



**CITY OF EVERETT
REQUEST FOR BIDS NO. 25-66
ADDENDUM NO. 3**

Date Issued: November 12, 2025

Project: #ENG-25-66

Invitation for Bids

NOTICE TO ALL BIDDERS

This **Addendum No. 3** is issued to amend the Request for Services for **Request for Bids for ENG-25-66 Woodland Playground Renovation**.

1. Site Visit Attendance Sheet

Attached to this Addendum is the Attendance Sheet from the information session held on October 21, 2025 at 12:00PM-1:00PM. The attendance sheet shall be incorporated into the procurement file for reference.

City Representative: Leslie Fanger, Bohler, LLC

Attendees:

- Nate Nichipor-Classic Site Solutions
187 Oaks Road
Framingham, MA 01702
P. 508 309 6660
F. 413 596 0072

naten@classicsitesolutions.com

- Joe Phelan-JJ Phelan & Son Co, Inc.
120 Lumber Lane
Tewksbury, MA 01876
T: (978) 851.5850
F: (978) 851.4980

jphelan@jjphelan.com

2. Contractor Reference & Experience Form

Please complete sections and submit with bid. At least three (3) references are to be included.

3. Questions & Answers

The following questions were submitted during/after the site visit. The City's responses are provided below and shall be considered part of the solicitation documents, please ensure plan included with addenda are reviewed:

1. Please confirm all unit prices included on the bid form are 1 lump sum.

RESPONSE: Section 004113 General Bid Form (C) includes:

- i. Base bid contract lump sum price

ii. All other lump sum unit costs should equal the Contract Base Lump Sum

2. What unit price should the asphalt/painted track be included in?
RESPONSE: Division 2 Site Work Unit price table is amended to include asphalt/painted track. Bidder is to replace Unit Price Table with the Attached new Section 004113.
3. What unit price should the stabilized stone dust path be included in?
RESPONSE: Division 2 Site Work Unit price table is amended to include stabilized stone dust path. Bidder is to replace Unit Price Table with the Attached new Section 004113.
4. What unit price should site drainage be included in?
RESPONSE: Division 2 Site Work Unit price table is amended to include site drainage. Bidder is to replace Unit Price Table with the Attached new Section 004113.
5. Detail on L502 call for black aluminum edging. Please confirm where this is to be installed or provide quantify for bidding purposes.
RESPONSE: Black Aluminum Edging shown on Sheet L-502 is DELETED. No aluminum edging is proposed.
6. -For all chain link, are EZ twist ties acceptable?
RESPONSE: Black Vinyl coated 8 gauge EZ Twist ties are acceptable. All ties to be cut and preened to eliminate sharp edges.
7. -For all chain link, detail and specs state 8' post spacing typical is 10', would you like 8' or 10'?
RESPONSE: Adhere to the 8' post spacing indicated on the plans and in the Specifications.
8. -3' Futsal chain link, can we use aluminum or galvanized side mount brackets instead of stainless steel when mounting to the CMU wall
RESPONSE: Adhere to the Stainless Steel mounting brackets indicated in the Detail.
9. -4' and 6' chain link to be 9gauge 2B KK correct
RESPONSE: Adhere to the 9 gauge fence fabric for 4' and 6' Chain Link Fence indicated on the Detail
10. -3' Futsal Chain link to be 6gauge 2B KK correct
RESPONSE: Adhere to the 6 gauge fence fabric for the Futsal Chain Link Fence indicated on the Detail
11. -For all chain link, plans state 2" term and line posts and doesn't specify term/ gate posts but specs say 2 1/2" lines and does not specify term/ gate post sizes. What size gate, term and line posts would you like?
RESPONSE: Gate Posts to be 3" Diameter. Terminal Posts to be 2.5" diameter. Line Posts to be 2" diameter.
12. -Do you want privacy slats on the ports paddy fence enclosure?
RESPONSE: NO privacy slats on the porto fence enclosure
13. There are two Type AL-1 light fixtures that are to be mounted 12' high on fence posts at the Futsal Court. The Futsal Court Wall detail shown on drawing L-902 shows the fence post as only 6'-4" high. Please advise how we are to achieve the 12' mounting height.
RESPONSE: Sheet L-301 indicates a separate 12' high light pole outside the Futsal Court. DO NOT install light or camera on Futsal Court fence post.

- a. **ART ELECTRICAL ENGINEER RESPONSE:** Provide light fixture with 12FT light pole. Mount camera on this pole. Mount camera as high as possible. Mount camera receptacle 6” below camera.
14. Keyed note 5 on drawing E1 calls for the three GFCI duplex receptacles to be mounted on light poles. Two out of three of the receptacles are at the Futsal Court which, has no light poles. Are these two receptacles to be mounted on the fence posts? If so, at what mounting height?
RESPONSE: Sheet L-301 indicates a separate 12’ high light pole outside the Futsal Court. DO NOT install light and camera on Futsal Court fence post.
- ART ELECTRICAL ENGINEER RESPONSE:** Mount receptacles 6” below camera. Cameras to be mounted on light fixture pole.
15. Please provide mounting details of the Type AL-1 light fixtures and camera receptacles. Are the two 2” steel conduits at each location to be attached to the fence posts? **RESPONSE:** 3” steel conduits are to be affixed to the light poles.
ART ELECTRICAL ENGINEER RESPONSE: The mounting details for fixture type AL-1 shall be provided by the light fixture vendor.
16. Is the City of Everett responsible for payment of National Grid charges for the new electrical service?
RESPONSE: Contractor is to pay all permit fees as required
17. Are electrical permit fees for the project waived?
RESPONSE: Contractor is to pay all permit fees as required
18. Note 5 on drawing E1 calls for AASHTO 20 rated handholes. Handhole details on drawing E2 call for Quazite Tier 15 rated handholes. Please confirm that handhole are to have a Tier 15 rating as Quazite does not make AASHTO 20 rated handholes.
ART ELECTRICAL ENGINEER RESPONSE: Handholes are to be Quazite Tier 15 rated, consistent with the details shown on drawing E2. AASHTO H20 rating is not required unless the handholes are located within vehicular traffic areas.
If any handholes are installed in a roadway, driveway, or area subject to vehicle loading, the contractor shall provide traffic-rated (AASHTO H20) handholes suitable for that condition. Otherwise, Tier 15 is acceptable for all non-vehicular locations. Please coordinate field locations accordingly.
19. Keyed notes 9 and 10 on drawing E1 calls for \$3,500 and \$2,500 allowances to be carried in the contractors bid for labor material work. What is the allowed markup for this time and material work?
ART ELECTRICAL ENGINEER RESPONSE: The dollar values noted in Keyed Notes 9 and 10 are to be carried as allowances in the Contractor’s bid. These allowances include labor, material, equipment, and standard overhead and profit. If the actual cost of repair is less than the allowance, the difference shall be credited back to the Owner. If the actual cost exceeds the allowance, the Contractor may submit a proposal for additional cost with supporting time-and-material backup, and markup shall be in accordance with the General Conditions of the Contract
20. Keyed note 7 on drawing E1 calls for the removal of an existing utility pole. Is the removal of the pole the responsibility of National Grid or the contractor?
ART ELECTRICAL ENGINEER RESPONSE: The removal of the existing utility pole is the responsibility of the utility company. The Contractor shall coordinate with utility company for scheduling and removal, and shall disconnect/terminate any site electrical connections to the pole as

required to make it safe for removal. No direct pole removal work by the Contractor is intended unless specifically directed by the utility company.

21. Please confirm that the misting elements are to be bonded per the National Electrical Code, and that the bonding conductor is to be coursed to the new electrical service.

ART ELECTRICAL ENGINEER RESPONSE: Yes, the misting station shall be bonded.

22. What diameter post would you like to mount the camera and flood light to, is there a detail?

ART ELECTRICAL ENGINEER RESPONSE: Provide pole specified with the light fixture. See updated lighting fixture schedule. The pole being provided will be a standard pole provided with the light fixture by the light fixture vendor.

23. The spec for PIP calls for a HIC of 500 and gmax of less than 100. ASTM standard is 1000 for HIC and 200 for GMAX. Should we run with the stricter criteria? I am guessing that is the test results that comply with the 5 inch thick system (1.5 inch wear cap, 3.5 inch base layer) you have specified?

RESPONSE: Please note that the Poured in Place Rubber surface is specified as Or Approved Equal. The rubber surfacing is to adhere to industry standards for HIC and GMAX according to the fall height of play equipment.

24. Section VIII-EVALUATION PROCESS

- a. Section VIII-EVALUATION PROCESS is amended as follows:

b. **Prequalification requirements:**

- i. Prime Contractor must show in the form below that they have successfully completed within the last (5) years, a minimum of three (3) public park construction or renovation projects of a similar size, scope and value as documented in the Bid Documents for Woodland Playground Renovation
- ii. Prime Contractor to provide a minimum of (3) three Client References for public park construction or renovation projects of a similar size, scope and value as documented in the Bid Documents for Woodland Playground Renovation

This Addendum modifies and becomes part of the original bid documents for IFB#25-66.

All other terms and conditions of the Invitation for Bid #25-66 remain unchanged. Proposers must acknowledge receipt of this Addendum with their submission. Failure to acknowledge shall result in rejection of the proposal.

Kiara M. Freeman
Chief Procurement Officer
City of Everett

**Name of Prime Contractor -
Experience-minimum of 3 Projects
of similar size within past 5 years**

Project Name	Project Description:	Project Similarities:	Image of completed project:
Location:			
Date Completed:			
Project Team:			
Construction Cost: \$			
Client Contact:			

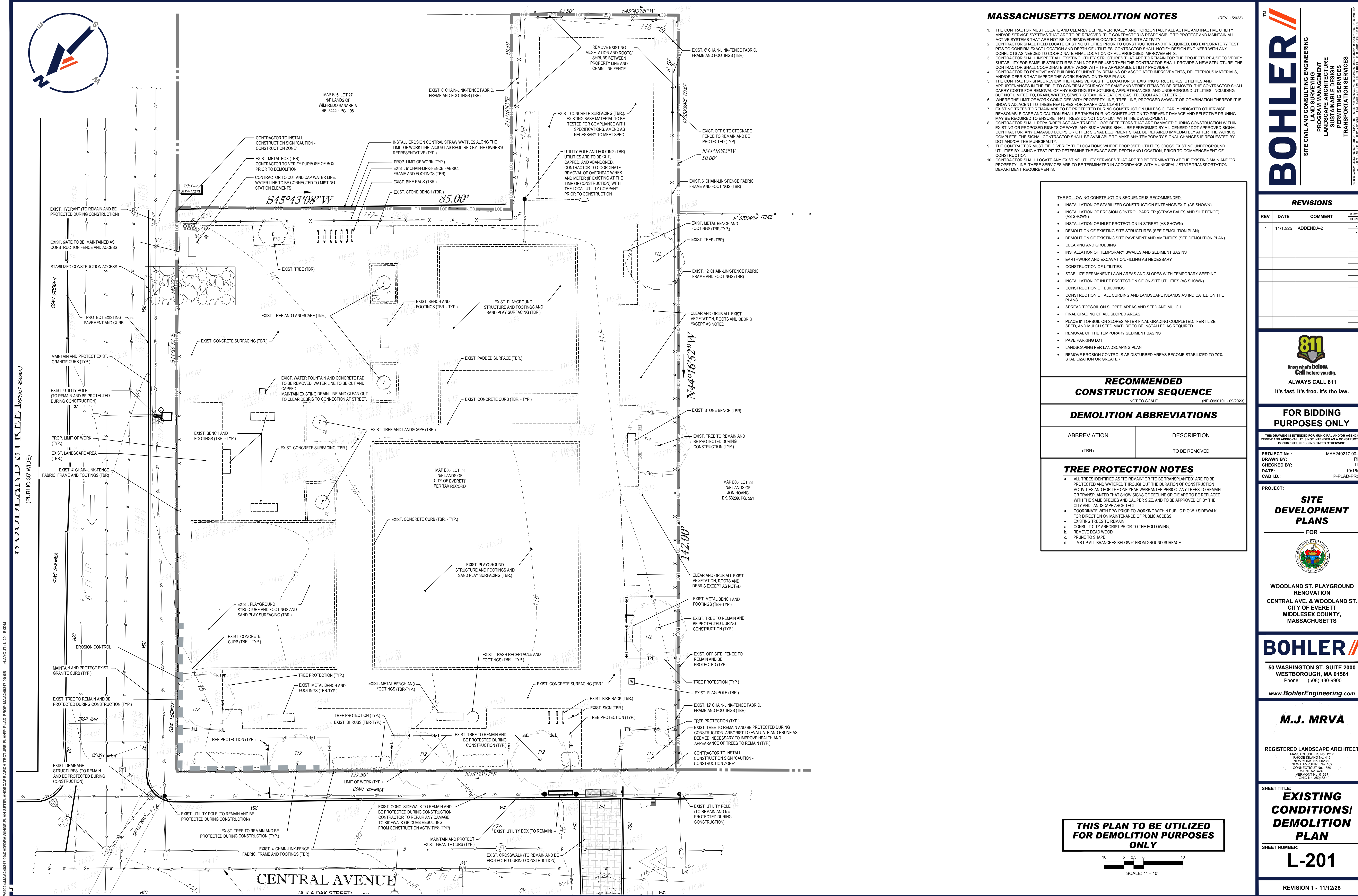
Project Name
Location:
Date Completed:
Project Team:
Construction Cost: \$
Client Contact:

Project Name	Project Description:	Project Similarities:	Image of completed project:
Location:			
Date Completed:			
Project Team:			
Construction Cost: \$			
Client Contact:			

P:\2024\MAA240217.00\CAD\Drawings\Plan Sets\Landscape Architecture Plan\P-PLAD-PROP-MAA240217.00-0b.dwg, 11/11/2025 1:04:22 PM, DWG To PDF.pc3

Picture Plan\P-PLAD-PROP-MAA240217.00-0b.dwg, 11/11/2025 1:04:22 PM, DWG To PDF.pc3

11/2025 1:04:22 PM, DWG To PDF.pc3



MASSACHUSETTS DEMOLITION NOTES

(REV. 1/2023)

1. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
2. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
4. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
6. WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
7. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
8. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
9. THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - REMOVAL OF THE TEMPORARY SEDIMENT BASINS
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

RECOMMENDED CONSTRUCTION SEQUENCE

NOT TO SCALE (NE-090101 - 09/2023)

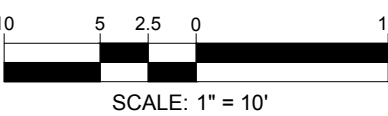
DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBR)	TO BE REMOVED

TREE PROTECTION NOTES

- ALL TREES IDENTIFIED AS "TO REMAIN" OR "TO BE TRANSPLANTED" ARE TO BE PROTECTED AND WATERED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES AND FOR THE ONE YEAR WARRANTY PERIOD. ANY TREES TO REMAIN OR TRANSPLANTED THAT SHOW SIGNS OF DECLINE OR DIE ARE TO BE REPLACED WITH THE SAME SPECIES AND CALIPER SIZE, AND TO BE APPROVED OF BY THE CITY AND LANDSCAPE ARCHITECT.
- COORDINATE WITH DPW PRIOR TO WORKING WITHIN PUBLIC R.O.W. / SIDEWALK FOR DIRECTION ON MAINTENANCE OF PUBLIC ACCESS.
- EXISTING TREES TO REMAIN:
 - a. CONSULT CITY ARBORIST PRIOR TO THE FOLLOWING;
 - b. REMOVE DEAD WOOD
 - c. PRUNE TO SHAPE
 - d. LIMB UP ALL BRANCHES BELOW 6' FROM GROUND SURFACE

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/12/25	ADDENDA-2		



It's fast. It's free. It's the law.

FOR BIDDING PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240217.00-0B
DRAWN BY: RPK
CHECKED BY: LDF
DATE: 10/15/25
CAD ID: P-PLAD-PROP

PROJECT:

SITE DEVELOPMENT PLANS FOR



WOODLAND ST. PLAYGROUND RENOVATION
CENTRAL AVE. & WOODLAND ST.
CITY OF EVERETT
MIDDLESEX COUNTY,
MASSACHUSETTS



50 WASHINGTON ST. SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900

www.BohlerEngineering.com

M.J. MRVA

REGISTERED LANDSCAPE ARCHITECT

MASSACHUSETTS No. 1517
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 008
CONNECTICUT No. 1359
MAINE No. 4268
VERMONT No. 01337
OHIO No. 25043

SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

L-201

REVISION 1 - 11/12/25

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWED BY ANY SIGNIFICANT EROSION. WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION, SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL, EROSION CONTROL AREAS WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RESEEDING OR SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - a. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO AROUND SURFACE.
 - b. APPLY LIMESTONE OR FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL, OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 80 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT THE RATE OF 3 TONS PER ACRE OR 1 TON PER 1,000 SF.
 - c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS; SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUANTITY OF SEED MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOO D OR SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - d. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1/2 IN. YD-BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LB/ACRE); CHEMICAL (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DITCH TO WEED OUT FOR MULCH AREAS AND DITCHES ARE PERMITTED.

15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION PERIOD. MULCH SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

a) TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL: GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FEET IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE TRAP SHALL THEN BE SCARPED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.

16. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.

17. EXISTING GATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS AND VARIATIONS WITH ANY LOCAL, STATE, AND FEDERAL AGENCIES.

19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SLOPE PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

22. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

23. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

24. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS.

25. MULCHING AND ADEQUATE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

26. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHING IS APPLICABLE. MULCHING IS NOT REQUIRED FOR THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

27. MULCHING REQUIREMENTS:

a) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.

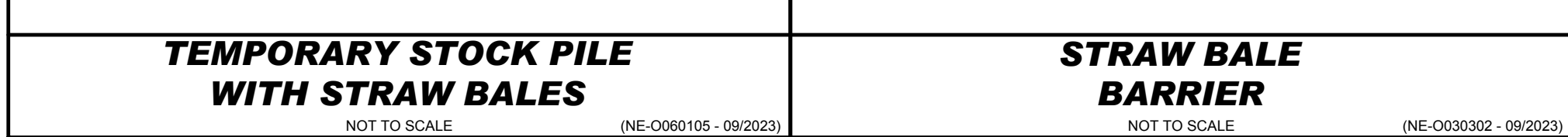
b) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

c) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

d) ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.

28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCE HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY, THE EROSION CONTROL MEASURES AND THE EROSION CONTROL MEASURES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE MASSACHUSETTS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 50 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - a) STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION AND SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON SITE.
 - b) SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - c) INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE THE EXCESS DEPOSIT.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE SUBJECTED TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING OF TURF AND ASPHALT FACILITIES. AFTER THE END OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIC METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES. MEASURES MAY BE REQUIRED TO EXCEED THE MINIMUM LEVEL OF IMPLEMENTATION. THE CONTRACTOR MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN COMPLETE EROSION CONTROL.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.



SHEET NUMBER:

L-202

REVISION 1 - 11/12/25



NOTE:
DIMENSIONS ARE NOT PROVIDED.
CAD DIGITAL DRAWING TO BE
PROVIDED TO CONTRACTOR FOR USE
IN CONSTRUCTION LAYOUT.

A white diamond-shaped sign with a black border, featuring a black silhouette of a person walking. Below the sign is the text "W11-2".

166



The Park

City of Detroit, Mayor Carlos M. Loma

For the purpose of a temporary, non-exclusive use of the premises hereinafter described to enhance the recreational enjoyment of the public, the City of Detroit hereby grants to the City of Detroit the following:

1. **Planning.** The City of Detroit shall prepare a plan for the development of the premises hereinafter described.
2. **Design.** The City of Detroit shall prepare a design for the development of the premises hereinafter described.
3. **Construction.** The City of Detroit shall construct the premises hereinafter described.
4. **Operation.** The City of Detroit shall operate the premises hereinafter described.
5. **Maintenance.** The City of Detroit shall maintain the premises hereinafter described.
6. **Protection.** The City of Detroit shall protect the premises hereinafter described.
7. **Security.** The City of Detroit shall secure the premises hereinafter described.
8. **Insurance.** The City of Detroit shall insure the premises hereinafter described.
9. **Liability.** The City of Detroit shall be liable for the premises hereinafter described.
10. **Non-assignment.** The City of Detroit shall not assign the premises hereinafter described.

This grant shall be in full satisfaction of all claims and demands of the City of Detroit against the City of Detroit for the premises hereinafter described.

Witness my hand and the seal of the City of Detroit this 1st day of January, 1999.


Mayor Carlos M. Loma

CITY STANDARD
COMMUNITY GARDEN RULES
(TEXT TO BE
PROVIDED BY CITY)

POLLINATOR GARDEN
INFORMATION

(SIGN DETAILS,
TEXT AND GRAPHICS TO
BE PROVIDED BY CITY)

VORTEX MISTING STATION PRODUCT LIST (ALL ITEMS ARE BASIS OF DESIGN OR APPROVED EQUAL)

The Bohler logo, featuring the word "BOHLER" in a bold, dark blue, sans-serif font. To the right of the text is a stylized graphic consisting of two parallel orange diagonal lines above a single dark blue diagonal line. A small "TM" trademark symbol is located at the top right of the logo.

REVISIONS			
REV	DATE	COMMENT	DRAWN BY



811
Know what's below.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA240217.00-0B
DRAWN BY:	RPK
CHECKED BY:	LDF
DATE:	10/15/25
CAD I.D.:	P-PLAD-PROP

PROJECT:

SITE DEVELOPMENT PLANS



**WOODLAND ST. PLAYGROUND
RENOVATION
CENTRAL AVE. & WOODLAND ST.
CITY OF EVERETT
MIDDLESEX COUNTY,
MASSACHUSETTS**

BOHLER //

50 WASHINGTON ST. SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900

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M.J. MRVA

REGISTERED LANDSCAPE ARCHITECT

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RHODE ISLAND No. 419
NEW YORK No. 002059
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359
MAINE No. 4248
VERMONT No. 01337
OHIO No. 250433

SHEET TITLE:

SITE PLAN

SHEET NUMBER:
L-301

REVISION 1 - 11/12/25



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[illegible]

**FOR BIDDING
PURPOSES ONLY**

PROJECT No.:	MAA240217.00-0A
DRAWN BY:	RPK
CHECKED BY:	LDF
DATE:	10/15/25
CAD I.D.:	P-PLAD-LSCP

**SITE
DEVELOPMENT
PLANS**

— FOR —



**50 WASHINGTON ST. SUITE 2000
WESTBOROUGH, MA 01581**
Phone: (508) 480-9900

RHODE ISLAND No. 419
 NEW YORK No. 002359
 NEW HAMPSHIRE No. 109
 CONNECTICUT No. 1359
 MAINE No. 4248
 VERMONT No. 01337
 OHIO No. 250433

L-501

REVISION 1 - 11/12/25

SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMITTING, PLANTING, AND MAINTENANCE OF ALL MULCHES, EDGING, TIEBACK MATERIALS, TOOLS, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

a) GENERAL - ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

b) TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 8%, A PH RANGE BETWEEN 4.5 - 7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

c) PLANTING AREAS:

i) ALL DISTURBED AREAS NOT OTHERWISE TREATED ARE TO BE FILLED WITH A MINIMUM 12" THICK LAYER OF PLANTING MIX.

ii) PLANTING MIX:

1 PART PEAT MOSS

3 PART COMPOSTED COQ MANURE BY VOLUME

1 PART TOPSOIL BY VOLUME

d) GROUND - ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.

e) FERTILIZER:

i) FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS, AND MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT WILL NOT BE KEPT DRY PRIOR TO USE.

ii) FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

f) PLANT MATERIAL:

i) ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (HEREINAFTER THE AMERICAN ASSOCIATION OF NURSERYMEN).

ii) IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

iii) PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

iv) PLANTS WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

v) ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL MIXED, PROGRESSIVELY, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, BEGGS OR LARVAE.

vi) CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT POINT 12" ABOVE THE NATURAL GRADE.

vii) SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

viii) TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

a) CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

b) ALL MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

a) BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

b) ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT, ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NECESSARY TO PREVENT SHOCK OR DECLINE.

c) CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

a) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

b) A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUIVALENT, MONITORED ON A REGULAR BASIS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

c) WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REJECTED AND REPLACED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

d) AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

a) CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

b) LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR TO MEET THE REQUIRED CONDITION.

c) THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

d) TO OBTAIN A SANDY SILTY LOAM TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

e) TO OBTAIN A GRAVELLY SAND, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 3% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE FOLLOWED TO INCREASE DRAINAGE.

f) MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR SILT, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

a) UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

b) LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SURFACE OF THE SUBGRADE SHALL BE FINISHED GRADING LESS THE REQUIRED TOPSOIL THICKNESS (12").

c) ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABSTRACT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS. UNLESS OTHERWISE DIRECTED BY THE PROJECT ARCHITECT, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHED GRADING.

d) ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. PLANTING MIX

a) CONTRACTOR SHALL PROVIDE A 12" THICK MINIMUM LAYER OF PLANTING MIX, OR AS DIRECTED BY THE LOCAL ORDINANCE, OR CLIENT, IN ALL PLANTING AREAS. PLANTING MIX SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO THE DESIRED DEPTH.

b) ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

c) CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE USED IN ALL PLANTING AREAS. THE TEST AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGHOUT THE PROJECT TO MEET THE REQUIRED LEVELS. THE TESTS SHALL BE PERFORMED DURING PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

d) ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

e) ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN DURING THE ROOT BALL PRIOR TO BACKFILLING.

f) ALL ROOTS AND TREES SHALL BE PLANTED IN LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

g) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL BE PERFORMED DURING PERIODS WHEN THE WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

9. PLANTING

a) WHENEVER IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

b) PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN THE WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

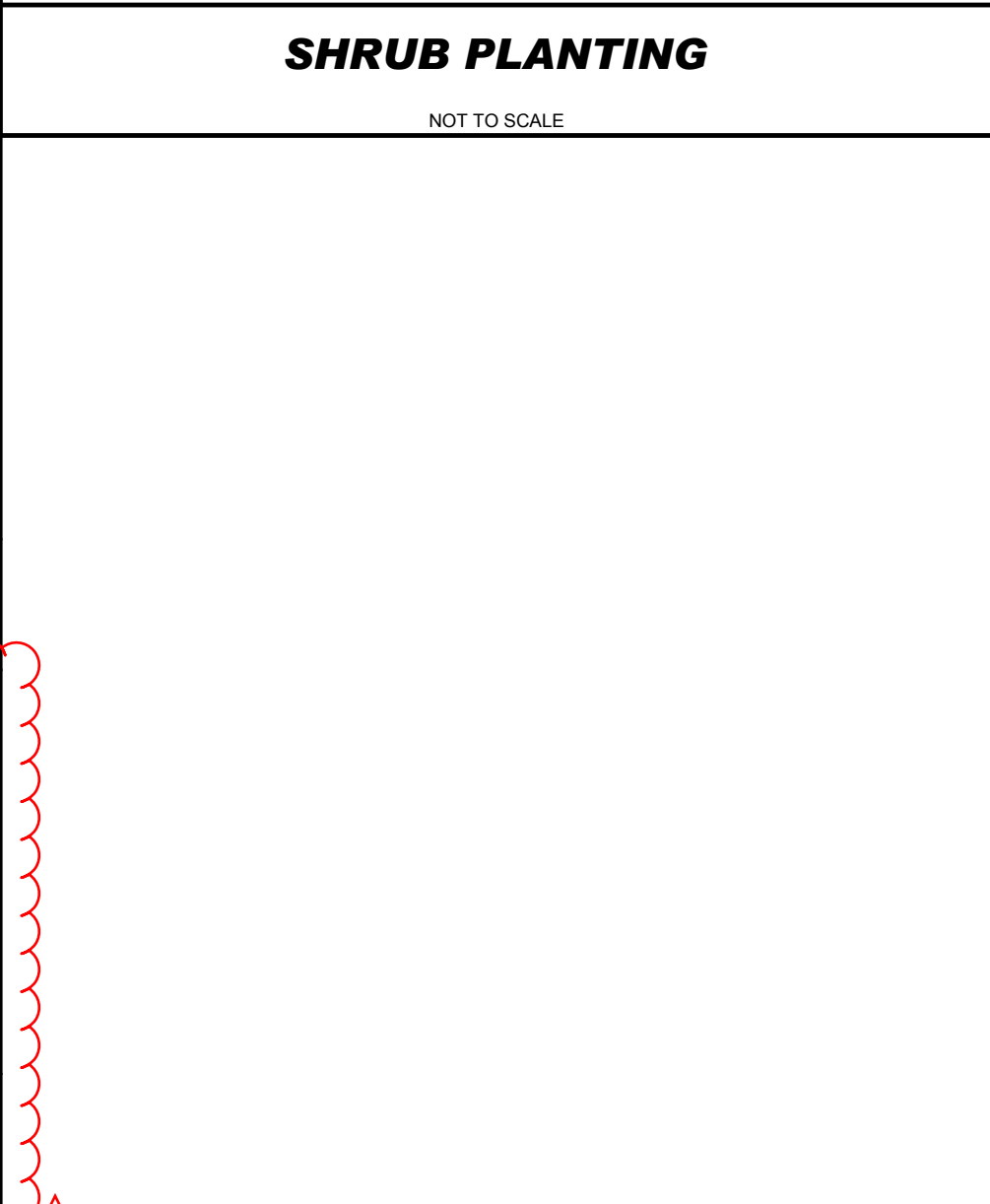
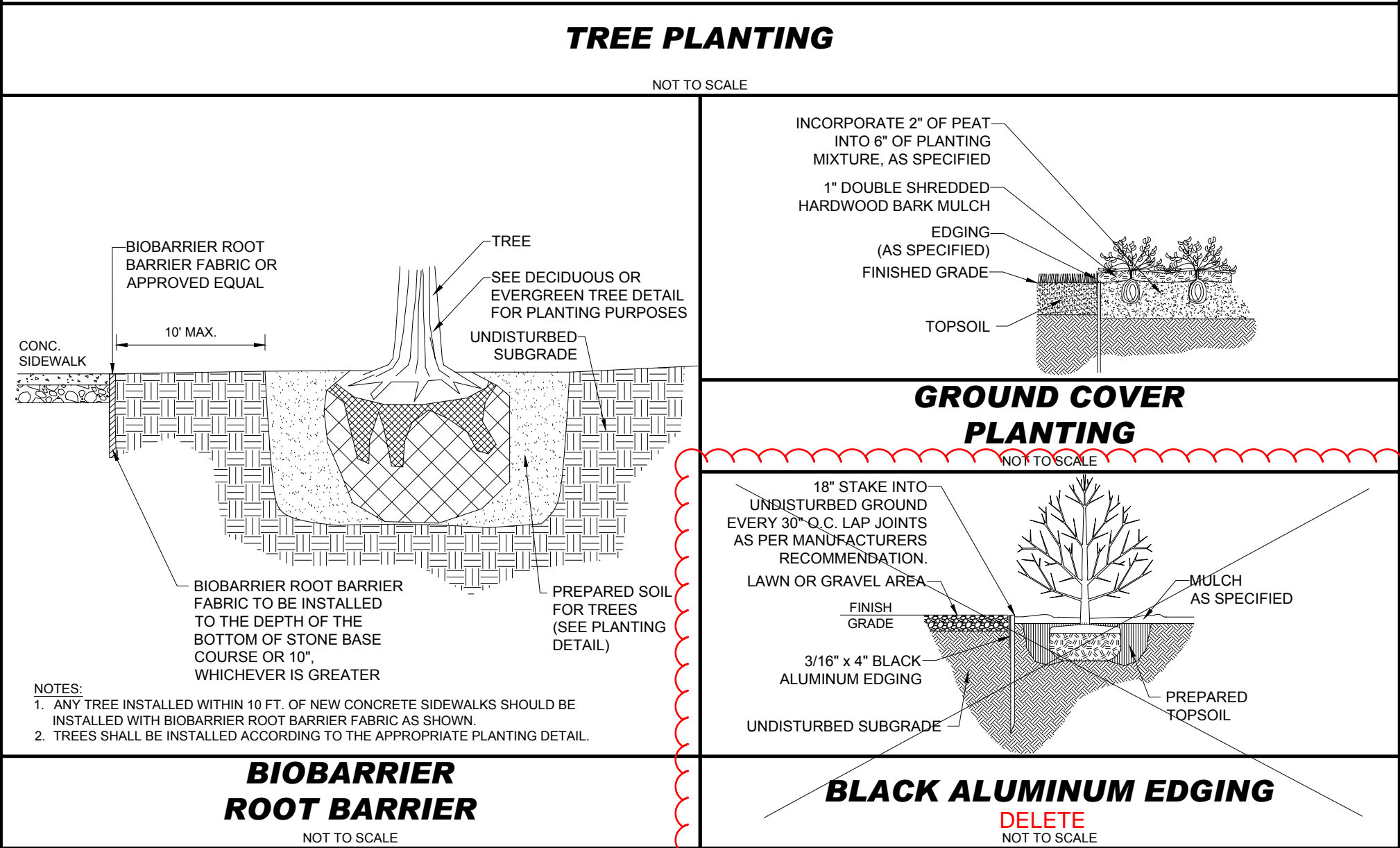
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d) ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN DURING THE ROOT BALL PRIOR TO BACKFILLING.

e) 20 POUNDS "GRO-POWER" OR APPROVED SOIL CONDITIONER/FERTILIZER

f) 25 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

g) THE SPREADING OF PLANTING MIX SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.



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PROJECT:

**SITE
DEVELOPMENT
PLANS**

FOR



The seal of the University of Illinois at Chicago is circular. It features a central shield with a red top section containing a white sun, a blue middle section with a white anchor, and a green bottom section with a white anchor. The shield is flanked by two green olive branches. Above the shield is a white banner with the word 'Urbem' in red. The outer ring of the seal contains the text 'UNIVERSITY OF ILLINOIS' at the top and 'AT CHICAGO' at the bottom, separated by small stars.

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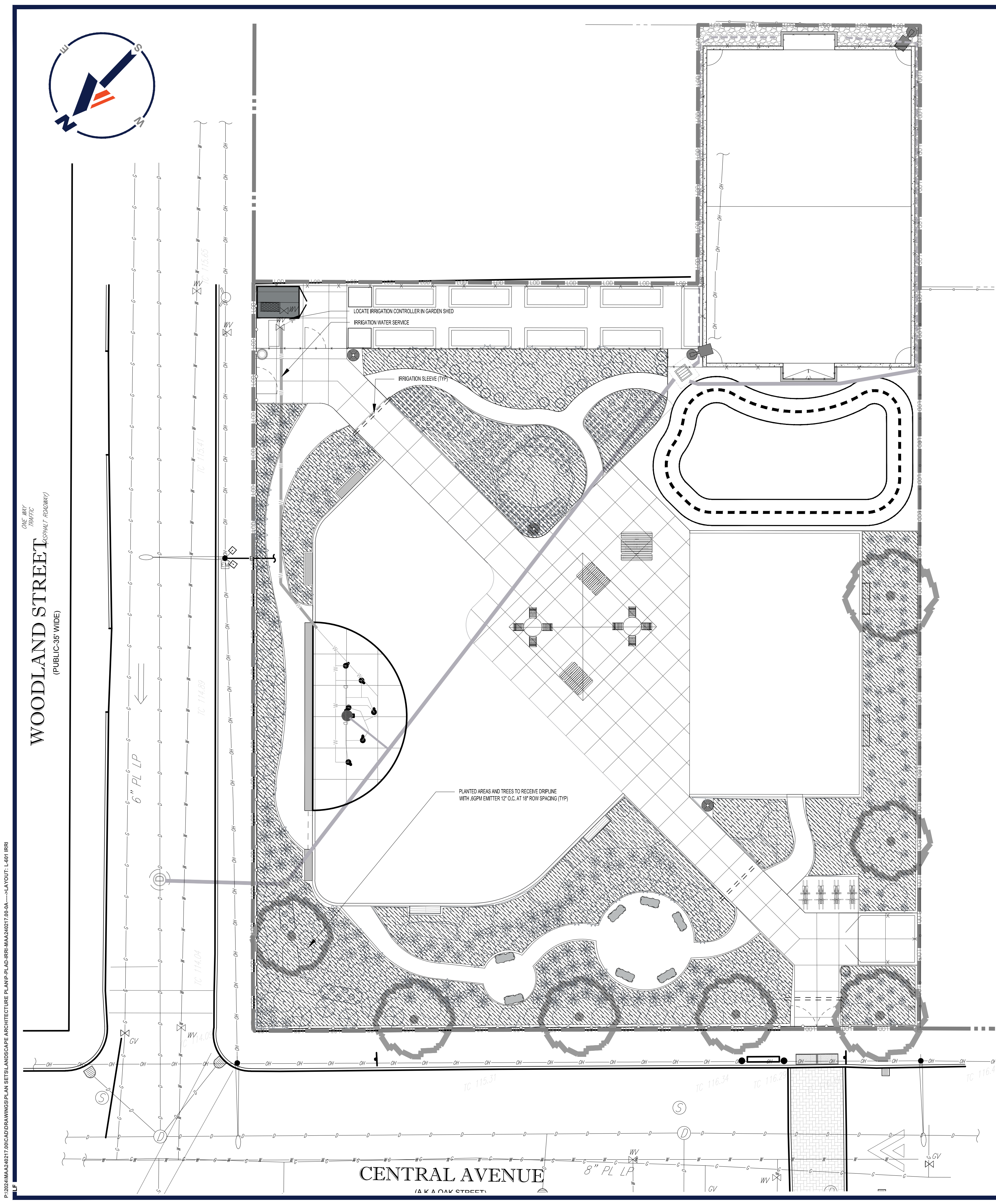
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SHEET TITLE:

***LANDSCAPE
NOTES AND
DETAILS***



1. Irrigation contractor to locate and protect all underground utilities prior to digging.
2. Irrigation plan is diagrammatic in nature and all system components are shown for clarity. All locations of lines, valves, and heads to be confirmed in field and located in landscape areas. Adjust as necessary to accommodate field conditions. All valves to be located in valve box with cover at grade; Locate box next to community garden shed.
3. Automatic controller and weather sensor to be located as directed by the Owners representative. Weather Sensor to be free from obstructions and exposed to the weather.
4. 45 psi. required per rotor station, 30 psi. required per spray station, and 40 psi. required per drip station. All spray and rotor bodies to have PRS (In-stream pressure regulation) .
5. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
6. 4"- 6" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
7. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
8. All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Show outside on drawing for clarity only.
9. Irrigation meter and backflow preventor to be provided by the general contractor.
10. All 1.5" mainlines (class 200 PVC pipe or 100 PSI rated polyethylene) to be installed.
11. All lateral and sub-main pipe to have a minimum of 12" and a maximum of 18" cover if possible.
12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
13. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications.
14. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
15. All lines to be thoroughly flushed before installation of sprinkler heads.
16. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
17. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
18. Irrigation Contractor to perform a walk-thru inspection with the Owners representative of the functioning system prior to final approval.
19. Irrigation is to be installed in areas denoted on the plan, unless otherwise approved by the Landscape Architect.

1. CONTRACTOR TO SUBMIT A FULLY AUTOMATED IRRIGATION SYSTEM DESIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
2. IRRIGATION SYSTEM TO BE DESIGNED TO PROVIDE HEAD TO HEAD COVERAGE IN TURF AND SHRUB BEDS.
3. MINIMIZE OVERTHROW ONTO SIDEWALK AND PAVED AREAS.
4. USE 1.5" MAINLINE AND 1" METER.
5. IRRIGATION MAINLINE, HEADS, VALVES, ETC ARE NOT TO BE PLACED IN THE PUBLIC R.O.W.
6. CARS AND DELIVERY TRUCK HAVE DIFFICULTY MAKING TURNS WITH TIGHT RADI AND WILL JUMP THE CURBS CAUSING DAMAGE TO IRRIGATION HEADS AND LINES. AVOID PLACING HEADS, LATERAL LINES AND MAIN LINES IN AREAS OF POTENTIAL DAMAGE.
7. MINIMIZE OVERTHROW ONTO ADJACENT PROPERTY.
8. USE SMART CONTROLLER ON ALL IRRIGATION SYSTEMS. (IE RAINBIRD SP-SMTs WITH WEATHER STATION OR APPROVED EQUAL)
9. USE HIGH EFFICIENCY IRRIGATION HEADS WITH LOW PRECIPITATION RATES TO AVOID RUNOFF AND WIND DRIFT, CONSERVE WATER AND REDUCE WATER USAGE COST.
10. ALL IRRIGATION SYSTEM DESIGNS AND INSTALLATIONS MUST MEET LOCAL CODES AND ORDINANCES.

 DRIFT IRRIGATION[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA240217.00-0A
DRAWN BY:	RPK
CHECKED BY:	LDF
DATE:	10/15/25
CAD I.D.:	P-PLAD-IRRI

PROJECT:

**WOODLAND ST. PLAYGROUND
RENOVATION
CENTRAL AVE. & WOODLAND ST.
CITY OF EVERETT
MIDDLESEX COUNTY,
MASSACHUSETTS**

50 WASHINGTON ST. SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900

www.BohlerEngineering.com

REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359
MAINE No. 4248
VERMONT No. 01337
OHIO No. 250433

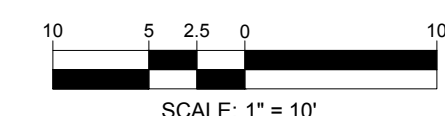
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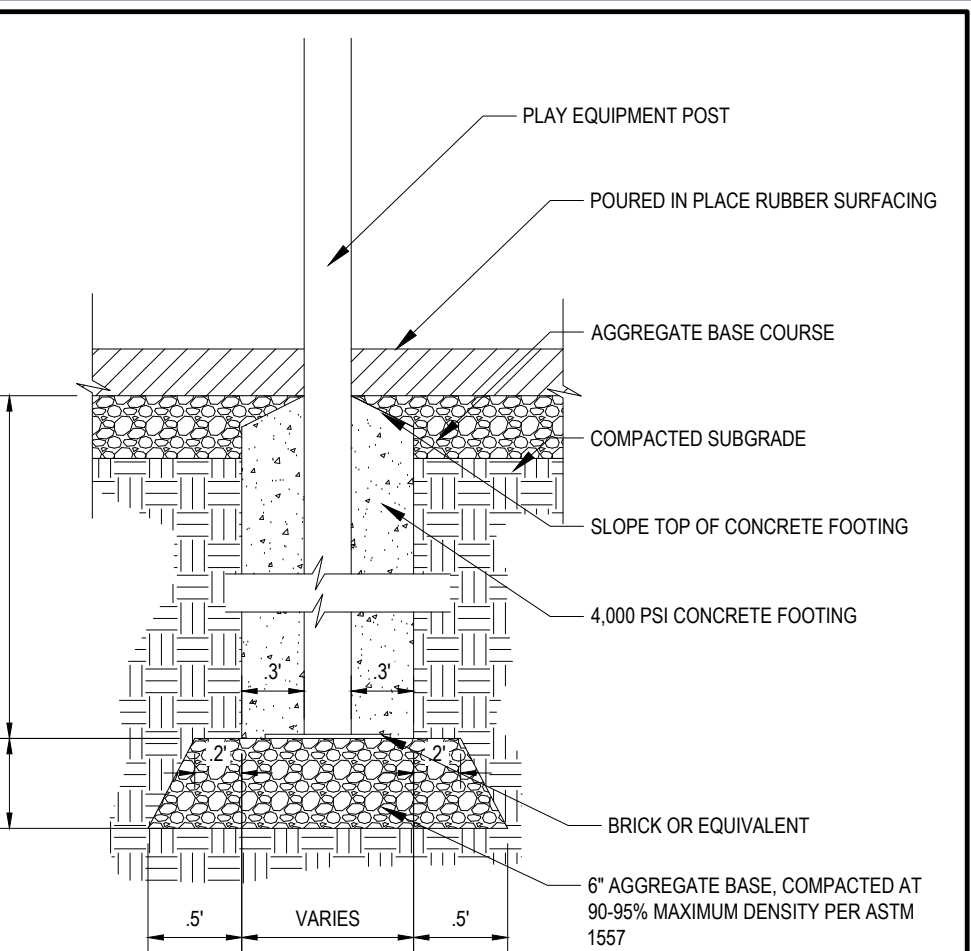
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L-801

REVISION 1 - 11/12/25

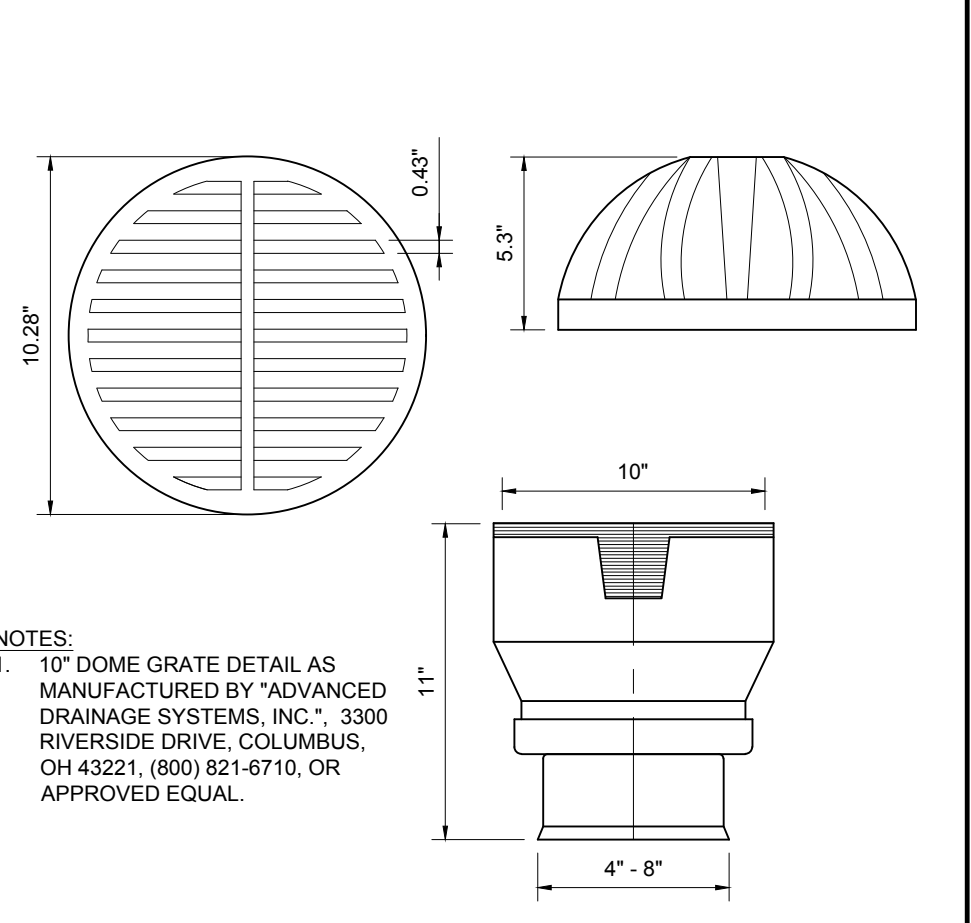
**THIS PLAN TO BE UTILIZED
FOR IRRIGATION
PURPOSES ONLY**





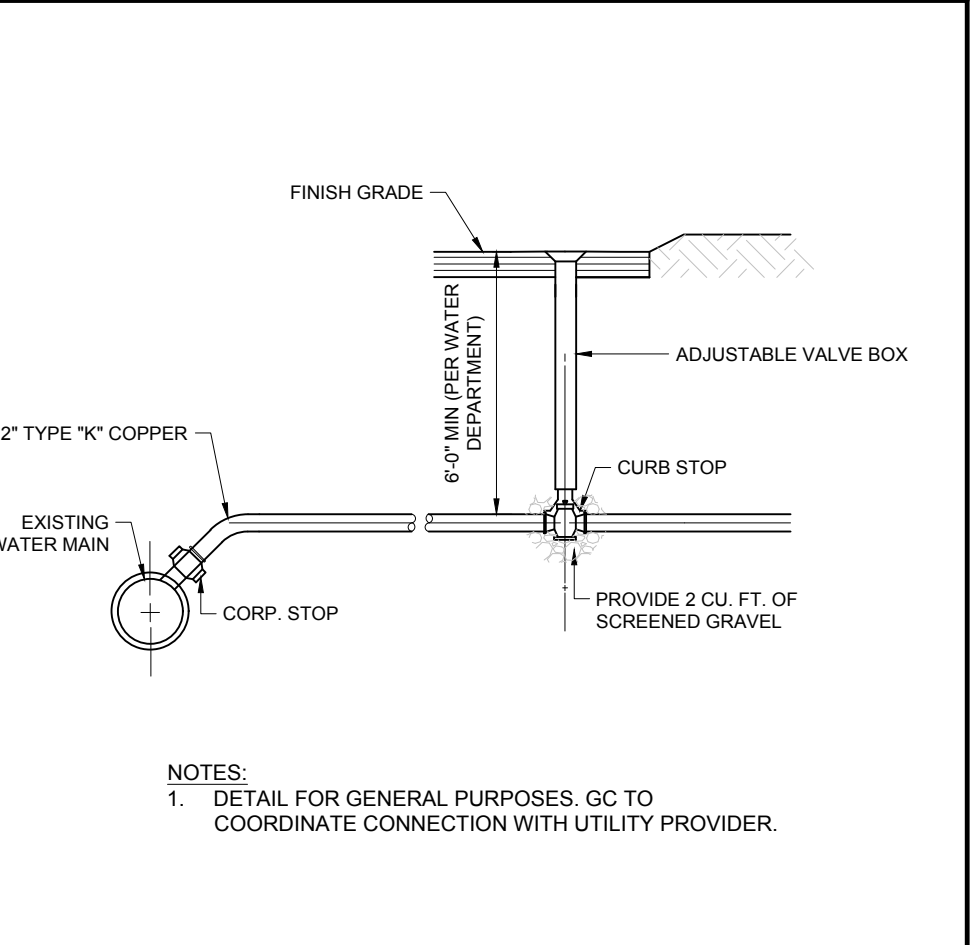
**POURED IN PLACE
RUBBER SURFACING**

(NE-S030201 - 09/2023)

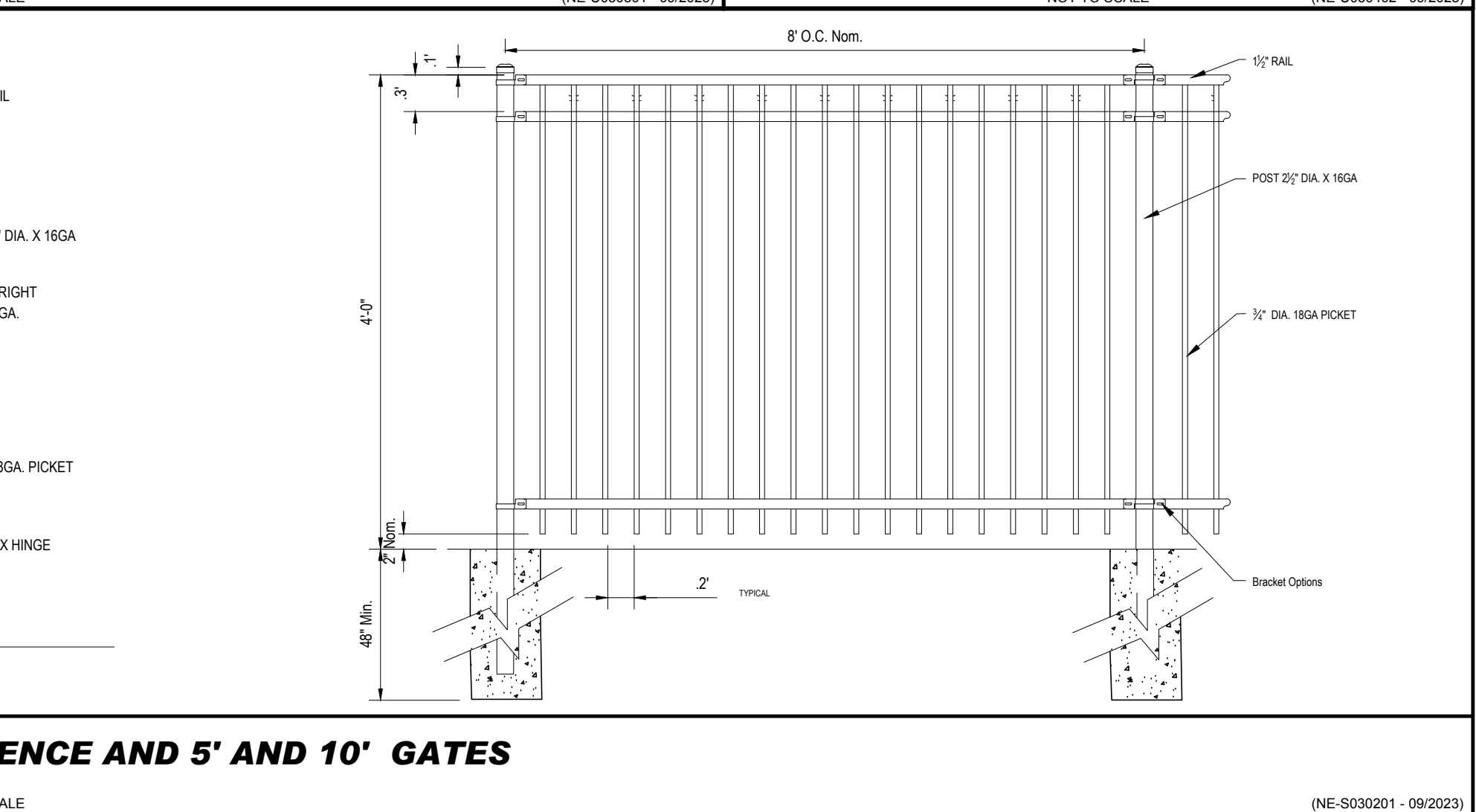


YARD DRAIN

(NE-U010210 - 09/2023)



K COPPER WATER SERVICE CONNECTION



ORNAMENTAL METAL PICKET FENCE AND 5' AND 10' GATES

NOT TO SCALE

(NE-S030201 - 09/2023)



TOTAL ELEVATED PLAY COMPONENTS	4		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED	2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	9	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	8	REQUIRED	8

VEGETABLE GARDEN SOIL MIX SPECIFICATION (as shown below 60%topsoil/30% composted manure/10%organic peatling soil)

60% TOPSOIL:

Texture Class	Percentage of Total Weight	Average Percentage
Sand (0.02 – 0.06 mm dia range)	40 – 75	60
Silt (0.06 – 0.09 mm dia range)	15 – 30	25
Clay (Less than 0.002mm dia. range)	5 – 20	15

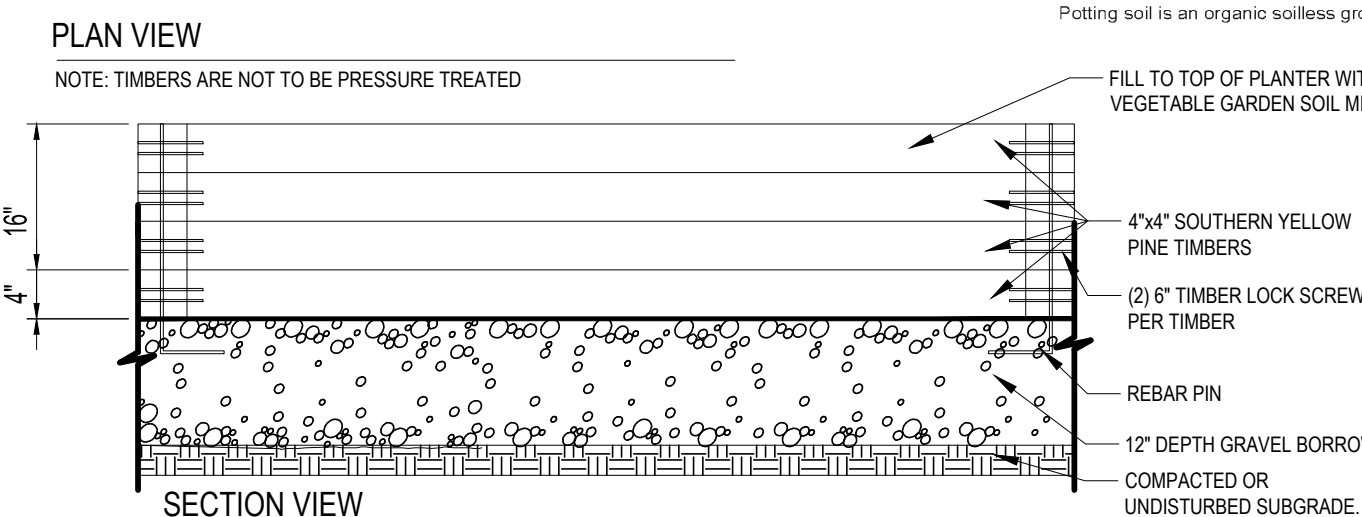
*Coarse (Less than 0.002mm dia. range) 5 – 20 fine 30 Very fine sand, and 50% or more medium/coarse/very coarse sand

30% COMPOSTED MANURE

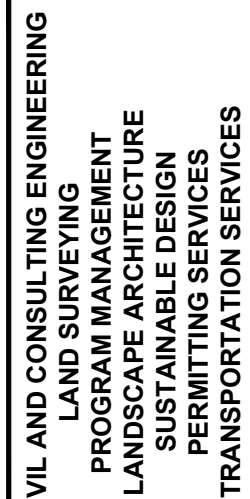
Manure shall be well-rotted, unbleached stable manure not less than eight months and not more than 18 months old, free from sawdust, shavings or refuse of any kind and shall not contain any visible (25 percent) trash. The Contractor shall furnish proof that disinfectant or chemicals, were not used in the production of the manure.

10% ORGANIC PEATLING SOIL

Petting soil is an organic soilless growing mix that contains peat moss, perlite and/or vermiculite



NOT TO SCALE (S080101-01/2013)

[illegible]

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PROJECT:

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REGISTERED LANDSCAPE ARCHITECT

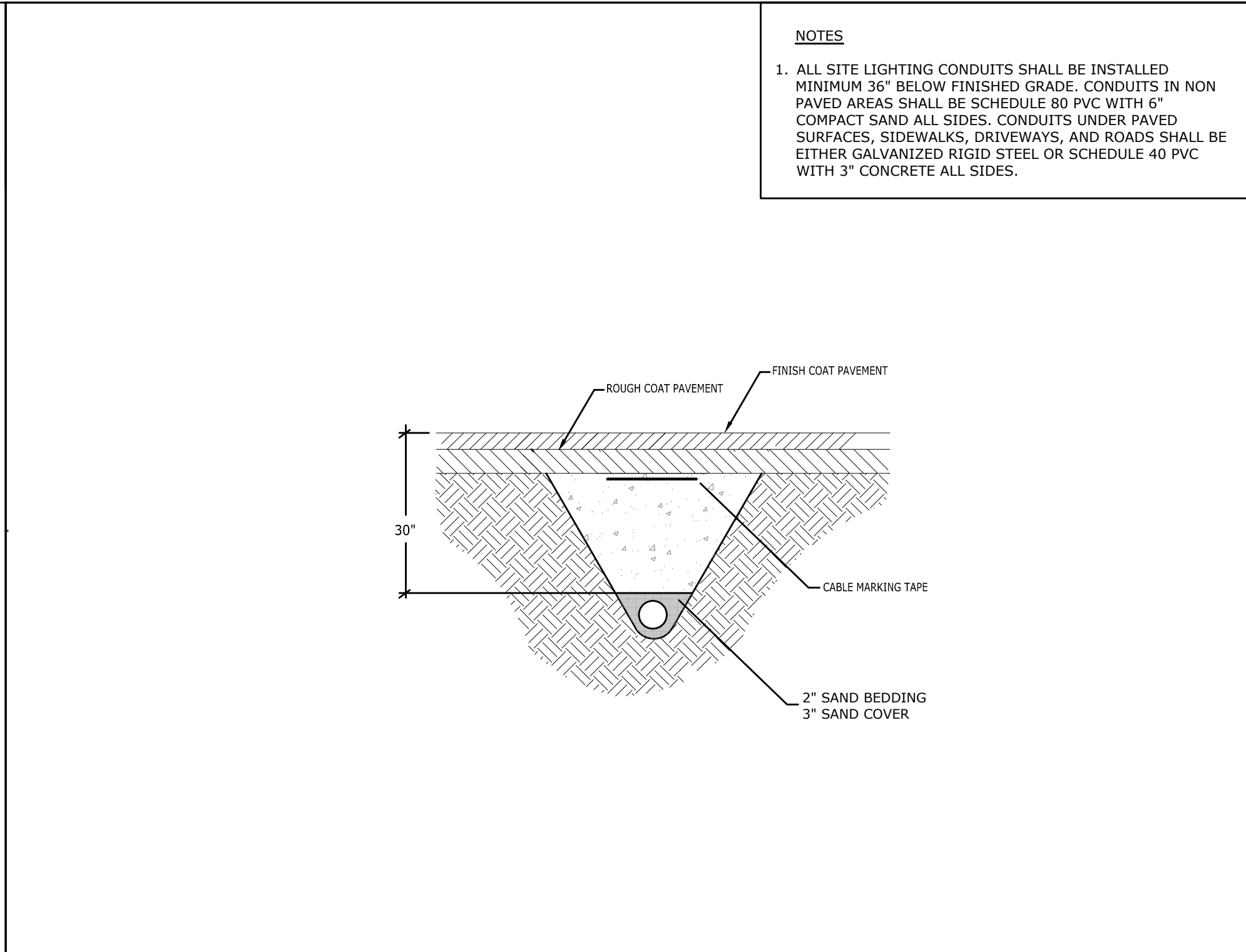
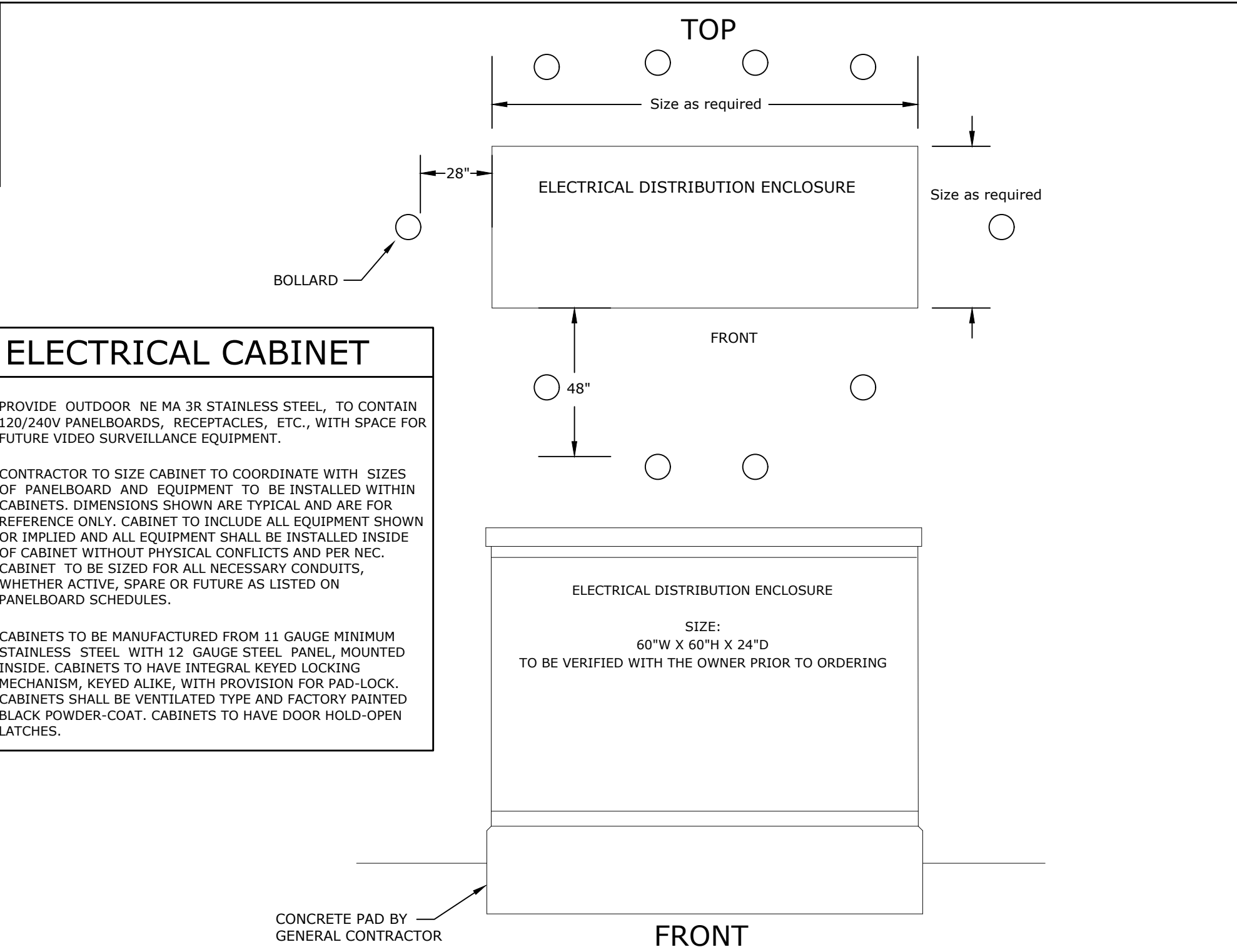
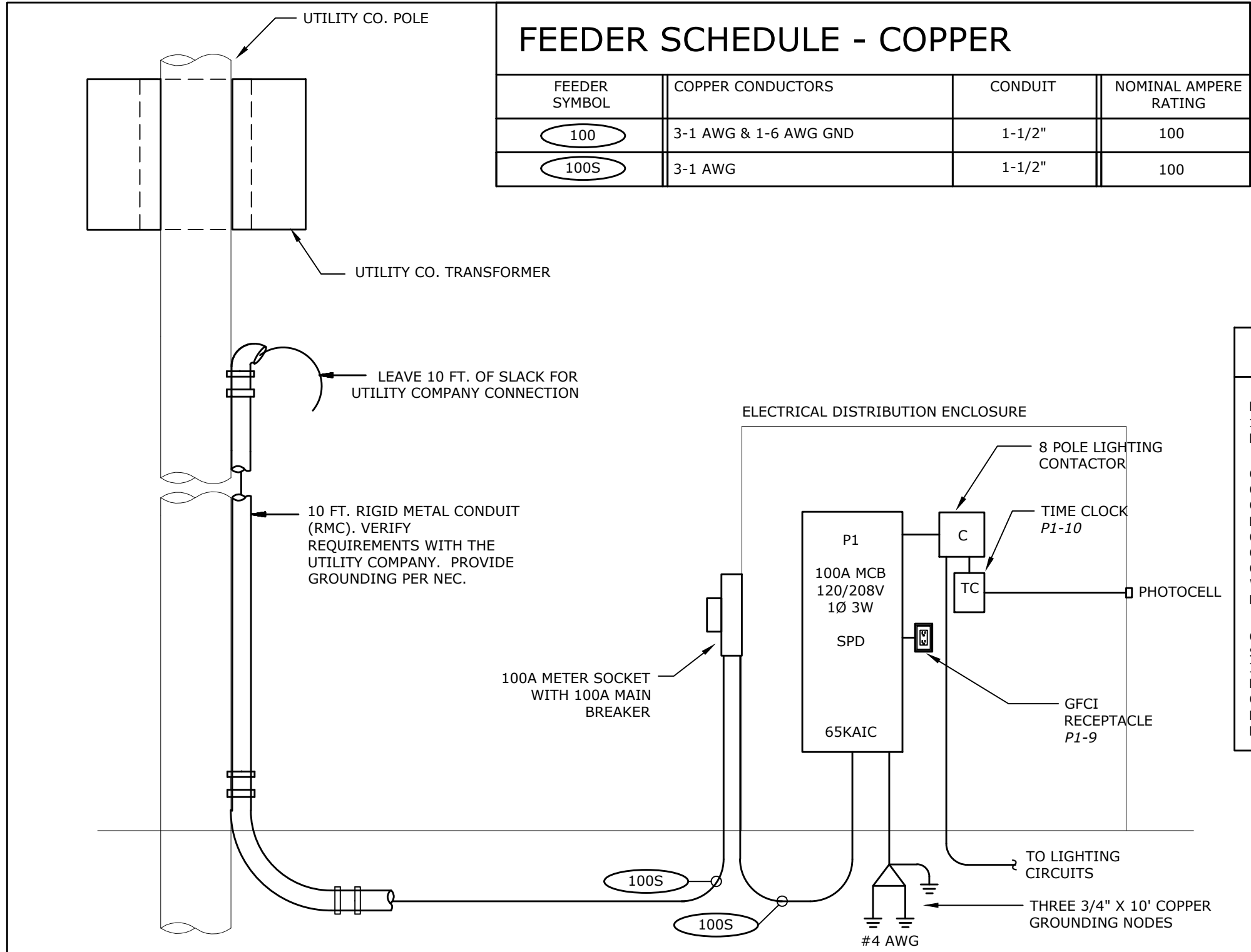
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RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359
MAINE No. 4248
VERMONT No. 01337
OHIO No. 250433

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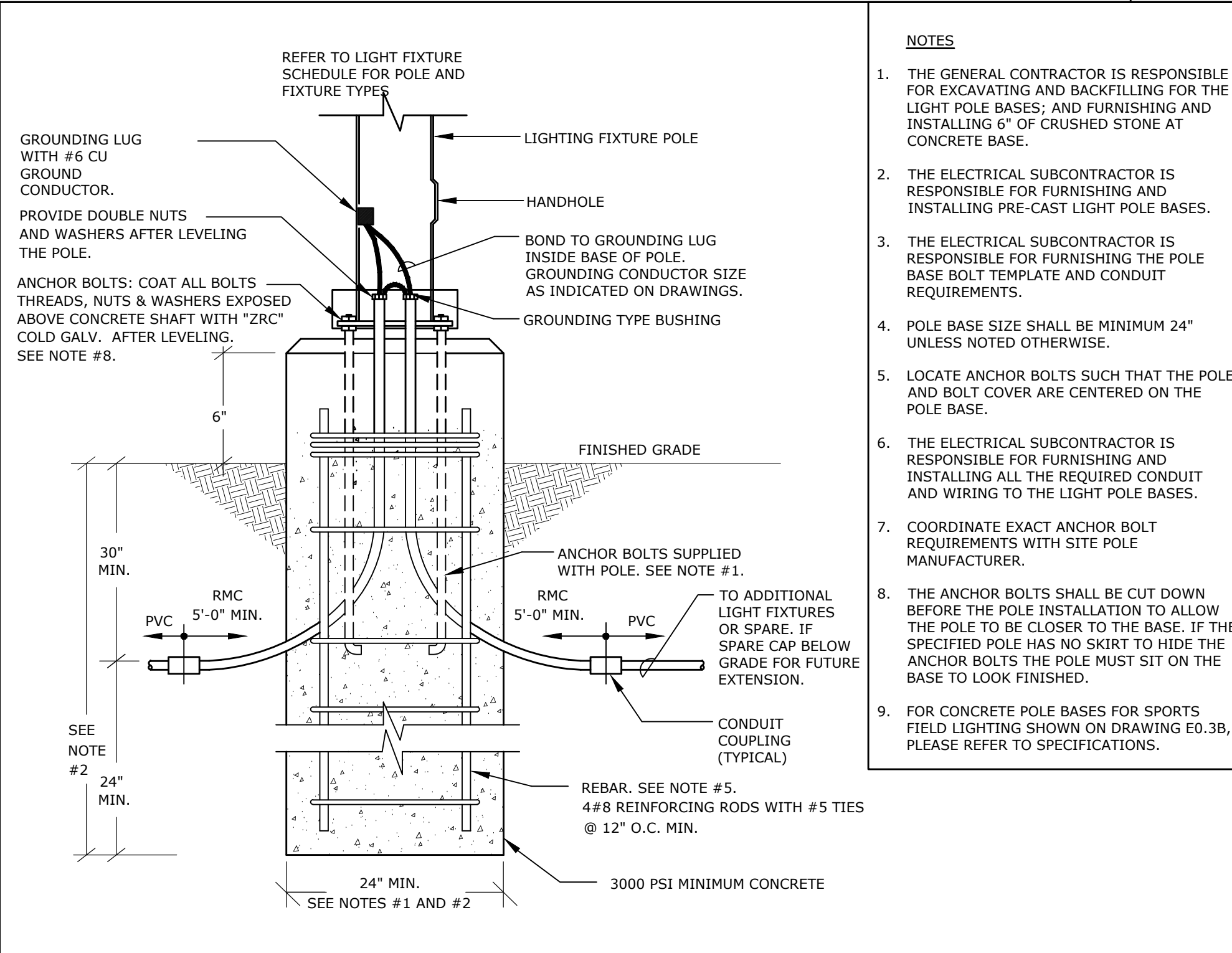
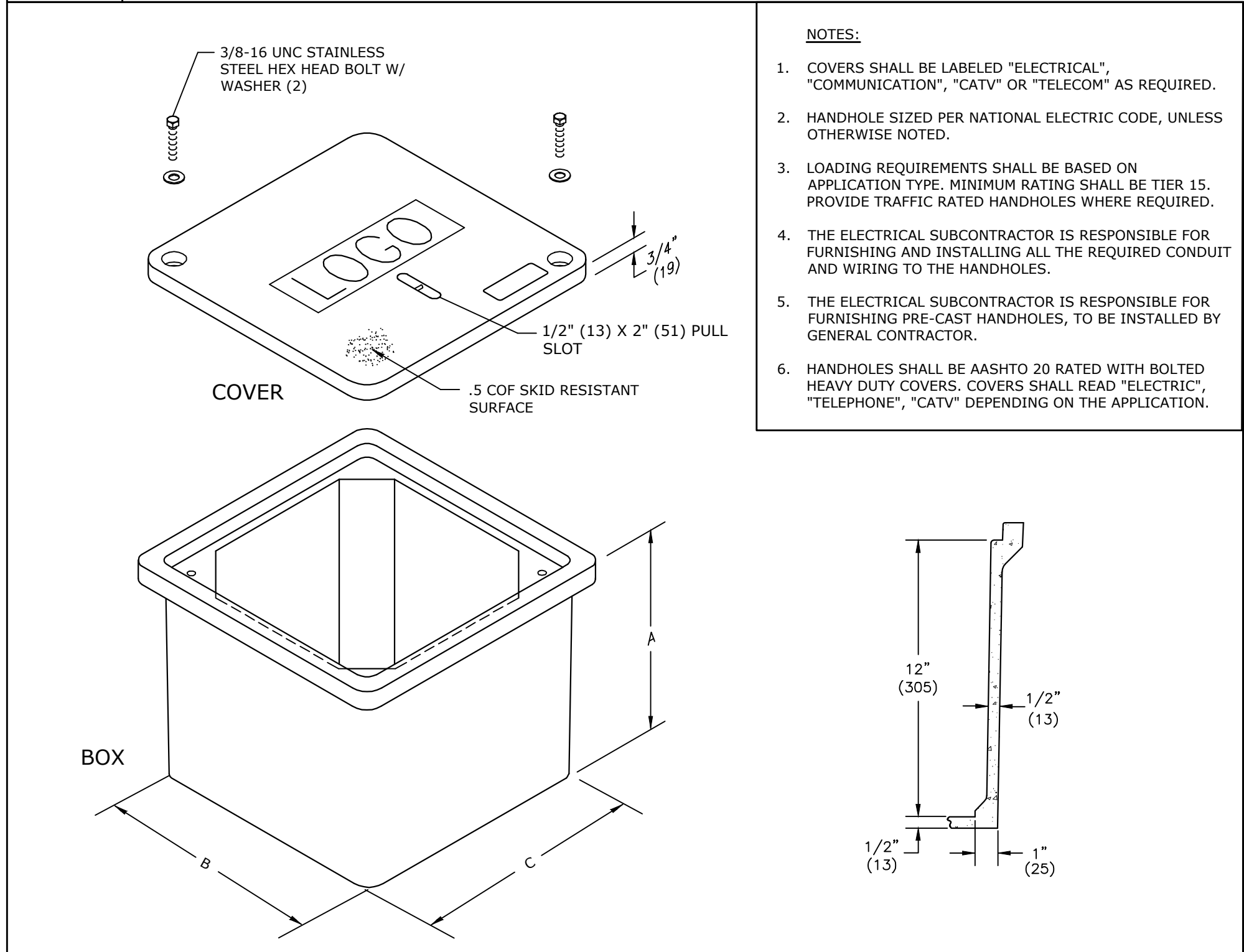
SHEET NUMBER

L-904

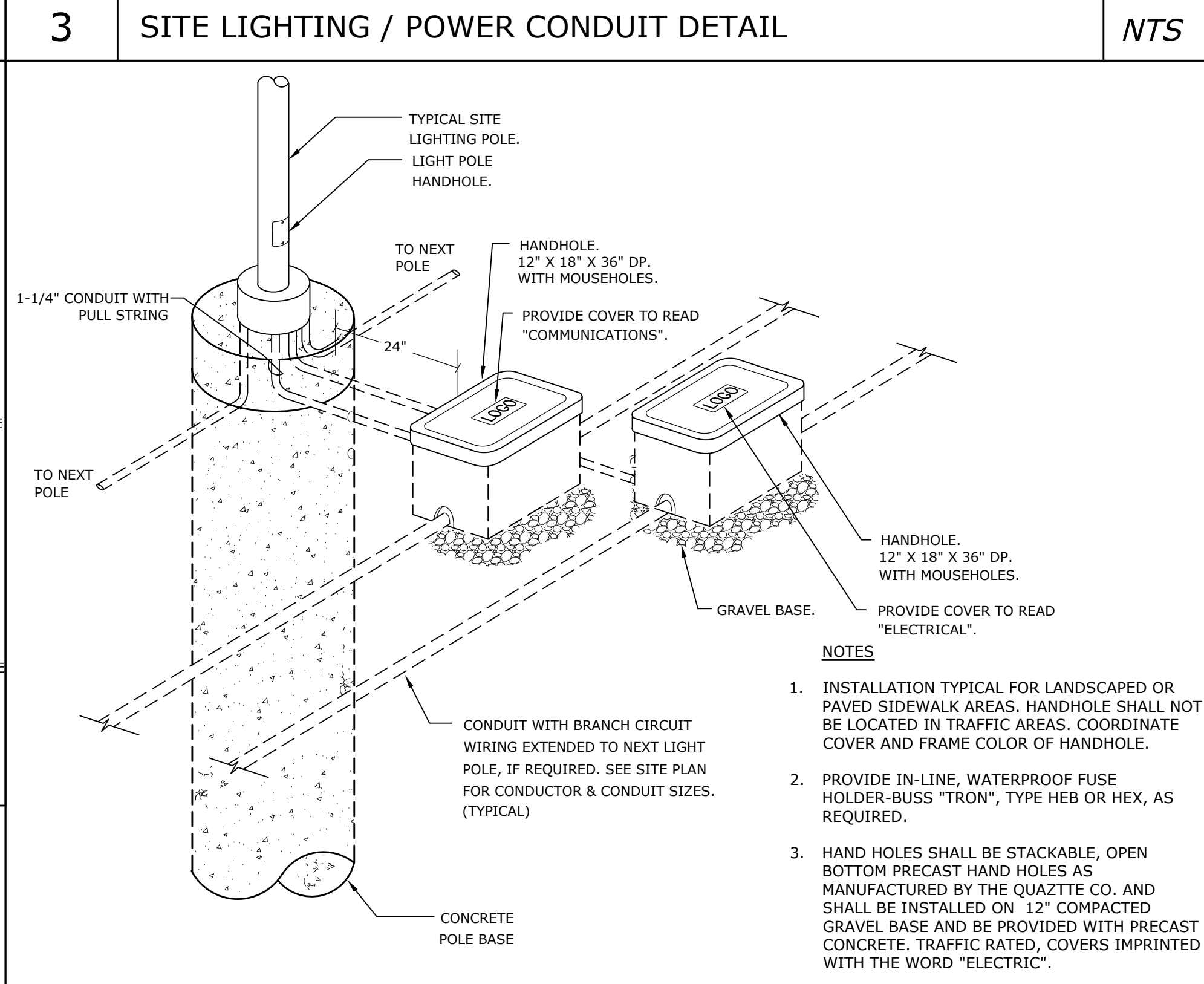
REVISION 1 - 11/12/25



1 ELECTRICAL DISTRIBUTION RISER / ENCLOSURE DETAIL NTS



2 BUILDING SERVICE HANDHOLE DETAIL NTS



1 HANDHOLE DETAIL NTS

2 BUILDING SERVICE HANDHOLE DETAIL NTS

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811

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ISSUED FOR CONSTRUCTION

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PROJECT No.: MAA240217.00

DRAWN BY: AR

CHECKED BY: RB

DATE: 8/12/25

CAD ID: X-PLAD-TTLB

PROJECT:

SITE DEVELOPMENT PLANS

FOR

WOODLAND ST. PLAYGROUND RENOVATION

CENTRAL AVE. & WOODLAND ST.

CITY OF EVERETT

MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER

50 WASHINGTON ST. SUITE 2000

WESTBOROUGH, MA 01581

Phone: (508) 480-9900

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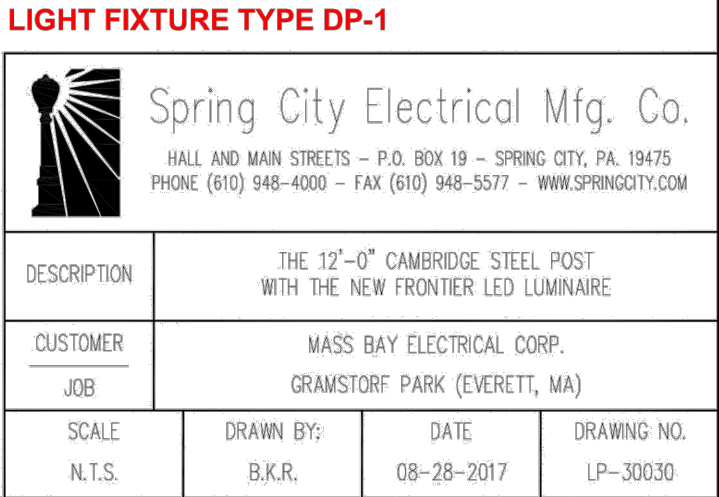
ELECTRICAL DETAILS

SHEET NUMBER:

E2

ORG. DATE - 10/02/2024

1. ALL RACEWAY SHALL BE CONCEALED UNLESS OTHERWISE NOTED. PROVIDE PULL STRINGS FOR ALL RACEWAYS. COORDINATE ROUTING OF ALL EXPOSED CONDUITS WITH THE ARCHITECT.
2. THE SIZES OF ELECTRICAL RACEWAY SHALL BE AS INDICATED ON THE CONTRACT DRAWINGS AND SHALL MEET THE REQUIREMENTS OF THE LOCAL ELECTRIC CODE, 1" MINIMUM, OR AS SHOWN ELSEWHERE.
3. CONDUIT FOR WIRING CONCEALED IN FLOOR SLABS, OR BELOW GRADE SHALL BE 1" MINIMUM.
4. ALL WORK INCLUDING DEVICES, OUTLETS, FIXTURES, WIRING, CONDUIT, RACEWAY, EQUIPMENT, ETC SHOWN ON THE ELECTRICAL PLANS IS NEW WORK AND SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL SUBCONTRACTOR OR THEIR SUB-CONTRACTORS, UNLESS NOTED OTHERWISE.
5. ALL NEW OUTLETS, DEVICES, FIXTURES, WIRING, CONDUIT, RACEWAY, EQUIPMENT, ETC SHOWN ON THE ELECTRICAL PLANS SHALL BE PROVIDED WITH ALL PARTS AND ACCESSORIES FOR A COMPLETE INSTALLATION.
6. ALL WIRE AND CABLE FOR POWER, LIGHTING, CONTROL INDICATION, ALARM, SIGNAL AND COMMUNICATION SYSTEM, UNLESS OTHERWISE NOTED, SHALL HAVE TYPE THHN INSULATION AND SHALL BE RATED FOR 600V MINIMUM.
7. MINIMUM WIRE SHALL BE #12, 70 FEET SHALL BE NEW, UNLESS NOTED OTHERWISE. WIRING IN EXCESS OF 70 FEET FOR 120/208V AND 165 FEET FOR 277/480V MUST BE SIZED FOR VOLTAGE DROP. UPGRADE FEEDER SIZES IN ACCORDANCE WITH THE NEC. LIMIT VOLTAGE DROPTO LESS THAN 3%. FEEDERS SHALL FOLLOW SIMILAR GUIDELINES AND BE LIMITED TO 2% DROP.
8. ALL WIRING INSTALLATION SHALL BE COLOR CODED AS PER THE ELECTRICAL CODE. ALL CONDUCTORS SHALL BE STRANDED TYPE.
9. CIRCUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND FIXTURES.
10. ALL WIRING, INCLUDING BUT NOT LIMITED TO VIDEO SURVEILLANCE SYSTEM, SOUND SYSTEM, ACCESS CONTROL, FIRE ALARM, LIGHTING CONTROL, LOW VOLTAGE SYSTEMS, DATA, VOICE, BRANCH CIRCUITS AND FEEDERS SHALL BE INSTALLED IN RIGID METAL CONDUIT WHERE EXPOSED. EMT IS ALLOWED IF NOT SUBJECT TO SEVERE PHYSICAL DAMAGE.
11. WIRING (NOT SHOWN) FOR THE VIDEO SURVEILLANCE SYSTEM, SOUND SYSTEM, ACCESS CONTROL, LIGHTING CONTROL, LOW VOLTAGE SYSTEMS, SHALL BE FURNISHED AND INSTALLED AS THE MANUFACTURER'S RECOMMENDATIONS, SEE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL SCOPE OF WORK. EXPOSED WIRING SHALL BE INSTALLED IN RIGID METAL CONDUIT. EMT IS ALLOWED IF NOT SUBJECT TO SEVERE PHYSICAL DAMAGE.
12. CONDUITS SHALL BE TERMINATED SO AS TO PERMIT NEAT CONNECTIONS TO MOTORS AND OTHER EQUIPMENT.
13. CONDUIT AND WIRING (NOT SHOWN) FOR THE HVAC CONTROL EQUIPMENT AND MISCELLANEOUS DEVICES, OUTLET, SWITCHES, JUNCTION, PULL AND TERMINAL BOXES SHALL BE PROVIDED WITH NEMA ENCLOSURE SUITABLE TO THE ENVIRONMENT.
14. ALL WIRING DEVICES, PANEL BOARDS, DISTRIBUTION BOARDS, MOTORS, ETC., SHALL BE GROUNDED AS PER ELECTRIC CODE.
15. ALL WORK SHALL BE INSTALLED IN FULL ACCORDANCE WITH LOCAL, STATE & FEDERAL CODES, STATE AND LOCAL AUTHORITIES. FILE ALL PLANS, OBTAIN ALL PERMITS, PAY ALL FEES, SCHEDULE ALL INSPECTIONS, MAKE ALL TESTS AND OBTAIN ALL APPROVALS REQUIRED. THE ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF NATIONAL ELECTRIC CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL COMPONENTS SHALL BE UL LISTED.
16. WHERE CONFLICTS ARE FOUND BETWEEN DRAWINGS, SPECIFICATIONS, LAWS & ORDINANCES, THE MOST STRINGENT SHALL APPLY.
17. SUBMIT FOR APPROVAL, COMPLETE SHOP DRAWINGS, LIST OF MATERIALS AND DETAILED DATA OF EQUIPMENT TO BE MANUFACTURED. MANUFACTURERS NAME, CATALOG NUMBER, SIZE, CAPACITY AND DIMENSIONS. SUBMIT SHOP DRAWINGS FOR APPROVAL ONLY AFTER VERIFYING ALL DIMENSIONS, CONFIRM THAT THE EQUIPMENT, DEVICES, FIXTURES, ETC. CAN BE INSTALLED WITHOUT MODIFICATIONS. NO EQUIPMENT SHALL BE INSTALLED OR FABRICATED WITHOUT OBTAINING APPROVAL. ANY MODIFICATIONS REQUIRED, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
18. SUBMIT FOR APPROVAL PRODUCTS THAT ARE APPROVED EQUAL ONLY. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR TO VERIFY THAT THE SUBSTITUTED SYSTEMS ARE APPROVED EQUAL. IN THE EVENT THAT UNAPPROVED SYSTEMS ARE SUBMITTED FOR APPROVAL, THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE VENDOR AND FURNISH AND INSTALL APPROVED SYSTEMS AT NO ADDITIONAL COST TO THE OWNER.
19. ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL MOTOR STARTERS FOR ALL MOTORS, UNLESS OTHERWISE INDICATED OTHERWISE ON THE CONTRACT DOCUMENTS. PROVIDE WITH NEMA ENCLOSURE SUITABLE TO THE ENVIRONMENT. THREE PHASE MOTORS SHALL BE PROVIDED WITH A COMBINATION MAGNETIC MOTOR STARTER WITH AMBIENT COMPENSATED OVERLOAD PROTECTORS. NO EQUIPMENT SHALL BE INSTALLED TO THE VENDOR AND FURNISH AND INSTALL APPROVED SYSTEMS AT NO ADDITIONAL COST TO THE OWNER.
20. MANUALLY CONTROLLED SINGLE PHASE MOTORS SHALL HAVE FULLY RATED MANUAL MOTOR STARTER SWITCHES WITH O.L. HEATERS IN EACH UNGROUNDED LEG.
21. THE WIRING DIAGRAMS, QUANTITY AND SIZE OF WIRES AND CONDUIT REPRESENT A SUGGESTED ARRANGEMENT BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE EQUIPMENT ACTUALLY PURCHASED.
22. ALL PANELBOARDS SHALL BE MOUNTED SO THAT THE DISTANCE FROM THE TOP CIRCUIT BREAKER OPERATING HANDLE TO THE FLOOR SHALL NOT EXCEED 6'-6".
23. ALL NON-LOCKING RECEPTACLES IN DAMP AND WET LOCATIONS SHALL BE GFCI AND LISTED AS WEATHER RESISTANT TYPE PER NEC.
24. SWITCHGEAR & PANEL DESIGNATIONS ARE INTENDED TO BE INTERPRETED AS INDICATED BELOW:
BLANK: CONTAINS NECESSARY BUS AND HARDWARE FOR FUTURE ADDITION OF BREAKERS OR STARTERS WITHIN SIZE RANGE SHOWN.
SPACE: CONTAINS NECESSARY BUS AND HARDWARE FOR FUTURE ADDITION OF BREAKERS OR STARTERS WITHIN SIZE RANGE SHOWN.
SPARE: CONTAINS A COMPLETE BREAKER OR STARTER INSTALLED, SIZE AS INDICATED AVAILABLE FOR FUTURE USE.
25. THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ELECTRICAL SERVICES AND CONNECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES FOUND PRIOR TO BID.



LIGHTING FIXTURE SCHEDULE					
CALLOUT	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS
AL-1	LED	POLE MOUNTED FIXTURE WITH 12FT POLE	POLE	LITHONIA DSXO LED P1 30K XCCO MVOLT- PROVIDE WITH 12FT POLE. PROVIDE POINT BY POINT CALCULATION PRIOR TO ORDERING THE LIGHT FIXTURE. DSXO Area Light Left Side Optic Mounted 12'-0"	208V 2P 2W
DP-1	LED	POLE MOUNTED FIXTURE WITH POLE	POLE	SPRINGCITY 12'-0" CAMBRIDGE STEEL POST WITH THE NEW FRONTIER LED LUMINAIRE ALMMWF-LE060/ENVX/X2-30-CR3-YS11-FPA-TB-CU. SEE DETAIL ON DWG. E3.	208V 2P 2W



1. THE UTILITY COMPANY SHALL DESIGNATE CONDUIT RISER LOCATION ON THE POLE. ALL PRIMARY RISERS SHALL BE GALVANIZED STEEL, THIS INCLUDES THE 90 DEGREE SWEEP. PER NEC ALL STEEL RISERS MUST BE BONDED 6" DOWN FROM TOP OF RISER AND THE BOND MUST BE AT LEAST 8" HIGH FROM FINISHED GRADE.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE BOND CLAMPS AND THE TAP. THE UTILITY COMPANY WILL MAKE THE BOND CONNECTION FROM THE RISER TO THE TAP TO THE GROUND SYSTEM ON THE POLE. SPARE RISER SWEEP SHALL BE BONDED ALSO. RISER SWEEP IN DIRECT BURIED APPLICATIONS SHALL BE CONCRETE ENCASED.

- ② U GUARD
- ③ GALVANIZED STEEL CONDUIT AND BEND ARE TO BE USED, THEY SHALL BE GROUNDED BY BONDING TO AN APPROVED U-BOLT TYPE GROUND CLAMP #6 (150mm) FROM TO OF THE CONDUIT. A 24" (600mm) MINIMUM LENGTH OF GROUNDING CABLE SHALL BE PROVIDED TO EXTEND TO THE UTILITY COMPANY'S GROUNDING CONDUCTOR. THE CONDUCTOR SHALL BE SIZED AS REQUIRED BY THE NATIONAL ELECTRICAL CODE, ARTICLE 250, BUT IN NO CASE SHALL IT BE SMALLER THAN #4 AWG COPPER. USE CORROSION RESISTANT BENDS IN LOCATIONS SUBJECT TO HIGHWAY SALTING.
- ④ GALVANIZED STEEL CONDUIT, GALVANIZED STEEL SWEEP, ATTACHMENT CLAMPS, GROUNDING CLAMP AND BEND SHALL BE PROVIDED BY THE CONTRACTOR AND INSTALLED BY THE ELECTRICAL SUBCONTRACTOR. NORMALLY, THE CONDUIT SHALL RISE ON THE SIDE OF THE HIGHWAY FOR TRAFFY UP TO 8 FT. (2.5m) TO 11 FT. (3.4m). CONSULT UTILITY COMPANY FOR PROPER LOCATION ON POLE.
- ⑤ PIPE STRAPS, INTERVALS AT NOT MORE THAN 30" (750mm) INTERVALS.
- ⑥ THE CONDUIT BURIAL DEPTH SHALL BE 30" (750mm) MINIMUM.

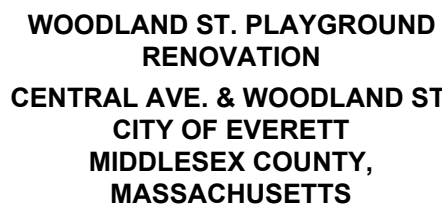
NTS

AHJ	- AUTHORITY HAVING JURISDICTION
AIC	- AMPERES INTERRUPTING CAPACITY
EC	- ELECTRICAL SUBCONTRACTOR
GFP	- GROUND FAULT PROTECTION
MCB	- MAIN CIRCUIT BREAKER
MLO	- MAIN LUGS ONLY
NTS	- NOT TO SCALE
SPD	- SURGE PROTECTION DEVICE
WIC	- WHILE IN-USE COVER
WP/WIC	- DENOTES WEATHER PROOF WITH WHILE-IN-USE COVER

[illegible]

**SITE
DEVELOPMENT
PLANS**

FOR



ELECTRICAL SCHEDULES AND DETAILS

E3

ORG. DATE - 10/02/2024

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S):

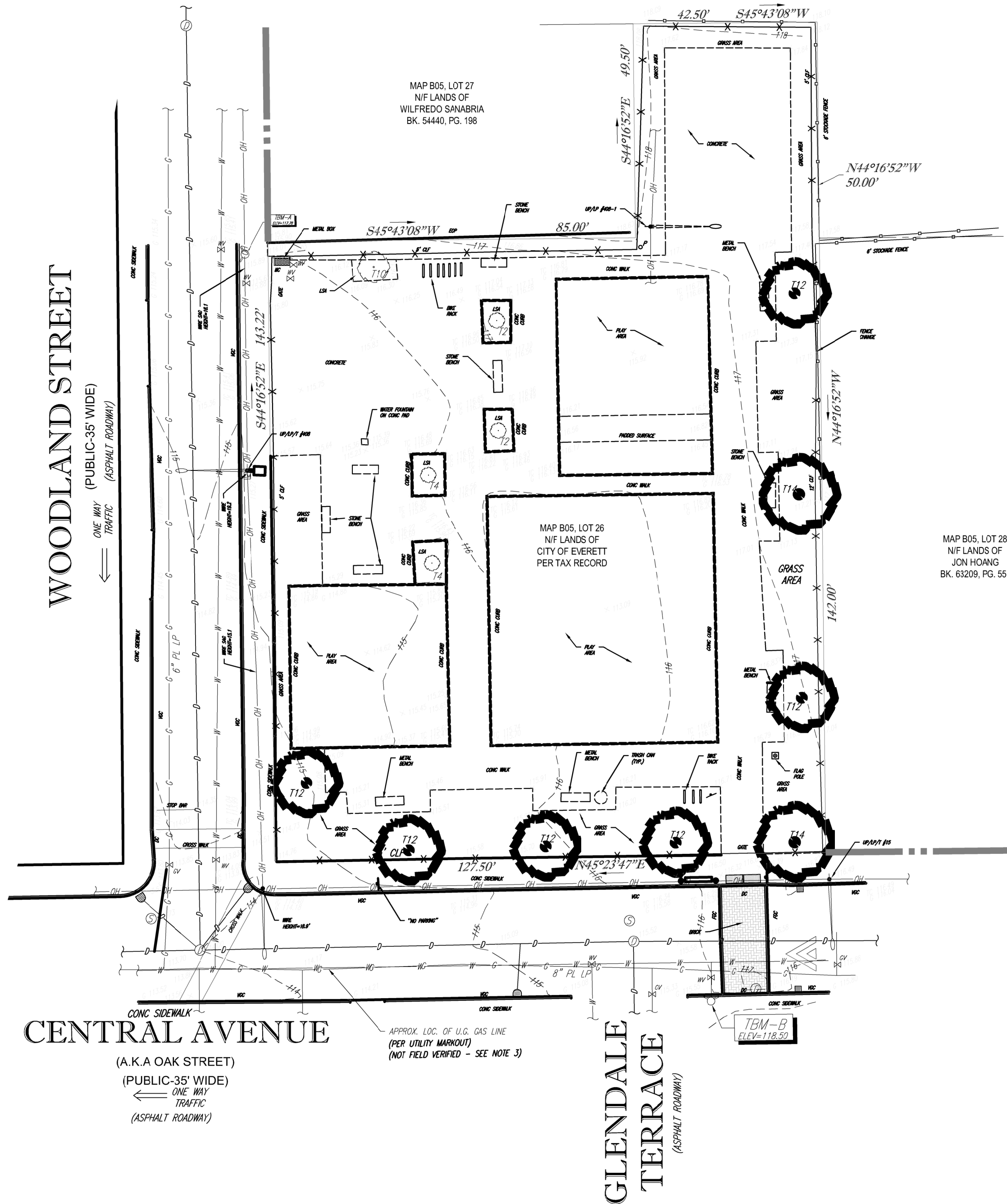
UTILITY COMPANY
NATIONAL GRID ELECTRIC-MASS ELECTRIC
NATIONAL GRID GAS-BOSTON
VERIZON
ON TARGET LOCATING

PHONE NUMBER
800-322-3223
800-233-5325
800-922-0204
508-429-1022

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TOP OF CURB ELEVATION
	EXISTING GUTTER ELEVATION
	HYDRANT
	WATER VALVE
	GAS VALVE
	DRAINAGE/STORM MANHOLE
	SANITARY/SEWER MANHOLE
	CATCH BASIN OR INLET
	DETECTABLE WARNING PAD
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND DRAIN LINE
	APPROX. LOC. UNDERGROUND WATER LINE
	APPROX. LOC. UNDERGROUND GAS LINE
	UTILITY POLE/LIGHT POLE
	CLEAN OUT
	SIGN
	BOLLARD
	POST
	CHAIN LINK FENCE
	DEPRESSED CURB
	EDGE OF CONCRETE
	EDGE OF PAVEMENT
	METAL COVER
	TYPICAL
	FLUSH GRANITE CURB
	VERTICAL GRANITE CURB
	DECIDUOUS TREE & TRUNK SIZE
	CONIFEROUS TREE & TRUNK SIZE



NOTES:

- PROPERTY KNOWN AS LOT 26 AS SHOWN ON THE CITY OF EVERETT, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, ASSESSOR'S MAP NO. B05.
- AREA = 20,318 SQUARE FEET OR 0.466 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARKS SET:

TBM-A: TOP OF SPINDLE BOLT OF FIRE HYDRANT ALONG WOODLAND STREET.
ELEVATION = 117.78

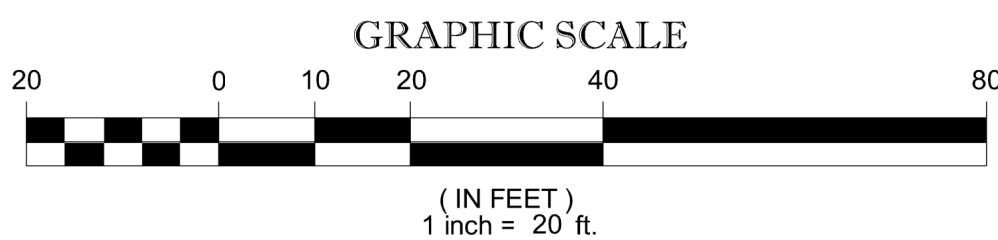
TBM-B: TOP OF SPINDLE BOLT OF FIRE HYDRANT ALONG CENTRAL AVENUE.
ELEVATION = 118.50

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF EVERETT, MIDDLESEX COUNTY, SHEET #B05.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 441 OF 656," MAP NUMBER 25017C0441E, MAP EFFECTIVE: JUNE 4, 2010.
- MAP ENTITLED "CENTRAL COURT CONDOMINIUM EVERETT, MASS" PREPARED BY CARTER & TOWERS ENGINEERING CORP, DATED FEBRUARY 10, 1987, PLAN RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NO. 93 OF 1987.
- MAP ENTITLED "PLAN OF LANDS IN SOUTH MALDEN BELONGING TO BARNABAS T. LOVING AND PURCHASED BY HIM OF PR. SOUTHWICK TO BE SOLD AT AUCTION, WITHOUT RESERVE, ON A SATURDAY AUGUST 31ST ESTATE OF CHARLES D. ABBOTT" PREPARED BY DWIGHT EASTON, DATED AUGUST 1850, RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS IN PLAN BK. 3A PLAN. 31A OF 2, & PLAN BK. 3A PLAN 31 (B OF 2).
- MAP ENTITLED "AS-BUILT SITE PLAN THE WOODLAND APARTMENTS DIBIASI EVERETT REALTY TRUST EVERETT, MASS" PREPARED BY CHARTER & TOWERS ENGINEERING CORP, DATED NOVEMBER 4, 1974, RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS IN PLAN BK. 12724 PG. 419.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE

No.	1	ADDITIONAL TOPOGRAPHY	S.B.H.	B.A.L.	G.L.H.	04-27-2021			
		DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE			
FIELD DATE	10-31-17 04-23-21	<div>BOUNDARY, TOPOGRAPHY & UTILITY SURVEY</div> <div>BOHLER ENGINEERING MA, LLC</div> <div>37 CENTRAL AVENUE</div> <div>MAP 805, LOT 26</div> <div>EVERETT, MIDDLESEX COUNTY</div> <div>COMMONWEALTH OF MASSACHUSETTS</div>							
FIELD BOOK NO.	17-13 MA 1-21 MA								
FIELD BOOK PG.	59 67								
FIELD CREW	S.B.H. S.B.H.								
DRAWN:	E. LOC/RK B.A.L.								
REVIEWED:	S.P.P.								
APPROVED:	G.L.H.	DATE	11-7-17	SCALE	1"=20'	FILE NO.	03-170304	DWG. NO.	1 OF 1

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
BOHLER ENGINEERING MA, LLC
37 CENTRAL AVENUE
MAP B05, LOT 26
EVERETT, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

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