
To: Steve Senna
National Development

From: Theo Kindermans
Stantec Planning and Landscape Architecture

Reference: **WATERSTONE AT LEXINGTON** Date: May 8, 2019
55 Watertown Street
Log of Site Plan Updates

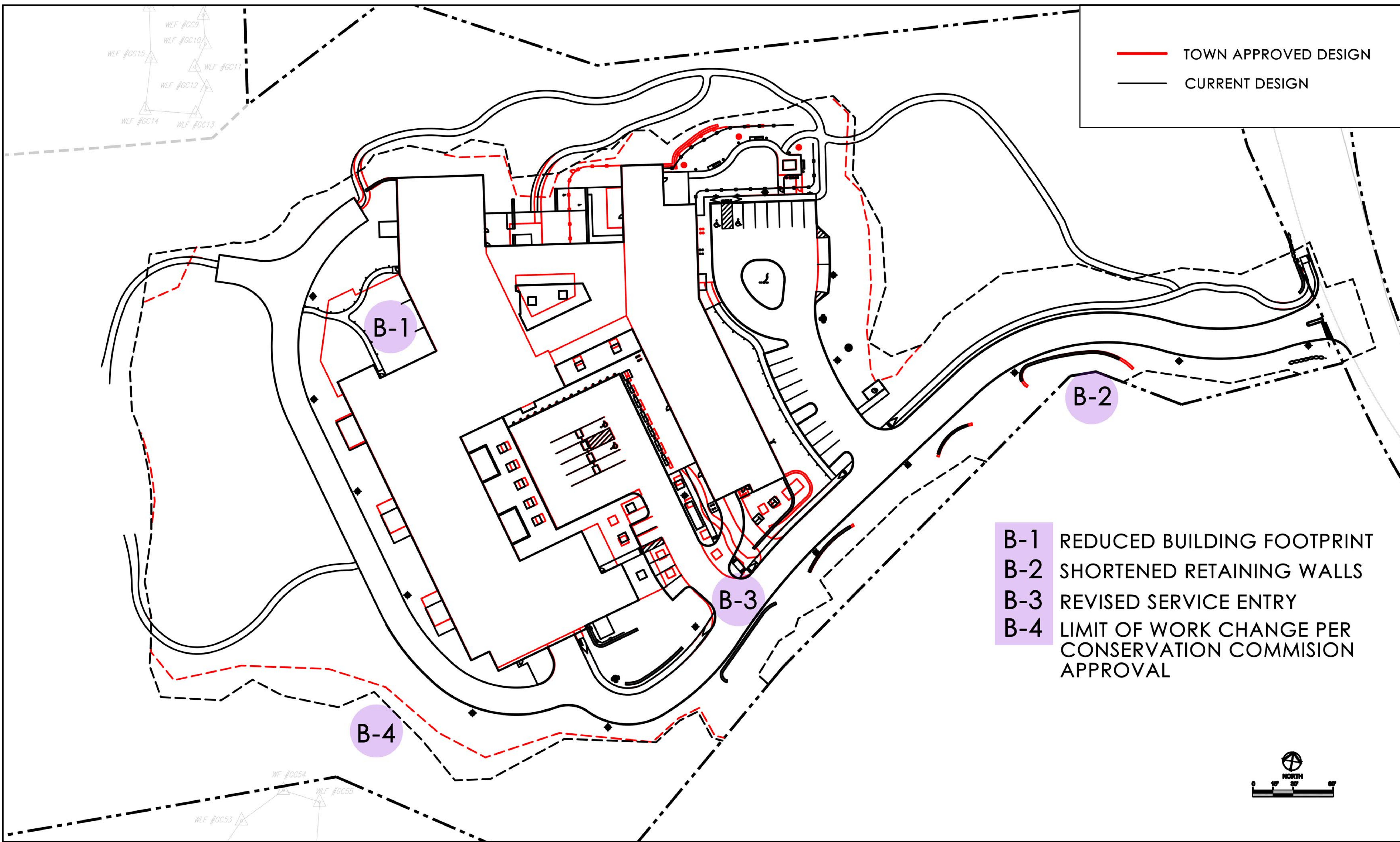
In addition to further developing design details primarily related to the final engineering of the stormwater systems in conjunction with the preparation of the Stormwater Management Report, Stantec has made various miscellaneous updates to the PSDUP drawings approved at the November 2018 Town Meeting. These updates are itemized below and where feasible depicted on the attached color-coded exhibits.

| <u>No.</u> | <u>Description of update</u> | <u>Plan(s) impacted</u> |
|-------------------|--|---|
| 1. | Added site preparation and erosion control plan and snow management plan to set. | General/Cover |
| 2. | Added two parking spaces near walking trail at AL entrance as per the Memorandum of Agreement. Re-grade slope. <i>See Exhibit A, item #A-1 for general location.</i> | Layout and Materials Plan |
| 3. | Adjusted IL entrance drive to better accommodate service vehicles and resident traffic. <i>See Exhibit A, item #A-2 and item #A-7 for general location.</i> | Layout and Materials Plan |
| 4. | Added crushed stone around transformers at service entrance. <i>See Exhibit A, item #A-2 for general location.</i> | Layout and Materials Plan |
| 5. | Reorganized utility-entry/service area: shifted transformers per utility company standards, added catch basin, and added walk from service door on southern corner of building. <i>See Exhibit A, item #A-2 and Exhibit B.</i> | Layout and Materials Plan |
| 6. | Moved generator across entrance drive. <i>See Exhibit A, item #A-2 for general location.</i> | Layout and Materials Plan |
| 7. | Added small service apron concrete sidewalk area outside garage door. <i>See Exhibit A, item #A-3 for general location.</i> | Layout and Materials Plan |
| 8. | Refined IL and AL common area terrace/patio spaces. <i>See Exhibit A, item #A-6 for general location.</i> | Layout and Materials Plan |
| 9. | Slightly shortened walls along entrance drive. <i>See Exhibit B, item #B-2 for general location.</i> | Layout and Materials Plan |
| 10. | Reduced building footprint at northwest portion of the site. <i>See Exhibit B, item #B-1 for general location.</i> | Layout and Materials Plan |
| 11. | Added short sidewalk from egress door at IL courtyard. <i>See Exhibit A, item #A-2 for general location.</i> | Layout and Materials Plan |
| 12. | Added and graded path from egress at northwest corner of the building to fire lane. <i>See Exhibit A, item #A-7 for general location.</i> | Layout and Materials Plan, and Grading Plan |
| 13. | Revised grading of slope in southeast corner of site from 1:1 to 2:1 and removed riprap per Conservation Commission's RDA. This includes adjustments to limit of work approved by the Commission. <i>See Exhibit A, item #A-5 and Exhibit B, item #B-4 for general location.</i> | Grading Plan |

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| 14. Regraded drive into IL entry area and parking court. <i>See Exhibit A, item #A-7 for general location.</i> | Grading Plan |
| 15. Added in excess of 25 total trees per the Memorandum of Agreement with the Town of Lexington. | Planting Plan |
| 16. Added evergreens for screening transformers. <i>See Exhibit A, item #A-2 for general location.</i> | Planting Plan |
| 17. Added evergreens to screen generator. <i>See Exhibit A, item #A-2 for general location.</i> | Planting Plan |
| 18. Planted additional trees and shrubs in and near the buffer zone per Conservation Commission's RDA. <i>See Exhibit A, item #A-5 and Exhibit B, item #B4 for general location.</i> | Planting Plan |
| 19. Renumbered drainage structures for simplicity. | Utility Plan |
| 20. Revised connection points of site force main and water main in Watertown Street based on current off-site utility plans. | Utility Plan |
| 21. Modified alignments of water and sewer lines based on updated transformer locations at service drive. <i>See Exhibit A, item #A-2 and Exhibit B, item #B-3 for general location.</i> | Utility Plan |
| 22. Converted equalization tank to an offline emergency overflow tank. | Utility Plan |
| 23. Slightly modified footprint of subsurface infiltration system. <i>See Exhibit A, item #A-3 for general location.</i> | Utility Plan |
| 24. Added additional area drain in northeast courtyard. | Utility Plan |
| 25. Added riprap protection at basin inlet locations and at the basin emergency overflow. <i>See Exhibit A, item #A-4 for general location.</i> | Utility Plan |
| 26. Changed subsurface infiltration systems text from "units" to "stacks" ("units" are 0.33' tall and stacked together to form a chamber) | Utility Plan |
| 27. Added lights at fire lane for safety and security purposes. | Lighting Plan |
| 28. Reorganized details sheets to better group by "type" (e.g., erosion control). | Detail Sheets |
| 29. Updated retaining wall details | Detail Sheets |
| 30. Changed fencing from vinyl to wood | Detail Sheets |
| 31. Added a pea gravel diaphragm and a second sediment forebay to provide pretreatment for runoff entering the proposed basin. | Detail Sheets |

Exhibit A – Site Plan Updates

Exhibit B – Site Plan Comparison



— TOWN APPROVED DESIGN
 — CURRENT DESIGN

- B-1 REDUCED BUILDING FOOTPRINT
- B-2 SHORTENED RETAINING WALLS
- B-3 REVISED SERVICE ENTRY
- B-4 LIMIT OF WORK CHANGE PER CONSERVATION COMMISSION APPROVAL

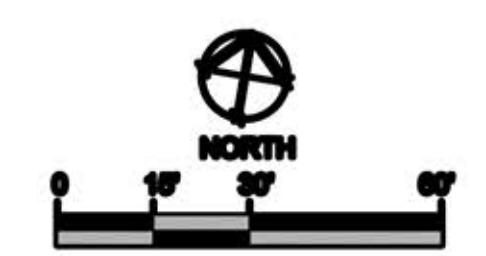


EXHIBIT B

WATERSTONE AT LEXINGTON - SITE PLAN COMPARISON

55 WATERTOWN, LEXINGTON, MA

