

**129 Parker Street
Maynard, MA**

CONCEPT PLAN SUBMITTAL

Submitted By:

Capital Group Properties, LLC

259 Turnpike Road

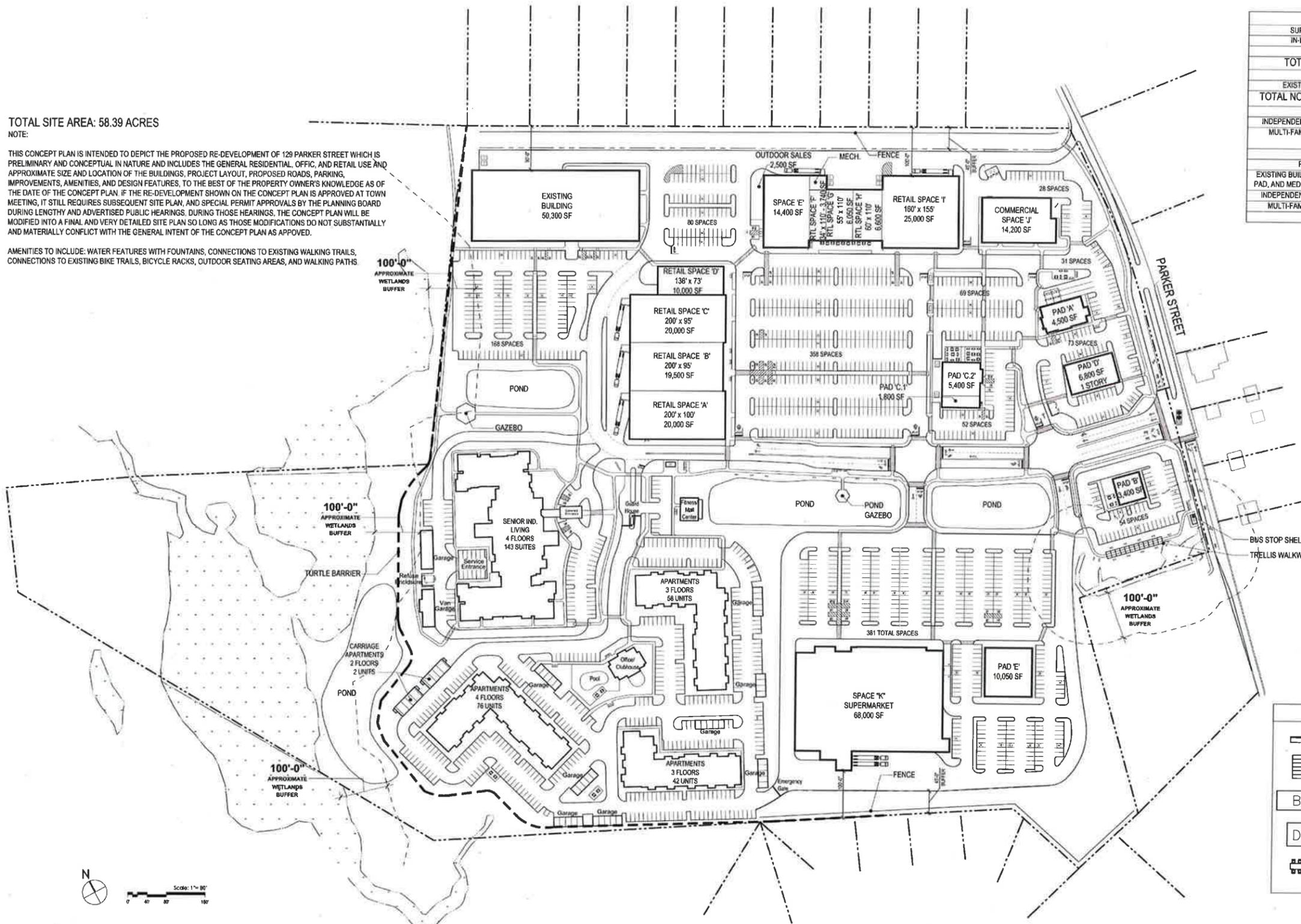
Southborough, MA 01772

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, 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.

TOTAL SITE AREA: 58.39 ACRES	
SUPERMARKET	68,000 SF
IN-LINE RETAIL	139,490 SF
PADS	31,950 SF
TOTAL RETAIL	239,440 SF
EXISTING BUILDING	50,300 SF
TOTAL NON-RESIDENTIAL	289,740 SF
INDEPENDENT/ASSISTED LIVING	143 UNITS
MULTI-FAMILY RESIDENTIAL	180 UNITS
	22 UNITS AFFORDABLE
PARKING	
EXISTING BUILDING, IN-LINE RETAIL, PAD, AND MEDICAL OFFICE PARKING	1,221 SPACES
INDEPENDENT/ASSISTED LIVING	73 SPACES
MULTI-FAMILY RESIDENTIAL	370 SPACES



POTENTIAL USES	
Existing Building	Retail
	Medical
	Health Club
	Office
Space 'E'	Retail
	Restaurant
	Health Club
Space 'J'	Retail
	Restaurant
	Medical
	Office
	Health Club
Space 'K'	Supermarket
	Retail
	Restaurant
Pad 'A'	Bank
	Retail
	Restaurant
Pad 'B'	Retail
	Restaurant
Pad 'C.1'	Retail
Pad 'C.2'	Retail
	Restaurant
Pad 'D'	Medical
	Retail
	Restaurant
Pad 'E'	Retail

LEGEND	
	BENCH
	BIKE RACK
	BUS STOP
	DUMPSTER
	PICNIC TABLE



CONCEPT PLAN

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Rendered Concept Plan with Ariel Overlay

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SITE PLAN



Planner/Designer/Architect



129 Parker Street
MAYNARD, MASSACHUSETTS
March 17, 2016

Owner / Developer





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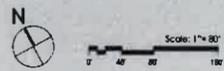
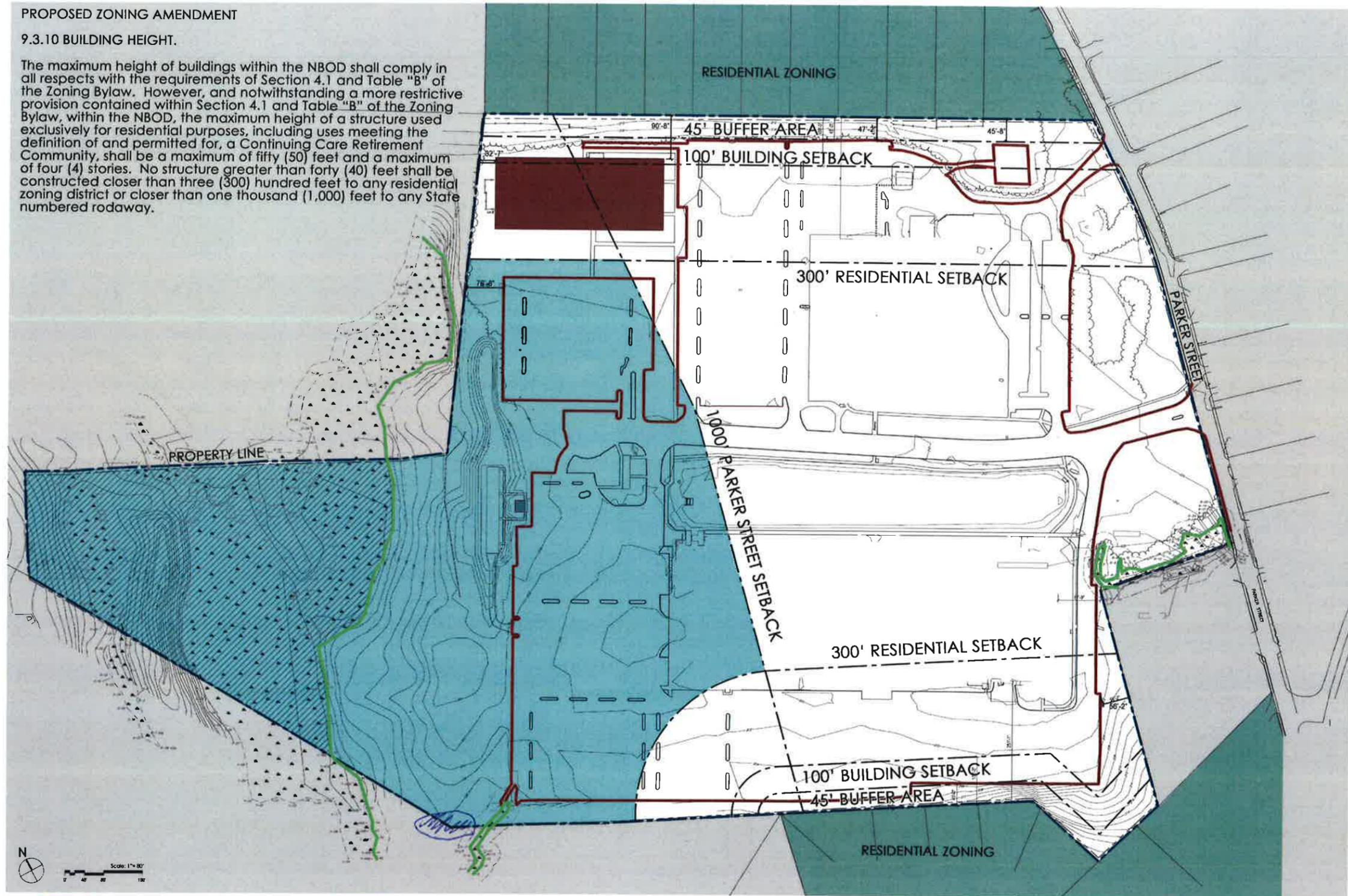
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**Existing Condition Plan, Existing Topography
and NBOD Setbacks and Buffer Zones**

PROPOSED ZONING AMENDMENT

9.3.10 BUILDING HEIGHT.

The maximum height of buildings within the NBOD shall comply in all respects with the requirements of Section 4.1 and Table "B" of the Zoning Bylaw. However, and notwithstanding a more restrictive provision contained within Section 4.1 and Table "B" of the Zoning Bylaw, within the NBOD, the maximum height of a structure used exclusively for residential purposes, including uses meeting the definition of and permitted for, a Continuing Care Retirement Community, shall be a maximum of fifty (50) feet and a maximum of four (4) stories. No structure greater than forty (40) feet shall be constructed closer than three (300) hundred feet to any residential zoning district or closer than one thousand (1,000) feet to any State numbered roadway.



- 
 UNBUILDABLE LAND
- 
 EXISTING WETLANDS
- 
 AREA OF ALLOWED 50' BUILDING HEIGHT
- 
 RESIDENTIAL ZONING
- 
 EXISTING PAVING OUTLINE
- 
 EXISTING BUILDING

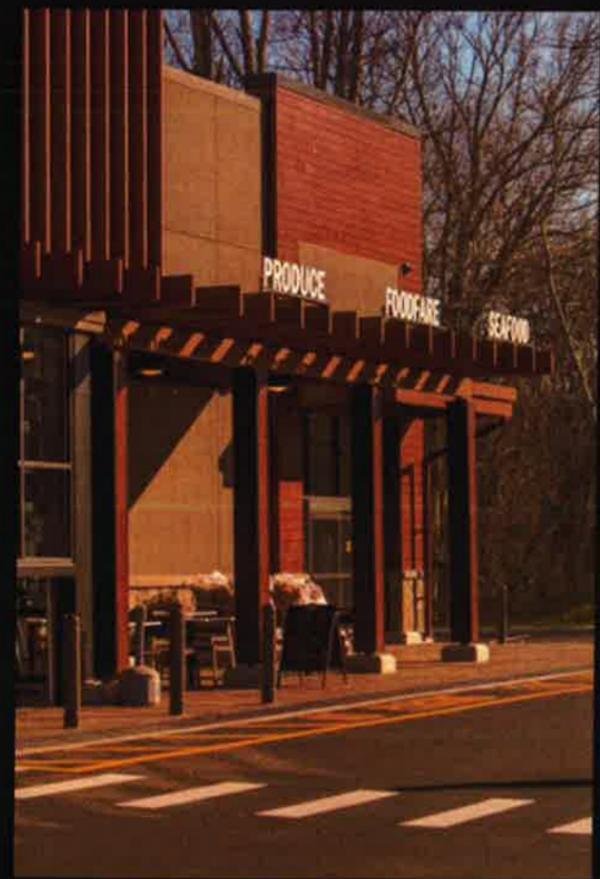
EXISTING CONDITIONS DIAGRAM

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Illustrations of the General Architecture of the Proposed Structures

Proposed Supermarket Building Elevations









Multi Unit Residential Building Elevations

-  VeneerStone
Stack Stone - Rustone
-  CertainTeed
Monogram 46 - Mountain Cedar
-  CertainTeed
Monogram 46 - Linen
-  CertainTeed
Monogram 46 - Autumn Yellow



Typical Multi-Unit Residential Building
 Elevation 129 Parker Street, Maynard MA
 March 18, 2016

Typical In-Line Retail Building Elevations



PROPOSED ELEVATION RETAIL SPACE A - D



PROPOSED ELEVATION RETAIL SPACE E - F

Planner/Designer/Architect:



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Typical Pad Retail Building Elevations



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

Planner/Designer/Architect:



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Senior Independent Living Building Elevations



- Stone Veneer
- Shingle Siding
- Horizontal Siding
- Composition Shingles

Schematic Perspectives

DATE: 10-02-15

lenity
architecture

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Maynard Retirement Residence

Maynard, Massachusetts

HAWTHORN
RETIREMENT GROUP

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