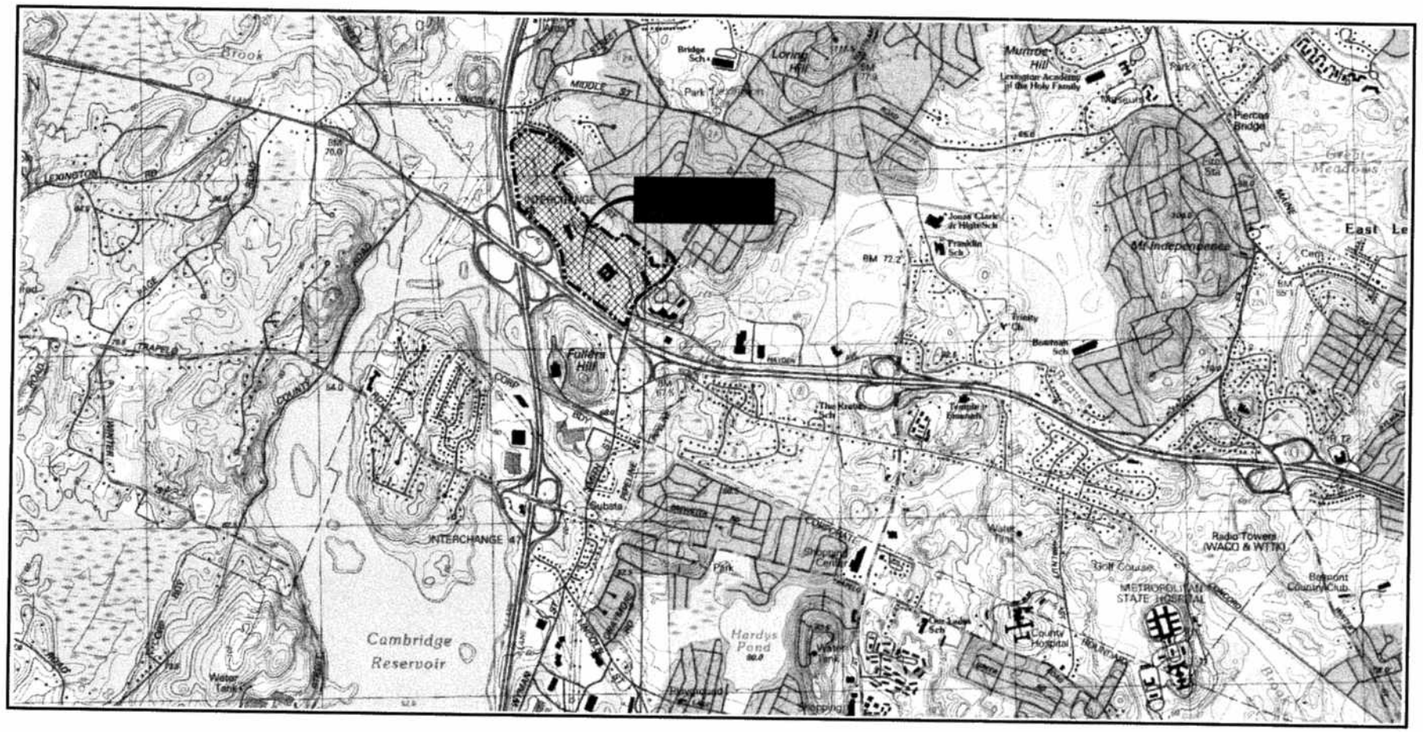

LOCUS PLAN
SCALE: 1" = 1000'

LEXINGTON TECHNOLOGY PARK

SPRING STREET
LEXINGTON, MA

PRELIMINARY SITE DEVELOPMENT AND USE PLAN

JANUARY 9, 2004
FEBRUARY 23, 2009 (AMENDED)

INDEX TO DRAWINGS:

DRAWING NO.	DRAWING TITLE
C1.1	SITE ANALYSIS MAP
C1.2	LOCUS CONTEXT MAP
C2.1	PROPERTY RIGHTS & DIMENSIONAL STANDARD PLAN A
C2.2	PROPERTY RIGHTS & DIMENSIONAL STANDARD PLAN B
C3.1	SITE CONSTRUCTION AND UTILITIES PLAN A
C3.2	SITE CONSTRUCTION AND UTILITIES PLAN B
C4.1	LANDSCAPE - PLANTING PLAN A
C4.2	LANDSCAPE - PLANTING PLAN B

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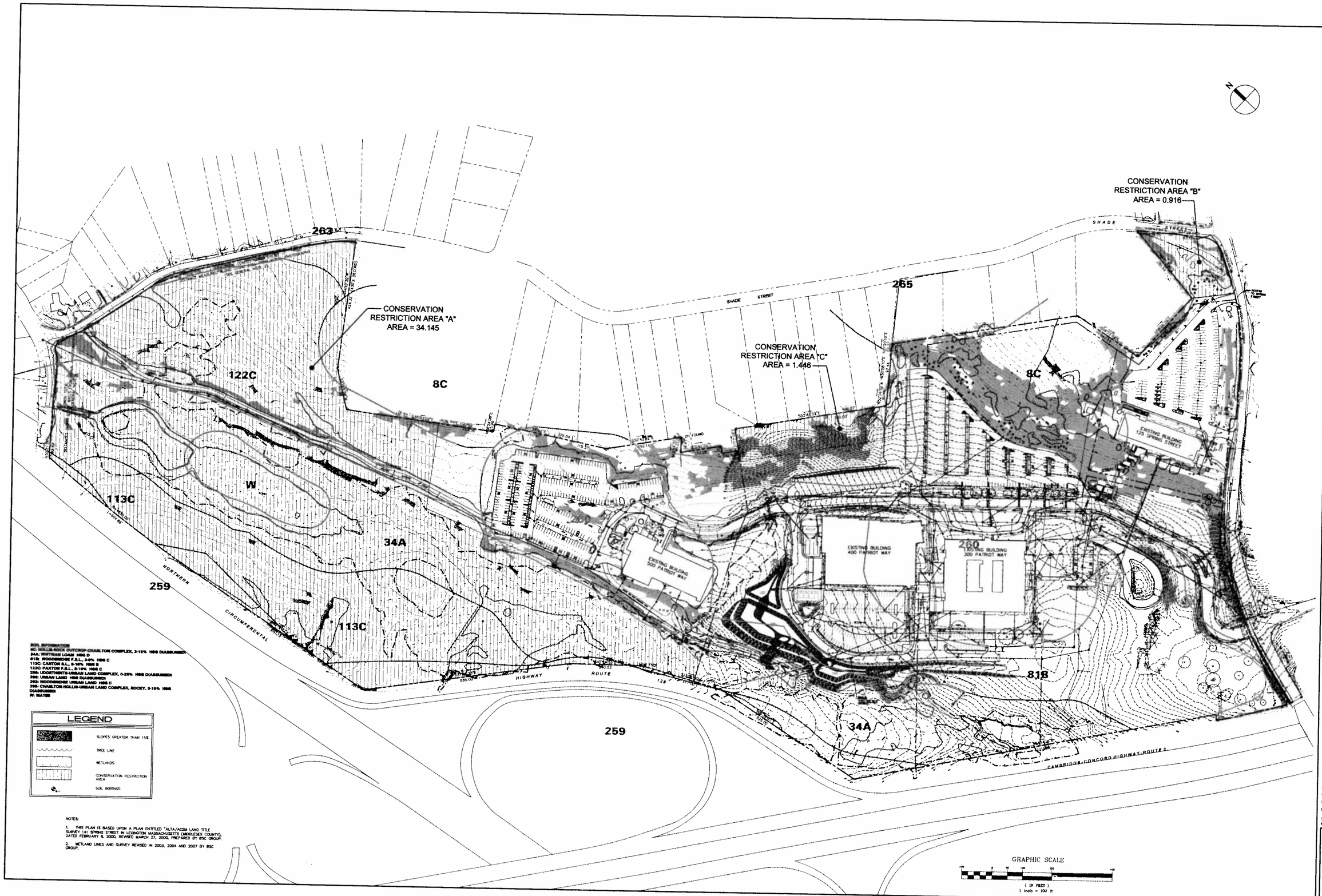

NOTES:

1. THIS PLAN IS BASED UPON A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY 141 SPRING STREET IN LEXINGTON MASSACHUSETTS (MIDDLESEX COUNTY), DATED FEBRUARY 8, 2000, REVISED MARCH 27, 2000, PREPARED BY BSC GROUP.

2. WETLAND LINES AND SURVEY REVISED IN 2003, 2004 AND 2007 BY BSC GROUP.

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OWNER REVIEW

NAME	DATE

NO.	DATE	DESCRIPTION
1	2/23/09	AMENDED PSDUP

ISSUE LOG

△ = CLOUDED CHANGE

PATRIOT PARTNERS

Lexington

Patriot Way
Lexington, Massachusetts

SITE ANALYSIS MAP

SCALE	1"=100'
DRAWN BY	JCH
CHECKED BY	
PROJ. ARCH / ENGR.	JCH
PROJ. MGR.	SWL
JOB NO.	07044.00

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C1.1

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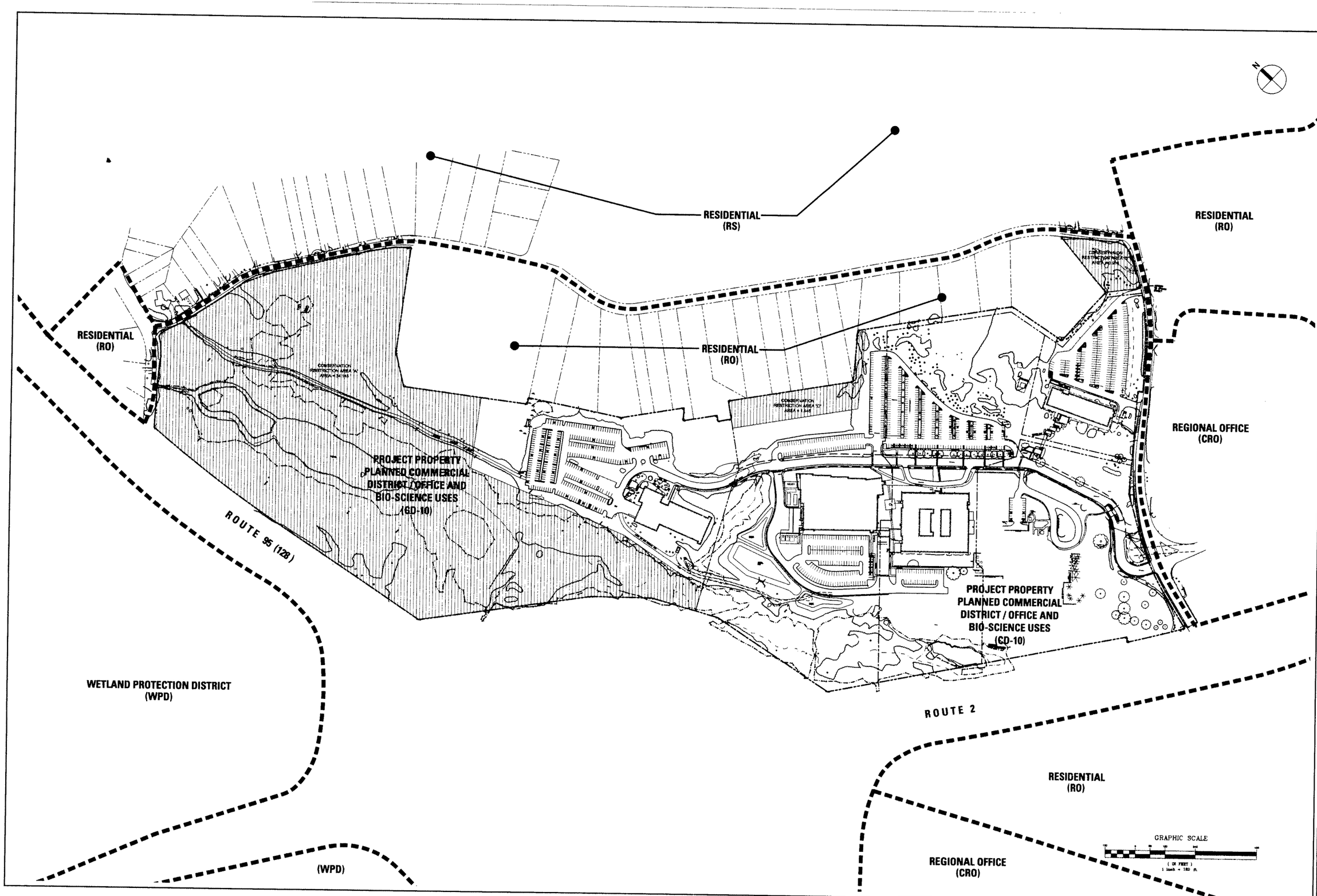

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NO	DATE	DESCRIPTION
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ISSUE LOG
△ = CLOUDED CHANGE

PATRIOT PARTNERS

Lexington
Patriot Way
Lexington, Massachusetts

LOCUS CONTEXT MAP

SCALE	1" = 120'
DRAWN BY	JCH
CHECKED BY	BWL
PROJ. ARCH. / ENGR.	JCH
PROJ. MGR.	BWL
JOB NO.	07044.00

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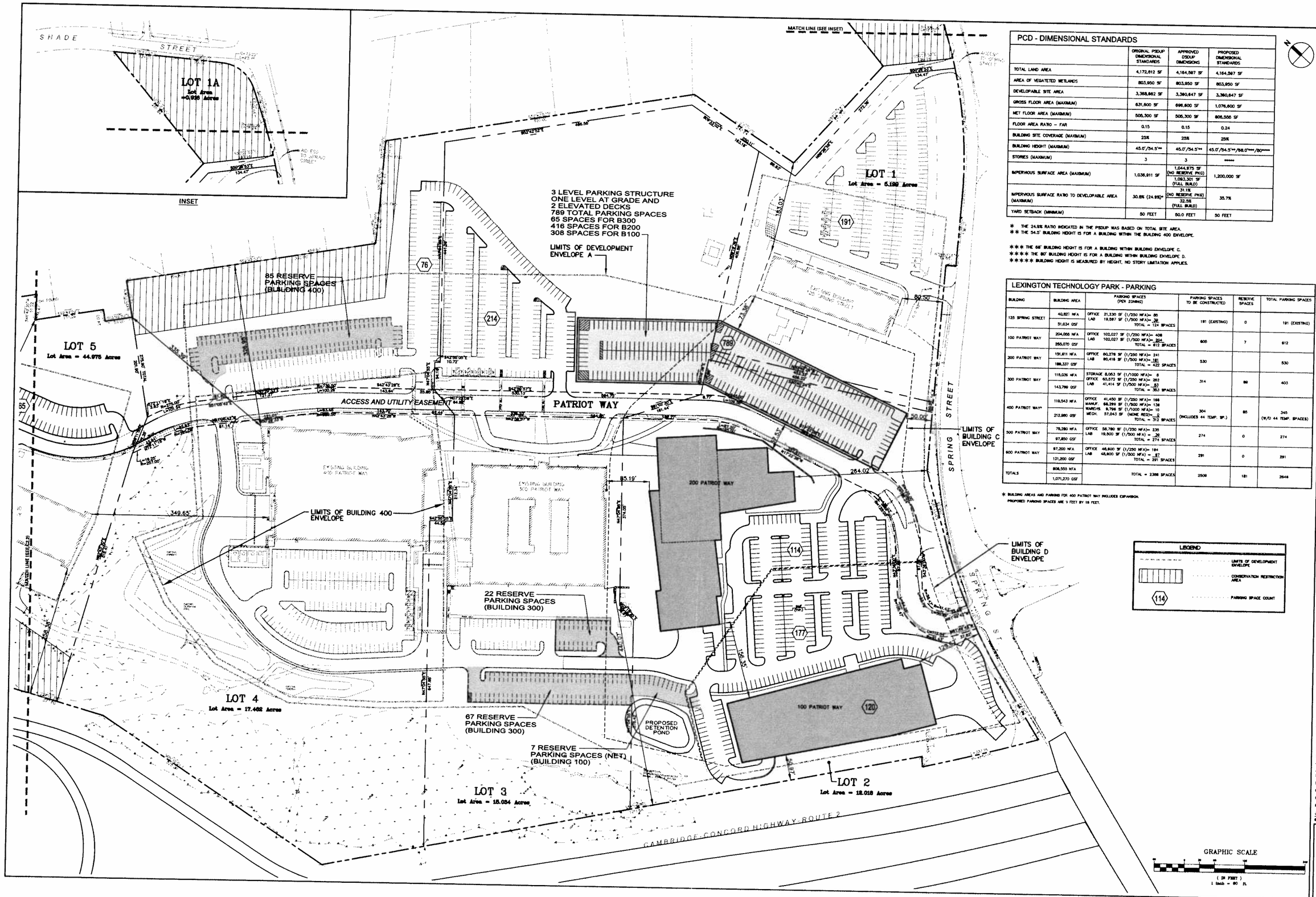

PCD - DIMENSIONAL STANDARDS

	ORIGINAL PSDUP DIMENSIONAL STANDARDS	APPROVED DSDUP DIMENSIONS	PROPOSED DIMENSIONAL STANDARDS
TOTAL LAND AREA	4,172,812 SF	4,164,597 SF	4,164,597 SF
AREA OF VEGATETED WETLANDS	803,950 SF	803,950 SF	803,950 SF
DEVELOPABLE SITE AREA	3,368,862 SF	3,360,647 SF	3,360,647 SF
GROSS FLOOR AREA (MAXIMUM)	631,500 SF	696,600 SF	1,076,600 SF
NET FLOOR AREA (MAXIMUM)	505,300 SF	505,300 SF	805,555 SF
FLOOR AREA RATIO - FAR	0.15	0.15	0.24
BUILDING SITE COVERAGE (MAXIMUM)	25%	25%	25%
BUILDING HEIGHT (MAXIMUM)	45.0'/54.5'**	45.0'/54.5'**	45.0'/54.5'**/68.0'***/80'****
STORIES (MAXIMUM)	3	3	*****
IMPERVIOUS SURFACE AREA (MAXIMUM)	1,038,911 SF	1,044,875 SF (NO RESERVE PKG) 1,063,301 SF (FULL BUILD)	1,200,000 SF
IMPERVIOUS SURFACE RATIO TO DEVELOPABLE AREA (MAXIMUM)	30.8% (24.9%)*	31.1% (NO RESERVE PKG) 32.5% (FULL BUILD)	35.7%
YARD SETBACK (MINIMUM)	50 FEET	50.0 FEET	50 FEET

* THE 24.9% RATIO INDICATED IN THE PSDUP WAS BASED ON TOTAL SITE AREA.
** THE 54.5' BUILDING HEIGHT IS FOR A BUILDING WITHIN THE BUILDING 400 ENVELOPE.

*** THE 68' BUILDING HEIGHT IS FOR A BUILDING WITHIN BUILDING ENVELOPE C.
**** THE 80' BUILDING HEIGHT IS FOR A BUILDING WITHIN BUILDING ENVELOPE D.
***** BUILDING HEIGHT IS MEASURED BY HEIGHT, NO STORY LIMITATION APPLIES.

LEXINGTON TECHNOLOGY PARK - PARKING

BUILDING	BUILDING AREA	PARKING SPACES (PER ZONING)	PARKING SPACES TO BE CONSTRUCTED	RESERVE SPACES	TOTAL PARKING SPACES
125 SPRING STREET	40,827 NFA 51,034 GSF	OFFICE 21,230 SF (1/250 NFA)= 85 LAB 19,987 SF (1/500 NFA)= 39 TOTAL = 124 SPACES	191 (EXISTING)	0	191 (EXISTING)
100 PATRIOT WAY	204,055 NFA 255,070 GSF	OFFICE 102,027 SF (1/250 NFA)= 408 LAB 102,027 SF (1/500 NFA)= 204 TOTAL = 612 SPACES	605	7	612
200 PATRIOT WAY	151,811 NFA 188,337 GSF	OFFICE 60,278 SF (1/250 NFA)= 241 LAB 80,418 SF (1/500 NFA)= 161 TOTAL = 422 SPACES	530		530
300 PATRIOT WAY	115,035 NFA 143,799 GSF	STORAGE 8,053 SF (1/1000 NFA)= 8 OFFICE 65,573 SF (1/250 NFA)= 262 LAB 41,414 SF (1/500 NFA)= 83 TOTAL = 353 SPACES	314	89	403
400 PATRIOT WAY*	119,543 NFA 212,980 GSF	OFFICE 41,450 SF (1/250 NFA)= 166 MANUF. 68,289 SF (1/500 NFA)= 136 WARE/HS. 8,796 SF (1/1000 NFA)= 10 MECH. 57,043 SF (NONE REQ)= 0 TOTAL = 312 SPACES	304 (INCLUDES 44 TEMP. SP.)	85	345 (W/O 44 TEMP. SPACES)
500 PATRIOT WAY	76,280 NFA 97,850 GSF	OFFICE 56,780 SF (1/250 NFA)= 235 LAB 19,500 SF (1/500 NFA) = 39 TOTAL = 274 SPACES	274	0	274
600 PATRIOT WAY	97,200 NFA 121,200 GSF	OFFICE 46,600 SF (1/250 NFA)= 194 LAB 48,600 SF (1/500 NFA) = 97 TOTAL = 291 SPACES	291	0	291
TOTALS	806,553 NFA 1,071,270 GSF	TOTAL = 2308 SPACES	2508	181	2648

* BUILDING AREAS AND PARKING FOR 400 PATRIOT WAY INCLUDES EXPANSION.
PROPOSED PARKING SPACES ARE 9 FEET BY 18 FEET.

LEGEND

- LIMITS OF DEVELOPMENT ENVELOPE
- CONSERVATION RESTRICTION AREA
- (114) PARKING SPACE COUNT

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NAME	DATE

NO	DATE	DESCRIPTION
1	1/31/09	ADDED PSDP

ISSUE LOG
△ = CLOUDED CHANGE

PATRIOT PLACE

Lexington Technology Park
Patriot Way
Lexington, Massachusetts

PROPERTY RIGHTS & DIMENSIONAL STANDARD PLAN A

SCALE	1"= 80'
DRAWN BY	JCH
CHECKED BY	
PROJ. ARCH. / ENGR.	
PROJ. MGR.	BMR
JOB NO.	07044.00

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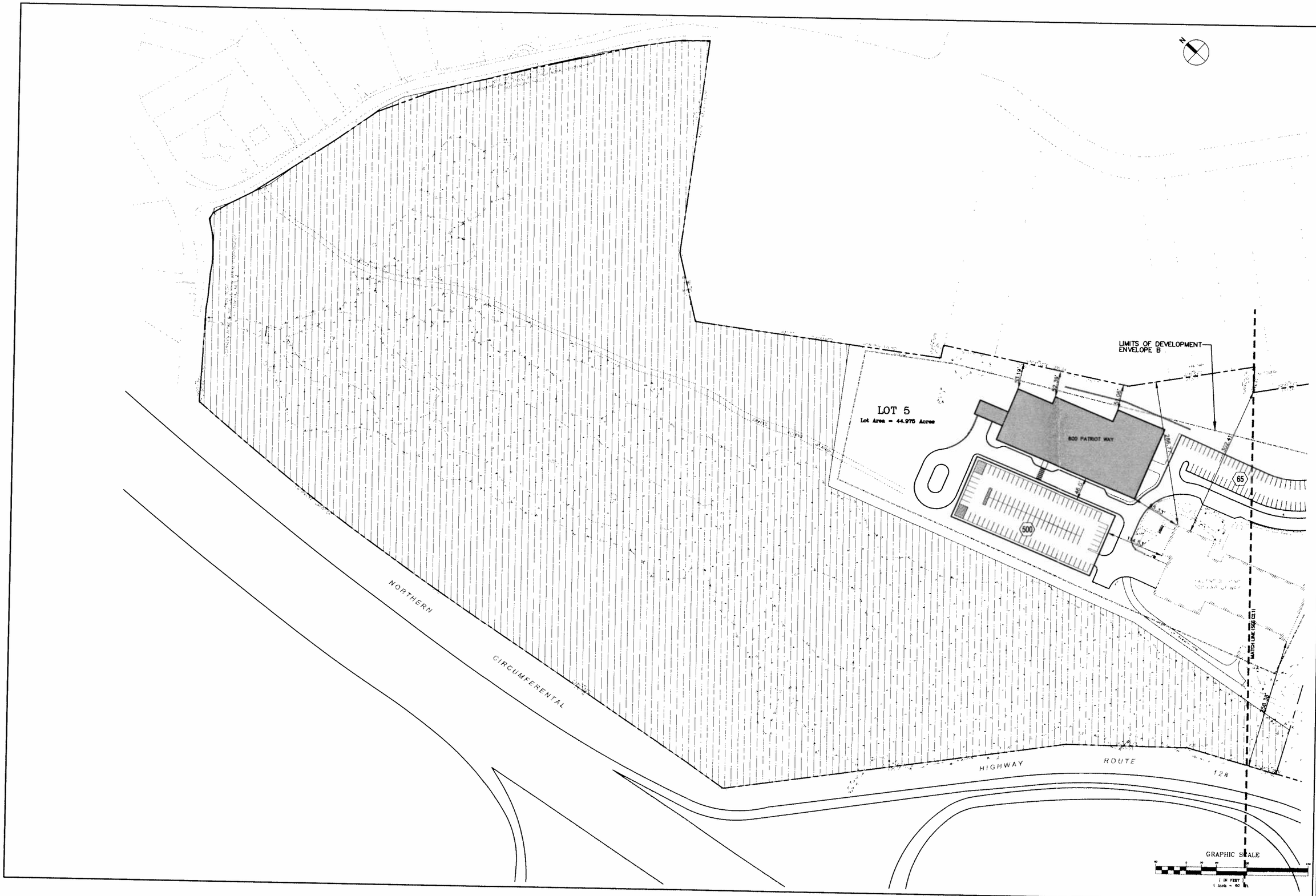

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OWNER REVIEW

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1	3/13/08	REVISED PERMIT

ISSUE LOG

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PATRIOT PARTNERS

Lexington Venture

Patriot Way
Lexington, Massachusetts

PROPERTY RIGHTS & DIMENSIONAL STANDARD PLAN B

SCALE	1"= 60'
DRAWN BY	JCH
CHECKED BY	
PROJ. ARCH. / ENGR.	
PROJ. MGR.	SWL
JOB NO.	07044.00

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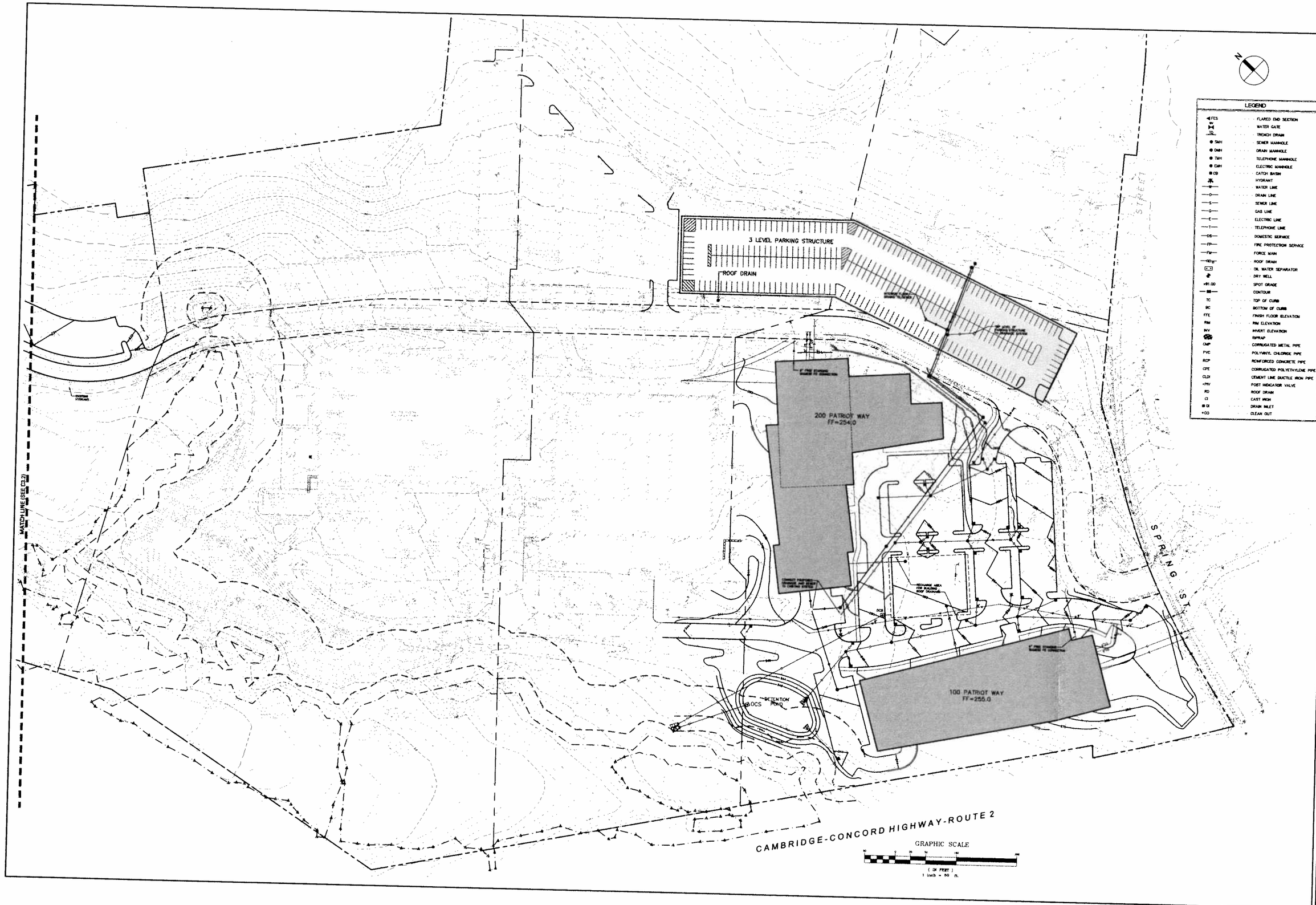

LEGEND

FES	FLARED END SECTION
WG	WATER GATE
TD	TRENCH DRAIN
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
CB	CATCH BASIN
HYDRANT	HYDRANT
W	WATER LINE
D	DRAIN LINE
S	SEWER LINE
G	GAS LINE
E	ELECTRIC LINE
T	TELEPHONE LINE
DS	DOMESTIC SERVICE
FP	FIRE PROTECTION SERVICE
FM	FORCE MAIN
RD	ROOF DRAIN
	OIL WATER SEPARATOR
	DRY WELL
+91.00	SPOT GRADE
	CONTOUR
TC	TOP OF CURB
BC	BOTTOM OF CURB
FFE	FINISH FLOOR ELEVATION
RIM	RIM ELEVATION
INV	INVERT ELEVATION
	RIPRAP
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CLDI	CEMENT LINE DUCTILE IRON PIPE
+PIV	POST INDICATOR VALVE
RD	ROOF DRAIN
CI	CAST IRON
DI	DRAIN INLET
+CO	CLEAN OUT

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1	02/23/09	AMENDED PSDUP

ISSUE LOG

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PATRIOT PROPERTIES

Lexington
Patriot Way
Lexington, Massachusetts

SITE CONSTRUCTION AND UTILITIES PLAN A

SCALE	1"=80'
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PROJ. MGR.	SWK
JOB NO.	07044.20

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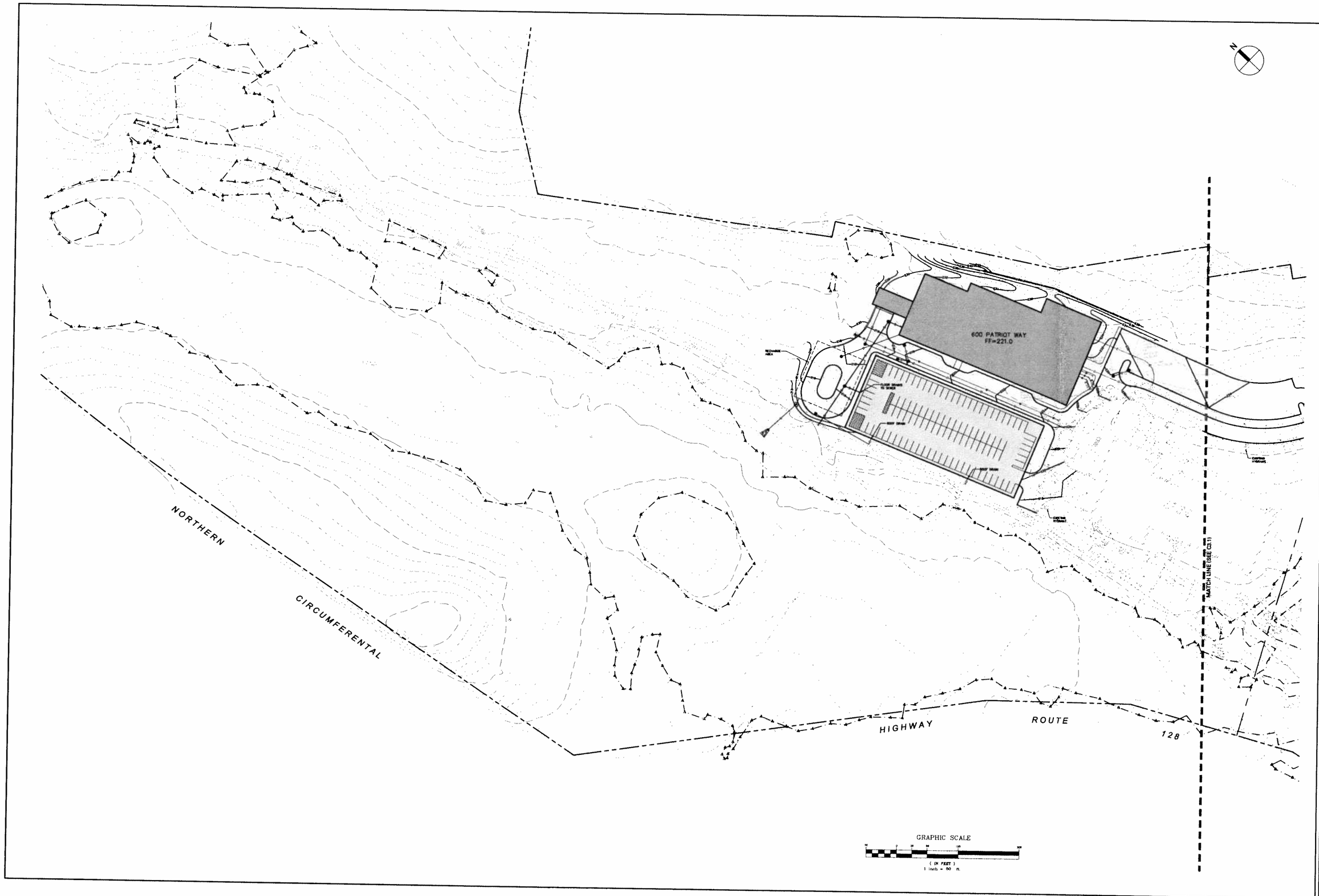

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NAME	DATE

NO.	DATE	DESCRIPTION
1	02/23/09	AMENDED PSDUP

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△ = CLOUDED CHANGE

PATRIOT

Lexington
Patriot Way
Lexington, Massachusetts

SITE CONSTRUCTION AND UTILITIES PLAN B

SCALE	1"=50'
DRAWN BY	JCH
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PROJ. MGR.	BWL
JOB NO.	07044.00

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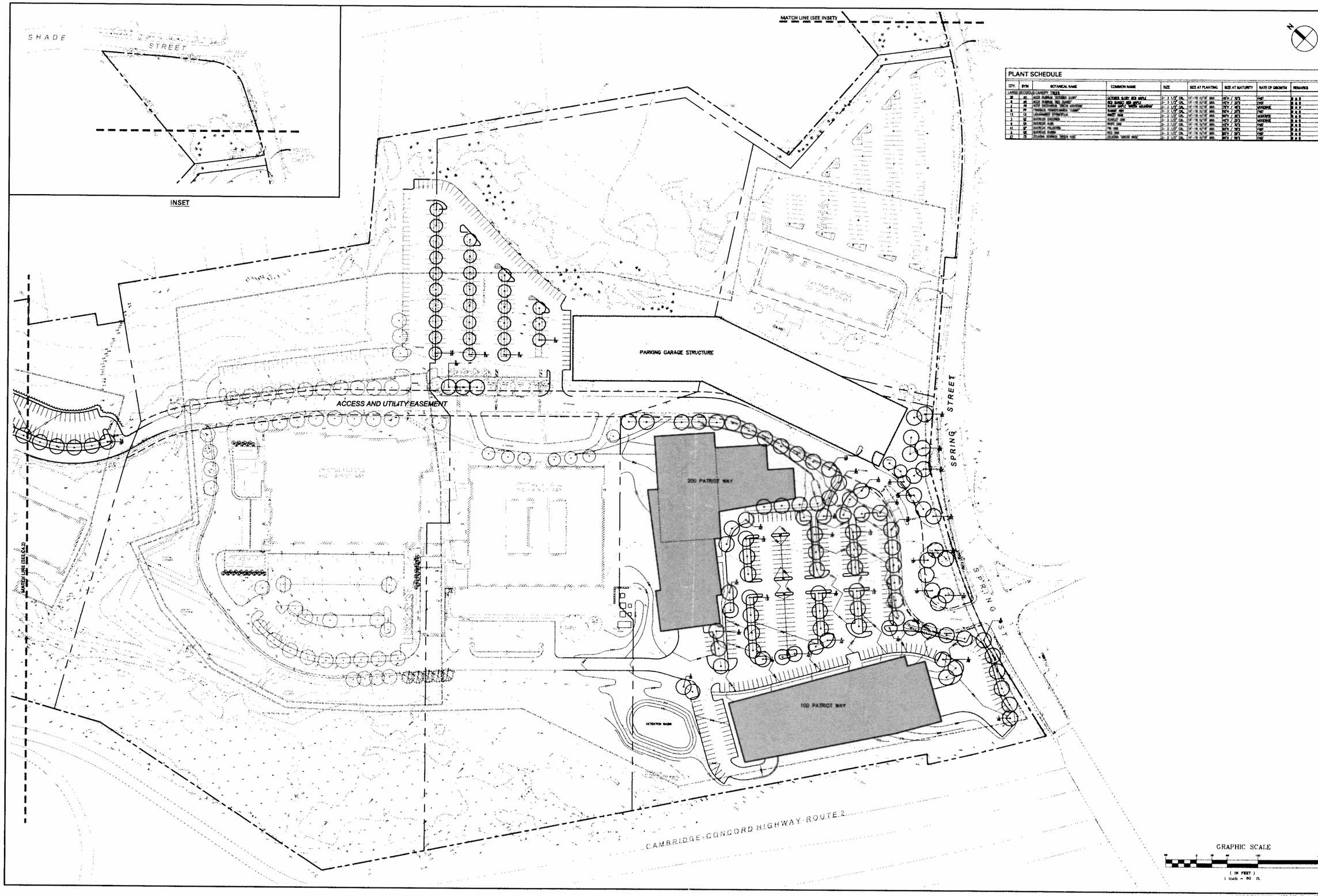

PLANT SCHEDULE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT PLANTING	SIZE AT MATURITY	RATE OF GROWTH	REMARKS
LARGE DECIDUOUS CANOPY TREES								
36	AC	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	45'H / 30'S	FAST	B & B
6	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	45'H / 30'S	FAST	B & B
2	AS	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE 'GREEN MOUNTAIN'	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	75'H / 40'S	MODERATE	B & B
6	FP	FRAXINUS PENNSYLVANICA 'LANCE'	SUMMIT ASH	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	60'H / 35'S	FAST	B & B
12	LS	LIQUIDAMBER STYRACIFLUA	SWEET GUM	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	60'H / 35'S	MODERATE	B & B
3	QC	QUERCUS COCCINEA	SCARLET OAK	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	45'H / 30'S	MODERATE	B & B
3	QR	QUERCUS ALBA	WHITE OAK	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	45'H / 30'S	FAST	B & B
41	QP	QUERCUS PALUSTRIS	PIN OAK	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	60'H / 35'S	FAST	B & B
3	QR	QUERCUS RUBRA	RED OAK	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	60'H / 35'S	FAST	B & B
22	ZS	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'	2 - 3 1/2" CAL.	14' - 16 1/2" MIN.	60'H / 35'S	FAST	B & B

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1	2/23/09	ADDED PSMP

ISSUE LOG

△ = CLOUDED CHANGE

PATRIOT PARTNERS

Lexington
Patriot Way
Lexington, Massachusetts

LANDSCAPE - PLANTING PLAN A

SCALE	1"= 60'
DRAWN BY	JCH
CHECKED BY	
PROJ. ARCH / ENGR.	
PROJ. MGR.	BWL
JOB NO.	07044.00

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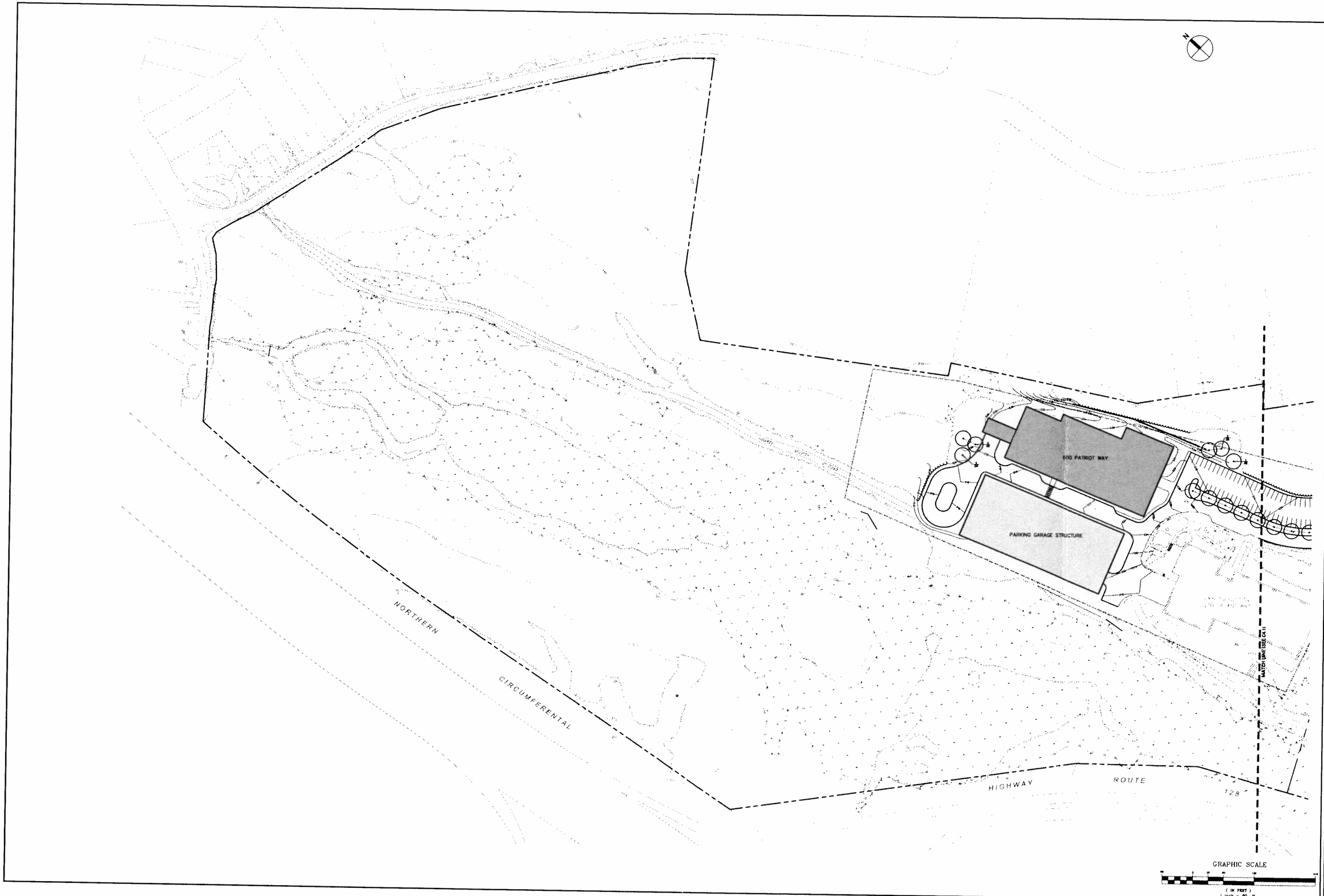

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PATRIOT PARTNERS

Lexington
Patriot Way
Lexington, Massachusetts

LANDSCAPE - PLANTING PLAN B

SCALE	1"=60'
DRAWN BY	JCH
CHECKED BY	
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PROJ. MGR.	SWL
JOB NO.	07044.00

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