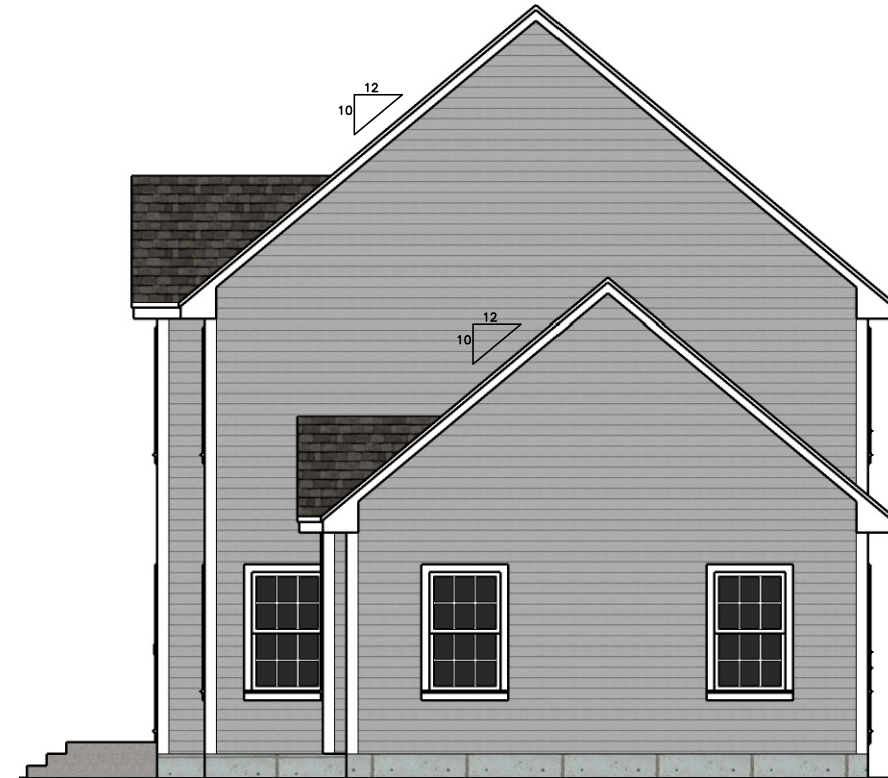






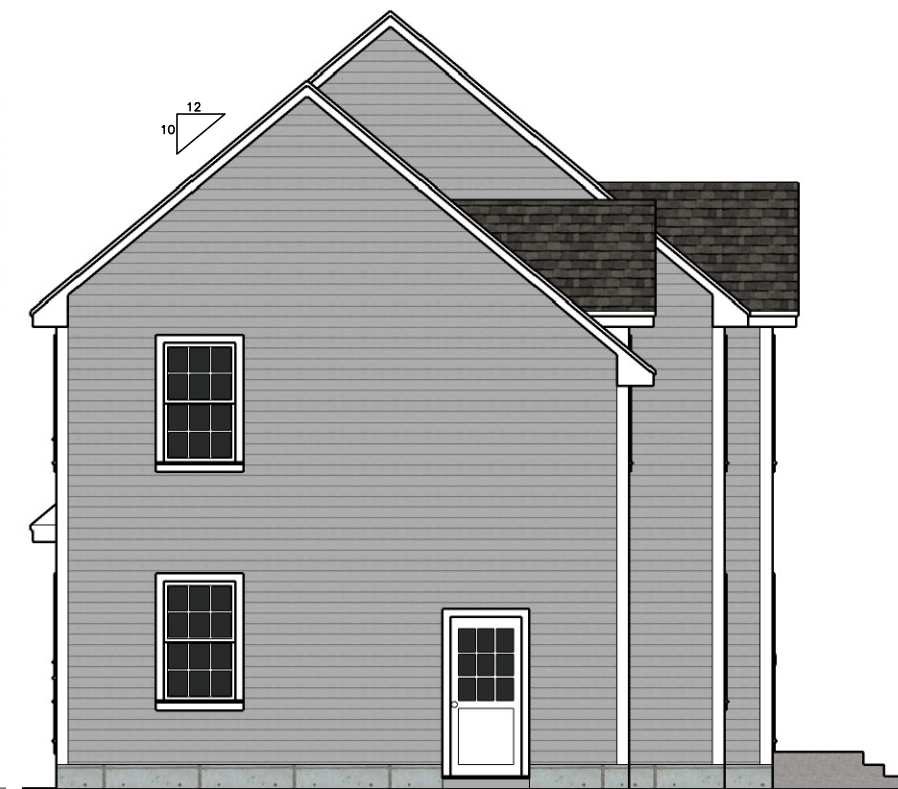
FRONT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

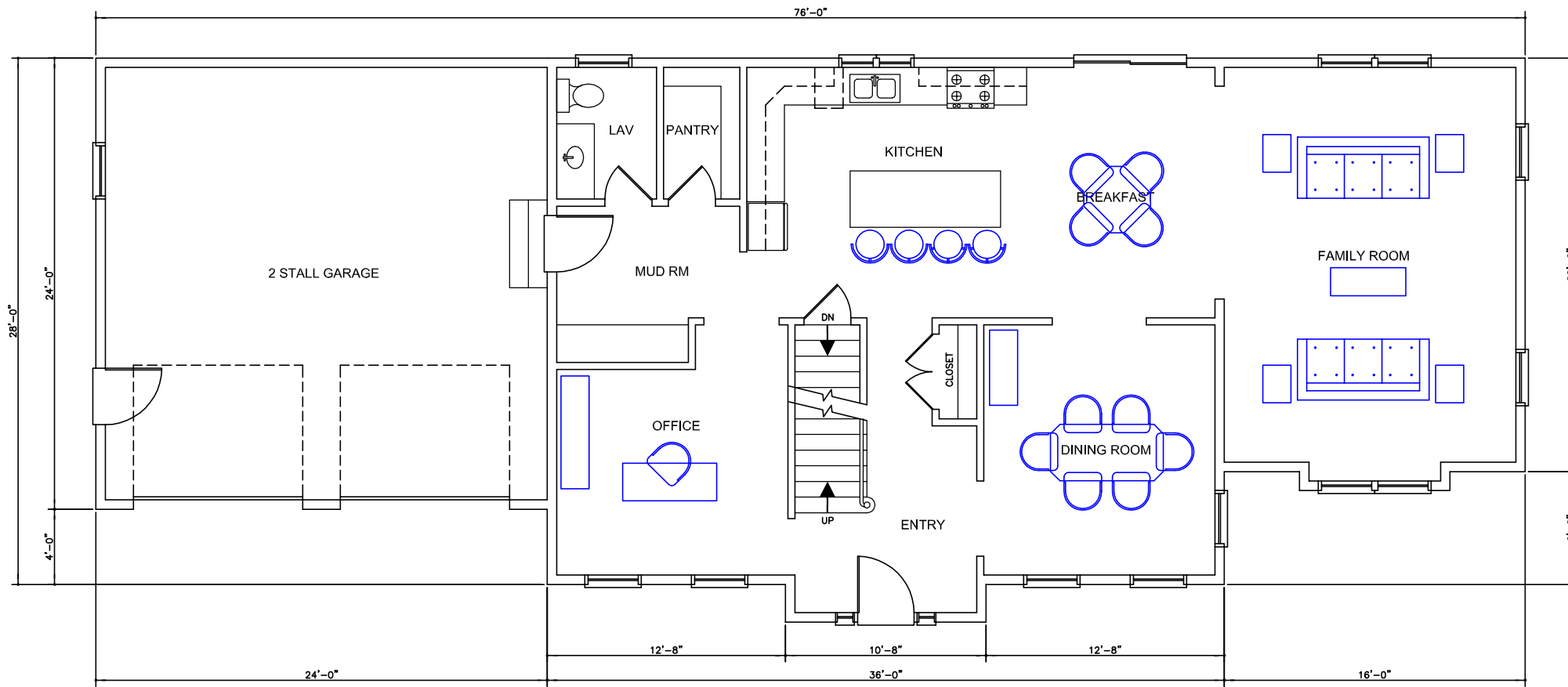


REAR ELEVATION
SCALE: 1/8"=1'-0"



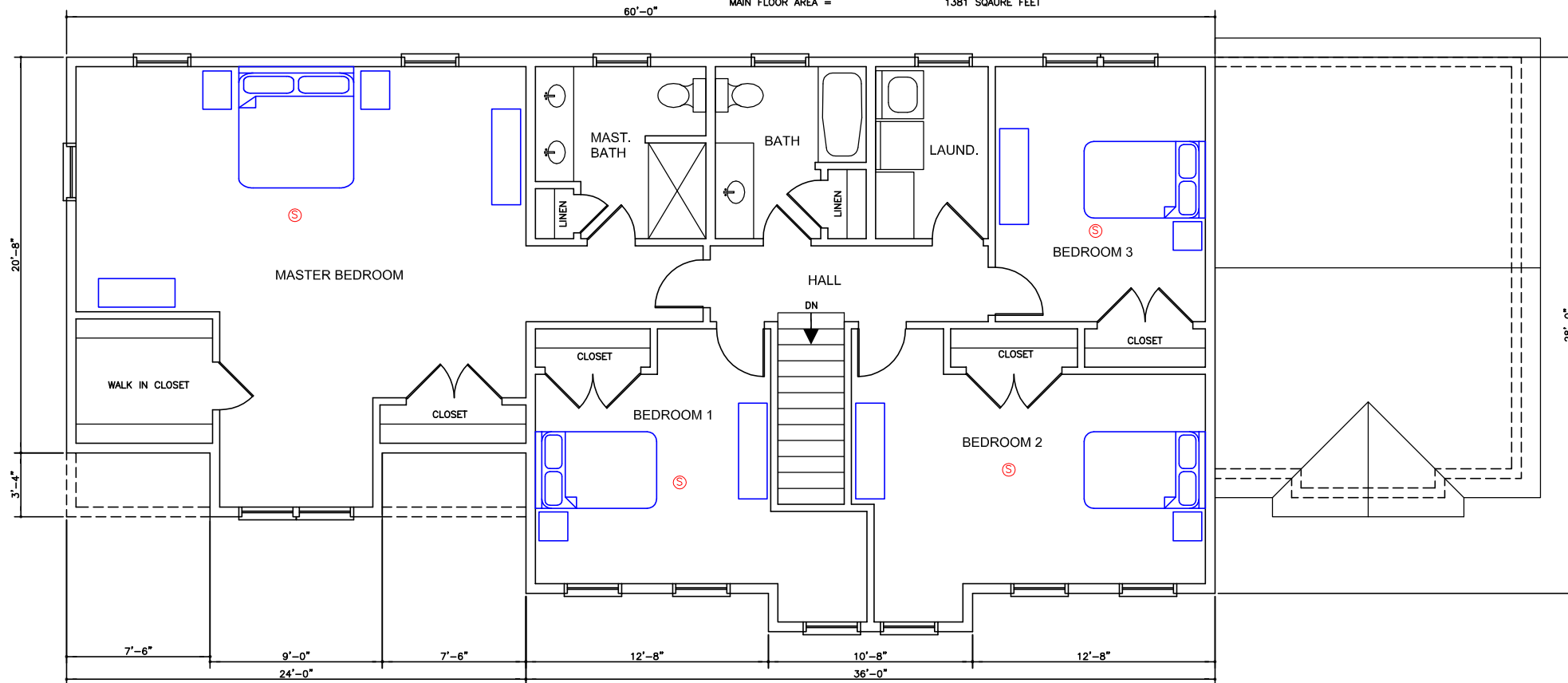
LEFT ELEVATION
SCALE: 1/8"=1'-0"

Project No.: 23027	
Date: March 16, 2023	Drawn By: SD Checked By: JJ
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NEW SINGLE FAMILY RESIDENCE 427 GROTON ROAD WESTFORD, MA	
Project: NEW SINGLE FAMILY RESIDENCE 427 GROTON ROAD WESTFORD, MA	
Title: ELEVATIONS SK.1	
PROGRESS NOT FOR CONSTRUCTION	
Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net	
Sheet:	2 / 2



MAIN FLOOR PLAN

SCALE: 1/8"=1'-0"
MAIN FLOOR AREA = 1381 SQAURE FEET



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"
MAIN FLOOR AREA = 1556 SQAURE FEET

Project No.:
23XXX

Date: **March 16, 2023**
Drawn By: **SD**
Checked By: **JJ**

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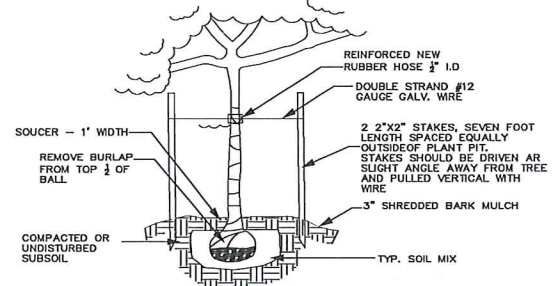
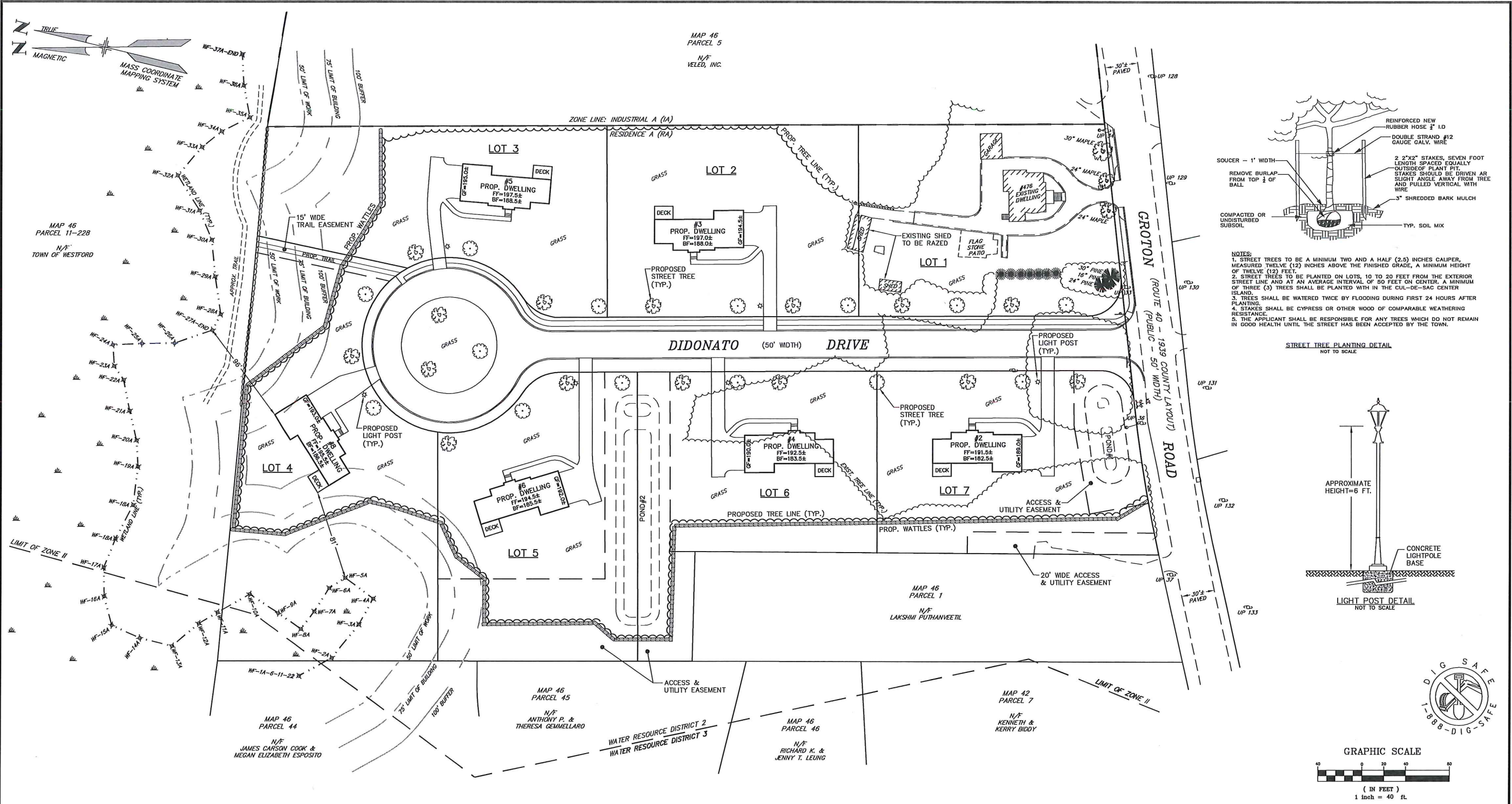
Project:
**NEW SINGLE FAMILY
RESIDENCE
WESTFORD, MA**

Title:
**PROPOSED
FLOOR PLANS
SK. 1**

**PROGRESS
NOT FOR
CONSTRUCTION**

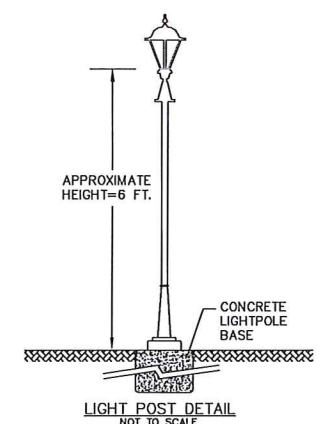
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Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net

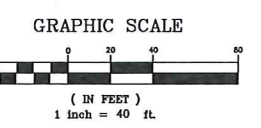


- NOTES:
- STREET TREES TO BE A MINIMUM TWO AND A HALF (2.5) INCHES CALIPER, MEASURED TWELVE (12) INCHES ABOVE THE FINISHED GRADE, A MINIMUM HEIGHT OF TWELVE (12) FEET.
 - STREET TREES TO BE PLANTED ON LOTS, 10 TO 20 FEET FROM THE EXTERIOR STREET LINE AND AT AN AVERAGE INTERVAL OF 80 FEET ON CENTER, A MINIMUM OF THREE (3) TREES SHALL BE PLANTED WITH IN THE CUL-DE-SAC CENTER ISLAND.
 - TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
 - STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR ANY TREES WHICH DO NOT REMAIN IN GOOD HEALTH UNTIL THE STREET HAS BEEN ACCEPTED BY THE TOWN.

STREET TREE PLANTING DETAIL
NOT TO SCALE



LIGHT POST DETAIL
NOT TO SCALE



LANDSCAPE LEGEND

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	ANTICIPATED SPREAD AT PLANTING & MATURITY
	15	RED MAPLE	ACER RUBRUM	2.5"	12 FT	10± FEET 35± FEET
	14	SUGAR MAPLE	ACER SACCHARUM	2.5"	12 FT	10± FEET 35± FEET

LEGEND

- PROPOSED TREE
- PROPOSED LIGHT POST
- PROPERTY LINE
- NEW PROPERTY LINE
- NEW EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROP. VERTICAL GRANITE CURB
- ZONING DISTRICT LINE
- BORDERING VEGETATED WETLAND
- ZONE II WATERSHED DISTRICT
- PROPOSED TREE LINE
- PROPOSED STRAW WATTLES

FOR REVIEW

NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE PLAN.

TOWN CLERK _____
DATE _____

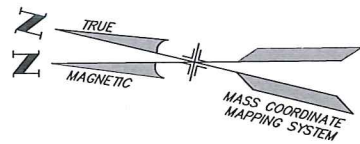
WESTFORD PLANNING BOARD

LANDSCAPING PLAN
IN
WESTFORD, MASSACHUSETTS
DIDONATO DRIVE

SCALE: 1"=40' DATE: FEBRUARY 3, 2023 SHEET 6 OF 10

PREPARED FOR
MAX MANAGEMENT, LLC
92 MIDDLESEX ROAD, UNIT 3, TYNGSBORO, MASSACHUSETTS

PREPARED BY
Land Engineering & Environmental Services, Inc.
One Bridgeview Circle, Tyngsboro, Massachusetts 01879
Telephone (978) 649-4642



MAP 46
PARCEL 5
N/F
VELED, INC.

M.S.P.C.S.
N: 3052629.74
E: 676478.08

MAP 77
PARCEL 17
N/F
MARK K. O'BRIEN

FOR REGISTRY USE ONLY

MAP 46
PARCEL 11-228
N/F
TOWN OF WESTFORD

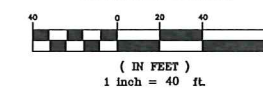
MAP 77
PARCEL 18
N/F
LUPING QUAN

MAP 77
PARCEL 19
N/F
WILLIAM M. &
GERRI LYNN MANOLOPOULOS

ZONING DISTRICT: RESIDENCE A (RA)

ZONING REQUIREMENTS	
MINIMUM LOT AREA	40,000 SF
MINIMUM FRONTAGE	200 FT
MINIMUM FRONT YARD	50 FT
MINIMUM SIDE YARD	15 FT
MINIMUM REAR YARD	30 FT

GRAPHIC SCALE



LEGEND

- DH FND DRILL HOLE, FOUND
- SBDC FND STONE BOUND DRILL HOLE, FOUND
- SBDC FND STONE BOUND BACK CENTER, FOUND
- SBDH (TBS) STONE BOUND, TO BE SET
- PROPERTY LINE
- NEW PROPERTY LINE
- NEW EASEMENT
- ZONING DISTRICT LINE
- BORDERING VEGETATED WETLAND
- ZONE II WATERSHED DISTRICT

I CERTIFY THAT THE ACTUAL SURVEY OF THIS TRACT OF LAND WAS MADE ON THE GROUND IN ACCORDANCE WITH THE "TECHNICAL STANDARDS FOR PROPERTY SURVEYS" OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING BETWEEN JUNE AND AUGUST OF 2022.

I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

LAND ENGINEERING & ENVIRONMENTAL SERVICES, INC DATE

FOR REVIEW

NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE PLAN.

TOWN CLERK

WESTFORD
PLANNING BOARD

DATE

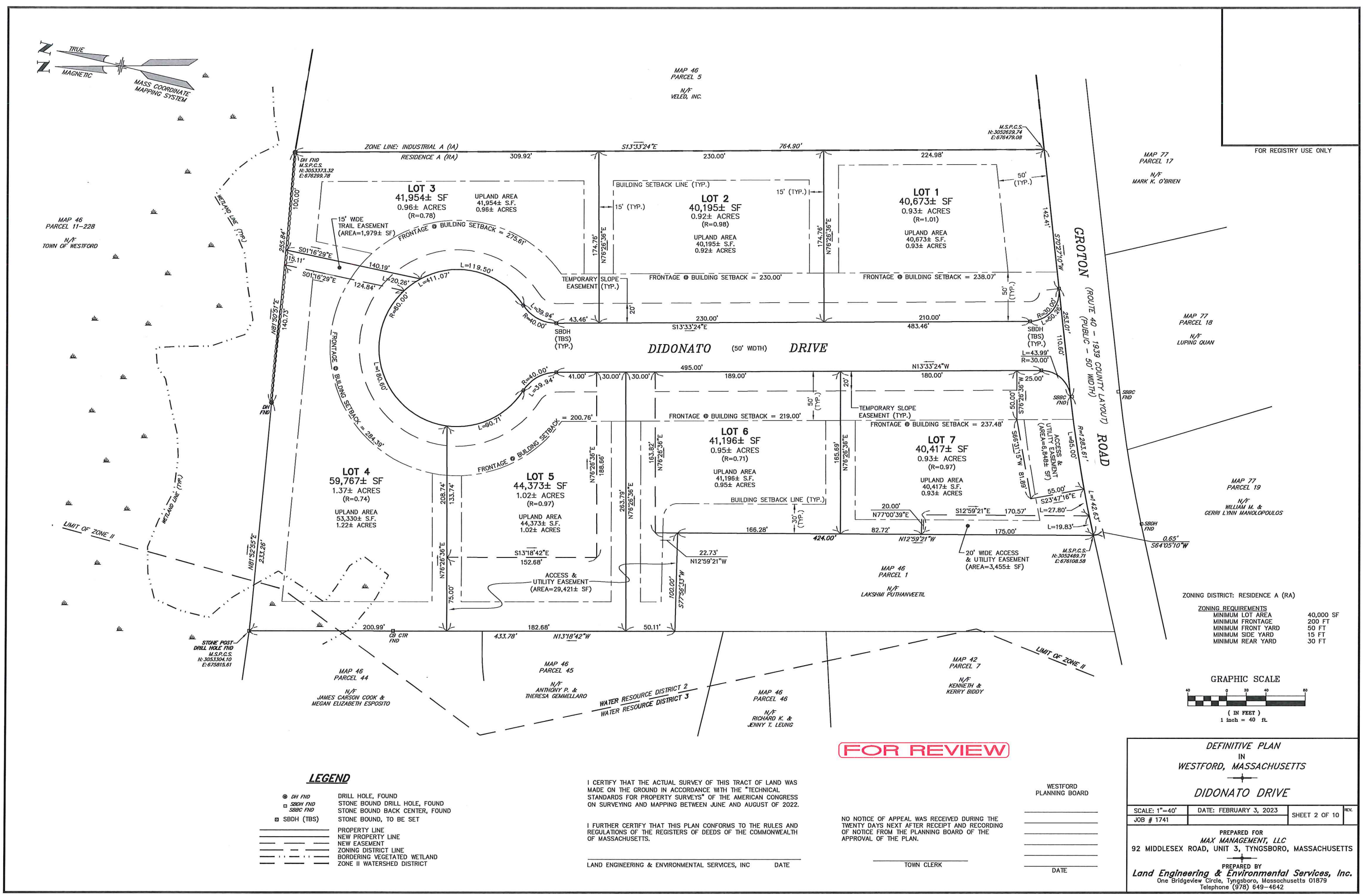
DEFINITIVE PLAN
IN
WESTFORD, MASSACHUSETTS

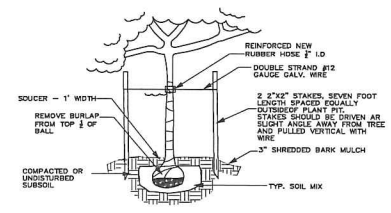
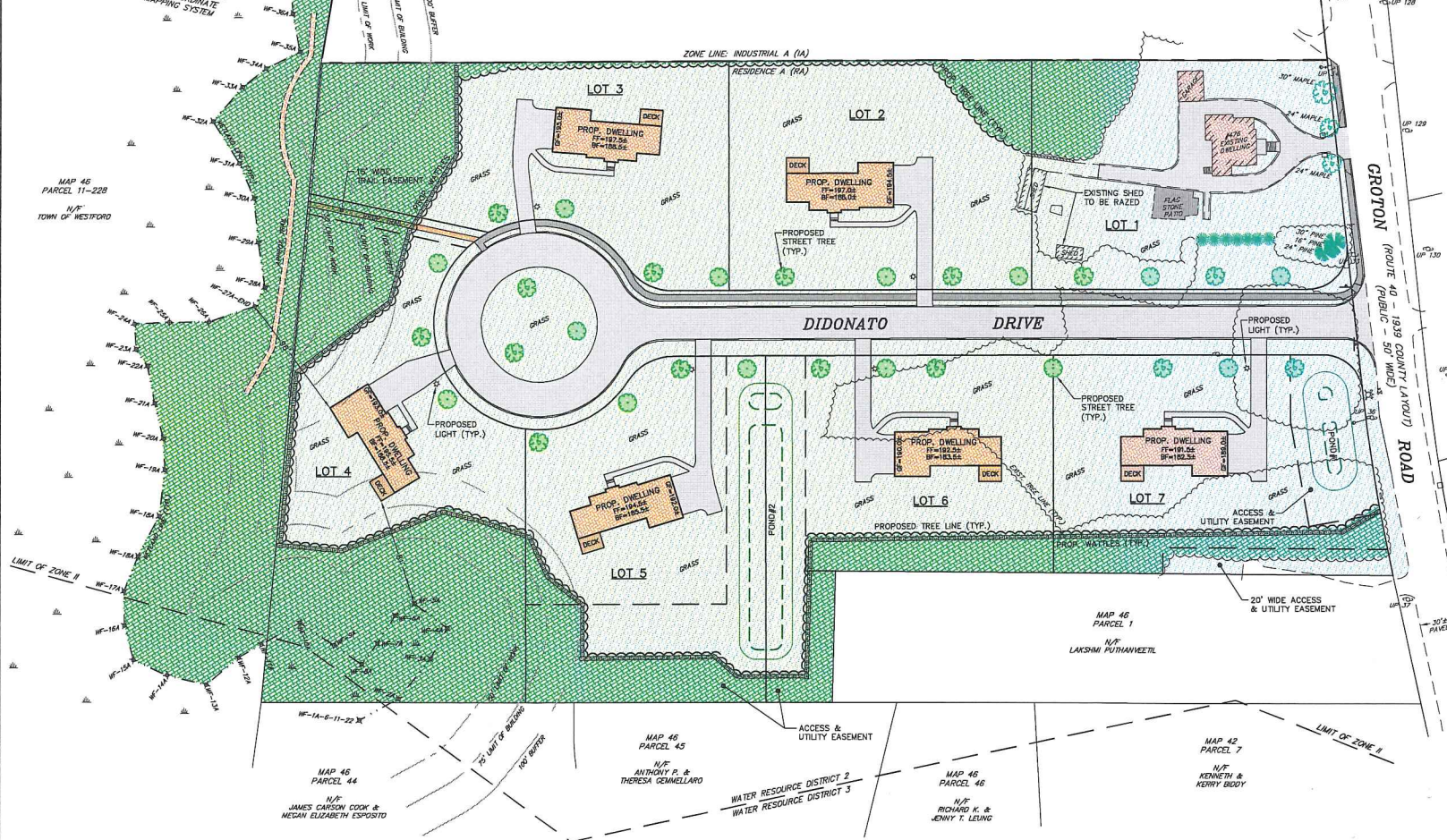
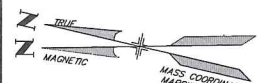
DIDONATO DRIVE

SCALE: 1"=40' DATE: FEBRUARY 3, 2023 SHEET 2 OF 10 REV.

PREPARED FOR
MAX MANAGEMENT, LLC
92 MIDDLESEX ROAD, UNIT 3, TYNGSBORO, MASSACHUSETTS

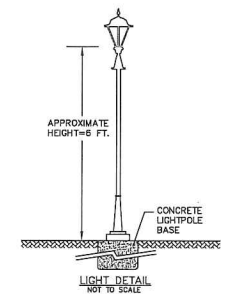
PREPARED BY
Land Engineering & Environmental Services, Inc.
Circle, Tyngsboro, Massachusetts 01879
Telephone (978) 649-4642



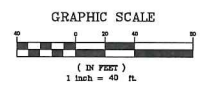


- NOTES:**
1. STREET TREES TO BE A MINIMUM TWO AND A HALF (2.5) INCHES CALIPER, MEASURED TWELVE (12) INCHES ABOVE THE FINISHED GRADE. A MINIMUM HEIGHT OF TWELVE (12) FEET.
 2. STREET TREES TO BE PLANTED ON LOTS 10 TO 20 FEET FROM THE EXTERIOR STREET LINE AND AT AN AVERAGE INTERVAL OF 50 FEET ON CENTER. A MINIMUM OF THREE (3) TREES SHALL BE PLANTED WITH IN THE CUL-DE-SAC CENTER ISLAND.
 3. TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
 4. STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY TREES WHICH DO NOT REMAIN IN GOOD HEALTH UNTIL THE STREET HAS BEEN ACCEPTED BY THE TOWN.

STREET TREE PLANTING DETAIL
NOT TO SCALE



LIGHT DETAIL
NOT TO SCALE



LANDSCAPE LEGEND

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	ANTICIPATED SPREAD AT PLANTING & MATURITY
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	14	SUGAR MAPLE	ACER SACCHARUM	2.5"	12 FT	10± FEET 35± FEET

LEGEND

- PROPOSED TREE
- PROPOSED LIGHT
- PROPERTY LINE
- NEW PROPERTY LINE
- NEW EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROP. VERTICAL GRANITE CURB
- ZONING DISTRICT LINE
- BORDERING VEGETATED WETLAND
- ZONE II WATERSHED DISTRICT
- PROPOSED TREE LINE
- PROPOSED STRAW WATTLES

NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE PLAN.

TOWN CLERK

WESTFORD PLANNING BOARD

DATE

LANDSCAPING PLAN
IN
WESTFORD, MASSACHUSETTS

DIDONATO DRIVE

SCALE: 1"=40'	DATE: FEBRUARY 3, 2023	SHEET 6 OF 10
PREPARED FOR MAX MANAGEMENT, LLC 92 MIDDLESEX ROAD, UNIT 3, TYNGSBORO, MASSACHUSETTS		
PREPARED BY Land Engineering & Environmental Services, Inc. One Bridgeview Circle, Tyngsboro, Massachusetts 01879 Telephone: (978) 643-4642		