

March 7, 2019

Ms. Ginna Johnson, Chair  
Lexington Planning Board  
1625 Massachusetts Avenue  
Lexington, MA 02172

Re: Preliminary Site Development and Use Plan (PSDUP) – Revised Submission #2  
186 Bedford Street, Lexington | MA

Dear Ms. Johnson:

On behalf of 186 Bedford Street LLC (Applicant), Highpoint Engineering, Inc. submits revised plans and related exhibits in response to Planning Board and Town Department review comments received for the above reference Project. Attached you will find the following:

- Revised plan entitled, “Grading, Drainage, and Utility Plan” Proposed Mixed-Use Development – 186 Bedford Street | Preliminary Site Development and Use Plan” dated March 7, 2019 (PSDUP Non-Regulatory Plan) prepared by Highpoint Engineering, Inc.
- Revised plan entitled, “Fire Apparatus Maneuvering Study”, dated March 7, 2019 prepared by Highpoint.
- Revised plan entitled, “Landscape Plan”, dated March 7, 2019 prepared by Radner Design Associates.

The enclosed plans reflect additional design revisions in response to comments raised during review of the Project. Plan revisions include the following:

- Shift north driveway entrance 2’ south to provide better tree protection.
- Enlarge loading area to support two loading spaces.
- Identify gated dumpster enclosure to ensure proper screening.
- Provide screen fence gate and Grass Paver pervious surface treatment at emergency egress to Reed Street.
- Adjust site lighting and landscape treatments to support layout and grading revisions.
- Modify storm drainage design, sewer, and water service connections to support revised building and parking layout.
- Modify grading plan to support site plan changes and revised building and parking layout.
- Revise fire apparatus maneuvering plan to support revised parking and access layout.



We look forward to continuing our review of the Project with the Planning Board on March 13<sup>th</sup>. If you have any questions, please contact the undersigned at 781-770-0977.

Best regards,

**HIGHPOINT ENGINEERING**

A handwritten signature in blue ink, appearing to read "Douglas J. Hartnett".

Douglas Hartnett, P.E.  
President/Managing Principal

Cc: Edmund C. Grant, Esq.  
Howard Levin, Esq.  
Joseph Ciampa, 186 Bedford Street LLC  
Mike McKay, McKay Architects  
Mike Rader, Radner Design Associates