



TOWN OF MAYNARD
Office of Municipal Services
MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754
Tel: 978-897-1302 Fax: 978-897-8489
www.townofmaynard-ma.gov

The Maynard Advantage
New England Living for Everyone

Distribution Memo - Approved Plan

TO: Planning Board
Town Administrator / BOS
Department of Public Works/Town Engineer
Chief of the Fire Department
Chief of the Police Department
Building Commissioner
Conservation Commission
Town Clerk
Assessor's Office
Board of Health

FROM: Bill Nemser, Planning Director

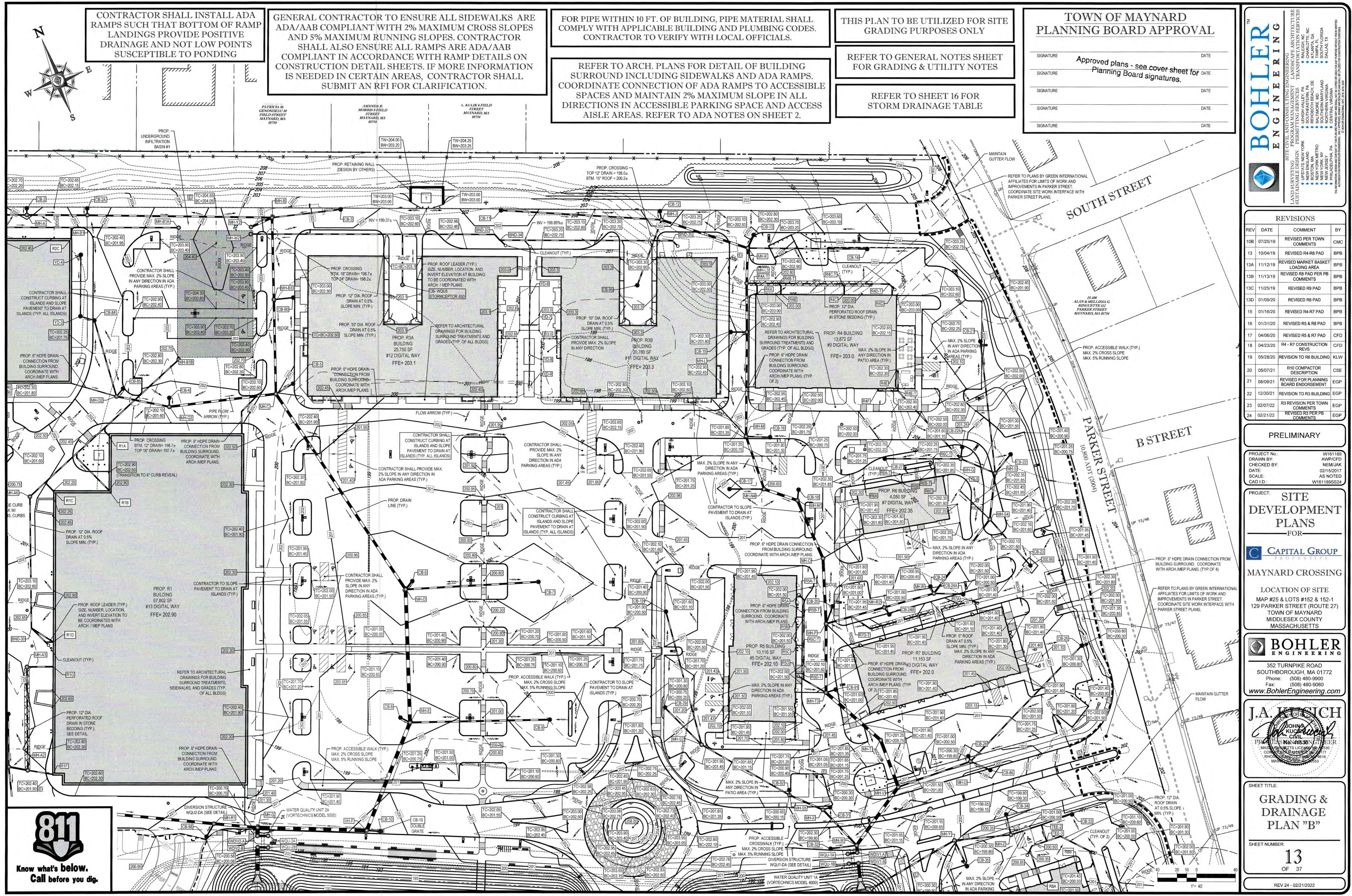
DATE: April 4, 2022

SUBJECT: Approved Plan for 2-15 Digital Way (Maynard Crossing) (Petition Number: PB 22-01).

Attached is the plan and decision as approved by the Planning Board at the March 8, 2022 meeting. The plan separates Building R3 into two separate buildings denoted as R3A and R3B. The buildings are in the same general location as the approved R3 building. The R3 building was to be 55,922 SF, and the combined footprint of the two proposed buildings is 46,530 SF which is a decrease of 9,392 SF.

If you have any questions, please contact me at (978) 897-1302.

Thank you for your assistance.



DRAINAGE TABLE							
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE	
B4*			194.50(CB-71)*	8"	4"	0.00%	
B5*			194.50(CB-88)*	8"	9"	0.00%	
B6*			194.50(CB-74)*	8"	4"	0.00%	
B9*			194.50(CB-78)*	8"	11"	0.00%	
B10*			194.50(CB-79)*	8"	9"	0.00%	
B11A*			194.50(CB-80)*	8"	7"	0.00%	
B11B*			194.50(CB-67)*	8"	3"	0.00%	
B12A			195.50(CB-82)	8"	23"	0.00%	
B12B			195.50(CB-83)	8"	9"	0.00%	
BND-1*	194.50(CB-73)*	194.50(BND-2)*	8"	3"	0.00%		
BND-2*	194.50(BND-1)*	194.50(TEE-1)*	8"	51"	0.00%		
BND-3*	193.50(CB-67)*	193.50(MH-87)*	8"	17"	0.00%		
BND-4*	193.50(CB-76)*	193.50(BND-3)*	8"	11"	0.00%		
BND-5*	194.50(BND-8)*	194.50(CB-81)*	8"	18"	0.00%		
BND-6*	194.50(B11B)*	194.50(BND-5)*	8"	3"	0.00%		
BND-7*	195.76(33A)*	195.76(BND-8)*	12"	12"	0.51%		
BND-8*	195.70(BND-7)*	195.70(BND-9)*	12"	235"	0.00%		
BND-9*	195.70(BND-8)*	195.70(BND-10)*	12"	14"	0.00%		
BND-10*	195.70(BND-9)*	195.70(MH-3A)*	12"	73"	0.00%		
BND-11*	195.70(BND-12)*	195.70(MH-3A)*	12"	49"	0.00%		
BND-12*	195.70(BND-13)*	195.70(BND-11)*	12"	21"	0.00%	(1)	
BND-13*	195.70(BND-14)*	195.70(BND-12)*	12"	71"	0.00%		
BND-14*	195.81(MH-12)*	195.81(BND-13)*	12"	21"	0.52%		
BND-15*	196.68(BND-16)*	196.68(MH-12)*	12"	143"	0.49%		
BND-16*	196.71(R3G)*	196.71(BND-15)*	12"	6"	0.49%		
BND-17*	196.05(R1H)*	196.05(BND-18)*	12"	5"	1.11%		
BND-18*	196.00(BND-17)*	196.00(MH-W3)*	12"	142"	0.00%		
BND-19*	195.53(R1E)*	195.53(BND-20)*	12"	3"	0.91%		
BND-20*	195.60(BND-19)*	195.60(MH-1A)*	12"	134"	0.00%		
BND-21*	196.58(R1C)*	196.58(BND-22)	8"	9"	0.93%		
BND-22*	195.50(BND-21)*	195.50(MH-M1A)*	12"	52"	0.00%		
BND-23*	195.60(BND-24)*	195.60(MH-M1A)*	12"	29"	0.00%		
BND-24*	196.60(R1B)*	196.60(BND-23)*	8"	10"	1.03%		
BND-25*	195.60(R1A)*	196.60(BND-26)*	8"	10"	1.03%		
BND-26*	195.50(BND-25)*	195.60(MH-N1A)*	12"	35"	0.00%		
BND-27*	195.50(BND-28)*	195.50(MH-N1A)*	12"	46"	0.00%		
BND-28*	195.59(R1L)*	195.59(BND-27)*	8"	9"	0.97%		
BND-29	197.00(R8B-T)	197.00(MH-S)	12"	16"	0.00%		
BND-30	200.24(R1D)	200.24(MH-A6)	12"	135"	0.50%		
BND-31	200.32(R2A)	200.32(MH-B1A)	12"	455"	0.40%		
BND-32	199.75(BND-34)	199.75(MH-W2)	18"	250"	0.40%		
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BND-34	199.79(BND-35)	199.79(BND-32)	18"	8"	0.51%		
BND-35	200.50(BND-34)	199.70(MH-34)	15"	178"	0.40%		
CB-1	201.60	199.10(MH-A4)	12"	123"	0.50%		
CB-1A	201.60	198.63(MH-A4)	12"	7"	1.96%		
CB-2	201.70	198.24(MH-A)	12"	7"	1.96%		
CB-2A	201.50	198.50(MH-B1)	12"	7"	1.96%		
CB-3	201.65	197.05(MH-B1)	12"	7"	0.99%		
CB-4	201.14	197.00(MH-Q2)	12"	9"	1.09%		
CB-5	201.80	198.00(MH-C)	12"	20"	1.08%		
CB-6	199.00	195.50(MH-D)	18"	11"	2.00%		
CB-7	199.15	195.38(MH-D)	18"	137"	0.50%		
CB-8	199.00	195.50(MH-E)	12"	11"	2.00%		
CB-9	199.00	195.22(MH-E)	18"	144"	0.50%		
CB-10	199.50	195.50(MH-F)	12"	14"	0.98%		
CB-11	201.20	197.16(MH-J)	15"	165"	0.50%		

NOTES
PIPE LENGTHS ARE MEASURED CENTER TO CENTER
PIPE MATERIAL IS TO BE HDPE UNLESS SPECIFIED OTHERWISE. REFER TO GENERAL NOTES
ON SHEET 2 FOR MORE INFORMATION

* DENOTES DRAINAGE STRUCTURES ASSOCIATED WITH THE LECESSE AND HAWTHORNE
DEVELOPMENTS THAT ARE NOT INCLUDED WITH THE CURRENT CONTRACT.

WOU-1A/B IS A VORTechNCS MODEL 4000

WOU-2A/B IS A VORTechNCS MODEL 5000

CB53 IS A DOUBLE GRATE CATCH BASIN

WWDV1-A/B IS THE DIVERSION STRUCTURE FOR WOU-1A

WWDV2-A/B IS THE DIVERSION STRUCTURE FOR WOU-2A

REFER TO DETAIL SHEET 30 FOR MORE INFORMATION

(1) STRUCTURE WAS FIELD ADJUSTED BY CONTRACTOR

(2) REVISED PER CONSTRUCTION SK2

(3) REVISED FOR CONSTRUCTION SK3

(4) ROOF LEADS CONNECTED TO BE CORED BY
CONTRACTOR AFTER STRUCTURE INSTALLED,
COORDINATE WITH MASTER DEVELOPER

TOWN OF MAYNARD PLANNING BOARD APPROVAL

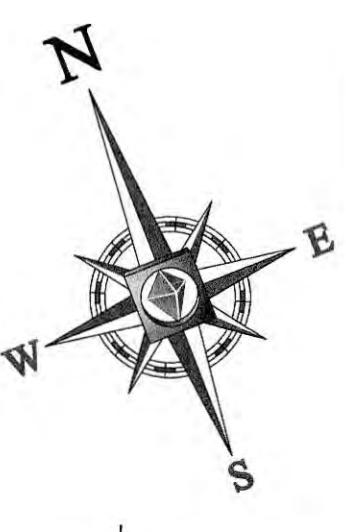
SIGNATURE Approved plans - see cover sheet for
Planning Board signatures. DATE

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

DRAINAGE TABLE							
STR.	RIM/GRT	INV. IN	INV. OUT	OUT. PIPE SIZE	PIPE LENGTH	OUT. PIPE SLOPE	
B4*		194.50(CB-71)*	8"	4"	0.00%		
B5*		194.50(CB-88)*	8"	9"	0.00%		
B6*		194.50(CB-74)*	8"	4"	0.00%		
B9*		194.50(CB-78)*	8"	11"	0.00%		
B10*		194.50(CB-79)*	8"	9"	0.00%		
B11A*		194.50(CB-80)*	8"	7"	0.00%		
B11B*		194.50(CB-67)*	8"	3"	0.00%		
B12A		195.50(CB-82)	8"	23"	0.00%		
B12B		195.50(CB-83)	8"	9"	0.00%		
BND-1*	194.50(BND-2)*	194.50(BND-2)*	8"	3"	0.00%		
BND-2*	194.50(TEE-1)*	194.50(MH-D2)*	12"	7"	1.99%		
B7*	198.60	197.50(MH-A)	18"	15"	2.00%		
B14	201.55	197.00(MH-A)	12"	123"	1.00%		
B15	201.80	196.17(MH-L)	12"	16"	1.00%		
B16	201.00	197.00(MH-M)	12"	25"	2.00%		
CB-2	201.60	198.00(MH-J)	12"	9"	2.01%		
CB-13	201.80	197.50(MH-K)	18"	15"	2.00%		
CB-14	198.45	195.90(MH-B)	12"	123"	1.00%		
CB-15	201.80	196.17(MH-L)	12"	16"	1.00%		
CB-16	201.00	197.00(MH-M)	12"	25"	2.00%		
CB-17	199.80	195.80(MH-J)	12"	36"	2.00%		
CB-18	200.30	196.63(MH-N1)	12"	8"	1.00%		
CB-19	200.50	197.10(MH-S2)	12"	142"	0.50%		
CB-20	201.50	197.10(MH-S2)	12"	142"	0.50%		
CB-21	201.25	197.68(MH-S)	12"	136"	0.50%		
CB-22	200.50	197.25(MH-S)	12"	25"	1.00%		
CB-23	200.95	197.35(MH-Q)	12"	12"	1.25%		
CB-24	200.95	197.35(MH-Q)	12"	12"	1.25%		
CB-25	201.00	197.10(MH-S)	1				



GC TO COORDINATE WITH DPW
PRIOR TO CONSTRUCTION TO SEE IF
EXISTING WATER MAIN CAN BE
RE-UTILIZED TO SERVICE THE
PROJECT.

FINAL NUMBER AND LOCATION OF TRANSFORMERS SHALL BE COORDINATED WITH UTILITY COMPANY. TRANSFORMERS SHALL BE LOCATED WITH PROPER OFFSETS AND SETBACK DISTANCES AND SHALL BE INSTALLED WITH BOLLARD PROTECTION IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS

ALL GREASE TRAPS SHALL BE VENTED PER BUILDING/PLUMBING CODE. VENTS SHALL BE CAST IRON

A HYDRANT SHALL BE LOCATED
WITHIN 100-FT. OF EACH
BUILDING FDC. CONTRACTOR
SHALL COORDINATE FINAL
HYDRANT LOCATIONS WITH FIRE
DEPARTMENT

GC SHALL COORDINATE LOCATION
OF ALL UTILITY SERVICE
PENETRATIONS WITH ARCH./MEP
PLANS UPON FINAL TENANT FIT OUT

CONTRACTOR SHALL COORDINATE ELECTRIC, TELEPHONE, AND GAS SERVICE DESIGNS WITH DEVELOPER AND UTILITY COMPANIES. UTILITY COMPANY DESIGNS SHALL CONFIRM SIZE AND QUANTITY OF CONDUITS, PIPE SIZING, CONCRETE ENCASEMENT, AND CONDUITUNCTION POINTS / CHANGES IN DIRECTION AND VAULT / HANDHOLE LOCATIONS, QUANTITY AND SIZING REQUIREMENTS, ETC.

ENCASEMENT, AND CONDUIT UNCTION POINTS / CHANGES IN RECTION AND VAULT / HANDHOLE OCATIONS, QUANTITY AND SIZING REQUIREMENTS ETC.

GREASE TRAP SIZES AS SHOWN ARE APPROXIMATE. FINAL SIZE REQUIREMENTS TO BE COORDINATED WITH DEVELOPER PRIOR TO CONSTRUCTION BASED ON TENANT REQUIREMENTS.

**REFER TO GENERAL NOTES SHEET
FOR GRADING & UTILITY NOTES**

TOWN OF MAYNARD
PLANNING BOARD APPROVAL

GNATURE	DATE
Approved plans - see cover sheet for Planning Board signatures.	
GNATURE	DATE
GNATURE	DATE
GNATURE	DATE



SITE CIVIL AND CONSULTING ENGINEERING	LAND SURVEYING	PROGRAM MANAGEMENT	LANDSCAPE ARCHITECTURE
LAND SURVEYING	PROGRAM MANAGEMENT	PERMITTING SERVICES	TRANSPORTATION SERVICES
SUSTAINABLE DESIGN	PERMITTING SERVICES		
UPSTATE NEW YORK	LEHIGH VALLEY, PA		RALEIGH, NC
NEW ENGLAND	SOUTHEASTERN, PA	CHARLOTTE, NC	
BOSTON, MA	REHOBOTH BEACH, DE	ATLANTA, GA	
NEW YORK METRO	BALTIMORE, MD	TAMPA, FL	
NEW YORK, NY	SOUTHERN MARYLAND	SOUTH FLORIDA	
NEW JERSEY	NORTHERN VIRGINIA	DALLAS, TX	
PHILADELPHIA, PA	CENTRAL VIRGINIA		

REVISIONS		
DATE	COMMENT	BY
7/25/19	REVISED PER TOWN COMMENTS	CMC
0/04/19	REVISED R4-R8 PAD	BPB
1/12/19	REVISED MARKET BASKET LOADING AREA	BPB
1/13/19	REVISED R8 PAD PER PB COMMENTS	BPB
1/25/19	REVISED R9 PAD	BPB
1/09/20	REVISED R8 PAD	BPB
1/16/20	REVISED R4-R7 PAD	BPB
1/31/20	REVISED R5 & R8 PAD	BPB
4/06/20	REVISED R5 & R7 PAD	CFD
4/23/20	R4 - R7 CONSTRUCTION REVS	CFD
5/28/20	REVISION TO R6 BUILDING	KLW
5/07/21	R10 COMPACTOR DESCRIPTION	CSE
8/09/21	REVISED FOR PLANNING BOARD ENDORSEMENT	EGP
2/30/21	REVISION TO R3 BUILDING	EGP
2/07/22	R3 REVISION PER TOWN COMMENTS	EGP
2/21/22	REVISED R3 PER PB COMMENTS	EGP

PRELIMINARY	
ECT No.:	W161189
WN BY:	AWP/CFD
KED BY:	NEM/JAK
DATE:	02/15/2017
RE:	AS NOTED
LD.:	W161189SS24
EECT: SITE	
EVELOPMENT	
PLANNING	

CAPITAL GROUP

LOCATION OF SITE
AP #25 & LOTS #152 & 152-1
PARKER STREET (ROUTE 27)
TOWN OF MAYNARD
MIDDLESEX COUNTY
MASSACHUSETTS

The logo for Bohler Engineering. It features the word "BOHLER" in a large, bold, serif font. Below it, the word "ENGINEERING" is written in a smaller, all-caps, serif font. To the left of the text is a stylized graphic element consisting of a vertical bar with a circular cutout on the left side.

www.ijerpi.org

UTILITY PLAN "B"

T NUMBER:

REV 24 - 02/21/2022

REV 24 - 02/21/2022