

NOTES

- OWNER OF RECORD OF MAP 22 LOT 115: EBRAHIM MASALEHDAN, P.O. BOX 2127, WESTFORD, MA 01886
DEED REFERENCE TO PARCEL IS BK. 11422 PG. 170
AREA OF PARCEL = 303,813 S.F.± OR 6.970 ACRES±

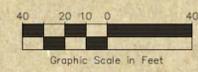
OWNER OF RECORD OF MAP 22 LOT 116: EBRAHIM MASALEHDAN, P.O. BOX 2127, WESTFORD, MA 01886
DEED REFERENCE TO PARCEL IS BK. 11422 PG. 170
AREA OF PARCEL = 87,120 S.F.± OR 2.000 ACRES±
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESTAURANT, FUNCTION HALL, AND FARM.
- CURRENT ZONING IS RA ZONING DISTRICT.

MIN. LOT SIZE:	REQUIRED 40,000 S.F.	PROVIDED 390,733 S.F.
MIN. LOT FRONTAGE:	200'	>200'
MIN. BUILDING SETBACKS:		
FRONT	50'	52'
SIDE	15'	237'
REAR	30'	104'
- PARKING CALCULATIONS:
 REQUIRED:
 RESTAURANT 180 SEATS
 LOUNGE/BAR 40 SEATS
 FUNCTION HALL 85 SEATS
 TOTAL = 305 SEATS
 1 SPACE/3 SEATS = 102 SPACES
 20 EMPLOYEES X 1 SP./EMPLOYEE = 20 SPACES
 TOTAL REQUIRED = 122 SPACES
 PROPOSED: 113 SPACES (INCL. 5 ACCESSIBLE)
 FUTURE PROPOSED: 21 SPACES
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
 DRAINAGE PRIVATE
 SEWER PRIVATE SEPTIC
 WATER PRIVATE
 GAS PRIVATE
 ELECTRIC COMCAST / FAIRPOINT COMMUNICATIONS
 TELECOMM COMCAST / FAIRPOINT COMMUNICATIONS
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH M.A. D.E.P. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS; THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN OF WESTFORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO CITY OR TOWN OF WESTFORD, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

APPROVED BY THE WESTFORD PLANNING BOARD

ON _____ AND
 CHAIRMAN: _____
 SECRETARY: _____

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REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 22 LOTS 115 & 116
SITE LAYOUT PLAN
PROPOSED RESTAURANT
66 BOSTON ROAD, WESTFORD, MA
 OWNED BY & PREPARED FOR
EBI MASALEHDAN

SCALE: 1"=40' May 16, 2016

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
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