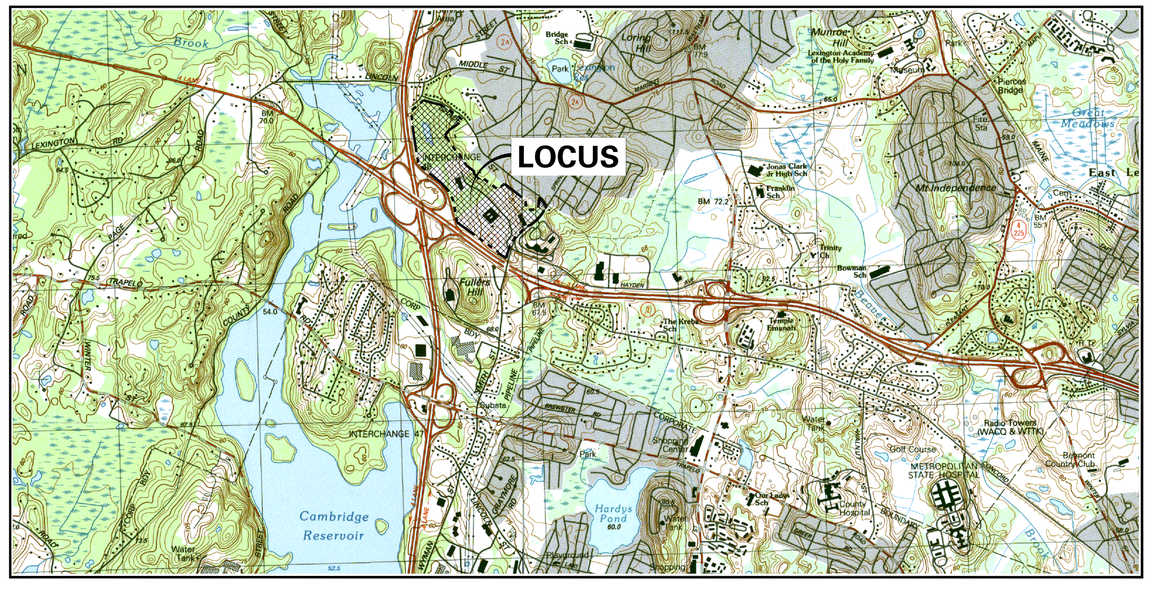


LOCUS PLAN
SCALE: 1" = 1200'

LEXINGTON TECHNOLOGY PARK

200 PATRIOT WAY
LEXINGTON, MA

SPECIAL PERMIT

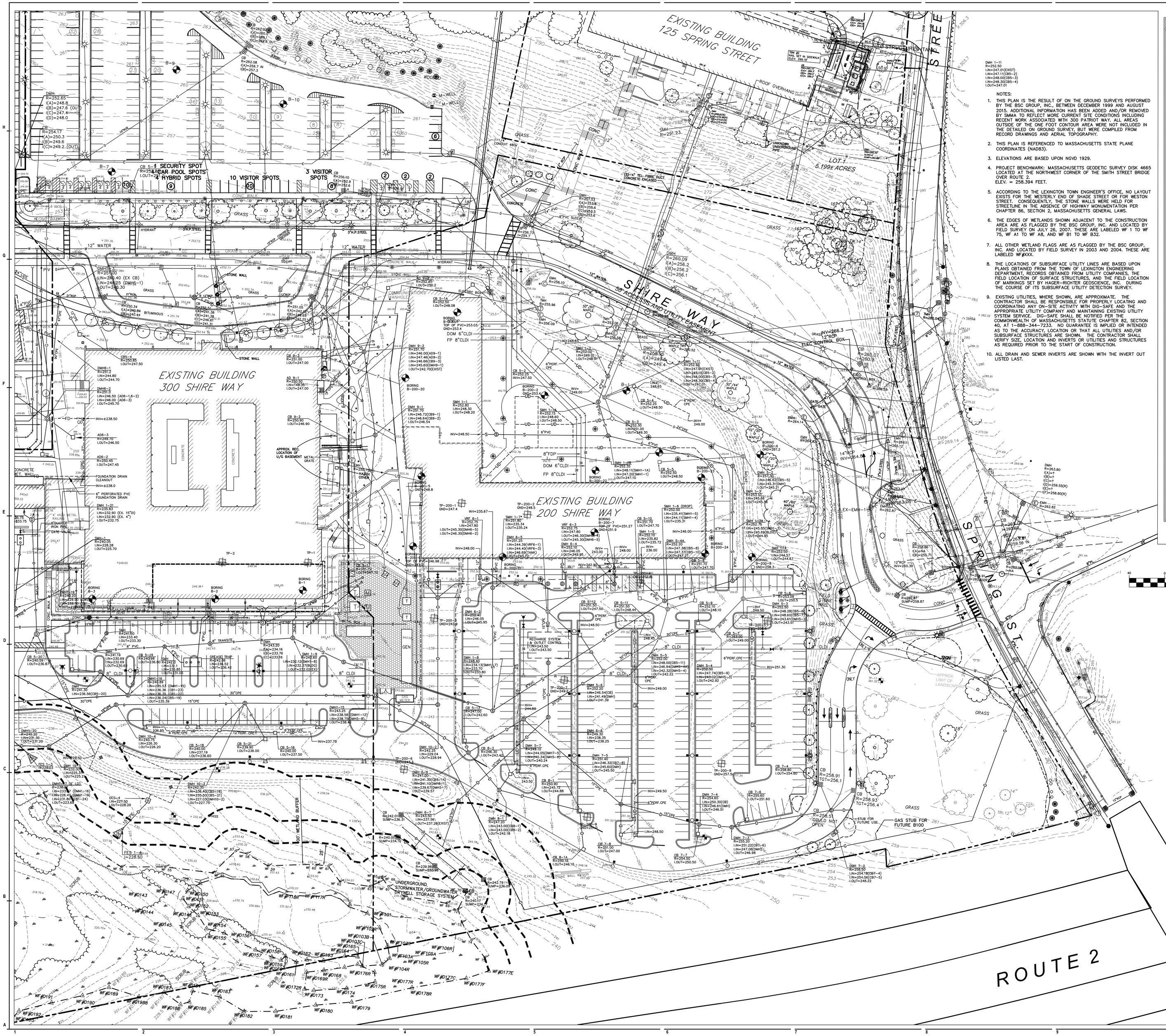
DECEMBER 18, 2009
REVISED: MARCH 17, 2010
AMENDMENT: AUGUST 28, 2015

INDEX TO DRAWINGS:

DRAWING NO.	DRAWING TITLE
C-101	EXISTING CONDITIONS PLAN
C-111	SITE PREPARATION PLAN
C-121	LAYOUT & MATERIALS PLAN
C-122	RESERVE PARKING LAYOUT PLAN
C-141	GRADING & UTILITIES PLAN
C-151	PLANTING PLAN
C-501	SITE DETAILS
C3.0	LAYOUT & MATERIALS PLAN (2010)

SMMA
SYMMES MAINI & MCKEE ASSOCIATES

1000 Massachusetts Avenue
Cambridge, Massachusetts 02138



NOTES:

1. THIS PLAN IS THE RESULT OF ON THE GROUND SURVEYS PERFORMED BY THE BSC GROUP, INC., BETWEEN DECEMBER 1999 AND AUGUST 2015. ADDITIONAL INFORMATION HAS BEEN ADDED AND/OR REMOVED BY SMMA TO REFLECT MORE CURRENT SITE CONDITIONS INCLUDING RECENT WORK ASSOCIATED WITH 300 PATRIOT WAY. ALL AREAS OUTSIDE OF THE ONE FOOT CONTOUR AREA WERE NOT INCLUDED IN THE DETAILED ON GROUND SURVEY, BUT WERE COMPILED FROM RECORD DRAWINGS AND AERIAL TOPOGRAPHY.
2. THIS PLAN IS REFERENCED TO MASSACHUSETTS STATE PLANE COORDINATES (NAD83).
3. ELEVATIONS ARE BASED UPON NGVD 1929.
4. PROJECT BENCHMARK: MASSACHUSETTS GEODETIC SURVEY DISK 4665 LOCATED AT THE NORTHWEST CORNER OF THE SMITH STREET BRIDGE OVER ROUTE 2.
   ELEV. = 258.394 FEET.
5. ACCORDING TO THE LEXINGTON TOWN ENGINEER'S OFFICE, NO LAYOUT EXISTS FOR THE WESTERLY END OF SHADE STREET OR FOR WESTON STREET. CONSEQUENTLY, THE STONE WALLS WERE HELD FOR STREETLINE IN THE ABSENCE OF HIGHWAY MONUMENTATION PER CHAPTER 86, SECTION 2, MASSACHUSETTS GENERAL LAWS.
6. THE EDGES OF WETLANDS SHOWN ADJACENT TO THE CONSTRUCTION AREA ARE AS FLAGGED BY THE BSC GROUP, INC. AND LOCATED BY FIELD SURVEY ON JULY 26, 2007. THESE ARE LABELED WF 1 TO WF 75, WF A1 TO WF A8, AND WF B1 TO WF B32.
7. ALL OTHER WETLAND FLAGS ARE AS FLAGGED BY THE BSC GROUP, INC. AND LOCATED BY FIELD SURVEY IN 2003 AND 2004. THESE ARE LABELED WF#XXX.
8. THE LOCATIONS OF SUBSURFACE UTILITY LINES ARE BASED UPON PLANS OBTAINED FROM THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT, RECORDS OBTAINED FROM UTILITY COMPANIES, THE FIELD LOCATION OF SURFACE STRUCTURES, AND THE FIELD LOCATION OF MARKINGS SET BY HAGER-RICHTER GEOSCIENCE, INC. DURING THE COURSE OF ITS SUBSURFACE UTILITY DETECTION SURVEY.
9. EXISTING UTILITIES, WHERE SHOWN, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
10. ALL DRAIN AND SEWER INVERTS ARE SHOWN WITH THE INVERT OUT LISTED LAST.

LEGEND

CB	CONCRETE BOUND
	HYDRANT
	SEWER MANHOLE
	DRAIN MANHOLE
	SIGN
	DECIDUOUS TREE
	GAS METER
	GAS VALVE
	CATCH BASIN
	BOLLARD
	WATER VALVE
	UTILITY POLE
	CONIFER TREE
	MANHOLE (UNKNOWN TYPE)
	METAL COVER
	LIGHT POLE
	TELEPHONE MANHOLE
	FLAG POLE
	MONITORING WELL
	AIR CONDITIONER UNIT
	VALVE
	HANDICAP PARKING STALL
	SIGN
	PILLAR
	AREA DRAIN
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	CHAIN LINK FENCE
	WOOD FENCE
	UNDERGROUND CABLE
	TELEPHONE LINE
	OVERHEAD WIRES
	STONE WALL
	TREE LINE
39	1' CONTOURS
40	5' CONTOURS
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	SOIL BORING
(OW)	SOIL BORING WITH OBSERVATION WELL
▲ WF#	WETLAND FLAG
	WETLAND LINE
	BOLLARD
CONC.	CONCRETE
BIT. CONC.	BITUMINOUS CONCRETE
10.00x	SPOT GRADE
VGC	VERTICAL GRANITE CURBING
CLF	CHAIN LINK FENCE
BCB	BITUMINOUS CONCRETE BERM

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LEXINGTON TECHNOLOGY PARK

LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
JOHN C. CHRISTIAN
CIVIL
No. 36138
REGISTERED PROFESSIONAL ENGINEER

SCALE	1"=40'
DRAWN BY	RJM
CHECK BY	
PROJ.ARCH./ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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EXISTING CONDITIONS PLAN

C-101

LEGEND	
x97.25	SPOT GRADE
95	EXISTING CONTOUR
CPE	CORRUGATED POLYETHYLENE PIPE
LOW	LIMIT OF WORK
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
	VEHICLE ACCESS
	EDGE OF PAVEMENT
	DIRECTION OF SURFACE RUNOFF
	REMOVE BITUMINOUS PAVEMENT AND ADJACENT CURBING
	REMOVE TREES
	SEDIMENT BAG AT CATCH BASIN
	COMPOST SOCK
	SAWCUT PAVEMENT

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LEXINGTON TECHNOLOGY PARK

LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
JOHN C. HART
CIVIL
No. 46788
REGISTERED PROFESSIONAL ENGINEER

SCALE	1"=40'
DRAWN BY	RJM
CHECK BY	
PROJ.ARCH./ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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SITE PREPARATION PLAN

C-111

P:\2015\15056\CADD\clcs\C-111 SITE PREPARATION PLAN.dwg 9/1/2015 12:10:39 PM

LEXINGTON TECHNOLOGY PARK - EXISTING PARKING

BUILDING	BUILDING AREA	PARKING SPACES (PER ZONING)	PARKING SPACES (EXISTING)	RESERVE SPACES	TOTAL PARKING SPACES
125 SPRING STREET	40,827 NFA 51,034 GSF	OFFICE 21,230 SF (1/333 NFA)= 64 LAB 19,597 SF (1/500 NFA)= 39 TOTAL = 103 SPACES	191	0	191
200 SHIRE WAY	127,577 NFA 171,199 GSF	OFFICE 58,853 SF (1/333 NFA)= 177 LAB 68,724 SF (1/500 NFA)= 137 TOTAL = 314 SPACES	300	70	370
EXISTING 300 SHIRE WAY	135,873 NFA 171,400 GSF	OFFICE 86,406 SF (1/333 NFA)= 259 LAB 31,414 SF (1/500 NFA)= 63 STORAGE 8,053 SF (1/1000 NFA)= 8 MANUF. 10,000 SF (1/500 NFA)= 20 TOTAL = 350 SPACES	374	12	386
400 SHIRE WAY	119,543 NFA 212,980 GSF	OFFICE 41,450 SF (1/333 NFA) = 125 MANUF. 68,299 SF (1/500 NFA) = 136 WAREHS. 9,796 SF (1/1000 NFA) = 10 MECH. 57,043 SF (NONE REQ) = 0 TOTAL = 271 SPACES	304	85	389
500 SHIRE WAY	78,280 NFA 97,850 GSF	OFFICE 58,780 SF (1/333 NFA)= 177 LAB 19,500 SF (1/500 NFA) = 39 TOTAL = 216 SPACES	306	0	306
TOTALS	502,100 NFA 704,463 GSF	TOTAL = 1254 SPACES	1475	167	1642
PROPOSED			1602 (PROPOSED)	97	1699

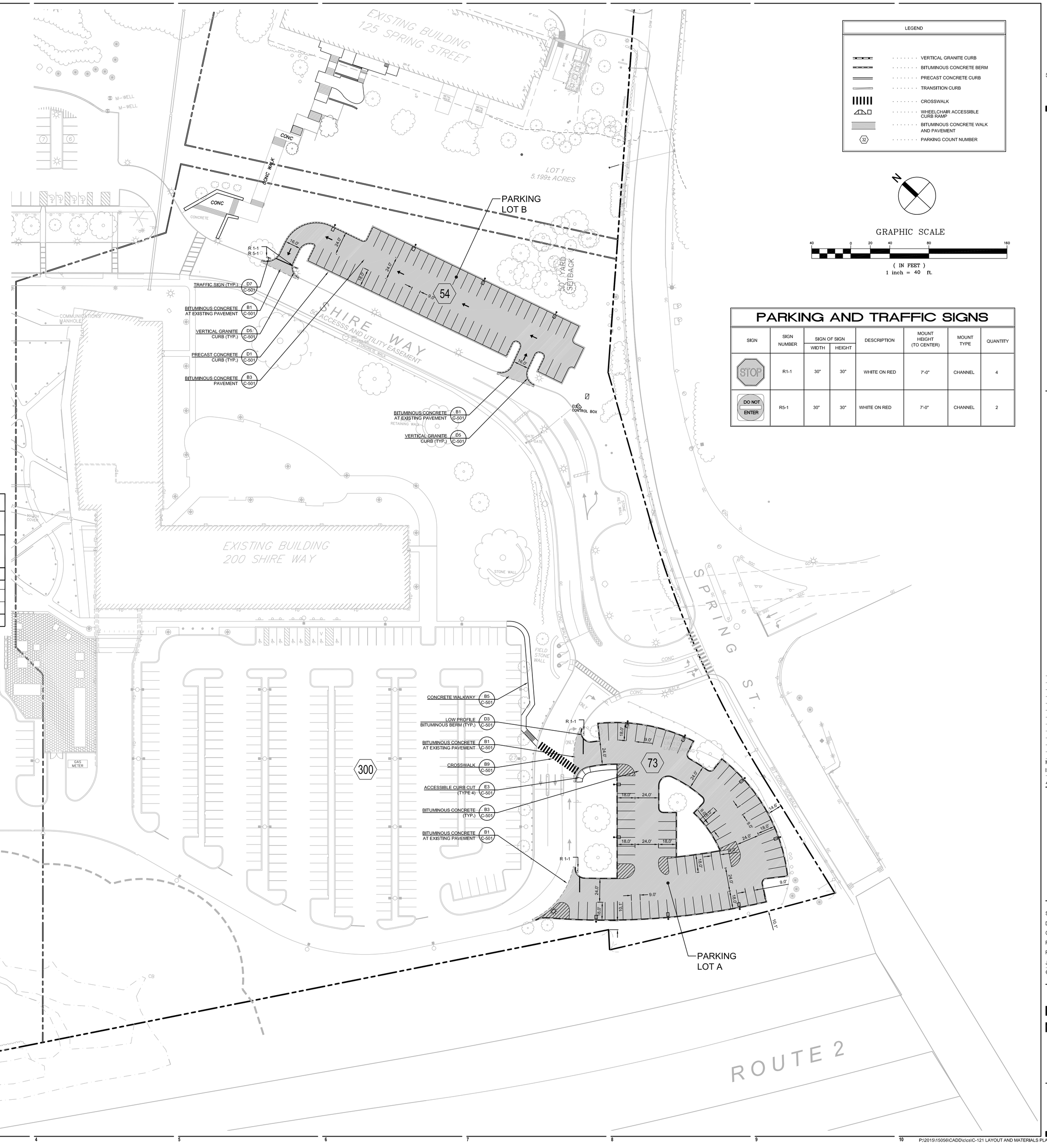
PCD - DIMENSIONAL STANDARDS

	APSDUP (2009) DIMENSIONAL STANDARDS	200 SHIRE WAY PARKING EXPANSION	CURRENT LTP DIMENSIONS
TOTAL LAND AREA	4,164,597 SF		4,164,597 SF
AREA OF VEGATETED WETLANDS	803,950 SF		803,950 SF
DEVELOPABLE SITE AREA	3,360,647 SF		3,360,647 SF
GROSS FLOOR AREA (MAXIMUM)	OCCUPIED BUILDINGS: 1,076,600 SF GARAGE SPACE: 510,000 SF TOTAL: 1,586,600 SF		OCCUPIED BUILDINGS: 704,458 SF GARAGE SPACE: 0 SF TOTAL: 704,458 SF
NET FLOOR AREA (MAXIMUM)	806,555 SF		502,100 SF
FLOOR AREA RATIO – FAR	0.24		0.146
BUILDING SITE COVERAGE (MAXIMUM)	25%		6.7%
IMPERVIOUS SURFACE AREA (MAXIMUM)	1,200,000 SF	12,500	1,063,000 SF
IMPERVIOUS SURFACE RATIO TO DEVELOPABLE AREA (MAXIMUM)	35.7%		31.2%
YARD SETBACK (MINIMUM)	50 FT	240.17 FT	83.14 FT
BUILDING HEIGHT (MAXIMUM)	45.0'/54.5'/68.0'	46.6'	68.0' (BUILDING 200)
PARKING SETBACK (MINIMUM)	10.0 FT	10.1 FT	11.3 FT

B200 PARKING

BUILDING	BUILDING AREA	PARKING SPACES (MINIMUM REQUIRED)	APPROVED SPECIAL PERMIT	PROPOSED
200 PATRIOT WAY	127,577 NFA 171,199 GSF	OFFICE 58,853 SF (1/333 NFA)= 177 LAB 68,724 SF (1/500 NFA)= 137 TOTAL = 314 SPACES		

PARKING TYPES	PARKING SPACES	PARKING SPACES
STANDARD	203	330
COMPACT	97	97
RESERVE (STANDARD)	70	0
B200 TOTAL	370	427



LEGEND

- VERTICAL GRANITE CURB
- BITUMINOUS CONCRETE BERM
- PRECAST CONCRETE CURB
- TRANSITION CURB
- CROSSWALK
- WHEELCHAIR ACCESSIBLE CURB RAMP
- BITUMINOUS CONCRETE WALK AND PAVEMENT
- PARKING COUNT NUMBER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PARKING AND TRAFFIC SIGNS

SIGN	SIGN NUMBER	SIGN OF SIGN WIDTH	SIGN OF SIGN HEIGHT	DESCRIPTION	MOUNT HEIGHT (TO CENTER)	MOUNT TYPE	QUANTITY
STOP	R1-1	30"	30"	WHITE ON RED	7'-0"	CHANNEL	4
DO NOT ENTER	R5-1	30"	30"	WHITE ON RED	7'-0"	CHANNEL	2

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LEXINGTON TECHNOLOGY PARK

LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

SCALE	1"=40'
DRAWN BY	SEB
CHECK BY	
PROJ.ARCH./ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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LAYOUT AND MATERIALS PLAN

C-121

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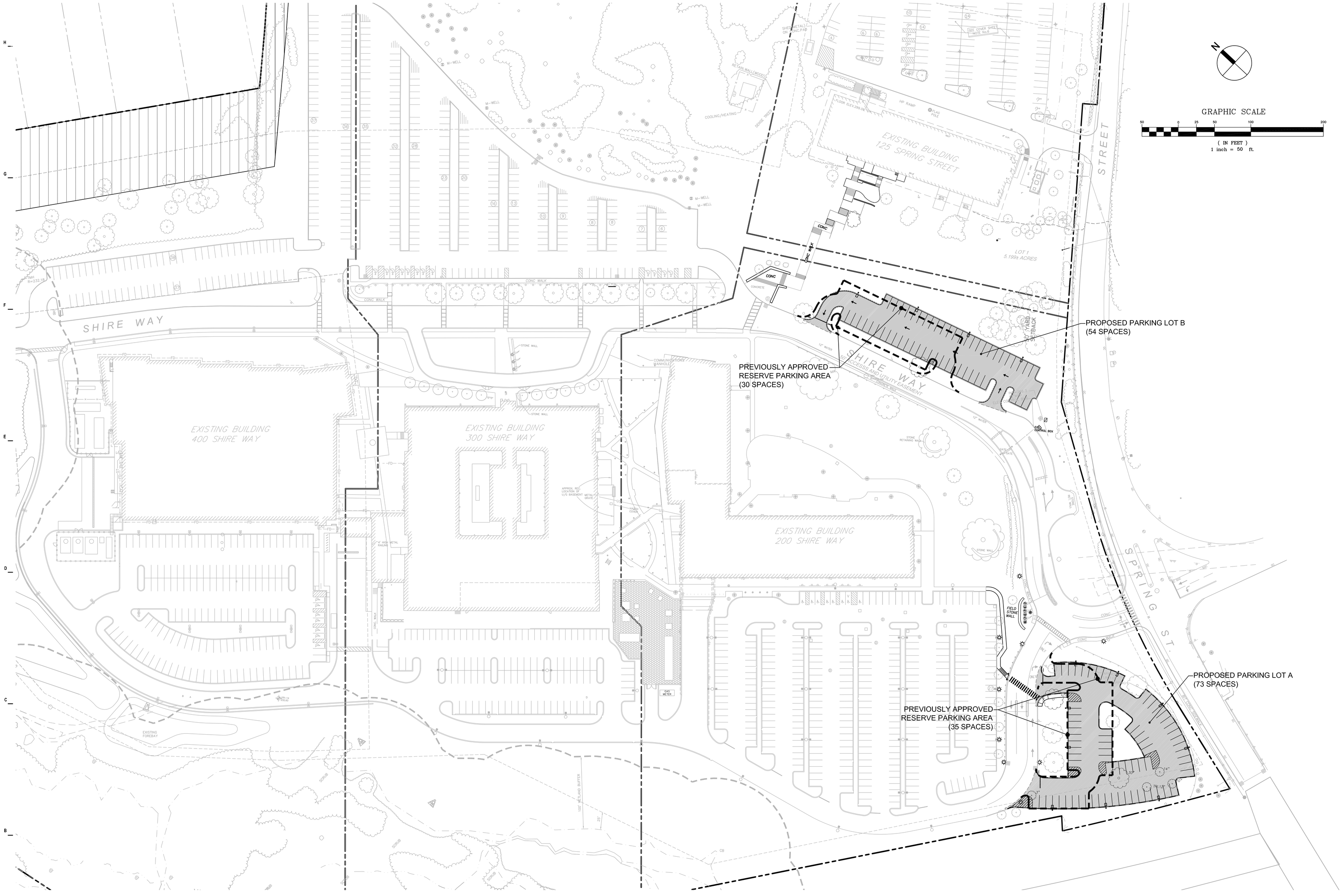

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LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

SCALE	1"=50'
DRAWN BY	RJM
CHECK BY	
PROJ.ARCH./ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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RESERVE PARKING LAYOUT PLAN

C-122

LEGEND

● DMH	DRAIN MANHOLE
■ CB	CATCH BASIN
x91.00	SPOT GRADE
—98—	1' CONTOUR
—100—	5' CONTOUR
—D—	DRAIN LINE
R=	RIM ELEVATION
I.=	INVERT ELEVATION
CPE	CORRUGATED POLYETHYLENE PIPE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LEXINGTON TECHNOLOGY PARK

LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
JOHN C. HART
CIVIL
No. 46788
REGISTERED PROFESSIONAL ENGINEER

SCALE	1"=40'
DRAWN BY	SEB
CHECK BY	
PROJ.ARCH/ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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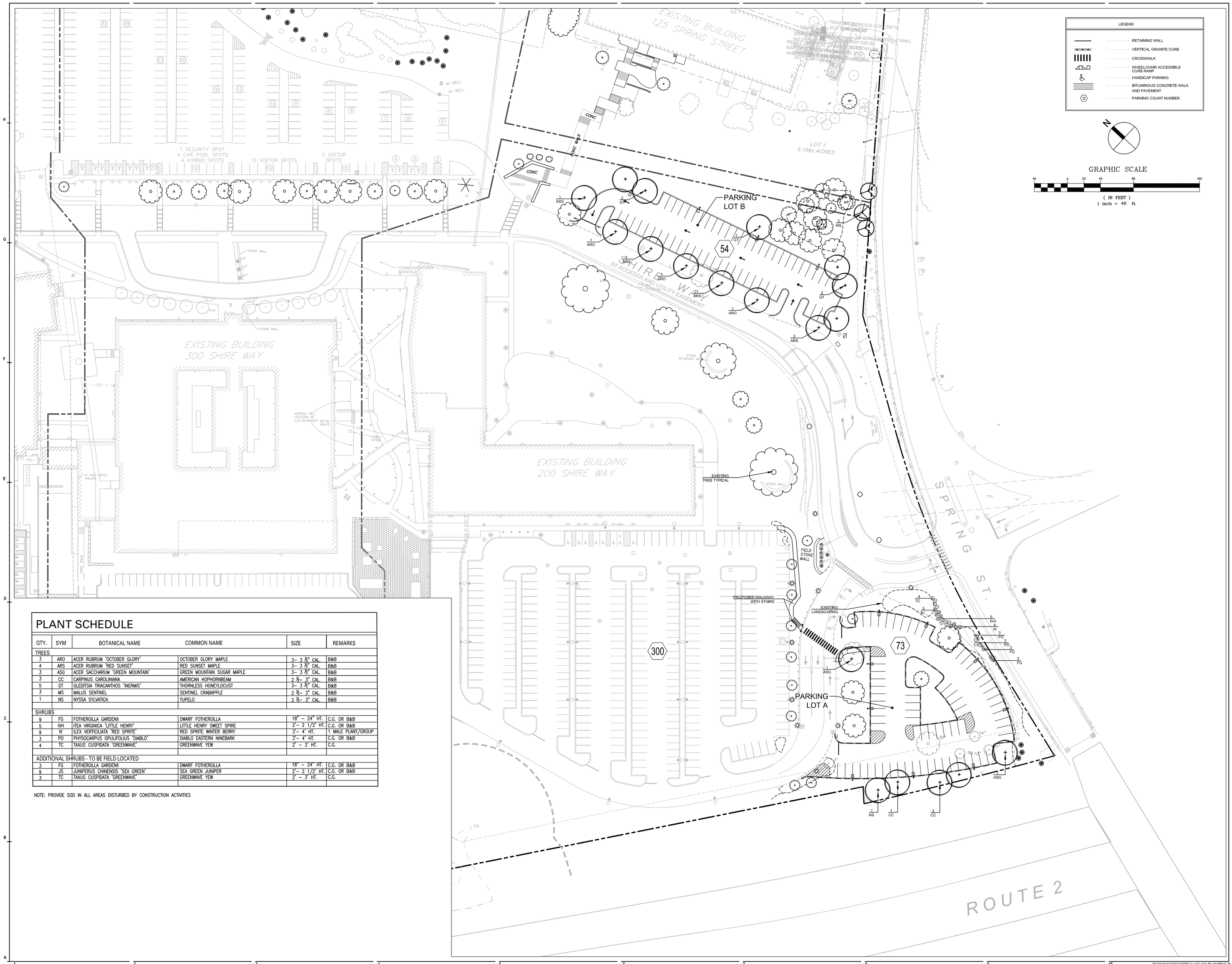
GRADING AND UTILITIES PLAN

C-141



PLANT SCHEDULE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
3	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3– 3 ½" CAL.	B&B
4	ARS	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3– 3 ½" CAL.	B&B
3	ASG	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3– 3 ½" CAL.	B&B
3	CC	CARPINUS CAROLINIANA	AMERICAN HOPHORNBEAM	2 ½– 3" CAL.	B&B
5	GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	3– 3 ½" CAL.	B&B
3	MS	MALUS SENTINEL	SENTINEL CRABAPPLE	2 ½– 3" CAL.	B&B
1	NS	NYSSA SYLVATICA	TUPELO	2 ½– 3" CAL.	B&B
SHRUBS					
9	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" – 24" HT.	C.G. OR B&B
5	IVH	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEET SPIRE	2'– 2 1/2' HT.	C.G. OR B&B
9	IV	ILEX VERTICILIATA 'RED SPRITE'	RED SPRITE WINTER BERRY	3'– 4' HT.	1 MALE PLANT/GROUP
3	PO	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO EASTERN NINEBARK	3'– 4' HT.	C.G. OR B&B
4	TC	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE YEW	2' – 3' HT.	C.G.
ADDITIONAL SHRUBS - TO BE FIELD LOCATED					
3	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" – 24" HT.	C.G. OR B&B
9	JS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	2'– 2 1/2' HT.	C.G. OR B&B
3	TC	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE YEW	2' – 3' HT.	C.G.

NOTE: PROVIDE SOD IN ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES

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LEXINGTON TECHNOLOGY PARK

LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

MASSACHUSETTS PETER LUKASZEWICZ REGISTERED LANDSCAPE ARCHITECT No. 1053

SCALE	1"=40'
DRAWN BY	SMF
CHECK BY	
PROJ.ARCH./ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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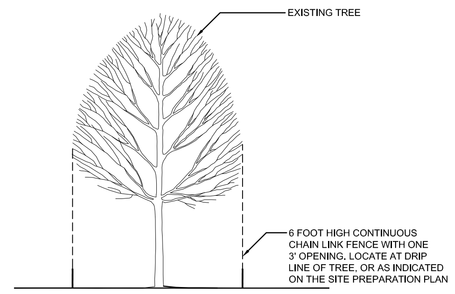
PLANTING PLAN

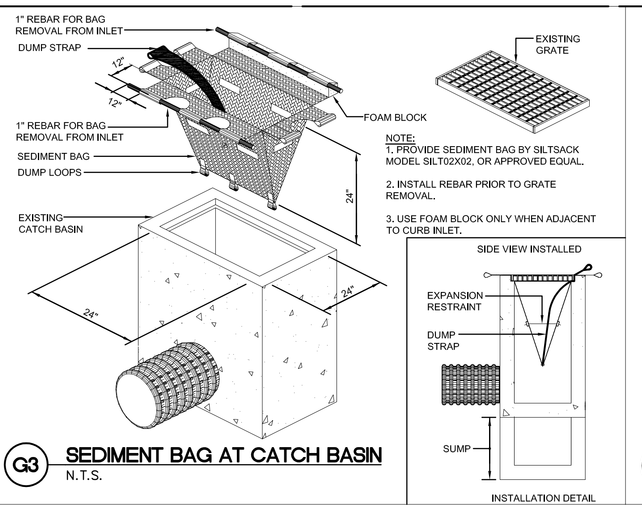
C-151

P:\2015\15056\CADD\cics\C-151 PLANTING PLAN.dwg 9/2/2015 11:13:49 AM



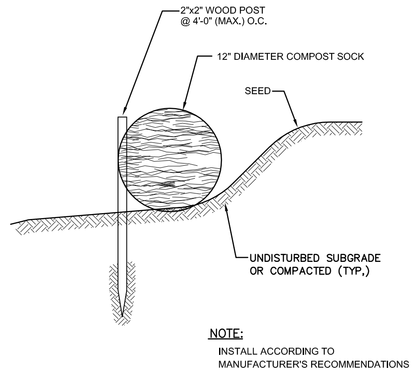
G1 TREE PROTECTION DETAIL
N.T.S.

NOTE: THERE SHALL BE NO STORAGE OF MATERIALS, PARKING OF VEHICLES OR ANY CONSTRUCTION ACTIVITIES WITHIN THE FENCE LINE.



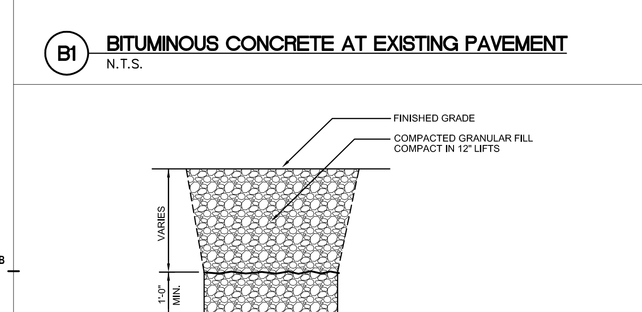
NOTE:
1. PROVIDE SEDIMENT BAG BY SILTSACK MODEL SILT02X02, OR APPROVED EQUAL.
2. INSTALL REBAR PRIOR TO GRATE REMOVAL.
3. USE FOAM BLOCK ONLY WHEN ADJACENT TO CURB INLET.

G3 SEDIMENT BAG AT CATCH BASIN
N.T.S.

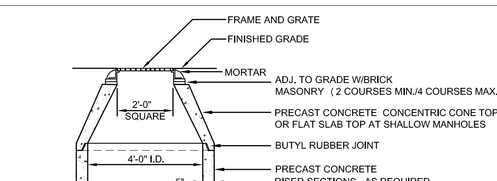


NOTE:
INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

G5 COMPOST SOCK
N.T.S.



E1 PAVEMENT SLOPES
N.T.S.



E3 ACCESSIBLE CURB CUT (TYPE 4)
N.T.S.

NOTES:

ACCESSIBLE PARKING SPACES:
1. MAXIMUM SLOPE 2% IN ANY DIRECTION.
2. LOCATE SIGN WITHIN 10' OF ACCESSIBLE SPACE.
3. PROVIDE AN ACCESSIBLE CURB CUT AT EACH ACCESS AISLE BETWEEN ACCESSIBLE SPACES.

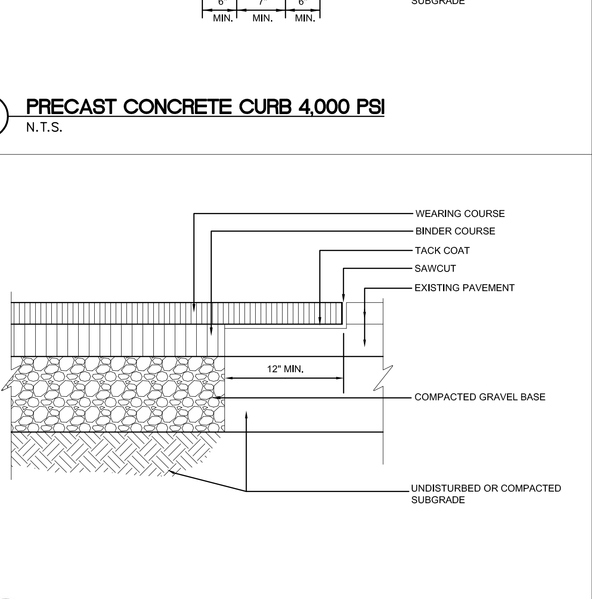
SIDEWALKS AND PLAZAS:
1. SLOPE REQUIREMENTS APPLY TO ALL WALKWAY SURFACES INCLUDING BITUMINOUS, PORTLAND CEMENT, PAVERS AND CHIPSEAL.
2. SLOPE REQUIREMENTS APPLY TO ALL SIDEWALKS AND PLAZAS AND ARE NOT LIMITED TO ACCESSIBLE ROUTES.
3. PROVIDE A 5' LEVEL LANDING AT ALL BUILDING DOORWAYS.
4. IN THE EVENT OF DISCREPANCY BETWEEN THE MAXIMUM ACCESSIBLE CROSS SLOPE OR RUNNING SLOPE PER THE DETAILS AND THE GRADING SHOWN ON THE DRAWINGS, NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTING THE PAVEMENT.

CURB CUTS:
1. PROVIDE FLUSH TRANSITION FROM CURB CUTS TO ADJACENT WALKS AND STREETS, FREE OF CHANGES IN LEVEL GREATER THAN 1/2-INCH.
2. THE SLOPE OF THE LEVEL LANDING AT THE TOP OF THE CURB CUT SHALL NOT EXCEED 1% IN ANY DIRECTION.
3. ALL CURB CUTS ARE TO BE CONSTRUCTED OUT OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE NOTED ON PLANS.

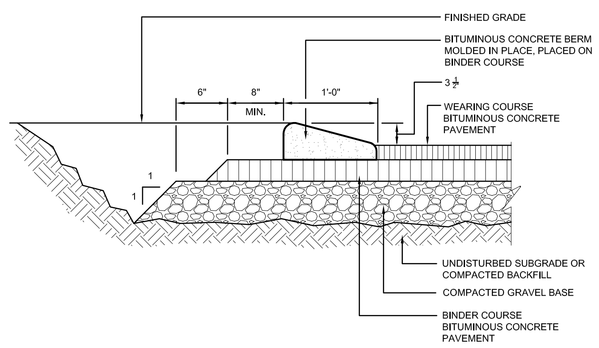
LEVEL LANDINGS:
1. PROVIDE LEVEL LANDINGS WITH MAXIMUM SLOPE IN ANY DIRECTION OF 1%.

TACTILE WARNING DEVICES:
1. EXTEND FULL WIDTH OF CURB RAMP AND A LENGTH OF 24 INCHES.
2. MATERIAL CONTRASTS WITH ADJACENT MATERIAL BY AT LEAST 70%.
3. DOME SIZE
   HEIGHT: 0.2 INCHES
   BASE DIAMETER: 0.9 TO 1.4 INCHES
   TOP DIAMETER: 50% TO 60% OF BASE DIAMETER
4. DOME SPACING:
   PATTERN: SQUARE GRID PATTERN
   CENTER-TO-CENTER: 1.6 TO 2.4 INCHES
   BASE TO BASE: 0.65 MINIMUM, BETWEEN CLOSEST DOMES IN GRID

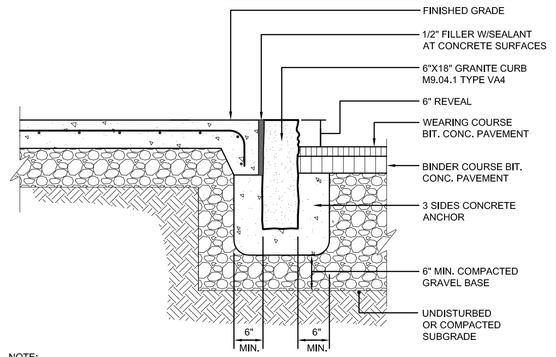
E5 NOTES
N.T.S.



D1 PRECAST CONCRETE CURB 4,000 PSI
N.T.S.

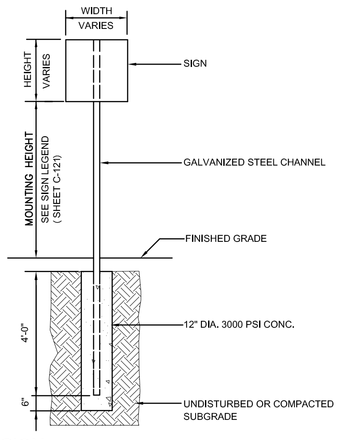


D3 LOW PROFILE BITUMINOUS CONCRETE BERM
N.T.S.



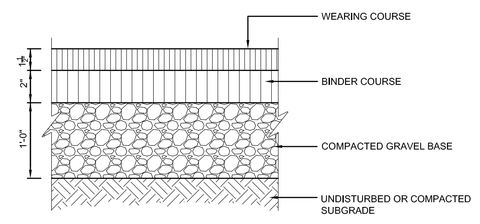
NOTE:
WHEN VERTICAL GRANITE CURB IS TO BE INSTALLED ADJACENT TO EXISTING PAVEMENT, CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT.

D5 VERTICAL GRANITE CURB
N.T.S.



D7 TRAFFIC SIGN
N.T.S.

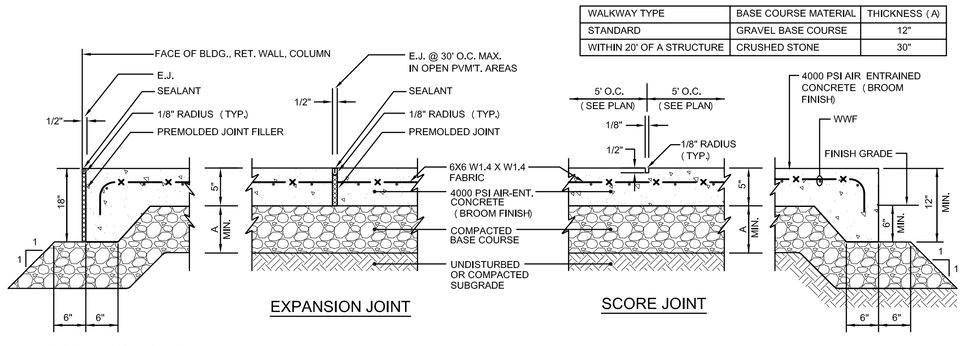
B1 BITUMINOUS CONCRETE AT EXISTING PAVEMENT
N.T.S.



NOTE:
FOR BITUMINOUS CONCRETE SIDEWALK USE 6" OF COMPACTED GRAVEL BASE.

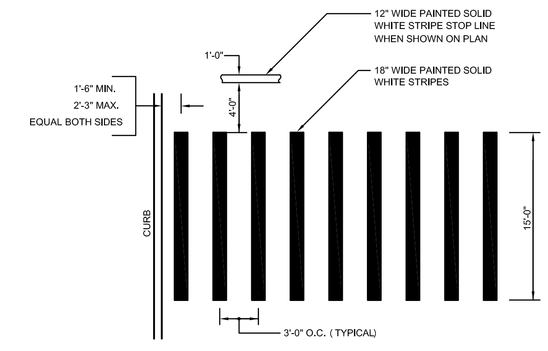
B3 BITUMINOUS CONCRETE
N.T.S.

WALKWAY TYPE	BASE COURSE MATERIAL	THICKNESS (A)
STANDARD	GRAVEL BASE COURSE	12"
WITHIN 20' OF A STRUCTURE	CRUSHED STONE	30"

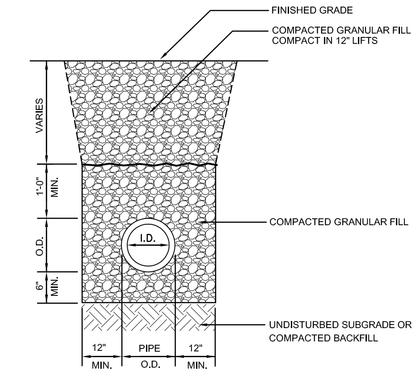


NOTES:
1. MAXIMUM CROSS SLOPE = 2%
2. MAXIMUM GRADIENT = 5%
3. PROVIDE EXPANSION JOINT AT FACE OF ABUTTING SLABS AND STRUCTURES.
4. PROVIDE VERTICAL GRANITE OR PRECAST CONCRETE CURBING PER SHEET C3.

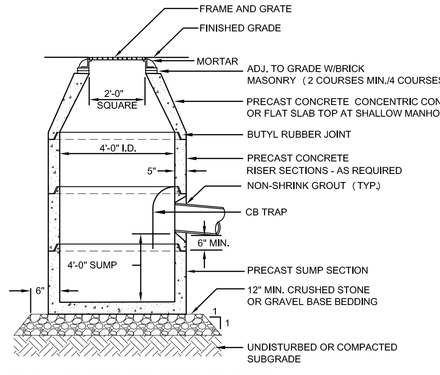
B5 CONCRETE WALKWAY
N.T.S.



B9 CROSSWALK
N.T.S.

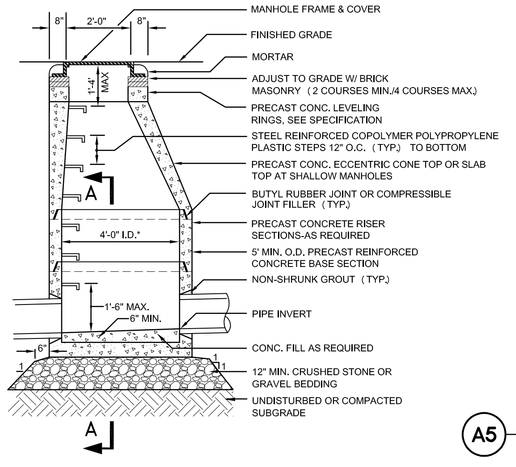


A1 TRENCH SECTION - CPE DRAINS
N.T.S.

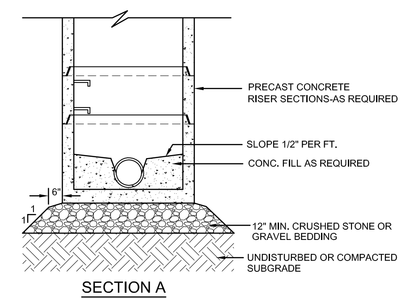


NOTES: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.

A3 PRECAST CONCRETE CATCHBASIN
N.T.S.



NOTE: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.



SECTION A

* PROVIDE 5' I.D. OR 6' I.D. SECTIONS AS REQUIRED FOR MULTIPLE/LARGE DIAMETER PIPES.

A5 PRECAST CONCRETE DRAIN MANHOLE
N.T.S.

SMMA

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1000 Massachusetts Avenue
Cambridge, Massachusetts 02138
P:617.547.5400 F:617.648.4920

LEXINGTON TECHNOLOGY PARK

LEXINGTON, MA

MARK:	DATE:	DESCRIPTION:
	08/28/15	ZBA SUBMISSION

ISSUE LOG

△ = CLOUDED CHANGE

COMMONWEALTH OF MASSACHUSETTS
JOHN C. HALT
CIVIL
No. 36136
REGISTERED PROFESSIONAL ENGINEER

SCALE	AS SHOWN
DRAWN BY	SEB
CHECK BY	
PROJ.ARCH./ENGR.	JCH
PROJ. MGR.	
JOB NO.	15056.00

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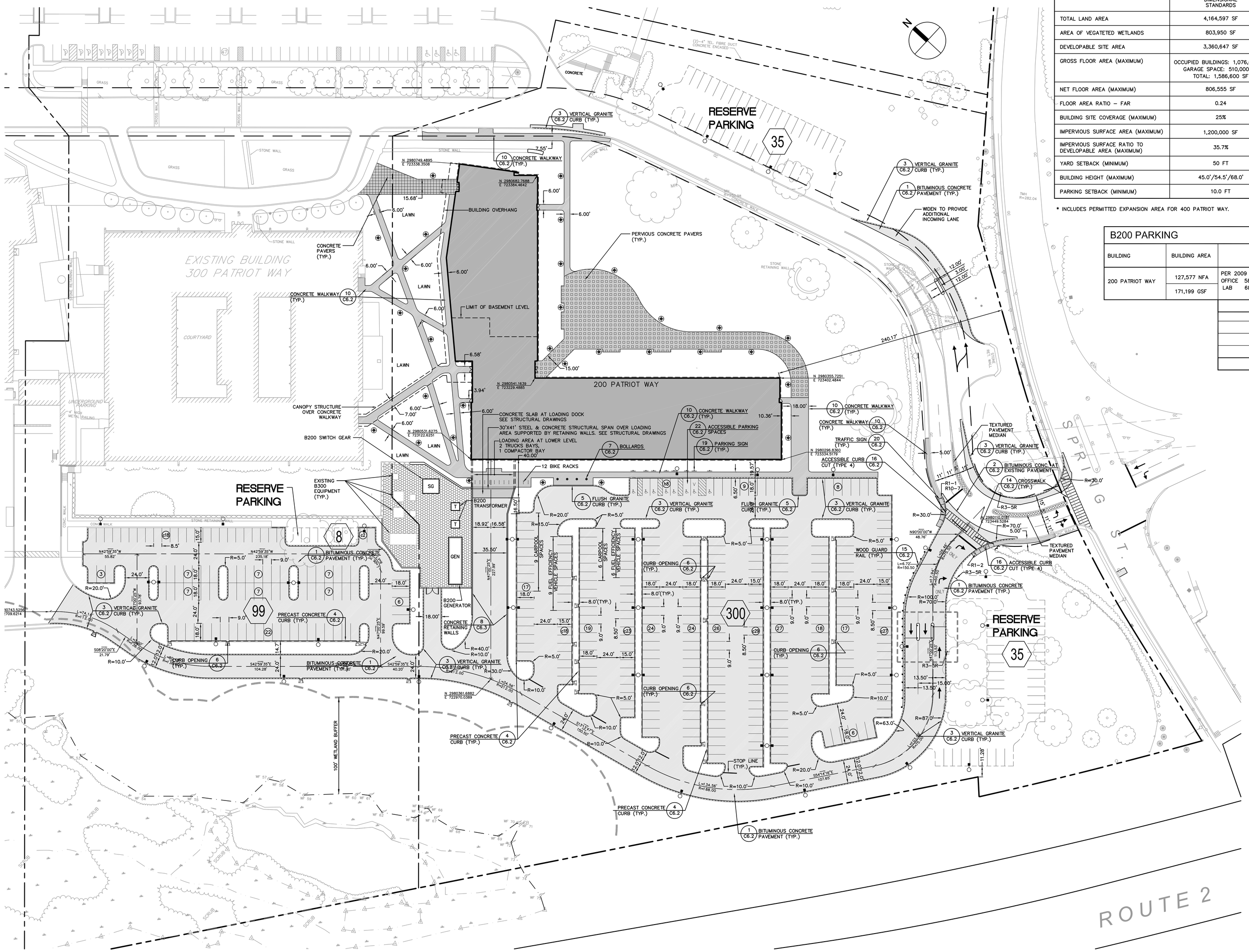
SITE DETAILS

C-501



PCD - DIMENSIONAL STANDARDS

	APSDUP (2009) DIMENSIONAL STANDARDS	200 PATRIOT WAY	CURRENT LTP DIMENSIONS INCLUDING 200 PATRIOT WAY*
TOTAL LAND AREA	4,164,597 SF		4,164,597 SF
AREA OF VEGATETED WETLANDS	803,950 SF		803,950 SF
DEVELOPABLE SITE AREA	3,360,647 SF	3,360,647 SF	3,360,647 SF
GROSS FLOOR AREA (MAXIMUM)	OCCUPIED BUILDINGS: 1,076,600 SF GARAGE SPACE: 510,000 SF TOTAL: 1,586,600 SF	171,199 SF	OCCUPIED BUILDINGS: 676,857 SF GARAGE SPACE: 0 SF TOTAL: 676,857 SF
NET FLOOR AREA (MAXIMUM)	806,555 SF	127,577 SF	481,266 SF
FLOOR AREA RATIO – FAR	0.24	0.04	0.14
BUILDING SITE COVERAGE (MAXIMUM)	25%	1.1%	6.3%
IMPERVIOUS SURFACE AREA (MAXIMUM)	1,200,000 SF		1,050,000 SF
IMPERVIOUS SURFACE RATIO TO DEVELOPABLE AREA (MAXIMUM)	35.7%		31.2%
YARD SETBACK (MINIMUM)	50 FT	240.17 FT	83.14 FT
BUILDING HEIGHT (MAXIMUM)	45.0'/54.5'/68.0'	46.6'	54.5' (BUILDING 400)
PARKING SETBACK (MINIMUM)	10.0 FT	11.3 FT	11.3 FT

* INCLUDES PERMITTED EXPANSION AREA FOR 400 PATRIOT WAY.

B200 PARKING

BUILDING	BUILDING AREA	PARKING SPACES (MINIMUM REQUIRED)	
200 PATRIOT WAY	127,577 NFA 171,199 GSF	PER 2009 ZONING OFFICE 58,853 SF (1/333 NFA)= 177 LAB 68,724 SF (1/500 NFA)= 137 TOTAL = 314 SPACES	

PARKING TYPES	PARKING SPACES
STANDARD	195
COMPACT	97
HANDICAP	8
RESERVE (STANDARD)	70
B200 TOTAL	370

PARKING AND TRAFFIC SIGNS

SIGN	SIGN NUMBER	SIGN OF SIGN WIDTH	SIGN OF SIGN HEIGHT	DESCRIPTION
STOP	R1-1	30"	30"	WHITE ON RED
DO NOT ENTER	R5-1	30"	30"	WHITE ON RED
RESERVED PARKING	R7-8	12"	18"	BLUE & GREEN ON WHITE
VAN ACCESSIBLE	R-7506	18"	6"	BLUE ON WHITE
	R4-7	24"	30"	BLACK ON WHITE
YIELD	R1-2	36"	36"	RED & WHITE ON RED
ONLY	R3-5R	18"	24"	BLACK ON WHITE
DO NOT BLOCK INTERSECTION	R10-7	24"	30"	BLACK ON WHITE

LEGEND

- BOLLARD
- SIGN
- RETAINING WALL
- VERTICAL GRANITE CURB
- PRECAST CONCRETE CURB
- FLUSH GRANITE CURB
- HANDICAP PARKING
- CONCRETE WALKWAY
- PARKING COUNTS (REGULAR)
- PARKING COUNTS (COMPACT)
- HID OR LED BOLLARD WALKWAY LIGHT
- 20' HIGH ROADWAY & PARKING POLE LIGHT – W/ HID OR LED FIXTURE
- 12' HIGH PEDESTRIAN WALKWAY POLE LIGHT W/ DECORATIVE HID OR LED FIXTURE
- CRUSHED STONE IN TRANSFORMER YARD
- PERVIOUS CONCRETE PAVERS FOR OUTDOOR COMPANY ACTIVITIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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KLING STUBBINS
2301 Chestnut Street P 215.569.2900
Philadelphia, Pennsylvania 19103 F 215.569.2960
W www.klingstubbins.com

OWNER REVIEW

NAME	DATE

NO.	DATE	DESCRIPTION
2	3/17/10	REV. SPECIAL PERMIT
1	12/18/09	B200 SPECIAL PERMIT

ISSUE LOG

△ = CLOUDED CHANGE

PATRIOT PARTNERS

Lexington TECHNOLOGY PARK
200 Patriot Way
Lexington, Massachusetts

LAYOUT & MATERIALS PLAN

SCALE	1"=40'
DRAWN BY	EF
CHECKED BY	
PROJ. ARCH. / ENGR.	JCH
PROJ. MGR.	BWL
JOB NO.	07044.00

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C3.0

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