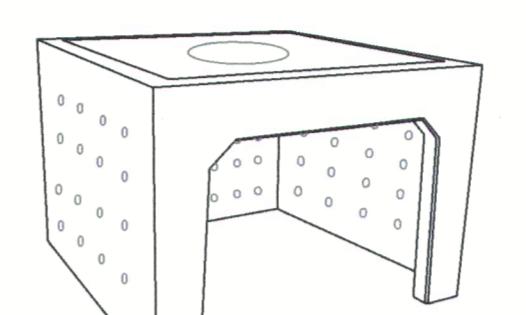
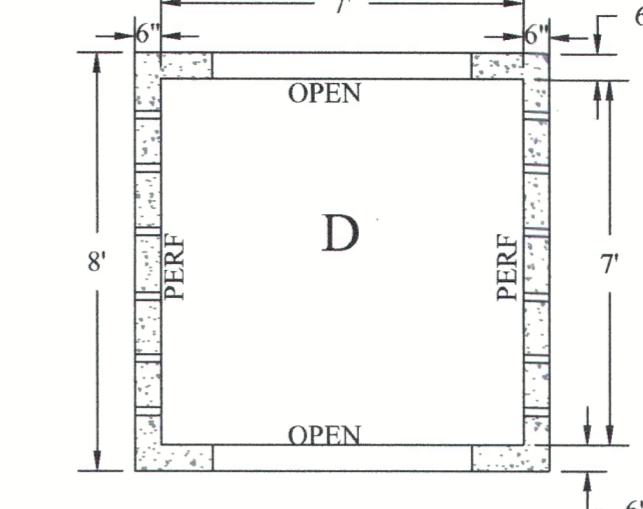
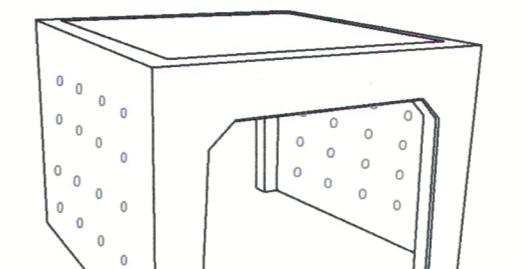


NOTES:

1. STRUCTURE TO BE PRE-CAST CONCRETE, AND SHALL BE 5,000 PSI MINIMUM AFTER 28 DAYS.
2. REFER TO SHEET C-200 FOR LAYOUT AND ELEVATIONS OF DRAIN PIPES AND OUTLET CONTROLS.

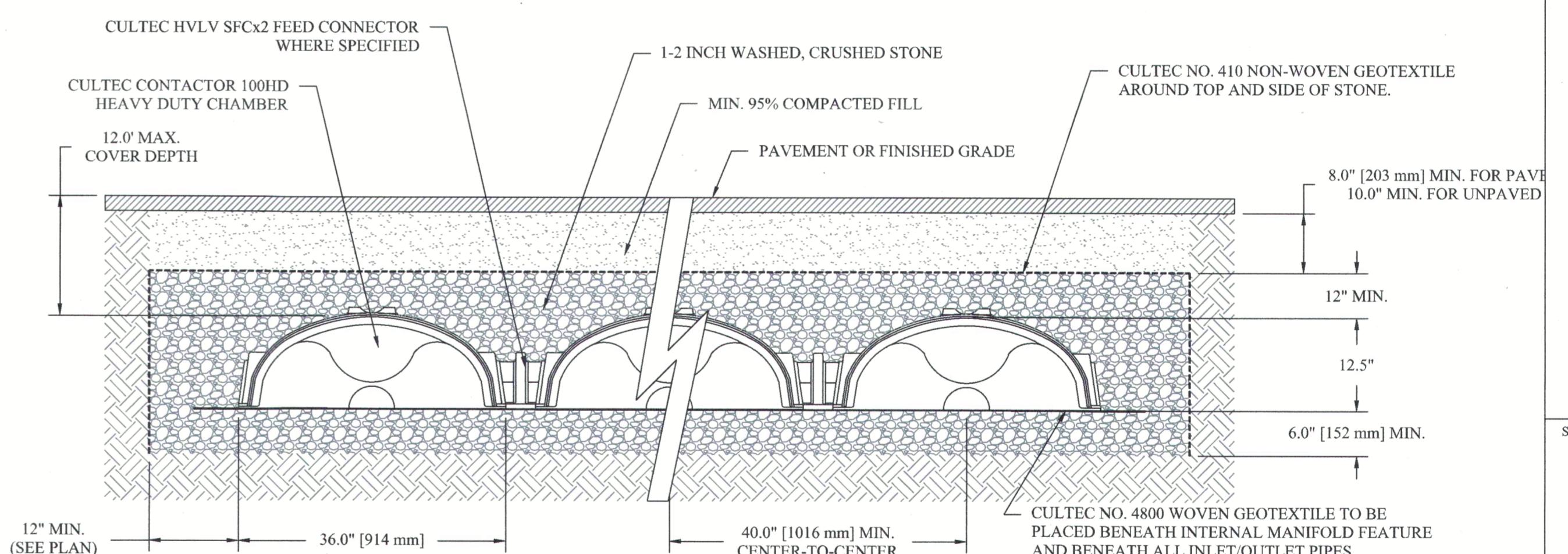
TYPICAL OUTLET CONTROL STRUCTURE DETAIL

NOT TO SCALE



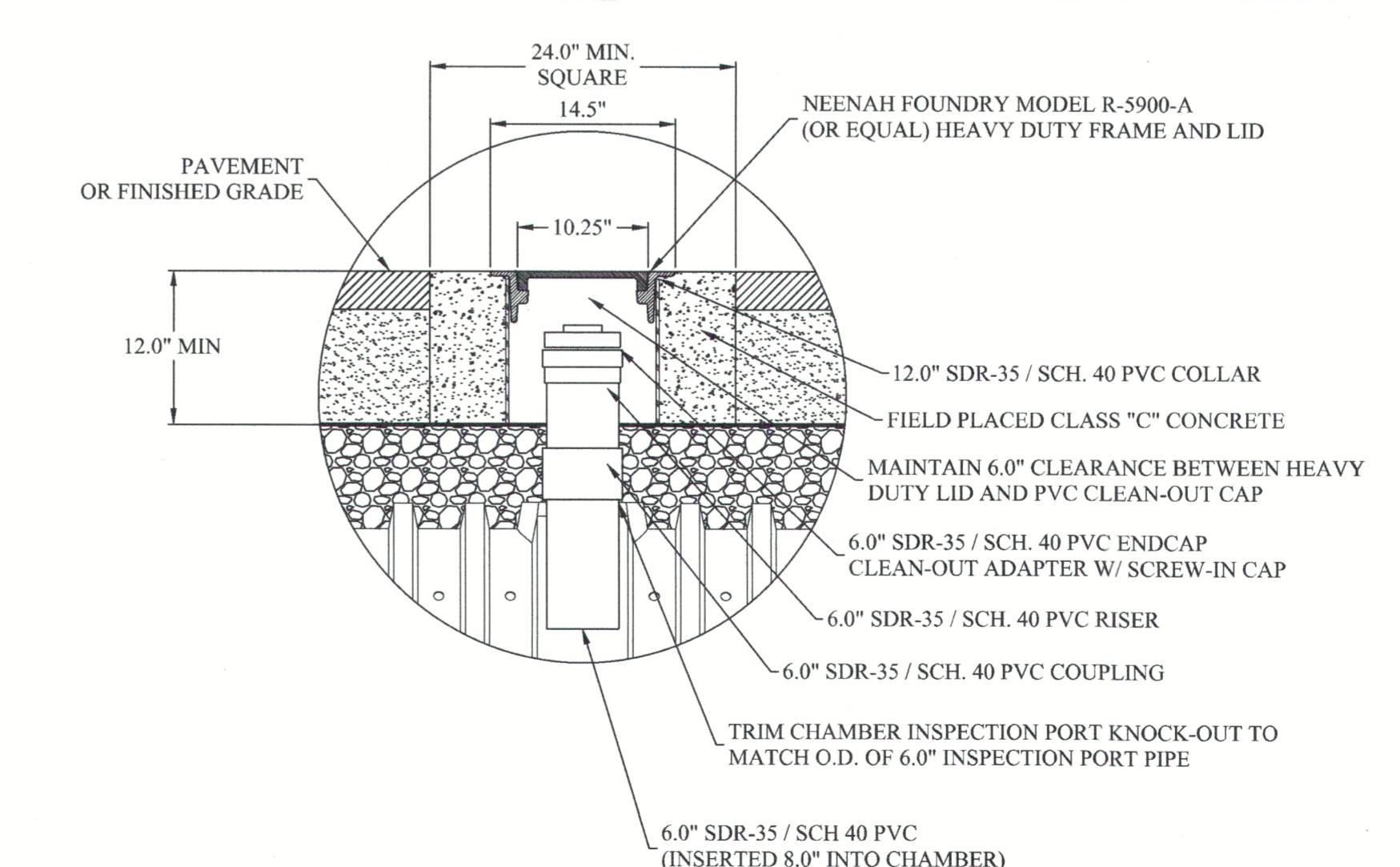
TYPICAL RETAIN-IT CHAMBERS DETAIL
STORMWATER INFILTRATION SYSTEM #1 & #2

NOT TO SCALE



CULTEC C-100HD DETAIL
STORMWATER INFILTRATION SYSTEM #3

NOT TO SCALE



INSPECTION PORT DETAIL

NOT TO SCALE

NO.	DATE	REVISION
1	0/09/2025	BWSC SUBMISSION #1
2	0/30/2025	CONSERVATION SUBMISSION #1
3	0/30/2025	BWSC RESUBMISSION #2
4	0/30/2025	CONSERVATION SUBMISSION #2
5	10/5/2025	BWSC RESUBMISSION #3
		DRAWN BY: OFY
		CHECKED BY: KAO
		PROJECT #: 424
		DATE: 01/09/2025
		SCALE: SEE PLAN
		SHEET: C-6B

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PHONE: 413-281-6615

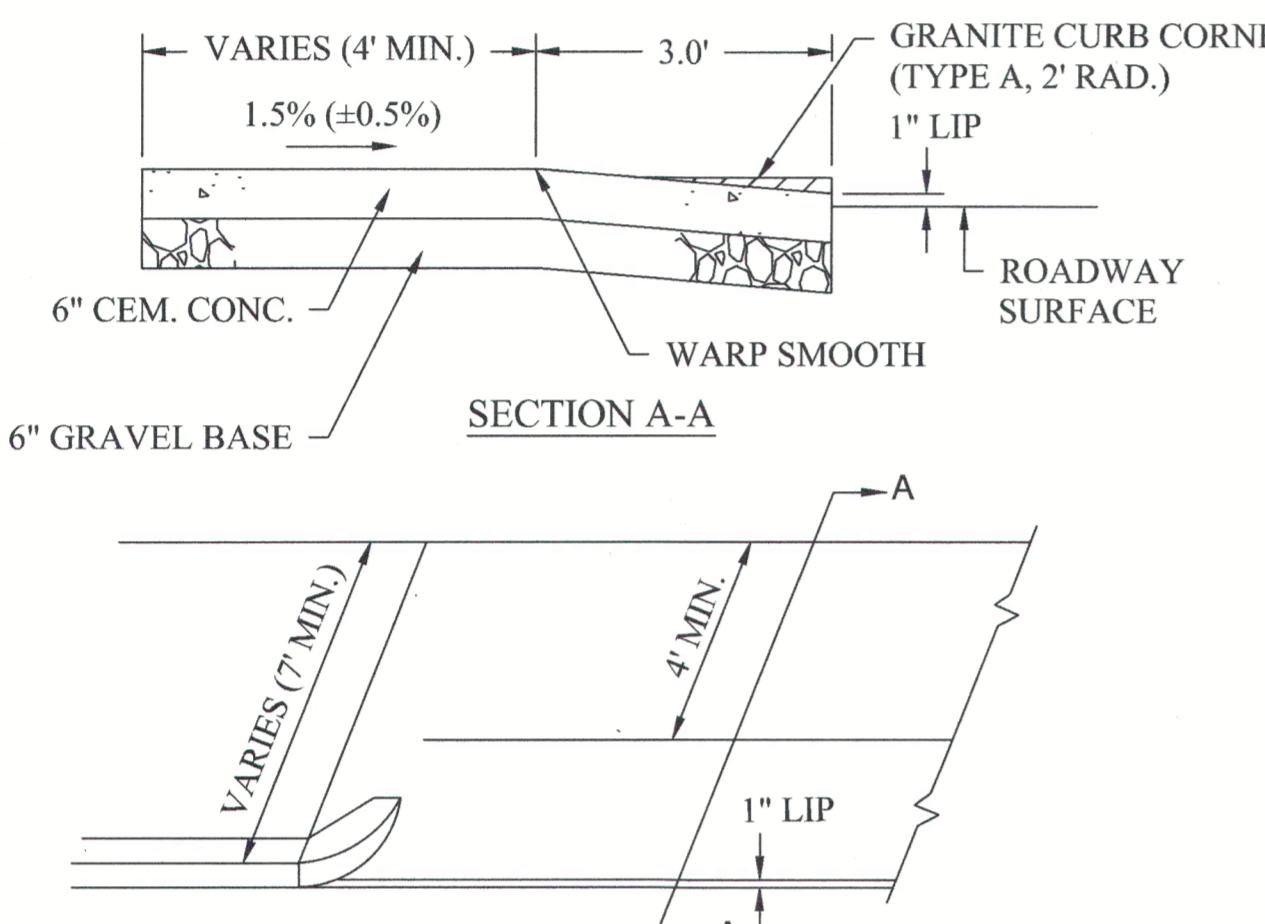
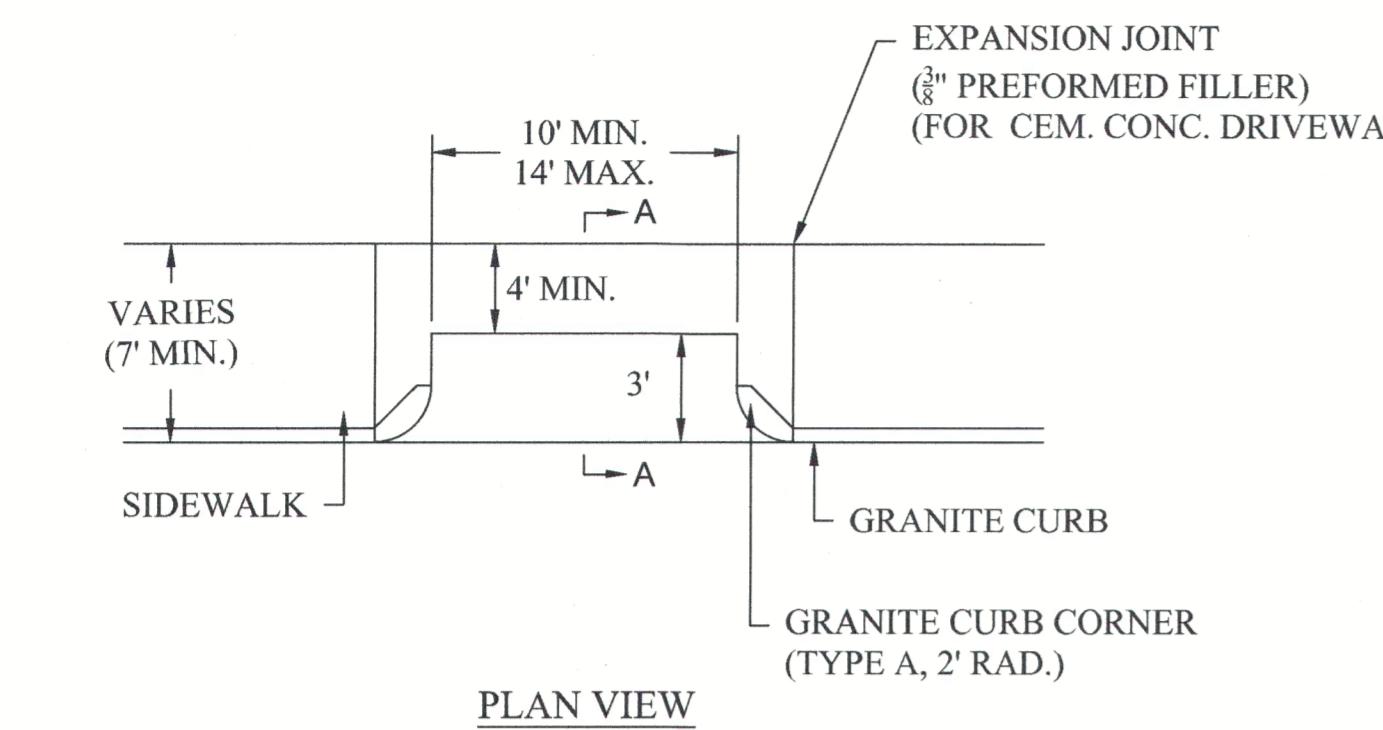
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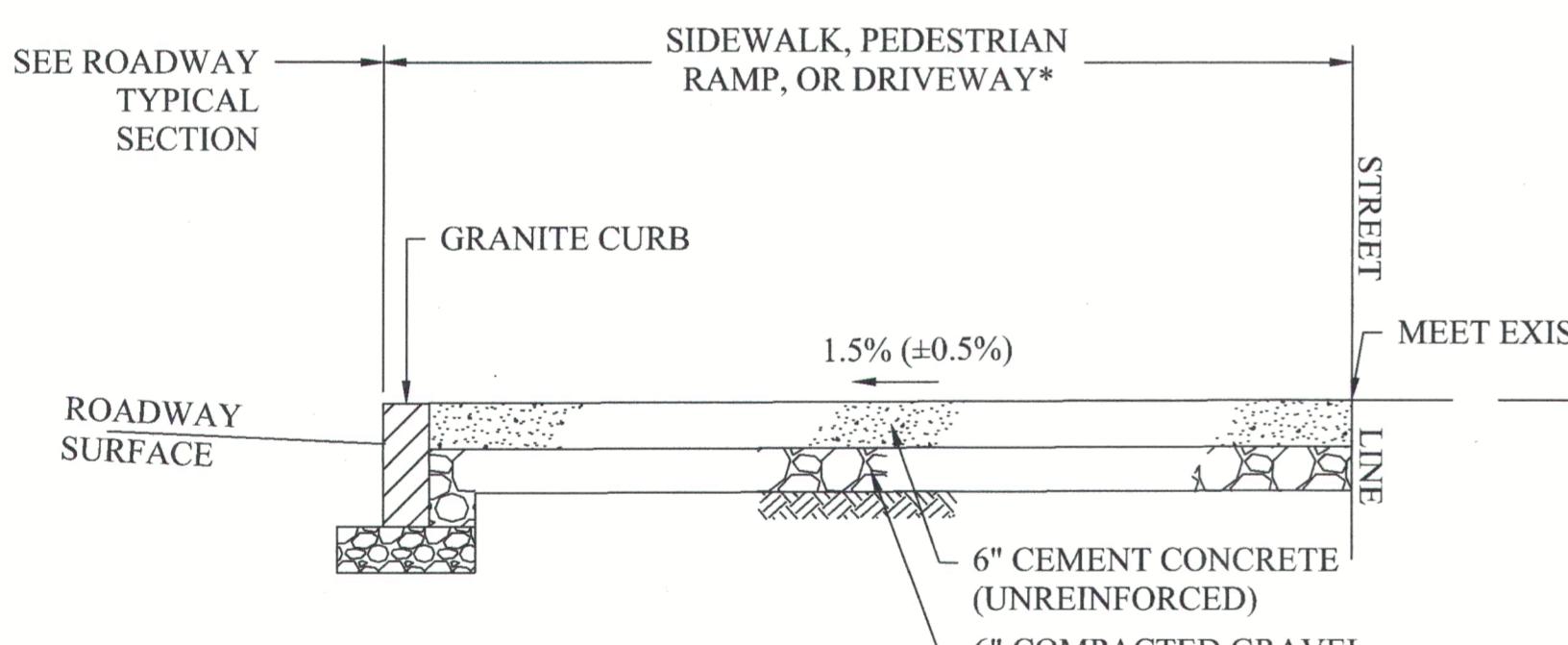
NO.	DATE	REVISION
1	01/09/2025	BWSC SUBMISSION #1
2	01/09/2025	CONSERVATION SUBMISSION #1
3	03/04/2025	CONSERVATION SUBMISSION #2
4	09/18/2025	BWSC RESUBMISSION #2
5	10/15/2025	BWSC RESUBMISSION #3

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

SHEET: C-6C

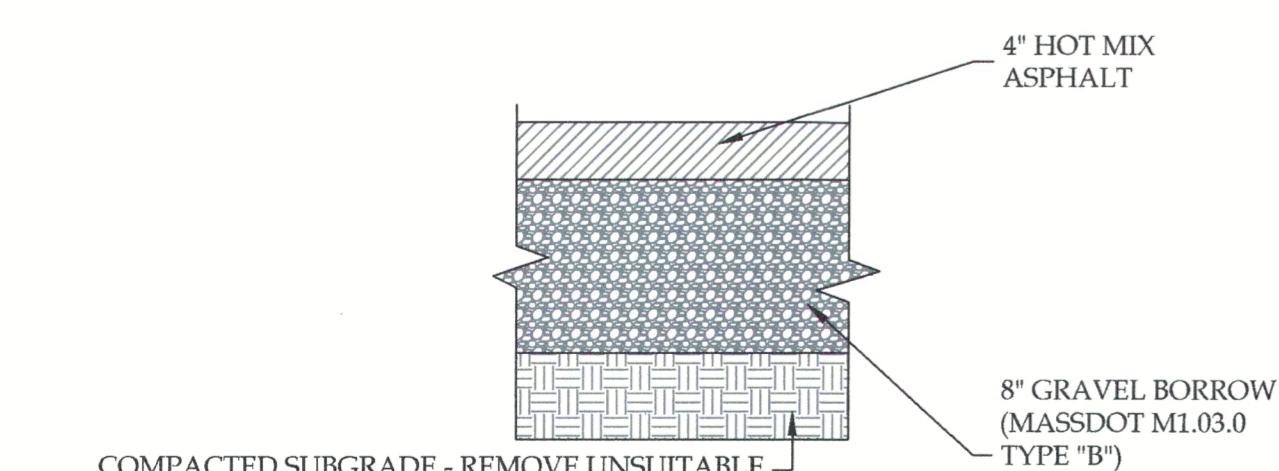


BOSTON RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE

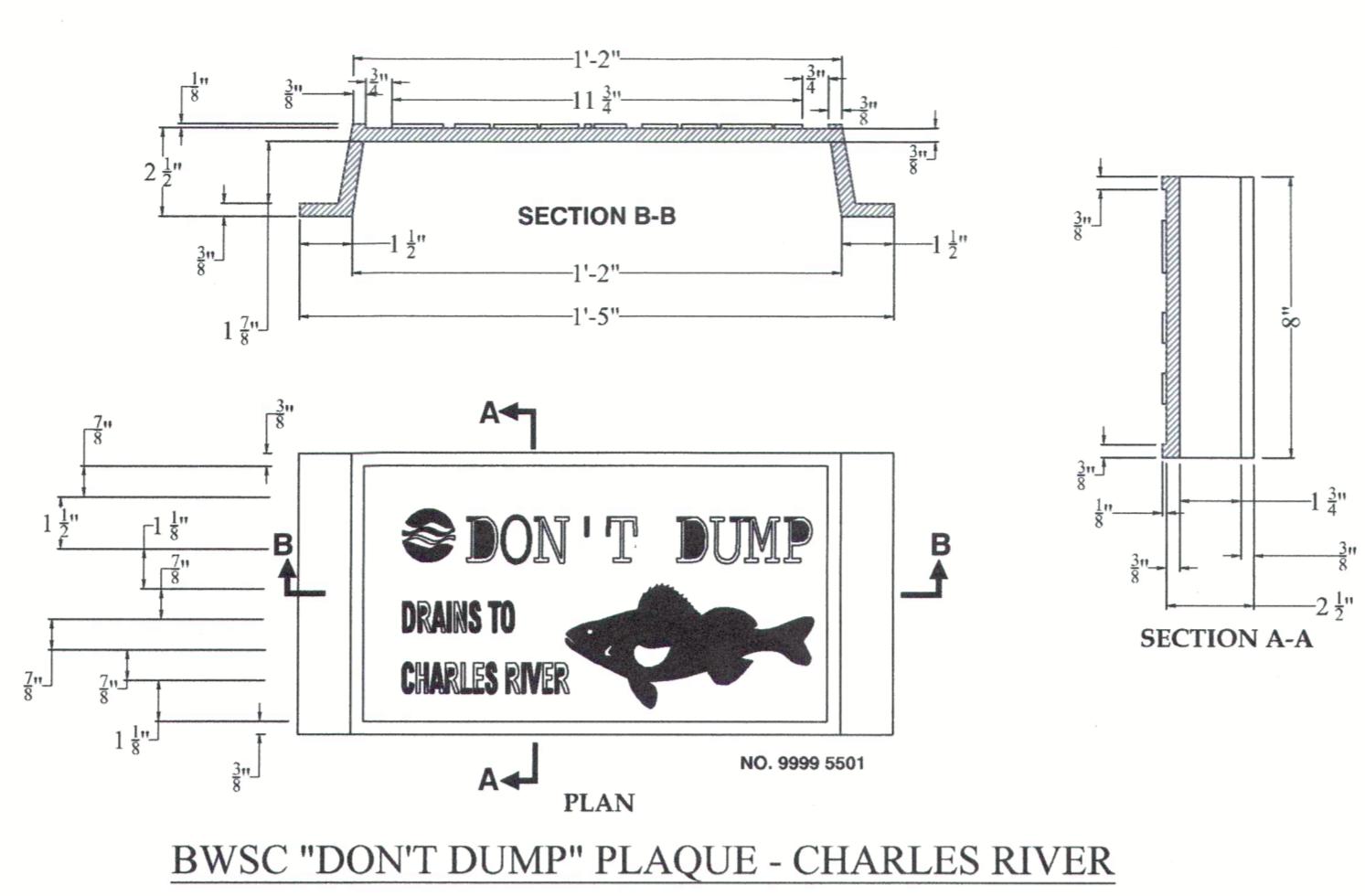


*DETAIL DEPICTS SIDEWALK CONDITION ALTHOUGH THE SAME CROSS SECTION SHALL BE USED FOR CURB RAMPS OR DRIVEWAYS.

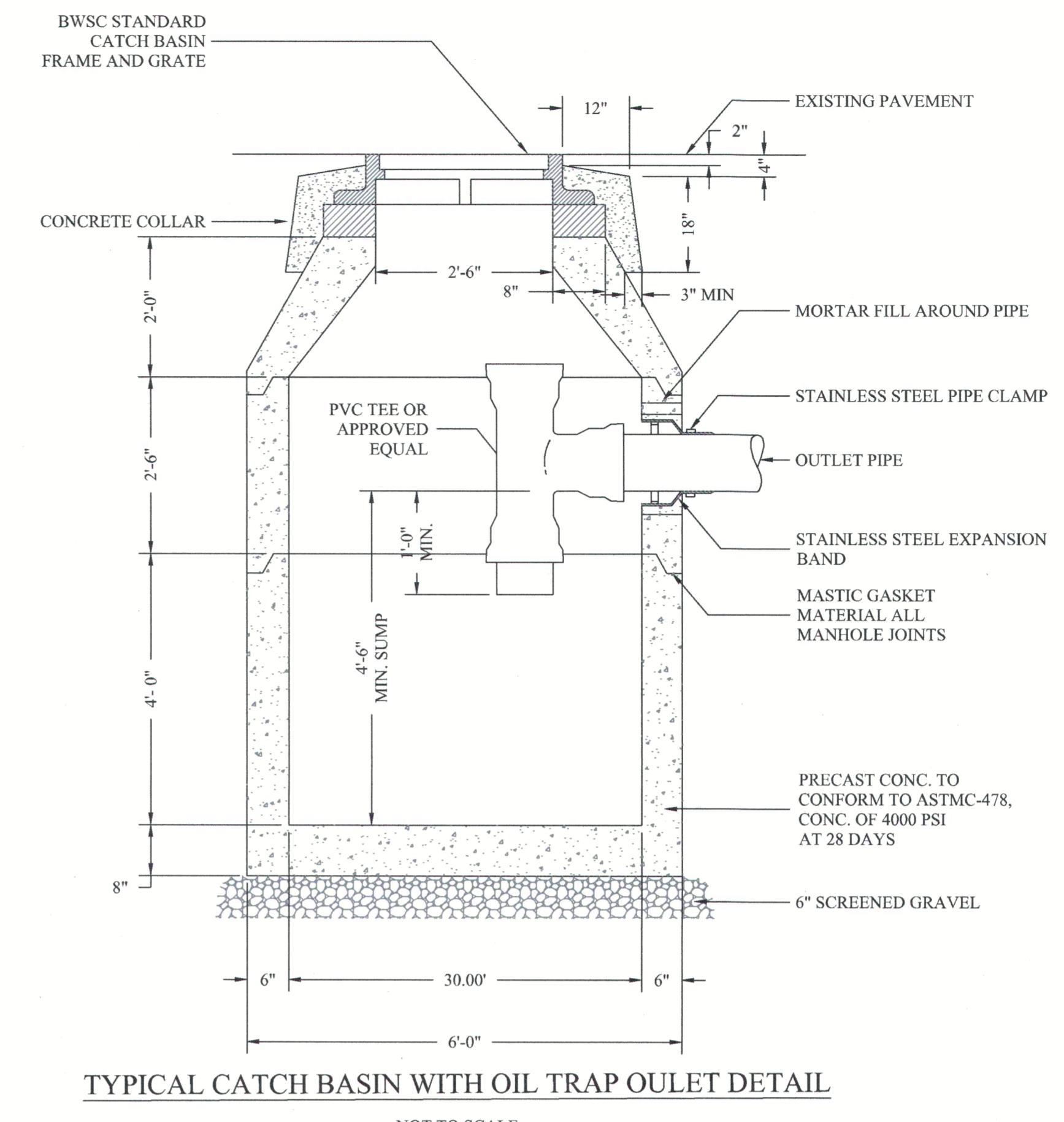
BOSTON CONCRETE SIDEWALK DETAIL



DRIVEWAY ASPHALT PAVING DETAIL
NOT TO SCALE

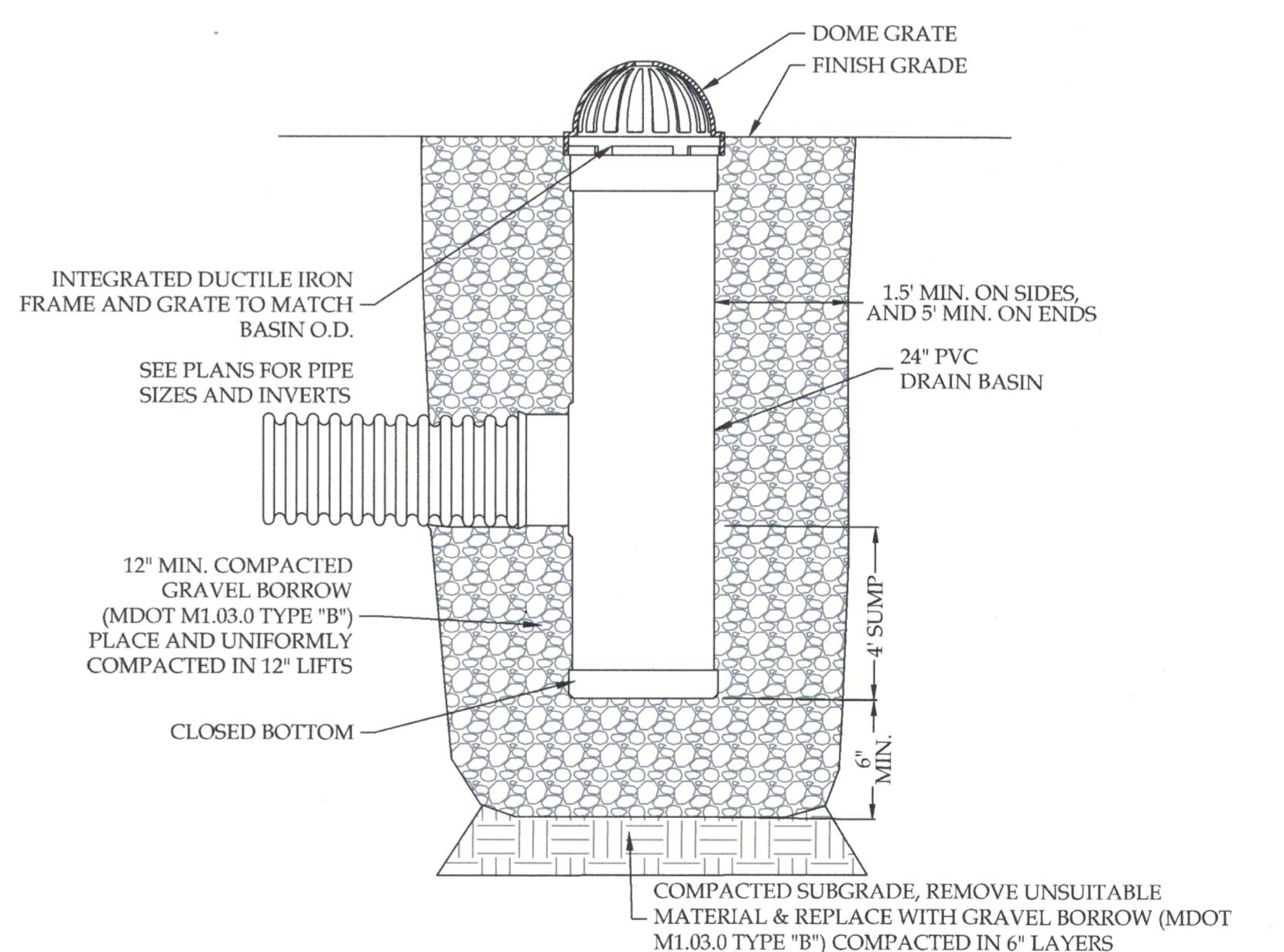


BWSC "DON'T DUMP" PLAQUE - CHARLES RIVER
NOT TO SCALE



TYPICAL CATCH BASIN WITH OIL TRAP OULET DETAIL

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