

SITE PLAN CHANGES MADE TO PLAN THAT WAS APPROVED AT APRIL 2017

TOWN MEETING

September 6, 2017

General

- Revised engineering plans, landscape design plans and Stormwater Management Report were submitted to the Lexington Conservation Commission and the Lexington Planning Board on August 28, 2017.
- Plan Sheets C.5.5, C.5.6, C.5.7 and C.5.8 were added to the engineering plan set to provide specific information regarding stormwater design as requested by Lexington Engineering Department and MassDEP.
- Minor plan modifications were made to wetland replication area design, and illustration of the Chester Brook crossing as requested during Conservation Commission review of the Notice of Intent (NOI). Note that the NOI public hearing was closed by the Conservation Commission on September 5, 2017.
- Modifications were made to the Stormwater Management Report to address comments received by the Lexington Engineering Department, Lexington Conservation Commission and MassDEP. Note that Lexington Engineering Department has reviewed the most-recent submittal with no further comments.

North Building:

- Emergency Access: The emergency access entrance off Waltham St shifted south, increasing separation to the north abutter from 15 feet to approximately 33 feet. This revision required modification to storm water, utilities, parking, sidewalks and landscaping. No net loss of parking spaces resulted from re-alignment of the emergency access. See Plan Sheets C.3.3, C.4.1, C.5.1 and C.6.2.
- Arch Culvert: Arch Culvert Wing Walls removed in favor of continuous Redi-Rock retaining walls providing clean, consistent facade across arch culvert opening. Arch culvert lengthened from ~34' to ~41' due to safety barriers and fencing at the crossing, coupled with manufacturer's fabrication constraints. See Plan Sheets C.3.3, C.4.2, C.5.2, and C.8.4.
- Building Footprint: Garage entrance wall was adjusted to increase separation from Waltham St. by approximately 10 feet. Northeast wing of North Building moved two feet west to increase separation to the 50-foot wetland buffer zone based on comments from the Lexington Conservation Commission. Various ground-level patios and entrances were revised in accordance with the building footprint adjustments. Walks have been adjusted to connect to revised entrances. See Plan Sheets C.3.3, C.4.1 and C.5.1.
- Stormwater Management System: Stormwater system components and sizing revised as needed per updated Stormwater Design Calculations. Subsurface infiltration system northeast of building was converted to a surface infiltration facility. Portion of the

sidewalks will be constructed with pervious pavement for stormwater management purposes. See Sheets C.3.3, C.5.1, and C.5.2.

- **Water Service:** Water loop connection was revised to attach to the outside of the retaining wall at the Chester Brook intermittent stream instead of over arch culvert, per Lexington Water and Engineering Departments. See Plan Sheet C.4.2.
- **Sanitary Sewer:** North Building sanitary sewer realigned to provide an in-line grinder chamber as required by Brookhaven/Lexington MOA. Sanitary sewer connection to Waltham Street sewer main now includes re-alignment of existing drainage structures and piping at crossing due to conflicts with existing utilities. See Plan Sheets C.4.1 and C.8.11.
- **Electrical Service:** Transformer and generator pads moved and consolidated to area adjacent to NW building corner. Primary electrical feed duct bank was re-aligned and additional electrical manhole vault was provided. See Plan Sheets C.4.1 and C.4.2.
- **Landscape Plan:** Landscape Plan was revised to accommodate layout changes. See Plan Sheet C.7.3.

Commons Expansion:

- **Skilled Nursing Porte Cochere:** Addition of this element resulted in parking reconfiguration. Parking in this area was modified to preserve existing telecom manhole vault, existing electric transformer, existing boiler room entrance, existing gas meter works, existing chiller fence line, and existing grease trap. No net loss of parking spaces resulted. See Plan Sheets C.3.3, C.4.3, C.4.4, C.5.3 and C.5.4.
- **Building Footprint:** Minor architectural modifications were made to the Commons Expansion building footprint and its entrances. The architectural changes resulted in modifications to storm water, utilities, parking, drop off loop, sidewalks, crosswalks, and landscaping. No net loss of parking spaces resulted. See Plan Sheets C.3.3, C.4.3, C.4.4, C.5.3 and C.5.4.
- **Stormwater Management System:** Stormwater system components and sizing revised as needed per updated Stormwater Design Calculations. See Plan Sheets C.3.3, C.5.3 and C.5.4.
- **Utility Services:** Emergency generator pad removed from Vernal Pool Buffer on north side of driveway in favor of using existing concrete pad adjacent to the Loading Dock. Electric and telecom duct banks, gas service, water loop reconfigured per M/E/P engineers' coordination, and layout changes above. See Plan Sheets C.3.3, C.4.3, C.4.4, C.5.3 and C.5.4.
- **Sanitary Sewer:** A proposed in-line grinder has been added to an existing manhole located on the main entry driveway. The in-line grinder will "treat" all sewage discharging from the existing Brookhaven Campus. See Plan Sheets C.4.4 and C.8.11.
- **Vernal Pool:** Certified Vernal Pool noted and 100' Vernal Pool buffer zone added to plan. Pervious pavement added for sidewalks in Commons Expansion area. Sidewalk on north side of driveway aisle east of the connector drive was eliminated to avoid work within the Vernal Pool buffer zone per comments received by the Conservation Commission. See Plan Sheets C.3.1, C.3.3, C.4.3, C.4.4, C.5.3 and C.5.4.
- **Landscape Plan:** Landscape Plan was revised to accommodate layout changes. See Plan Sheet C.7.4.