

### 3.1.5 Site Development Requirements

This section outlines site development requirements and potential constraints associated with the site.

Alternative sites were considered for the development of a new high school. The town compiled an exhaustive list of town-owned vacant parcels for consideration but ultimately deemed all to be inadequate due to deed restrictions, wetlands, or lacking frontage for access. The list of considered parcels is attached to the end of this section.

A topographical survey of the lower portion of the campus has been prepared by BSC Group and is attached to this section. Additional survey will be performed in schematic design as required based on the preferred alternative selected.



Existing Conditions

## TOWN OF LEXINGTON OWNED VACANT PARCELS

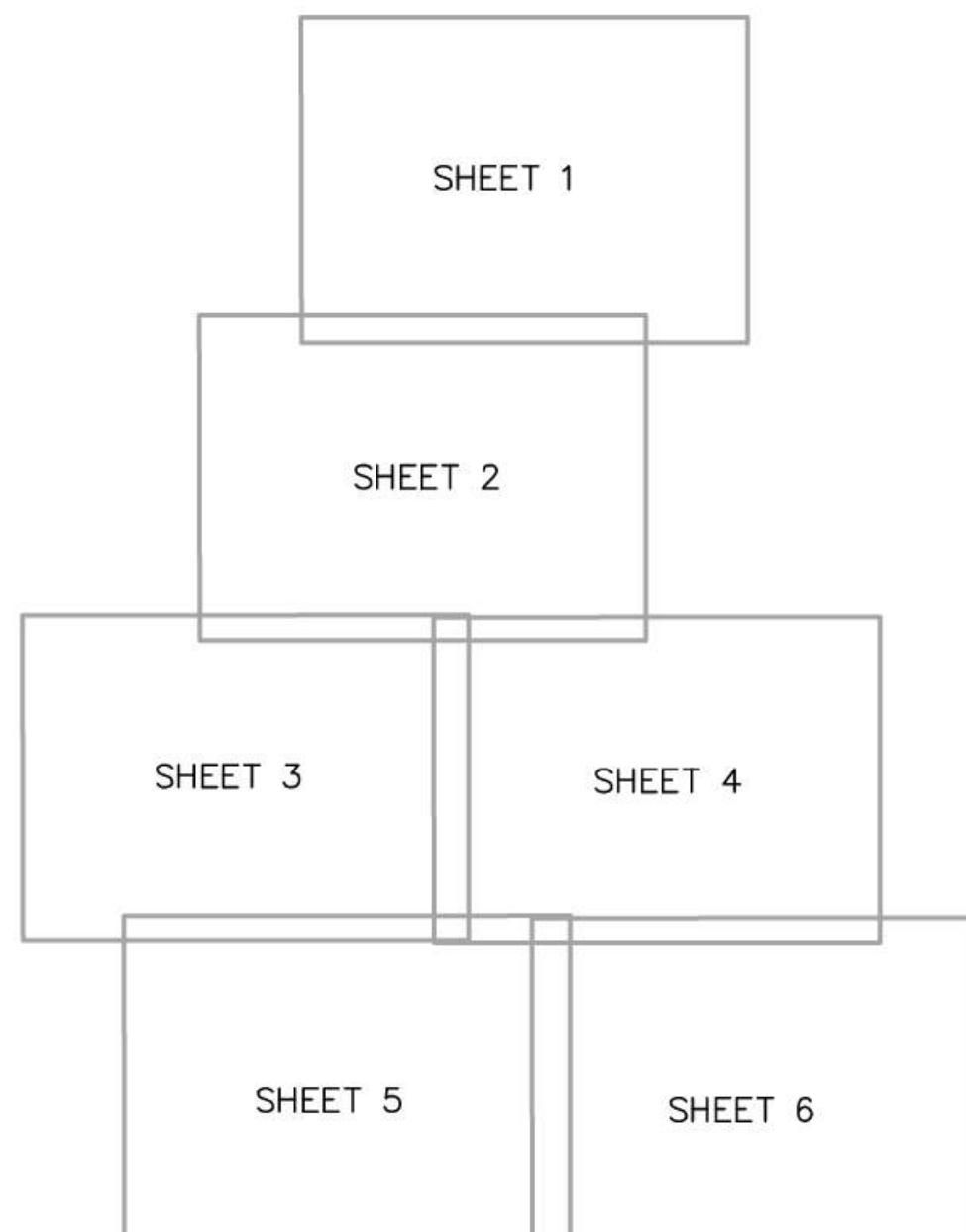
PARCEL	ST ADDRESS	OWNER	Parcel ID	SF LAND	ACRES LAND	TYPE	Comment	With Article				
								Potential	39	Zoning	#	
1	006900100B	ADAMS ST	TOWN OF LEXINGTON	x	13,300	0.3	VACANT	Has a trail through middle	No	No		
2		ADAMS ST	TOWN OF LEXINGTON	x	601,942	13.8	VACANT	Conservation Land	No	No		
3	0070000066	ADAMS ST	TOWN OF LEXINGTON	x	400,570	9.2	VACANT	No Frontage - Backland	No	No		
4	0070000067	ADAMS ST	TOWN OF LEXINGTON	x	89,988	2.1	VACANT	No Frontage - Backland	No	No		
5	0076000043	ADAMS ST	TOWN OF LEXINGTON	x	21,598	0.5	VACANT	Land locked -conservation	No	No		
6	0015000113	ALLEN ST	TOWN OF LEXINGTON	x	435,418	10.0	VACANT	Conservation land	No	No		
7	007900045A	AVON ST	TOWN OF LEXINGTON	x	43,378	1.0	VACANT	Vacant Land	Yes	No	CONSERVATION LAND - PROTECTED BY ARTICLE 97	
8		AVON ST	TOWN OF LEXINGTON	79-10	4,687	0.1	VACANT	Past the end of the road	No	No		
9		AVON ST	TOWN OF LEXINGTON	79-11	2,812	0.1	VACANT	Past the end of the road	No	No		
10	0079000012	AVON ST	TOWN OF LEXINGTON	79-12	5,750	0.1	VACANT	Past the end of the road	No	No		
11	0013000200	BANKS AVE	TOWN OF LEXINGTON	13-200	10,800	0.2	VACANT	Vacant Land	No	?	RS 1	Wetland and 100 foot buffer - may not be buildable
12	0056000030	BEDFORD ST	TOWN OF LEXINGTON	x	164,475	3.8	VACANT	Conservation land	No	No		
13	0078000116	BEDFORD ST	TOWN OF LEXINGTON	x	8,222	0.2	VACANT	Off Ramp 128	No	No		
14	0083000003	BEDFORD ST	TOWN OF LEXINGTON	x	5,820	0.1	VACANT	Off Ramp 128	No	No		
15	0073000001	BEECH ST	TOWN OF LEXINGTON	x	30,310	0.7	VACANT	Conservation land	No	No		
16	0073000004	BEECH ST	TOWN OF LEXINGTON	x	7,750	0.2	VACANT	Conservation land	No	No		
17	0073000002	BEECH ST	TOWN OF LEXINGTON	x	5,390	0.1	VACANT	Conservation land	No	No		
18	0072000287	BEECH ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No		
19	0083000128	BERNARD ST	TOWN OF LEXINGTON	x	100,878	2.3	VACANT	Wetlands	No	No		
20	0034000181	BICENTENNIAL DR	TOWN OF LEXINGTON	x	6,172	0.1	VACANT	9 feet of frontage	No	No		
21	0009000143	BLOSSOM ST	TOWN OF LEXINGTON	x	146,616	3.4	VACANT	Conservation land	No	No		
22	0015000120	BLOSSOMCREST RD	TOWN OF LEXINGTON	x	201,501	4.6	VACANT	Conservation land	No	No		
23	001600036B	BLOSSOMCREST RD	TOWN OF LEXINGTON	x	7,830	0.2	VACANT	Conservation land	No	No		
24	0013000382	BOW ST	TOWN OF LEXINGTON	x	11,400	0.3	VACANT	Conservation land	No	No		
25	001300421A	BOW ST	TOWN OF LEXINGTON	x	233,300	5.4	VACANT	Back lot + brook	No	No		
26	0013000410	BOW ST	TOWN OF LEXINGTON	x	5,444	0.1	VACANT	Parking Lot	No	No		
27	0024000060	BRIDGE ST	TOWN OF LEXINGTON	24-60	12,573	0.3	VACANT	52.7 feet of frontage	Maybe	?	GC 2	Wetland and 100 foot buffer - may not be buildable
28	79000035	BROOK ST	TOWN OF LEXINGTON	x	8,300	0.2	VACANT	Back lot paper street	No	No		
29	0079000036	BROOK ST	TOWN OF LEXINGTON	x	6,250	0.1	VACANT	Back lot paper street	No	No		
30	0079000038	BROOK ST	TOWN OF LEXINGTON	x	6,250	0.1	VACANT	Back lot paper street	No	No		
31	0077000083A	BURLINGTON ST	TOWN OF LEXINGTON - KINNEEN LA	x	696,778	16.0	VACANT	No Frontage	No	No		
32	0070000065	BURLINGTON ST	TOWN OF LEXINGTON	x	374,434	8.6	VACANT	Wetlands	No	No		
33	0077000043A	BURLINGTON ST	TOWN OF LEXINGTON	x	41,200	0.9	VACANT	No Frontage	No	No		
34	008200065A	BURLINGTON ST	TOWN OF LEXINGTON	x	19,420	0.4	VACANT	No Frontage	No	No		
35	0082000066	BURLINGTON ST	TOWN OF LEXINGTON	x	13,104	0.3	VACANT	No Frontage	No	No		
36	0082000067	BURLINGTON ST	TOWN OF LEXINGTON	x	10,080	0.2	VACANT	No Frontage	No	No		
37	0077000046	BURLINGTON ST	TOWN OF LEXINGTON - KINNEENS P	x	230,686	5.3	VACANT	Park	No	No		
38	001100096A	CAMBRIDGE/CONCORD	TOWN OF LEXINGTON	x	1,081,413	24.8	VACANT	Conservation land	No	No		
39	0010000048	CAMBRIDGE/CONCORD	TOWN OF LEXINGTON	x	22,470	0.5	VACANT	No Frontage	No	No		
40	0008000047	CAMBRIDGE/CONCORD	TOWN OF LEXINGTON	x	7,880	0.2	VACANT	No Frontage	No	No		
41	50000240	CARMEL CIR	TOWN OF LEXINGTON	50-240	15,936	0.4	VACANT	Vacant Land	No	No	CONSERVATION LAND - PROTECTED BY ARTICLE 97	
42	0090000157	CARRIAGE DR	TOWN OF LEXINGTON	x	21,598	0.5	VACANT	No Frontage	No	No		
43	007300006A	CEDAR ST	TOWN OF LEXINGTON	x	413,638	9.5	VACANT	Conservation land	No	No		
44	004900164A	CLARKE ST	TOWN OF LEXINGTON	49-164A	34,231	0.8	VACANT	Back Portion of Belfry	No	Yes	RS 3	(Property Record Card - Zoning Map shows GC)
45	0049000165	CLARKE ST	TOWN OF LEXINGTON - BELFRY HIL	49-165	88,245	2.0	VACANT	Belfry Hill	No	No		NO FRONTAGE - NOT A BUILDABLE LOT
46	0015000121	CLEMATIS RD	TOWN OF LEXINGTON	x	535,606	12.3	VACANT	Conservation land	No	No		
47	0015000122	CLEMATIS RD	TOWN OF LEXINGTON	x	226,330	5.2	VACANT	Conservation land	No	No		
48	0059000041	COLONIAL AVE	TOWN OF LEXINGTON	x	21,163	0.5	VACANT	Conservation land	No	No		
49	000400001A	CONCORD AVE	TOWN OF LEXINGTON	x	514,008	11.8	VACANT	Conservation land	No	No		
50	001000026A	CONCORD AVE	TOWN OF LEXINGTON	x	495,967	11.4	VACANT	Conservation land	No	No		
51	005800187A	DENVER ST	TOWN OF LEXINGTON	58-187A	6,000	0.1	VACANT	Wetlands	No	No		
52	005800187B	DENVER ST	TOWN OF LEXINGTON	58-187B	6,000	0.1	VACANT	Wetlands	No	No		
53	0072000231	EARL ST	TOWN OF LEXINGTON	x	5,500	0.1	VACANT	Conservation Land	No	No		
54	0072000037	EARL ST	TOWN OF LEXINGTON - LEX - HAB	x	5,000	0.1	VACANT	Conservation Land	No	No		
55	0072000041	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		
56	0072000043	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		
57	0072000044	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		
58	0072000212	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		
59	0072000222	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		
60	0072000223	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		
61	0072000225	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No		

PARCEL	ST ADDRESS	OWNER	Parcel ID	SF LAND	ACRES LAND	TYPE	Comment	Potential	With Article		
									39	Zoning	#
62	0072000226	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No	
63	0072000228	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No	
64	0072000394	EARL ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Land	No	No	
65	0055000109	EAST EMERSON RD	TOWN OF LEXINGTON	x	296,462	6.8	VACANT	Conservation land	No	No	
66	0062000016	EAST ST	TOWN OF LEXINGTON	x	10,300	0.2	VACANT	conservation trail	No	No	
67	0048000103	EDISON WY	TOWN OF LEXINGTON	x	33,795	0.8	VACANT	Parking Lot	No	No	
68	0072000255	ELM ST	TOWN OF LEXINGTON	x	12,500	0.3	VACANT	Conservation land	No	No	
69	0072000256	ELM ST	TOWN OF LEXINGTON	x	10,000	0.2	VACANT	Conservation land	No	No	
70	0072000254	ELM ST	TOWN OF LEXINGTON	x	5,500	0.1	VACANT	Conservation land	No	No	
71	0072000361	ELM ST	TOWN OF LEXINGTON	x	5,387	0.1	VACANT	Conservation land	No	No	
72	0072000259	ELM ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No	
73	0069000024	EMERSON RD	TOWN OF LEXINGTON	x	47,299	1.1	VACANT	Conservation land	No	No	
74	0055000108	FAIRFIELD DR	TOWN OF LEXINGTON	x	8,200	0.2	VACANT	Trail	No	No	
75	0055000100	FARFIELD DR	TOWN OF LEXINGTON	x	7,232	0.2	VACANT	No Frontage	No	No	
76	0055000106	FARFIELD DR	TOWN OF LEXINGTON	x	13,150	0.3	VACANT	Circle - Would be odd	No	No	
77	0058000062	FREEMONT ST	TOWN OF LEXINGTON	x	544,318	12.5	VACANT	Conservation land	No	No	
78	0015000118	GARDEN AVE	TOWN OF LEXINGTON	x	121,351	2.8	VACANT	Conservation land	No	No	
79	0050000094	GRANDVIEW AVE	TOWN OF LEXINGTON	51-14B	5,000	0.1	VACANT	50' of frontage - the Town owns 3 other parcels that	No	Yes	RS 4
80		GRANDVIEW AVE	TOWN OF LEXINGTON	51-14A	5,000	0.1	VACANT	50' of frontage - the Town	No	Yes	RS 5
81		GRANDVIEW AVE	TOWN OF LEXINGTON	50-94	5,000	0.1	VACANT	50' of frontage - the Town	No	Yes	RS 6
82	007500006D	GRANGER POND WAY	TOWN OF LEXINGTON	x	66,007	1.5	VACANT	No frontage	No	No	
83	0032000050	GRAPEVINE AVE	TOWN OF LEXINGTON	32-50	5,750	0.1	VACANT	50' of frontage.	No	Yes	RS 7
84	0024000021	GRASSLAND ST	TOWN OF LEXINGTON	x	54,268	1.2	VACANT	Conservation land	No	No	
85	0024000008	GRASSLAND ST	TOWN OF LEXINGTON	x	28,568	0.7	VACANT	Conservation land	No	No	
86	0083000146	GROVE ST	TOWN OF LEXINGTON	x	65,158	1.5	VACANT	83-146 - Frontage	No	No	TRANSFERRED TO CONSERVATION
87	008700026A	GROVE ST	TOWN OF LEXINGTON	x	1,071,394	24.6	VACANT	Conservation land	No	No	
88	008300108D	GROVE ST	TOWN OF LEXINGTON	x	326,518	7.5	VACANT	Conservation land	No	No	
89	0083000106	GROVE ST	TOWN OF LEXINGTON	x	217,618	5.0	VACANT	Conservation land	No	No	
90	0089000072	GROVE ST	TOWN OF LEXINGTON	x	45,556	1.0	VACANT	No Frontage	No	No	
91	008300113C	GROVE ST	TOWN OF LEXINGTON	x	36,844	0.8	VACANT	No frontage	No	No	
92	008300108C	GROVE ST	TOWN OF LEXINGTON	x	34,231	0.8	VACANT	No Frontage	No	No	
93	0087000014	GROVE ST	TOWN OF LEXINGTON	x	30,746	0.7	VACANT	Wet - (Stream)	No	No	
94	0083000145	GROVE ST	TOWN OF LEXINGTON	x	21,598	0.5	VACANT	No Frontage	No	No	
95	0087000018	GROVE ST	TOWN OF LEXINGTON	x	8,167	0.2	VACANT	5' of frontage	No	No	
96	008300106A	GROVE ST	TOWN OF LEXINGTON	x	7,405	0.2	VACANT	Conservation land	No	No	
97	0087000061	HADLEY RD	TOWN OF LEXINGTON	x	829,636	19.0	VACANT	Wetlands	No	No	
98	0087000063	HADLEY RD	TOWN OF LEXINGTON	x	450,664	10.3	VACANT	Wetlands	No	No	
99	0087000062	HADLEY RD	TOWN OF LEXINGTON	x	88,245	2.0	VACANT	Wetlands	No	No	
100	0064000182	HANCOCK ST	TOWN OF LEXINGTON	x	57,753	1.3	VACANT	Wetlands	No	No	
101	0009000092	HANSON AVE	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	No frontage	No	No	
102	0080000002	HARTWELL AVE	TOWN OF LEXINGTON	x	631,620	14.5	VACANT	Road Frontage on Hartwell	No	No	NSTAR EASEMENT THROUGH ENTIRE PARCEL
103	0079000050	HARTWELL AVE	TOWN OF LEXINGTON	79-50	2,940,300	67.5	VACANT	Compost/Recycling	No	No	
104	0079000049	HARTWELL AVE	TOWN OF LEXINGTON - SANITARY F	79-49	1,110,598	25.5	VACANT	Wetlands	No	No	
105	0073000008	HARTWELL AVE	TOWN OF LEXINGTON	x	466,092	10.7	VACANT	Conservation land	No	No	
106	001700003C	HAYDEN AVE	TOWN OF LEXINGTON	x	1,216,885	27.9	VACANT	Conservation land	No	No	
107	0072000253	HICKORY ST	TOWN OF LEXINGTON	x	10,500	0.2	VACANT	Conservation land	No	No	
108	0072000238	HICKORY ST	TOWN OF LEXINGTON	x	7,500	0.2	VACANT	Conservation land	No	No	
109	0072000239	HICKORY ST	TOWN OF LEXINGTON	x	7,500	0.2	VACANT	Conservation land	No	No	
110	0072000237	HICKORY ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No	
111	0072000240	HICKORY ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No	
112	0072000247	HICKORY ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No	
113	0072000380	HICKORY ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No	
114	0031000091	HIGHLAND AVE	TOWN OF LEXINGTON	x	139,210	3.2	VACANT	Conservation land	No	No	
115	0013000290	HILLSIDE AVE	TOWN OF LEXINGTON	x	6,120	0.1	VACANT	Conservation land	No	No	
116	0034000164	IDYLWILDE RD	TOWN OF LEXINGTON	x	98,700	2.3	VACANT	No Frontage/Wetlands	No	No	
117	0084000020	IVAN ST	TOWN OF LEXINGTON	x	30,310	0.7	VACANT	Wetlands	No	No	
118	008400019A	IVAN ST	TOWN OF LEXINGTON	x	22,905	0.5	VACANT	Wetlands	No	No	
119	0088000057	JAMES ST	TOWN OF LEXINGTON	x	45,121	1.0	VACANT	No frontage	No	No	
120	008300099C	JUSTIN ST	TOWN OF LEXINGTON	x	317,806	7.3	VACANT	Wetlands	No	No	
121	008300099D	JUSTIN ST	TOWN OF LEXINGTON	x	116,559	2.7	VACANT	Wetlands	No	No	
122	008300102B	JUSTIN ST	TOWN OF LEXINGTON	x	86,938	2.0	VACANT	Backlot, wetlands	No	No	
123	0065000038	KIMBALL RD	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	25' of frontage	No	No	
124	005400035A	LACONIA ST	TOWN OF LEXINGTON	x	22,470	0.5	VACANT	No Frontage	No	No	

PARCEL	ST ADDRESS	OWNER	Parcel ID	SF LAND	ACRES LAND	TYPE	Comment	With Article				
								Potential	39	Zoning	#	
125	0054000107	LACONIA ST	TOWN OF LEXINGTON	x	5,115	0.1	VACANT	?	No	No		
126	0054000034	LACONIA ST	TOWN OF LEXINGTON	x	522,538	12.0	VACANT	A Little Frontage	No	No		
127	0072000460	LEE AVE	TOWN OF LEXINGTON	x	6,500	0.1	VACANT	Paper Street	No	No		
128	0072000459	LEE AVE	TOWN OF LEXINGTON	x	6,350	0.1	VACANT	Paper Street	No	No		
129	002900001A	LILLIAN RD	TOWN OF LEXINGTON	x	46,863	1.1	VACANT	A brook runs thru it	No	No		
130	0029000008	LILLIAN RD	TOWN OF LEXINGTON	x	15,486	0.4	VACANT	A brook runs thru it	No	No		
131	0072000356	LINDEN ST	TOWN OF LEXINGTON	x	12,200	0.3	VACANT	Conservation land	No	No		
132	0065000127	LINDEN ST	TOWN OF LEXINGTON	x	7,500	0.2	VACANT	Conservation land	No	No		
133	0065000122	LINDEN ST	TOWN OF LEXINGTON	x	5,250	0.1	VACANT	Conservation land	No	No		
134	0065000124	LINDEN ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No		
135	0065000125	LINDEN ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No		
136	0065000126	LINDEN ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No		
137	0065000129	LINDEN ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation land	No	No		
138	68000044	LOWELL ST	TOWN OF LEXINGTON	68-44	135,726	3.1	VACANT	Potential	No	Yes	GC 8	
139	0028000034	LOWELL ST	TOWN OF LEXINGTON	x	2,119,630	48.7	VACANT	Conservation land	No	No		
140	0036000036	LOWELL ST	TOWN OF LEXINGTON	x	740,338	17.0	VACANT	Conservation land	No	No		
141	0036000037A	LOWELL ST	TOWN OF LEXINGTON	x	557,386	12.8	VACANT	Conservation land	No	No		
142	0036000038	LOWELL ST	TOWN OF LEXINGTON	x	520,796	12.0	VACANT	Conservation land	No	No		
143	0046000099	LOWELL ST	TOWN OF LEXINGTON	x	348,288	8.0	VACANT	Conservation land	No	No		
144	0036000037B	LOWELL ST	TOWN OF LEXINGTON	x	183,206	4.2	VACANT	Conservation land	No	No		
145	0020000404	LOWELL ST	TOWN OF LEXINGTON	x	108,900	2.5	VACANT	Conservation land	No	No		
146	0046000031	LOWELL ST	TOWN OF LEXINGTON	x	17,678	0.4	VACANT	Park at intersection of Lowell	No	No		
147	004600113A	MAPLE ST	TOWN OF LEXINGTON	x	1,187,264	27.3	VACANT	Conservation land	No	No		
148	0030000104	MAPLE ST	TOWN OF LEXINGTON	x	28,568	0.7	VACANT	Conservation land	No	No		
149	0032000060	MARRETT RD	TOWN OF LEXINGTON	32-60	5,750	0.1	VACANT	50' of frontage	No	Yes	RS 9	
150	003200177B	MARRETT RD	TOWN OF LEXINGTON	x	2,313,726	53.1	VACANT	Conservation land	No	No		
151	004400003A	MARRETT RD	TOWN OF LEXINGTON	x	923,290	21.2	VACANT	Conservation land	No	No		
152	003100090C	MARRETT RD	TOWN OF LEXINGTON	x	640,150	14.7	VACANT	Conservation land	No	No		
153	003200175B	MARRETT RD	TOWN OF LEXINGTON	x	518,618	11.9	VACANT	Conservation land	No	No		
154	0031000080	MARRETT RD	TOWN OF LEXINGTON	x	66,465	1.5	VACANT	Conservation land	No	No		
155	0031000081	MARRETT RD	TOWN OF LEXINGTON	x	66,465	1.5	VACANT	Conservation land	No	No		
156	0033000100	MARRETT RD	TOWN OF LEXINGTON	x	32,053	0.7	VACANT	Conservation land	No	No		
157	0031000058	MARRETT RD	TOWN OF LEXINGTON	x	24,648	0.6	VACANT	Conservation land	No	No		
158	0033000090	MARRETT RD	TOWN OF LEXINGTON	x	19,856	0.5	VACANT	Conservation land	No	No		
159	002100003A	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	45,556	1.0	VACANT	Along Sickle Brook	No	No	CONSERVATION LAND - PROTECTED BY ARTICLE 97	
160	0051000082	MASSACHUSETTS AVE	TOWN OF LEXINGTON	51-82	10,000	0.2	VACANT	Wood Street...Odd Triangle	No	Yes	GC 10	
161	0039000083	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	538,656	12.4	VACANT	Park	No	No		
162	0049000182	MASSACHUSETTS AVE	TOWN OF LEXINGTON - HASTINGS P	x	164,040	3.8	VACANT	Hastings Park	No	No		
163	0049000003	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	110,461	2.5	VACANT	Battle Green	No	No		
164	005000214A	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	70,386	1.6	VACANT	Conservation land	No	No		
165	002100005B	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	47,734	1.1	VACANT	No frontage	No	No		
166	004800276B	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	45,992	1.1	VACANT	Conservation land	No	No		
167	0039000082	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	26,390	0.6	VACANT	Conservation	No	No		
168	0049000011	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	15,936	0.4	VACANT	Emery Park	No	No		
169	0022000064	MASSACHUSETTS AVE	TOWN OF LEXINGTON - ROBBINS PA	x	8,400	0.2	VACANT	Park	No	No		
170	0021000007	MASSACHUSETTS AVE	TOWN OF LEXINGTON - ROBBINS CEMETERY	x	6,968	0.2	VACANT	Cemetery	No	No		
171	0083000120	MEAD CIR	TOWN OF LEXINGTON	x	333,488	7.7	VACANT	Back lot	No	No		
172	004900005A	MERIAM ST	TOWN OF LEXINGTON	x	115,688	2.7	VACANT	Parking Lot	No	No		
173	003400124A	MIDDLE ST	TOWN OF LEXINGTON	x	410,589	9.4	VACANT	Conservation land	No	No		
174	0042000016	MIDDLEBY RD	TOWN OF LEXINGTON	x	65,158	1.5	VACANT	Trail	No	No		
175	0044000004	MILL ST	TOWN OF LEXINGTON	x	96,957	2.2	VACANT	Conservation - no frontage	No	No		
176	001500055B	MORELAND AVE	TOWN OF LEXINGTON	15-55B	35,538	0.8	VACANT	Access off Philip Road?	No	?	GC 11	Wetland and 100 foot buffer - may not be buildable
177	001400111E	MORELAND AVE	TOWN OF LEXINGTON	x	348,298	8.0	VACANT	Conservation land	No	No		
178	001500046A	MORELAND AVE	TOWN OF LEXINGTON	x	52,962	1.2	VACANT	No frontage	No	No		
179	0090000023	MORRIS ST	TOWN OF LEXINGTON	x	14,872	0.3	VACANT	Wetlands/Conservation	No	No		
180	0049000072	MUZZEY ST	TOWN OF LEXINGTON	x	11,649	0.3	VACANT	Parking Lot	No	No		
181	0049000055	MUZZEY ST	TOWN OF LEXINGTON	49-55	10,500	0.2	VACANT	Odd lot - Entrance to H.S.	No	Yes	GC 12	CONSERVATION LAND - PROTECTED BY ARTICLE 97
182	68000045	NORTH ST	TOWN OF LEXINGTON	68-45	121,786	2.8	VACANT	Maybe	No	No		
183	0069000099	NORTH ST	TOWN OF LEXINGTON	x	936,358	21.5	VACANT	Wet/Trails	No	No		
184	0075000031	NORTH ST	TOWN OF LEXINGTON	x	91,294	2.1	VACANT	No Real Frontage	No	No		
185	001700004C	OFF HAYDEN	TOWN OF LEXINGTON	x	230,686	5.3	VACANT	Conservation	No	No		
186	0017000001	OFF HAYDEN	TOWN OF LEXINGTON	x	184,948	4.2	VACANT	No frontage	No	No		
187	001700005B	OFF HAYDEN	TOWN OF LEXINGTON	17-5B	12,822	0.3	VACANT	Triangle Lot	No	No	EASEMENT THROUGH ENTIRE LOT	
188	002300022B	OFF MARRETT RD	TOWN OF LEXINGTON	x	451,971	10.4	VACANT	Conservation	No	No		

PARCEL	ST ADDRESS	OWNER	Parcel ID	SF LAND	ACRES LAND	TYPE	Comment	Potential	With Article		
									39	Zoning	#
189	0017000050	OFF VALLEYFIELD	TOWN OF LEXINGTON	x	938,536	21.5	VACANT	Conservation	No	No	
190	0029000082	ORCHARD LN	TOWN OF LEXINGTON	x	160,555	3.7	VACANT	Conservation - no frontage	No	No	
191	0059000137B	OWBOW RD	TOWN OF LEXINGTON	59-137B	8,113	0.2	VACANT	54' of frontage	No	Yes	RS 13
192	0082000063	PARTRIDGE RD	TOWN OF LEXINGTON	x	38,725	0.9	VACANT	No frontage	No	No	
193	0086000039	PARTRIDGE RD	TOWN OF LEXINGTON	x	34,666	0.8	VACANT	No frontage	No	No	
194	0086000030A	PARTRIDGE RD	TOWN OF LEXINGTON	x	32,488	0.7	VACANT	No frontage	No	No	
195	0028000060A	PATRICIA TER	TOWN OF LEXINGTON	x	457,198	10.5	VACANT	Conservation	No	No	
196	0070000077	PEACOCK FARM RD	TOWN OF LEXINGTON	x	6,000	0.1	VACANT	Trail Access	No	No	
197	0008000031B	PLEASANT ST	TOWN OF LEXINGTON	x	50,348	1.2	VACANT	Large Wetlands	No	No	
198	0087000035	RANGEWAY	TOWN OF LEXINGTON	x	14,612	0.3	VACANT	Conservation	No	No	
199	0087000036	RANGEWAY	TOWN OF LEXINGTON	x	6,500	0.1	VACANT	Conservation	No	No	
200	00720000414	REED ST	TOWN OF LEXINGTON	x	7,200	0.2	VACANT	Conservation	No	No	
201	0079000003	REED ST	TOWN OF LEXINGTON	x	6,250	0.1	VACANT	Conservation	No	No	
202	0079000001	REED ST	TOWN OF LEXINGTON	x	5,812	0.1	VACANT	Conservation	No	No	
203	0062000119	RIDGE RD	TOWN OF LEXINGTON	x	515,569	11.8	VACANT	Conservation wetlands	No	No	
204	0020000062	RINDGE AVE	TOWN OF LEXINGTON	x	12,675	0.3	VACANT	Park	No	No	
205	0020000064	RINDGE AVE	TOWN OF LEXINGTON	x	5,400	0.1	VACANT	Park	No	No	
206	0020000063	RINDGE AVE	TOWN OF LEXINGTON	x	5,380	0.1	VACANT	Park	No	No	
207	0082000009	ROBINSON RD	TOWN OF LEXINGTON	x	11,500	0.3	VACANT	No Frontage	No	No	
208	0082000020	ROBINSON RD	TOWN OF LEXINGTON	x	6,840	0.2	VACANT	No Frontage	No	No	
209	0082000019	ROBINSON RD	TOWN OF LEXINGTON	x	5,470	0.1	VACANT	No Frontage	No	No	
210	0054000092C	ROLFE RD	TOWN OF LEXINGTON	x	731,191	16.8	VACANT	Wetlands	No	No	
211	008300009A	ROUTE 128	TOWN OF LEXINGTON	x	23,341	0.5	VACANT	No Frontage	No	No	
212	0055000107	SADDLE CLUB RD	TOWN OF LEXINGTON	x	61,674	1.4	VACANT	Conservation - no frontage	No	No	
213	0038000091	SANDERSON RD	TOWN OF LEXINGTON	x	151,843	3.5	VACANT	Wetlands	No	No	
214	0038000080	SANDERSON RD	TOWN OF LEXINGTON	x	104,362	2.4	VACANT	No frontage	No	No	
215	00370000172	SANDERSON RD	TOWN OF LEXINGTON	x	25,083	0.6	VACANT	Wetlands	No	No	
216	0005000039	SCOTT RD	TOWN OF LEXINGTON	x	164,911	3.8	VACANT	Conservation	No	No	
217	00470000170	SOLOMON PIERCE RD	TOWN OF LEXINGTON	x	34,231	0.8	VACANT	Conservation	No	No	
218	00460000131	SOLOMON PIERCE RD	TOWN OF LEXINGTON	x	30,746	0.7	VACANT	Conservation	No	No	
219	0030000083	SPENCER ST	TOWN OF LEXINGTON	x	57,753	1.3	VACANT	Conservation	No	No	
220	0011000098	SPRING ST	TOWN OF LEXINGTON	x	87,374	2.0	VACANT	Odd lot + Conservation	No	No	
221	0025000166	SPRING ST	TOWN OF LEXINGTON	x	13,350	0.3	VACANT	No frontage	No	No	
222	0067000045	SPRINGDALE RD	TOWN OF LEXINGTON	x	168,396	3.9	VACANT	Not sufficient frontage	No	No	
223	0024000077	STEDMAN RD	TOWN OF LEXINGTON	x	147,922	3.4	VACANT	Conservation	No	No	
224	0028000039	SUMMER ST	TOWN OF LEXINGTON	x	344,378	7.9	VACANT	Conservation	No	No	
225	0028000040A	SUMMER ST	TOWN OF LEXINGTON	x	70,821	1.6	VACANT	Conservation	No	No	
226	0028000038G	SUMMER ST	TOWN OF LEXINGTON	x	30,310	0.7	VACANT	No frontage	No	No	
227	0013000139	TARBELL AVE	TOWN OF LEXINGTON	x	5,700	0.1	VACANT	60 x 96 foot lot - trail	No	No	
228	0086000019	TURNING MILL RD	TOWN OF LEXINGTON	x	38,587	0.9	VACANT	No Frontage	No	No	
229	0086000015	TURNING MILL RD	TOWN OF LEXINGTON	x	30,746	0.7	VACANT	No Frontage	No	No	
230	0086000023	TURNING MILL RD	TOWN OF LEXINGTON	x	261,178	6.0	VACANT	Trail easement	No	No	
231	0047000060	UTICA ST	TOWN OF LEXINGTON	x	326,518	7.5	VACANT	No Frontage	No	No	
232	00780000121	VALLEY RD	TOWN OF LEXINGTON	x	15,032	0.3	VACANT	Conservation	No	No	
233	0079000043	VALLEY RD	TOWN OF LEXINGTON	x	7,972	0.2	VACANT	Conservation	No	No	
234	0079000031	VALLEY RD	TOWN OF LEXINGTON	x	7,334	0.2	VACANT	Conservation	No	No	
235	0079000033	VALLEY RD	TOWN OF LEXINGTON	x	6,115	0.1	VACANT	Conservation	No	No	
236	0079000034	VALLEY RD	TOWN OF LEXINGTON	x	6,030	0.1	VACANT	Conservation	No	No	
237	00780000122	VALLEY RD	TOWN OF LEXINGTON	x	5,604	0.1	VACANT	Conservation	No	No	
238	00780000124	VALLEY RD	TOWN OF LEXINGTON	x	5,500	0.1	VACANT	Conservation	No	No	
239	00780000123	VALLEY RD	TOWN OF LEXINGTON	x	5,340	0.1	VACANT	Conservation	No	No	
240	0079000017	VALLEY RD	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation	No	No	
241	0024000035	VALLEYFIELD ST	TOWN OF LEXINGTON	x	56,446	1.3	VACANT	Paper Street	No	No	
242	0024000052	VALLEYFIELD ST	TOWN OF LEXINGTON	x	27,261	0.6	VACANT	Paper Street	No	No	
243	00240000129	VALLEYFIELD ST	TOWN OF LEXINGTON	x	17,678	0.4	VACANT	Paper Street	No	No	
244	00240000121	VALLEYFIELD ST	TOWN OF LEXINGTON	x	17,242	0.4	VACANT	Paper Street	No	No	
245	00240000127	VALLEYFIELD ST	TOWN OF LEXINGTON	x	16,807	0.4	VACANT	Paper Street	No	No	
246	00240000123	VALLEYFIELD ST	TOWN OF LEXINGTON	x	16,371	0.4	VACANT	Paper Street	No	No	
247	0024000024	VALLEYFIELD ST	TOWN OF LEXINGTON	x	15,936	0.4	VACANT	Paper Street	No	No	
248	00240000124	VALLEYFIELD ST	TOWN OF LEXINGTON	x	15,936	0.4	VACANT	Paper Street	No	No	
249	00240000125	VALLEYFIELD ST	TOWN OF LEXINGTON	x	15,500	0.4	VACANT	Paper Street	No	No	
250	00240000126	VALLEYFIELD ST	TOWN OF LEXINGTON	x	15,083	0.3	VACANT	Paper Street	No	No	
251	00240000128	VALLEYFIELD ST	TOWN OF LEXINGTON	x	14,226	0.3	VACANT	Paper Street	No	No	
252	0038000075	VILLAGE CIR	TOWN OF LEXINGTON	x	147,922	3.4	VACANT	Back Lot	No	No	

PARCEL	ST ADDRESS	OWNER	Parcel ID	SF LAND	ACRES LAND	TYPE	Comment	Potential	With Article		
									39	Zoning	#
253	0038000078	VILLAGE CIR	TOWN OF LEXINGTON	x	21,598	0.5	VACANT	Circle - Would be odd	No	No	
254	0048000225	VINE ST	TOWN OF LEXINGTON	x	380,968	8.7	VACANT	Conservation	No	No	
255	0047000044	VINE ST	TOWN OF LEXINGTON	x	315,628	7.2	VACANT	Conservation	No	No	
256	0016000011	WALTHAM ST	TOWN OF LEXINGTON	x	1,045,258	24.0	VACANT	Conservation	No	No	
257	005000018A	WALTHAM ST	TOWN OF LEXINGTON	x	141,824	3.3	VACANT	Conservation	No	No	
258	0049000183	WALTHAM ST	TOWN OF LEXINGTON	x	51,655	1.2	VACANT	Parking Lot	No	No	
259	0024000133	WALTHAM ST	TOWN OF LEXINGTON	x	32,924	0.8	VACANT	Conservation	No	No	
260	0024000132	WALTHAM ST	TOWN OF LEXINGTON	x	24,648	0.6	VACANT	Conservation	No	No	
261	0032000012	WALTHAM ST	TOWN OF LEXINGTON	x	8,501	0.2	VACANT	10' of frontage...	No	No	
262	0072000334	WARD ST	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation	No	No	
263	0008000067	WATERTOWN ST	TOWN OF LEXINGTON	x	170,138	3.9	VACANT	Conservation	No	No	
264	005400014B	WEBB ST	TOWN OF LEXINGTON	x	488,997	11.2	VACANT	Trails	No	No	
265	0036000027	WHIPPLE RD	TOWN OF LEXINGTON	x	107,847	2.5	VACANT	Conservation	No	No	
266	0036000029	WHIPPLE RD	TOWN OF LEXINGTON	x	69,514	1.6	VACANT	Conservation	No	No	
267	0078000118	WILLOW ST	TOWN OF LEXINGTON	x	10,000	0.2	VACANT	Conservation	No	No	
268	0036000039	WINCHESTER DR	TOWN OF LEXINGTON	x	38,151	0.9	VACANT	No frontage	No	No	
269	0090000032	WINTER ST	TOWN OF LEXINGTON	x	348,298	8.0	VACANT	Conservation	No	No	
270	0040000232	WINTHROP RD	TOWN OF LEXINGTON	x	296,026	6.8	VACANT	Conservation	No	No	
271	0047000175	WOBURN ST	TOWN OF LEXINGTON	x	133,983	3.1	VACANT	Conservation	No	No	
272	0046000028	WOBURN ST	TOWN OF LEXINGTON	x	16,371	0.4	VACANT	Park	No	No	
273	0073000013	WOOD ST	TOWN OF LEXINGTON	x	889,749	20.4	VACANT	Conservation	No	No	
274	0066000068	WOOD ST	TOWN OF LEXINGTON	x	381,840	8.8	VACANT	Conservation	No	No	
275	0032000029	WORTHEN RD	TOWN OF LEXINGTON	x	268,584	6.2	VACANT	No frontage	No	No	
276	0041000120	WORTHEN RD	TOWN OF LEXINGTON	x	130,498	3.0	VACANT	Triangle Lot - School	No	No	
277	0083000107	WYMAN RD	TOWN OF LEXINGTON	x	287,314	6.6	VACANT	No frontage -Conservation	No	No	
278	0078000277	WYMAN RD	TOWN OF LEXINGTON	x	22,470	0.5	VACANT	Conservation	No	No	
279	0054000020	YOUNG ST	TOWN OF LEXINGTON	54-20	10,000	0.2	VACANT	100' x 100' lot	No	?	RO
280	0049000078	12 CLARKE ST	TOWN OF LEXINGTON	x	10,018	0.2	VACANT	Parking Lot	No	No	
281	003100054B	130R MARRETT RD	TOWN OF LEXINGTON	x	422,096	9.7	VACANT	Conservation	No	No	
282	0050000020	14 MORGAN RD	TOWN OF LEXINGTON	x	39,894	0.9	VACANT	Water Towers	No	No	
283	48-170A	1557 MASSACHUSETTS AVE	TOWN OF LEXINGTON	48-170A	77,916	1.8	VACANT	Fletcher Park	No	Yes	GC
284	0049000166	1884 MASSACHUSETTS AVE	TOWN OF LEXINGTON	49-166	11,300	0.3	VACANT	Belfry Hill	No	Yes	GC
285	0066000063	232 CEDAR ST	TOWN OF LEXINGTON	x	3,827,871	87.9	VACANT	Conservation	No	No	
286	0079000360	348 BEDFORD ST	TOWN OF LEXINGTON	x	10,000	0.2	VACANT	Pump Station	No	No	
287	0042000001	52 LINCOLN ST	TOWN OF LEXINGTON	x	1,668,166	38.3	VACANT	Conservation	No	No	
288	0020000043	52 LOWELL ST	TOWN OF LEXINGTON	x	195,149	4.5	VACANT	Farm	No	No	
289	0014000046	572 MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	10,342	0.2	VACANT	68 x 179 lot	No	No	NSTAR EASEMENT THROUGH ENTIRE PARCEL
290	84-55A	BEDFORD ST	TOWN OF LEXINGTON	x	10,200	0.2	VACANT	Bedford St west of 128	No	No	
291	008200010B	BURLINGTON ST	TOWN OF LEXINGTON	x	125,404	2.9	VACANT	No frontage	No	No	
292	0075000010	LOWELL ST	TOWN OF LEXINGTON	75-10	10,700	0.2	VACANT	Odd shape unbuildable	No	Yes	GC
293	003100063E	MARRETT RD	TOWN OF LEXINGTON	x	178,414	4.1	VACANT	Park leading into Community Center	No	No	
294	0057000005	MASSACHUSETTS AVE	TOWN OF LEXINGTON	x	60,548	1.4	VACANT	Conservation	No	No	
295	0086000030	PARTRIDGE RD	TOWN OF LEXINGTON	x	47,480	1.1	VACANT	Conservation Back land	No	No	
296	008200065B	PARTRIDGE RD	TOWN OF LEXINGTON	x	8,535	0.2	VACANT	Conservation Back land	No	No	
297	001500043A	PHILIP RD	TOWN OF LEXINGTON	x	5,000	0.1	VACANT	Conservation Triangle	No	No	
298	0089000032	TURNING MILL RD	TOWN OF LEXINGTON	x	17,934	0.4	VACANT	Conservation Back land	No	No	
299	002400069A	WALTHAM ST	TOWN OF LEXINGTON	x	670,642	15.4	VACANT	Conservation	No	No	



#### UTILITY NOTE

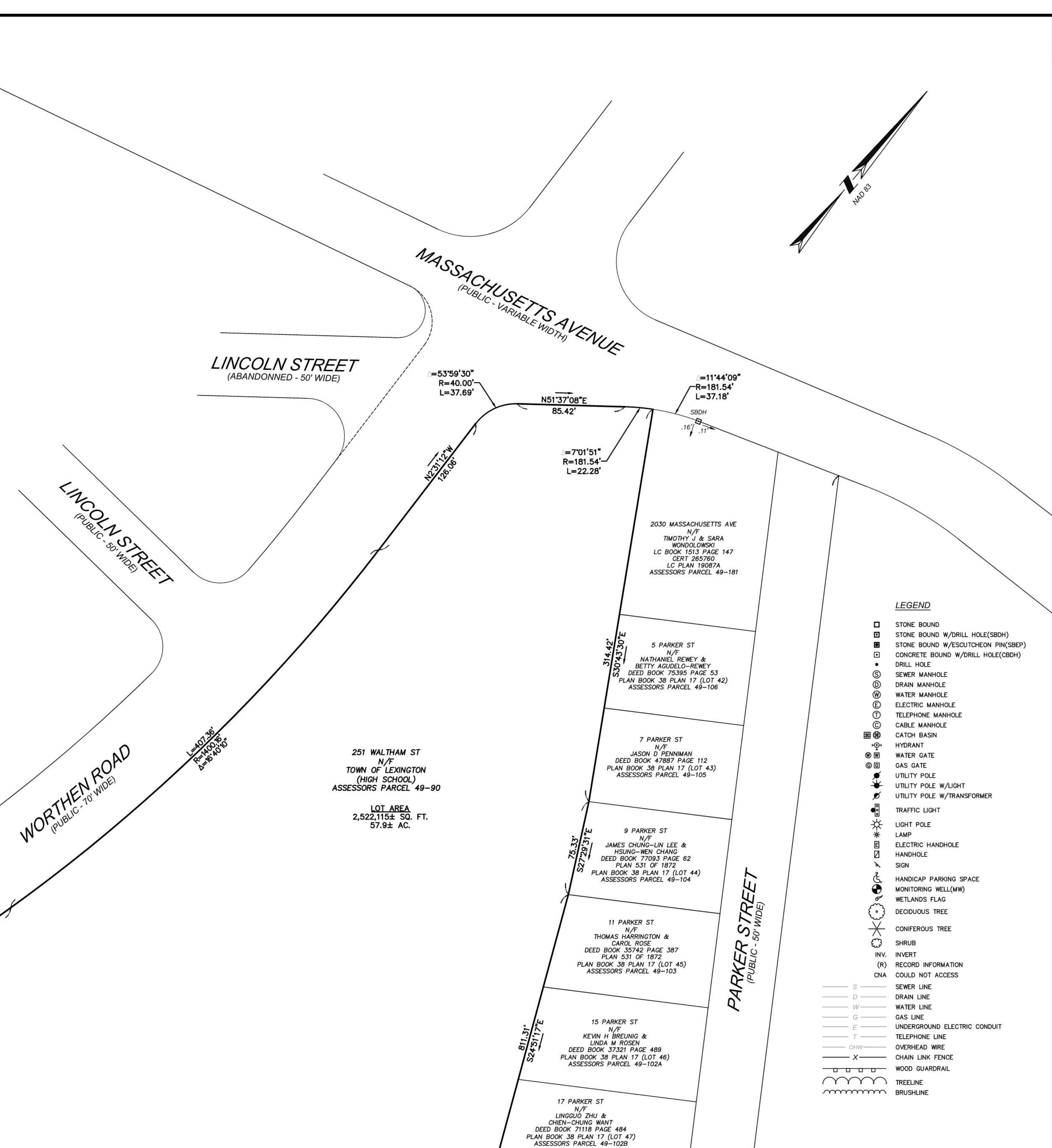
EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PEND THE COMMENCEMENT OF MASSACHUSETTS STATUTE, CHAPTER 82, SECTION 40, AT 1:30 PM - 7200 FEET FROM THE PROPOSED LINE OR AS INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

#### GENERAL NOTES

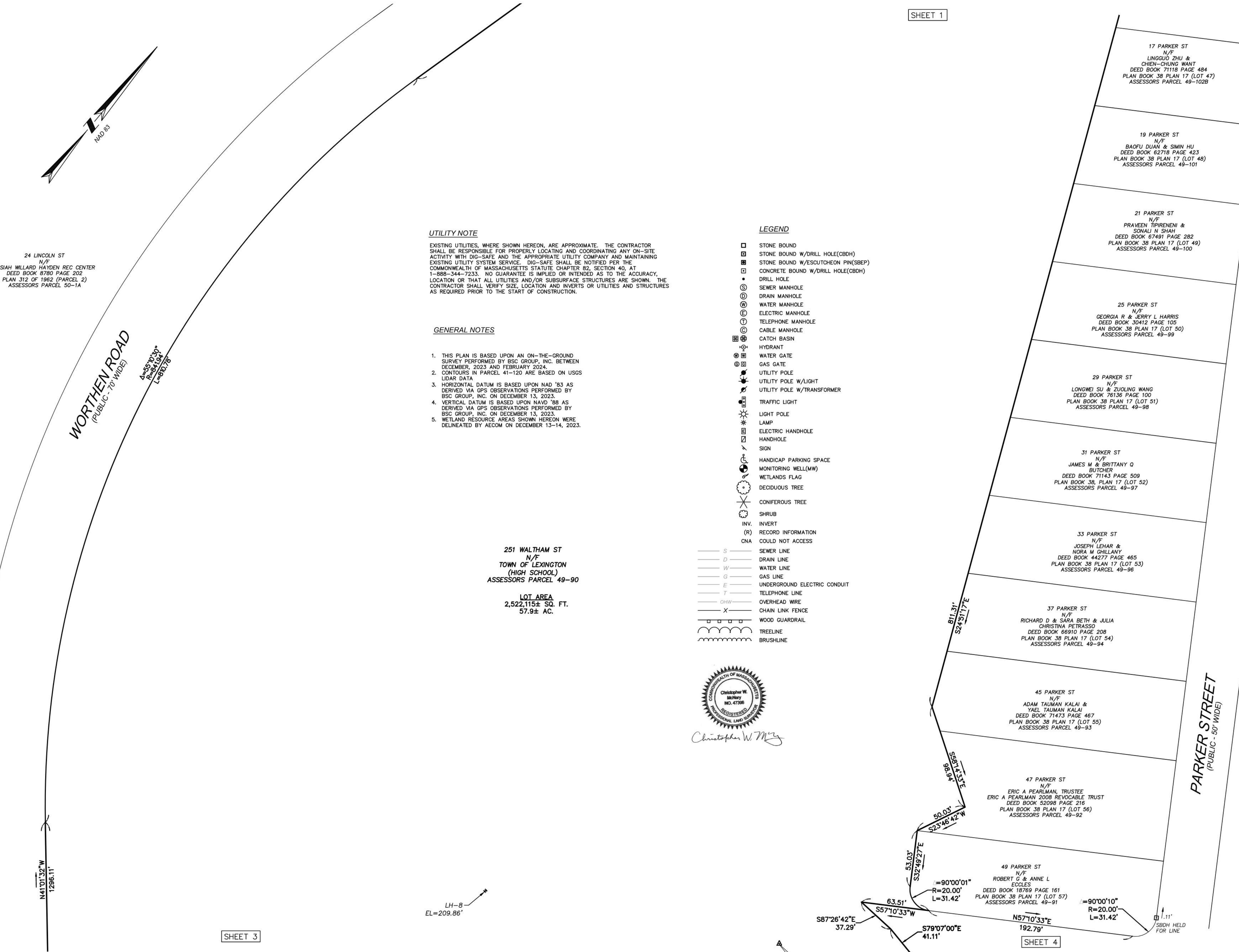
1. THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. BETWEEN DECEMBER, 2023 AND FEBRUARY 2024.
2. CONTOURS IN PARCEL 41-120 ARE BASED ON USGS LIDAR DATA.
3. HORIZONTAL DATUM IS BASED UPON NAD '83 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. IN DECEMBER 2023.
4. VERTICAL DATUM IS BASED UPON NAD '88 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. ON DECEMBER 13, 2023.
5. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY AECOM ON DECEMBER 13-14, 2023.

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC.

Christopher W. McNary  
PROFESSIONAL LAND SURVEYOR  
REGISTERED LAND SURVEYOR  
BSC GROUP, INC.  
02/23/2024  
Christopher W. McNary



SHEET 1



## EXISTING CONDITIONS PLAN

251 WALTHAM STREET  
 IN  
 LEXINGTON  
 MASSACHUSETTS  
 (MIDDLESEX COUNTY)

LEXINGTON  
 HIGH SCHOOL  
 FEBRUARY 21, 2024

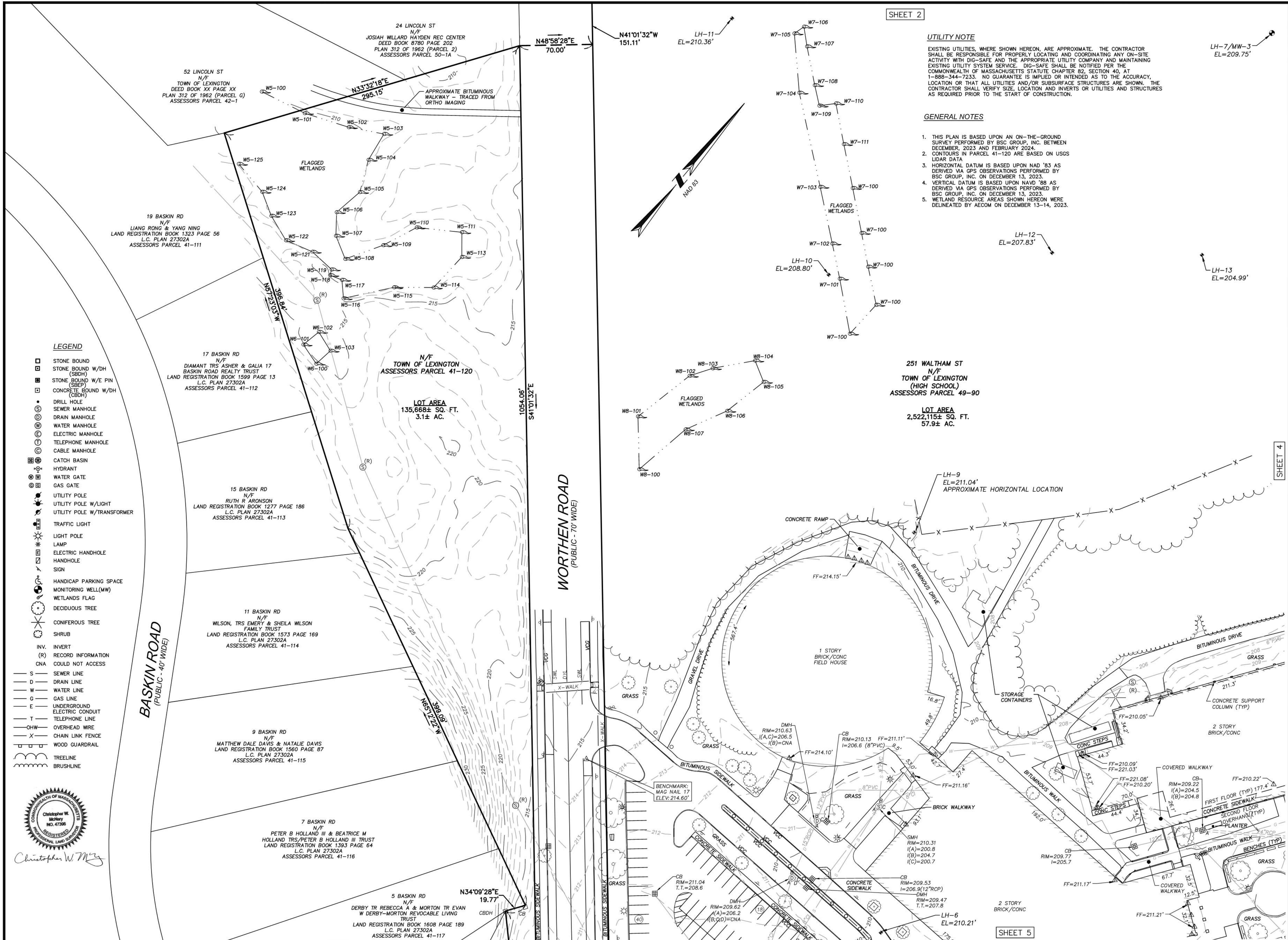
PREPARED FOR:  
 SMAA  
 1000 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02138

**BSC GROUP**  
 803 Summer Street  
 Boston, Massachusetts  
 02127

617 896 4300

© 2024 BSC Group, Inc.  
 SCALE: 1" = 40'  
 0 5 10 20 METERS  
 0 20 40 80 FEET

PROJ. MGR.: K. THOMPSON  
 FIELD: M. MURPHY / B. SNEESBY  
 CALC./DESIGN: P. MCIVER  
 DRAWN: P. MCIVER  
 CHECK: S. EWALD / C. MCNARY  
 FILE: P:\002850020\S\DWG\2850020EC  
 DWG.: 2850020EC.DWG SHEET  
 JOB. NO: 2-8500.20 2 OF 6



## EXISTING CONDITIONS PLAN

251 WALTHAM STREET  
IN  
LEXINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

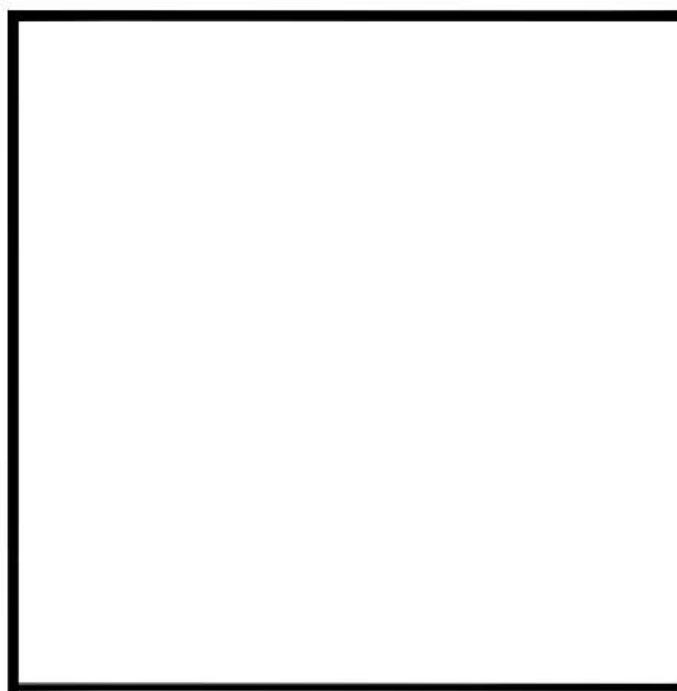
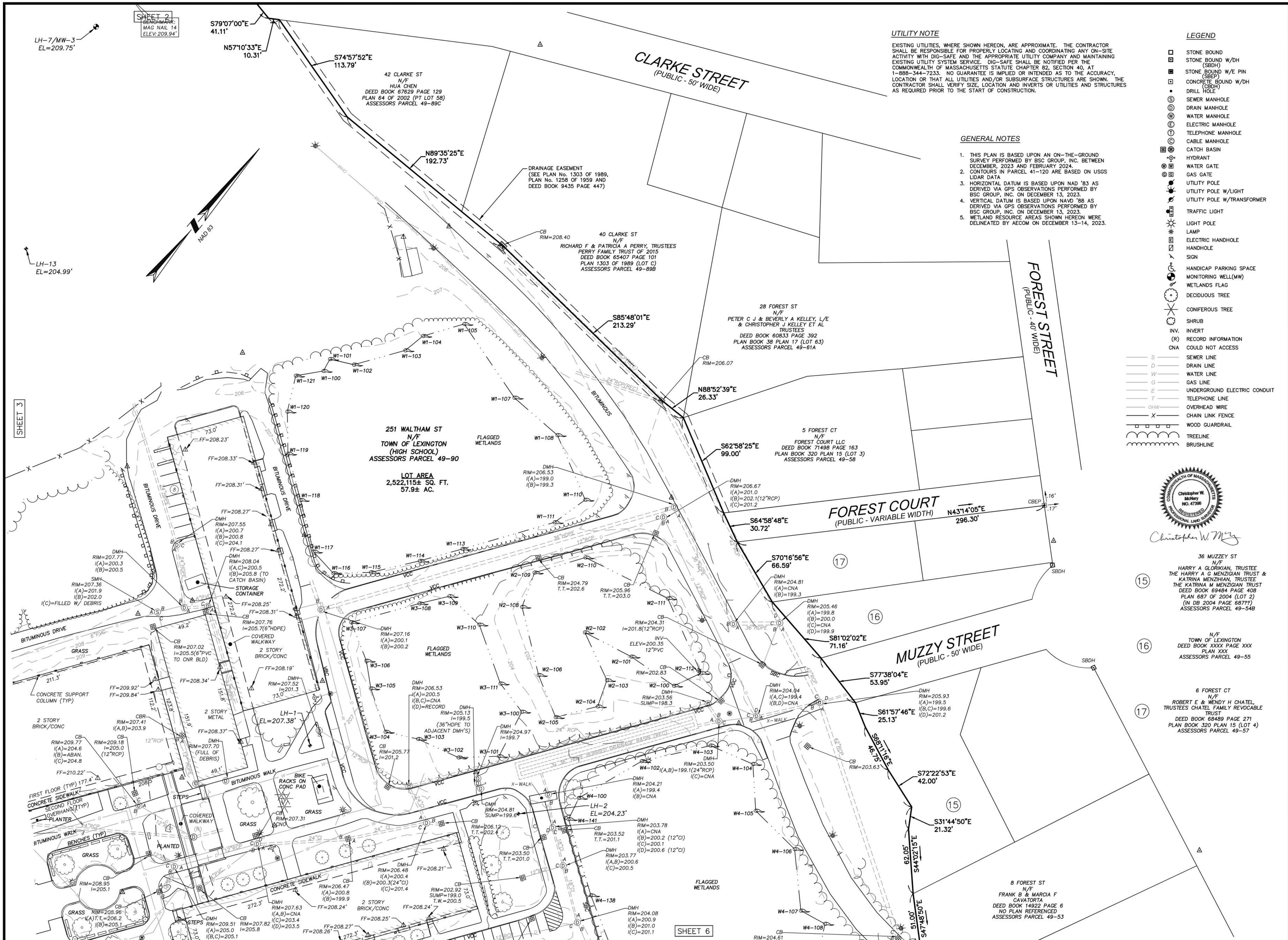
LEXINGTON  
HIGH SCHOOL  
FEBRUARY 21, 2024

PREPARED FOR:  
SMMA  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

**BSC GROUP**  
803 Summer Street  
Boston, Massachusetts  
02127  
617 896 4300

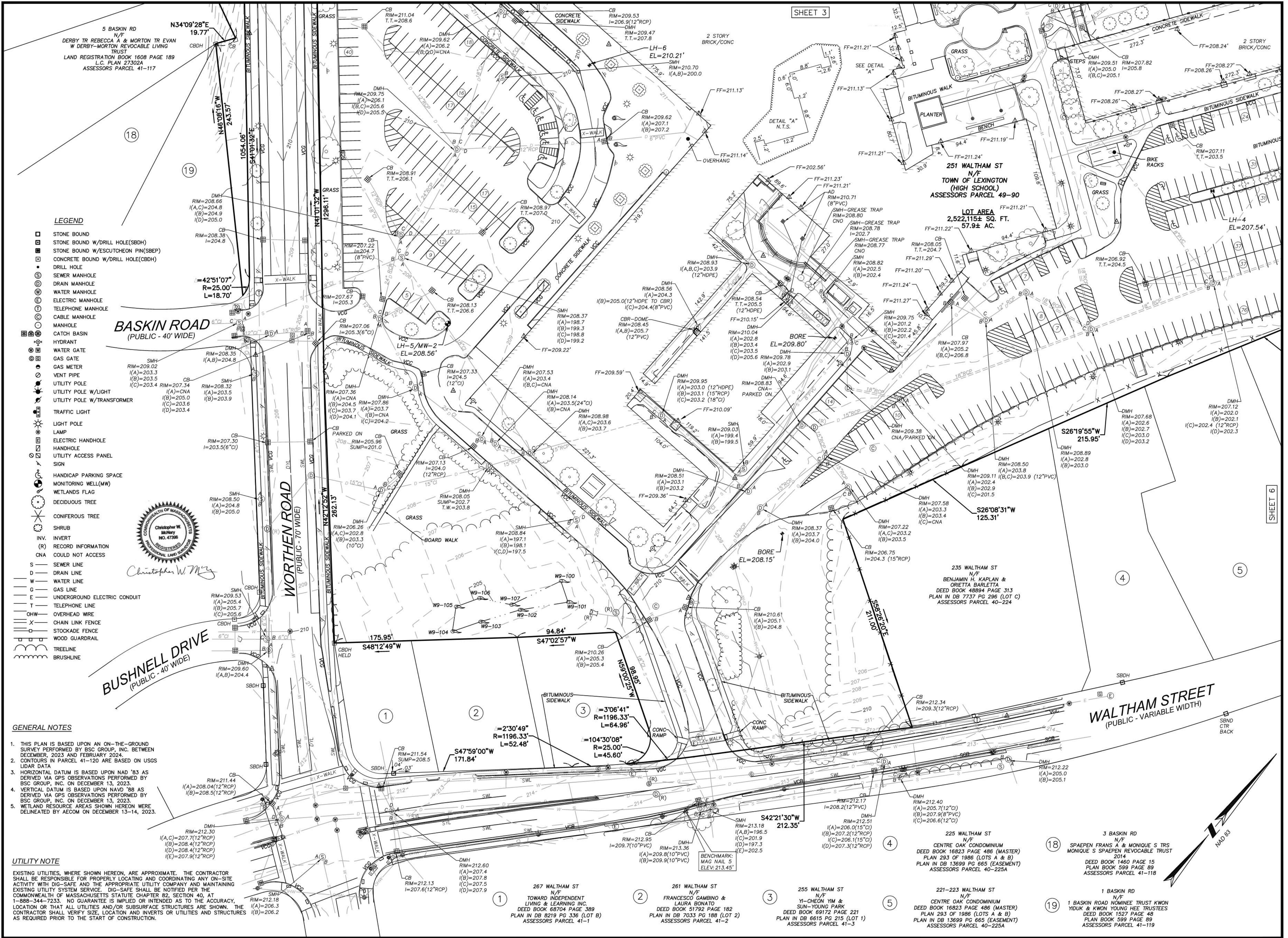
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SCALE: 1" = 40'  
0 5 10 20 METERS  
0 20 40 80 FEET

PROJ. MGR.: K. THOMPSON  
FIELD: M. MURPHY / B. SNEESBY  
CALC./DESIGN: P. MCIVER  
DRAWN: P. MCIVER  
CHECK: S. EWALD / C. MCNARY  
FILE: P:\002850020\S\0\2850020EC.DWG  
DWG.: 2850020EC.DWG  
SHEET  
JOB. NO.: 2-8500.20  
3 OF 6



LEGEND

- STONE BOUND
- STONE BOUND W/DH (SBHD)
- STONE BOUND W/E PIN (SBE)
- CONCRETE BOUND W/DH (CDBH)
- DRILL HOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CABLE MANHOLE
- CATCH BASIN
- HYDRANT
- WATER GATE
- GAS GATE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TRANSFORMER
- TRAFFIC LIGHT
- LIGHT POLE
- LAMP
- ELECTRIC HANDHOLE
- HANDHOLE
- SIGN
- HANDICAP PARKING SPACE
- MONITORING WELL(MW)
- WETLANDS FLAG
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- INV.
- (R) CNA
- COULD NOT ACCESS
- S SEWER LINE
- D DRAIN LINE
- W WATER LINE
- G GAS LINE
- E UNDERGROUND ELECTRIC CONDUIT
- T TELEPHONE LINE
- OH OVERHEAD WIRE
- X CHAIN LINK FENCE
- W WOOD GARDRAIL
- TREELINE
- BRUSHLINE



# EXISTING CONDITIONS PLAN

251 WALTHAM STREET  
IN  
LEXINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

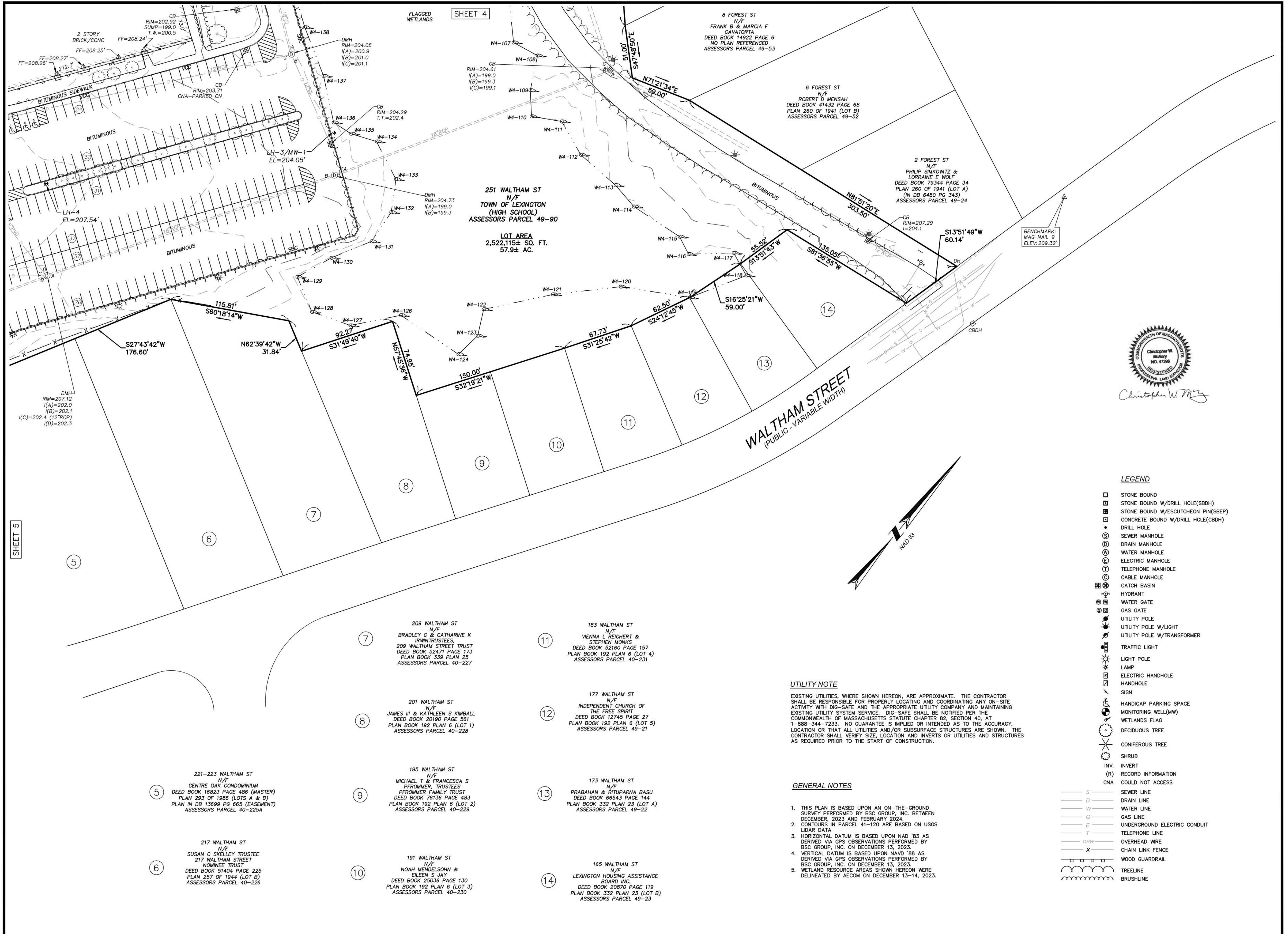
LEXINGTON  
HIGH SCHOOL  
FEBRUARY 21, 2024

PREPARED FOR:  
SMMA  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

The logo for BSC Group features a stylized orange and blue graphic element on the left, followed by the company name "BSC GROUP" in a large, bold, blue serif font.

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PROJ. MGR.: K. THOMPSON  
FIELD: M. MURPHY / B. SNEESBY  
CALC./DESIGN: P. MCIVER  
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FILE: P:\002850020\S\D\2850020EC  
DWG.: 2850020EC.DWG      SHEET  
JOB. NO: 2-8500.20      5 OF 6



## EXISTING CONDITIONS PLAN

251 WALTHAM STREET  
IN  
LEXINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

LEXINGTON  
HIGH SCHOOL  
FEBRUARY 21, 2024

PREPARED FOR:  
SMMA  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

The logo for BSC Group features a stylized orange and blue square icon followed by the text "BSC GROUP" in a bold, serif font, and "803 Summer Street" in a smaller, sans-serif font below it.

Boston, Massachusetts  
02137

02127  
617 896 4300

0 20 40 80 FEET

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DWG.: 2850020EC.DWG

JOB. NO: 2-8500.20

SHEET 6 OF 6

## A. Structures and Fences

There is a strong desire from some of the Lexington community to maintain the open campus that currently exists at the school. For the district, “open campus” goes beyond allowing students to circulate off the site during free periods during the day. Student access to the outdoors, even if for a few moments between classes, is critical to the wellness of the students and the culture of the high school.

There is also a strong desire to increase safety and security for students, teachers, and staff at the school. The balance between safety and the open campus that characterizes the community is of the utmost important as the design of the site is developed. Recognizing the importance of enabling students to move freely on campus while ensuring their security, a design will be created that features outdoor access which may be within a secure setting.

An exploration into the use of an interior quad will offer an outdoor space exclusively for students and staff, fostering a connection with the natural environment. This enclosed area not only promotes outdoor activities but also enhances security by limiting access to outsiders.

Fencing will be incorporated around any new athletic fields that may be proposed as part of the project where appropriate.



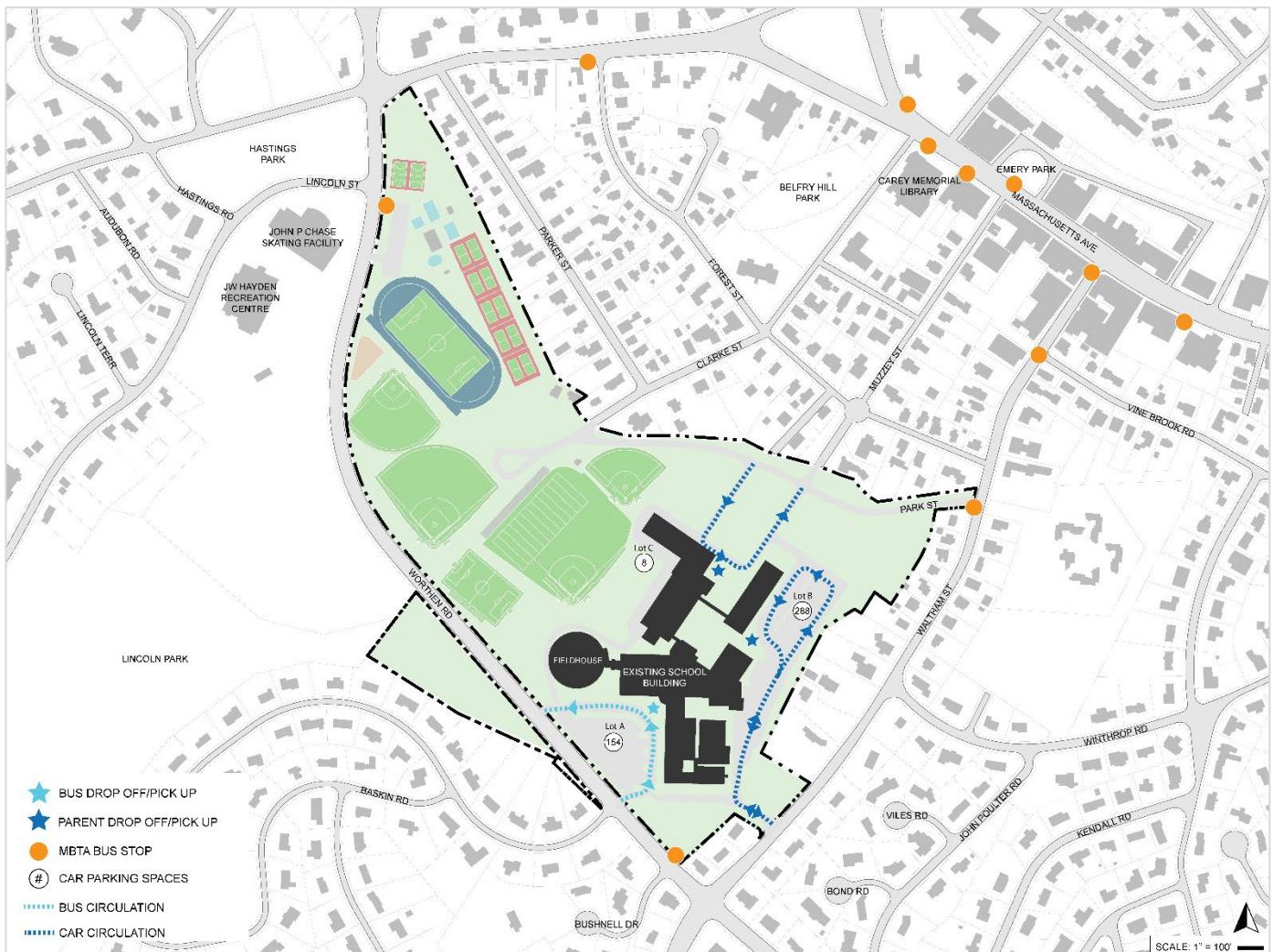
Site Context

## B. Site Access and Circulation

Site access and circulation has been discussed at a high level. The project will accommodate safe, accessible, dedicated pedestrian circulation from within the surrounding roadways, neighborhoods, and facilities within the greater campus.

The project will provide dedicated school bus and van staging areas for arrival and dismissal, as well as separate staging areas for passenger vehicles to accommodate students at arrival and dismissal. Considerations for students with individual needs will be defined and incorporated into the project for the programs in the building, including students who are part of the METCO program and students that are part of the LABBB program. Currently, the school has 32 typical school buses, 20-30 LABBB taxi/rideshare vehicles, and 6 LABBB vans.

Incorporating multimodal access to the school is also a priority of the community. Types of access that have been discussed and will be the focus during design include bicycle, electric bicycle, pedestrian, and public bus transportation.



Parking and Circulation

## C. Parking and Paving

The proposed parking program has been discussed at a high level. Several types of spaces will be incorporated into the program, including accessible spaces, teacher and staff spaces, student spaces, and electric vehicle charging equipment for a variety of vehicle types. There is a desire to consider shared parking across the greater campus and possibly even at other town properties in the surrounding neighborhood, as well as the provision of on-street parking to supplement off-street parking. It is also a priority to the community to design the site and parking areas to disincentivize single-occupant passenger vehicles and encourage multimodal methods of transportation.

A proposed parking space quantity has not been determined, but will need to balance the typical use of the school with more intense uses like theater performances, athletic events, and other community events.

There are several types of on-site parking spaces on the existing site which included accessible, various staff, student, and unmarked spaces. There is a total of 450 on-site parking spaces. Overall parking utilization of the spaces indicate that 89% are full.

For planning purposes, the project will maintain the quantity of 450 off-street parking. An additional 100 spaces will also be required if Central Office is incorporated into the project. Additional parking spaces may also be required if additional athletic facilities are incorporated.

Photovoltaic panels will be installed on canopies over parking areas to help contribute to the project's energy use goals and as required to comply with the building code.

Off-site parking is also utilized by the school, and provides parking for approximately 86 vehicles.

The project will look to utilize durable pavement materials to support passenger vehicle, school van and bus, truck deliveries, and waste/recycling removal activities. It is also a priority of the community to implement pervious pavements in an effort to reduce impervious cover for the project, so pervious asphalt, concrete, and/or pavers will be explored in areas where appropriate. In addition to pervious pavement, high albedo pavement materials will be considered in an effort to reduce the heat island effect.

	Total	Accessible	Staff	Visitor	Student	Unmarked
<b>Lot A</b>	154	6	105 Staff 3 K-12 Staff	15	25	-
<b>Lot B</b>	288	8	6 Facilities/Food Service 20 LABBB	-	-	254
<b>Lot C</b>	8	8	-	-	-	-
<b>Existing Total</b>	450	22	134	15	25	254
<b>Existing Utilization</b>	89%	14%	100% Staff 22% K-12/Facilities/Food 75% LABBB	53%	68%	98%
<b>Proposed Total</b>						

## D. Code Requirements

The project will require compliance with ADA and MAAB.

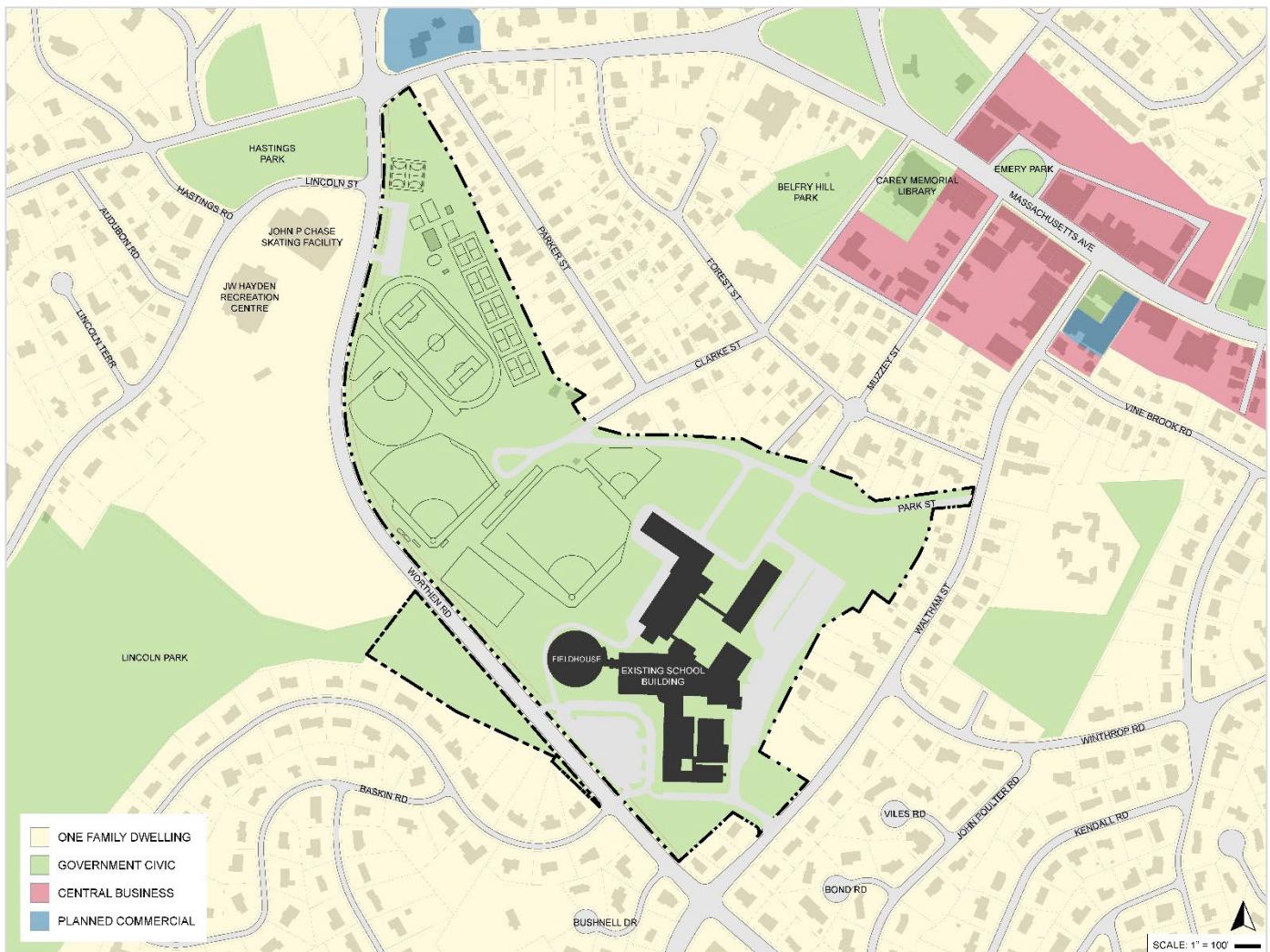
The project will be subject to the Town of Lexington Zoning Bylaws as described in following section.

Due to the presence of several wetland resources on the site, the project will be subject to the Wetlands Protection Act and the Town of Lexington's Wetland Protection Code.

## E. Zoning Setbacks and Limitations

As described in the previous section, the project will be subject to the Town of Lexington Zoning Bylaws. As previously described in section 3.1.4.C, the use is allowed. There are no limitations on dimensional requirements, including building setbacks, except that the allowed maximum height is 2.5 stories or 40 feet.

In addition, Lexington Public Schools are exempt from Site Plan Review permit process.



Zoning

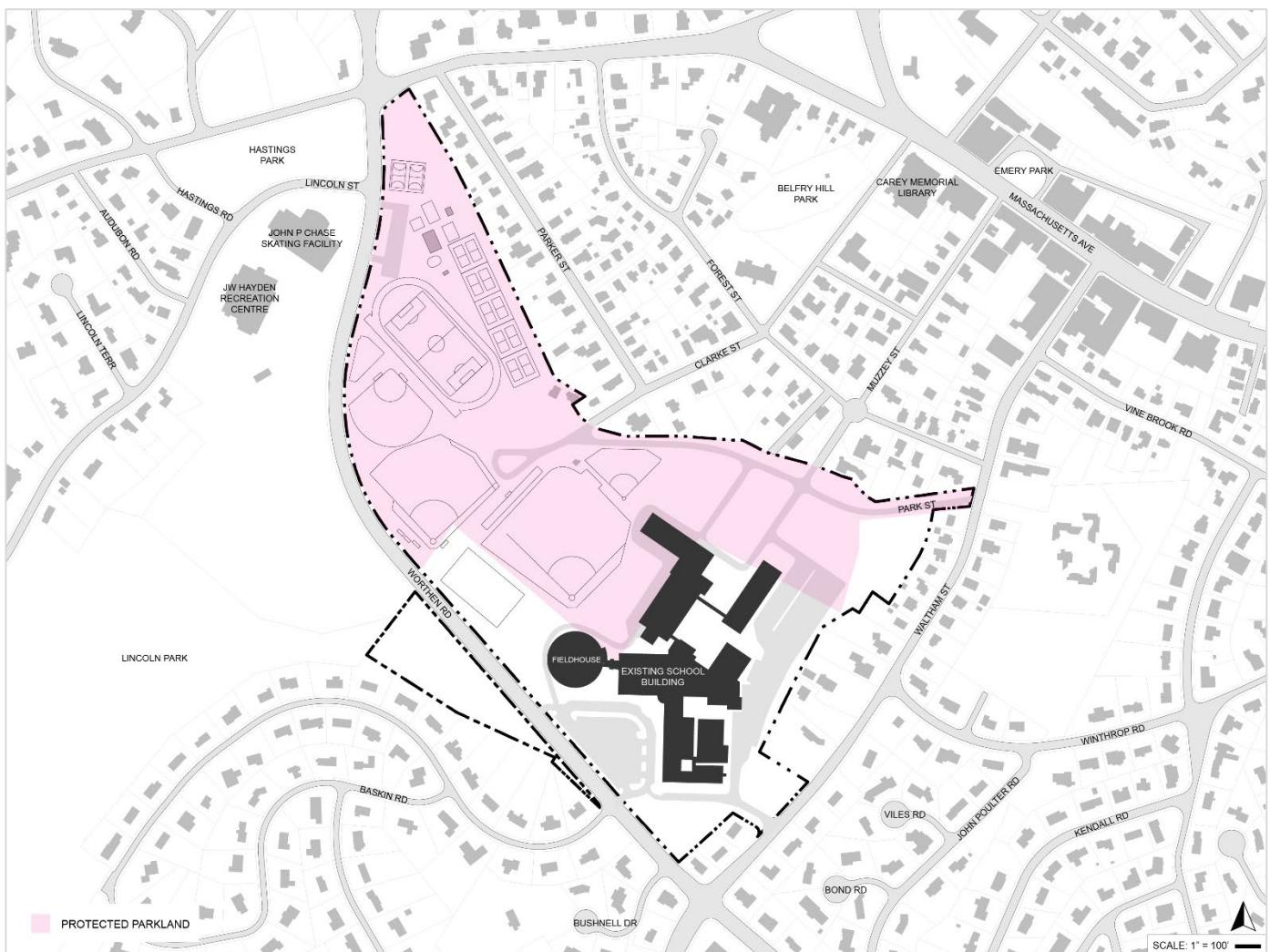
## F. Accessibility Requirements

As stated above, all alternatives require fully compliant accessible sites including routes, curb cuts, walks, ramps, and parking.

The project will specifically comply with American Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB).

## G. Easements

As described in section 3.1.4.E, a portion of the site is protected parkland in accordance with Article 97 of the Massachusetts Constitution. Article 97 requires that land protected cannot be taken or acquired for other purposes except by laws enacted by a two-thirds vote of the Massachusetts Legislature. The Public Lands Preservation Act (PLPA) established a process for submission to the Legislature of petitions for disposition of land subject to Article 97. Furthermore, the Massachusetts Executive Office of Environmental Affairs (EEA) has established an Article 97 Land Disposition Policy that regulated the transfer of protected parkland including a land swap where “no net loss” of parkland is to occur. If temporary work is required within the protected parkland, for example placement of modular classrooms, further review would be required to determine regulatory implications.



Protected Parkland

## H. Wetlands and/or Flood Restrictions

Existing wetlands on the site were described in section 3.1.4.J and are depicted in the diagram below based on the wetland delineation and report dated February 5, 2024.

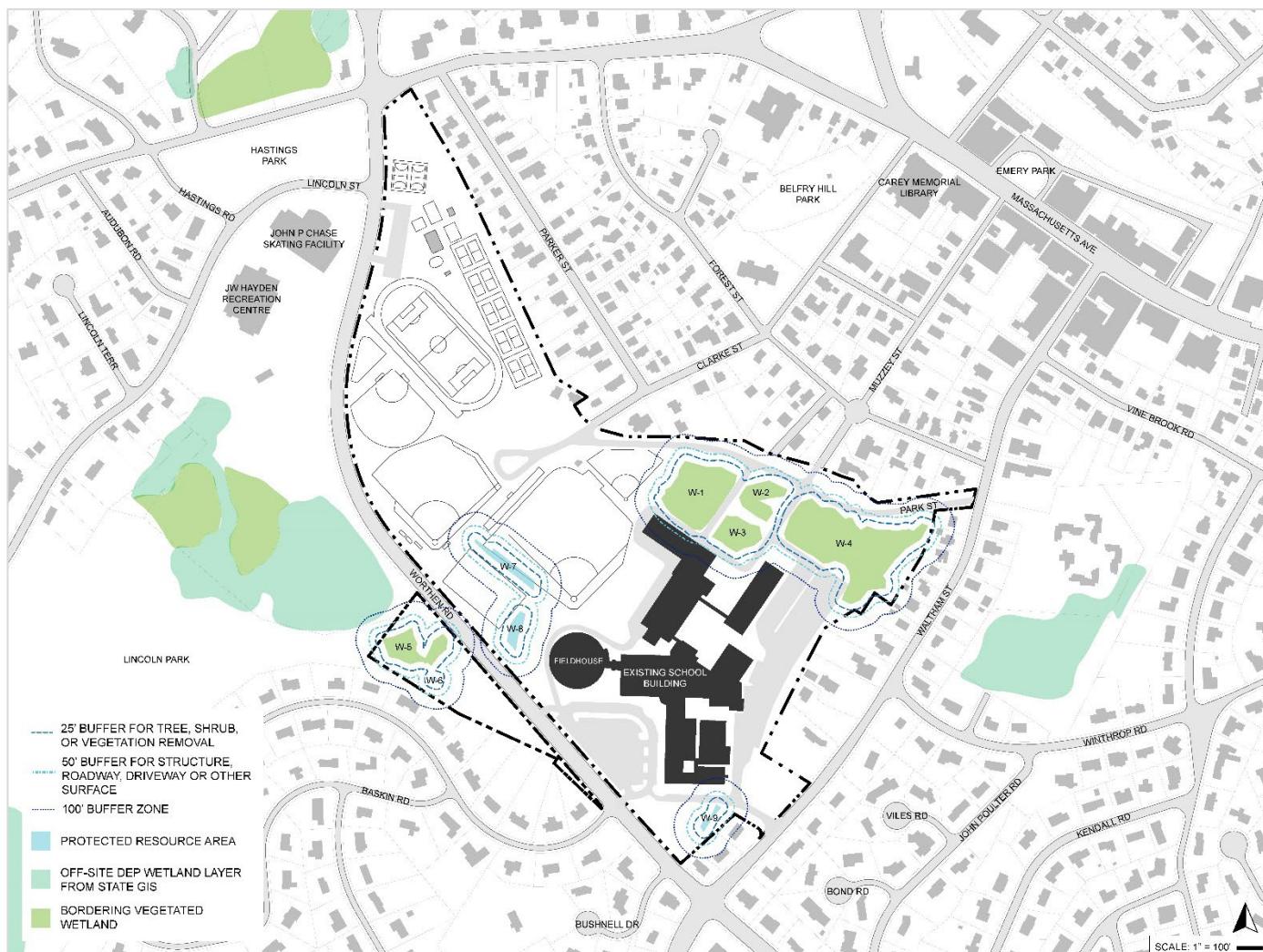
The Massachusetts Wetlands Protection Act regulates wetland resources on the site. Work within the 100-foot buffer zones will require a Stormwater Management Plan to comply with state standards.

The Town of Lexington had adopted Rules for the Conservation Commission, which include further restrictions of the development of land within 100' of the wetland resources:

- 50' buffer from wetlands for structure, roadway, driveway, or other surface
- 25' buffer from wetlands for tree, shrub, or vegetation removal

The Rules also include performance standards that require projects manage on-site stormwater, specifically that there is no increase in rate of runoff for the 2-year, 10-year, and 100-year storm events and volume of runoff from the 1-year storm event.

As described in section 3.1.4.H, the site is not within a flood plain and therefore has no flood restrictions.



Wetland Resources

## I. Emergency Vehicle Access

The general approach to vehicular access and circulation will be to create access to all sides of the building and ambulance access around the building and to athletic fields.

The project team has discussed the approach to emergency access with Lexington Police and Fire. Access to all sides of the building will be required, in a similar fashion to how the existing school is accessed. Further discussion will be required to determine minimum widths, materials, and locations around the new school building.

Details of circulation, including driveway widths and materials, and their location relative to the building will be developed in conjunction with police, fire, first responders, and the district to ensure that the site plan reflects the requirements of the town and district.

The town's fire truck turning information has been relayed and will be utilized when completing and confirming truck maneuvering.

## J. Safety and Security Requirements

As discussed above, the project will require a balance of providing access to the outdoors while also increasing safety and security around the school.

In tandem with the outdoor-focused environment, safety measures will be implemented throughout the site. Security features will be integrated into the building to safeguard students, teachers, and staff, alongside established protocols for emergency situations, including emergency scenarios.

Crime Prevention Through Environmental Design (CPTED) is an approach that focuses on designing the physical environment to reduce opportunities for crime and enhance safety and will be applied to the design of the project. The success of a CPTED plan relies on a holistic approach, combining physical design elements with policies, procedures, and community involvement. Design considerations include natural surveillance, natural access control, territorial reinforcement, maintenance and visibility, and activity support.

As noted above, acknowledgement of the significance of community involvement and arrangements will be made for community access outside of typical school hours. The site design will provide circulation and access to the gymnasium and performance spaces within the building that will be available for community use and maximize utilization of the facility.

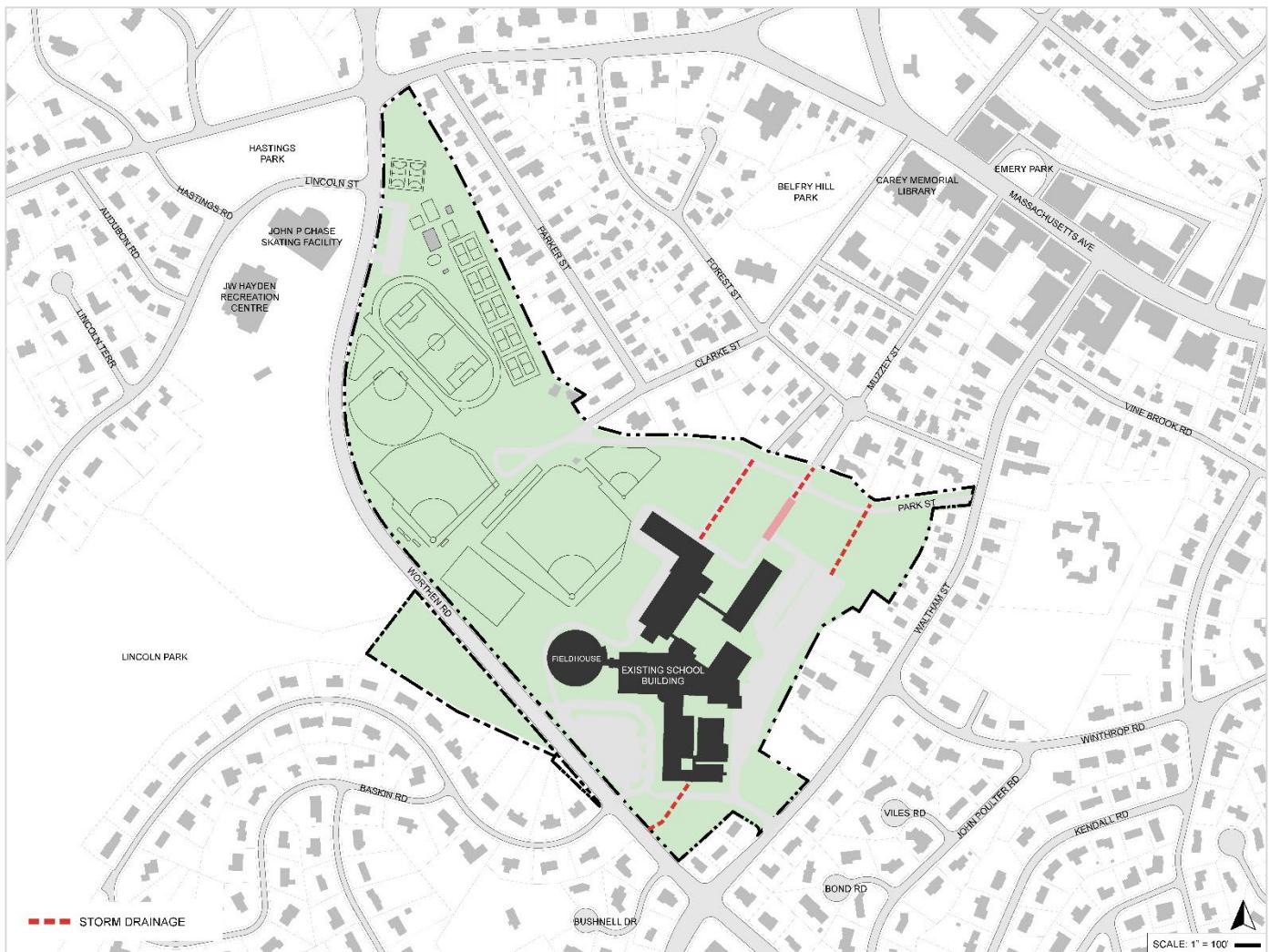
Aligning with the commitment to safety and education, the site and building will also serve as educational resources. In addition, access points for emergency responders, such as police and fire departments, will be planned to ensure a coordinated response in emergencies.

The approach to site safety and security will strike a balance between the open campus culture cherished by the community and the need for a sense of freedom balanced with security. Through encouraging outdoor access, enhancing building security, and maximizing community involvement, the project will create an environment that prioritizes both safety and the enriching experience of students and community members.

## K. Utilities

Utility connections for the new or renovated building will be generally from available services within the surrounding streets. Connections will be coordinated with the Town and utility providers to ensure capacity is available for the project.

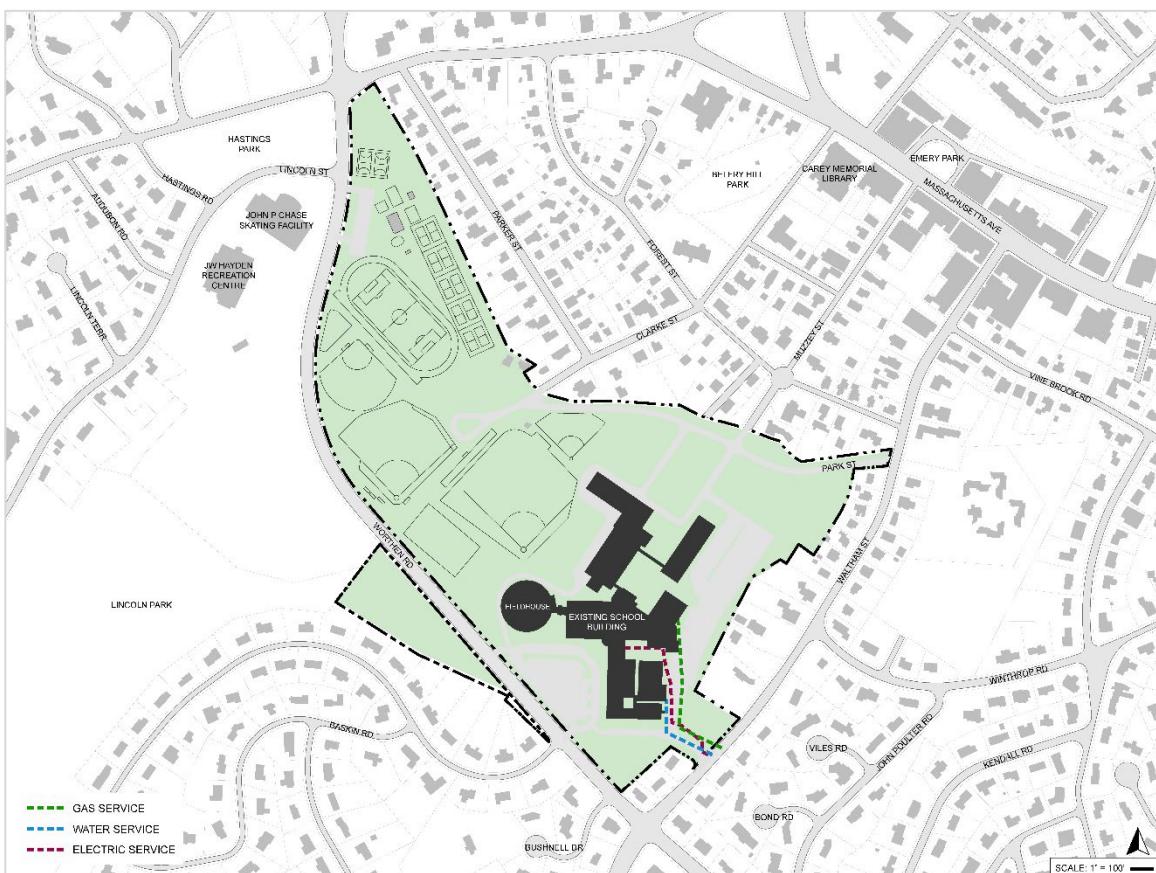
Any adjustments or upgrades to or new stormwater management features incorporated into the site will be coordinated with the Town's Engineering Division to ensure that the design meets requirements of the town and that new features can be maintained after construction.



Storm Drainage



Sewer Service



Water + Gas + Electrical Service

## L. Athletic Fields and Outdoor Educational Spaces

The existing athletic fields and recreation areas serve both the school and the entire Lexington community. The fields and recreation spaces are all in excellent condition and are well maintained by the town. Any site redesign will be influenced by our ability to organize the athletic and recreational facilities in a useful and accessible manner, paying careful attention to elements such as solar orientation and program adjacencies. At a minimum, should any athletic or recreational facilities need to be relocated, they will be replicated with the same quantity and quality of facilities.

The existing outdoor educational spaces and learning environments are outdated and do not appear to reflect the needs of the students. Any new outdoor educational spaces must create better connections to both the school building and the surrounding natural environment. When developing these spaces, issues such as orientation, scale, program relationships, and materiality will be taken into consideration.

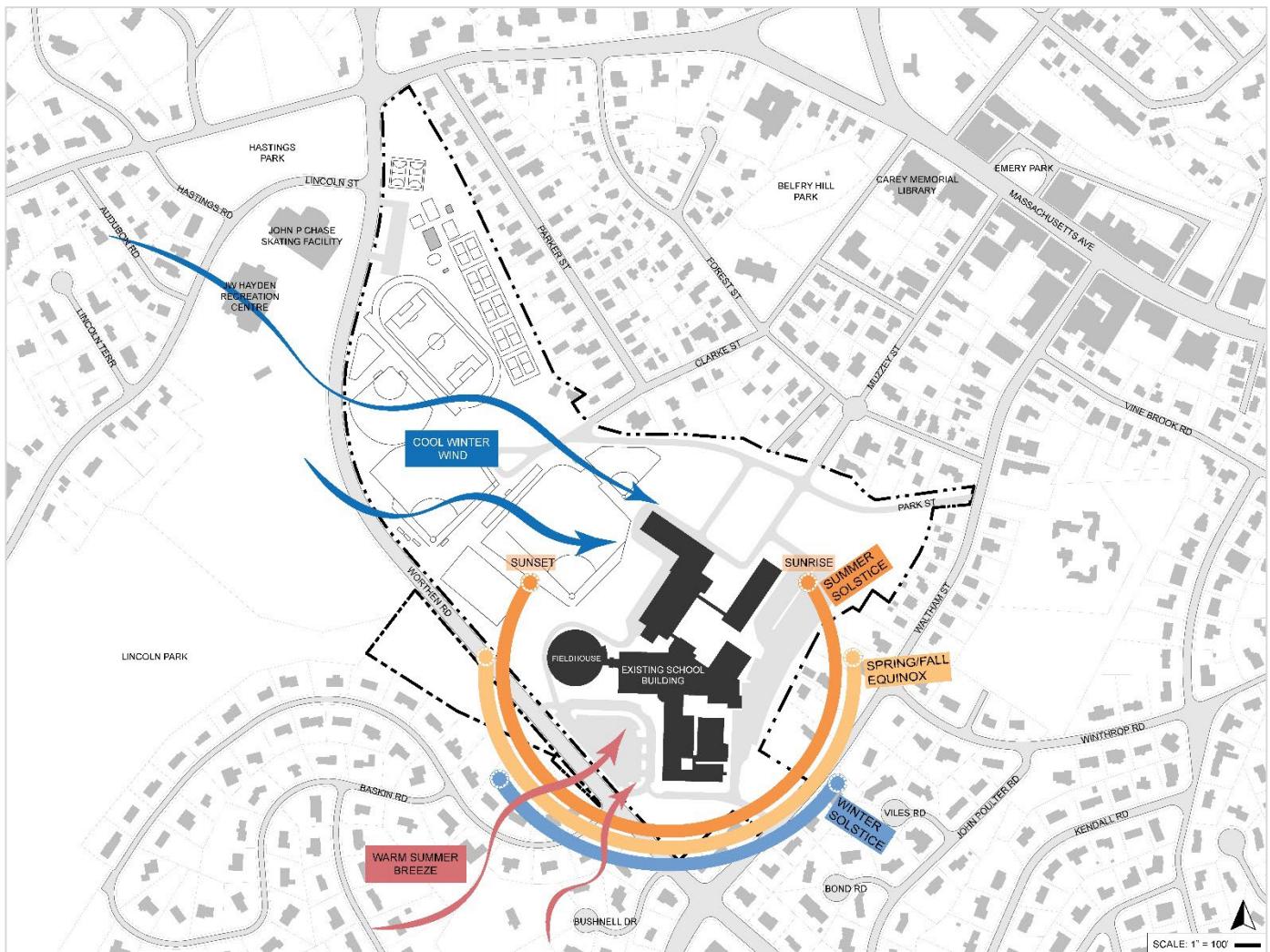


Existing Program

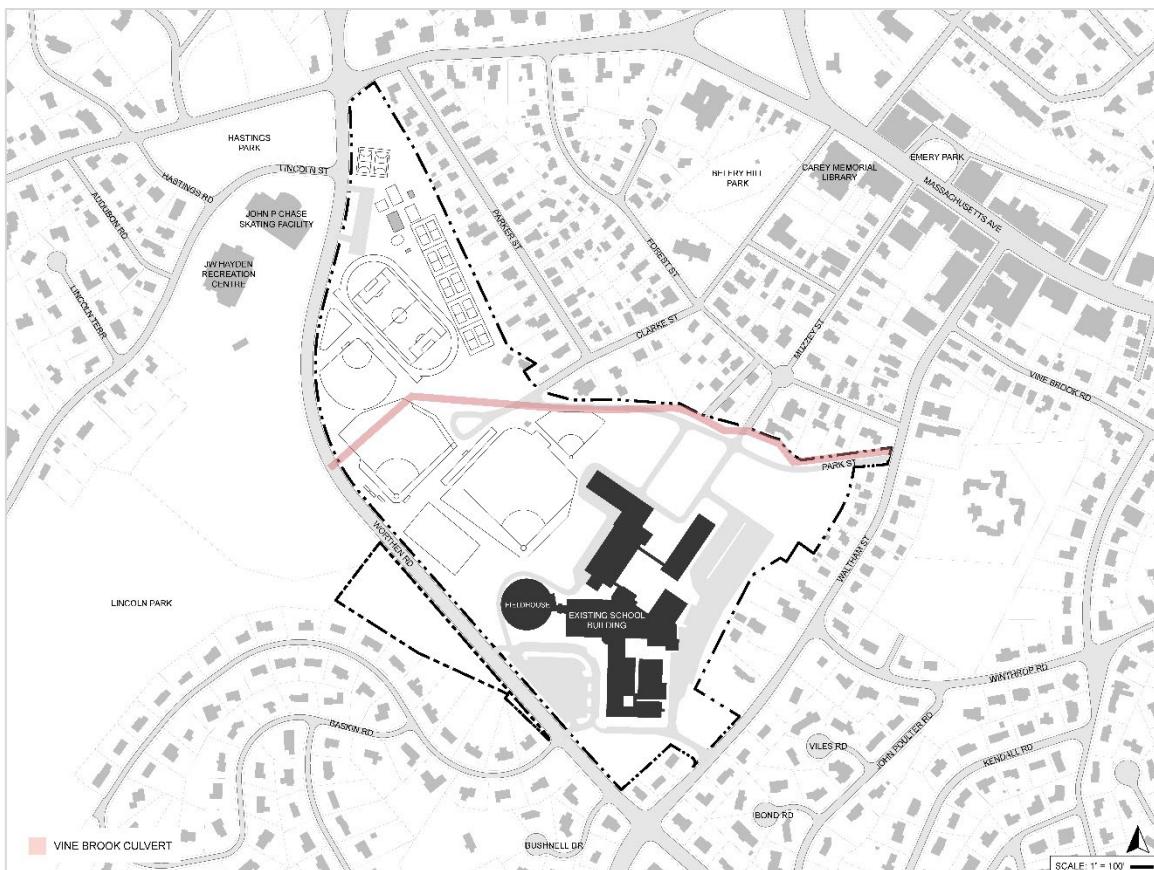
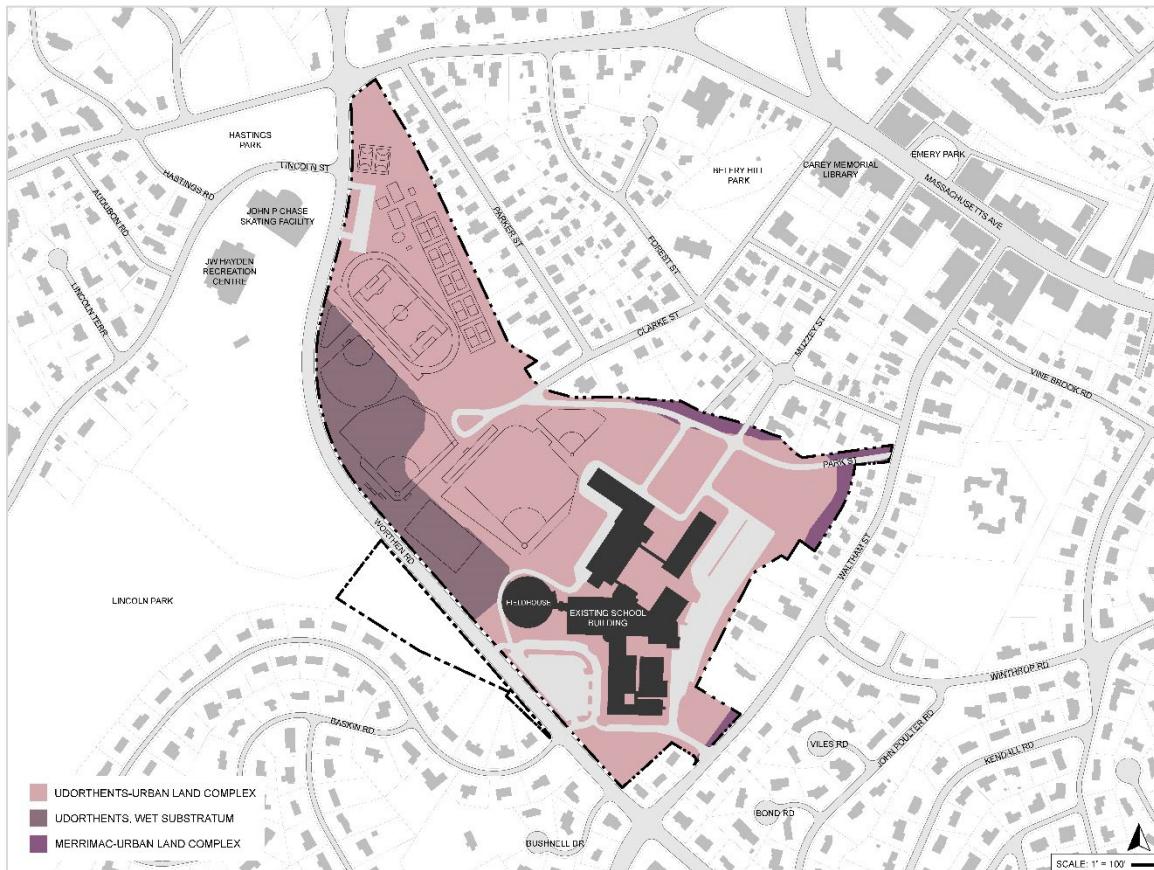
## M. Site Orientation and Other Location Considerations and Issues

The location of the school site within the Center Recreation Complex places it quite literally in the heart of Lexington. Access to the site is achieved through two major roadways- Worthen Road and Waltham Street- and a minor residential drive, Park Drive. Access from these roadways should be maintained for any new or renovated construction. There is a strong visual connection between the existing building's original entrance and the town center via the Muzze Street axis. An effort to maintain some sort of visual connection to the town center along this axis will be studied as the site is developed.

The orientation of any new building construction should encourage south facing main entrances and east/west orientation for at least a portion of the classroom wings. Furthermore, orienting the building to primarily face Worthen Road would encourage multi-modal transportation use, with better connections to bicycle infrastructure and public transportation routes. The location and orientation of any new building construction must also account for the extensive athletic and recreation program that is central to the site.



Solar Orientation





Urban Forest Canopy