

PD-4 District

Site Plan Review Application

Summary of Project Site Plan Revisions

The PD-4 District | Site Development Plans (The “Plans”) have been prepared in general conformance with the with §9.5 of the Planning Board Zoning Regulations (the “Regulations”) and the Application for Planned Development District PD-4 including Regulatory Plans and related documents.

Modifications to the Plans have been completed to allow for design advancement and coordination between architectural, structural, MEP/FP, landscape, and civil disciplines. In addition, the Plans reflect modifications based upon consultations with the Lexington Tree Warden, Arborist, and Noise Consultant depicted on the Plans include the following:

Project Item	Plan Modification
Mixed-Use Building Renovation and Expansion	<ul style="list-style-type: none"> • Modify building entries to accommodate ADA accessibility requirements and coordination with the site plan. • Modify basement storage plan. Designate bike storage within individual tenant storage units. • Modify retail first floor to include a split floor plan that results in a 12” floor differential to integrate the building better with the site plan. • Raise roof parapet to 48” to provide improved noise attenuation for roof-top mounted mechanical equipment.
Barn Building Renovation	<ul style="list-style-type: none"> • Replace fieldstone foundation with a cast in place concrete foundation. Building location to remain the same. • Modify building entries to accommodate ADA accessibility requirements and coordination with the site plan.
Civil - Site	<ul style="list-style-type: none"> • Modify retail entry sidewalks to accommodate retail finished floor adjustments. • Modify sidewalk and accessible ramp locations where required to accommodate refinement of building entry design. • Modify grading throughout the Plans.

Civil - Infrastructure

- Modify sewer and water connections to both buildings to coordinate with the Architecture/MEP designs.
- Modify sewer alignment on site to provide additional tree protection.
- Modify drainage system connections to Mixed-Use Building to coordinate with MEP. Minor reconfiguration of catch basin locations and underground stormwater detention facilities to accommodate grading adjustments.
- Add stream channel culvert replacement.

Landscape/Site Lighting Design

- Commission a detailed tree inventory with certified arborist Jay Webster of Marquis Tree Service. Review tree inventory and site conditions with the Lexington Tree Warden Christopher Filadoro on April 28, 2020 site visit. Results of tree inventory summarized on the Plans.
- Modify tree protection plan including both protection and removal in response to Arborist and Tree Warden recommendations.
- Modify exterior short-term bike parking location.
- Modify outdoor patio location and configuration.
- Refine planting plan and schedule to identify all trees, plants, and groundcovers. Refine tree caliper loss and additions.
- Add free-standing identity/address sign at front of site and detail.
- Refine site lighting and photometric plan.