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SERVICES VIA EMAIL

129 Parker Street
Maynard, MA

CONCEPT PLAN SUBMITTAL

Submitted By:

Capital Group Properties, LLC

259 Turnpike Road

Southborough, MA 01772

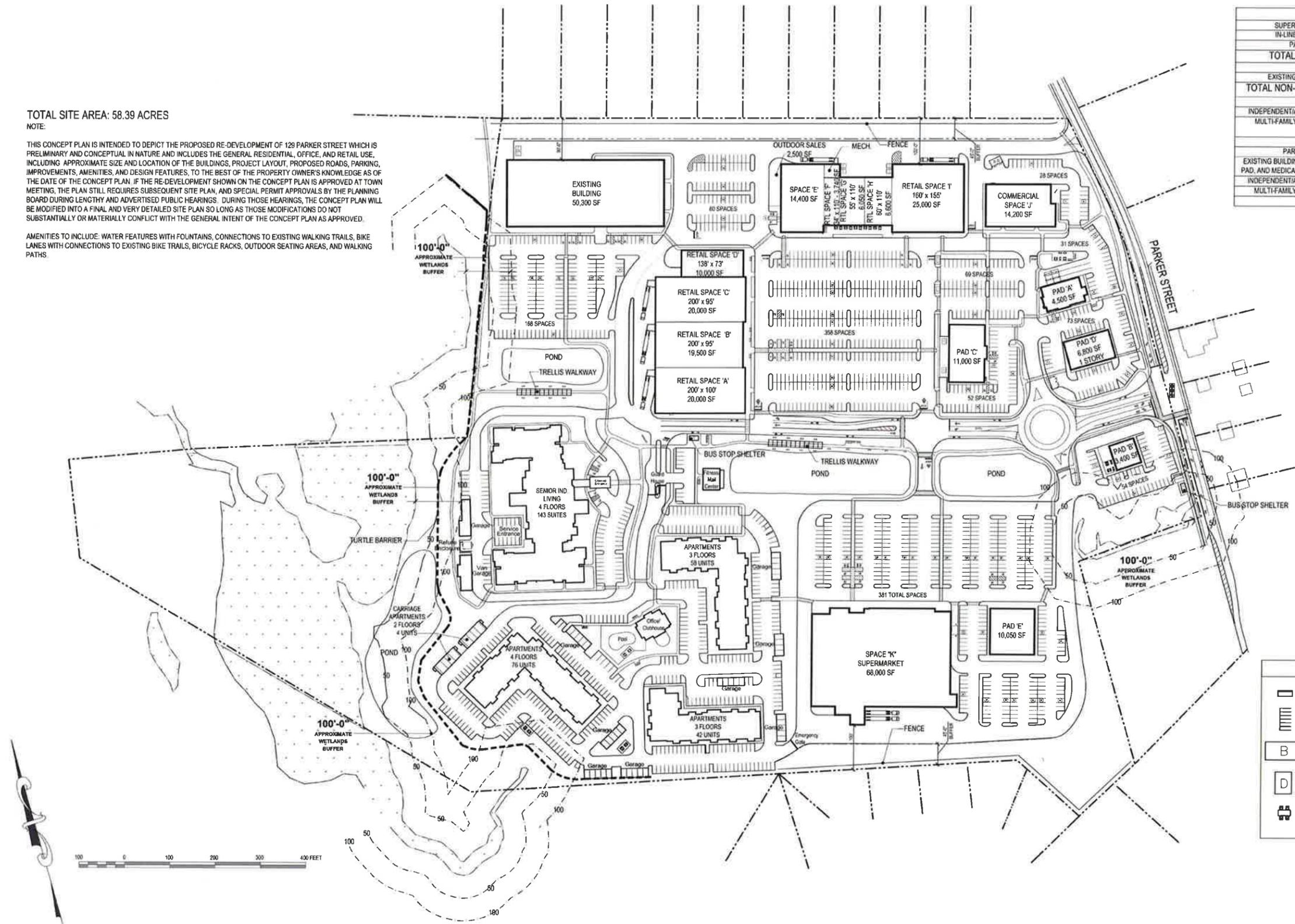
TOTAL SITE AREA: 58.39 ACRES
NOTE:

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, INCLUDING 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, THE PLAN 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 OR MATERIALLY CONFLICT WITH THE GENERAL INTENT OF THE CONCEPT PLAN AS APPROVED.

AMENITIES TO INCLUDE: WATER FEATURES WITH FOUNTAINS, CONNECTIONS TO EXISTING WALKING TRAILS, BIKE LANES WITH 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	35,750 SF
TOTAL RETAIL	243,150 SF
EXISTING BUILDING	50,300 SF
TOTAL NON-RESIDENTIAL	243,240 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	Existing Building
Retail	Retail
Medical	Medical
Health Club	Health Club
Office	Office
Space 'E'	Retail
Retail	Retail
Restaurant	Restaurant
Health Club	Health Club
Space 'J'	Retail
Retail	Retail
Restaurant	Restaurant
Medical	Medical
Office	Office
Health Club	Health Club
Space 'K'	Supermarket
Retail	Retail
Restaurant	Restaurant
Pad 'A'	Bank
Bank	Bank
Retail	Retail
Restaurant	Restaurant
Pad 'B'	Retail
Retail	Retail
Restaurant	Restaurant
Pad 'C'	Medical Office
Medical Office	Medical Office
Pad 'D'	Medical
Medical	Medical
Retail	Retail
Restaurant	Restaurant
Pad 'E'	Retail
Retail	Retail



LEGEND	
	BENCH
	BIKE RACK
	BUS STOP
	DUMPSTER
	PICNIC TABLE



Planner/Designer/Architect:



www.ci-designinc.com

129 Parker Street

MAYNARD, MASSACHUSETTS

Revision 1: April 25, 2016

Owner / Developer:



CAPITAL GROUP

**129 Parker Street
Maynard, MA**

Rendered Concept Plan with Ariel Overlay

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SITE PLAN

Planner/Designer/Architect:



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129 Parker Street

MAYNARD, MASSACHUSETTS

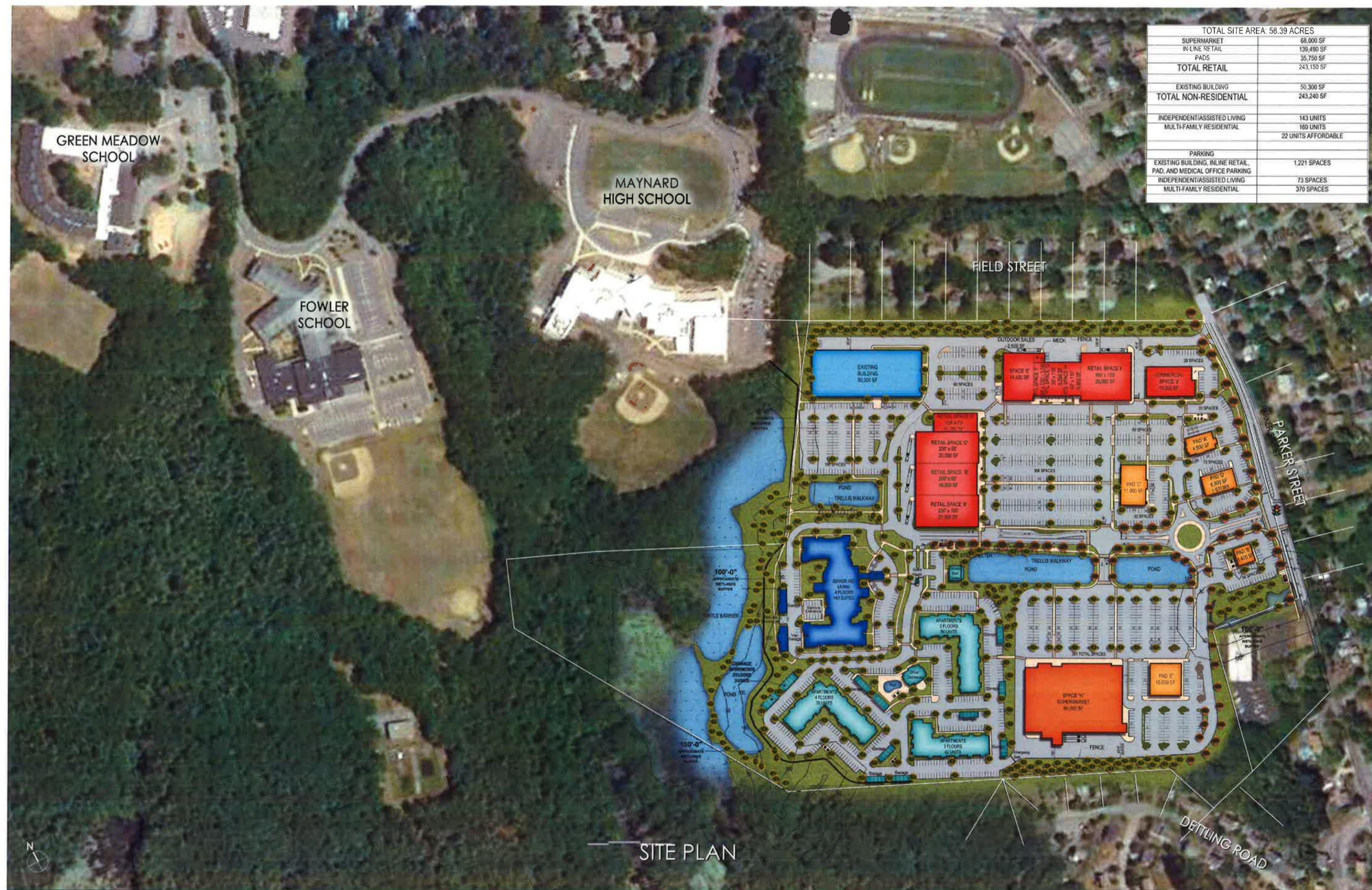
April 25, 2016

Owner / Developer:



CAPITAL GROUP

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PARKING	
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SITE PLAN

Planner/Designer/Architect:



www.ci-designinc.com

129 Parker Street

MAYNARD, MASSACHUSETTS

April 25, 2016

Owner / Developer:



CAPITAL GROUP

129 Parker Street, Maynard, MA

Residential Buffer Area Landscape & Fencing Plans

Submitted By:

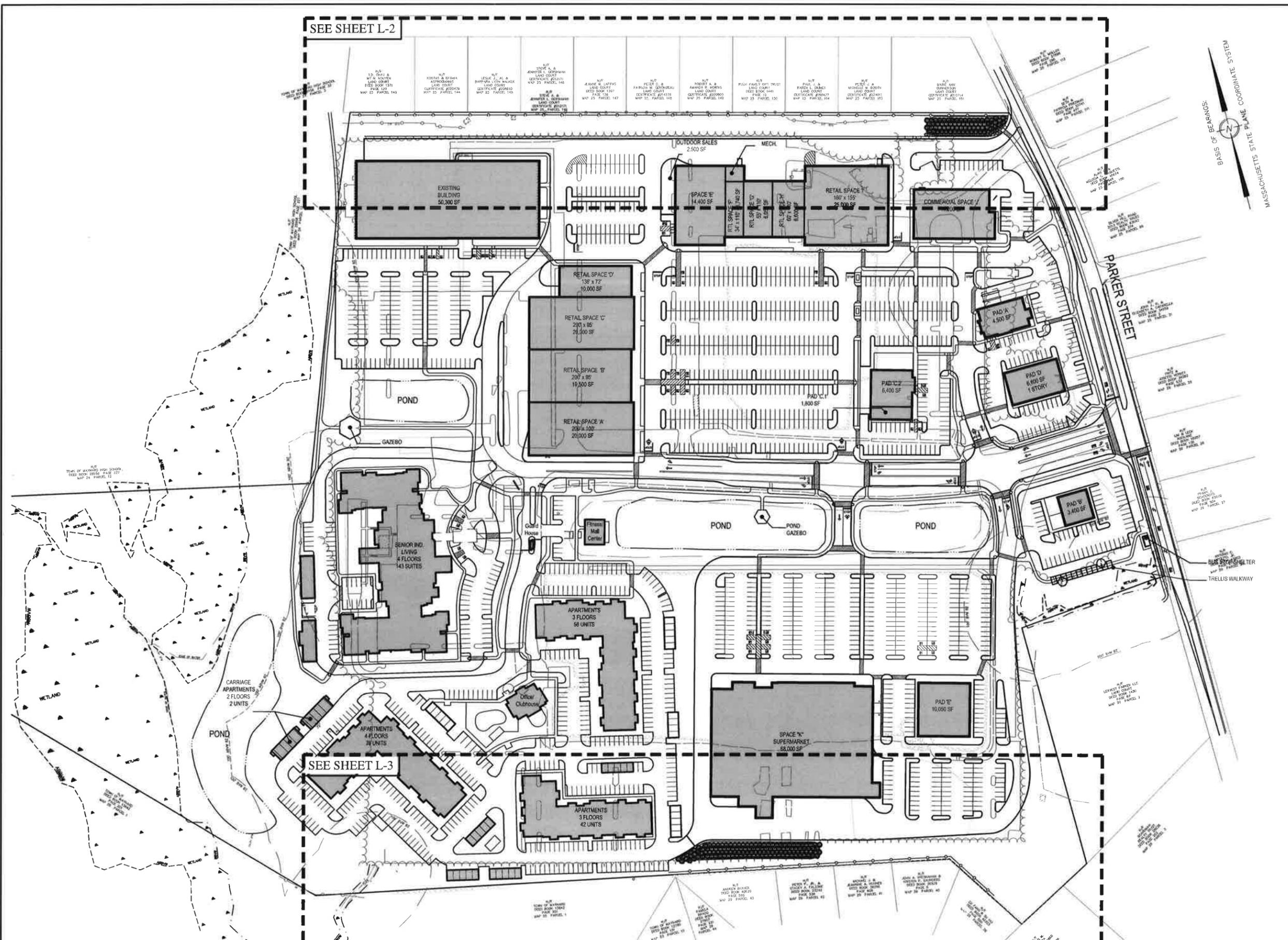
Capital Group Properties, LLC

259 Turnpike Road

Southborough, MA 01772

SEE SHEET L-2

SEE SHEET L-3



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REV.	DATE	INITIALS	DESCRIPTION	INIT

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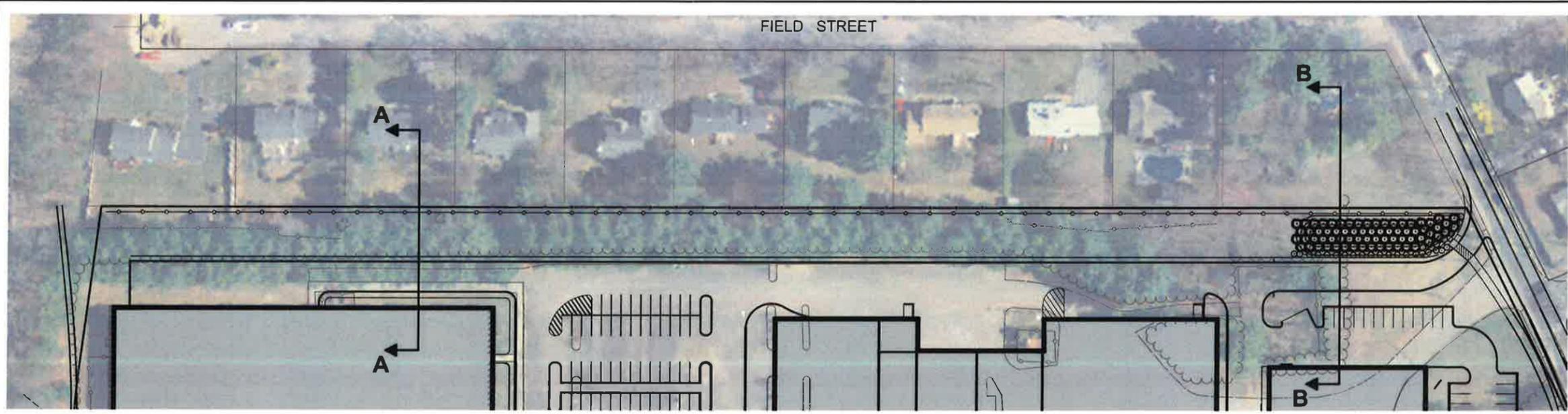
OWNER:
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 259 Turnpike Road, Suite 100
 Southborough, MA 01772

PREPARED FOR:
MAYNARD CROSSINGS JV, LLC
 259 Turnpike Road, Suite 100
 Southborough, MA 01772

TITLE:
INDEX PLAN
129 PARKER STREET
 Maynard, MA
 (Middlesex County)
 FOR DISCUSSION

DATE:	04/26/16	SCALE:	1" = 80'
JOB NO.:	0991400	DWN. BY:	ECY
FILE NO.:	0991400	CHK'D. BY:	JTA
DRAWING NO.:	0991401A	SHEET:	L-1

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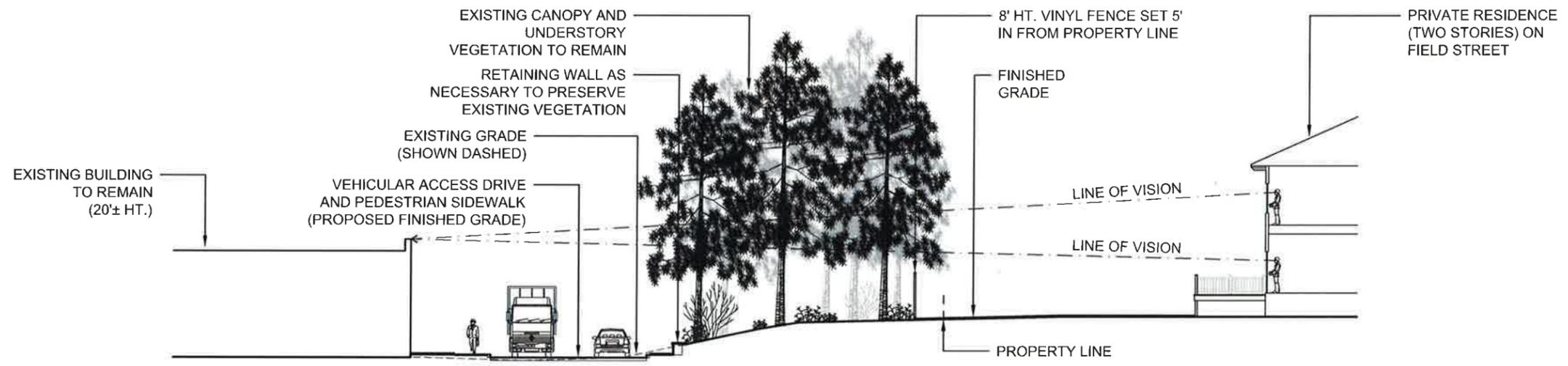


1. RESIDENTIAL LANDSCAPE BUFFER: PLAN VIEW

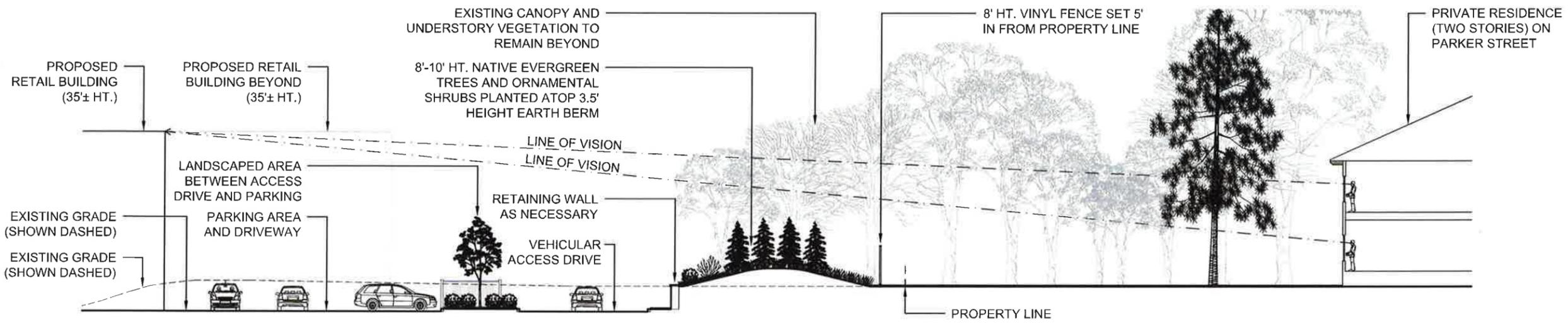


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REV.	DATE	DESCRIPTION	INIT.
A		INITIAL ISSUE	



RESIDENTIAL LANDSCAPE BUFFER: SECTION A-A



RESIDENTIAL LANDSCAPE BUFFER: SECTION B-B

PREPARED BY:

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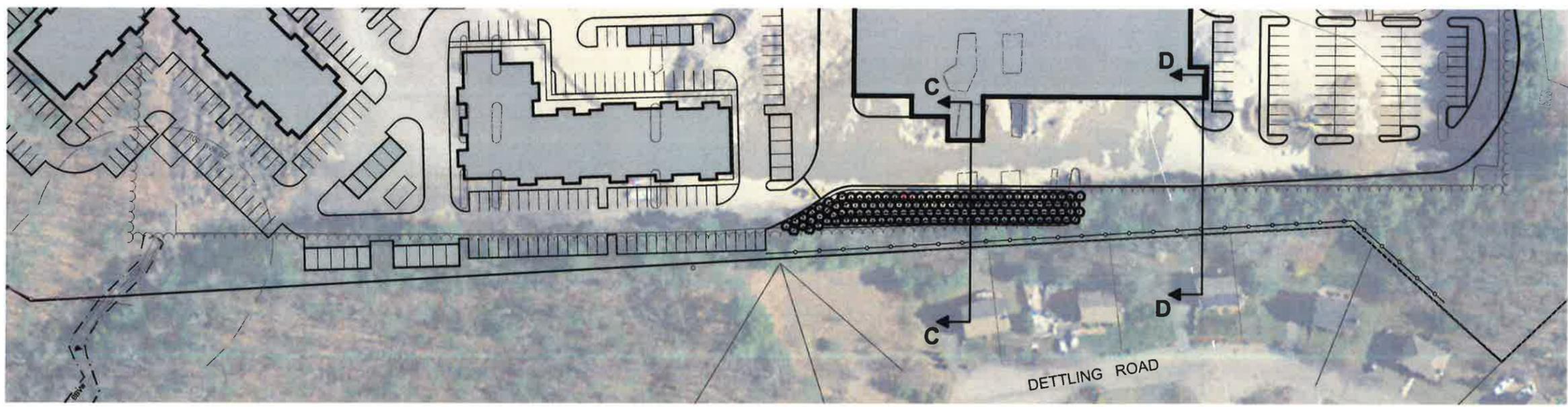
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 MAYNARD CROSSINGS JV, LLC
 259 Turnpike Road, Suite 100
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TITLE:
 RESIDENTIAL LANDSCAPE BUFFER (NORTH LOT LINE)
 129 PARKER STREET
 Maynard, MA (Middlesex County)
 FOR DISCUSSION

DATE:	01/26/16	SCALE:	AS SHOWN
JOB NO.:	0991400	DWN. BY:	BCV
FILE NO.:	0991400	CHK'D. BY:	JTA
DRAWING NO.:	0991402A	SHEET:	L-2

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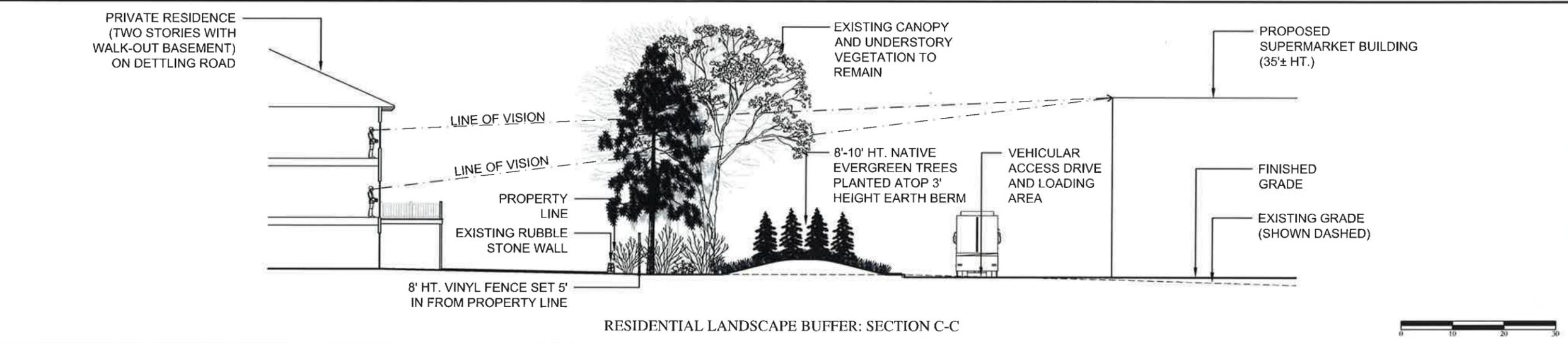


I. RESIDENTIAL LANDSCAPE BUFFER: PLAN VIEW

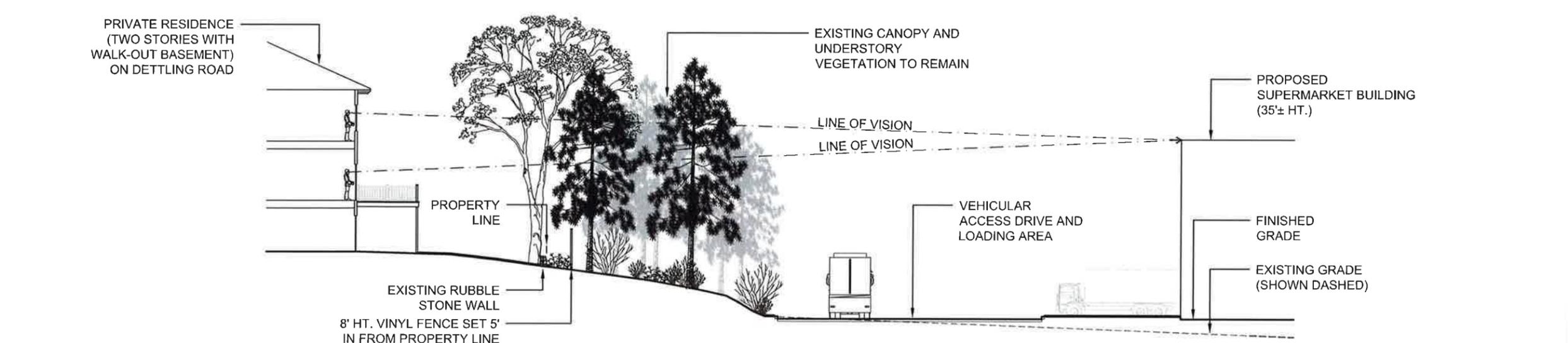


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A		INITIAL ISSUE	



RESIDENTIAL LANDSCAPE BUFFER: SECTION C-C



RESIDENTIAL LANDSCAPE BUFFER: SECTION D-D



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TITLE:
RESIDENTIAL LANDSCAPE BUFFER (SOUTH LOT LINE)
 129 PARKER STREET
 Maynard, MA (Middlesex County)
 FOR DISCUSSION

DATE:	01/26/16	SCALE:	AS SHOWN
JOB NO.:	0991-00	DWN. BY:	ECY
FILE NO.:	0991-00	CHK'D. BY:	ITA
DRAWING NO.:	0991-00	SHEET:	L-3

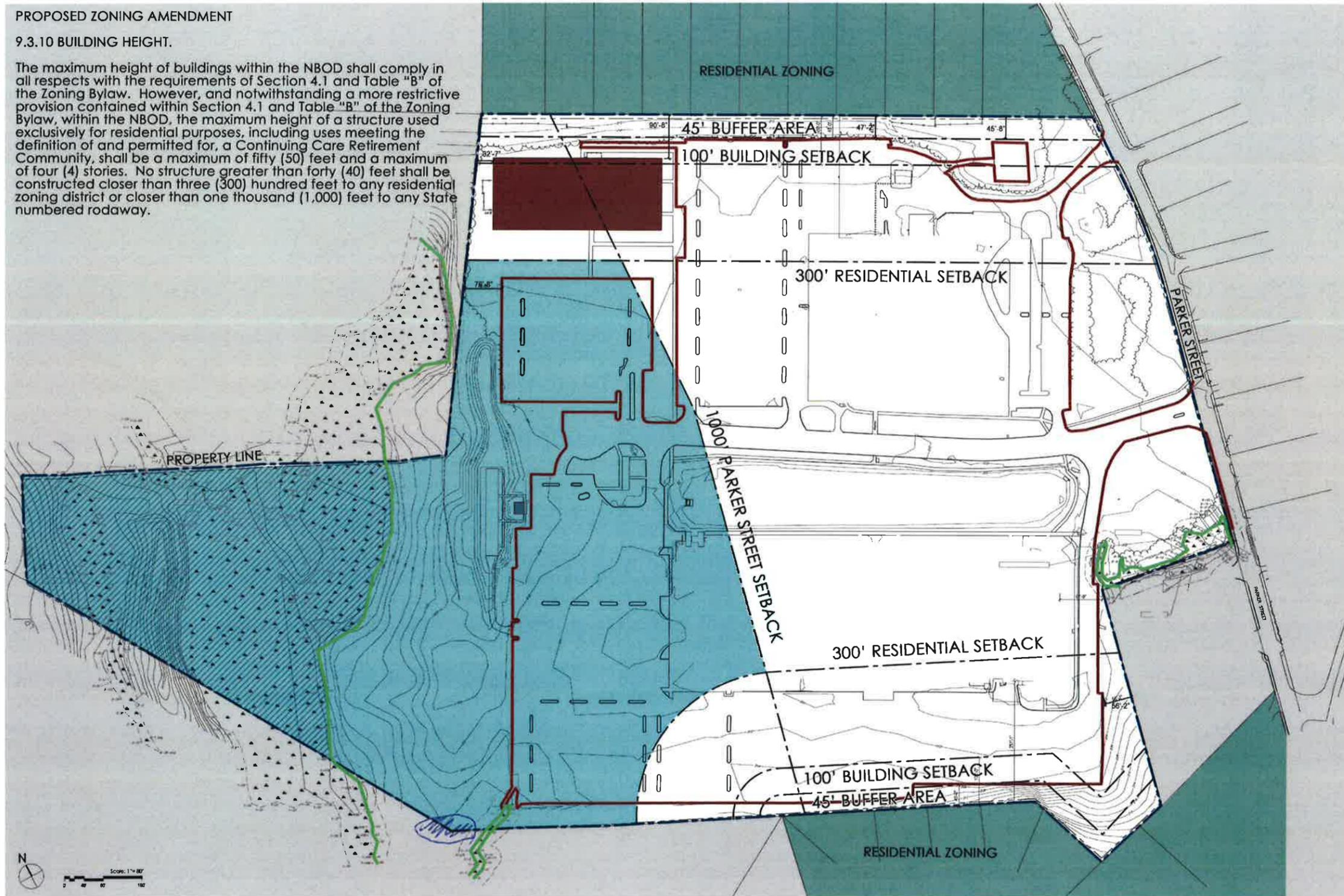
**129 Parker Street
Maynard, MA**

**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.



EXISTING CONDITIONS DIAGRAM

129 Parker Street Maynard, MA

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



- TOP OF ROOF 50' - 0"
- ROOF
- LEVEL 04
- LEVEL 03
- LEVEL 02

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

Typical Elevation

| 0 | 1 | 2 | 20'



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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129 Parker Street
MAYNARD, MASSACHUSETTS

March 18, 2016

Owner / Developer:



CAPITAL GROUP

Typical Pad Retail Building Elevations



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

Planner/Designer/Architect:



www.ci-design.com

129 Parker Street
MAYNARD, MASSACHUSETTS

March 18, 2016

Owner / Developer:



Senior Independent Living Building Elevations



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

Schematic Perspectives

DATE: 10-02-15

Maynard Retirement Residence

Maynard, Massachusetts