

# **The Shoppes at Maynard Crossing 129 Parker Street, Maynard, MA**

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## **CONCEPT PLAN "B"**

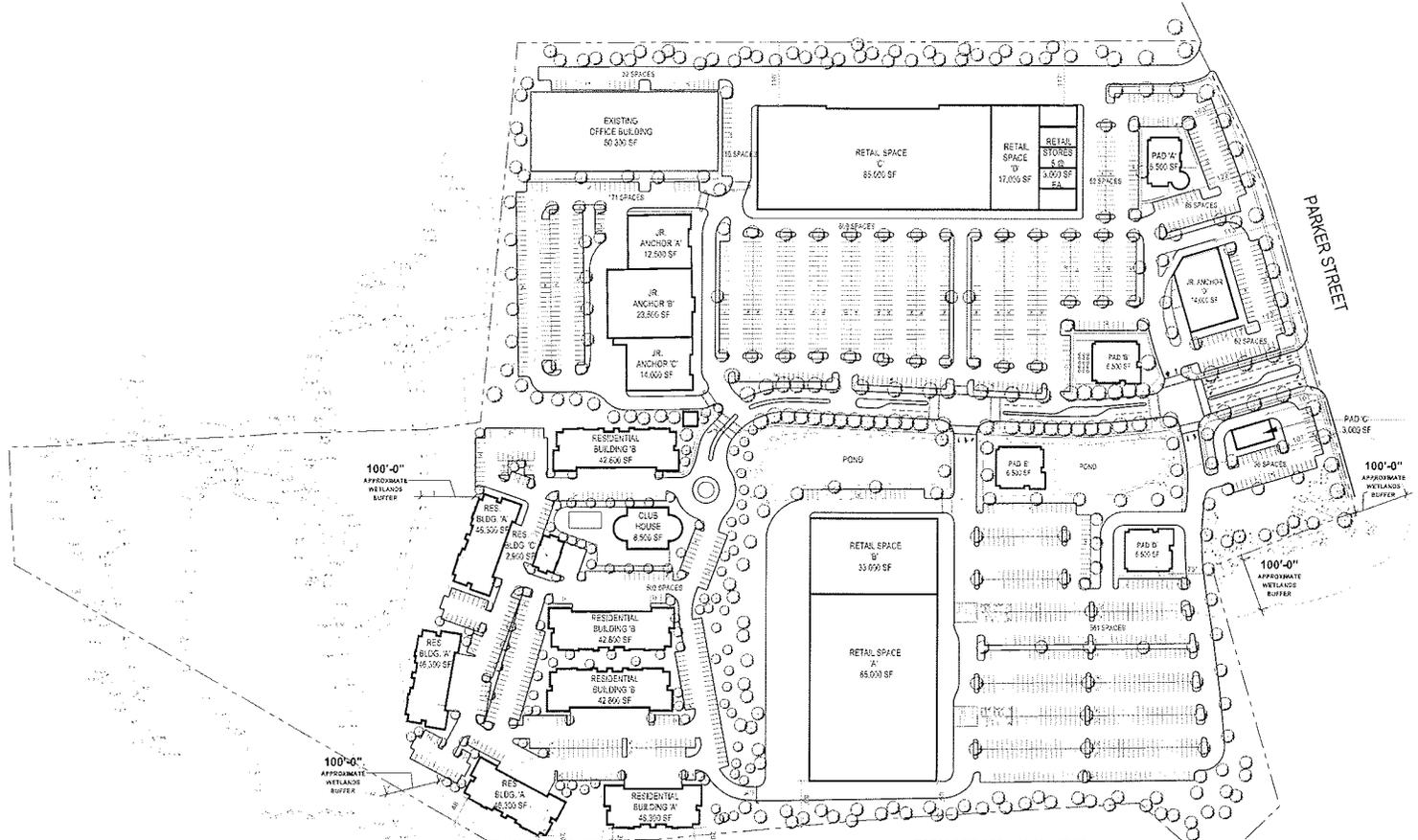
**Submitted By:**

**Capital Group Properties, LLC**

**259 Turnpike Road**

**Southborough, MA 01772**

CONCEPT PLAN 'B'  
129 PARKER STREET  
MAYNARD, MA



TOTAL SITE AREA: 58.39 ACRES

NOTE:  
THIS CONCEPT PLAN IS INTENDED TO DEPICT THE PROPOSED RE-DEVELOPMENT OF 129 PARKER STREET WHICH IS PRELIMINARY AND CONCEPTUAL IN NATURE AND INCLUDES THE GENERAL RESIDENTIAL, OFFICE, AND RETAIL USE AND APPROXIMATE SIZE AND LOCATION OF THE BUILDINGS, PROJECT LAYOUT, PROPOSED ROADS, PARKING IMPROVEMENTS, AMENITIES AND DESIGN FEATURES. TO THE BEST OF THE PROPERTY OWNER'S KNOWLEDGE AS OF THE DATE OF THE CONCEPT PLAN, IF THE RE-DEVELOPMENT SHOWN ON THE CONCEPT PLAN IS APPROVED AT TOWN MEETING, IT STILL REQUIRES SUBSEQUENT SITE PLAN, SUBDIVISION, AND SPECIAL PERMIT APPROVALS BY THE PLANNING BOARD DURING LENGTHY AND ADVERTISED PUBLIC HEARINGS. DURING THOSE HEARINGS, THE CONCEPT PLAN WILL BE MODIFIED INTO A FINAL AND VERY DETAILED SITE PLAN SO LONG AS THOSE MODIFICATIONS DO NOT SUBSTANTIALLY AND MATERIALLY CONFLICT WITH THE GENERAL INTENT OF THE CONCEPT PLAN AS APPROVED.

AMENITIES TO INCLUDE: WATER FEATURES WITH FOUNTAINS, CONNECTIONS TO EXISTING WALKING TRAILS, CONNECTIONS TO EXISTING BIKE TRAILS, BICYCLE RACKS, OUTDOOR SEATING AREAS AND WALKING PATHS.

CONCEPT PLAN 'B' **SP**

REV DATE DESCRIPTION  
DESIGN DELIVERABLE: CONCEPT PLAN 'B'  
ISSUE DATE: 03/26/2013

PROJECT NUMBER: CG12148  
DRAWN BY: JAL  
CHECKED BY: CB

DATE: 03/26/13  
CONCEPT PLAN 'B'

SP-01

**The Shoppes at Maynard Crossing  
129 Parker Street, Maynard, MA**

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**Existing Condition Plan (Prior to Demolition)  
and Existing Topography**

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 PROPOSED BUILDING

  
 PROPOSED PAVING  
 OUTLINE

  
 EXISTING PAVING  
 OUTLINE

  
 PRE-EXISTING BUILDING

OVERLAY DIAGRAM

The Shoppes at Maynard Crossing

MAYNARD, MASSACHUSETTS

MARCH 27, 2013

Planner/Designer/Architect

ci

www.ci-design.com

Owner / Developer



CAPITAL GROUP

**The Shoppes at Maynard Crossing  
129 Parker Street, Maynard, MA**

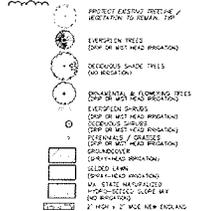
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**Landscaping Plan Including Required  
Buffer Areas**

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OVERALL PLAN MATERIALS			
ITEM NO.	SYMBOL	DESCRIPTION	QUANTITY
1	1/4" DIA. ASPEN	1/4" DIA. ASPEN	100
2	1/2" DIA. ASPEN	1/2" DIA. ASPEN	100
3	3/4" DIA. ASPEN	3/4" DIA. ASPEN	100
4	1" DIA. ASPEN	1" DIA. ASPEN	100
5	1 1/2" DIA. ASPEN	1 1/2" DIA. ASPEN	100
6	2" DIA. ASPEN	2" DIA. ASPEN	100
7	2 1/2" DIA. ASPEN	2 1/2" DIA. ASPEN	100
8	3" DIA. ASPEN	3" DIA. ASPEN	100
9	3 1/2" DIA. ASPEN	3 1/2" DIA. ASPEN	100
10	4" DIA. ASPEN	4" DIA. ASPEN	100
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**GRAPHIC LEGEND**

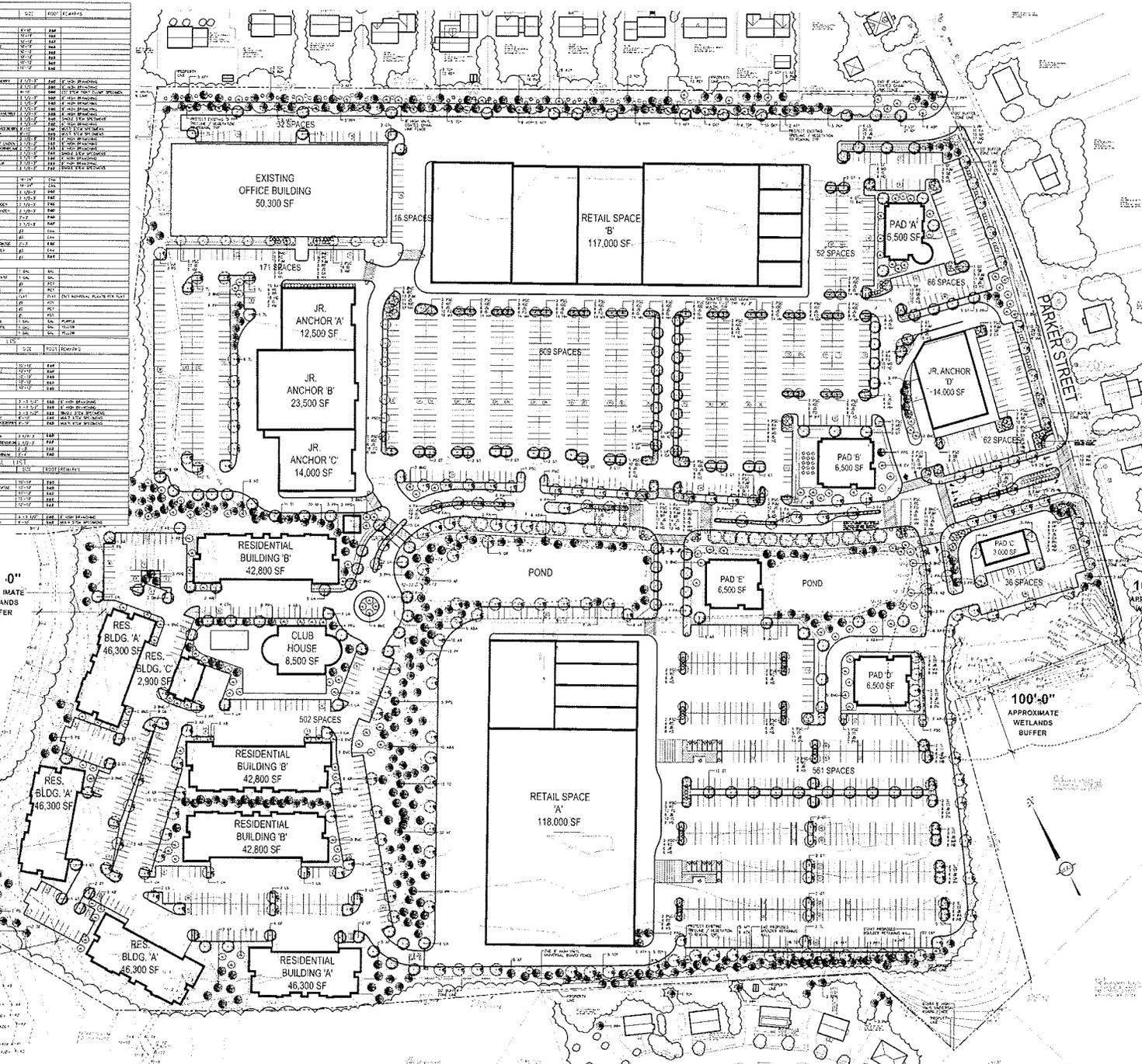


**LANDSCAPE NOTES**

- 1. LANDSCAPE ARCHITECT SHALL PLAN TREES TO REMAIN.
- 2. LANDSCAPE ARCHITECT SHALL PLAN TREES TO BE REPLANTED.
- 3. LANDSCAPE ARCHITECT SHALL PLAN TREES TO BE REPLANTED.
- 4. LANDSCAPE ARCHITECT SHALL PLAN TREES TO BE REPLANTED.

**EXISTING BUFFER GENERAL NOTES**

- 1. LANDSCAPE ARCHITECT SHALL PLAN TREES TO REMAIN.
- 2. LANDSCAPE ARCHITECT SHALL PLAN TREES TO BE REPLANTED.
- 3. LANDSCAPE ARCHITECT SHALL PLAN TREES TO BE REPLANTED.
- 4. LANDSCAPE ARCHITECT SHALL PLAN TREES TO BE REPLANTED.



**GENERAL NOTES**

- 1. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.
- 3. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.
- 4. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.
- 5. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.
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- 8. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.
- 9. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.
- 10. CONTRACTOR SHALL MAINTAIN ALL UTILITIES.

**GENERAL IRRIGATION NOTES**

- 1. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 2. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 3. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
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- 8. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 9. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 10. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

**CONCEPT 'B' OVERALL LANDSCAPE PLAN**

26 BARKER STREET

100'-0" APPROXIMATE WETLANDS BUFFER

**L-1**

# **The Shoppes at Maynard Crossing 129 Parker Street, Maynard, MA**

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**Illustrations of the General Architecture of the Proposed Structures**

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# The Shoppes at Maynard Crossing



Planner/Designer/Architect:



129 Parker Street  
MAYNARD, MASSACHUSETTS

October 29, 2012

Owner / Developer:



## Parker Street View-Proposed Elevation



# The Shoppes at Maynard Crossing



## North West View-Proposed Elevation



# The Shoppes at Maynard Crossing



Planner/Designer/Architect:



129 Parker Street  
MAYNARD, MASSACHUSETTS

October 29, 2012

Owner / Developer:



## North View-Proposed Elevation



# The Shoppes at Maynard Crossing



Planner/Designer/Architect:



[www.ci-design.com](http://www.ci-design.com)

129 Parker Street  
MAYNARD, MASSACHUSETTS

October 29, 2012

Owner / Developer:



CAPITAL GROUP

## South West View-Proposed Elevation

