

COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF CONSERVATION AND RECREATION  
DIVISION OF DESIGN AND ENGINEERING

CROW HILL POND  
BEACH IMPROVEMENTS

Fitchburg Road  
Westminster, Massachusetts

BID DOCUMENTS

CONTRACT No. P25-3586-C2A  
JUNE 4, 2025



DEPARTMENT OF CONSERVATION & RECREATION  
10 Park Place, Suite 6620  
Boston, Massachusetts 02116

Maura Healey	Governor
Rebecca Tepper	Secretary of Energy and Environmental Affairs
Brian Arrigo	Department of Conservation & Recreation Commissioner

PRIME CONSULTANT,  
LANDSCAPE ARCHITECT &  
CIVIL ENGINEER

Activitas, Inc.  
70 Milton Street  
Dedham, MA 02026  
p: 781-326-2600

WETLAND DELINEATION  
& PERMITTING

Epsilon Associates, Inc.  
3 Mill & Main Place, Suite 250  
Maynard, MA 01750  
p: 978-897-7100

SURVEYOR

Reed Land Surveying, Inc.  
109 Rhode Island Road  
Lakeville, MA 02347  
p: 508-923-1181

STRUCTURAL ENGINEER

Blackrock Consulting LLC  
109 Merriam Road  
Grafton, MA 01519  
p: 508-641-7482



VICINITY MAP  
SCALE: 1"= 2000'



PROPERTY LOCATION MAP  
SCALE: 1"= 200'



Megan Buczynski, PE  
Principal Civil Engineer  
Activitas, Inc.



Stephen Crisafulli, RLA  
Associate Landscape Architect  
Activitas, Inc.

LIST OF DRAWINGS:

- TS1.1 Topographic Survey
- SP1.1 Site Preparation & Erosion Control Plan
- SP1.2 Site Preparation & Erosion Control Details
- L1.1 Layout and Materials Plan
- L2.1 Grading and Utility Plan
- L2.2 Utility Details
- L3.1 Planting Plan
- L3.2 Planting Details
- L4.1 Enlargement Sheet
- L5.1 Detail Sheet I
- L5.2 Detail Sheet II
- S1.0 Boardwalk Structural Sheet I
- S2.0 Boardwalk Structural Sheet II

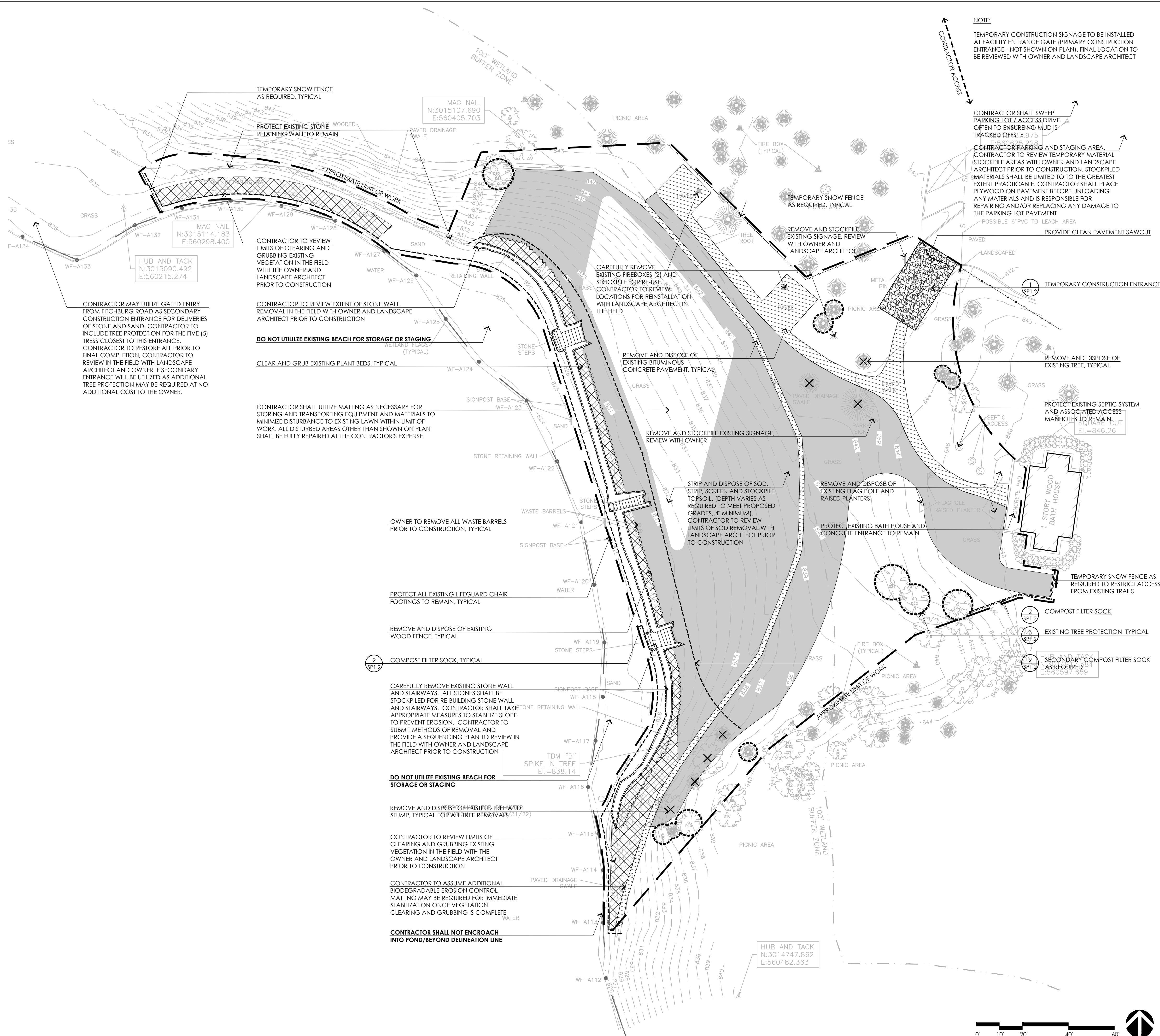






WETLAND EDGE / FLAGS	
100' WETLAND BUFFER	
TEMPORARY SNOW FENCE	
COMPOST FILTER SOCK	
REMOVE AND DISPOSE OF EXISTING FENCE	
REMOVE AND STOCKPILE EXISTING STONE WALL / STAIRS	
PAVEMENT SAWCUT	
TEMPORARY CONSTRUCTION ENTRANCE	
CLEAR AND GRUB VEGETATION	
STRIP AND DISPOSE OF SOD, STRIP, SCREEN, AND STOCKPILE TOPSOIL	
REMOVE AND DISPOSE OF EXISTING PAVEMENT	
EXISTING TREE REMOVAL	
EXISTING TREE PROTECTION	

1. THE EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED APRIL 22, 2022.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE DESIGN PLANS, SPECIFICATIONS, AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR CLARIFICATION AND RESOLUTION PRIOR TO STARTING WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
4. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR FOR DELIVERY TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
7. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENTS OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE (AS NECESSARY) ALL UTILITY AND SITE STRUCTURES SUCH AS MANHOLES, CATCH BASINS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PER THE PLANS AND SPECIFICATIONS. CONTRACTOR MUST TAKE APPROPRIATE MEASURES TO MAINTAIN A SECURE SITE THROUGHOUT THE PROJECT.
10. CONTRACTOR SHALL REVIEW EROSION CONTROL AND SEQUENCING FOR ALL AREAS WITHIN WETLAND BUFFER ZONE PRIOR TO MOBILIZATION.
11. ALL SITE PREPARATION WORK, EROSION CONTROLS, AND GENERAL SITE WORK SHALL COMPLY WITH THE ORDER OF CONDITIONS ISSUED BY THE TOWN OF WESTMINSTER CONSERVATION COMMISSION DATED NOVEMBER 17, 2022. THESE CONDITIONS ARE INCLUDED IN PART IV OF THE CONTRACT DOCUMENTS.



**PRIME/LANDSCAPE ARCHITECT  
& CIVIL ENGINEER**  
**Activitas, Inc.**  
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Dedham, MA 02026  
P: 781-326-2600

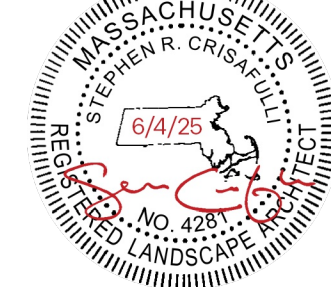
**WETLAND DELINEATION  
& PERMITTING**  
**Epsilon Associates, Inc.**  
3 Mill & Main Place, Suite 250  
Maynard, MA 01754  
P: 978-897-7100

**SURVEYOR**  
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**STRUCTURAL ENGINEER**  
**Blackrock Consulting**  
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# Crow Hill Pond

## Beach Improvements

Fitchburg Road  
Westminster, MA

PHASE I  
BID DOCUMENTS

DCR CONTRACT NUMBER:  
P25-3586-C2A

SCALE: 1" = 20' - 0"

DRAWN BY: MJD/AJA

REVIEWED BY: SRC/MEB

DATE:  
JUNE 4, 2025

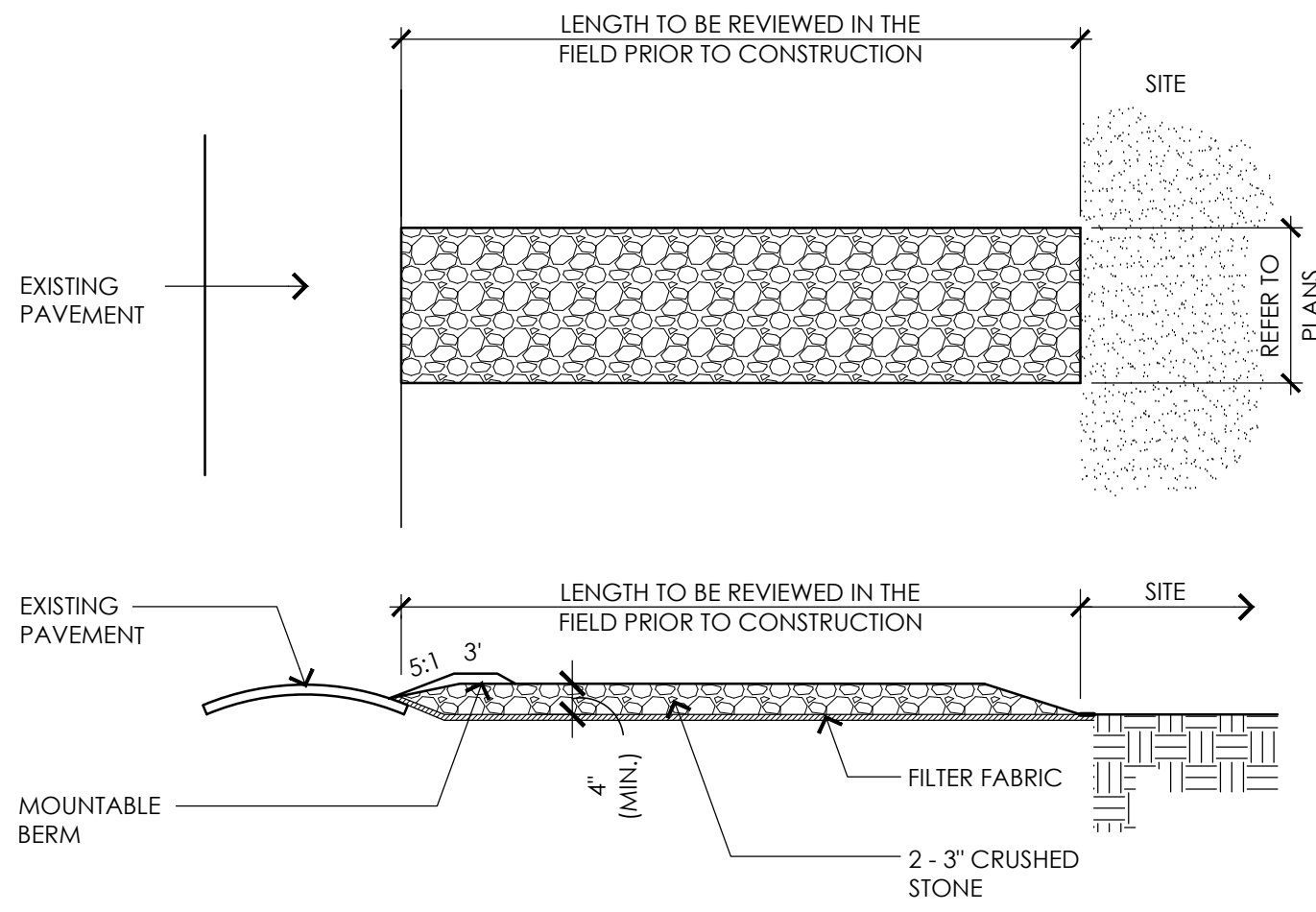
SHEET TITLE:

# SITE PREPARATION AND EROSION CONTROL PLAN

SHEET NUMBER:

SP1.1

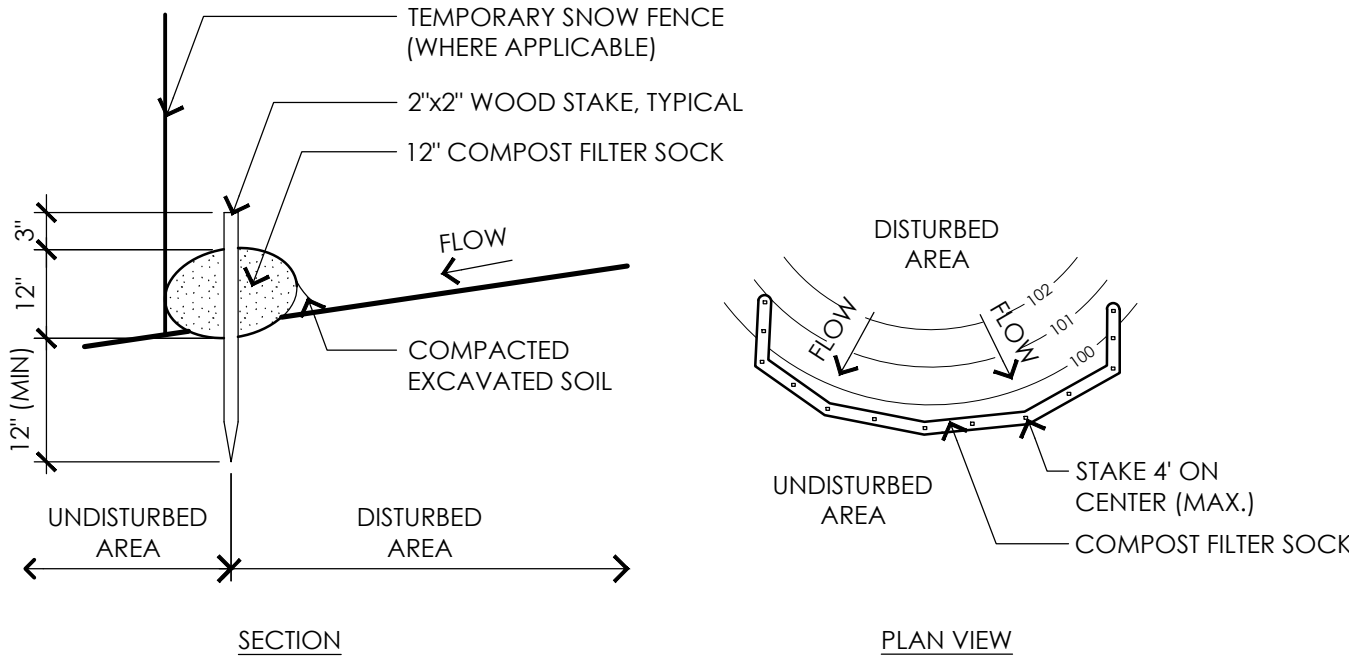




- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE PARKING LOT OR OFF-SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED AND/OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY. MOUNTABLE BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.
  2. CONTRACTOR SHALL WASH WHEELS OF VEHICLES AT CONSTRUCTION ENTRANCE PRIOR TO VEHICLES EXITING SITE TO PREVENT SOIL MATERIAL FROM BEING TRACKED FROM THE SITE.
  3. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED BY CONTRACTOR.

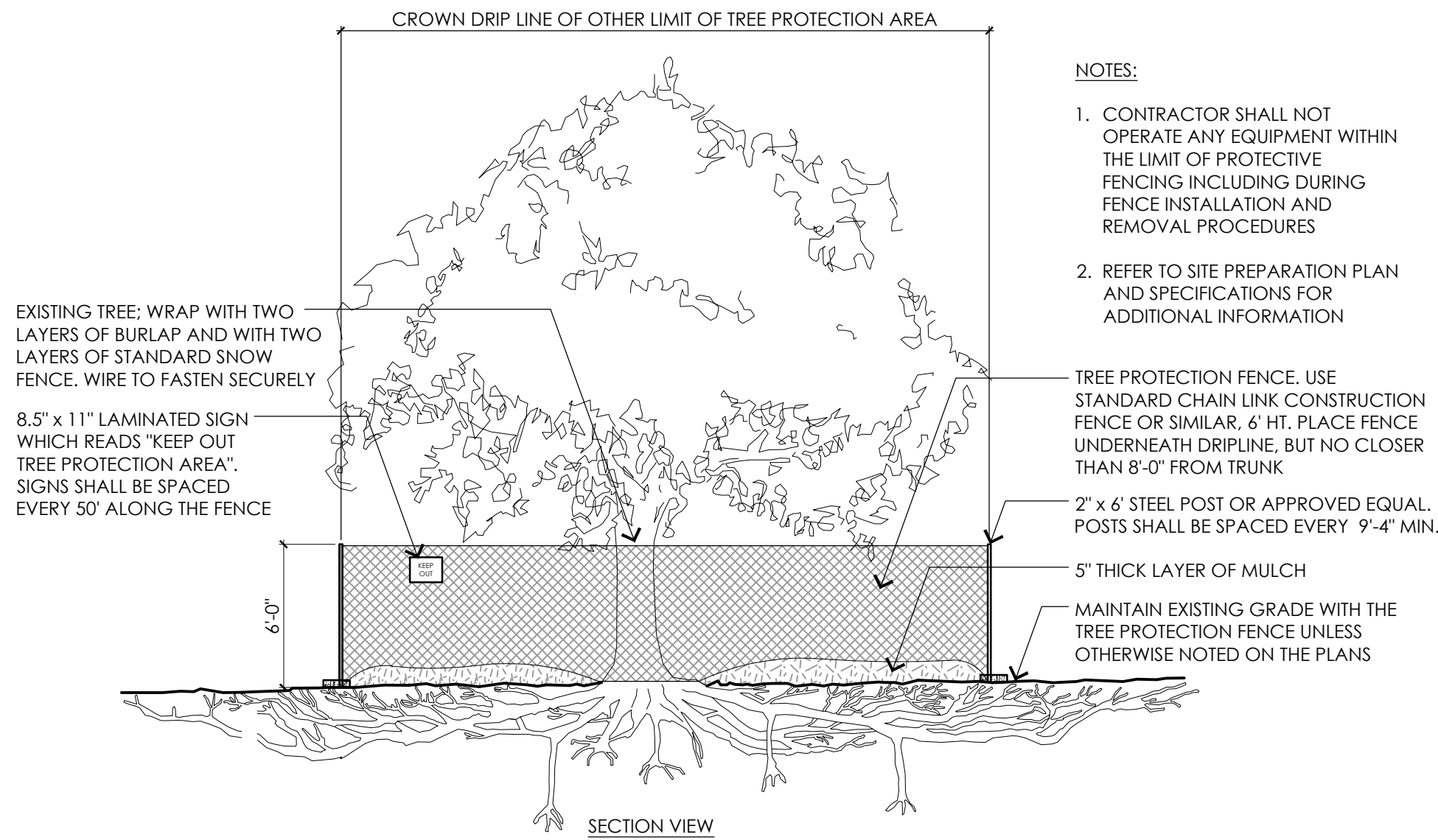
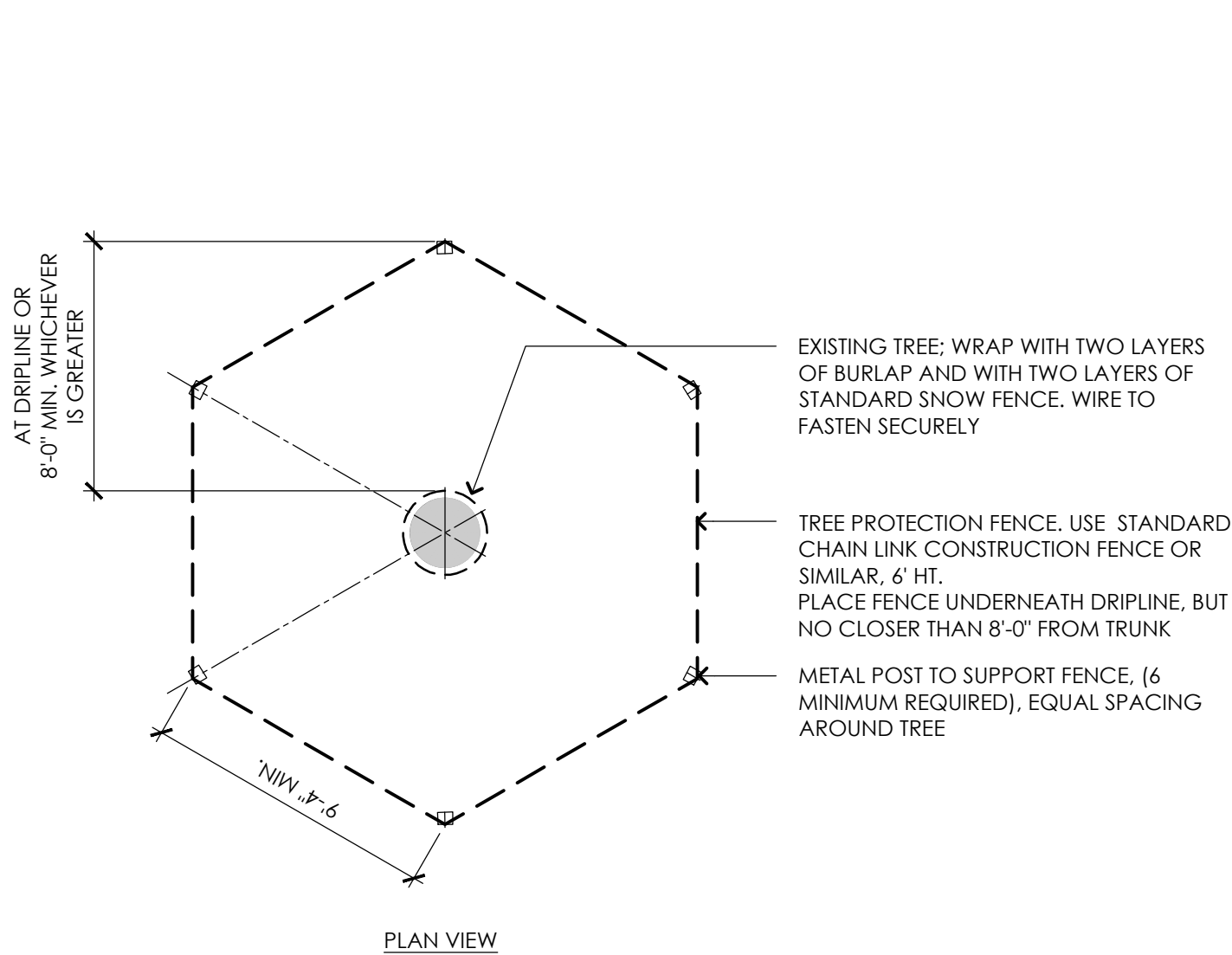
NOTES:

1. PLACE COMPOST FILTER SOCK ON LEVEL GRADE. EXTEND BOTH ENDS OF THE TUBE AT LEAST 8'-0" UPSLOPE AT 45 DEGREES TO THE MAIN ALIGNMENT.
2. REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE THIRD THE HEIGHT OF THE EXPOSED COMPOST FILTER SOCK.
3. COMPOST FILTER SOCK SHALL REMAIN IN WORKING ORDER UNTIL THE SITE IS STABILIZED. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS NEEDED TO PREVENT SILT FROM LEAVING THE SITE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL CONTROLS SHALL BE SET 5' FROM BOTTOM TOE OF SLOPE



1 TEMPORARY CONSTRUCTION ENTRANCE  
SCALE: 1/2" = 1'-0"

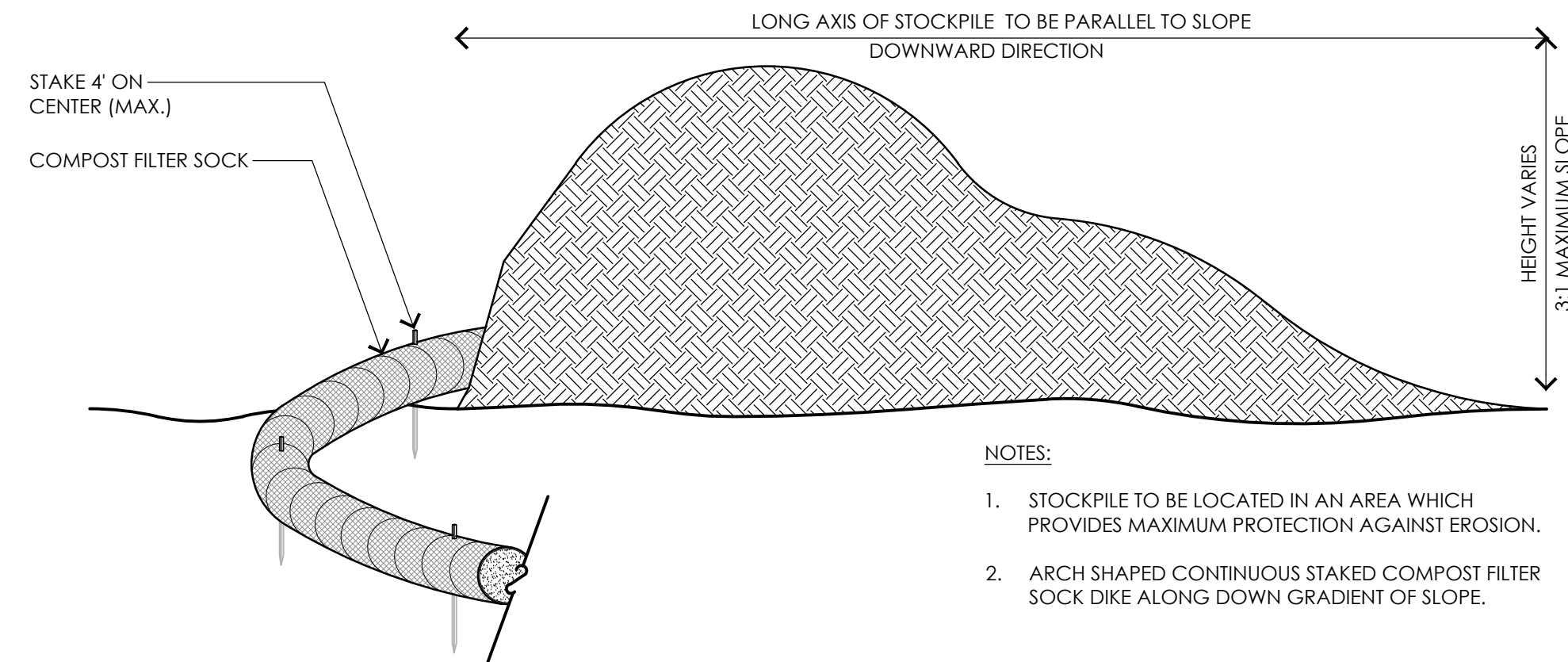
2 COMPOST FILTER SOCK  
SCALE: 1/2" = 1'-0"



NOTES:

1. CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT WITHIN THE LIMIT OF PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL PROCEDURES
  2. REFER TO SITE PREPARATION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- TREE PROTECTION FENCE. USE STANDARD CHAIN LINK CONSTRUCTION FENCE OR SIMILAR. 6' HT. PLACE FENCE UNDERNEATH DRIPLINE, BUT NO CLOSER THAN 8'-0" FROM TRUNK
- 2\"/>

3 EXISTING TREE PROTECTION  
SCALE: 1/4" = 1'-0"



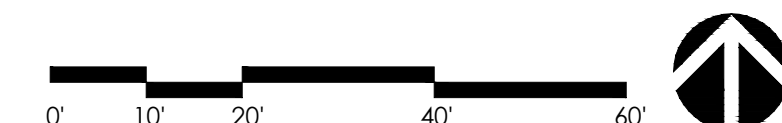
NOTES:

1. STOCKPILE TO BE LOCATED IN AN AREA WHICH PROVIDES MAXIMUM PROTECTION AGAINST EROSION.
2. ARCH SHAPED CONTINUOUS STAKED COMPOST FILTER SOCK DIKE ALONG DOWN GRADIENT OF SLOPE.

4 TEMPORARY MATERIAL STOCKPILE  
SCALE: 3/8" = 1'-0"

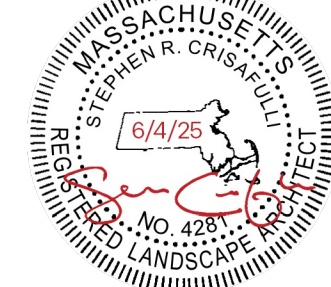


1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED APRIL 22, 2022.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. WHILE THE CONTRACTOR MAY USE THE ELECTRONIC DRAWINGS FOR LAYOUT PURPOSES, IT IS HIS RESPONSIBILITY TO CHECK ALL LAYOUT IN THE FIELD TO CONFIRM CONFORMITY WITH THE PROJECT DRAWINGS, SPECIFICATIONS, AND APPROVED SHOP DRAWINGS AND SUBMITTALS. USE OF ONLY THE ELECTRONIC DRAWINGS WITHOUT A SITE CHECK OF LAYOUT IS NOT ACCEPTABLE.



NO.	DESCRIPTION	DATE

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DRAWN BY: MJD/AJA

REVIEWED BY: SRC/MEB

DATE: JUNE 4, 2025
SHEET TITLE:

## LAYOUT AND MATERIALS PLAN

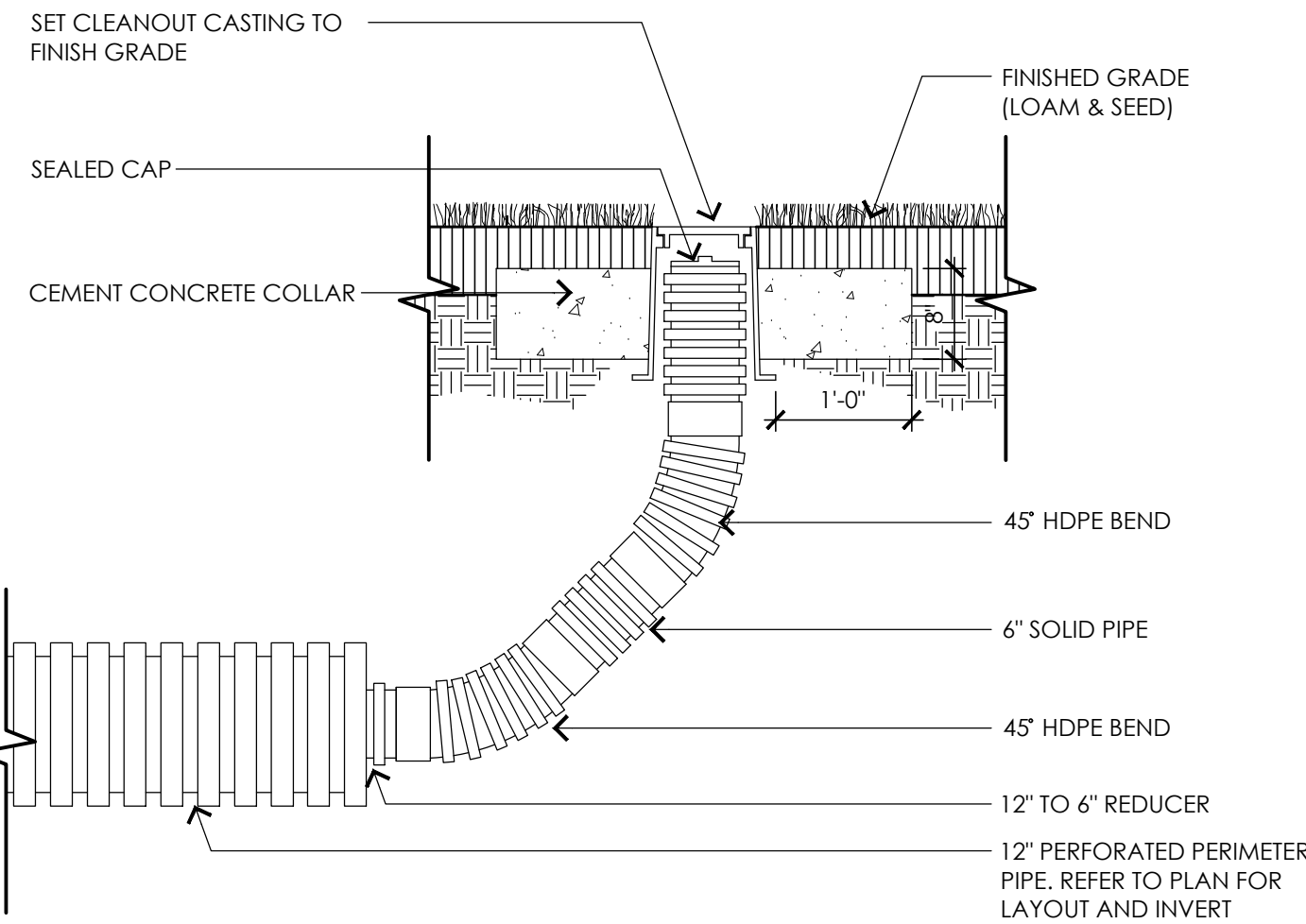
SHEET NUMBER:

## L1.1







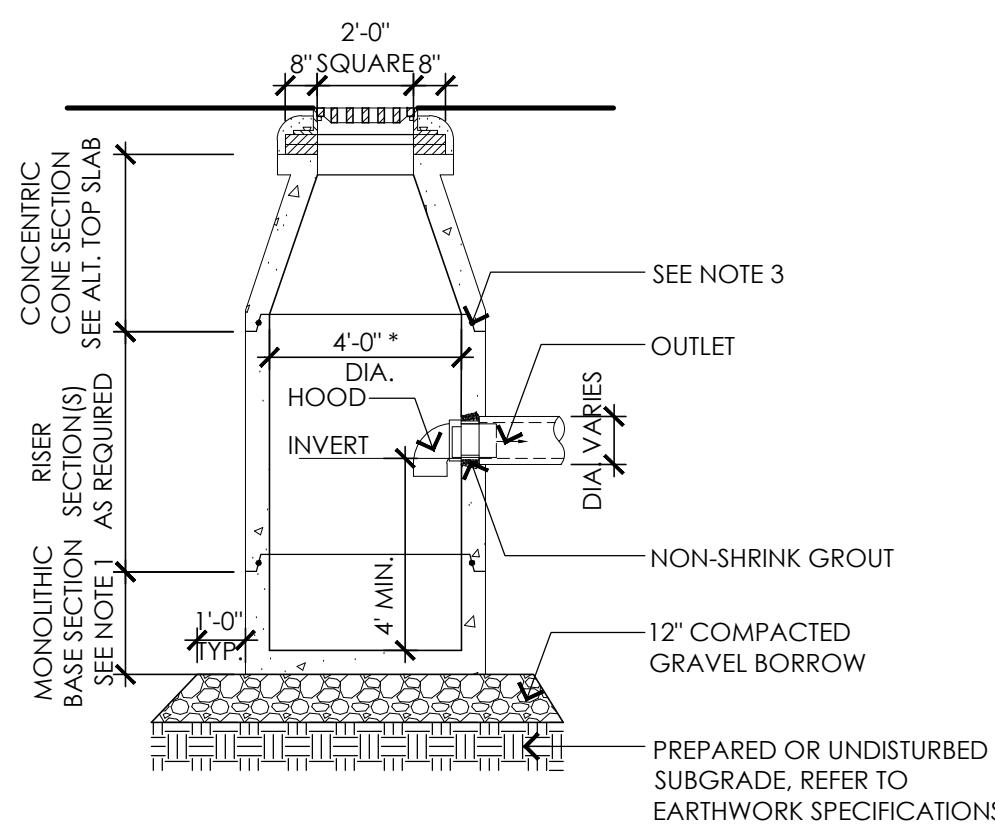


1 CLEANOUT  
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

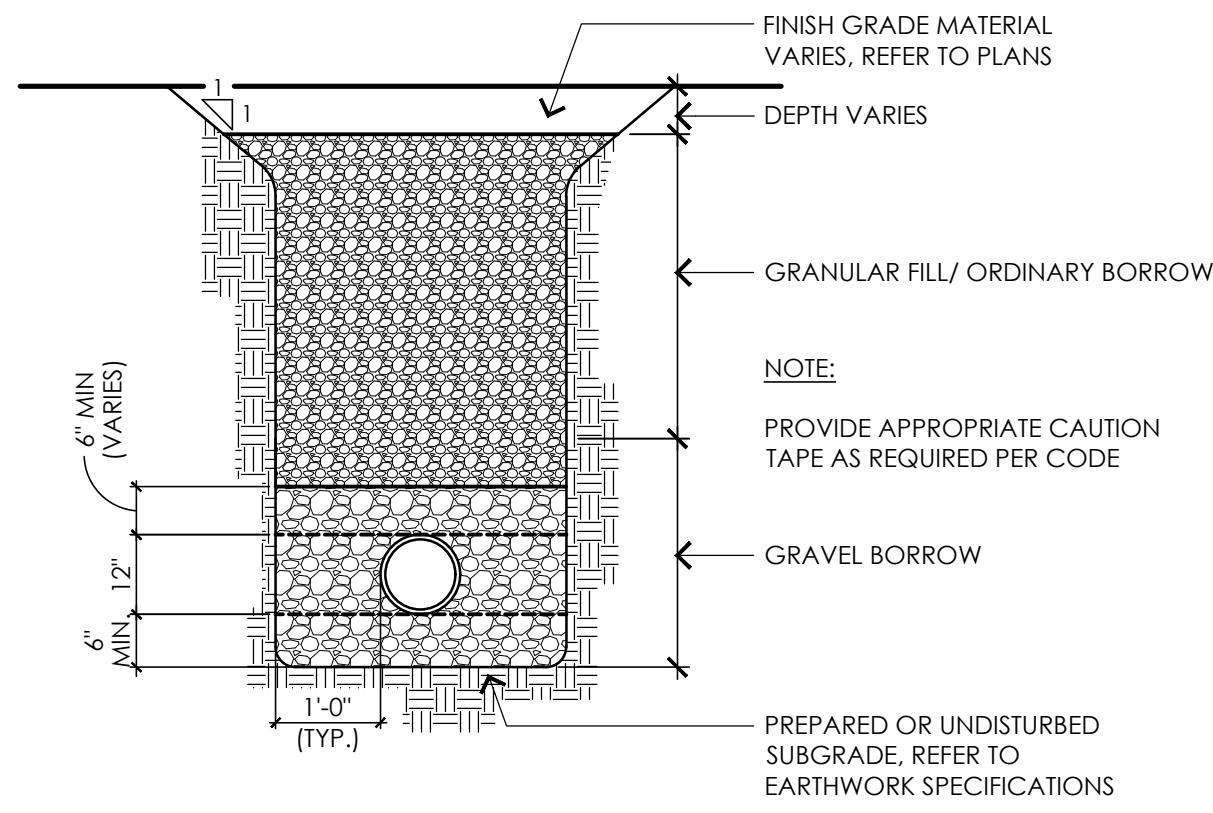
## NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MINIMUM 5 BRICK COURSES MAXIMUM)



## 5 OUTLET CONTROL STRUCTURE

SCALE: 3" = 1'-0"



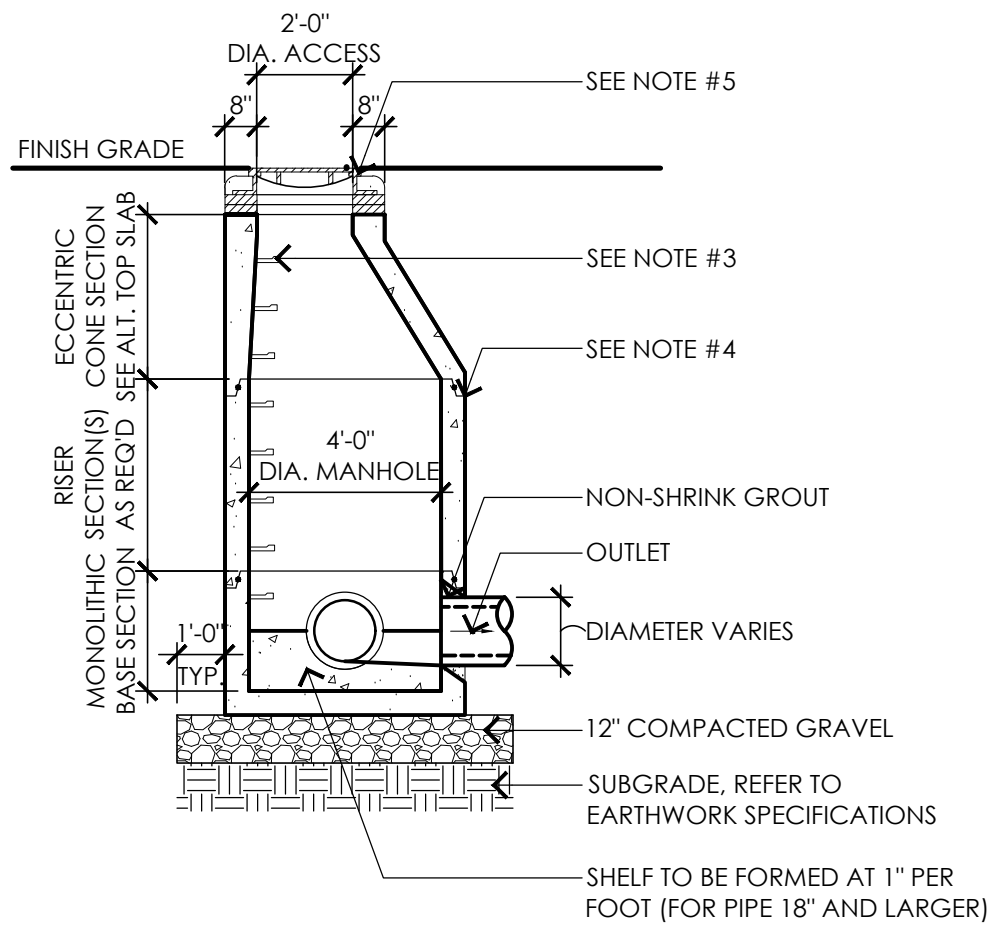
## 2 UTILITY TRENCH

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

NOTES:

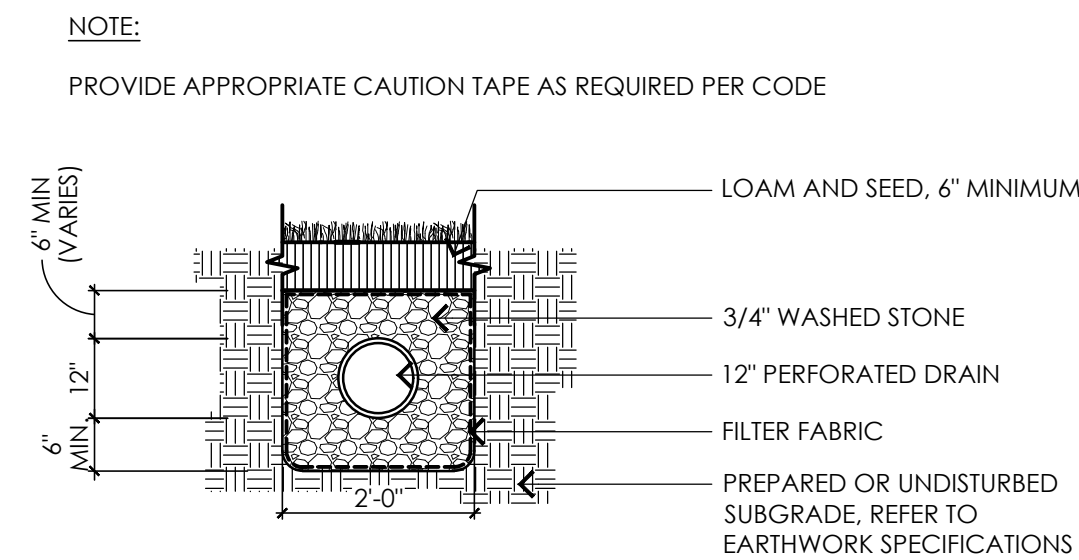
1. ALL SECTION SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MINIMUM 5 BRICK COURSES MAXIMUM).



## 6 DRAIN MANHOLE

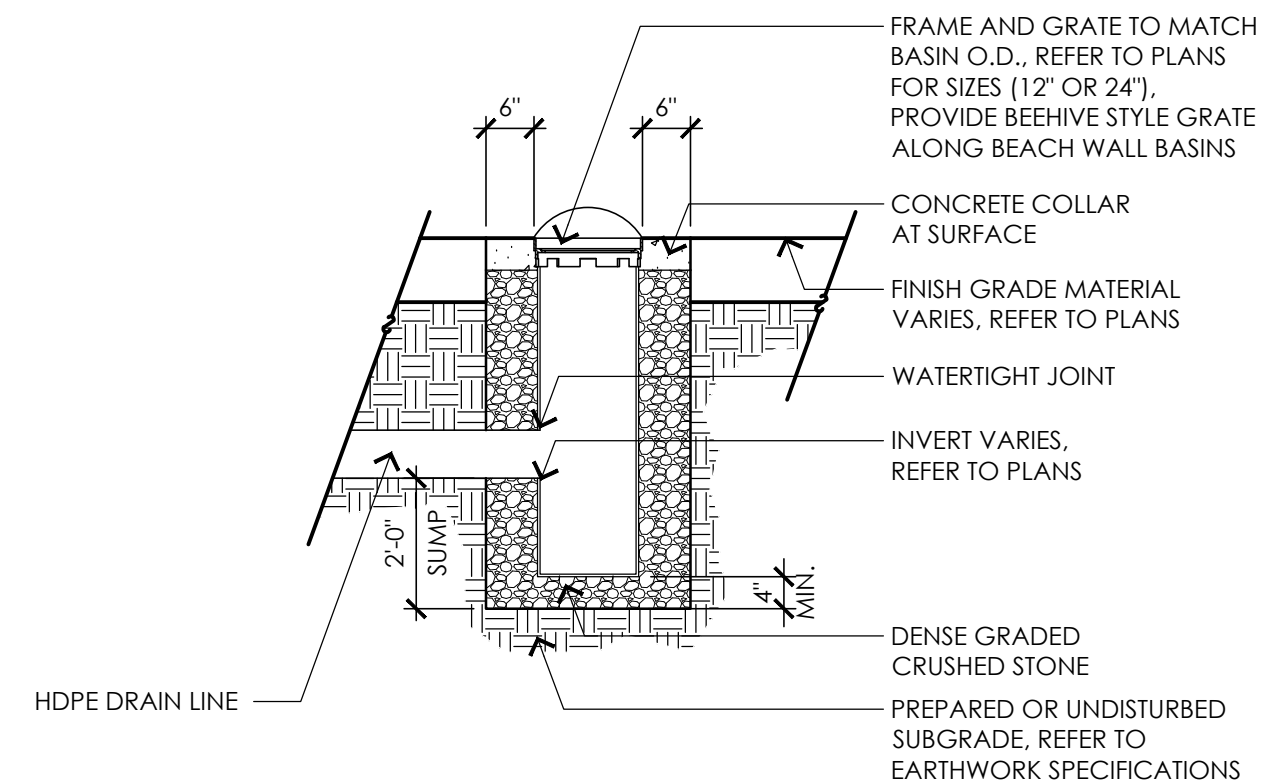
SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"



### 3 INFILTRATION TRENCH

SCALE: 1/2" = 1'-0"



**4** AREA DRAIN  
SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

[illegible]

STAMP:



# Crow Hill Pond

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SCALE: AS NOTED

DRAWN BY: MJD/AJA

REVIEWED BY: SRC/MEB

DATE:

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SHEET TITLE:

## UTILITY DETAILS

SHEET NUMBER:

## L2.2

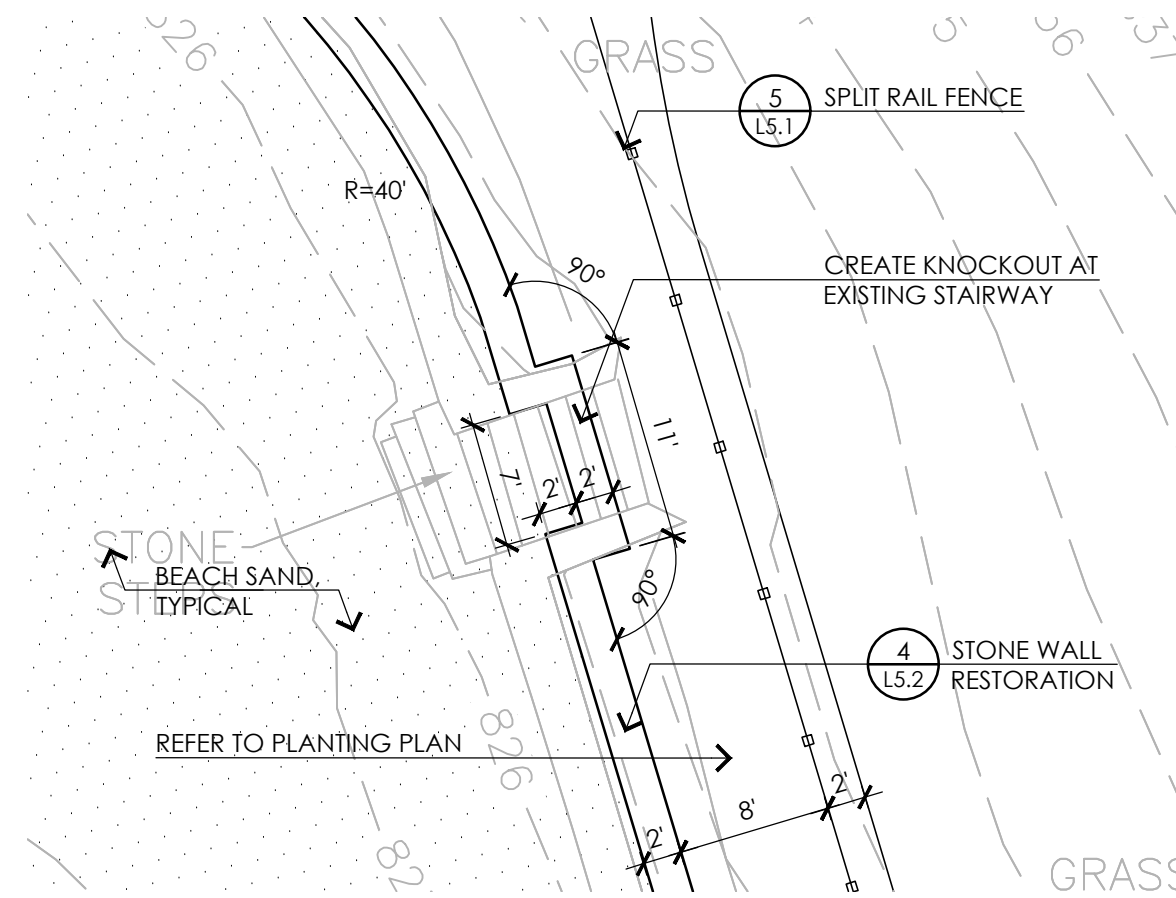




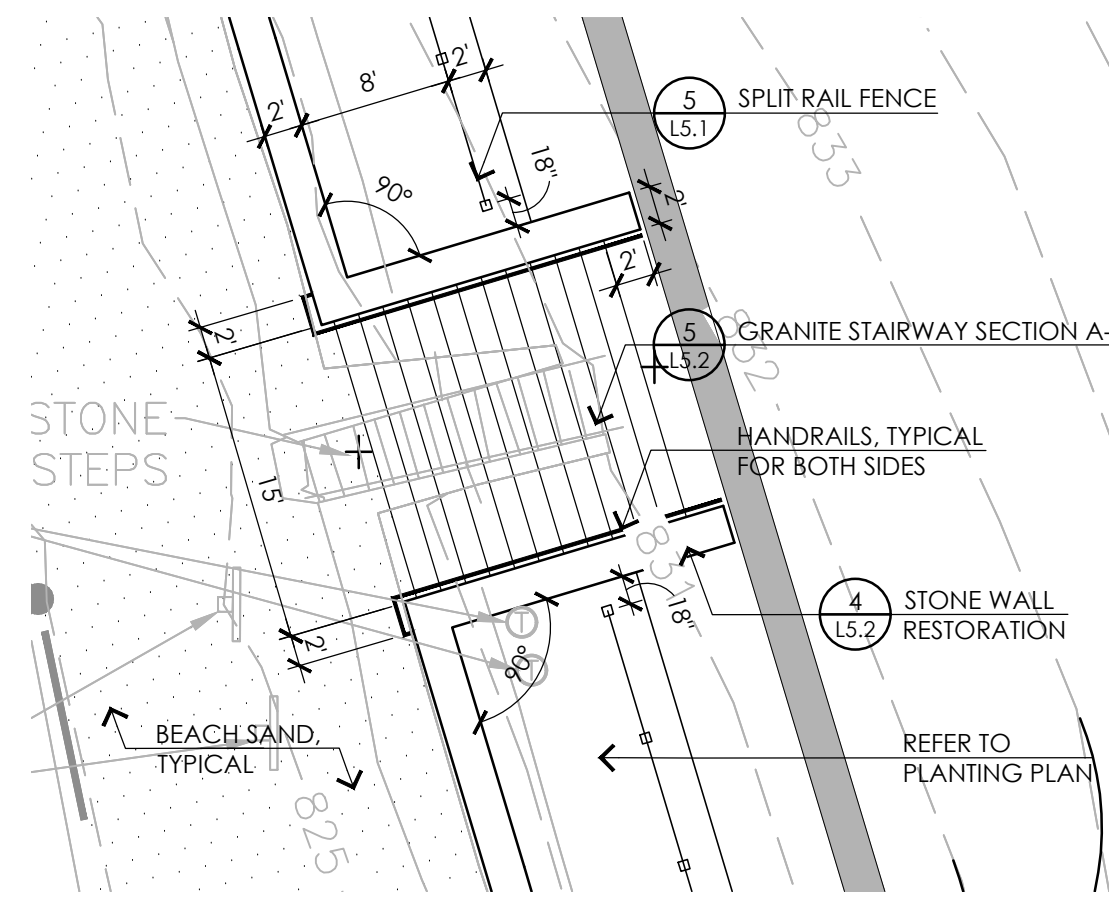




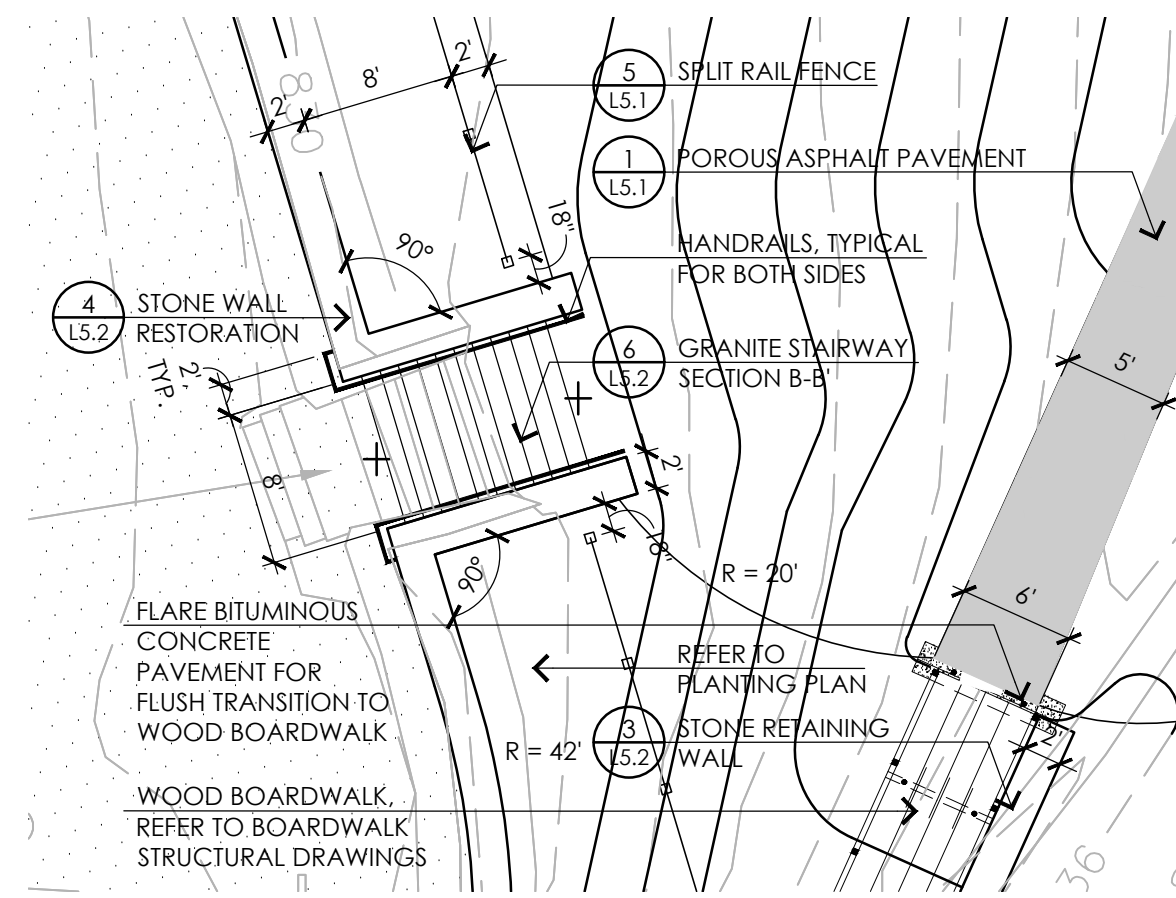




1 STAIRCASE KNOCKOUT ENLARGEMENT I - LAYOUT AND MATERIALS  
SCALE: 1" = 10'-0"



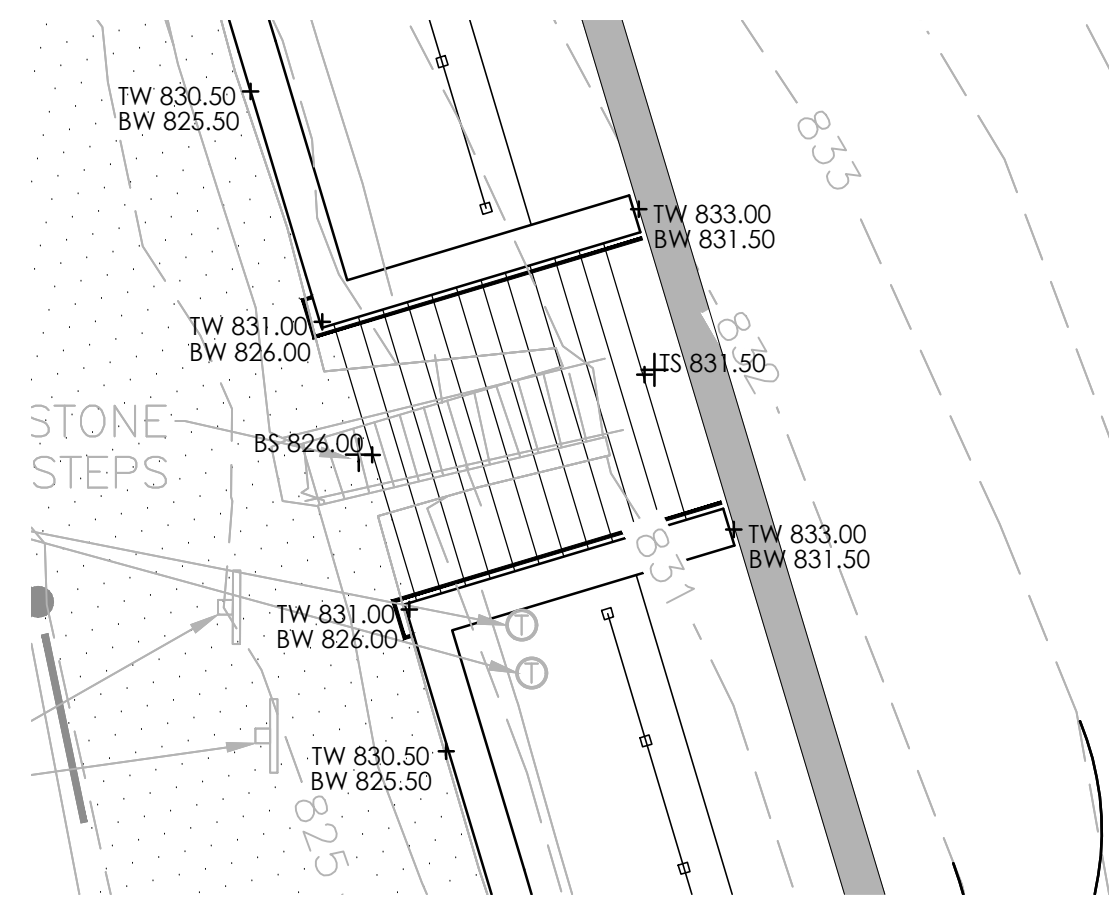
## 2 STAIRCASE ENLARGEMENT II - LAYOUT AND MATERIALS



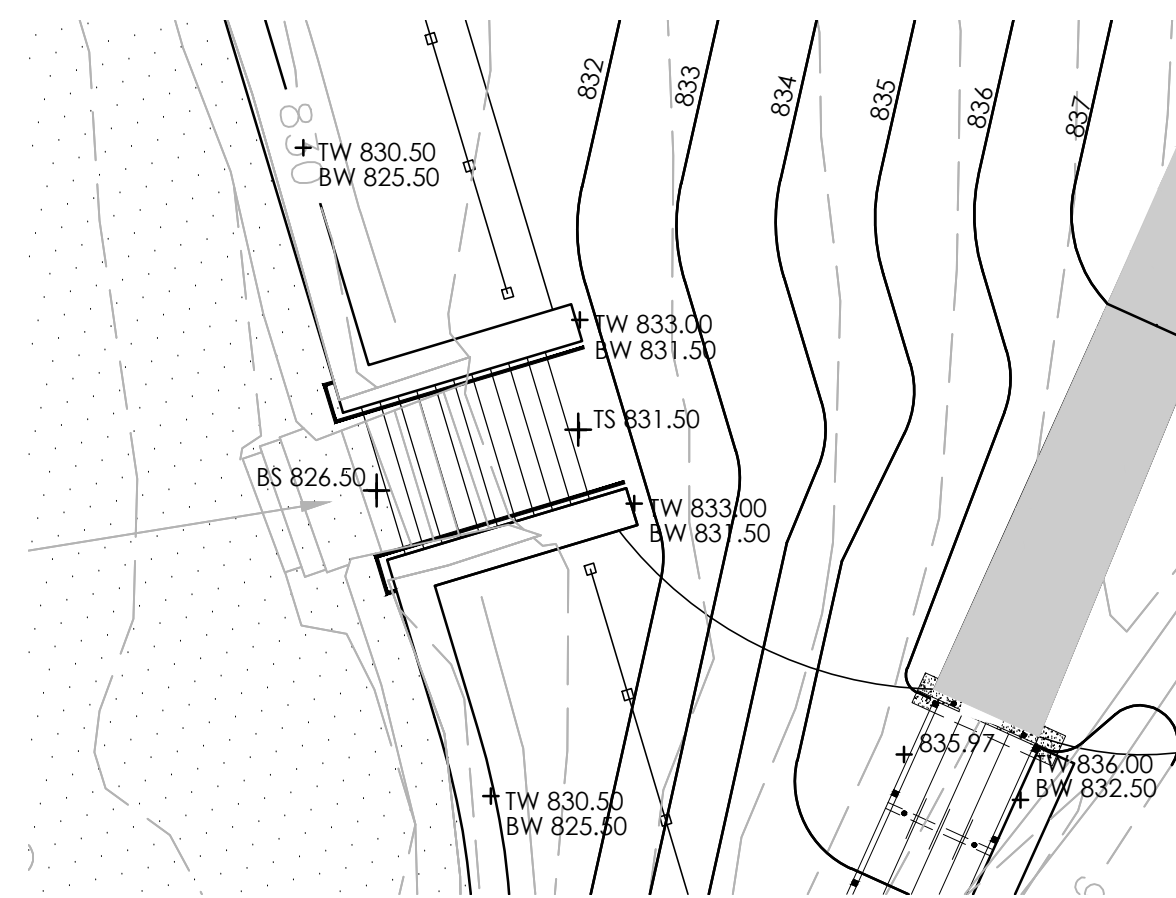
### 3 STAIRCASE ENLARGEMENT III - LAYOUT AND MATERIALS



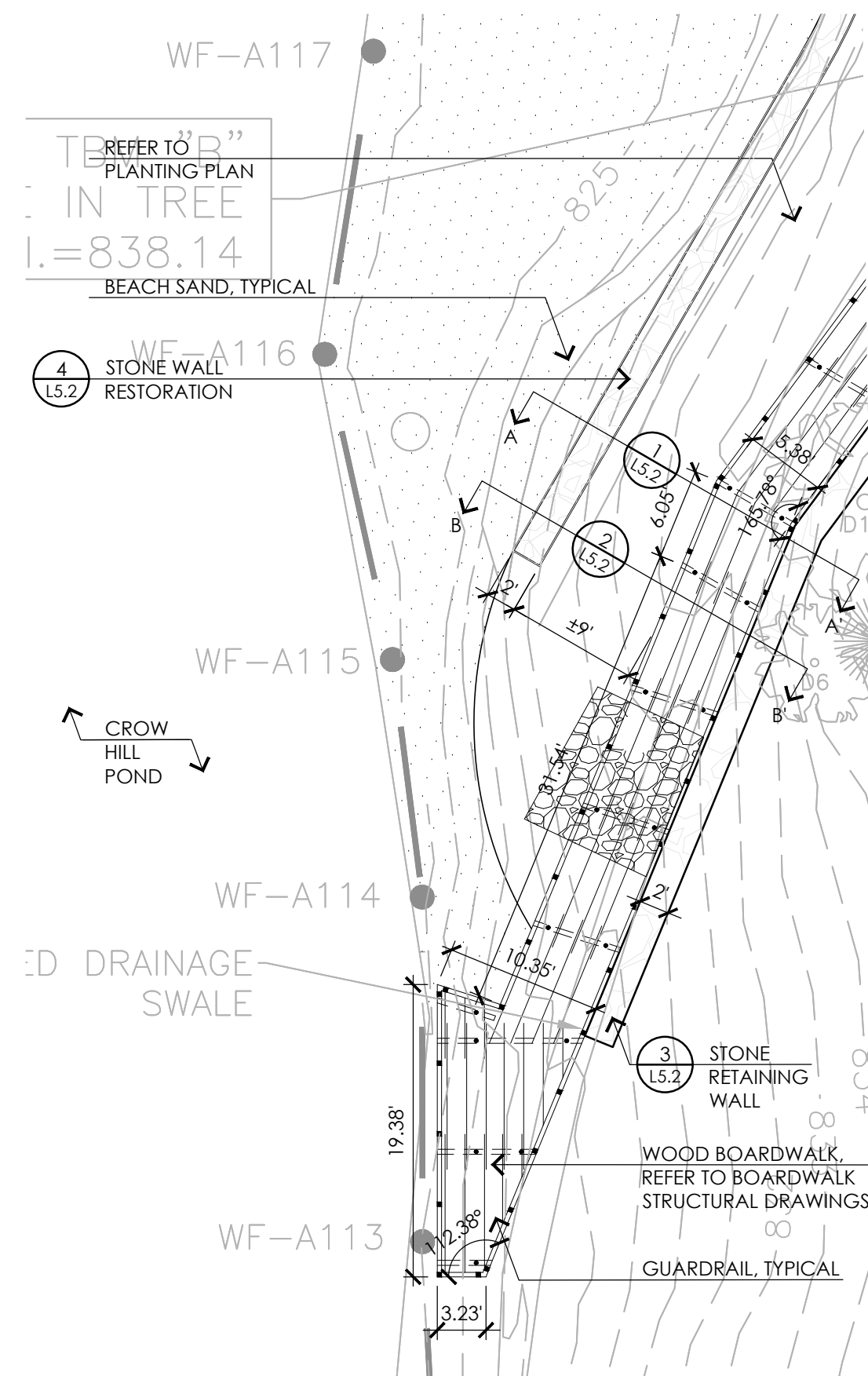
4 STAIRCASE KNOCKOUT ENLARGEMENT I - GRADING  
SCALE: 1' = 10'-0"



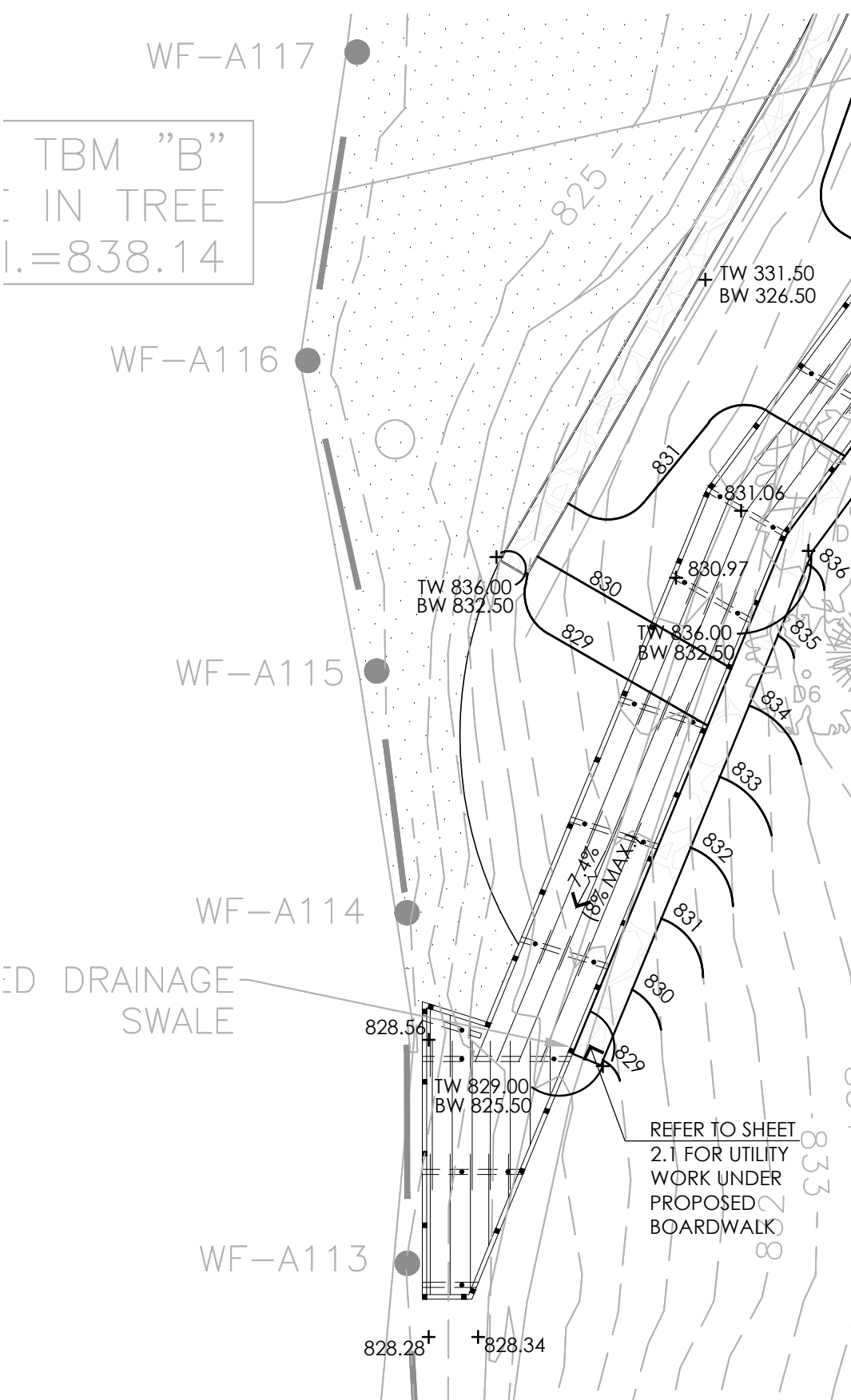
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SCALE: 1" = 10'-0"



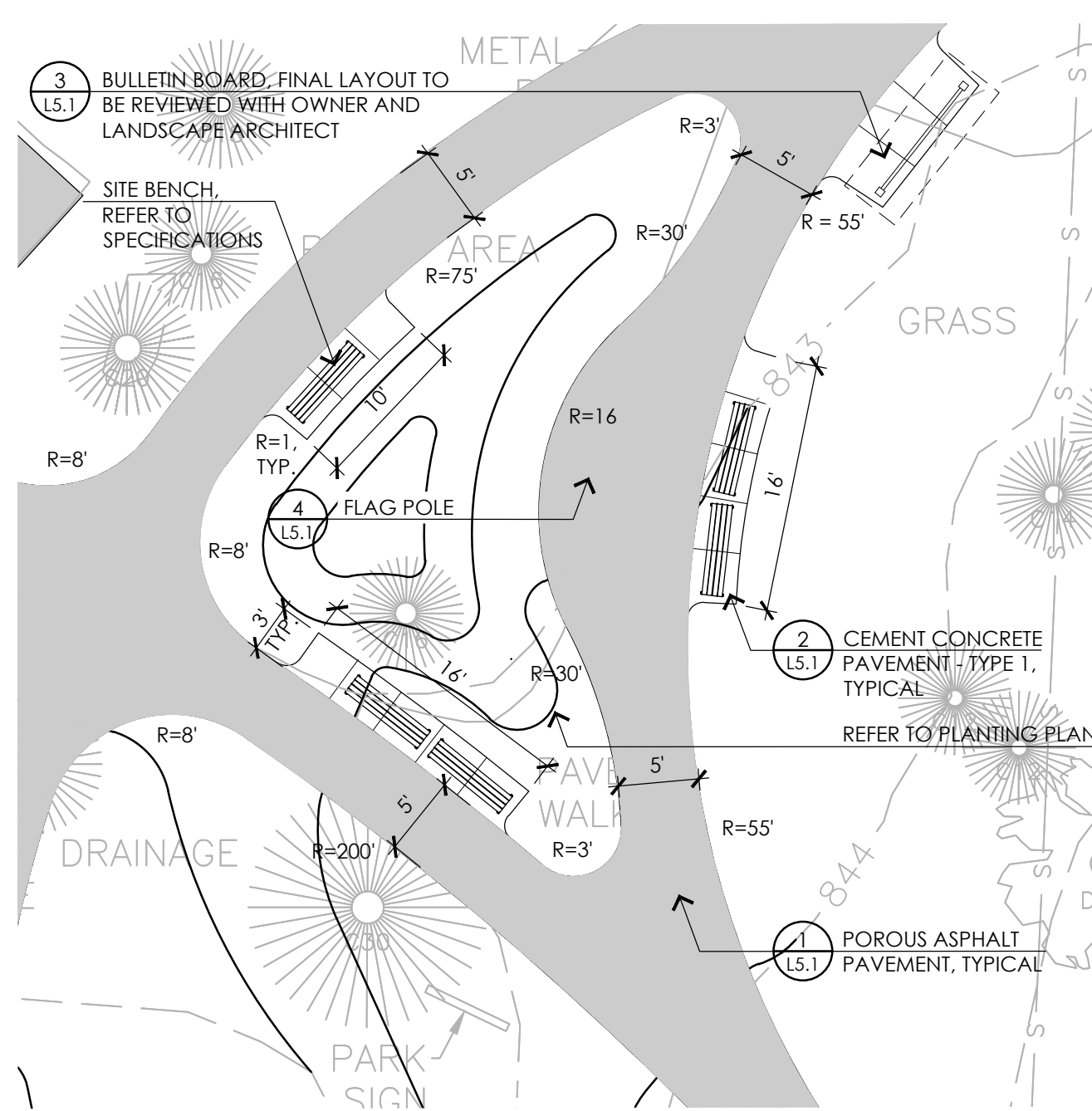
6 STAIRCASE ENLARGEMENT III - GRADING  
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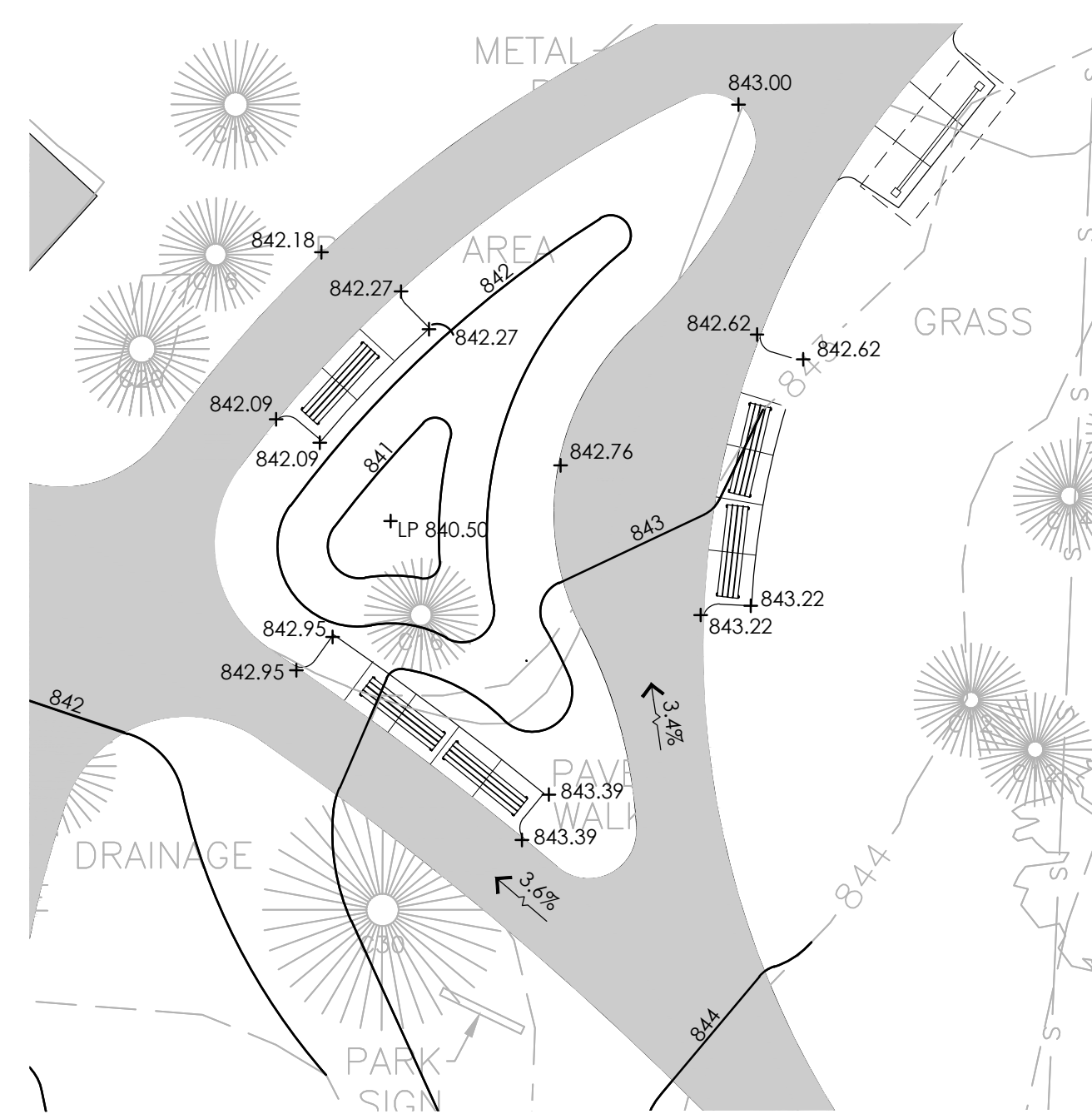
## 7 BOARDWALK ENLARGEMENT - LAYOUT AND MATERIALS



8 BOARDWALK ENLARGEMENT - GRADING  
SCALE: 1" = 10'-0"



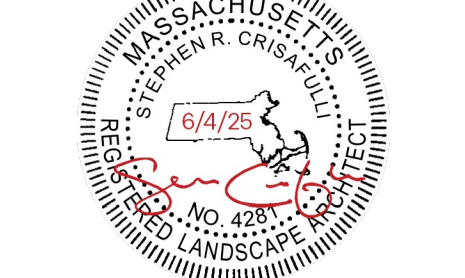
9 ENTRANCE ENLARGEMENT - LAYOUT AND MATERIALS  
SCALE: 1" = 10'-0"



10 ENTRANCE ENLARGEMENT - GRADING  
SCALE: 1' = 10'-0"

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SHEET TITLE:

ENLARGEMENT  
PLAN

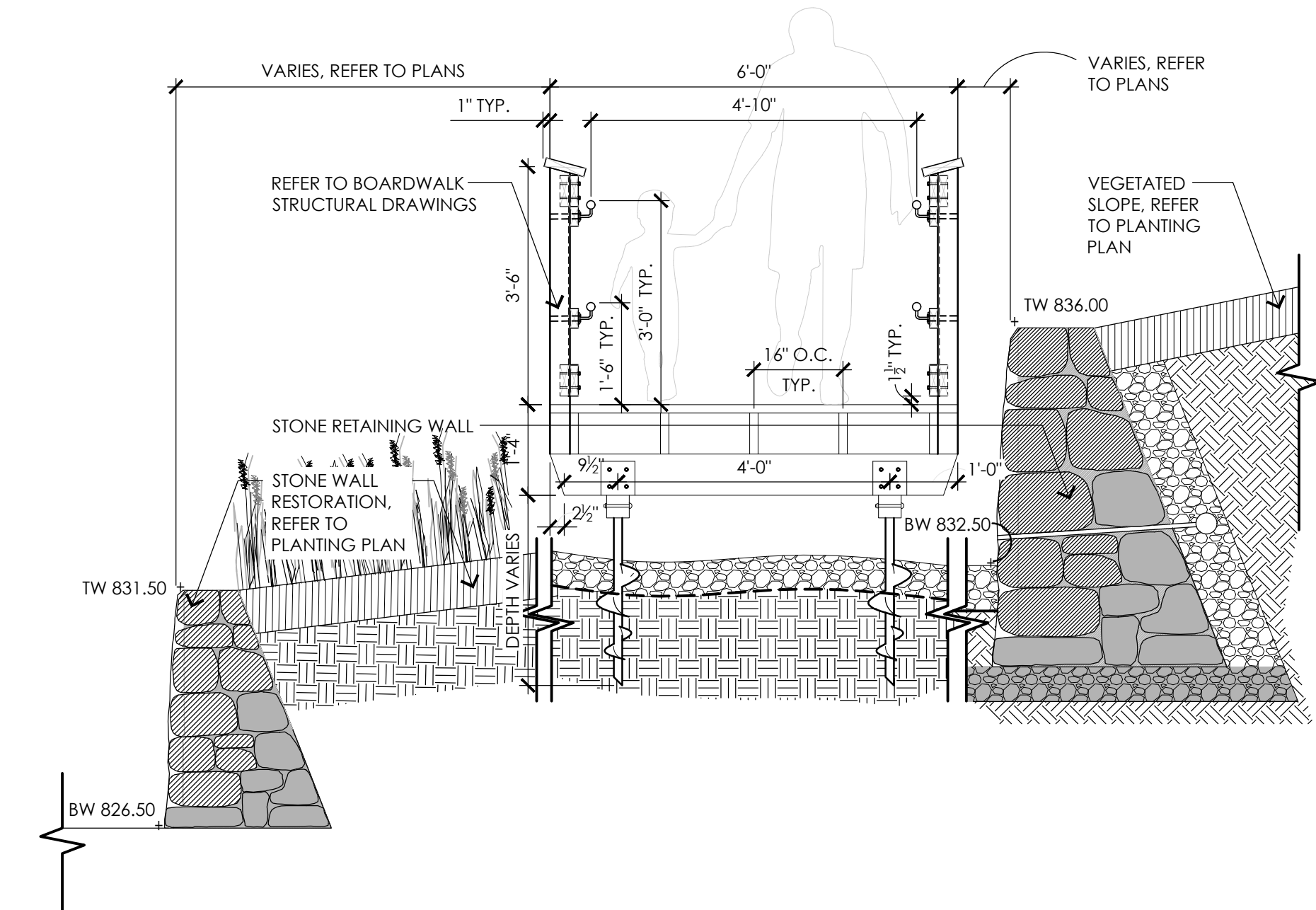
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## L4.1





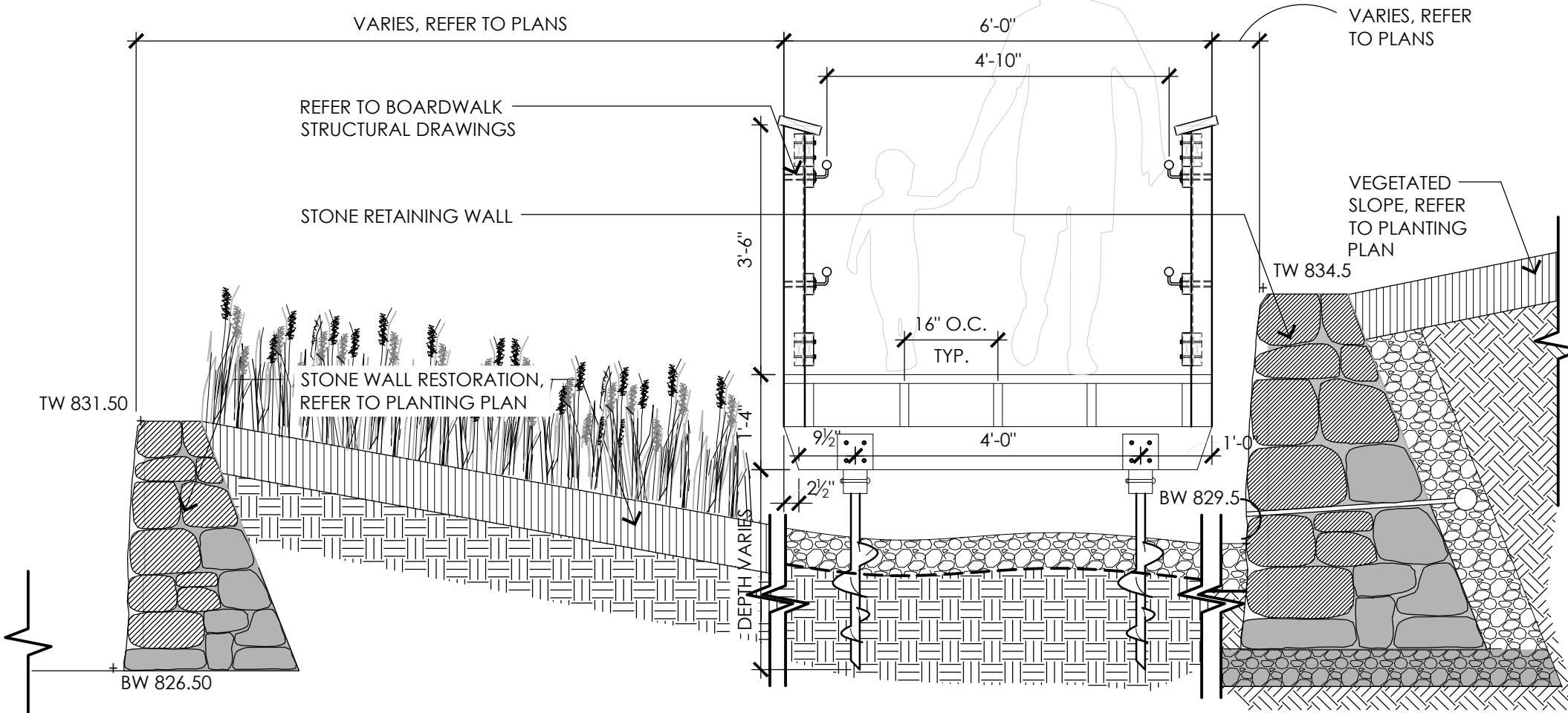




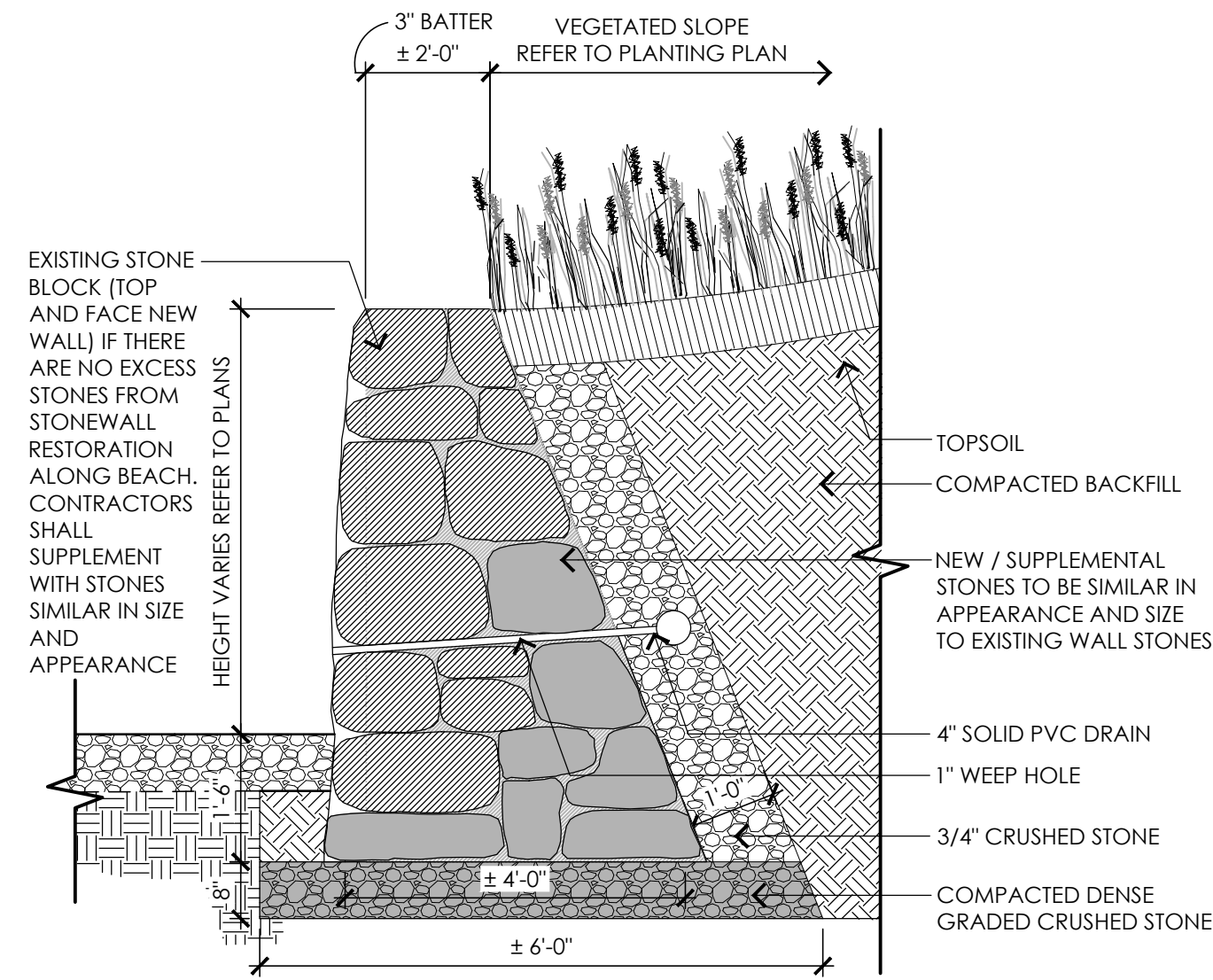
1 BOARDWALK SECTION A - A'  
SCALE: 1/2" = 1'-0"

STONE WALL SPECIFICATION:

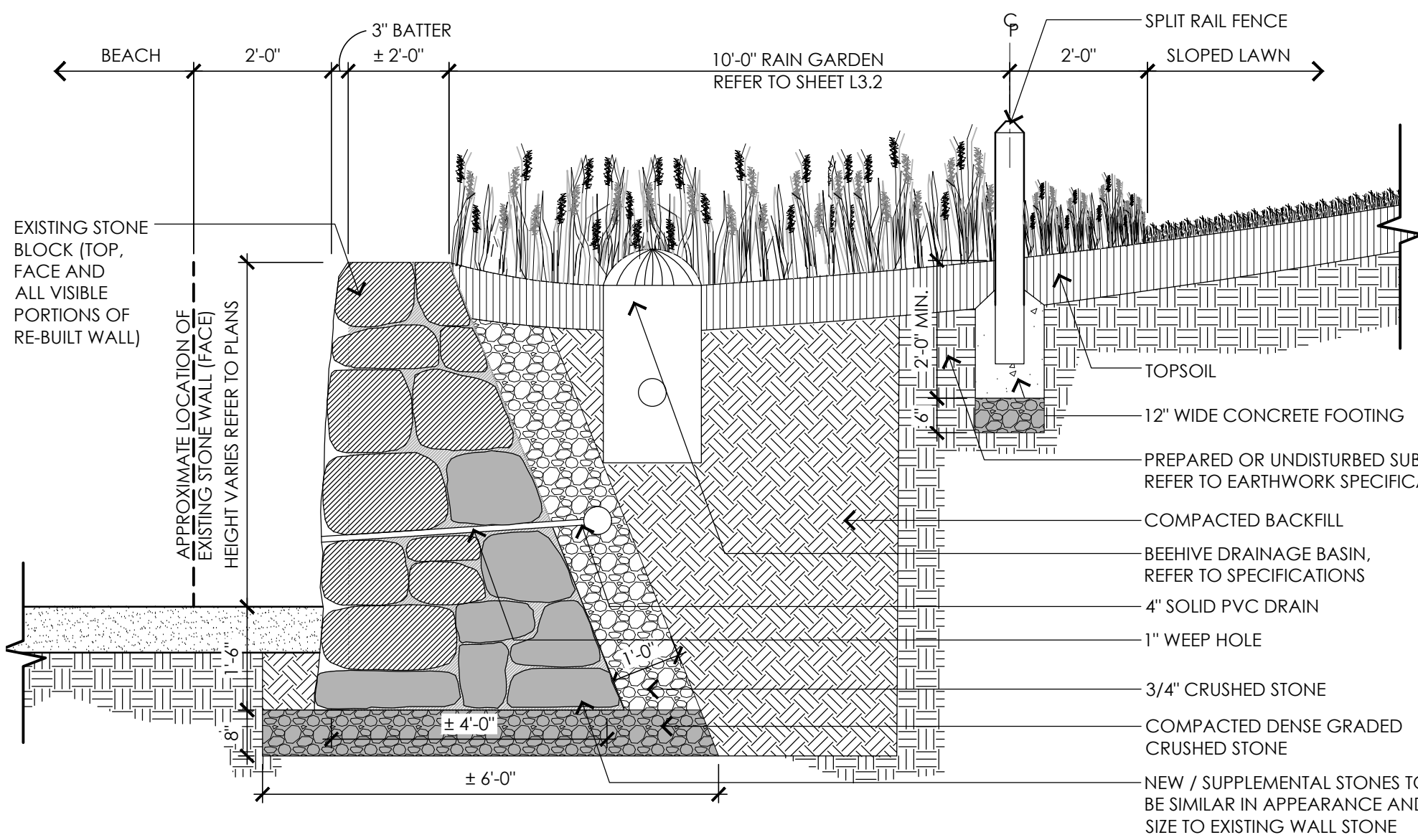
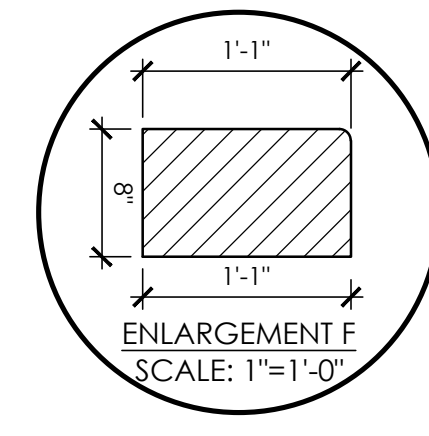
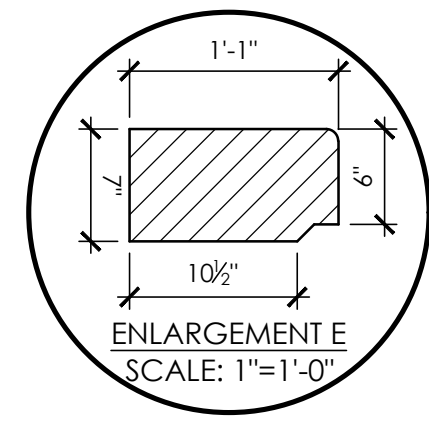
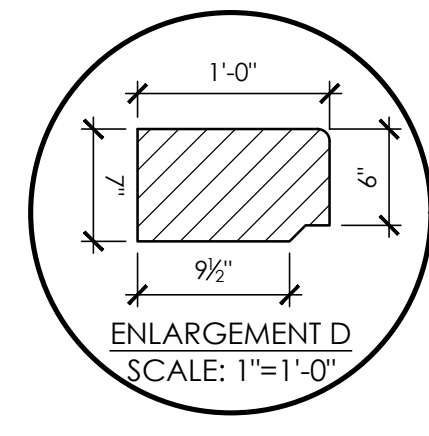
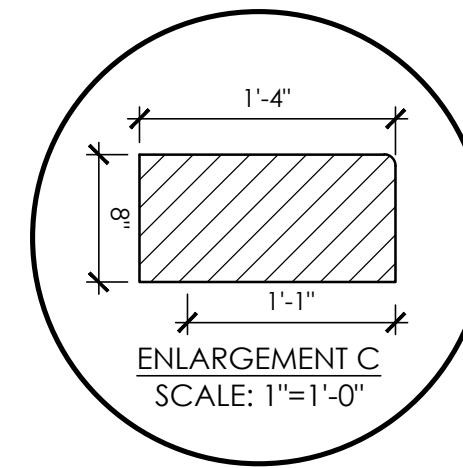
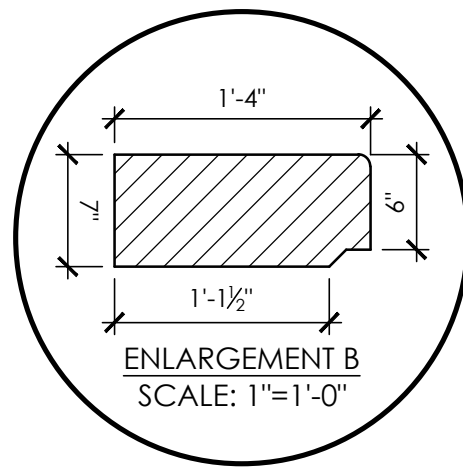
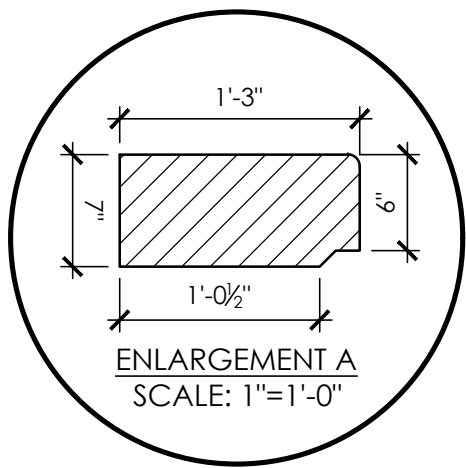
- ALL NEW STONE TO BE BLENDED WITH EXISTING WALL STONES AND FOR THE NEW STONE WALL ADJACENT TO THE BOARDWALK SHALL BE LOCALLY SOURCED NEW ENGLAND ROUND STONES. STONES SHALL BE SIMILAR IN COLOR, SHAPE, AND SIZE AS THOSE USED IN THE EXISTING STONE WALL THAT IS BEING REBUILT ALONG THE BEACH.
- CONTRACTOR SHALL BLEND EXISTING STONES WITH NEW STONES IN A UNIFORM MANNER AND AS SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL BUILD A 5' WIDE AND 5' TALL MOCKUP OF THE STONE WALL RESTORATION PER DETAIL 4 ON SHEET L5.3 FOR OWNER AND LANDSCAPE ARCHITECT TO REVIEW.
- MORTAR SHALL BE USED WITHIN THE STONES AND ALONG THE BACK SIDE OF THE WALL. FRONT FACING JOINTS SHALL BE HIDDEN TO GREATEST EXTENT PRACTICABLE TO GIVE THE APPEARANCE OF A DRY STACKED WALL WHILE PROVIDED STRUCTURAL INTEGRITY. MORTAR SHALL BE COMPOSED OF EQUAL PARTS OF CEMENT AND CLEAN SAND WITH SUFFICIENT WATER TO MAKE A WORKABLE MIXTURE. THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ASTM C91 AND C144.



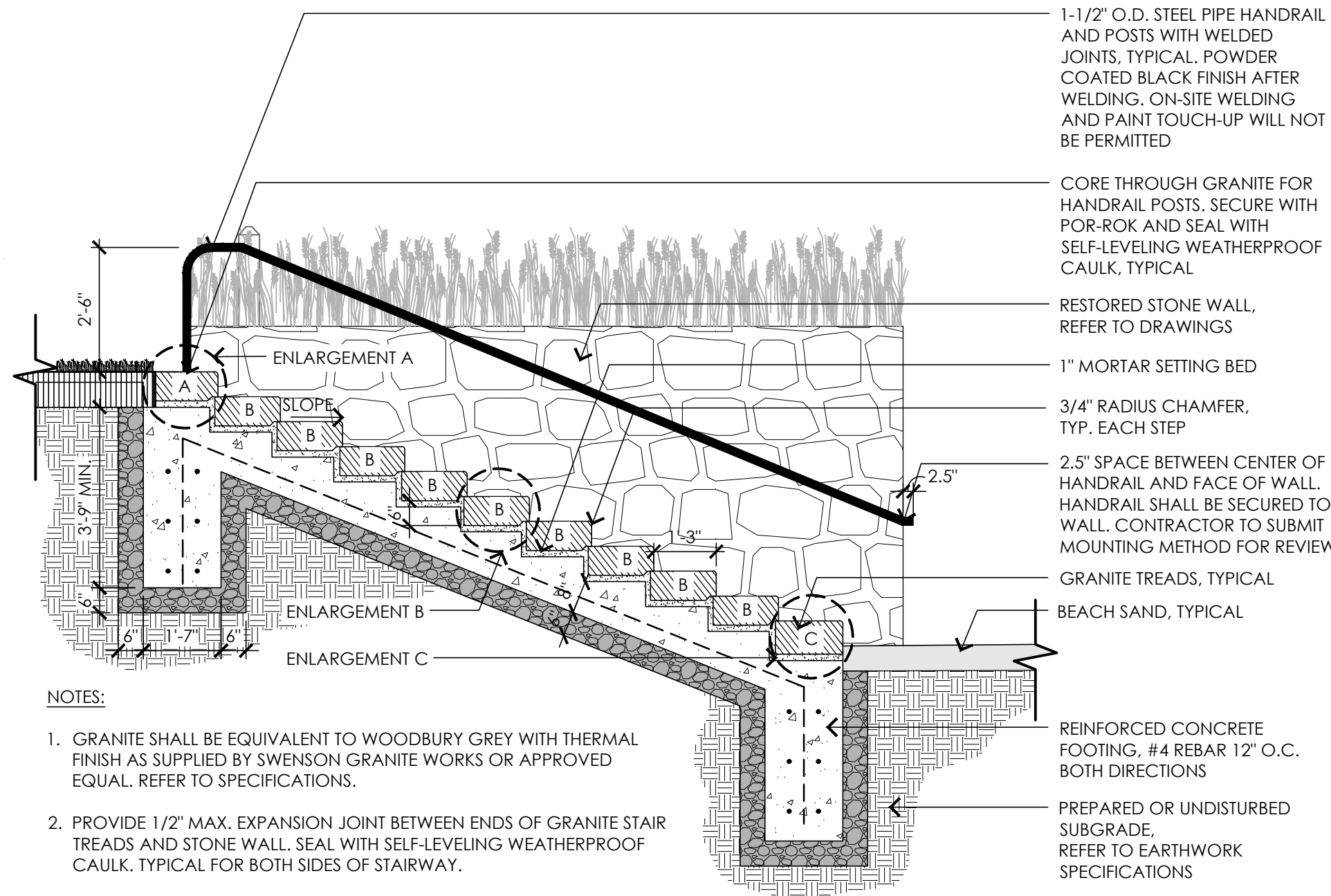
2 BOARDWALK SECTION B - B'  
SCALE: 1/2" = 1'-0"



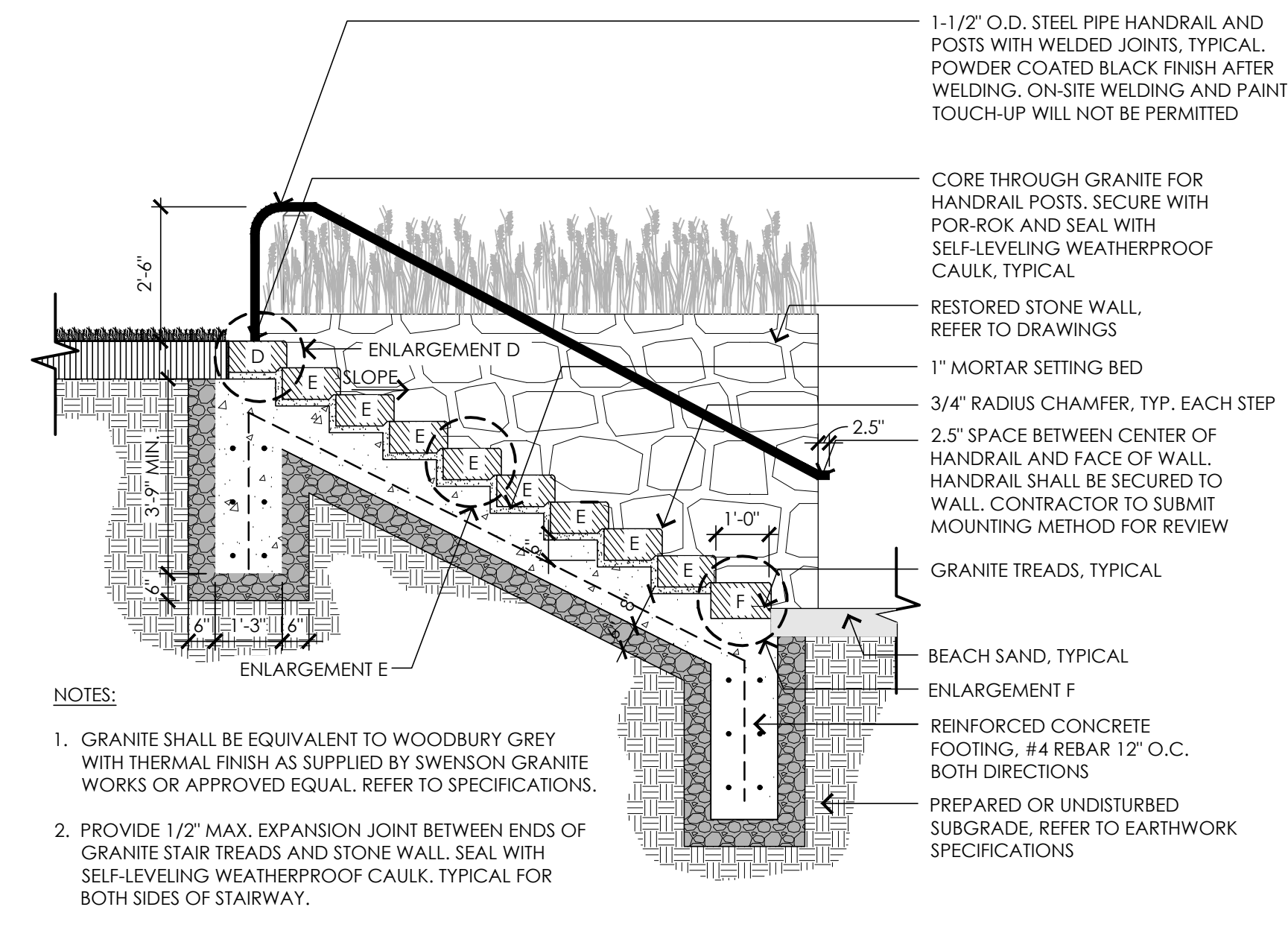
3 STONE RETAINING WALL  
SCALE: 1/2" = 1'-0"



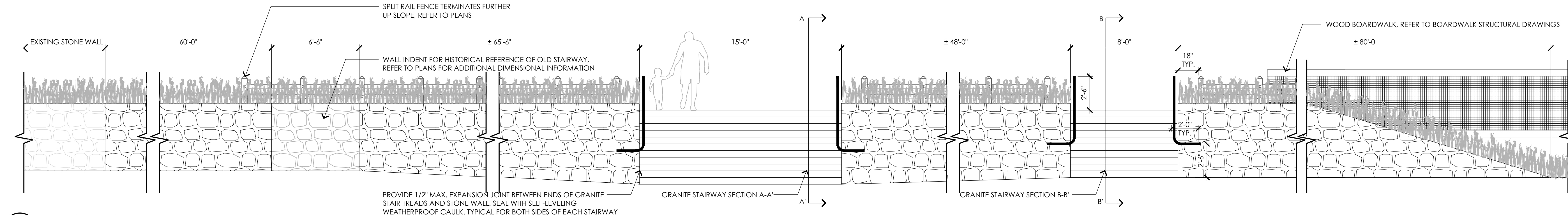
4 STONE WALL RESTORATION  
SCALE: 1/2" = 1'-0"



5 GRANITE STAIRWAY SECTION A-A'  
SCALE: 3/8" = 1'-0"



6 GRANITE STAIRWAY SECTION B-B'  
SCALE: 3/8" = 1'-0"



7 HISTORIC STONE WALL ELEVATION  
SCALE: 1/4" = 1'-0"

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DETAIL SHEET II

SHEET NUMBER:

L5.2

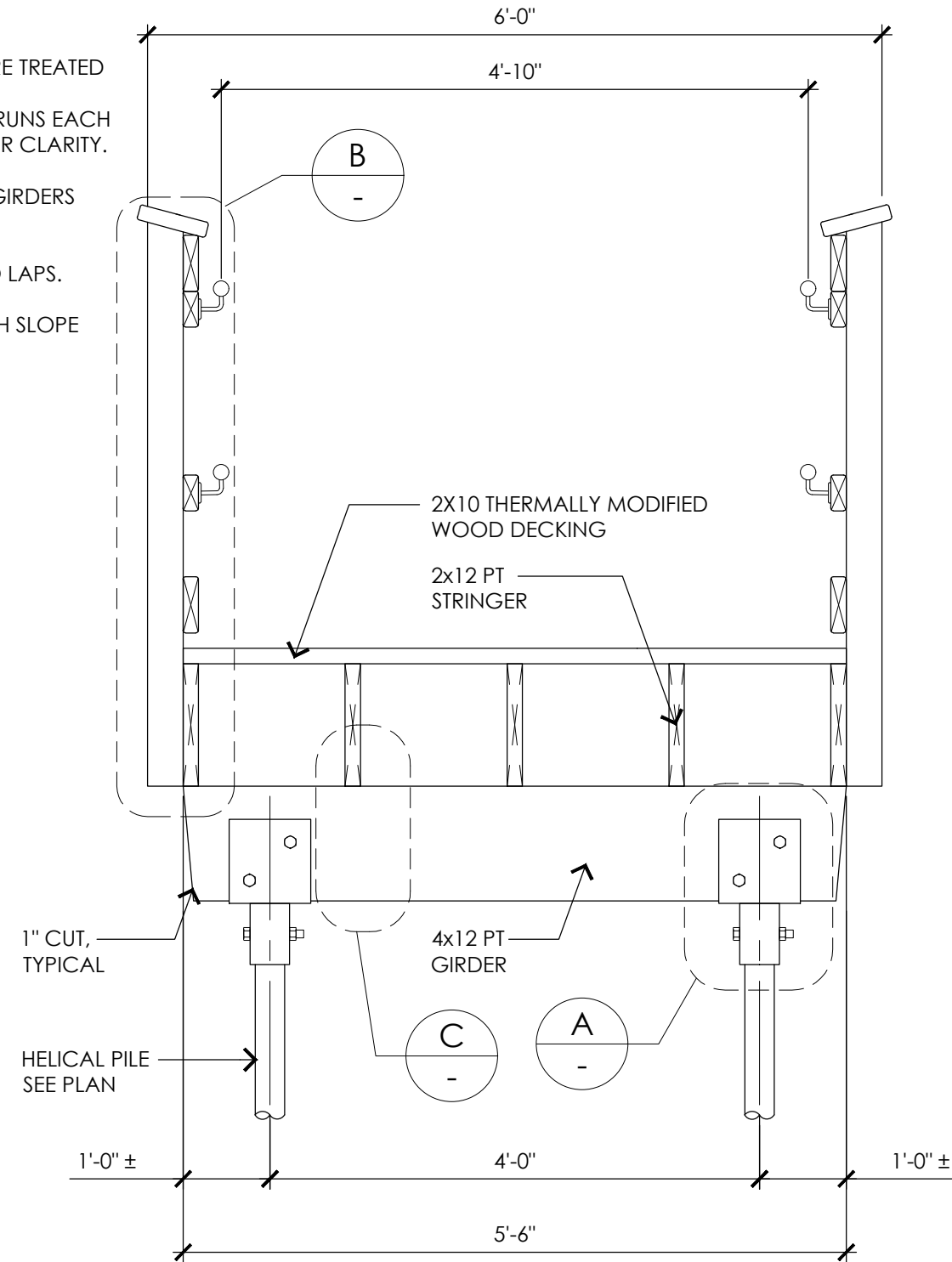




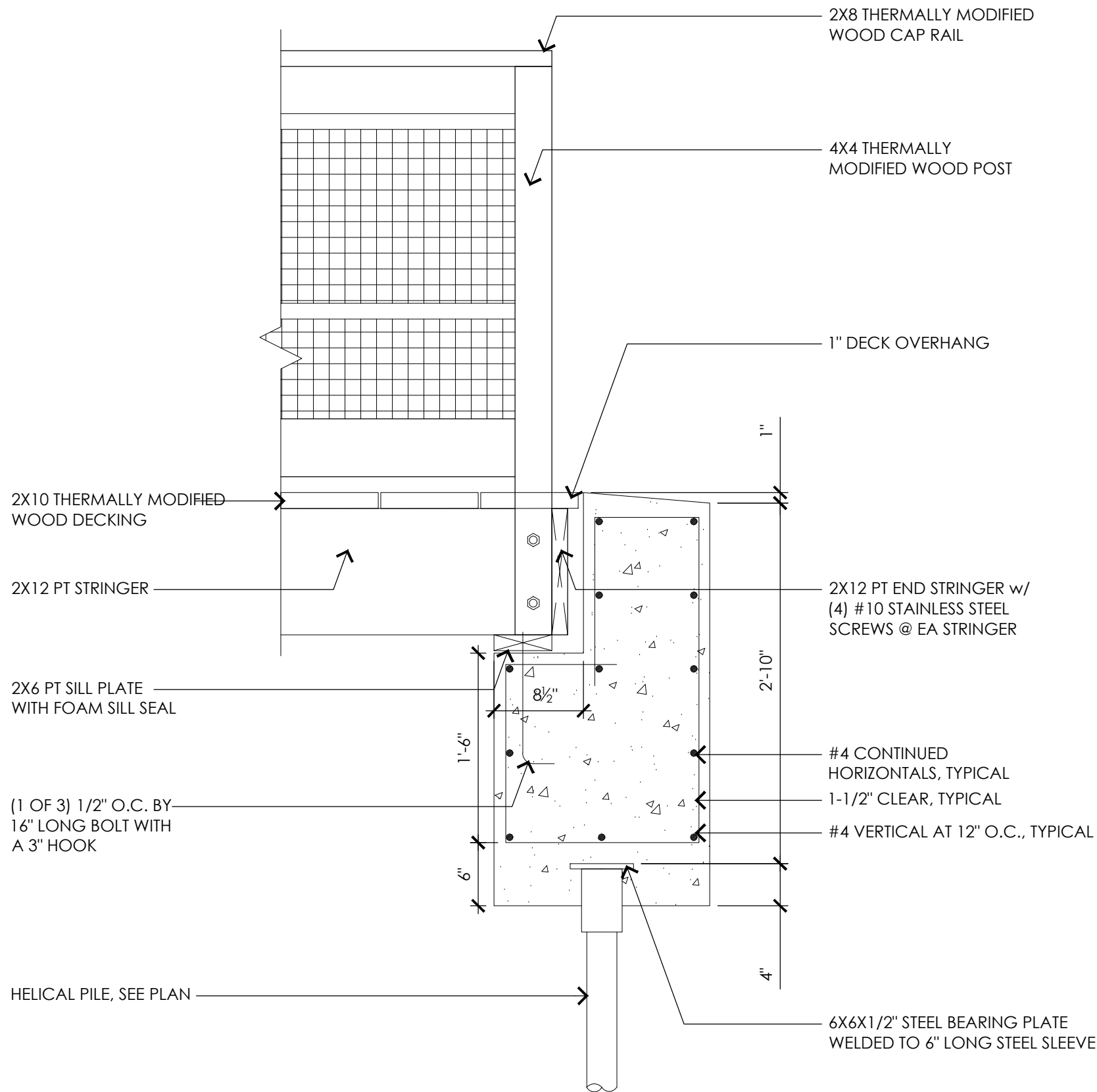


NOTES:

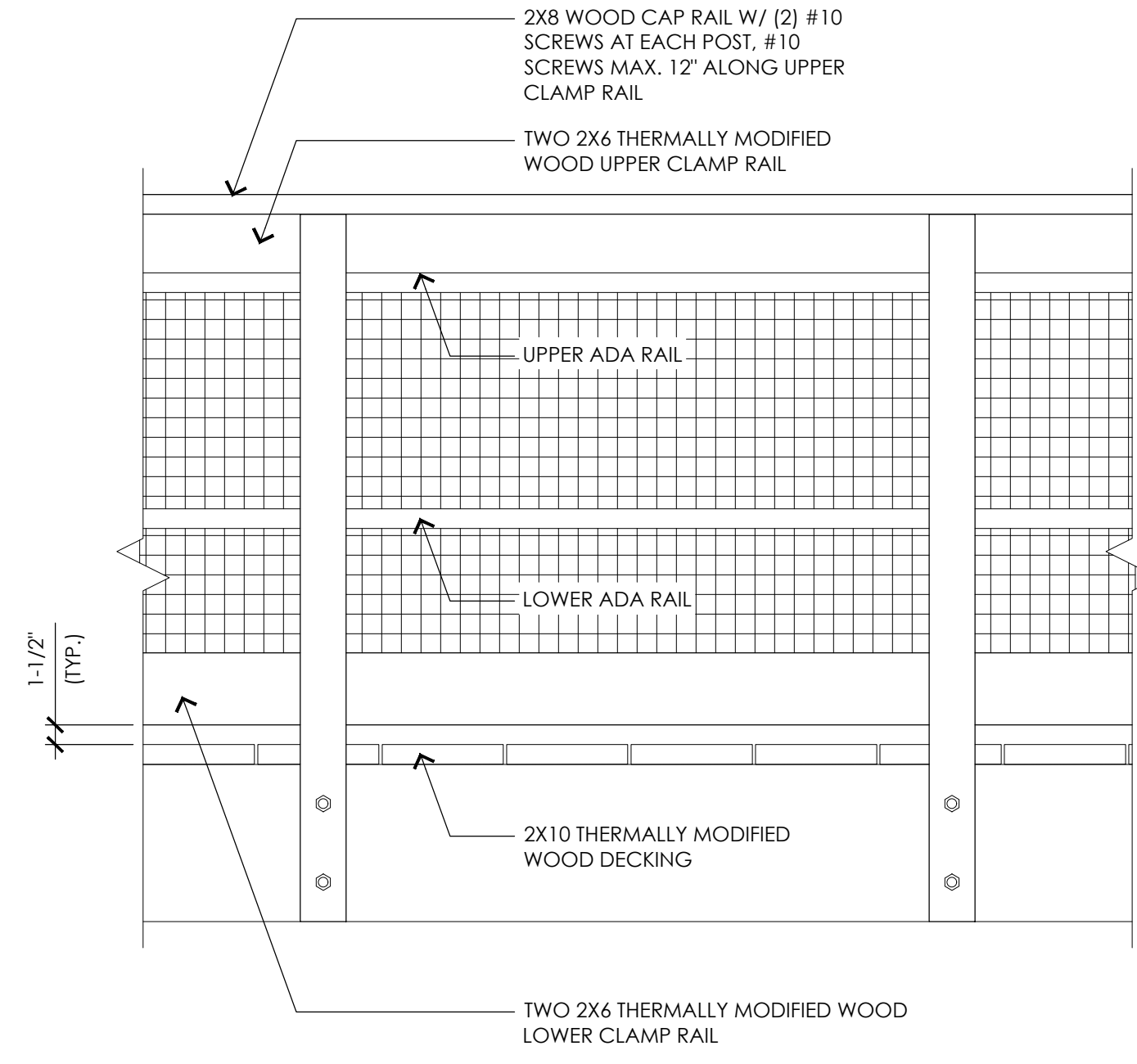
1. ALL LUMBER TO BE MARINE GRADE PRESSURE TREATED
2. INTERIOR STRINGERS LAPPED ON STRAIGHT RUNS EACH GIRDER BY 1 FOOT, NOT SHOWN ABOVE FOR CLARITY.
3. STRINGERS AT BENDS SHALL TERMINATE AT GIRDERS WITH MINIMUM 4" BEARING.
4. FASCIA STRINGERS SHALL BE FLUSH WITH NO LAPS.
5. TOPS OF GIRDERS TO BE BEVELED TO MATCH SLOPE OF BOARDWALK, AS NEEDED.



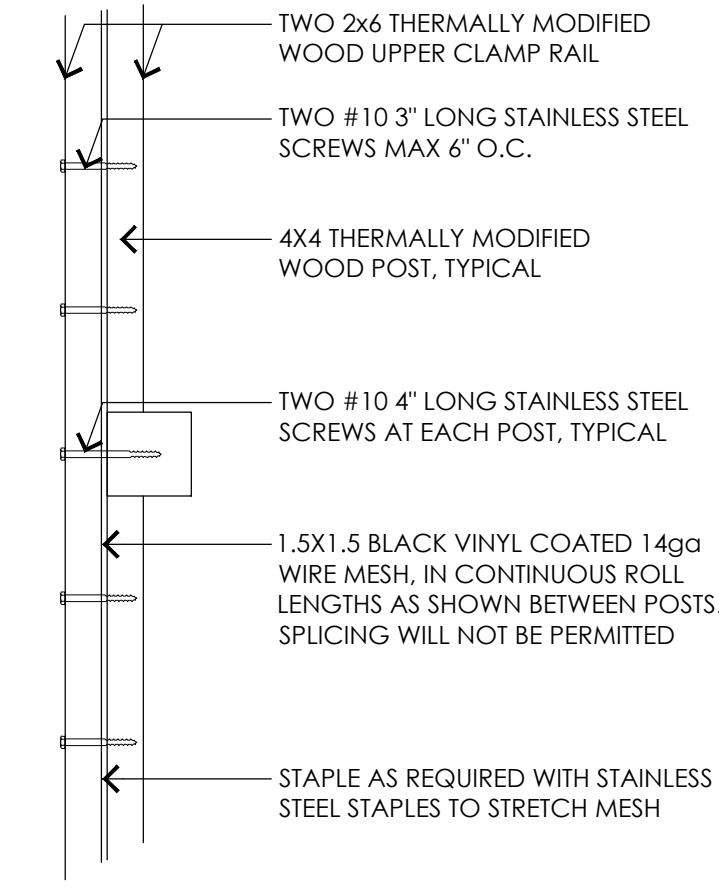
**BOARDWALK LANDING - CROSS SECTION**  
SCALE: 1/2"=1'-0"



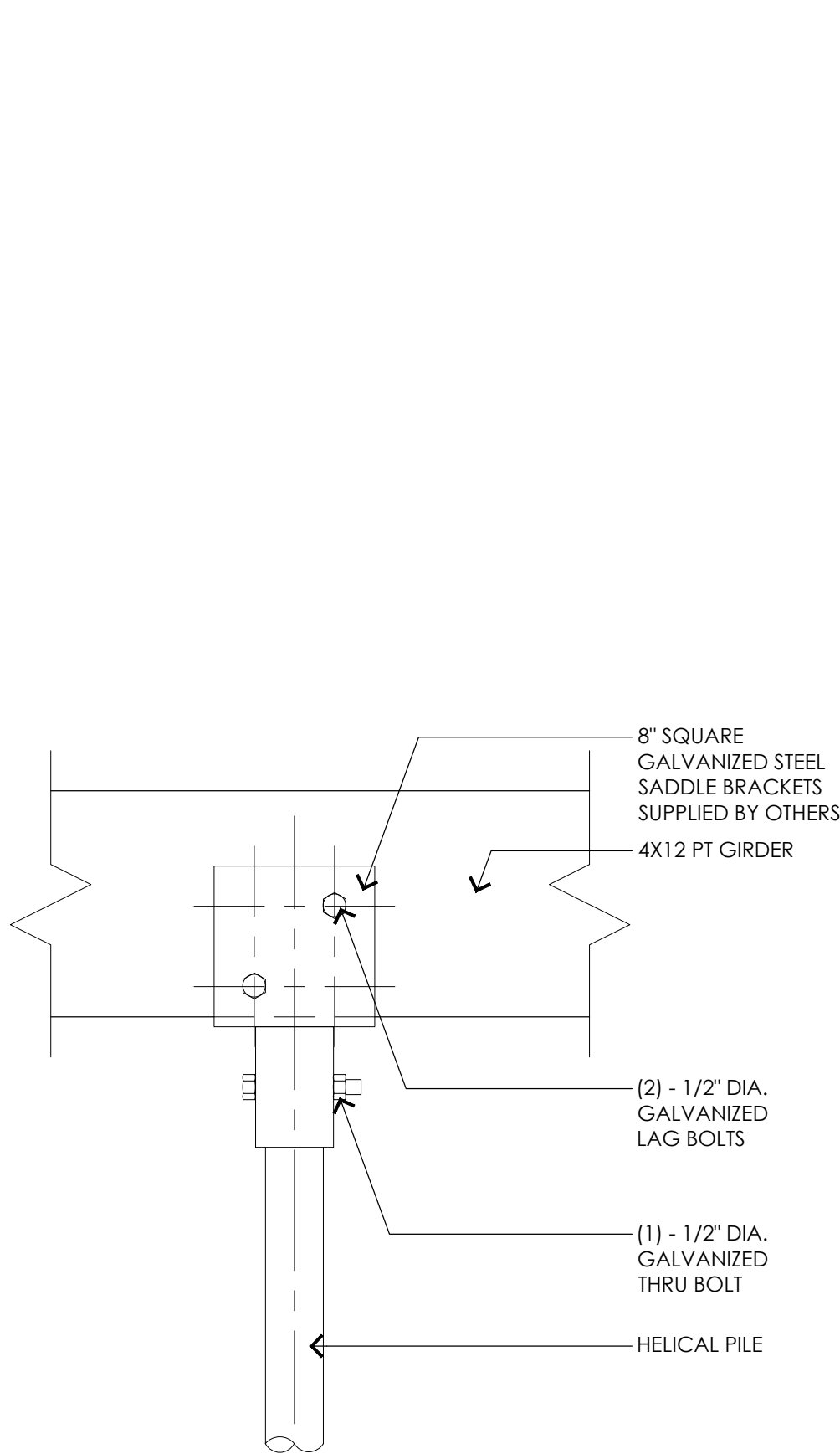
**END OF BOARDWALK - SECTION**  
SCALE: 1"=1'-0"



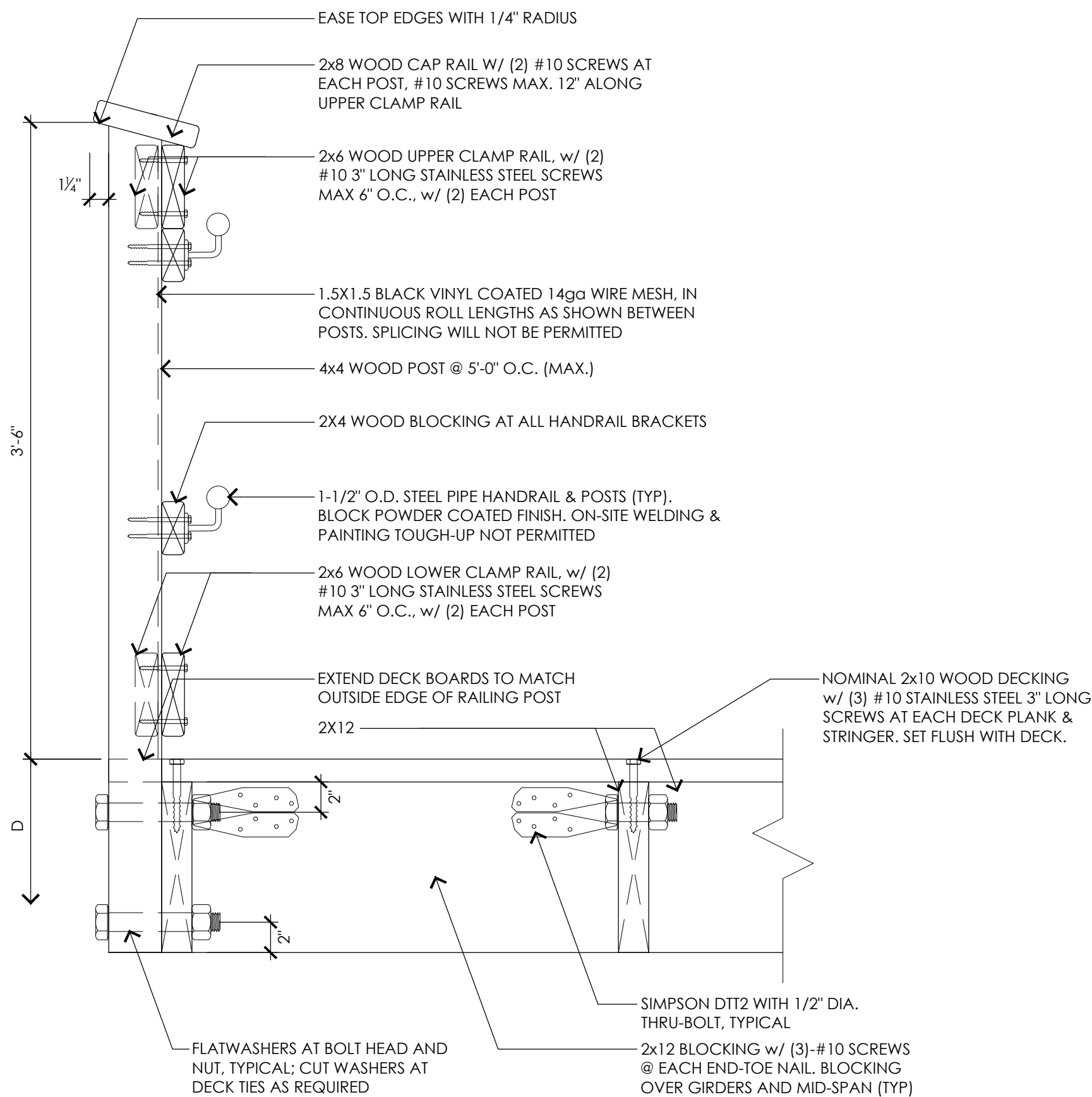
**RAILING SYSTEM**  
SCALE: 1"=1'-0"



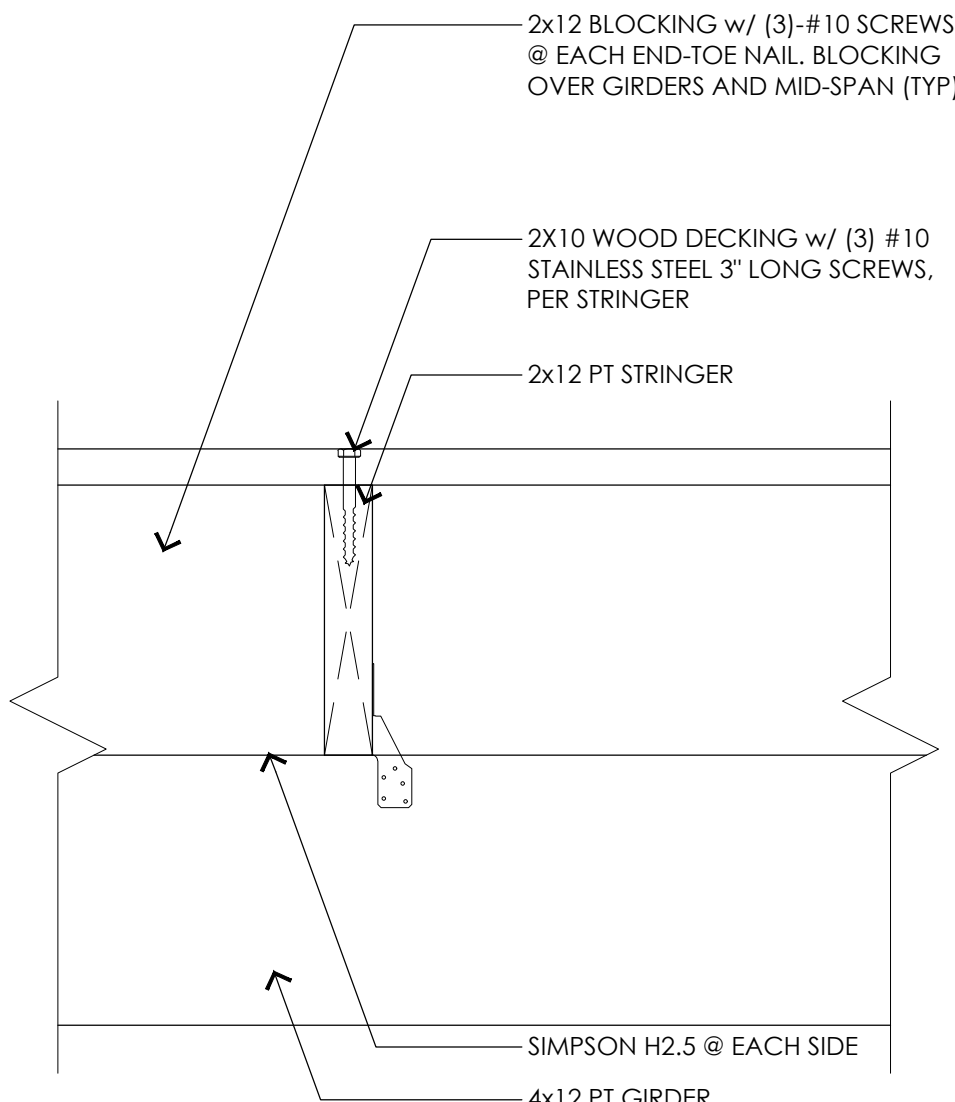
**MESH SANDWICH CONNECTION DETAIL**  
SCALE: 1-1/2"=1'-0"



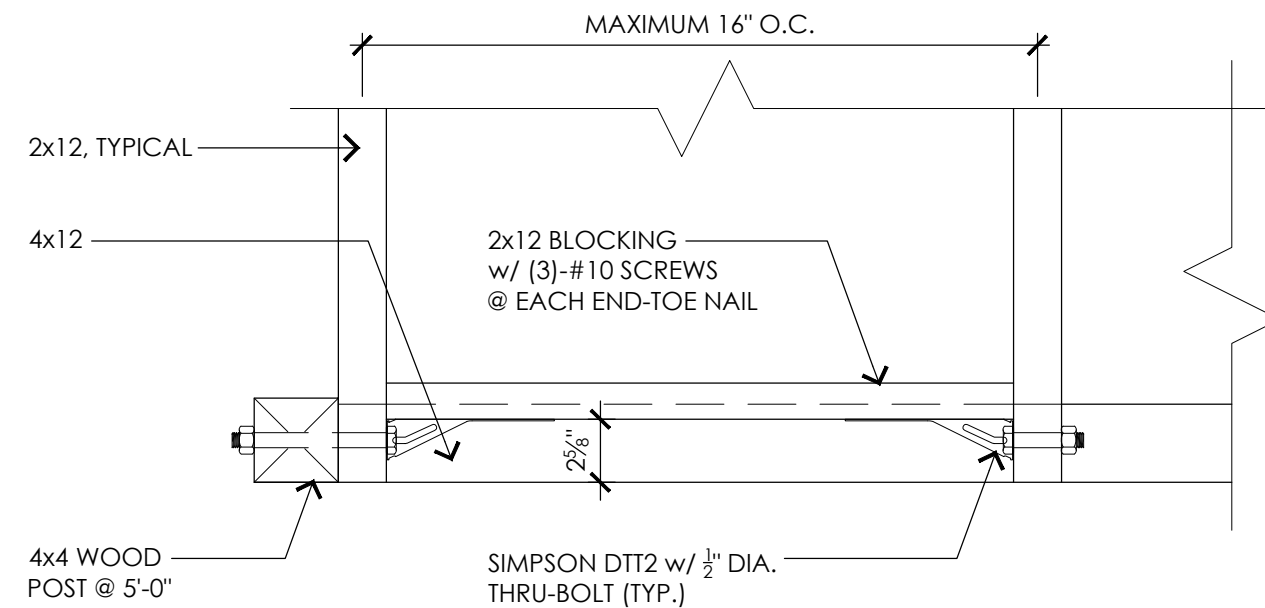
**BOARDWALK LANDING - DETAIL A**  
SCALE: 1/2"=1'-0"



**BOARDWALK LANDING - DETAIL B**  
SCALE: 1-1/2"=1'-0"



**BOARDWALK LANDING - DETAIL C**  
SCALE: 1-1/2"=1'-0"



**BOARDWALK LANDING - DETAIL D**  
SCALE: 1"=1'-0"

**1 WOOD BOARDWALK**  
SCALE: AS NOTED