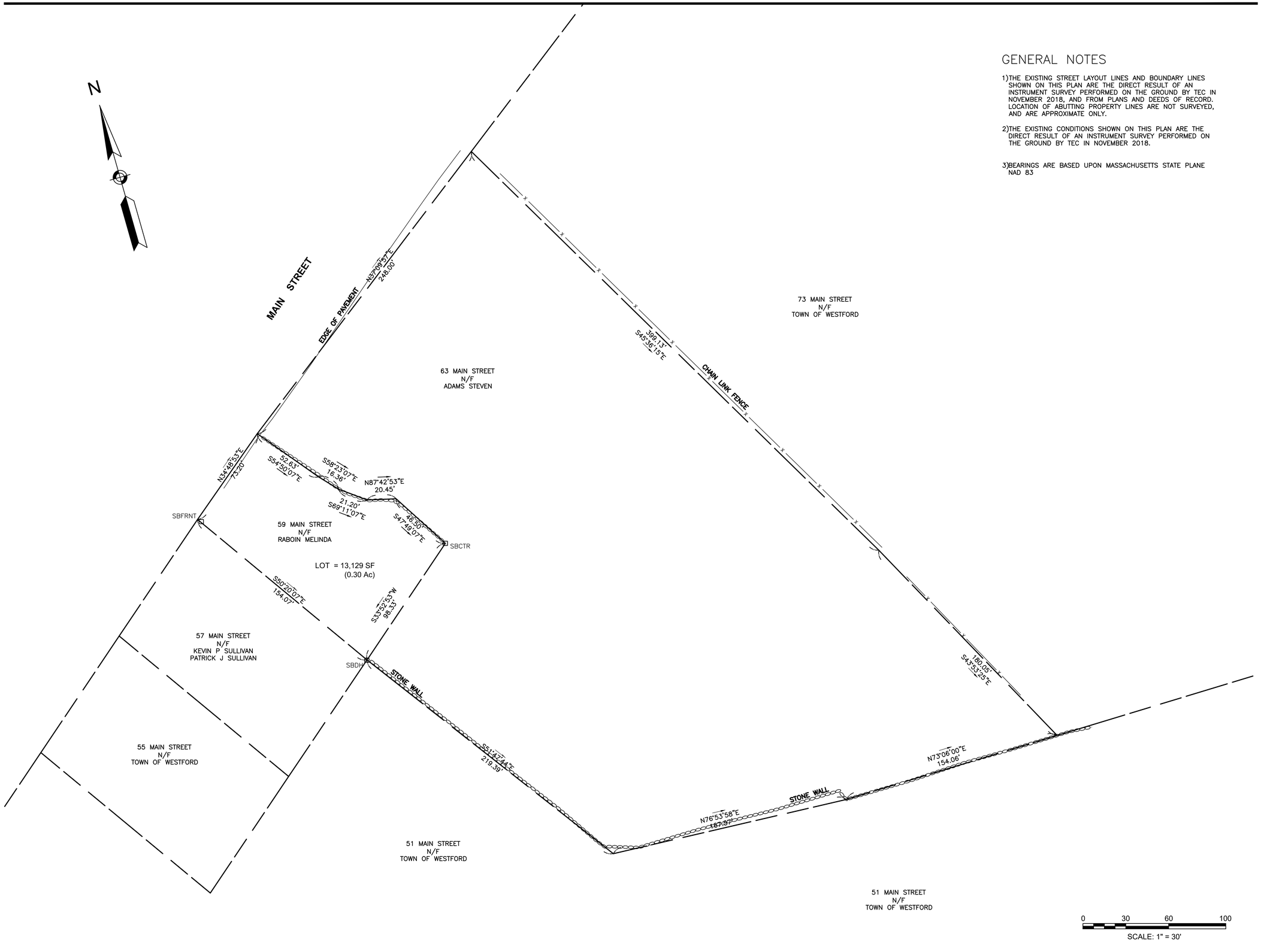


GENERAL NOTES

1) THE EXISTING STREET LAYOUT LINES AND BOUNDARY LINES SHOWN ON THIS PLAN ARE THE DIRECT RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND BY TEC IN NOVEMBER 2018, AND FROM PLANS AND DEEDS OF RECORD. LOCATION OF ABUTTING PROPERTY LINES ARE NOT SURVEYED, AND ARE APPROXIMATE ONLY.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE DIRECT RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND BY TEC IN NOVEMBER 2018.

3) BEARINGS ARE BASED UPON MASSACHUSETTS STATE PLANE NAD 83

TEC
The Engineering Corp

TEC, Inc.

146 Dascomb Road
Andover, MA 01810
(978) 794-1792

169 Ocean Boulevard
Unit 101, PO Box 249
Hampton, NH 03842
(603) 601-8154

www.TheEngineeringCorp.com

DESIGNED BY	
DRAWN BY	KCW
CHECKED BY	BGP
DATE	11/28/2018
SCALE	AS SHOWN

PREPARED FOR

TOWN OF WESTFORD
63 MAIN STREET
WESTFORD, MA

REVISIONS

ISSUED FOR

PROJECT TITLE

Plan of Land

PROJECT LOCATION

63 MAIN STREET
WESTFORD, MA

DRAWING TITLE

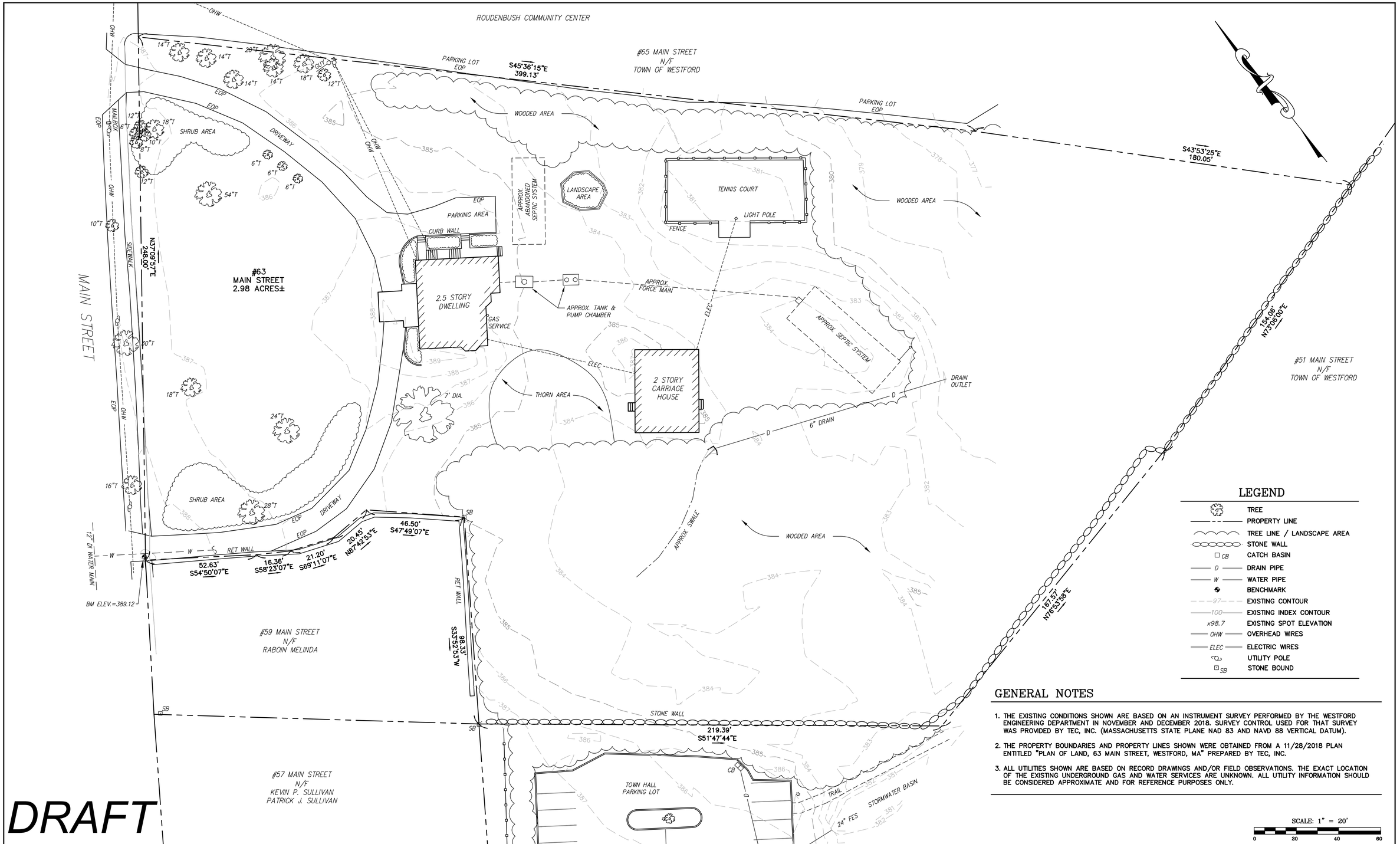
COMMONWEALTH OF MASSACHUSETTS
BRIAN G. PARKINSON
NO. 46193
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT NO.
T0843

TEC CAD FILE
T0843_SV

DRAWING NO.

SHEET 1 OF 1



LEGEND

- TREE
- PROPERTY LINE
- TREE LINE / LANDSCAPE AREA
- STONE WALL
- CB — CATCH BASIN
- D — DRAIN PIPE
- W — WATER PIPE
- BENCHMARK
- 97 — EXISTING CONTOUR
- 100 — EXISTING INDEX CONTOUR
- x98.7 — EXISTING SPOT ELEVATION
- OHW — OVERHEAD WIRES
- ELEC — ELECTRIC WIRES
- UTILITY POLE
- SB — STONE BOUND

GENERAL NOTES

1. THE EXISTING CONDITIONS SHOWN ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY THE WESTFORD ENGINEERING DEPARTMENT IN NOVEMBER AND DECEMBER 2018. SURVEY CONTROL USED FOR THAT SURVEY WAS PROVIDED BY TEC, INC. (MASSACHUSETTS STATE PLANE NAD 83 AND NAVD 88 VERTICAL DATUM).
2. THE PROPERTY BOUNDARIES AND PROPERTY LINES SHOWN WERE OBTAINED FROM A 11/28/2018 PLAN ENTITLED "PLAN OF LAND, 63 MAIN STREET, WESTFORD, MA" PREPARED BY TEC, INC.
3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND/OR FIELD OBSERVATIONS. THE EXACT LOCATION OF THE EXISTING UNDERGROUND GAS AND WATER SERVICES ARE UNKNOWN. ALL UTILITY INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND FOR REFERENCE PURPOSES ONLY.

SCALE: 1" = 20'

0 20 40 60

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE:	1"=20'
DATE:	12/10/2018
PROJECT:	63 MAIN STREET
FILE NAME:	MAIN ST N063 SURVEY.DWG
DESIGNED BY:	J.R.D.
DRAWN BY:	J.R.D.
APPROVED BY:	P.M.S.

TOWN OF WESTFORD, MASSACHUSETTS

ENGINEERING DEPARTMENT

28 North Street ‹› Westford, Massachusetts ‹› 01886

(978) 692-5520

EXISTING CONDITIONS SURVEY

63 MAIN STREET
WESTFORD, MASSACHUSETTS

SHEET #

1 OF 1

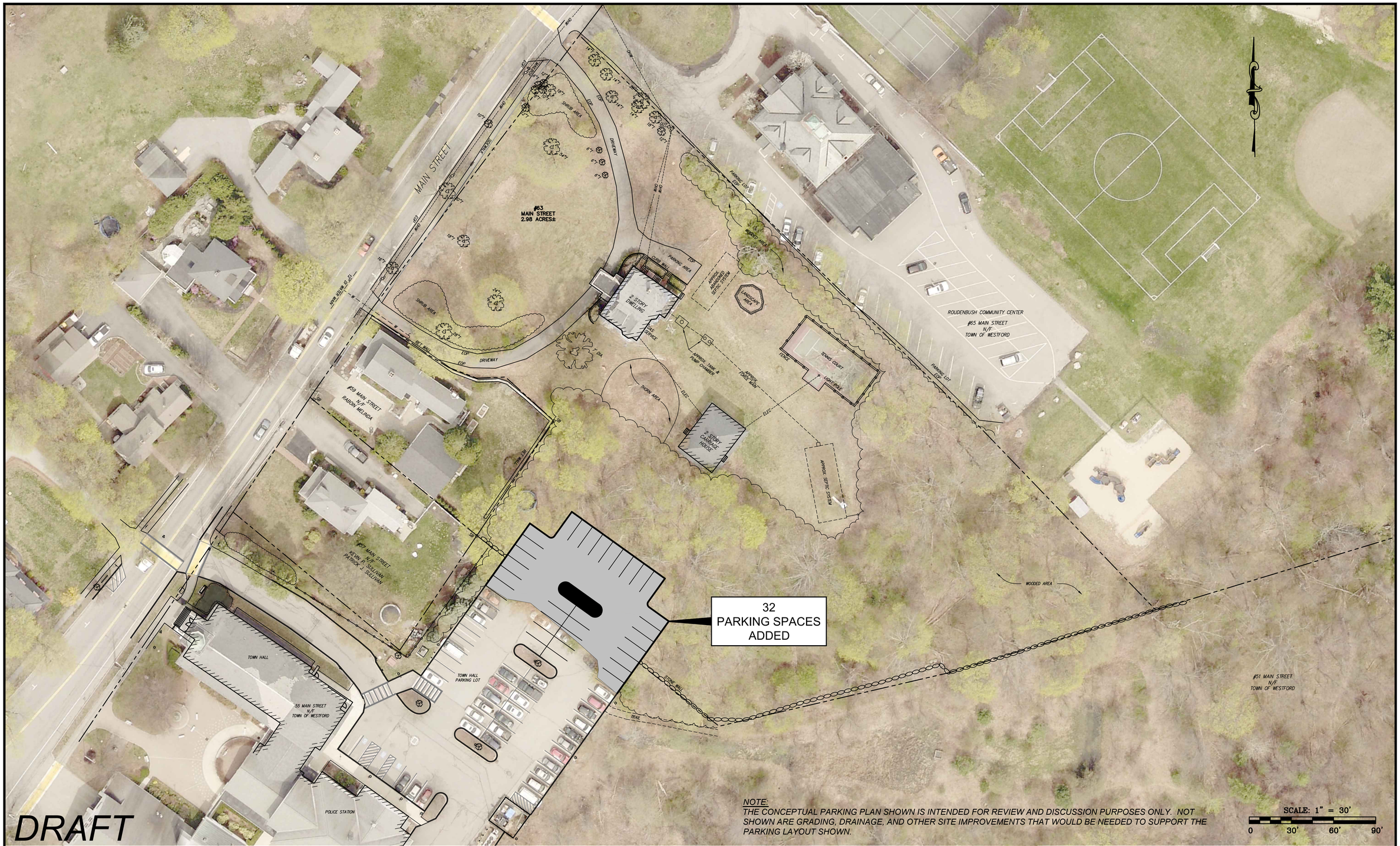
Wetland Resource Delineation Report
Proposed Parking Lot Expansion
63 Main Street
Westford, MA
November 20, 2018

The Town of Westford proposes to expand the Town Hall parking lot at 63 Main Street and provide access through its east end to the Roudenbush Community Center at 65 Main Street, Rimmer Environmental Consulting (REC) investigated this site to determine whether there are wetland resources subject to jurisdiction under the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) or the Town of Westford Wetlands Protection Bylaw Regulations within 100 feet of the work limits as indicated on the attached sketch.

REC conducted a field inspection of the site on October 24, 2018. Based on this inspection, the project site was determined not to be located within state or local wetland resources. There is a wet depression containing wetland vegetation close to the northeast corner of the existing parking lot. However, this depression appears to be a stormwater basin constructed based upon a plan prepared for the Westford Police Facility by Kaestle Boos Associates, Inc. in 1998 (see attached plan).

As stated in 310 CMR 10.02(2)(c) of the current state wetland regulations, stormwater management systems constructed and installed after November 18, 2996 do not create jurisdictional resource areas or Buffer Zones, provided they were constructed in accordance with the Stormwater Regulations in effect at the time. Based upon the plan date, it is therefore presumed that this basin does not qualify as a jurisdictional resource under state regulations. Similarly, the Town of Westford Wetlands Protection Regulations exclude retention and detention ponds created as part of a stormwater management system from jurisdiction as Freshwater Wetlands.

It is the conclusion of REC that the proposed construction of this parking lot expansion will not require review under either state or local wetland regulations.



NO.	DATE	DESCRIPTION
REVISIONS		

SCALE:	1"=30'
DATE:	12/12/2018
PROJECT:	63 MAIN ST PARKING CONCEPTS
FILE NAME:	MAIN ST N063 CONCEPT.DWG
DESIGNED BY:	J.R.D.
DRAWN BY:	J.R.D.
APPROVED BY:	P.M.S.

TOWN OF
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ENGINEERING DEPARTMENT
28 North Street ‹› Westford, Massachusetts ‹› 01886
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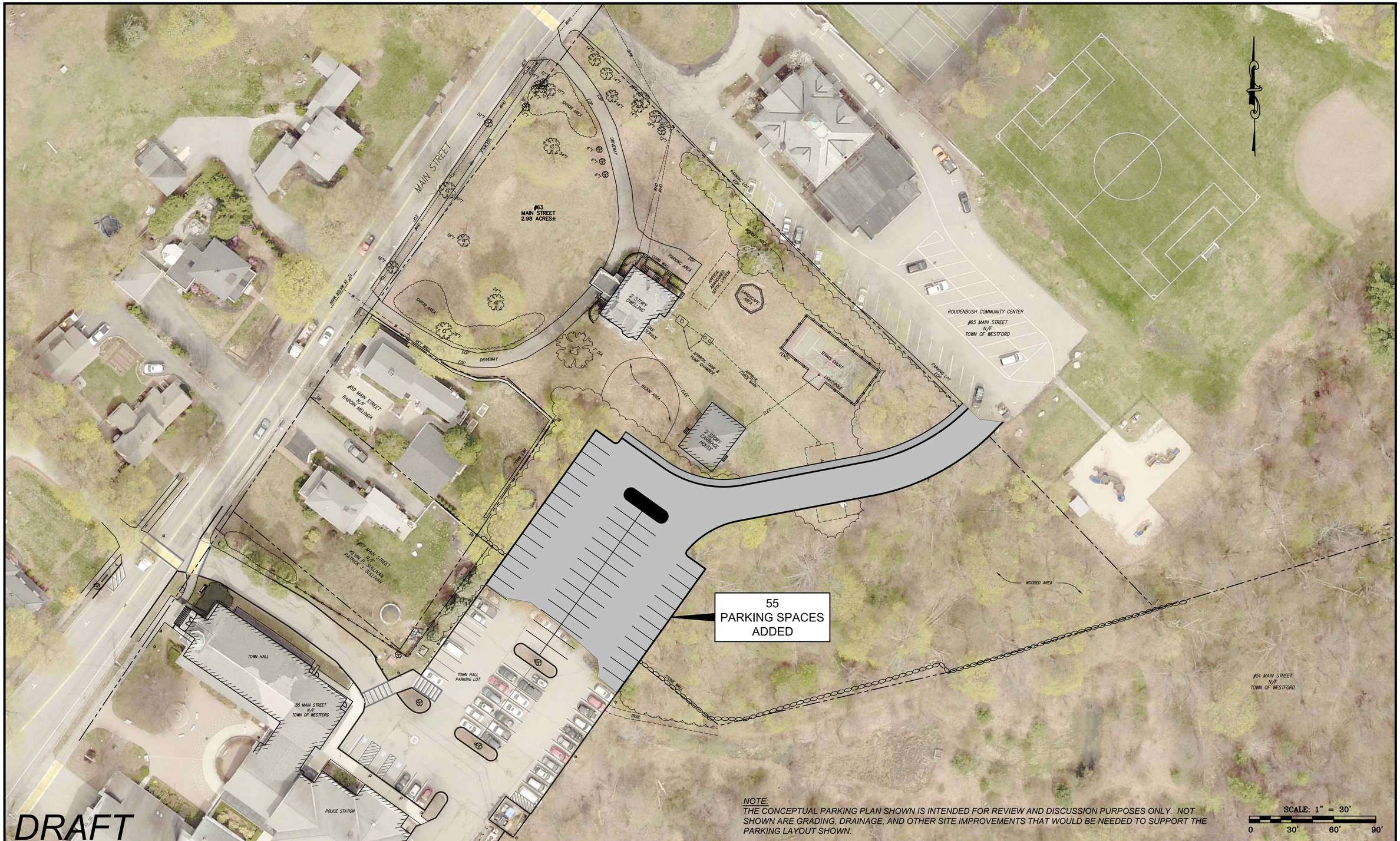
PARKING CONCEPT #1

63 MAIN STREET
WESTFORD, MASSACHUSETTS

SHEET #

1 OF 1



NO.	DATE	DESCRIPTION
REVISIONS		

SCALE:	1"=30'
DATE:	12/12/2018
PROJECT:	63 MAIN ST PARKING CONCEPTS
FILE NAME:	MAIN ST N063 CONCEPT.DWG
DESIGNED BY:	J.R.D.
DRAWN BY:	J.R.D.
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TOWN OF WESTFORD, MASSACHUSETTS
ENGINEERING DEPARTMENT
28 North Street «» Westford, Massachusetts «» 01886
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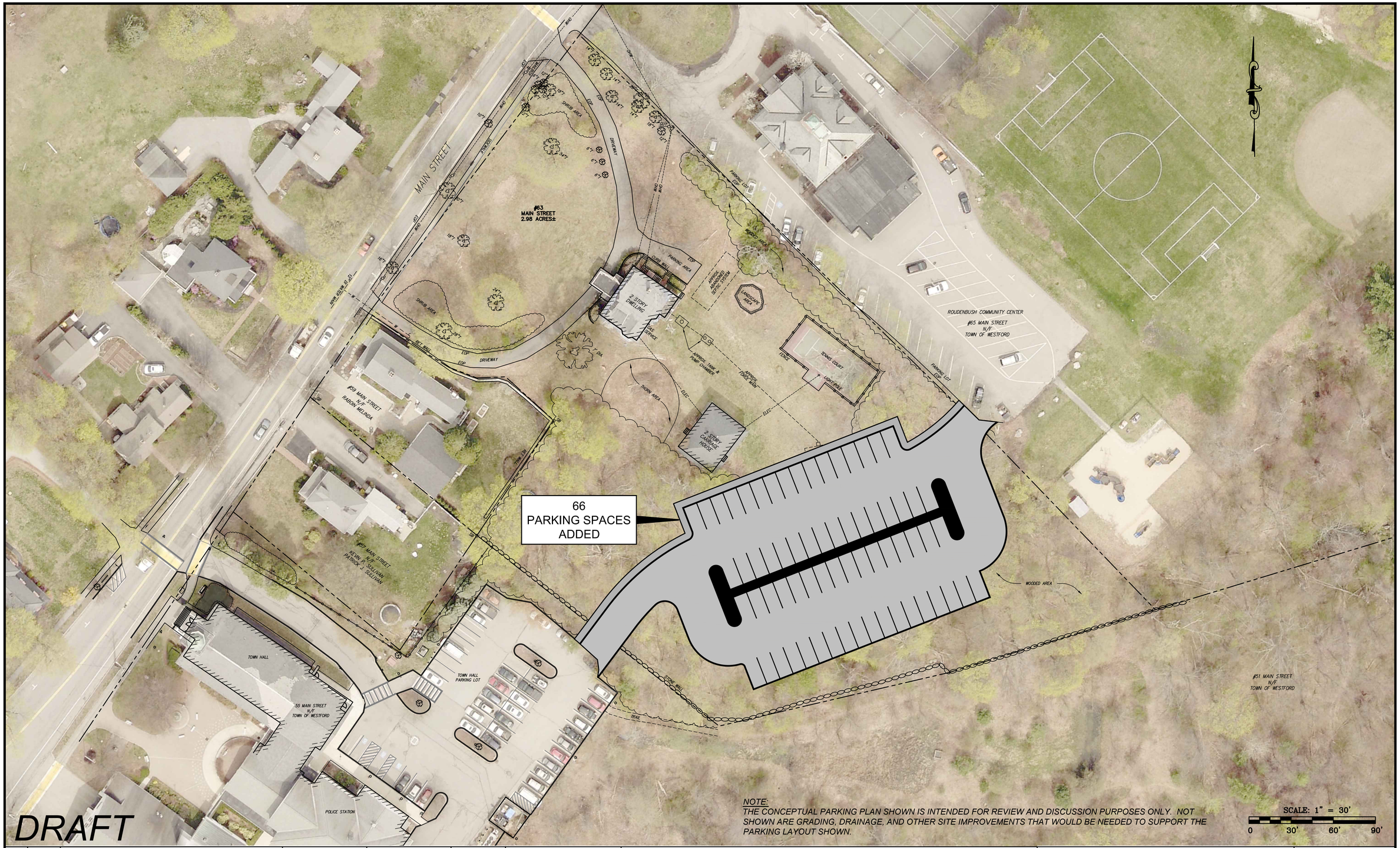
PARKING CONCEPT #2

63 MAIN STREET
WESTFORD, MASSACHUSETTS

SHEET #

1 OF 1



NO.	DATE	DESCRIPTION
REVISIONS		

SCALE:	1"=30'
DATE:	12/12/2018
PROJECT:	63 MAIN ST PARKING CONCEPTS
FILE NAME:	MAIN ST N063 CONCEPT.DWG
DESIGNED BY:	J.R.D.
DRAWN BY:	J.R.D.
APPROVED BY:	P.M.S.

TOWN OF
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ENGINEERING DEPARTMENT
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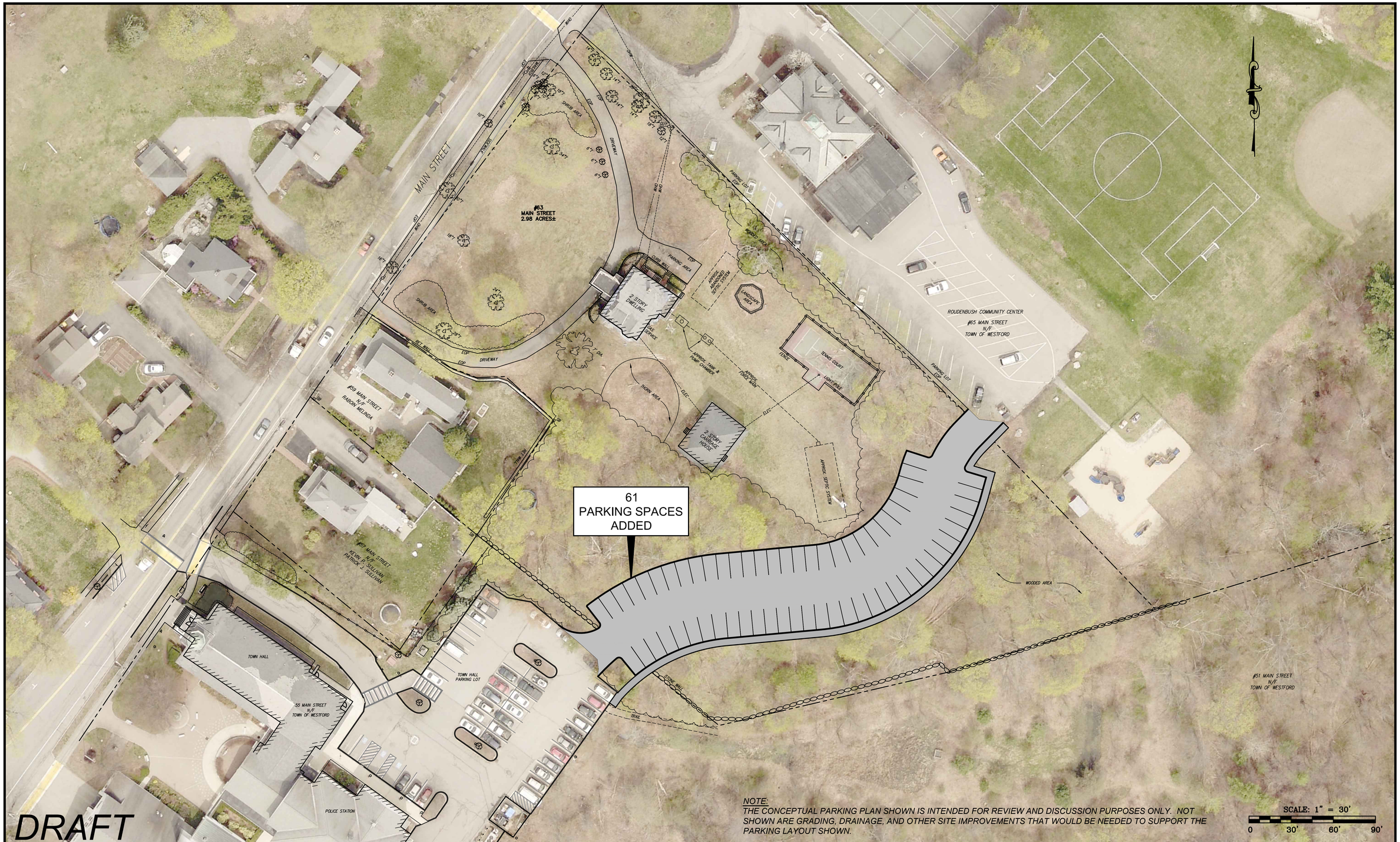
PARKING CONCEPT #3

63 MAIN STREET
WESTFORD, MASSACHUSETTS

SHEET #

1 OF 1



NO.	DATE	DESCRIPTION
REVISIONS		

SCALE:	1"=30'
DATE:	12/12/2018
PROJECT:	63 MAIN ST PARKING CONCEPTS
FILE NAME:	MAIN ST N063 CONCEPT.DWG
DESIGNED BY:	J.R.D.
DRAWN BY:	J.R.D.
APPROVED BY:	P.M.S.

TOWN OF
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PARKING CONCEPT #4

63 MAIN STREET
WESTFORD, MASSACHUSETTS

SHEET #

1 OF 1