ROUTE 110 MASTER PLAN

Westford, MA

MAY 14, 1999

LIST OF DRAWINGS:

GENERAL PLANS
NODE PLANS
SITE DETAILS

TRANSPORTATION ENGINEER & PLANNER:

Bruce Campbell & Associates, Inc.

38 Chauncy Street, Suite 701
Boston, Massachusetts 02111

617-542-1199

LANDSCAPE ARCHITECT:

Geller Associates, Inc.

2310 Washington Street
Newton, Massachusetts 02462

617-244-8521

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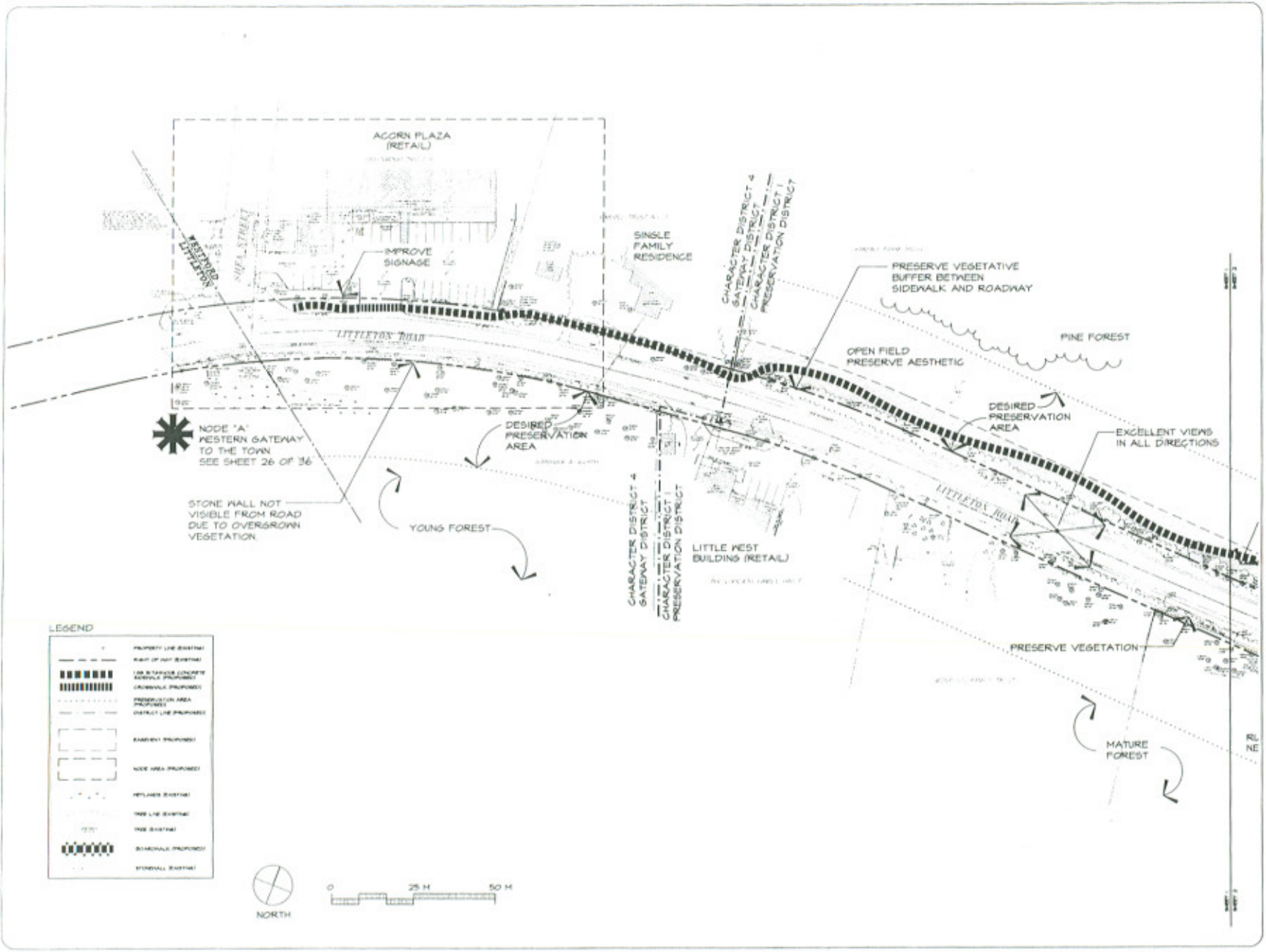
TOWN OF WESTFORD, MA



CHARACTER DISTRICT

1. PRESERVATION DISTRICT CHARACTERISTICS
   - mature tree canopy
   - narrow roads
   - open fields
   - limited street lights
   - vistas
   - absence of traffic signals
   - stone walls
   - limited curbing
   - country fences
   - resource areas (i.e., wetlands and wildlife habitat)
   - period architecture that exemplifies and contributes to the desired rural aesthetic (massing, scale, detail, character)
   - low density development

2. TRANSITION DISTRICT CHARACTERISTICS
   - open space interspersed with limited development
   - highly maintained landscapes
   - architecture of mixed compatibility with desired rural aesthetic (massing, scale, detail, character)
   - wetlands, pocket forests and small open fields

3. COMMERCIAL AND SERVICES DISTRICT CHARACTERISTICS
   - parking fields
   - street lights
   - commercial sites
   - roadway pavement
   - traffic signals
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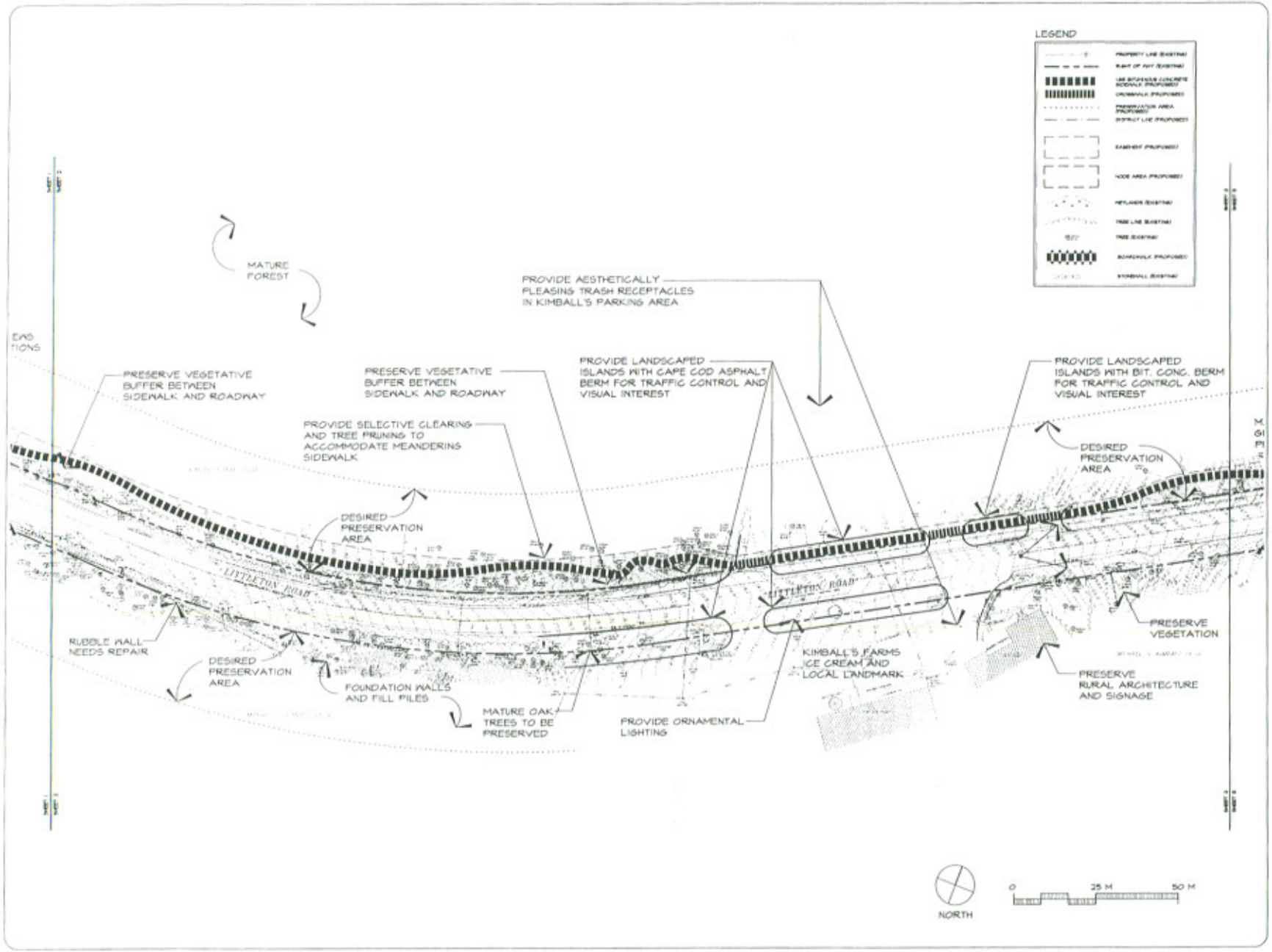
4. GATEWAY DISTRICT CHARACTERISTICS
   - defined exclusively by their location at entry points to the town

SHEET 1

1 of 36



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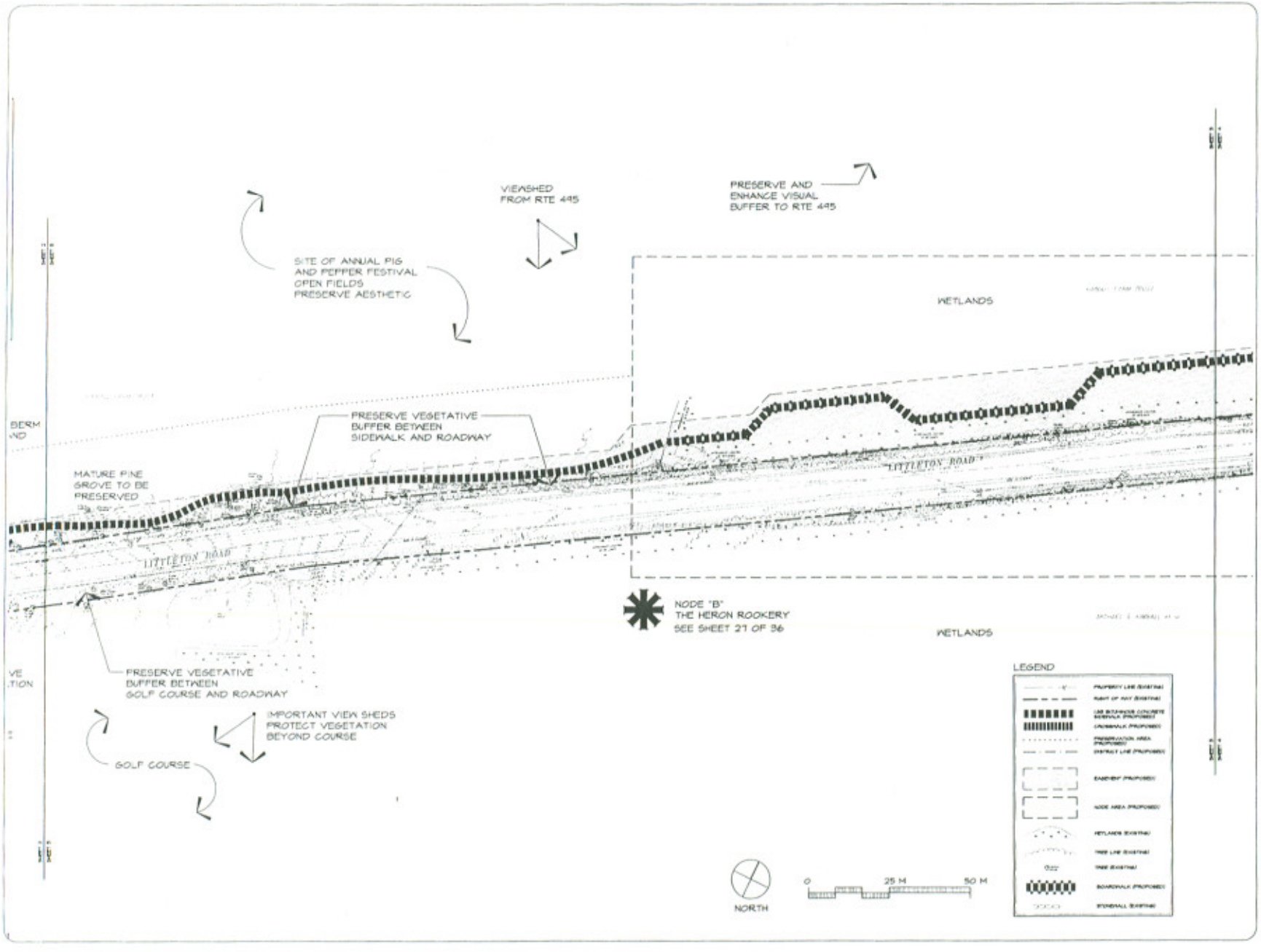
SITE PLANNERS
LANDSCAPE ARCHITECTS

SHEET 2

2 of 36



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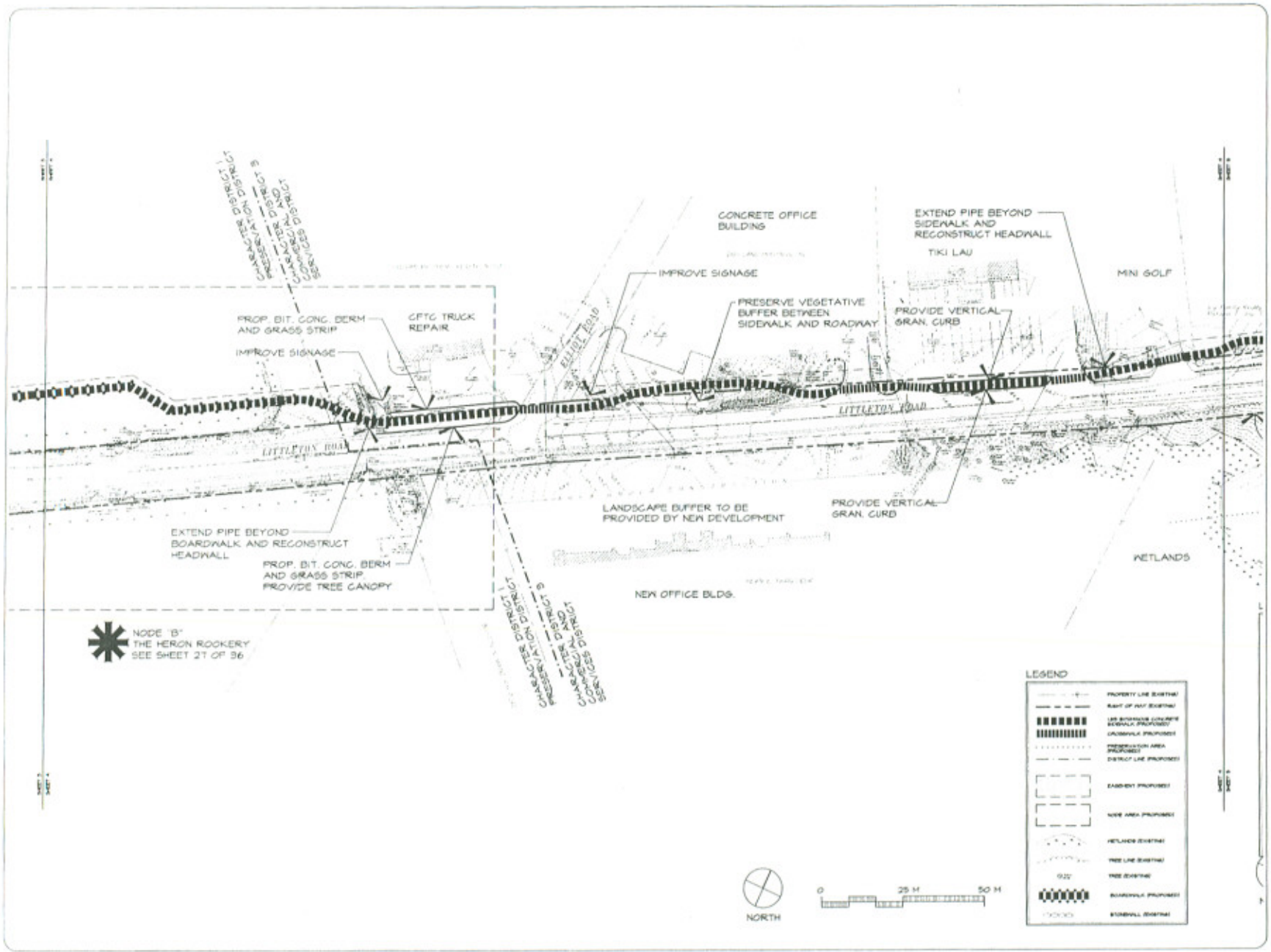

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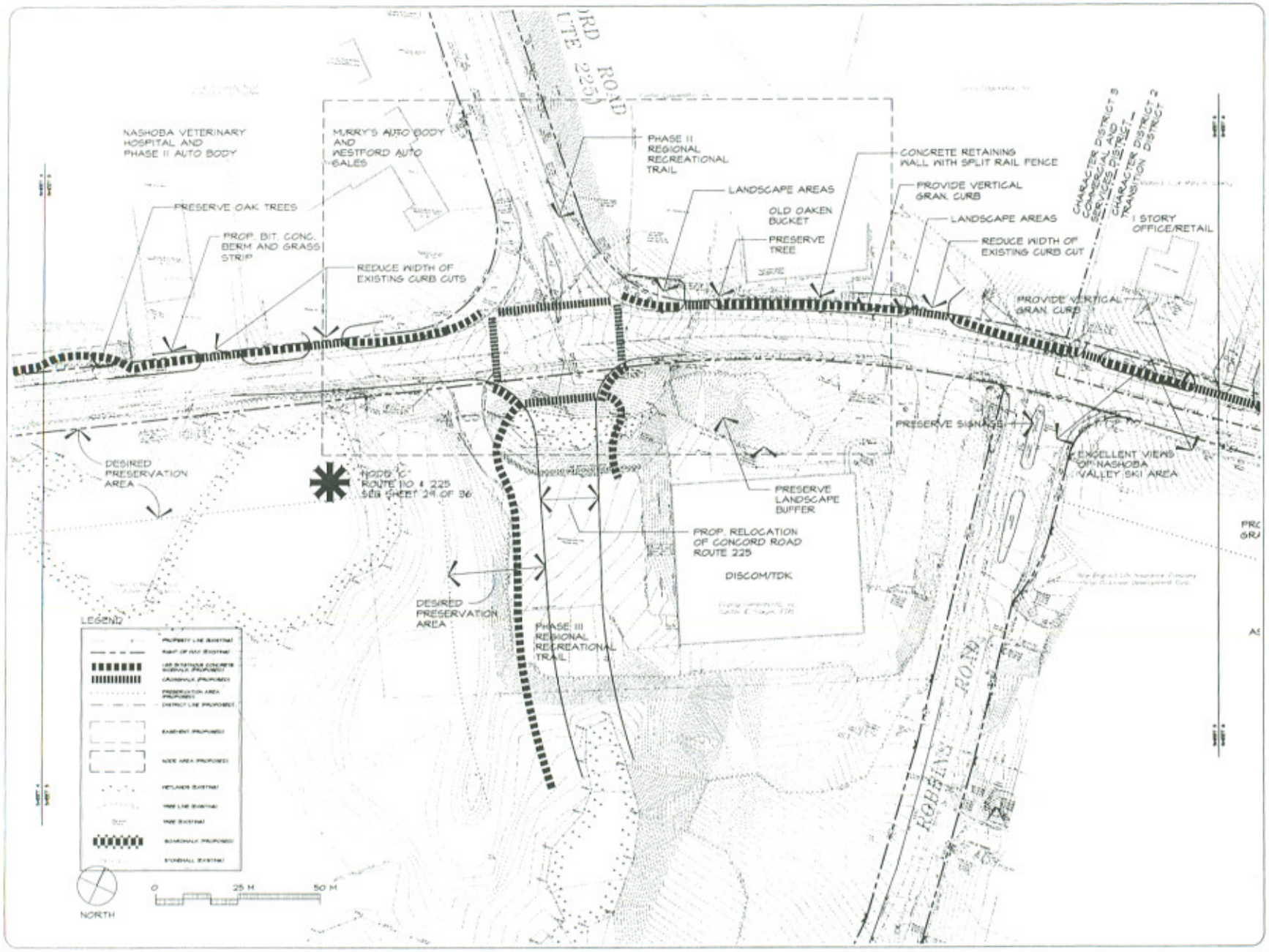

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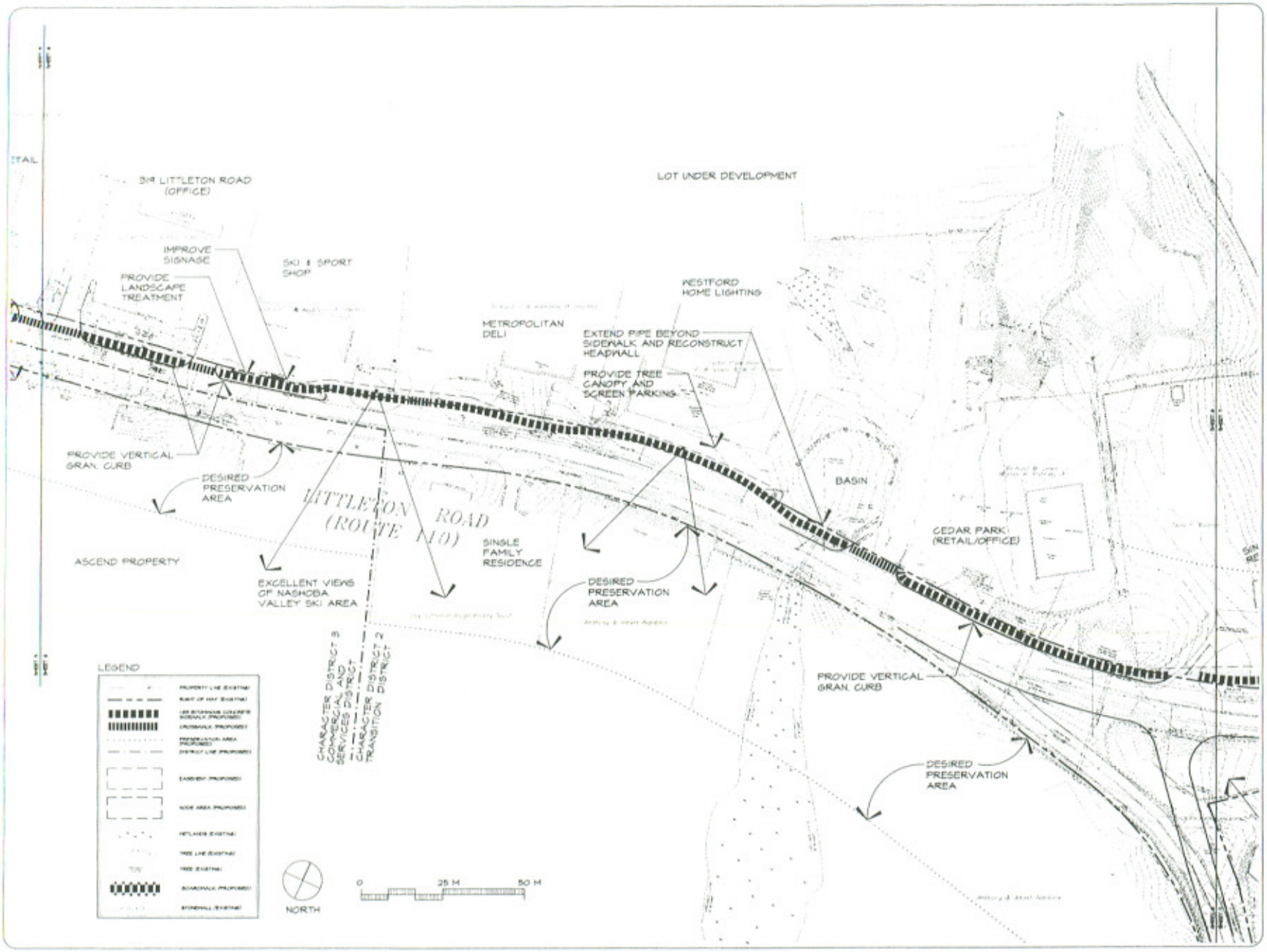
5 of 3



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GELLER ASSOCIATES

SHEET 6

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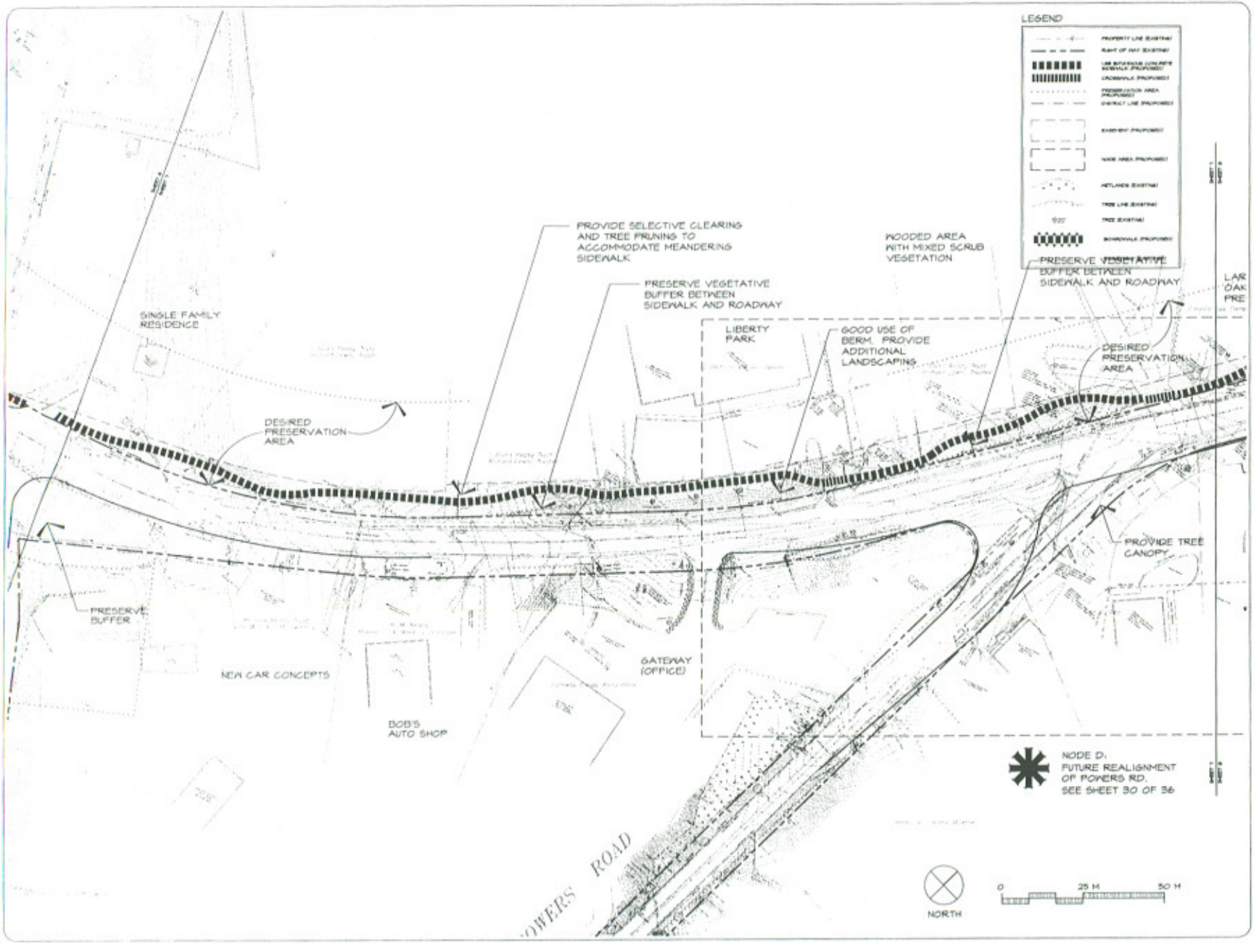

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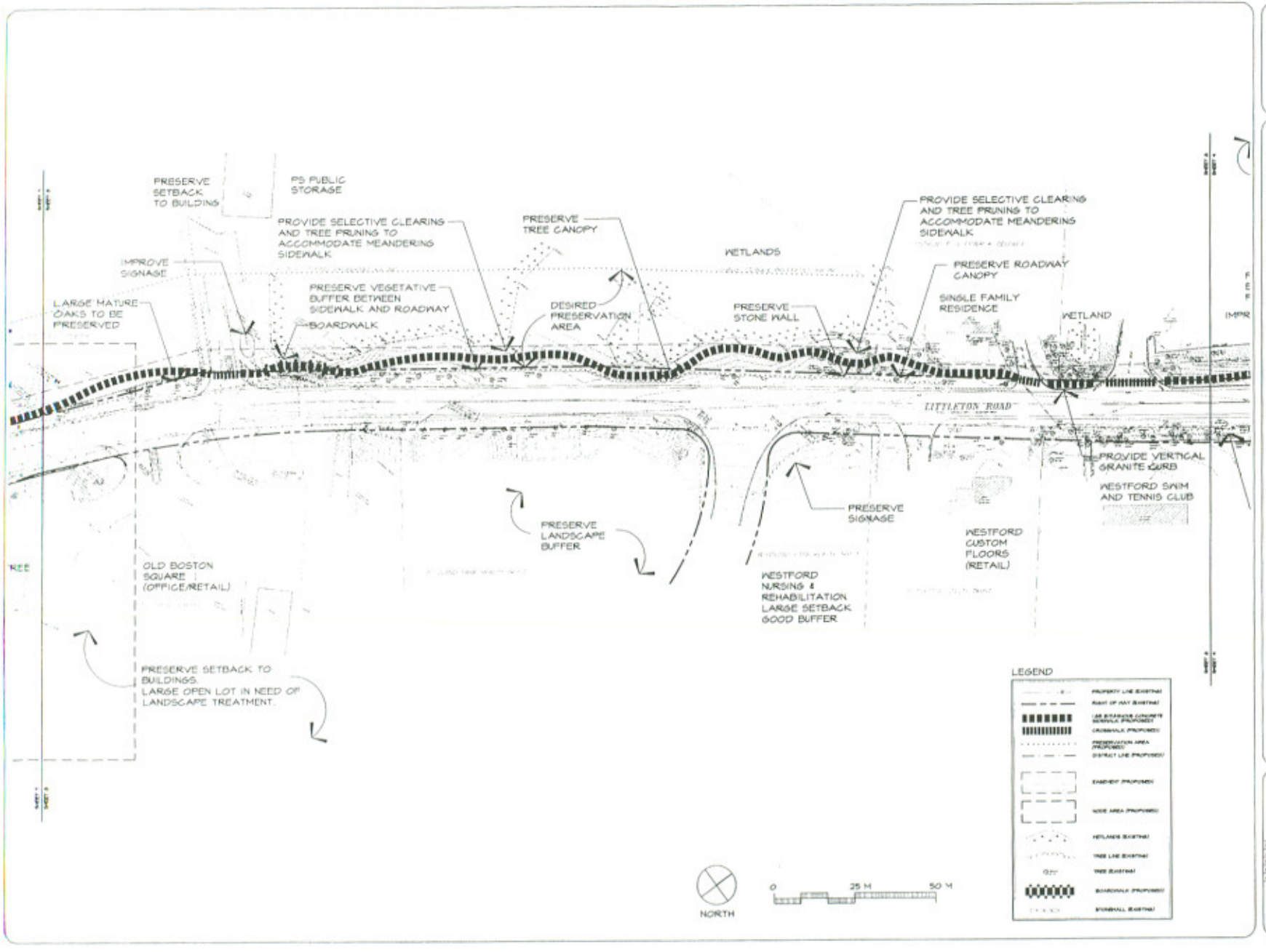

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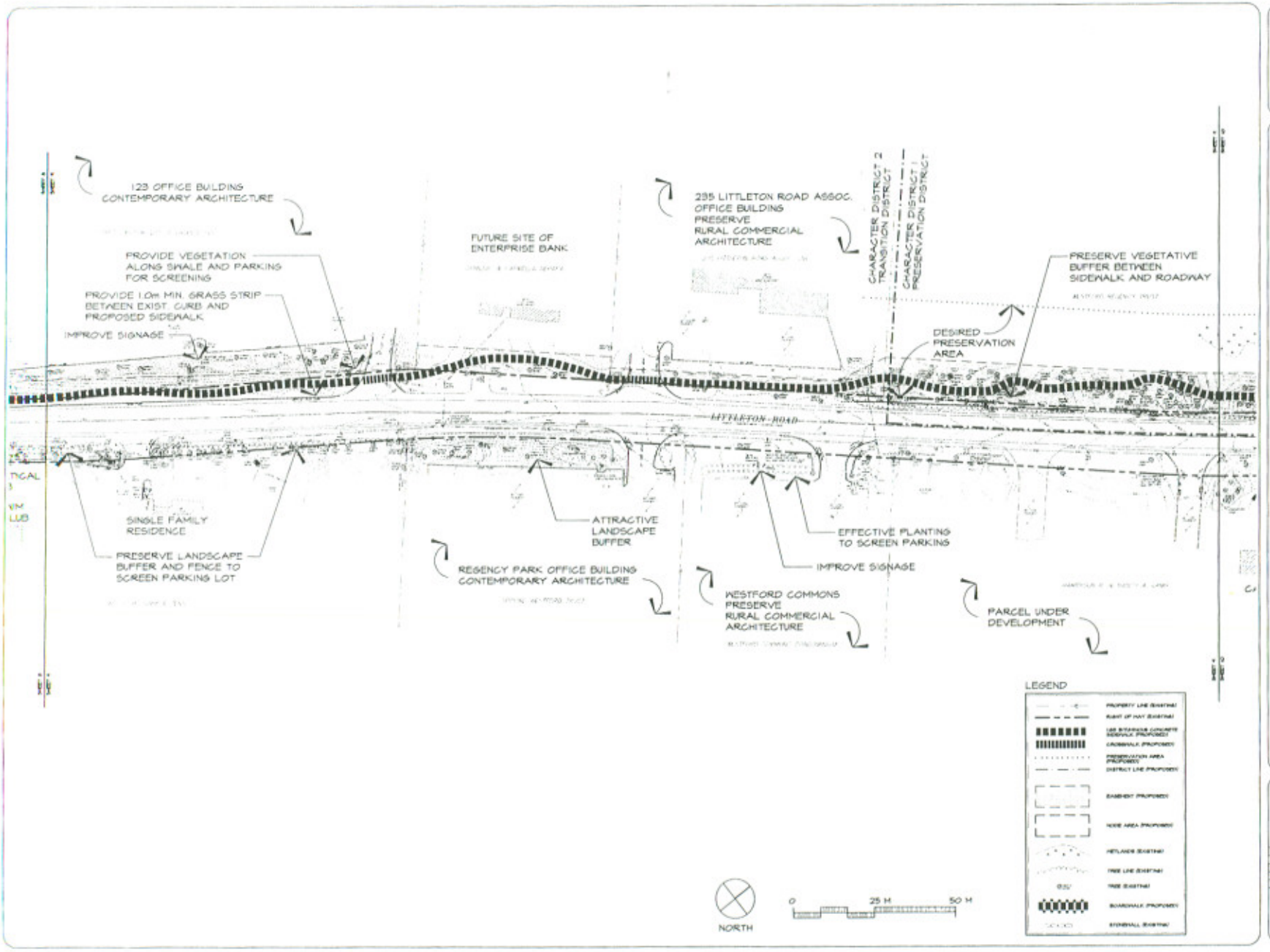

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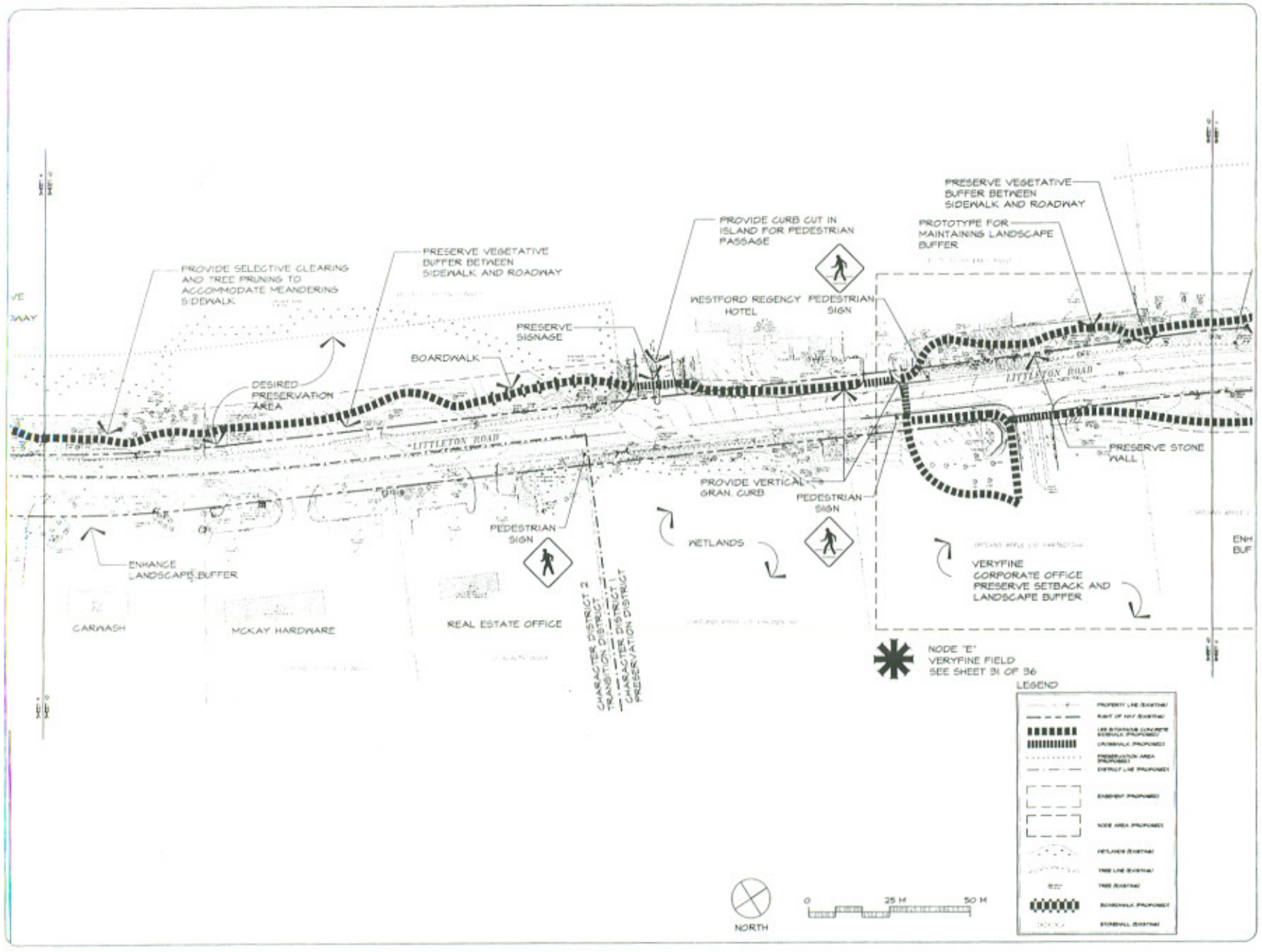

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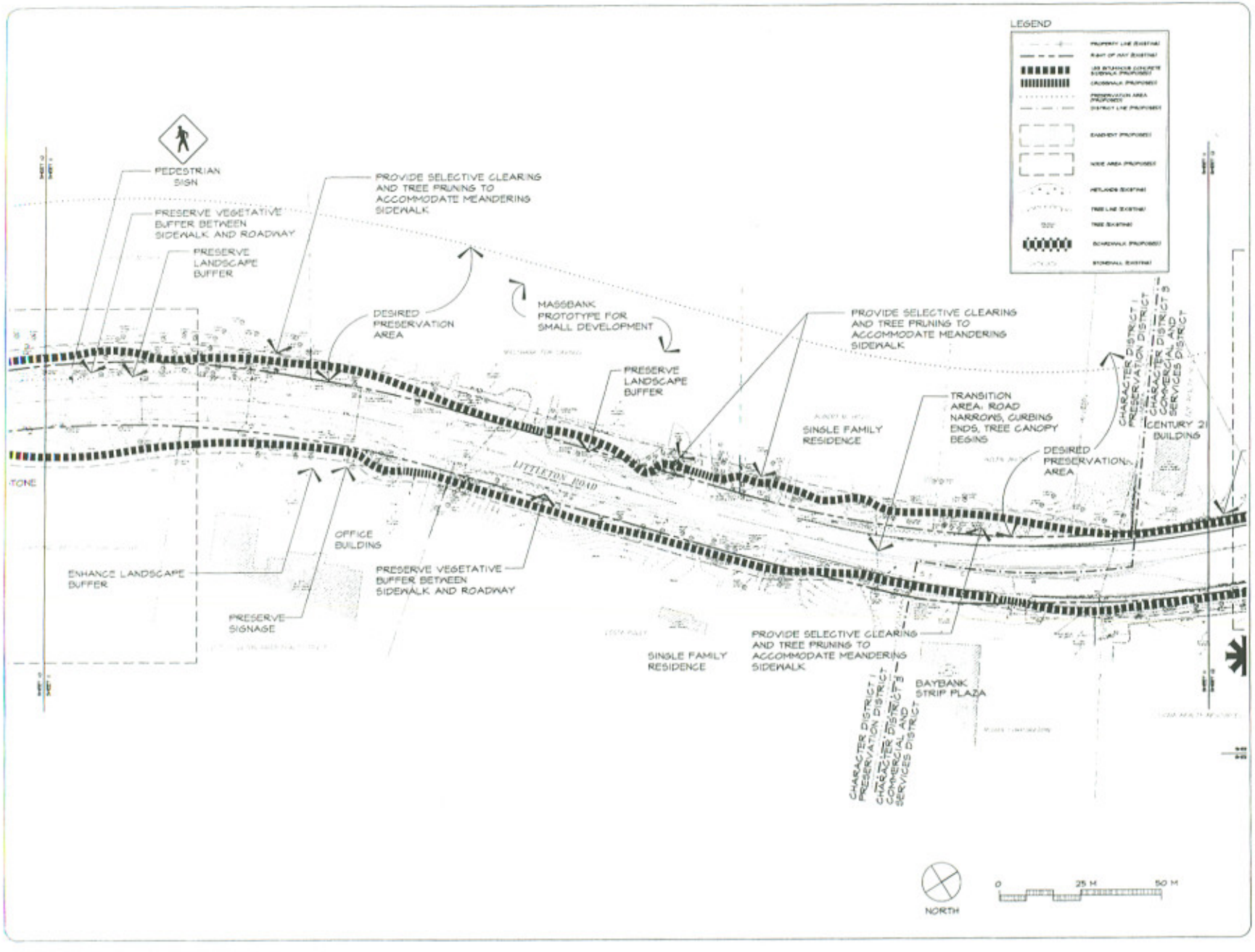

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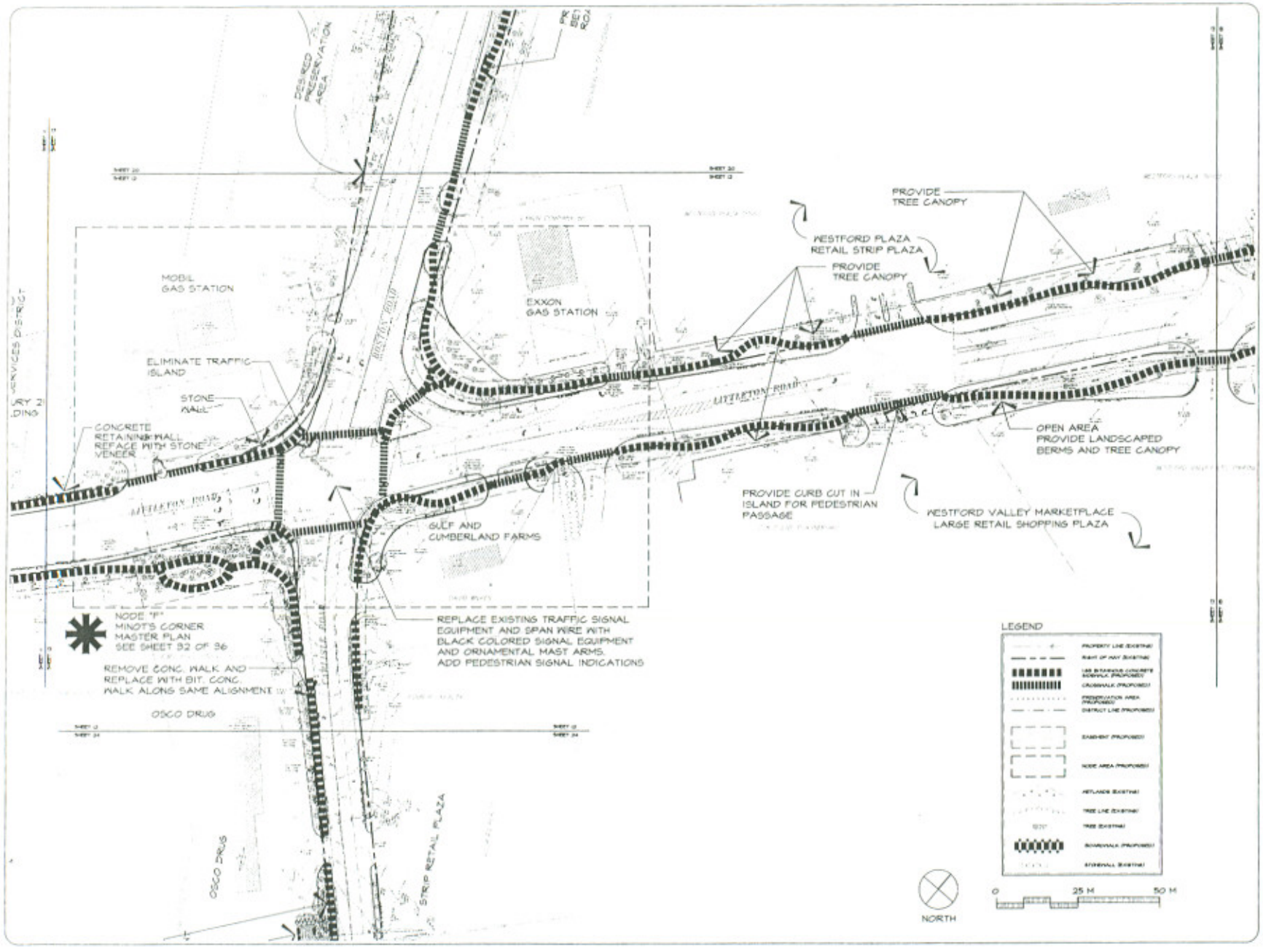

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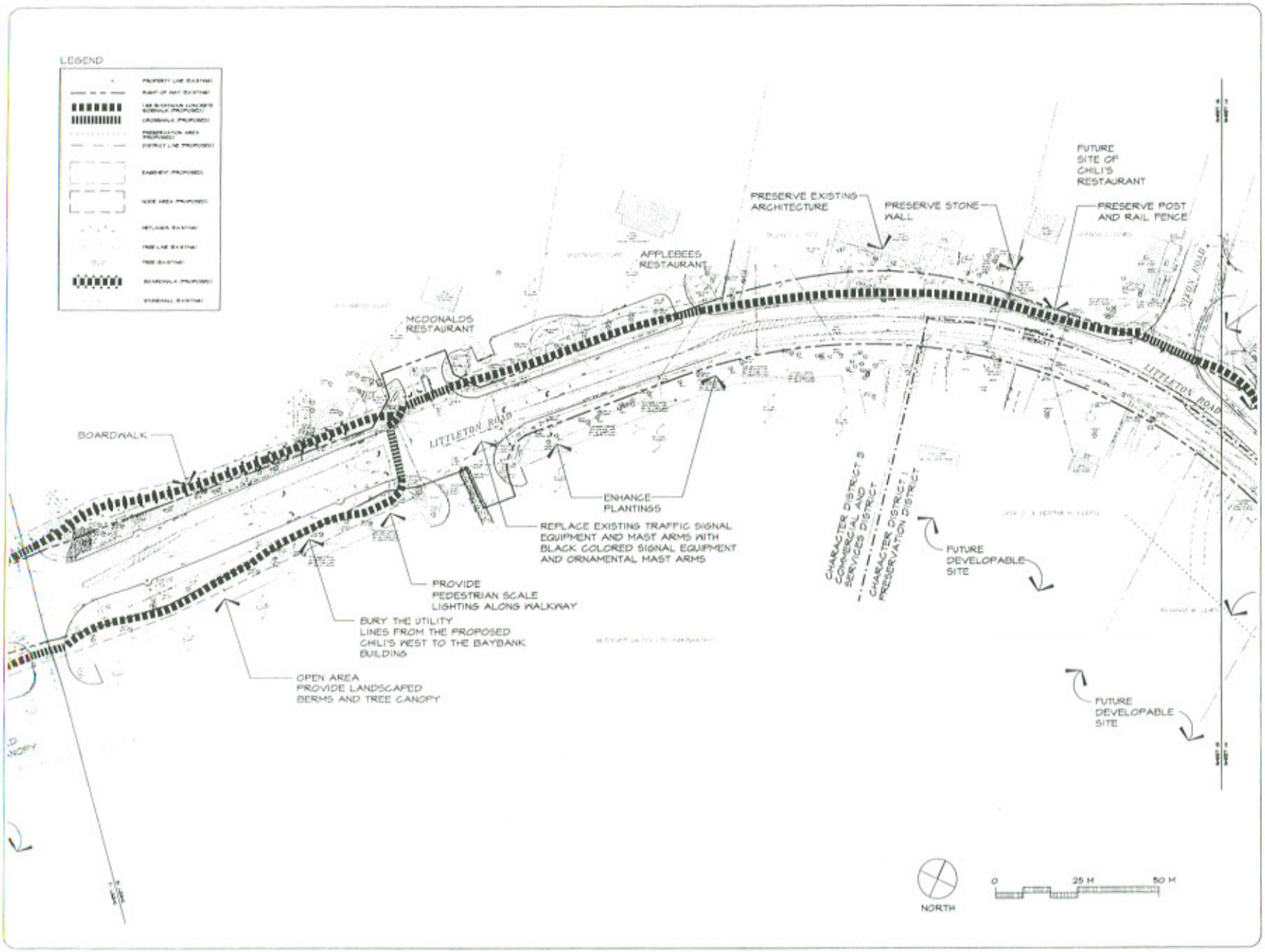

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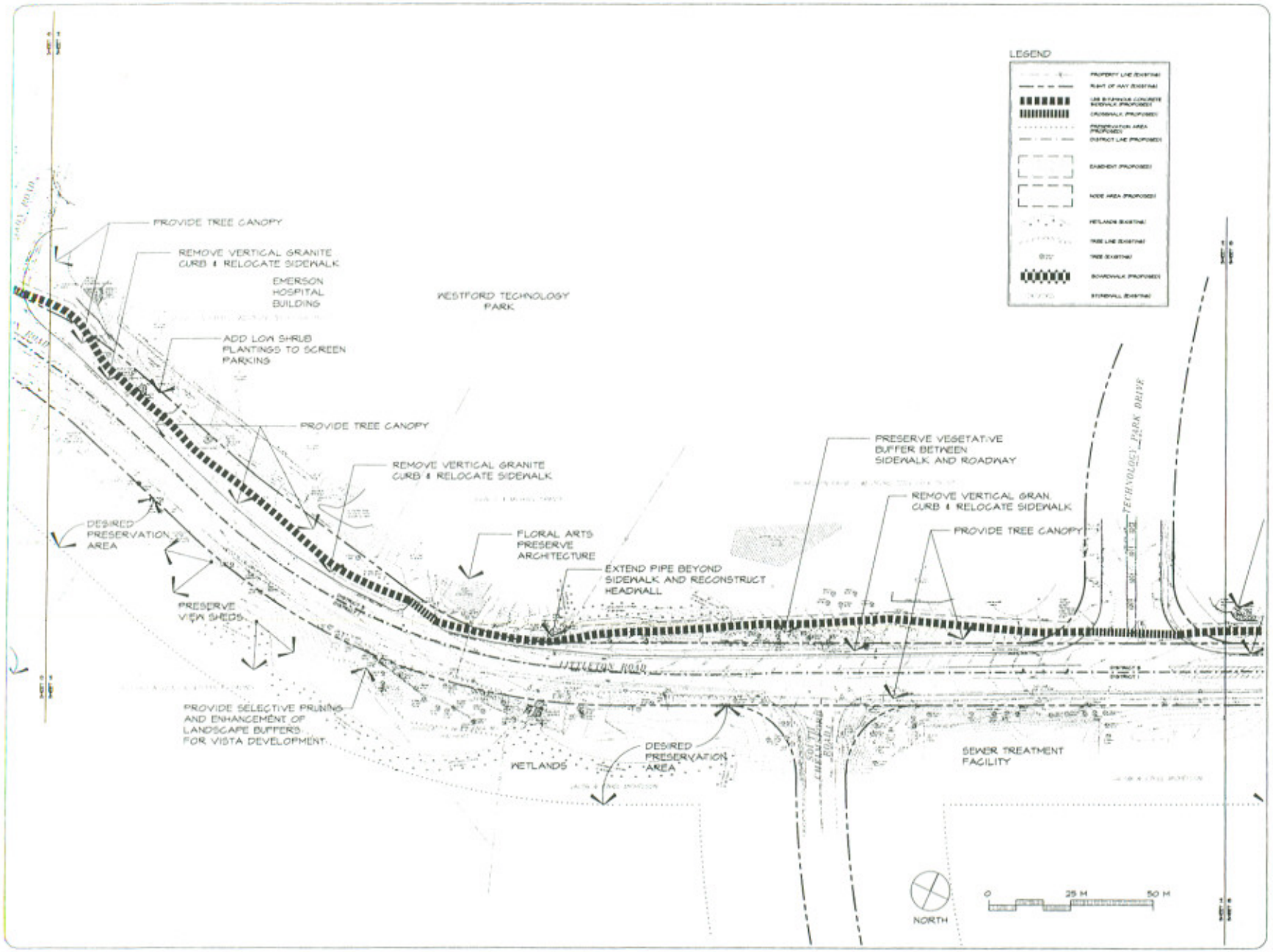

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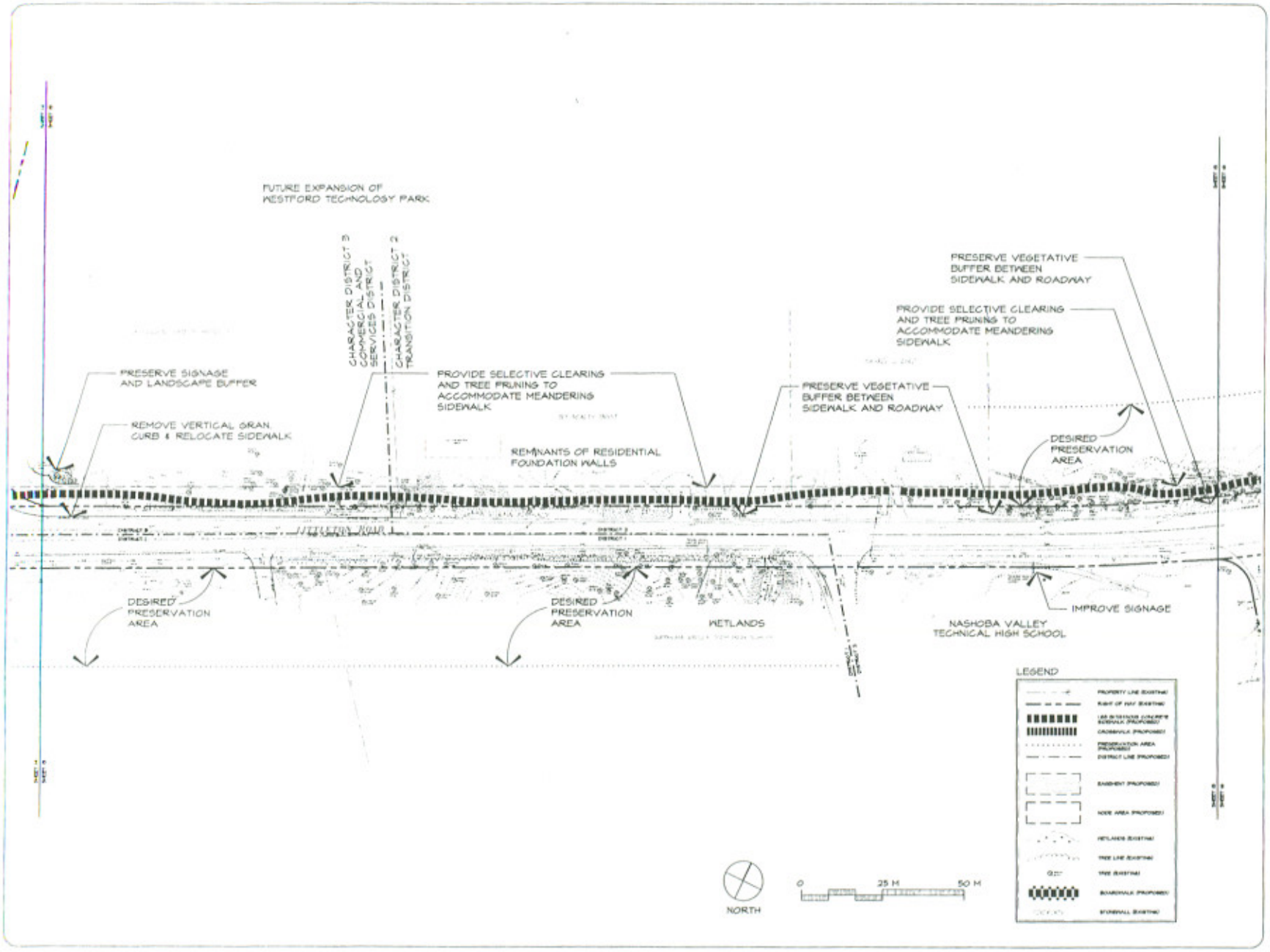

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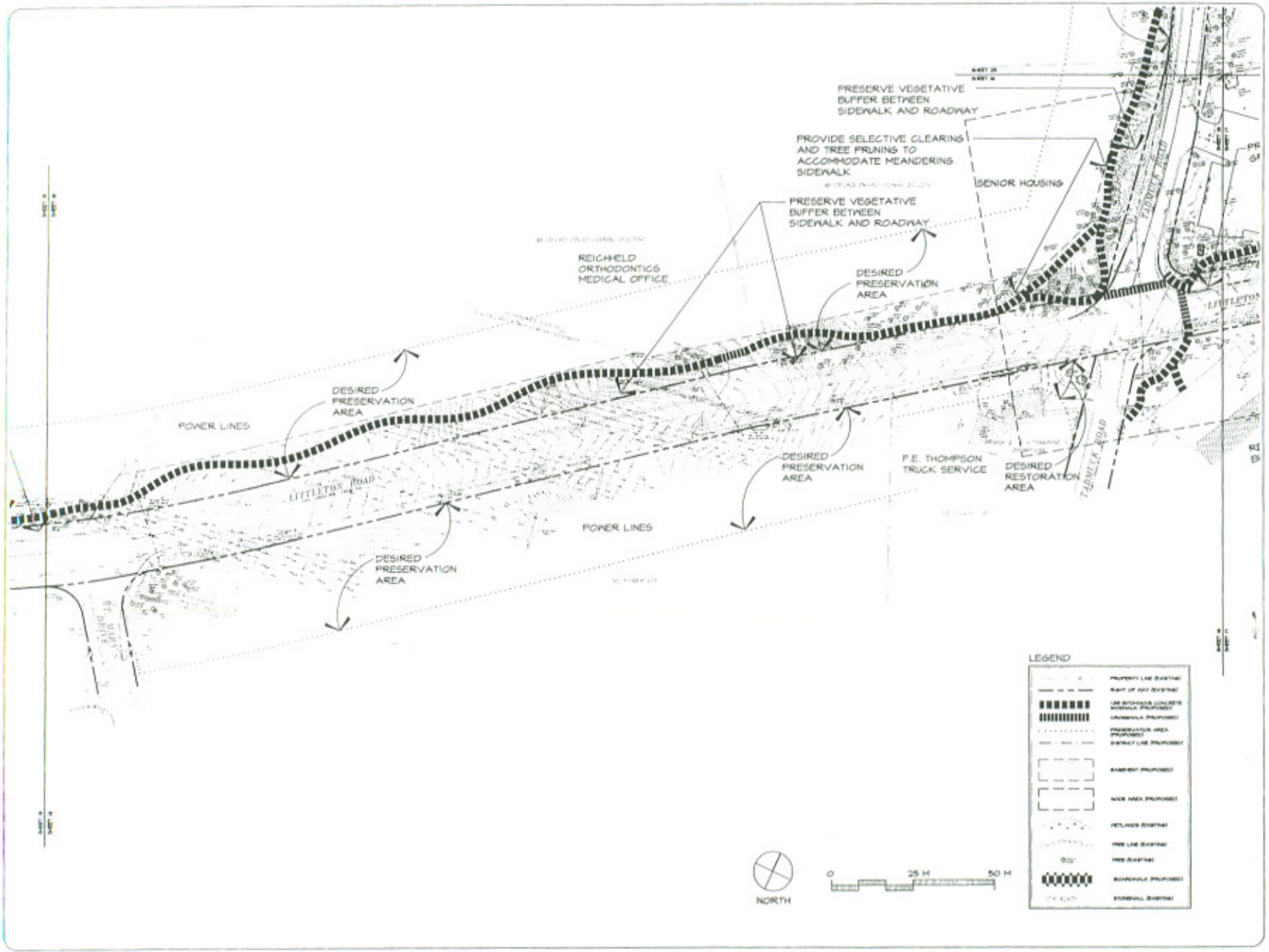

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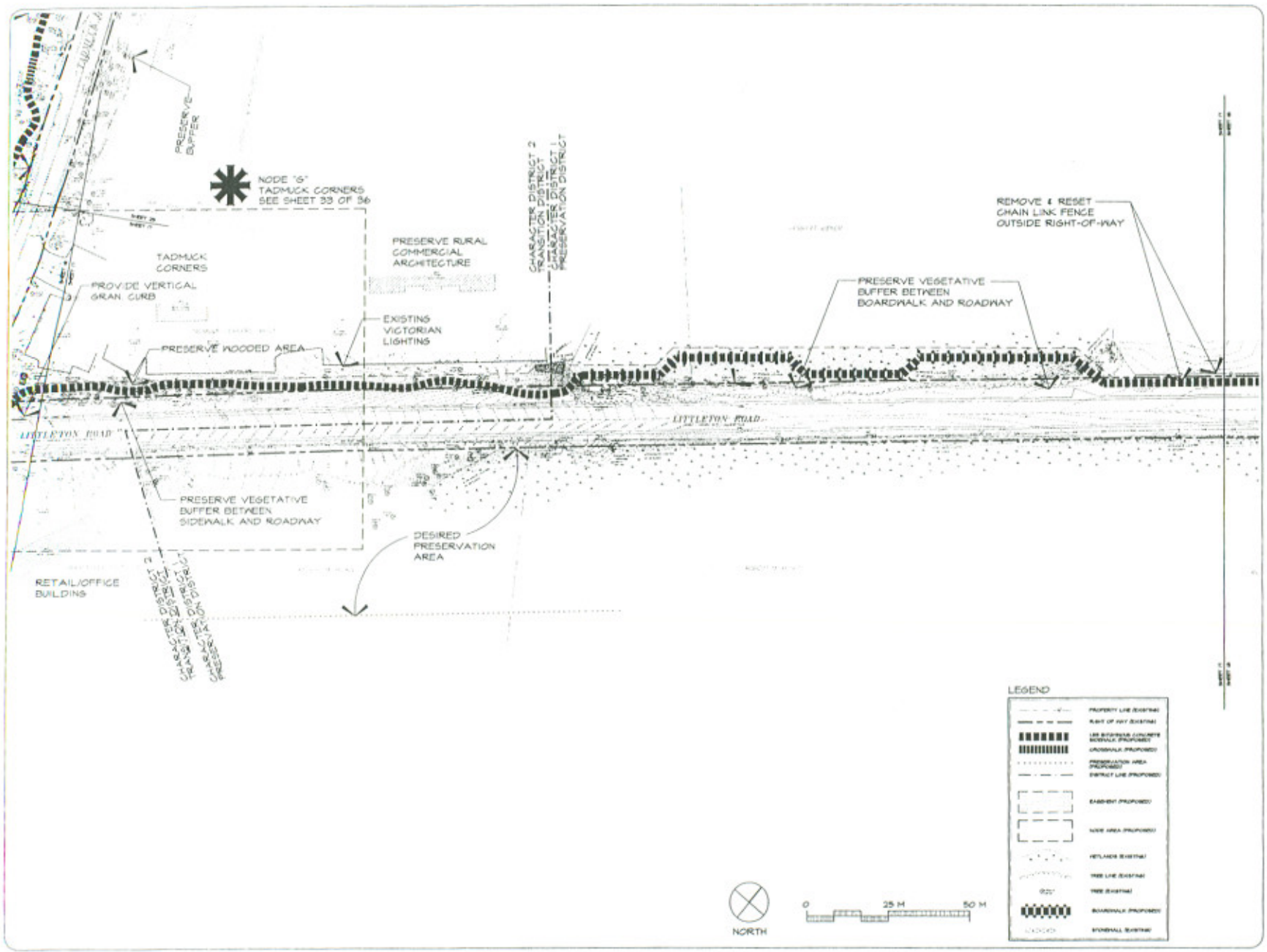

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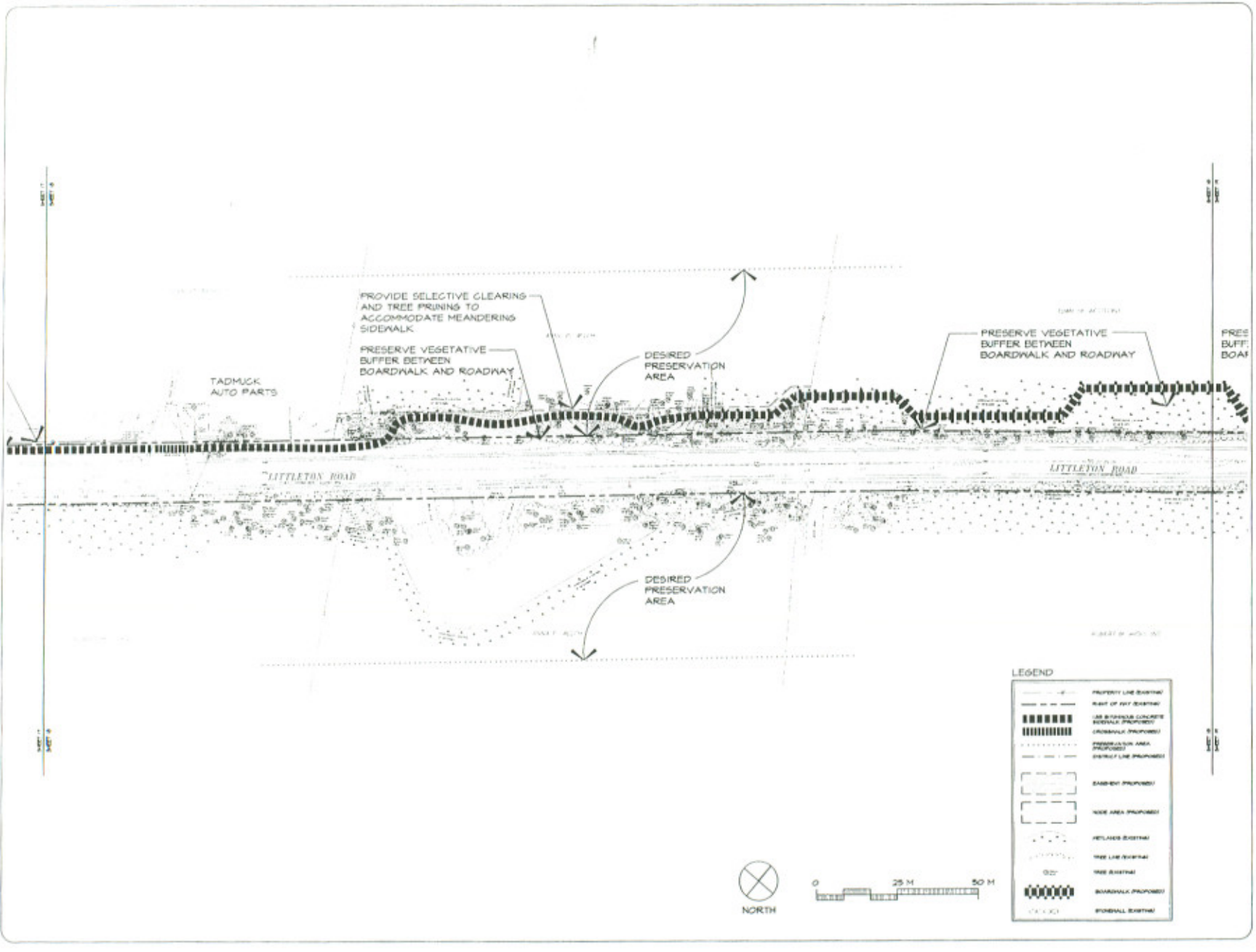

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SHEET 18

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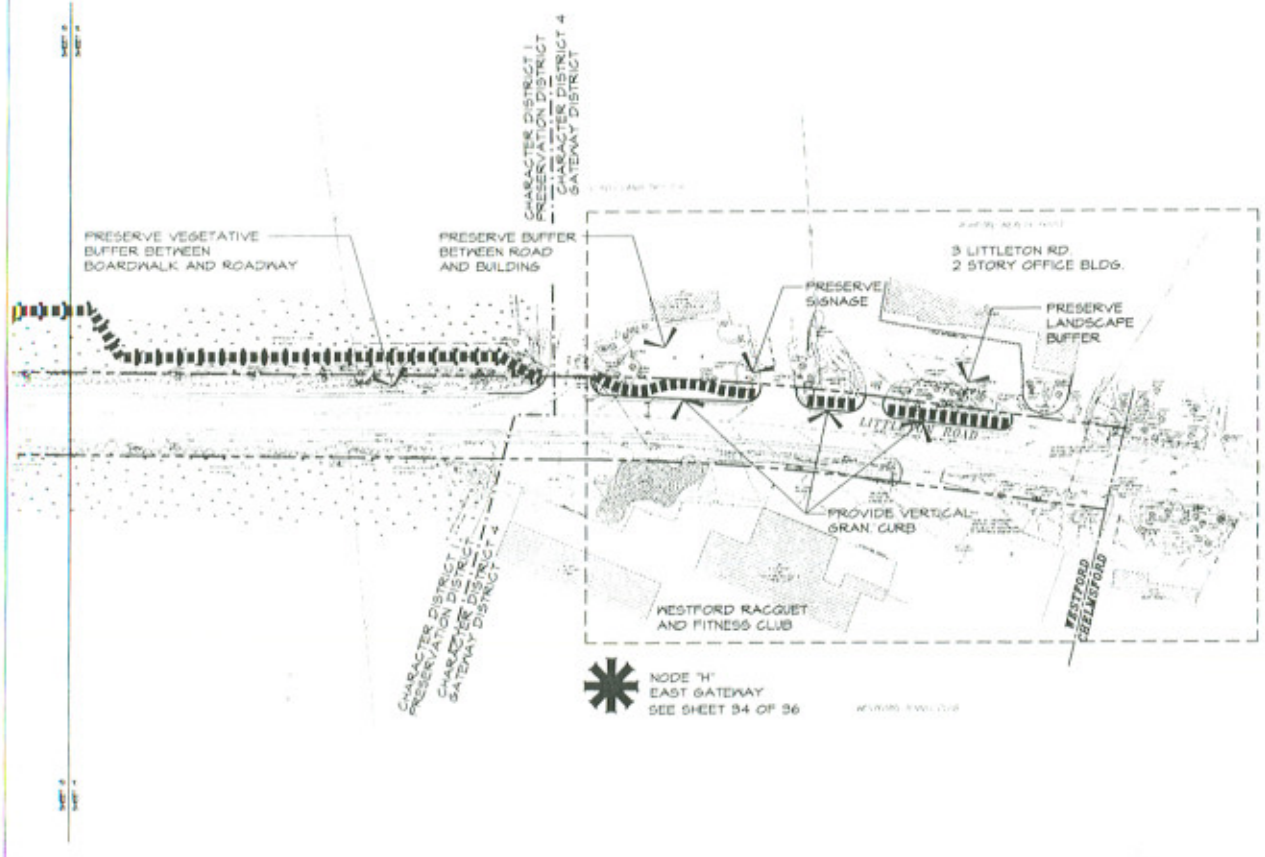
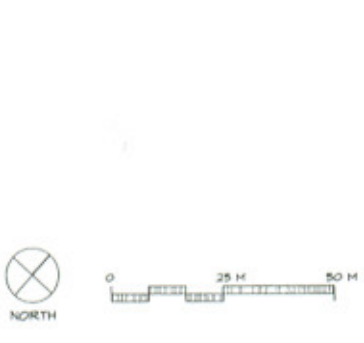




NORTH

0 25 M 50 M

ROUTE 110
MASTER PLA

TOWN OF
WESTFORD, M

CHARACTER DISTRICT

1. PRESERVATION DISTRI
CHARACTERISTICS

- mature tree canopy
- narrow roads
- open fields
- limited street lights
- vistas
- absence of traffic signs
- stone walls
- limited curbing
- country fences
- resource areas (i.e., wetlands and wildlife habitat)
- period architecture that exemplifies and contribut to the desired rural aesthetic (massing, scal detail, character)
- low density development

2. TRANSITION DISTRICT
CHARACTERISTICS

- open space interspersed with limited development
- highly maintained landsc
- architecture of mixed compatibility with desire rural aesthetic (massing, scale, detail, character)
- wetlands, pocket forests and small open fields

3. COMMERCIAL AND
SERVICES DISTRICT
CHARACTERISTICS

- parking fields
- street lights
- commercial sites
- roadway pavement
- traffic signals
- curbing
- architecture incompatible with the desire rural aesthetic (massing, scal detail, character)

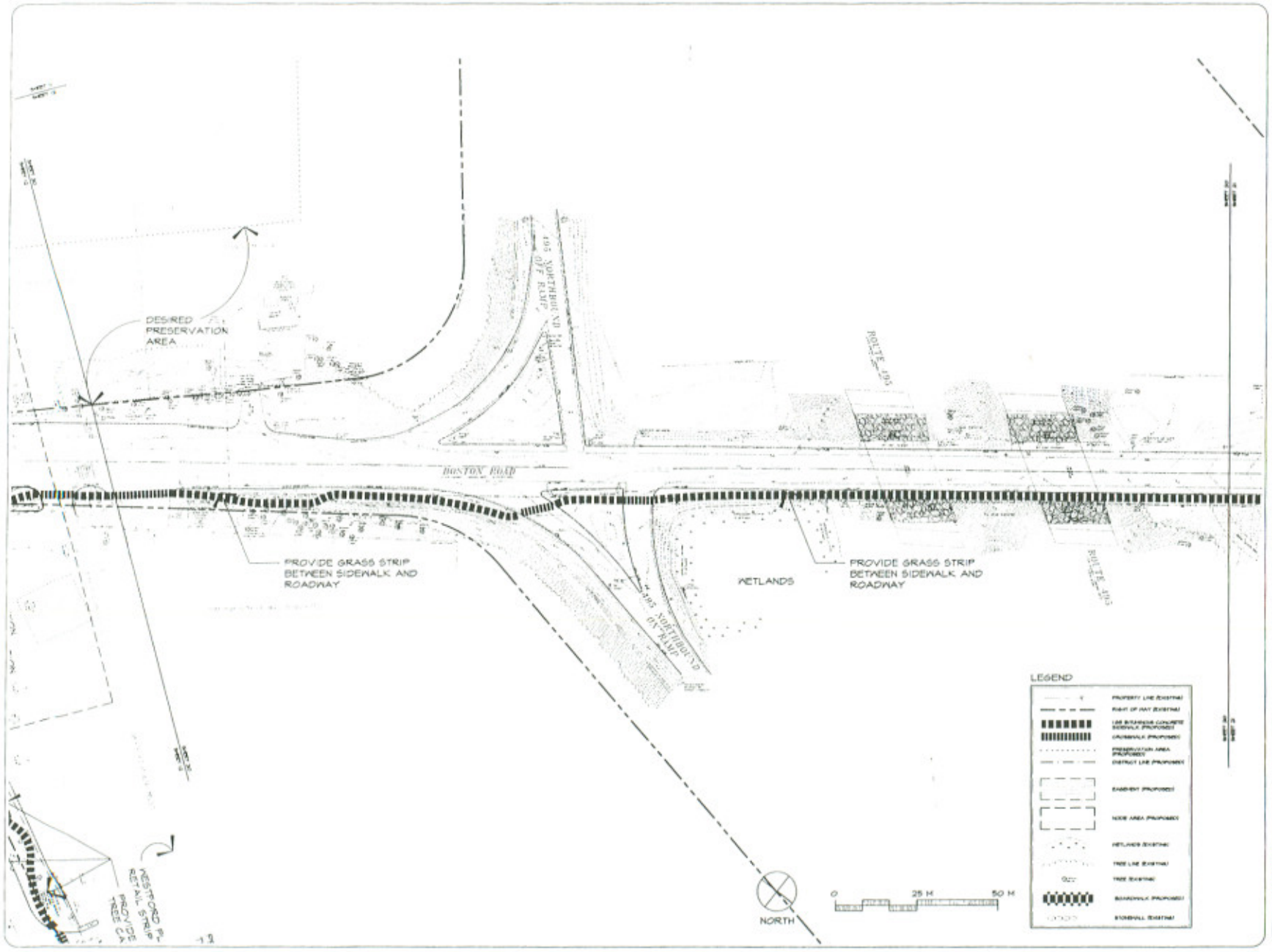
4. GATEWAY DISTRICT
CHARACTERISTICS

- defined exclusively by t location at entry points the town

GELLER

SHEET 19

19 of



ROUTE 110
MASTER PLA

TOWN OF
WESTFORD, M

CHARACTER DISTRICT

1. PRESERVATION DISTRI
CHARACTERISTICS

- mature tree canopy
- narrow roads
- open fields
- limited street lights
- vistas
- absence of traffic signa
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- limited curbing
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- low density development

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SERVICES DISTRICT
CHARACTERISTICS

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- commercial sites
- roadway pavement
- traffic signals
- curbing
- architecture incompatible with the desire rural aesthetic (massing, scale, detail, character)

4. GATEWAY DISTRICT
CHARACTERISTICS

- defined exclusively by the location of entry points to the town

B|C Bruce Campbell & Associates, Inc.
ATA Transportation Planning and Engineering
Boston, Massachusetts 02111

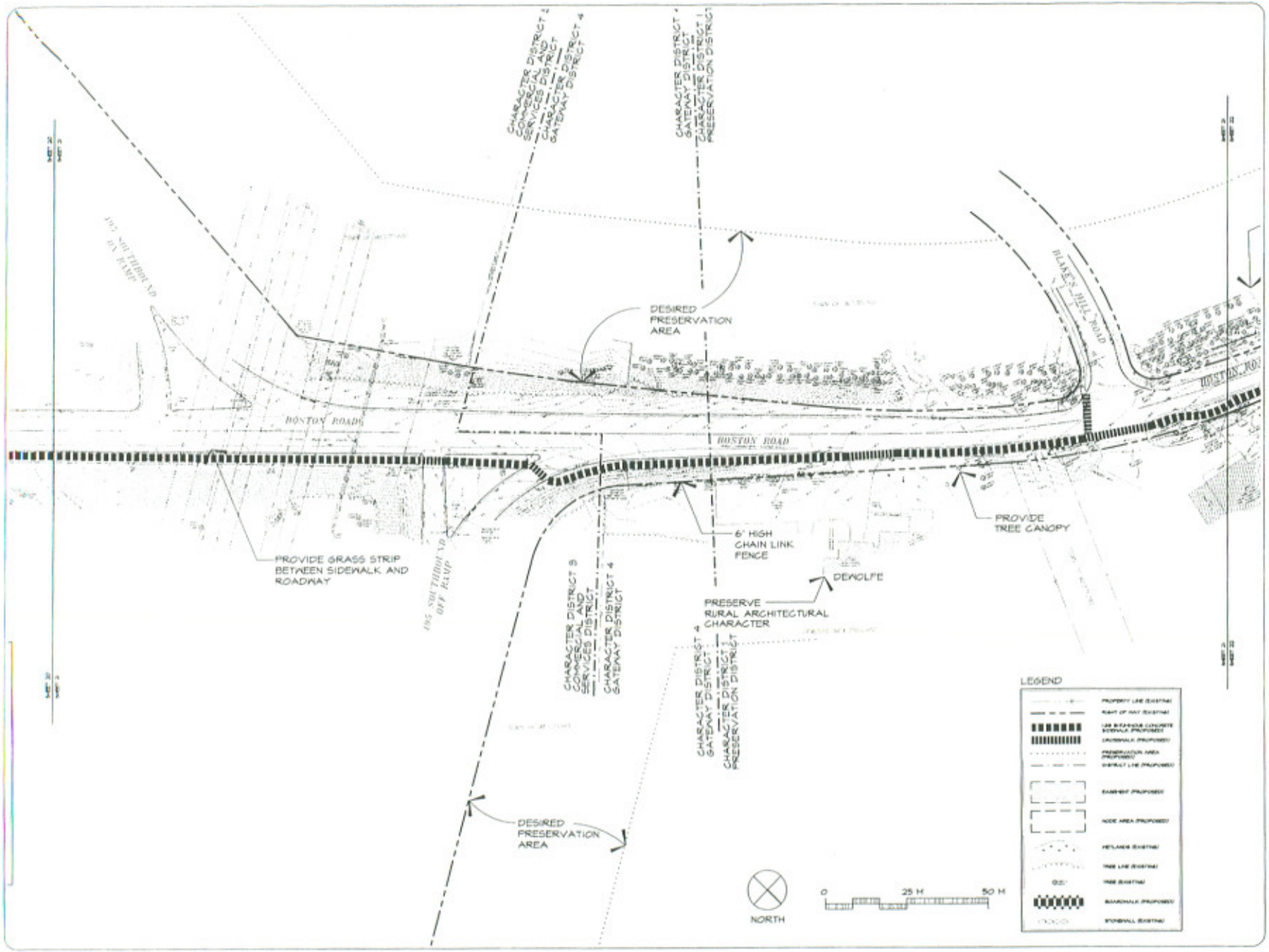
GEILER
LANDSCAPE ARCHITECTURE

NOD PLANNERS
LANDSCAPE ARCHITECTURE
NOD PLANNERS
WESTFORD, MA 01886

SHEET 20

SCALE	1"=50'	DATE	
JOB		REV.	
PLR			
DRAWN			
CHECKED			

20 of 3



ROUTE 110 MASTER PLAN

TOWN OF WESTFORD, MA

CHARACTER DISTRICT

1. PRESERVATION DISTRICT CHARACTERISTICS
   - mature tree canopy
   - narrow roads
   - open fields
   - limited street lights
   - vistas
   - absence of traffic signals
   - stone walls
   - limited curbing
   - country fences
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   - highly maintained landscapes
   - architecture of mixed compatibility with desired rural aesthetic (massing, scale, detail, character)
   - wetlands, pocket forests and small open fields

3. COMMERCIAL AND SERVICES DISTRICT CHARACTERISTICS
   - parking fields
   - street lights
   - commercial sites
   - roadway pavement
   - traffic signals
   - curbing
   - architecture incompatible with the desire rural aesthetic (massing, scale, detail, character)

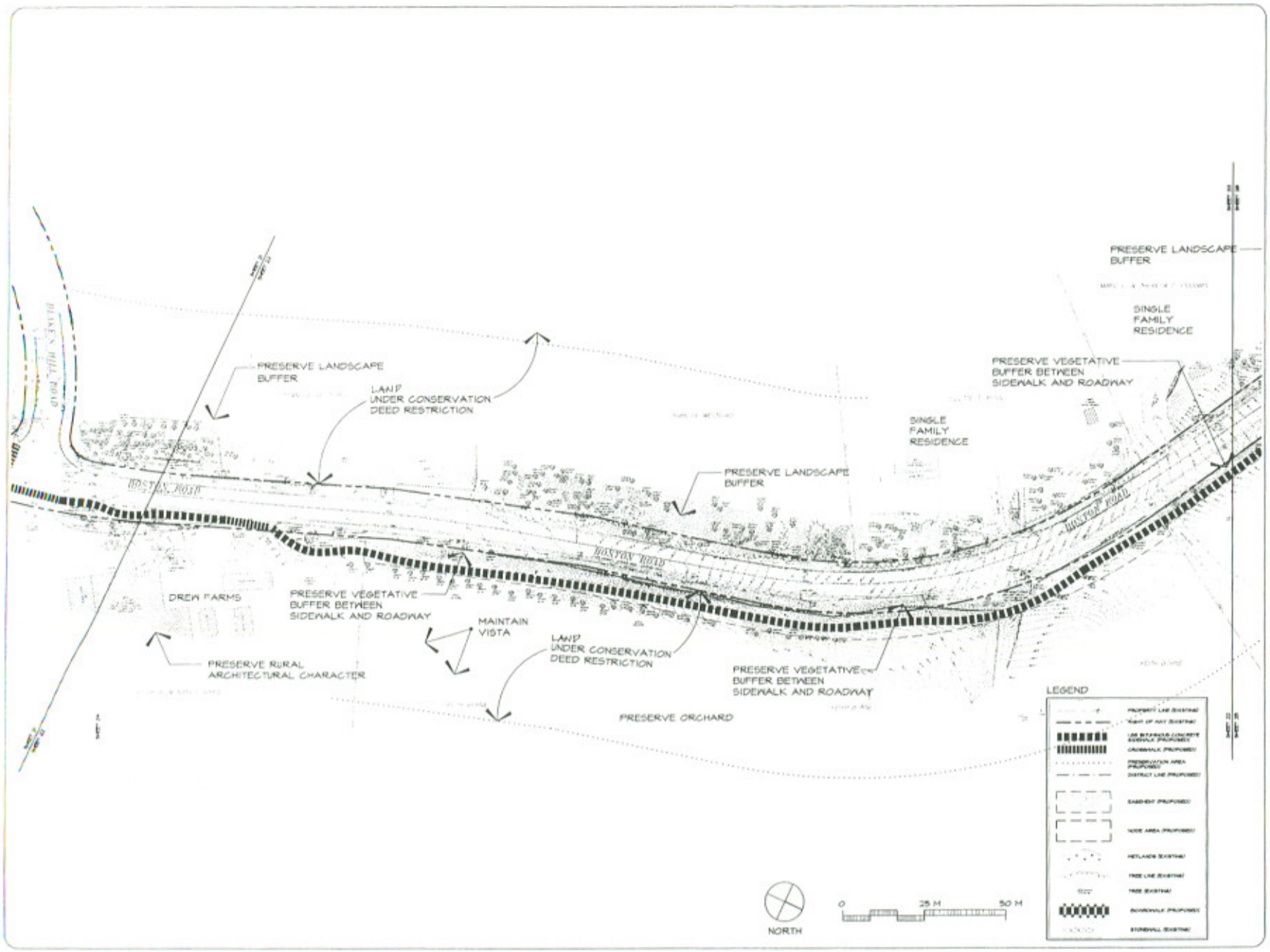
4. GATEWAY DISTRICT CHARACTERISTICS
   - defined exclusively by their location at entry points to the town

Bruce Campbell & Associates, Inc.
Transportation Engineers and Planners
Boston, Massachusetts 02111

GELLER
SITE PLANNERS
LANDSCAPE ARCHITECTURE
NEW WASHINGTON STREET
NEWTON, MA 02465

SHEET 21

SCALE	1"=50'-0"	DATE	8-26-99
JOB	1999-0-110	REV.	-
FILE	110-MAP-21		
DRAWN	PBL		
CHECKED	MPB		



ROUTE 110 MASTER PLAN

TOWN OF WESTFORD, MA

CHARACTER DISTRICT

1. PRESERVATION DISTRICT CHARACTERISTICS
   - mature tree canopy
   - narrow roads
   - open fields
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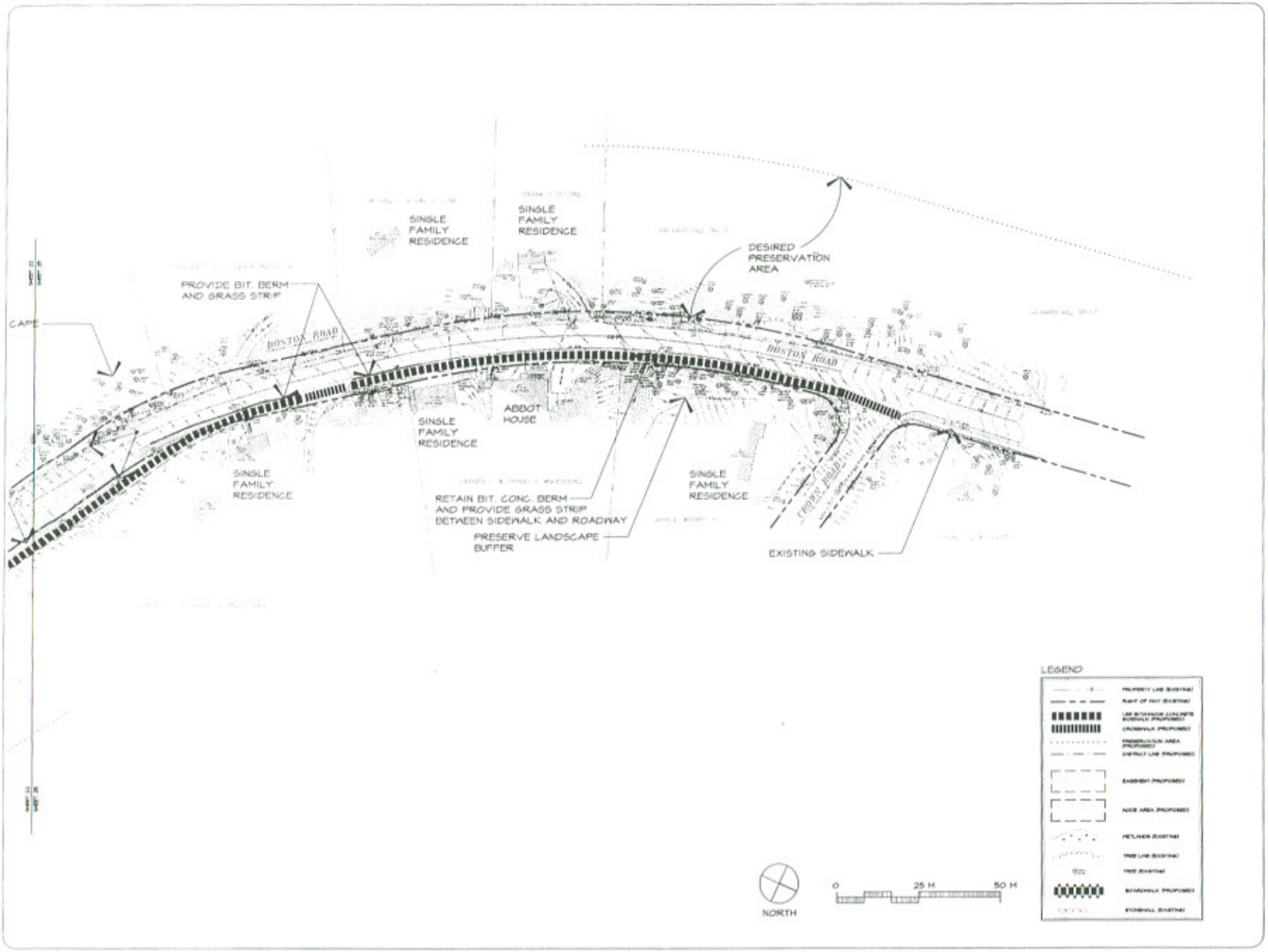
   - parking fields
   - street lights
   - commercial sites
   - roadway pavement
   - traffic signals
   - curbing
   - architecture incompatible with the desire rural aesthetic (massing, scale, detail, character)

4. GATEWAY DISTRICT CHARACTERISTICS
   - defined exclusively by their location at entry points to the town

SHEET 22



ROUTE 110 MASTER PLAN

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TOWN OF WESTFORD, MA

CHARACTER DISTRICT

1. PRESERVATION DISTRICT CHARACTERISTICS

- mature tree canopy
- narrow roads
- open fields
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4. GATEWAY DISTRICT CHARACTERISTICS

- defined exclusively by their location at entry points to the town

BLC Blair Campbell & Associates, Inc. Transportation Engineers and Planners Boston, Massachusetts 02111

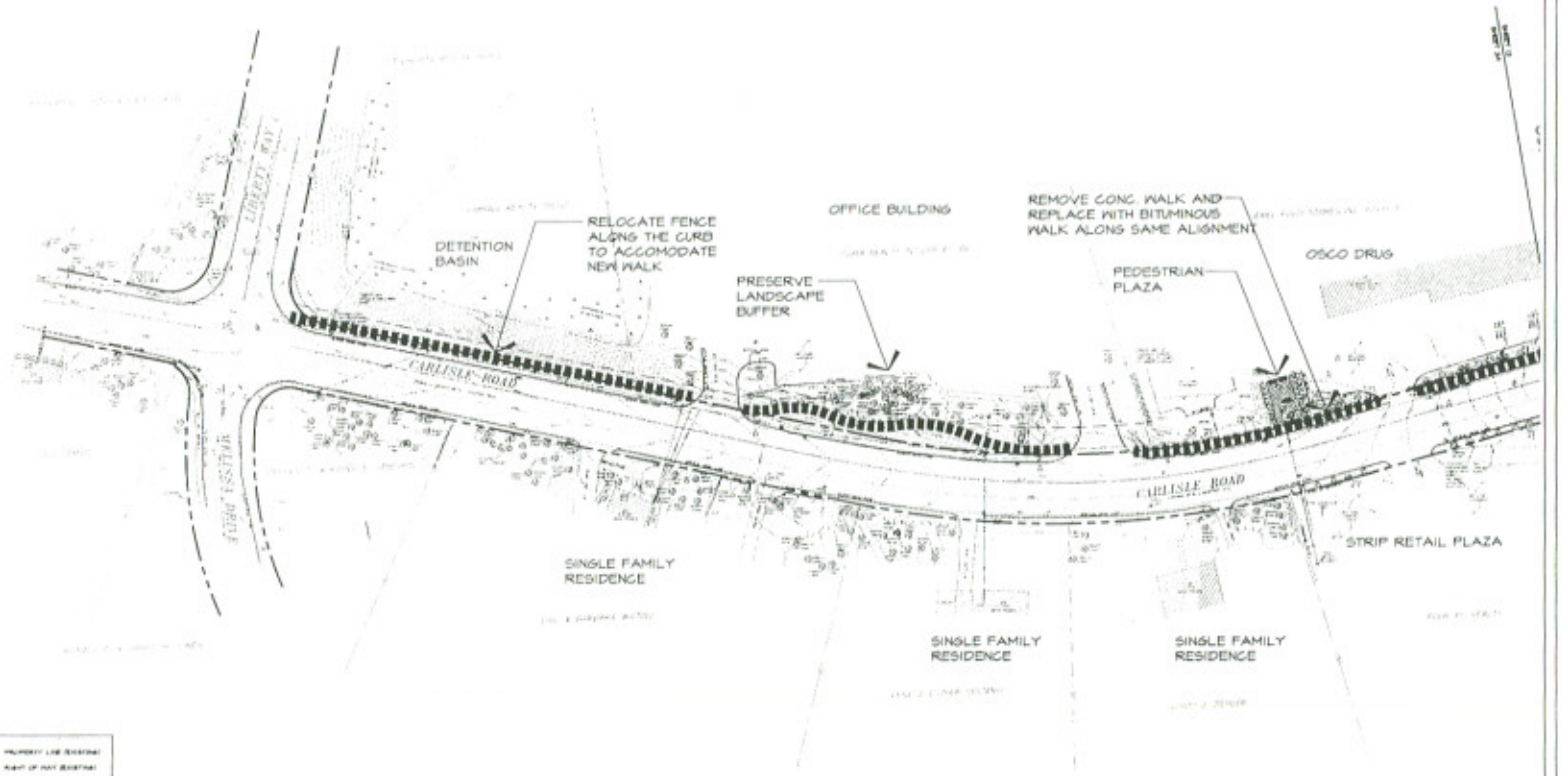
GELLER ASSOCIATES

SITE PLANNERS LANDSCAPE ARCHITECTS

2040 PLAINSMOUTH STREET SPRING, MA 01085

SHEET 23

SCALE	1"=50'-0"	DATE	2-14-99
JOB	96.0810	REV.	-
FILE	110-MP-23		
DRAWN	PTK		
CHECKED	HPB		



LEGEND

ROUTE 110 MASTER PLAN

•

TOWN OF WESTFORD, MA

CHARACTER DISTRICT

1. PRESERVATION DISTRICT CHARACTERISTICS

- mature tree canopy
- narrow roads
- open fields
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- vistas
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- commercial sites
- roadway pavement
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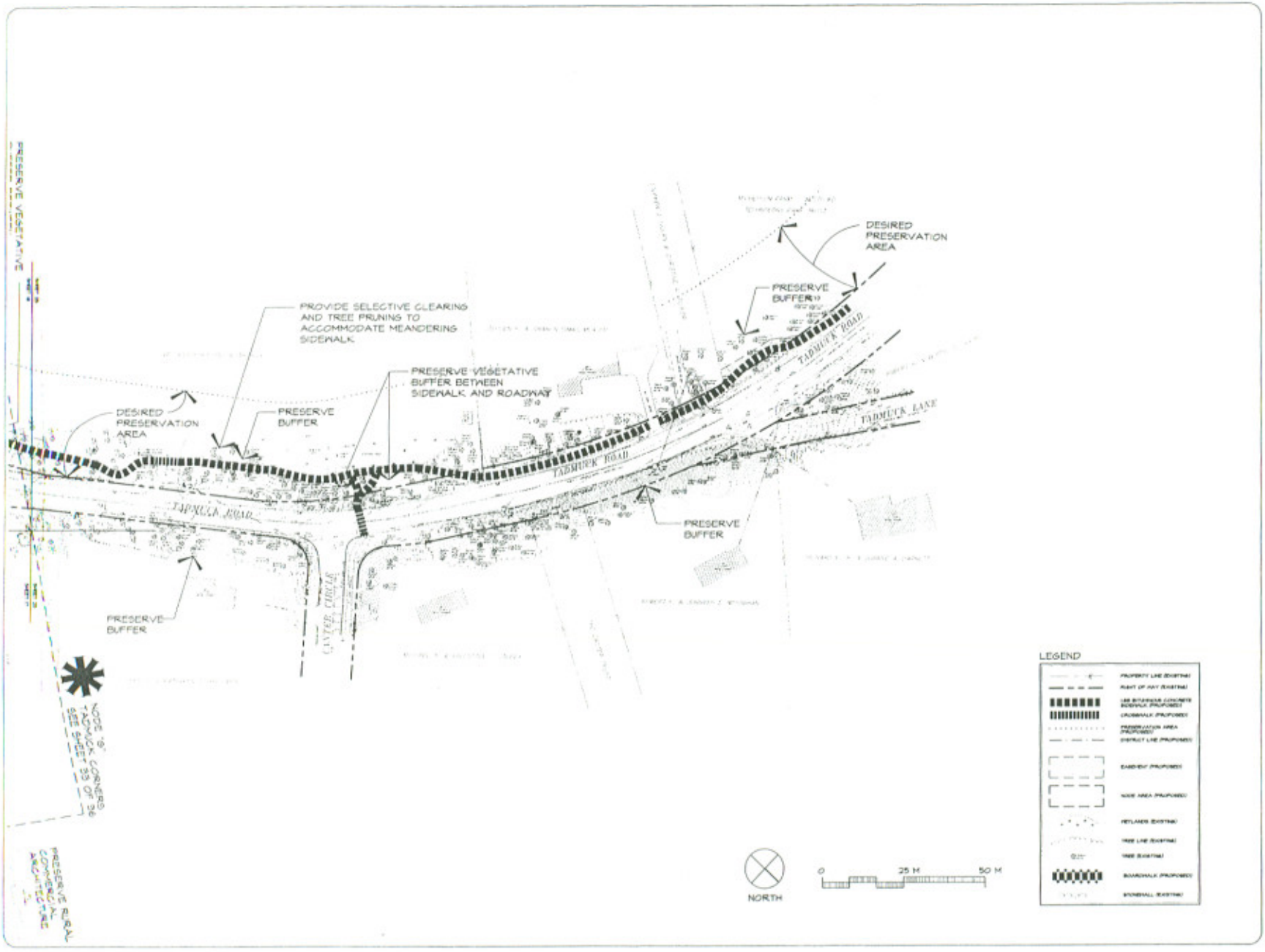
- curbing
- architecture incompatible with the desire rural aesthetic (massing, scale, detail, character)

4. GATEWAY DISTRICT CHARACTERISTICS

- defined exclusively by their location at entry points to the town

SHEET 24



ROUTE 110 MASTER PLAN

TOWN OF WESTFORD, MA

CHARACTER DISTRICT

1. PRESERVATION DISTRICT CHARACTERISTICS
- mature tree canopy
- narrow roads
- open fields
- limited street lights
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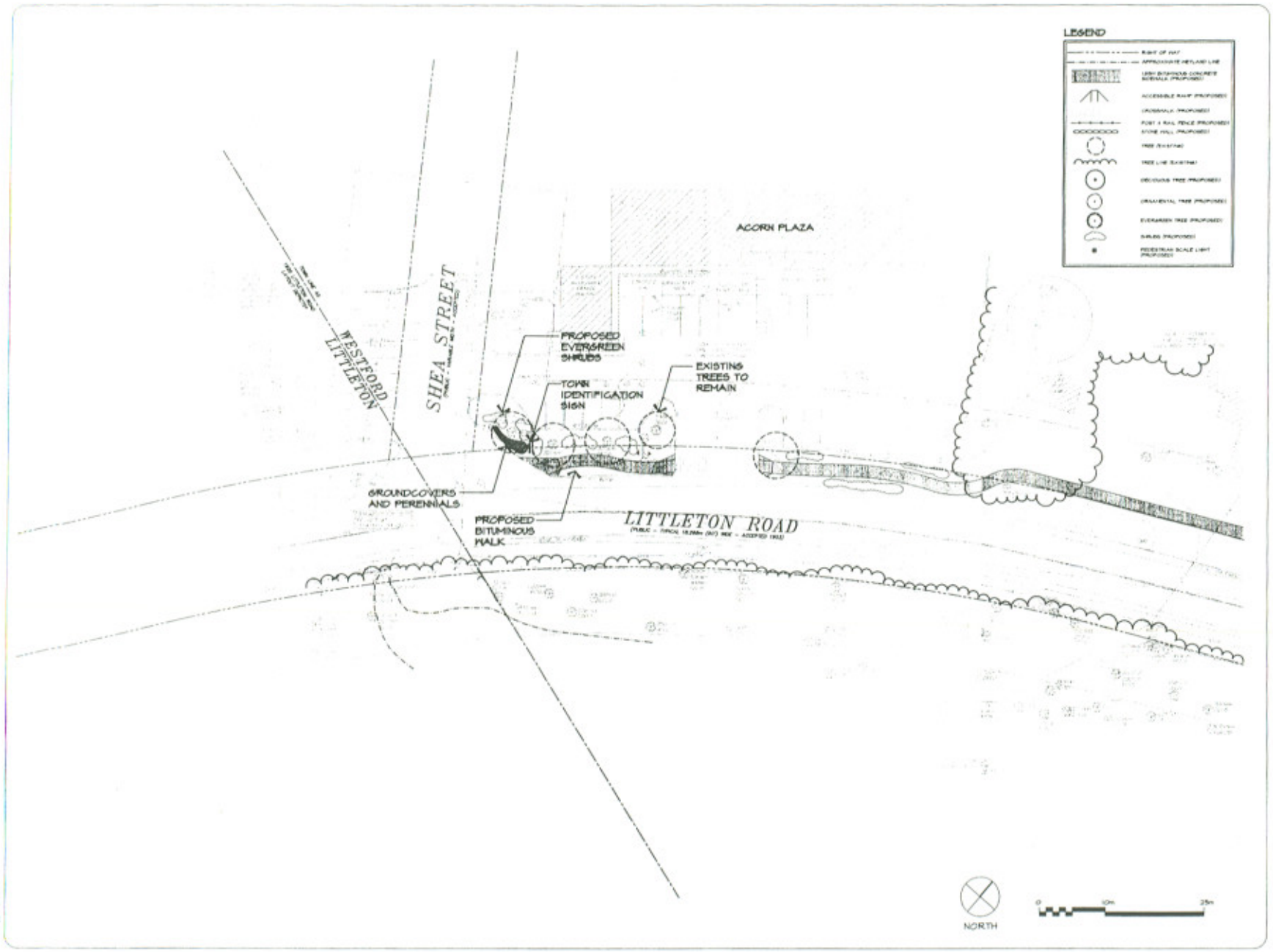
- defined exclusively by their location at entry points to the town

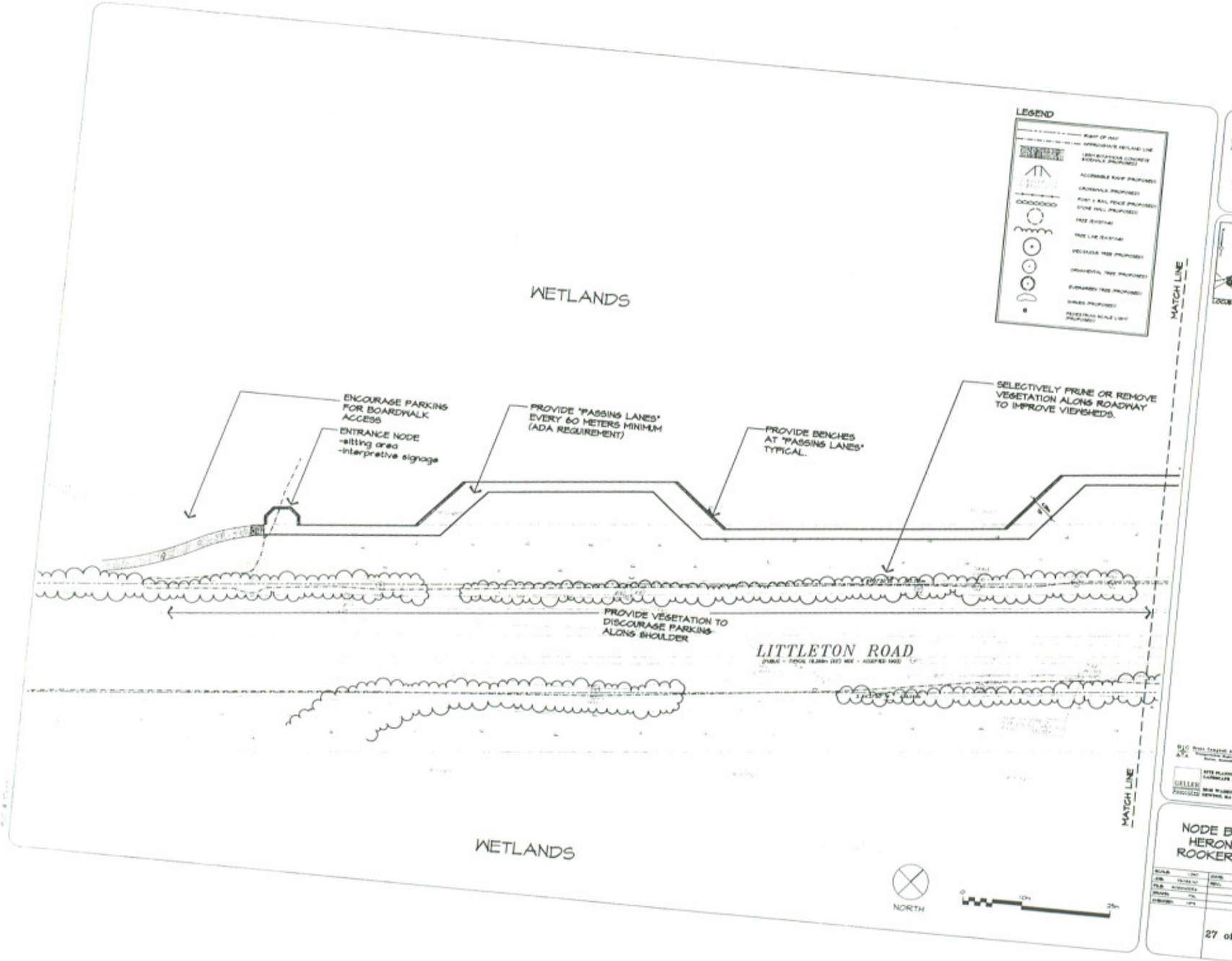
SHEET 25



ROUTE 110
MASTER PLA
TOWN OF
WESTFORD, M

NODE A
LITTLETON
TOWN LINE

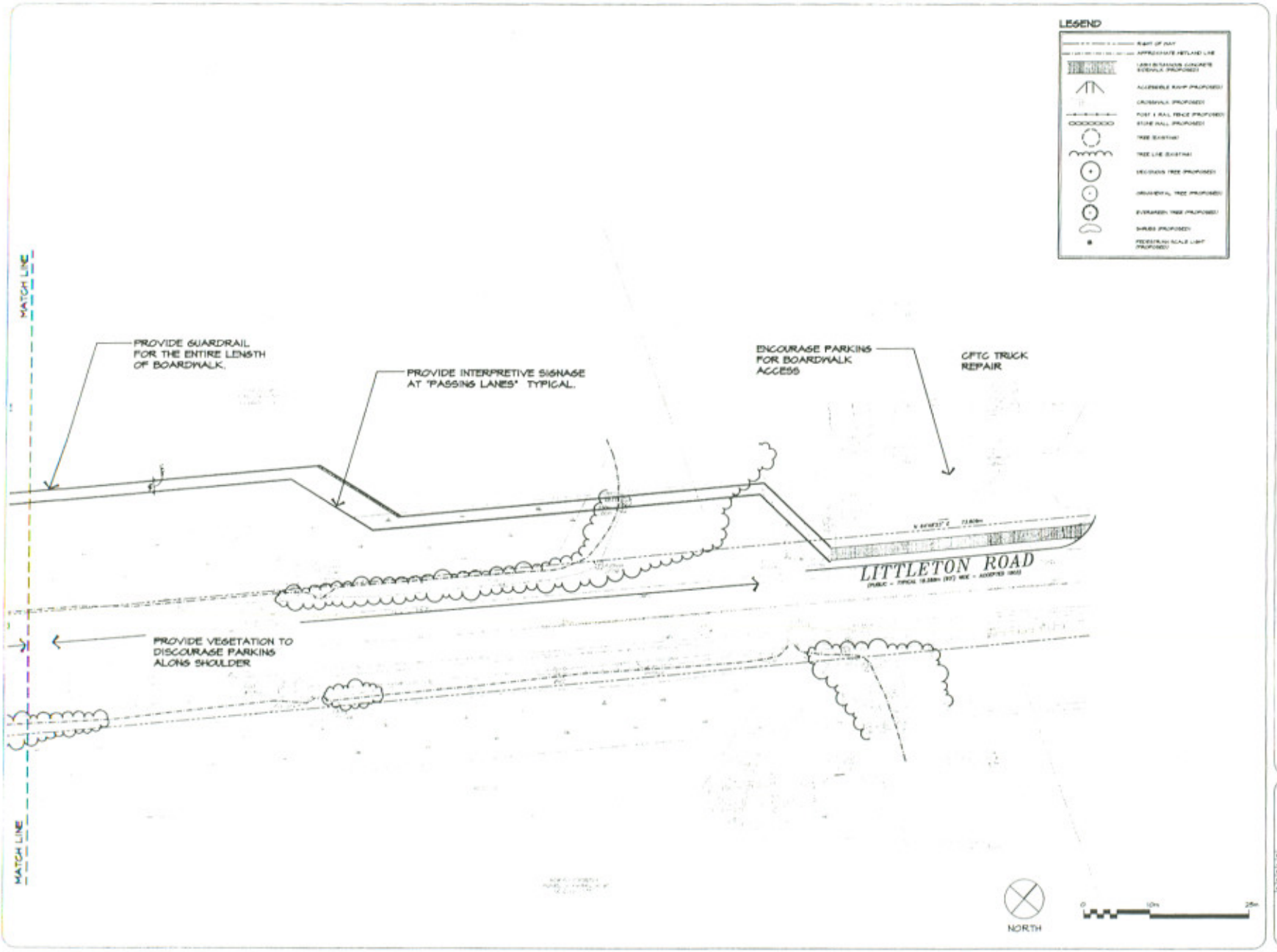
26 of



ROUTE 110
MASTER PLA
TOWN OF
WESTFORD, M

NODE B-1
HERON
ROOKERY

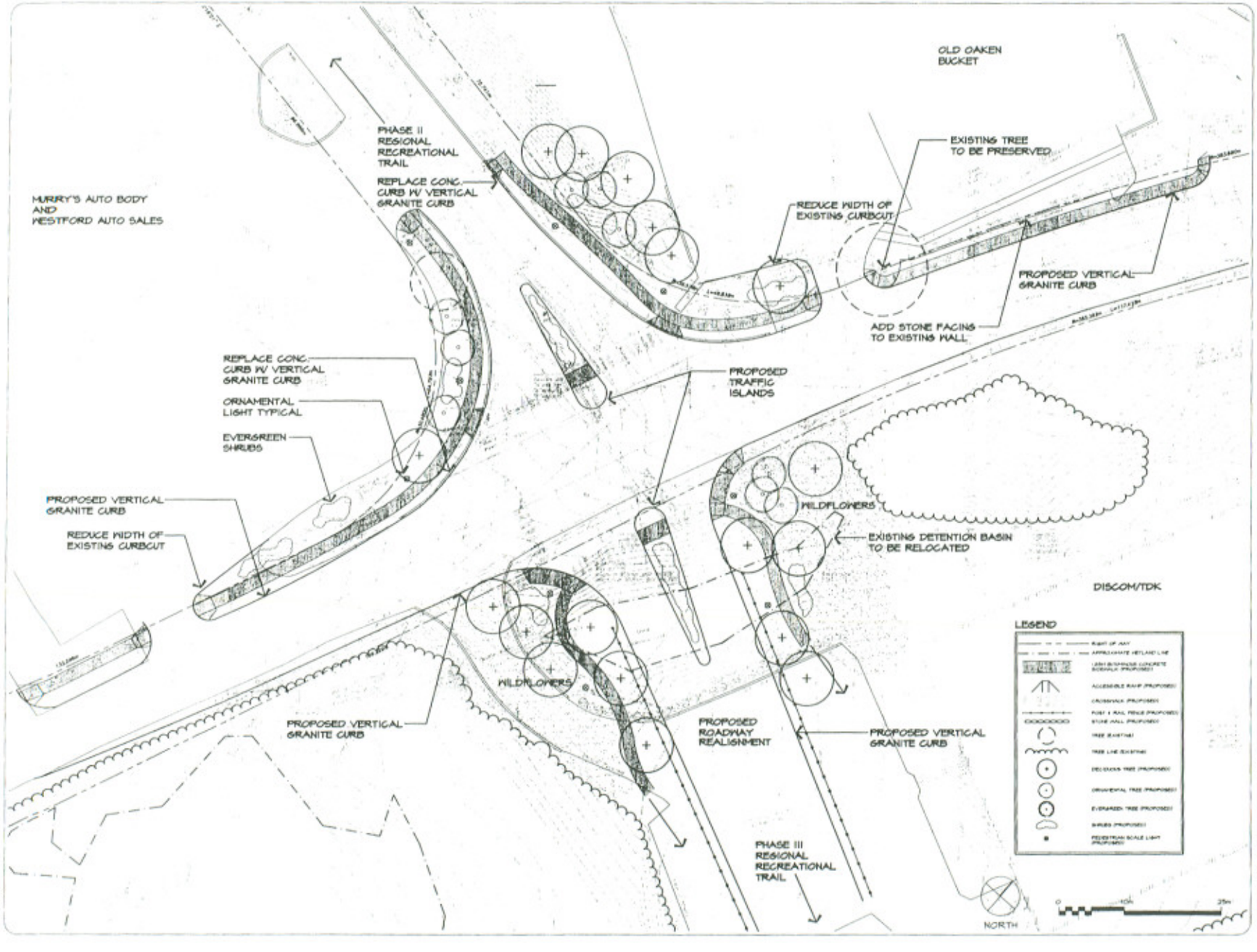
27 of



ROUTE 110
MASTER PLAN

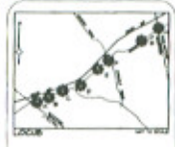
TOWN OF
WESTFORD, MA

NODE B-2
HERON
ROOKERY

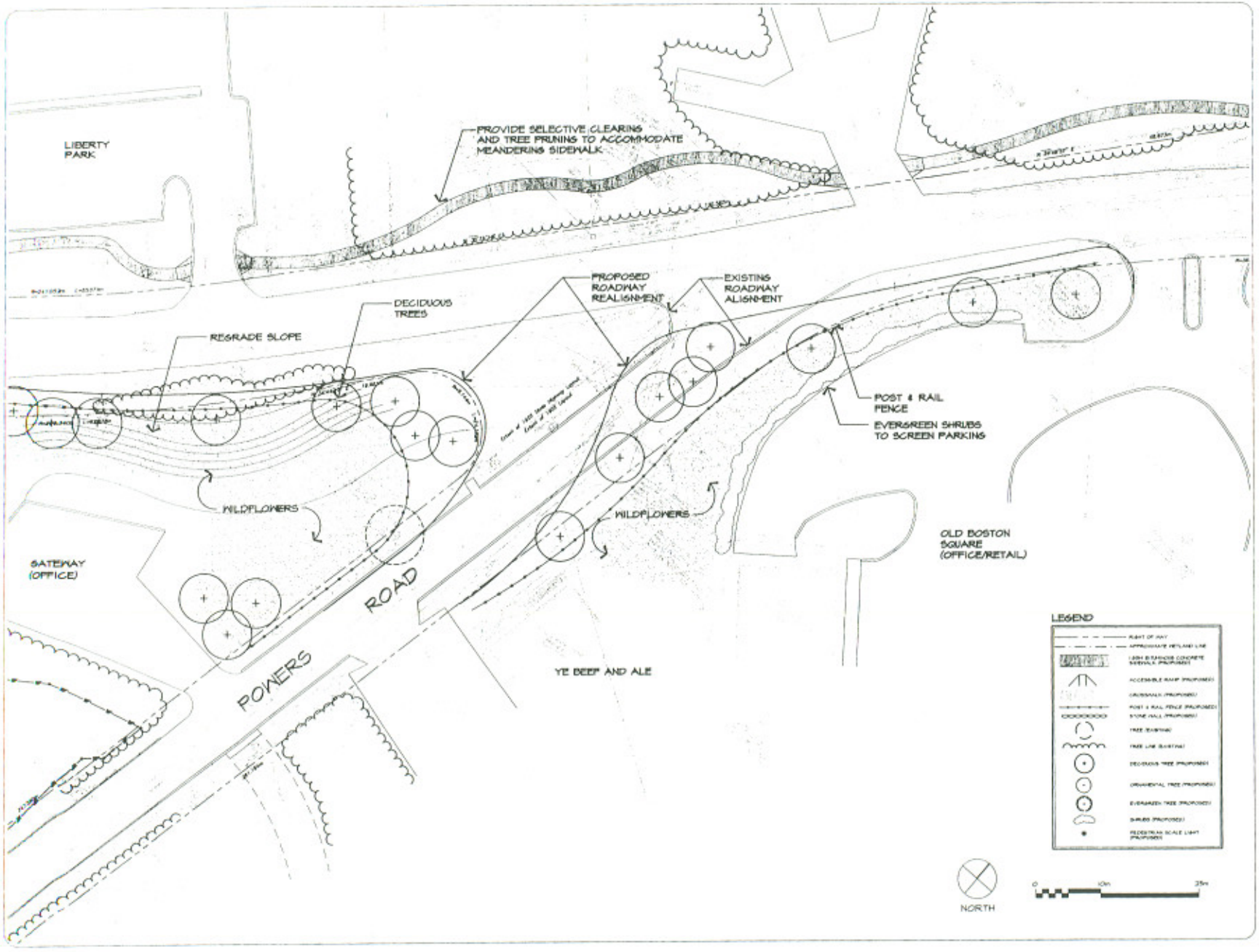


ROUTE 110
MASTER PLAN

TOWN OF
WESTFORD, MA

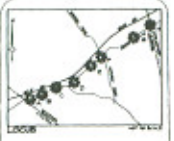


NODE C
ROUTE 225

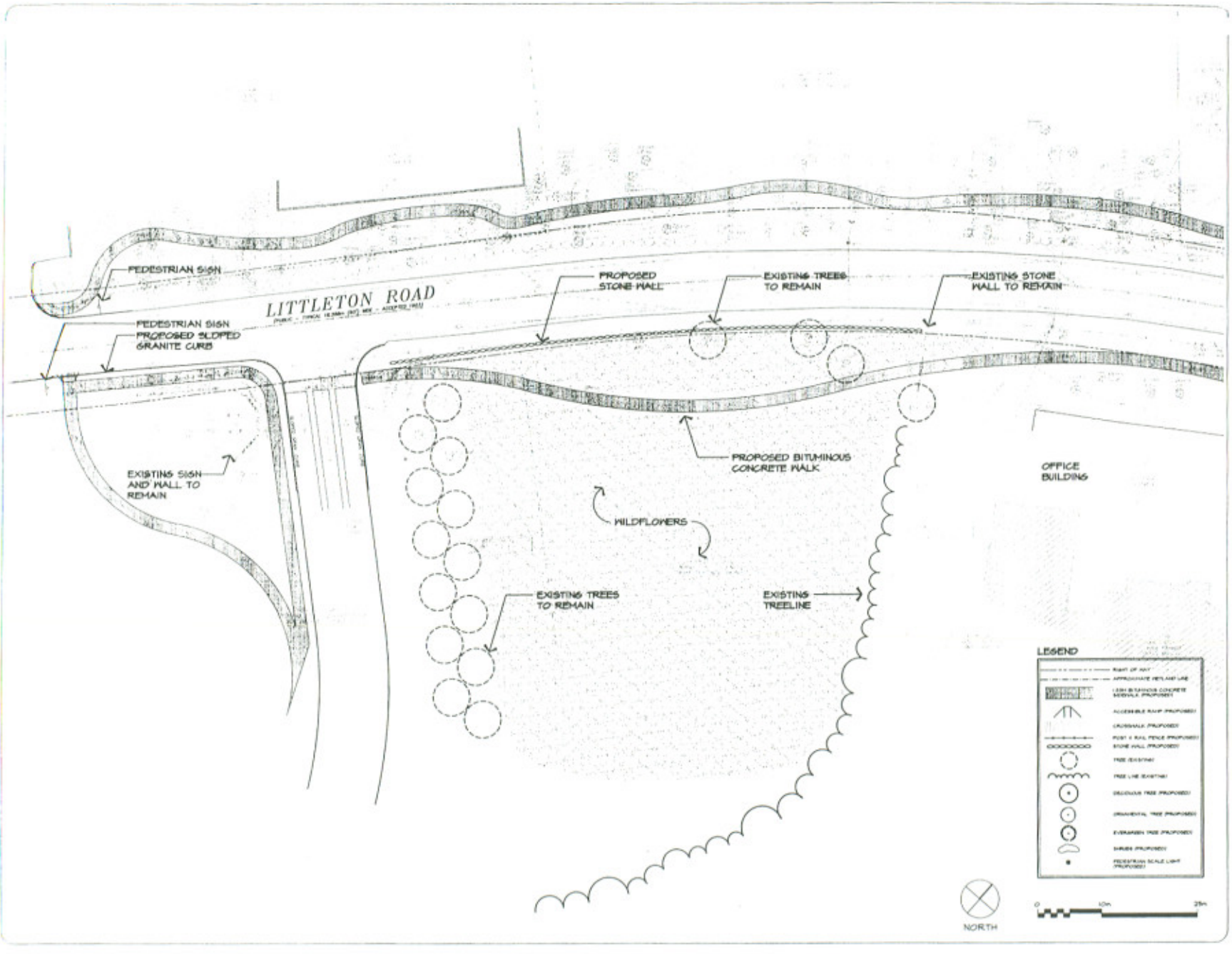


ROUTE 110
MASTER PLAN

TOWN OF
WESTFORD, MA



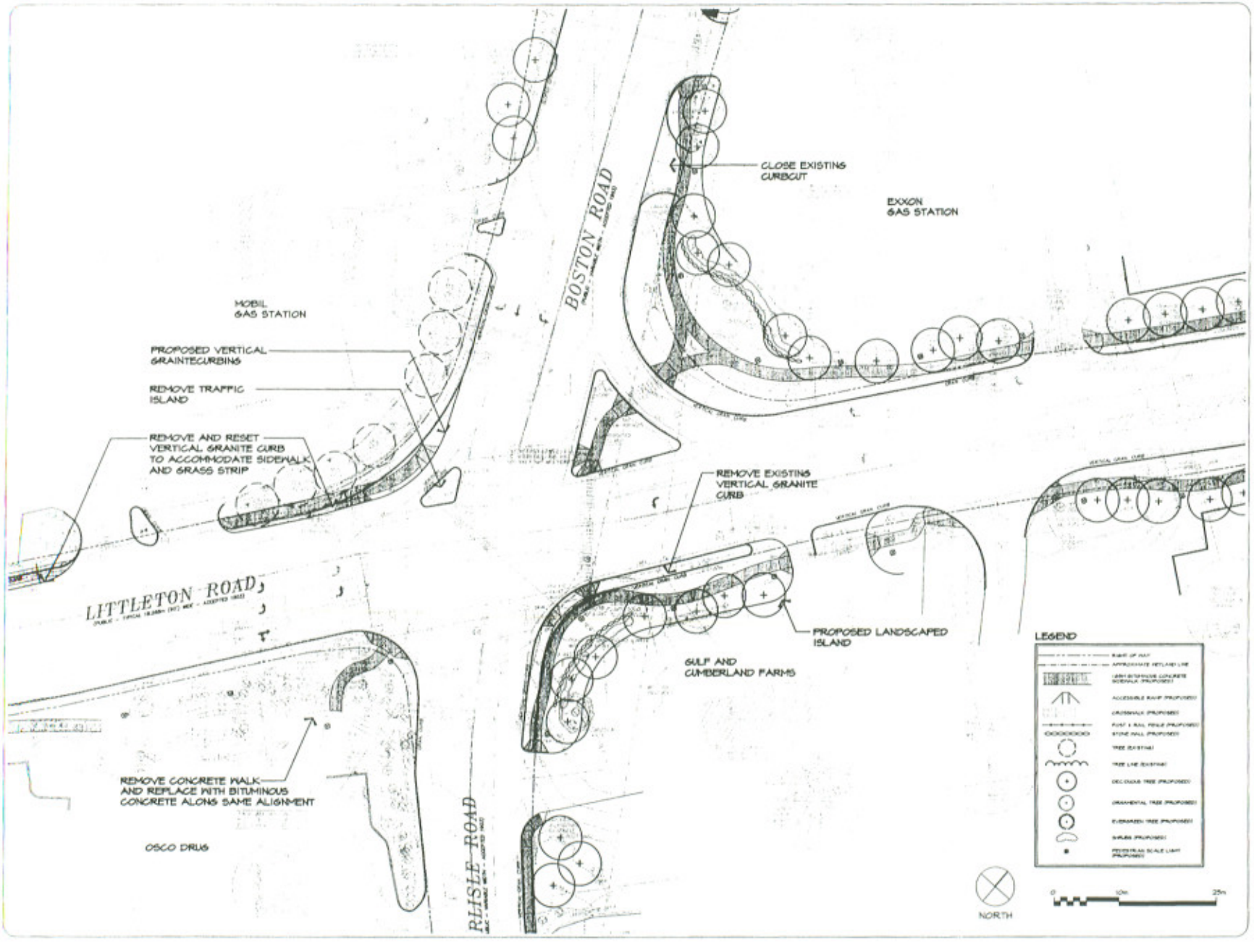
NODE D
POWERS RD



ROUTE 110
MASTER PLAN

TOWN OF
WESTFORD, MA

NODE E
VERYFINE
ENTRY

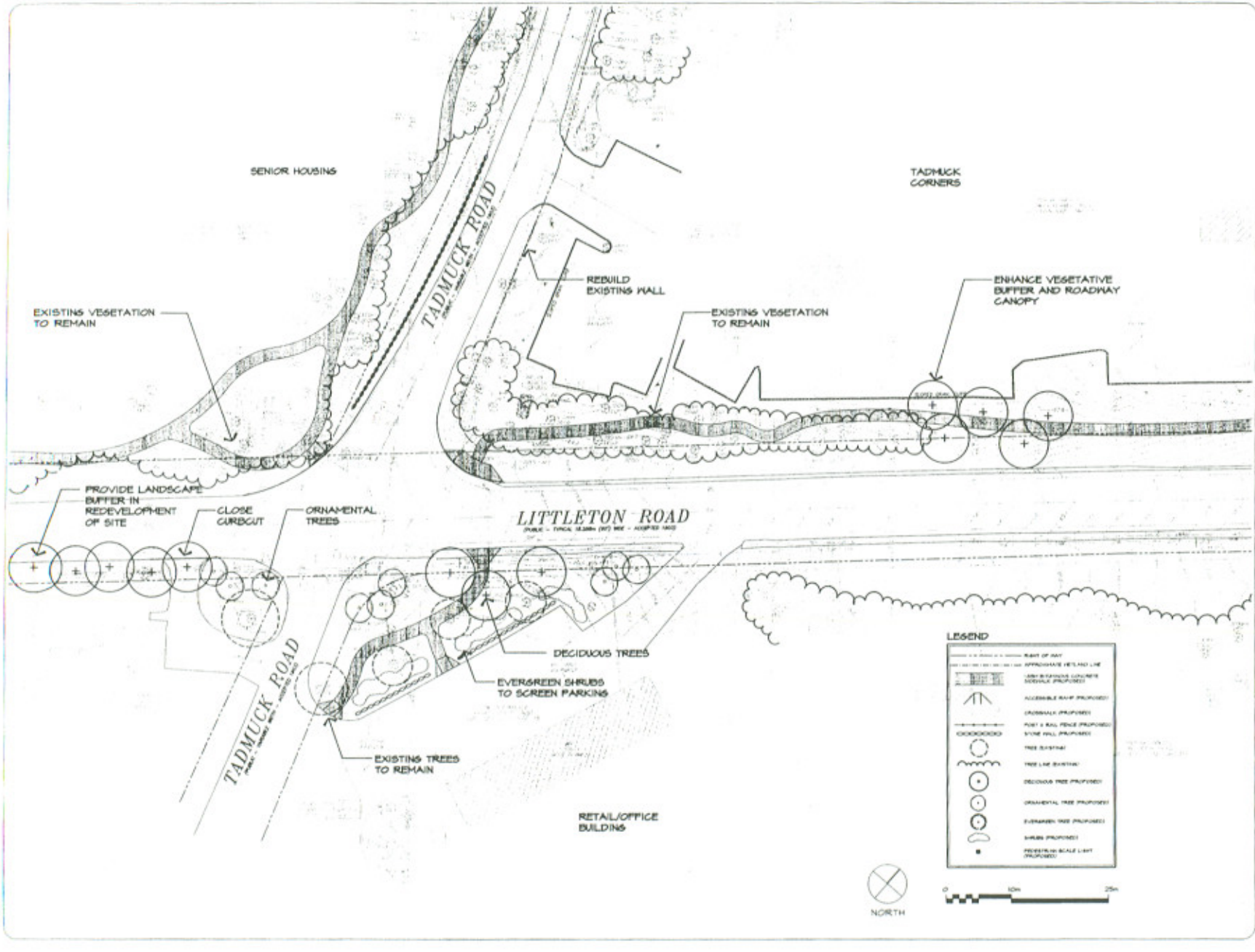


ROUTE 110
MASTER PLAN

TOWN OF
WESTFORD, MA

NODE F
MINOT'S
CORNER

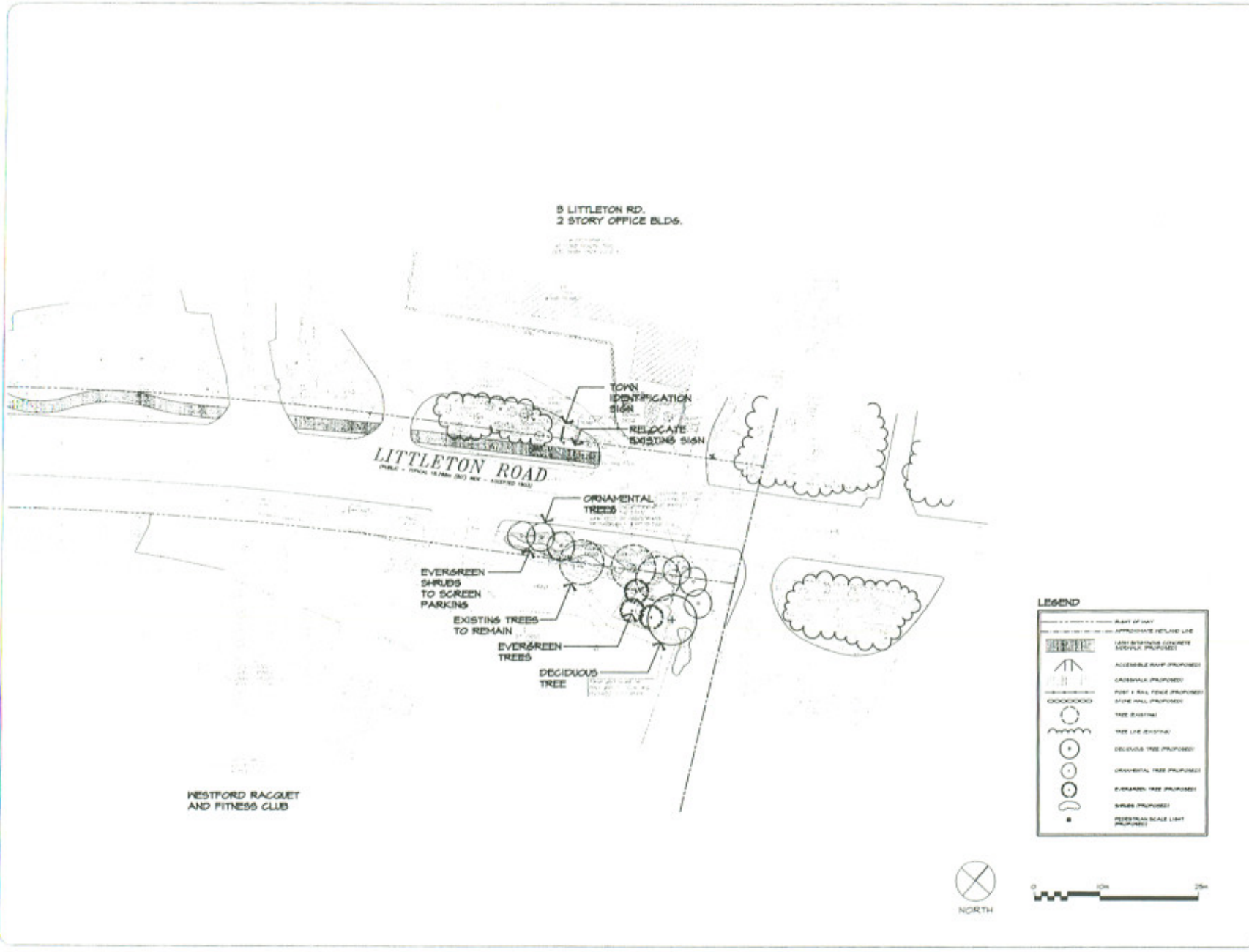
32 of



ROUTE 110
MASTER PLA

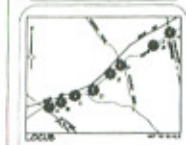
TOWN OF
WESTFORD, M

NODE G
TADMUCK
CORNER

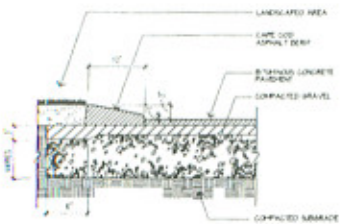


ROUTE 110
MASTER PLAN

TOWN OF
WESTFORD, MA



NODE H
CHELMSFORD
TOWN LINE



1 CAPE COD ASPHALT BERM
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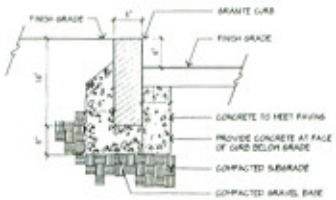
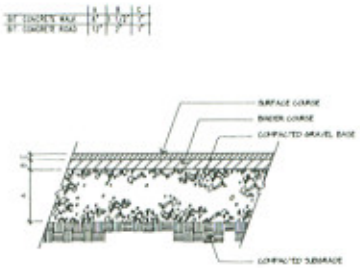
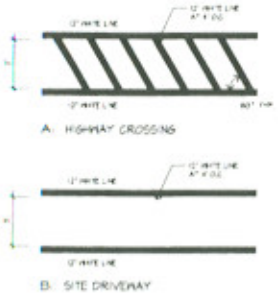


2 VERTICAL GRANITE CURB
SCALE: 1" = 1'-0"

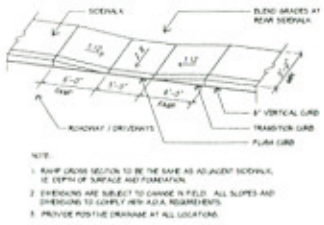
3 SLOPED GRANITE CURB
SCALE: 1"=1'-0"



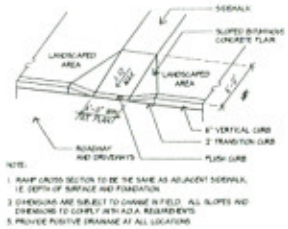
4 BITUMINOUS CONCRETE PAVEMENT
SCALE: N.T.S.



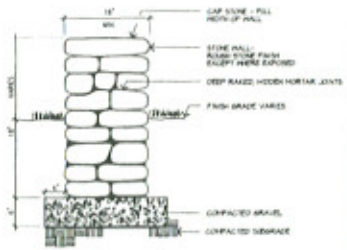
5 CROSSWALK MARKINGS A + B
SCALE: N.T.S.



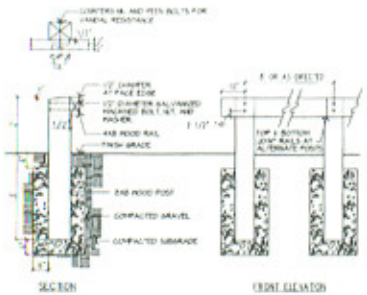
6 CURB CUT AND RAMP
SCALE: N.T.S.



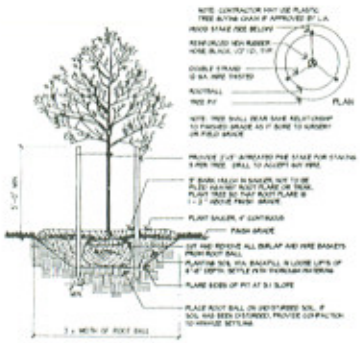
7 CURB CUT AND RAMP
SCALE: N.T.S.



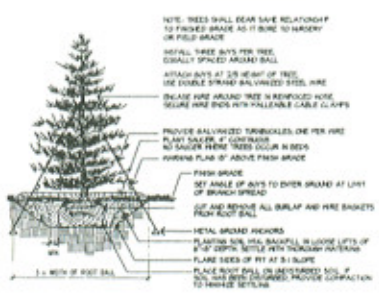
8 STONE WALL SECTION
SCALE: N.T.S.



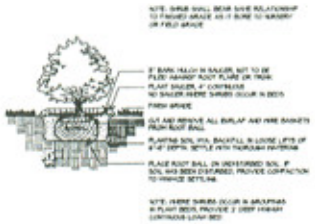
9 WOOD GUARD RAIL
SCALE: N.T.S.



10 DECIDUOUS TREE PLANTING AND STAKING
SCALE: N.T.S.



11 EVERGREEN TREE PLANTING
SCALE: N.T.S.



12 TYPICAL SHRUB PLANTING
SCALE: N.T.S.

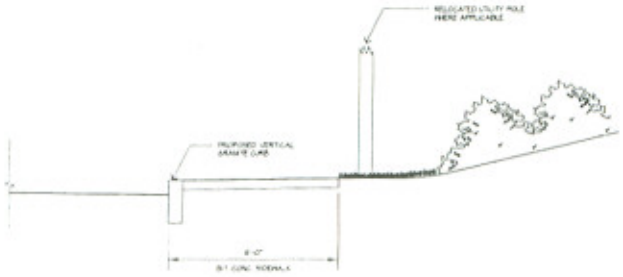
ROUTE 110
MASTER PLAN
•
TOWN OF
WESTFORD, MA

BJC & TA Bruce Campbell & Associates, Inc.
Transportation Engineers and Planners
Boston, Massachusetts 02111

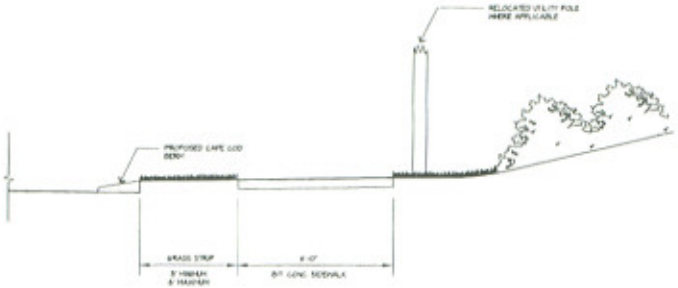
GELLER & Associates
SITE PLANNING
LANDSCAPE ARCHITECTURE
2810 WASHINGTON STREET
NEWTON, MA 02465

SITE DETAILS

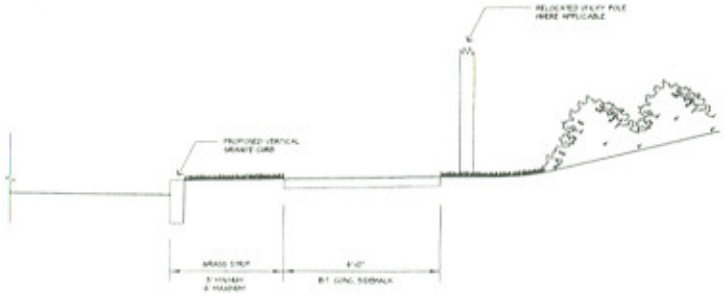
SCALE:	AS SHOWN	DATE:	2/14/99
JOB:	98086.NO	REV.:	--
FILE:	60860		
DRAWN:	PS.		
CHECKED:	VPK		



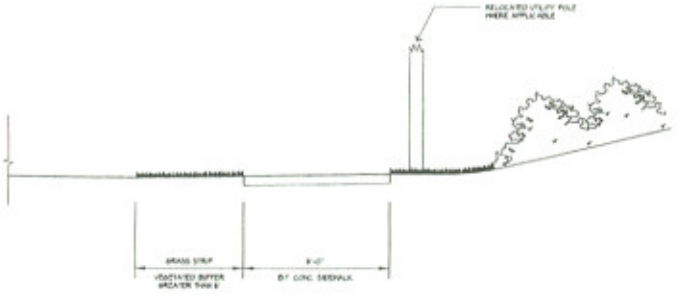
1 PROPOSED SIDEWALK DIRECTLY ABUTTING ROADWAY EDGE
SCALE: N.T.S.



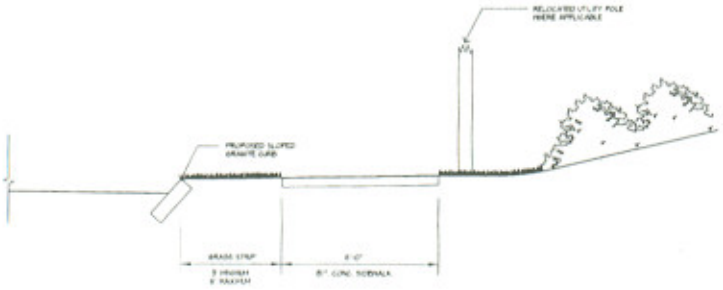
2 PROPOSED SIDEWALK WITHIN 6' OF ROADWAY EDGE
SCALE: N.T.S.



3 PROPOSED SIDEWALK WITHIN 6' OF ROADWAY EDGE
SCALE: N.T.S.



4 PROPOSED SIDEWALK GREATER THAN 6' FROM ROADWAY EDGE
SCALE: N.T.S.



5 PROPOSED SIDEWALK WITHIN 6' OF ROADWAY EDGE
SCALE: N.T.S.

ROUTE 110
MASTER PLA
•
TOWN OF
WESTFORD, MA

Bruce Campbell & Associates, I
Transportation Engineers and Plann
Boston, Massachusetts 02111

GELLER Associates
SITE PLANNING
LANDSCAPE ARCHITECTURE
3610 WASHINGTON STREET
NEWTON, MA 02465

SITE
DETAILS

SCALE:	AS SHOWN	DATE:	3/1
JOB:	110206.00	REV.:	
FILE:	8080.02		
DRAWN:	PSL		
CHECKED:	HPR		