



# Town of Brookline

## Massachusetts

### PLANNING BOARD

Town Hall, 3<sup>rd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman  
Steven Heikin, Clerk  
Robert Cook  
Sergio Modigliani  
Jonathan Simpson  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: June 25, 2015  
Subject: Construct a common driveway to serve five lots  
Location: **21-39 Sears Road**

Atlas Sheet: 89	Case #: 2014-0019
Block: 347	Zoning: S-40
Lots: 13-02; 13-03; 14-01; 14-02	Lot Area (s.f.): ±57,270; 49,373; 146,790; 58,173

Board of Appeals Hearing: May 15, 2014, at 7:15 p.m., **Postponed to July 30, 2015, at 7:15 p.m.**

---

### **BACKGROUND**

**10/12/2013** - the Planning Board endorsed an Approval Not Required (ANR) Subdivision. The ANR plan created six lots from a 13.33 acre parcel, formerly only two lots.

**5/1/14** - Planning Board asked applicant's attorney for a continuation so that a site visit could be made.

**6/11/14** - Planning Board made a site visit and requested that the location of the driveway be moved to a more central location to minimize impacts to abutters.

### **SITE AND NEIGHBORHOOD**

21-39 Sears Road was formerly two lots and was subdivided into six new lots through an ANR Subdivision. There currently exists one curb cut, as shown on the Site Plan, and a driveway extending almost halfway to the lot lines of the newly created lots. Access to the Main House located at 39 Sears Road or Lot 21 remains unchanged via a circular drive with two curb cuts onto the public and private parts of Sears Road. The neighborhood is comprised of primarily single-family dwellings.

### **APPLICANT'S PROPOSAL**

The applicant is proposing to construct a common driveway to serve five new lots. The common driveway will reduce the possible number of driveways and curb cuts on Sears Road for the five new lots from four to one.

The initial plan for the common driveway was to locate it in essentially the same location as the pre-existing driveway. The applicant had stated that there was no other viable option for the common driveway without destroying mature plantings and blasting through rock outcroppings.

**Revised Plan: In response to abutter and Planning Board concerns, the common driveway has been relocated from the edge of the property to a central location.**

### **FINDINGS**

#### **Section 6.04.4.b – Design of All Off-Street Parking Facilities (driveway width)**

A special permit is required if a two way driveway serving more than six cars is less than 20 feet. In this case, the driveway ranges from 18 feet to 25 feet.

#### **Section 6.04.5.e – Design of All Off-Street Parking Facilities (Common Driveway)**

A special permit is required for a common driveway.

### **PLANNING BOARD COMMENTS**

The Planning Board is pleased that the applicant has agreed to relocate the common driveway so that it no longer runs along the property line. By moving it to a more central location on the property, the impacts to the abutters are minimized. The Planning Board believes that the grant of relief is appropriate because of the benefit of reducing the number of curb cuts on Sears Road and adding new landscaping, while preserving as many trees and shrubs as possible. Finally, the Planning Board would recommend that the applicant have a zoning analysis prepared to ensure that yard setbacks of the future houses are in compliance with the Brookline By-Law.

**Therefore, the Planning Board recommends approval of the site plan by Dunn McKenzie, Inc., dated 9/15/14, and the landscaping plan by Landworks Studio, dated 5/15/15, subject to the following conditions:**

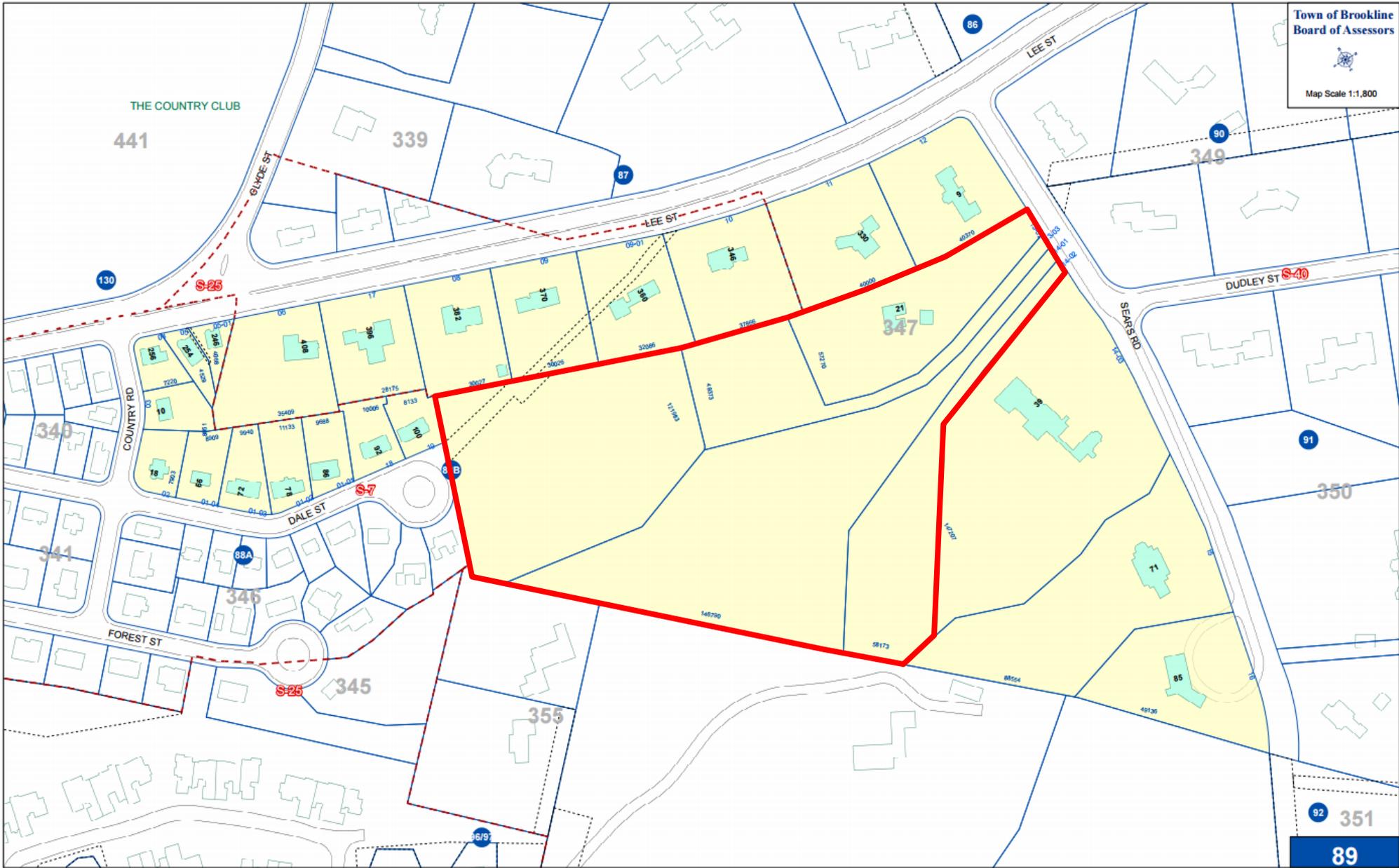
1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, showing the common driveway and lighting fixtures, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit for the common driveway, the applicant shall submit a final scaled landscaping plan, including topography, fences and walls, a protection plan for the landscaping to be preserved, elimination of the existing driveway, and a repaired or replaced fence along Dale Street, subject to the review and approval of the Assistant Director of Regulatory Planning.

3. Prior to the issuance of a building permit for any new home on these lots, a drainage plan shall be submitted subject to the review and approval of the Director of Traffic and Engineering, with a copy of the approved plan submitted to the Planning Department.
4. There shall be no vehicular access to or from Dale Street from any of these lots.
5. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) evidence that the common driveway mutual easements and covenants and the Board of Appeals decision have been recorded at the Registry of Deeds.

*pss*



Existing driveway no longer to be used as common drive to access the four new lots



# PROPOSED COMMON DRIVEWAY PLAN FOR LOTS 16, 17, 18, 19, & 20 SEARS ROAD BROOKLINE, MASSACHUSETTS

## PLAN INDEX

SHEET NO.	TITLE
1	COVER SHEET
2 & 3	EXISTING CONDITIONS PLAN
4 & 5	COMMON DRIVEWAY PLAN
6	EROSION CONTROL PLAN
7	PLAN & PROFILE PLAN
8, 9 & 10	CONSTRUCTION DETAILS

APPROVED BY THE

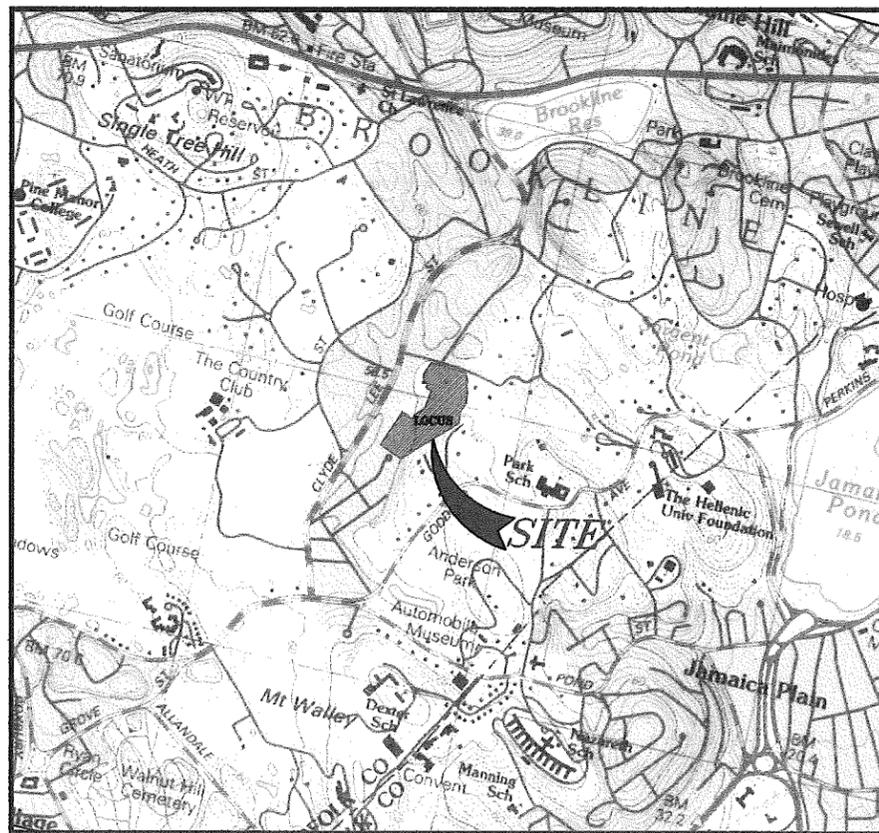
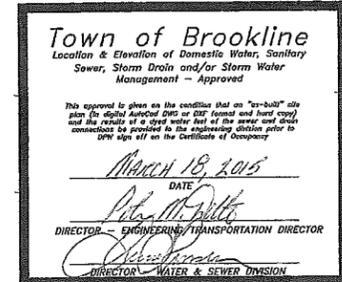
PLANNING BOARD.

DATE : \_\_\_\_\_

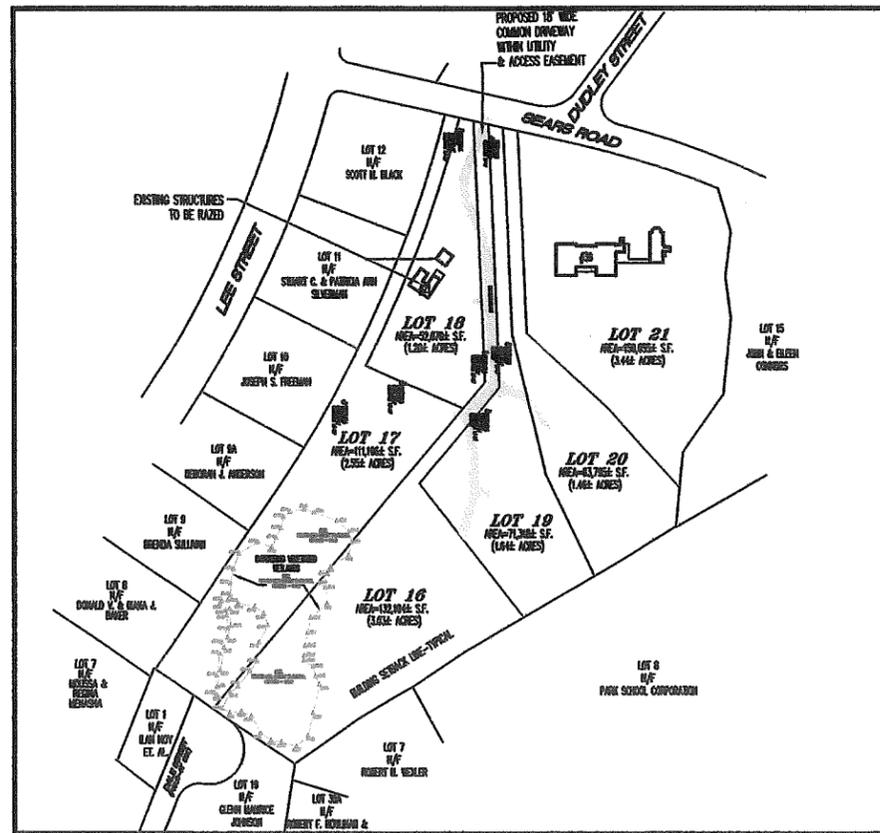
I CERTIFY THAT 20 DAYS HAVE PASSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE : \_\_\_\_\_

TOWN CLERK OF BROOKLINE



**LOCUS MAP**  
SCALE : 1"=1,000'



**SITE OVERVIEW PLAN**  
SCALE : 1"=150'



Know what's below.  
Call before you dig.

AS-BUILT PLAN CERTIFICATION		
<p>I certify that these plans were prepared in accordance with the Brookline DPW minimum standards for As-built plans. The undersigned further certifies that the survey measurements, materials, sizes, field conditions and related utility information are based on both a field survey and/or the latest plan of record available.</p>		
Engineer's Name, PE/PLS	Date	P. E. Number
Construction Timetable		
Actual Construction Start Date:	Actual Construction Completion Date:	

**NOTES:**

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES TO THE EXACT LOCATION OF THE UTILITIES AND THE CONTRACTOR MUST CONTACT DIGSAFE PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. SITE IS ENTIRELY IN ZONE C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OF THE TOWN OF BROOKLINE COMMUNITY PANEL NO. 250234 0034E MAP NUMBER 25021C0034E.
3. ELEVATIONS REFER TO THE TOWN OF BROOKLINE DATUM.
- 4.) UTILITY SITE SERVICES:  
 TELEPHONE, CABLE AND ELECTRIC - TO BE INSTALLED UNDERGROUND  
 GAS - TO BE INSTALLED UNDERGROUND FROM EXISTING MAIN  
 SEWER - TO BE CONNECTED UNDERGROUND TO THE EXISTING SEWER MAIN  
 WATER - TO BE CONNECTED UNDERGROUND TO THE EXISTING TOWN MAIN.
- 5.) ALL CONSTRUCTION METHODS AND MATERIALS ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOWN ON THESE PLANS SHALL CONFORM TO THE SPECIFICATIONS OF THE BROOKLINE DEPARTMENT OF PUBLIC WORKS.
- 6.) A COPY OF THE NPDES PERMIT MUST BE SUBMITTED TO THE TOWN OF BROOKLINE ENGINEERING OFFICE.

NO.	DATE	REFERENCE
4	2/24/15	REVISED PER TOWN ENGINEER'S REVIEW
3	12/22/14	REVISED PER TOWN ENGINEER'S REVIEW
2	11/10/14	REVISED PER ATTORNEY'S COMMENTS
1	10/20/14	ADDED FLOOD ELEVATION NOTE AND NEW EASEMENTS

REVISIONS

DATE: SEPTEMBER 15, 2014

RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: BPG  
 DESIGNED BY: BPG  
 CHECKED BY: BW/JWN

**Dunn · McKenzie, Inc.**

LAND SURVEYING AND CIVIL ENGINEERING  
 206 DEDHAM STREET, Rt. 1A at Rt. 115  
 NORFOLK, MASSACHUSETTS 02056  
 (508) 384-3990 - FAX (508) 384-3905  
 jimmy@dunnmckenzie.com

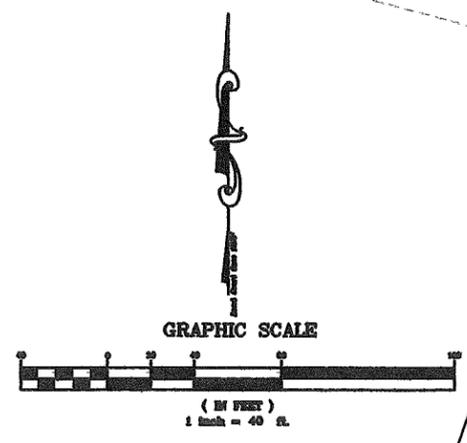
**SITE LOCATION:**  
 LOTS 16, 17, 18, 19 & 20 SEARS ROAD  
 BROOKLINE, MA 02445

**PREPARED FOR AND OWNED BY:**  
 ENGLISH ROSE NOMINEE REALTY TRUST  
 c/o MICHAEL J. BURKIN, Esq.  
 171 MILK STREET, SUITE 400  
 BOSTON, MA 02109

COVER SHEET		
Site Plan of Land in		
BROOKLINE, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
1 of 10	AS NOTED	3789







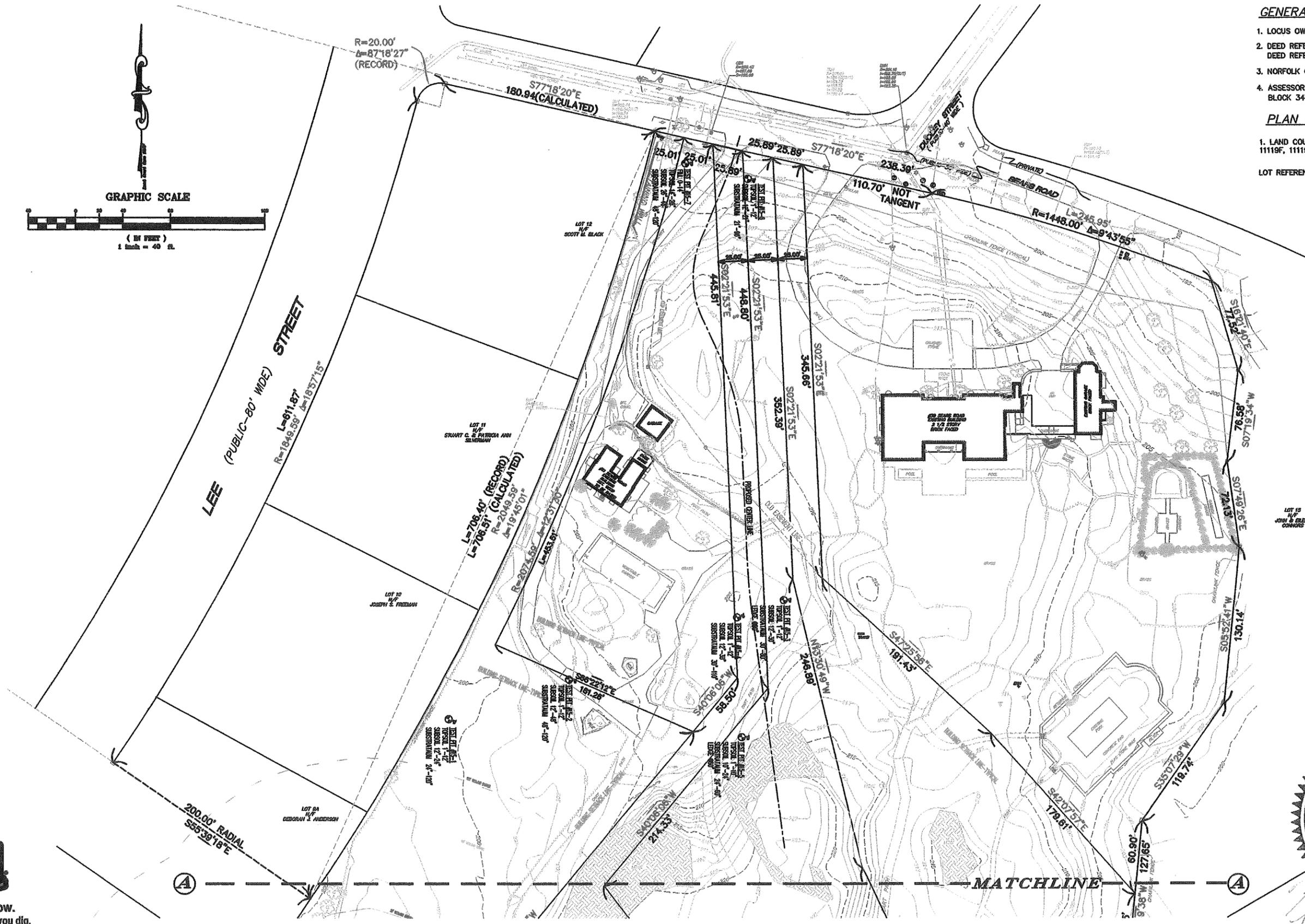
**GENERAL NOTES**

- LOCUS OWNER: BARBARA FISH LEE
- DEED REFERENCE: LC BOOK 737, PAGE 148  
DEED REFERENCE: LC BOOK 755, PAGE 199
- NORFOLK COUNTY REGISTRY OF DEEDS
- ASSESSORS REFERENCE: MAP 89, BLOCK 347, LOTS 13, 13A & 14.

**PLAN REFERENCE:**

- LAND COURT PLAN 11119B, 11119C, 11119D, 11119F, 11119I, 2904B & 2904C.

LOT REFERENCE : LAND COURT CASE 35549 LOT 34  
AREA = 7.65± ACRES



PARCEL ID.	347 - 14 - 03
ZONING REFERENCE	S-40

**LEGEND**

	STOCKADE FENCE		EDGE OF TREELINE
	FIRE HYDRANT		FIELDSTONE WALL
	WATER GATE		WATER SERVICE
	UTILITY POLE		SEWER SERVICE
	CATCH BASIN		UNDERGROUND UTILITIES
	SEWER MANHOLE		EXISTING CONTOUR
	DRAIN MANHOLE		PROPOSED CONTOUR
	WELL		

NO.	DATE	REVISIONS
4	2/24/15	REVISED PER TOWN ENGINEER'S REVIEW
3	12/22/14	REVISED PER TOWN ENGINEER'S REVIEW
2	11/10/14	REVISED PER ATTORNEY'S COMMENTS
1	10/20/14	ADDED FLOOD ELEVATION NOTE AND NEW EASEMENTS

DATE: SEPTEMBER 15, 2014

RESEARCH BY: JWN  
FIELD SURVEY: KGM/JWN  
COMPUTED BY: JWN  
DRAFTED BY: JWN/BPG  
DESIGNED BY: BPG  
CHECKED BY: BW/JWN

**Dunn · McKenzie, Inc.**  
LAND SURVEYING AND CIVIL ENGINEERING  
206 DEDHAM STREET, Rt. 1A at Rt. 115  
NORFOLK, MASSACHUSETTS 02056  
(508) 384-3990 - FAX (508) 384-3905  
jimmy@dunnmckenzie.com

**SITE LOCATION:**  
LOTS 16, 17, 18, 19 & 20 SEARS ROAD  
BROOKLINE, MA 02445

**PREPARED FOR AND OWNED BY:**  
ENGLISH ROSE NOMINEE REALTY TRUST  
c/o MICHAEL J. BURKIN, Esq.  
171 MILK STREET, SUITE 400  
BOSTON, MA 02109

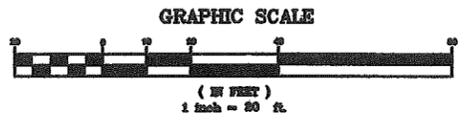
**EXISTING CONDITIONS PLAN**  
Site Plan of Land in  
**BROOKLINE, MASSACHUSETTS**

SHEET NO.	SCALE	JOB NO.
2 of 10	1"=40'	3789



J:\Jobs\3789\3789.dwg\COMMON DRIVE PLAN REV3 12-22-14.dwg, 4/27/2015 3:09:30 PM, Canon iPF710 (temporary)6500.pct

- NOTES:**
- 1.) ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF EACH UTILITY SIZE AND LOCATION WITH THE VARIOUS UTILITY AGENCIES.
  - 2.) WATER AND SEWER INSTALLATION SHALL BE INSTALLED IN ACCORDANCE TO THE TOWN OF BROOKLINE WATER AND SEWER DEPARTMENT REGULATIONS. WATER PRESSURE AT SEARS ROAD IS APPROXIMATELY 90 PSI.
  - 3.) SHOULD BLASTING BE REQUIRED FOR THIS AREA, THE CONTRACTOR WILL BE REQUIRED TO FILE ALL REQUIRED PERMITTING WITH THE FIRE DEPARTMENT.
  - 4.) SANITARY SEWER AND DOMESTIC WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 10' HORIZONTAL SEPARATION.
  - 5.) FINAL LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, FENCING, SHRUBS, LIGHTING, AND HARDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH PLANS PREPARED BY THE LANDSCAPE ARCHITECT.
  - 6.) NEW SEWER AND WATER CONNECTIONS AT SEARS ROAD SHALL BE COORDINATED WITH THE TOWN OF BROOKLINE WATER AND SEWER DEPARTMENT AND SHALL MEET ALL TOWN OF BROOKLINE REQUIREMENTS.
  - 7.) WATER AND SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED.
  - 8.) OWNER/CONTRACTOR SHALL OBTAIN AN EPA NPDES PERMIT AND DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR 1 ACRE OR GREATER LAND DISTURBANCE.
  - 9.) STORMWATER DESIGN/ANALYSIS FOR PROPOSED POST-DEVELOPMENT AT EACH LOT NOT INCLUDING THE COMMON DRIVEWAY IS BASED UPON 20% IMPERVIOUS AREA PER LOT.



**EASEMENT LINE LEGEND**

PROPOSED NO DISTURB EASEMENT LINE	-----
PROPOSED DRIVEWAY ACCESS EASEMENT LINE	-----
PROPOSED DRAINAGE & UTILITIES EASEMENT LINE	-----



Know what's below.  
Call before you dig.

**LEGEND**

STOCKADE FENCE	EDGE OF TREELINE
FIRE HYDRANT	FIELDSTONE WALL
WATER GATE	WATER SERVICE
UTILITY POLE	SEWER SERVICE
CATCH BASIN	UNDERGROUND UTILITIES
SEWER MANHOLE	PROPOSED FINISH GRADE
DRAIN MANHOLE	EXISTING CONTOUR
WELL	PROPOSED CONTOUR

**REVISIONS**

NO.	DATE	REFERENCE
4	2/24/15	REVISED PER TOWN ENGINEER'S REVIEW
3	12/22/14	REVISED PER TOWN ENGINEER'S REVIEW
2	11/10/14	REVISED PER ATTORNEY'S COMMENTS
1	10/20/14	ADDED FLOOD ELEVATION NOTE AND NEW EASEMENTS

DATE: SEPTEMBER 15, 2014

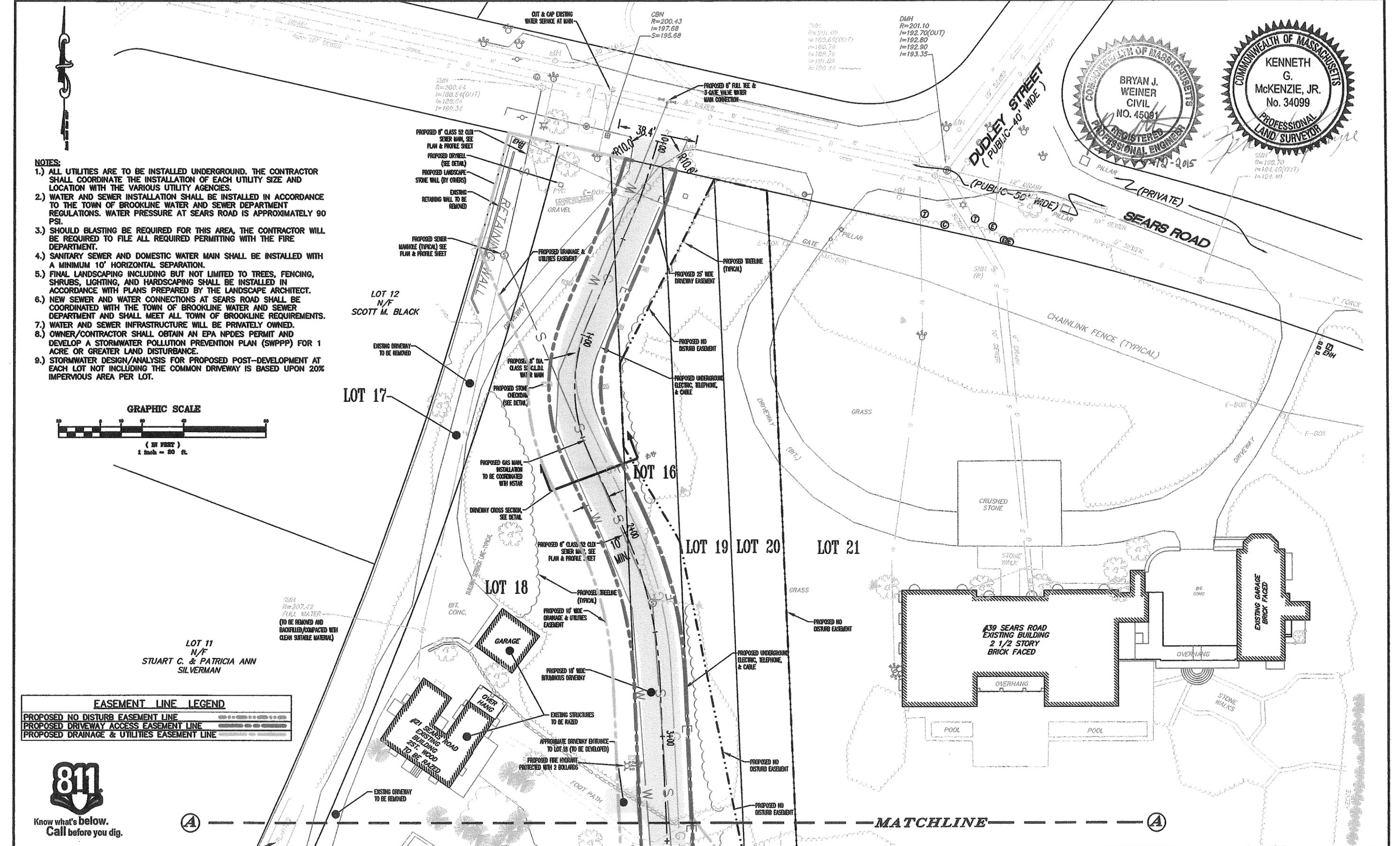
RESEARCH BY: JWN  
FIELD SURVEY: KGM/JWN  
COMPUTED BY: JWN  
DRAFTED BY: JWN/BPG  
DESIGNED BY: BPG  
CHECKED BY: BW/JWN

**Dunn · McKenzie, Inc.**  
LAND SURVEYING AND CIVIL ENGINEERING  
206 DEDHAM STREET, Rt. 1A at Rt. 115  
NORFOLK, MASSACHUSETTS 02056  
(508) 384-3990 - FAX (508) 384-3905  
jimmy@dunnmckenzie.com

**SITE LOCATION:**  
LOTS 16, 17, 18, 19 & 20 SEARS ROAD  
BROOKLINE, MA 02445  
**PREPARED FOR AND OWNED BY:**  
ENGLISH ROSE NOMINEE REALTY TRUST  
c/o MICHAEL J. BURKIN, Esq.  
171 MILK STREET, SUITE 400  
BOSTON, MA 02109

**COMMON DRIVEWAY PLAN**  
Site Plan of Land in  
**BROOKLINE, MASSACHUSETTS**

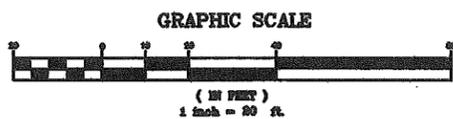
SHEET NO.	SCALE	JOB NO.
4 of 10	1"=20'	3789



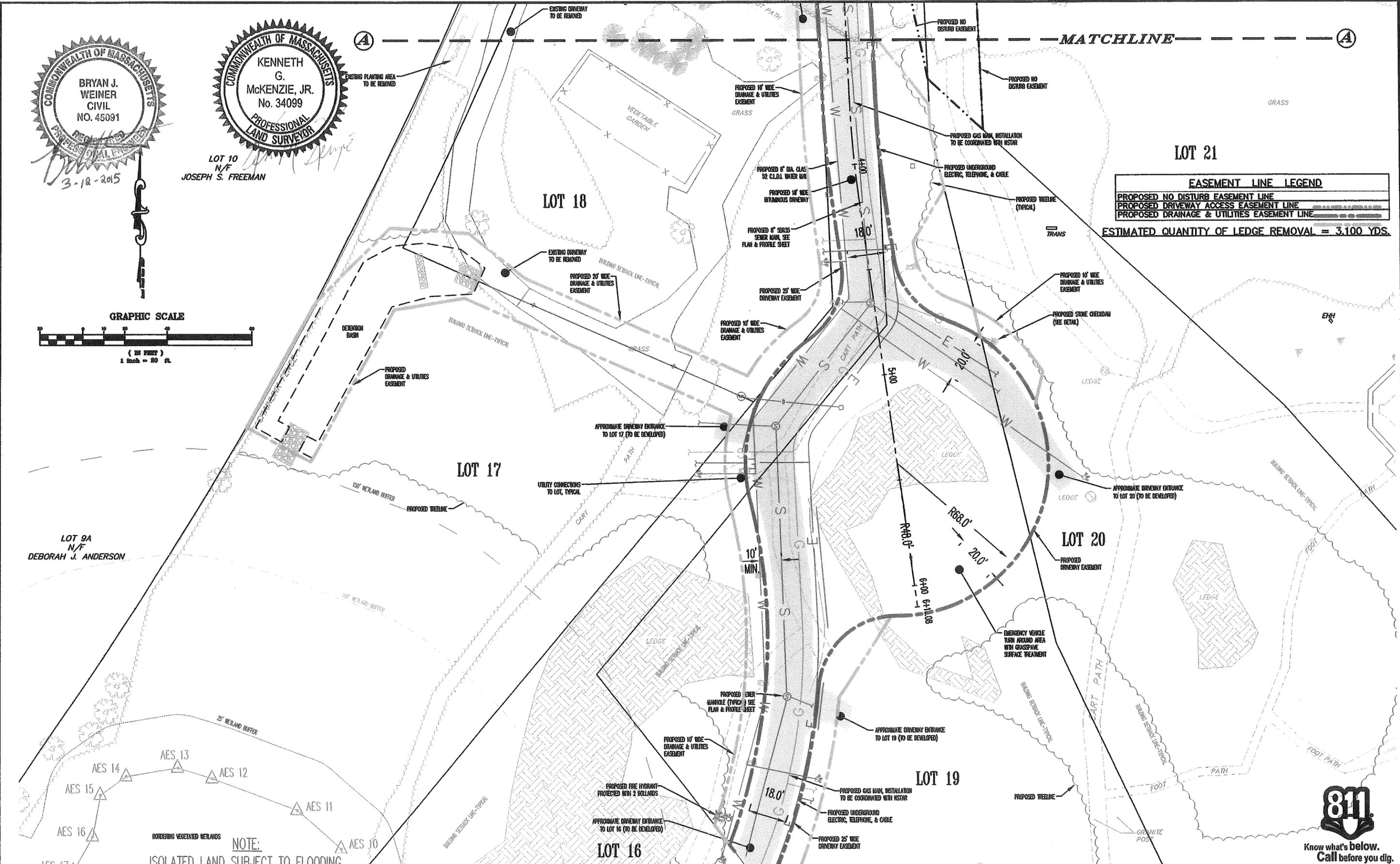
J:\Jobs\3789\3789-COMMON DRIVE PLAN REV3 12-22-14.dwg, 4/27/2015 3:10:51 PM, Canon iPF710.pc3



LOT 10  
N/F  
JOSEPH S. FREEMAN



MATCHLINE



EASEMENT LINE LEGEND	
---	PROPOSED NO DISTURB EASEMENT LINE
---	PROPOSED DRIVEWAY ACCESS EASEMENT LINE
---	PROPOSED DRAINAGE & UTILITIES EASEMENT LINE

ESTIMATED QUANTITY OF LEDGE REMOVAL = 3,100 YDS.



PARCEL ID.	347 - 14 - 03
ZONING REFERENCE	S-40

LEGEND	
	STOCKADE FENCE
	FIRE HYDRANT
	WATER GATE
	UTILITY POLE
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
	WELL
	EDGE OF TREELINE
	FIELDSTONE WALL
	WATER SERVICE
	SEWER SERVICE
	UNDERGROUND UTILITIES
	PROPOSED FINISH GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR

NO.	DATE	REFERENCE
4	2/24/15	REVISED PER TOWN ENGINEER'S REVIEW
3	12/22/14	REVISED PER TOWN ENGINEER'S REVIEW
2	11/10/14	REVISED PER ATTORNEY'S COMMENTS
1	10/20/14	ADDED FLOOD ELEVATION NOTE AND NEW EASEMENTS

REVISIONS

DATE: SEPTEMBER 15, 2014

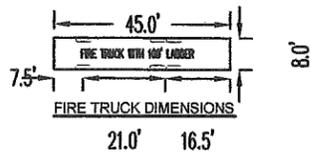
RESEARCH BY: JWN  
FIELD SURVEY: KGM/JWN  
COMPUTED BY: JWN  
DRAFTED BY: JWN/BPG  
DESIGNED BY: BPG  
CHECKED BY: BW/JWN

**Dunn · McKenzie, Inc.**  
LAND SURVEYING AND CIVIL ENGINEERING  
206 DEDHAM STREET, Rt. 1A at Rt. 115  
NORFOLK, MASSACHUSETTS 02056  
(508) 384-3990 - FAX (508) 384-3905  
jimmy@dunnmckenzie.com

**SITE LOCATION:**  
LOTS 16, 17, 18, 19 & 20 SEARS ROAD  
BROOKLINE, MA 02445

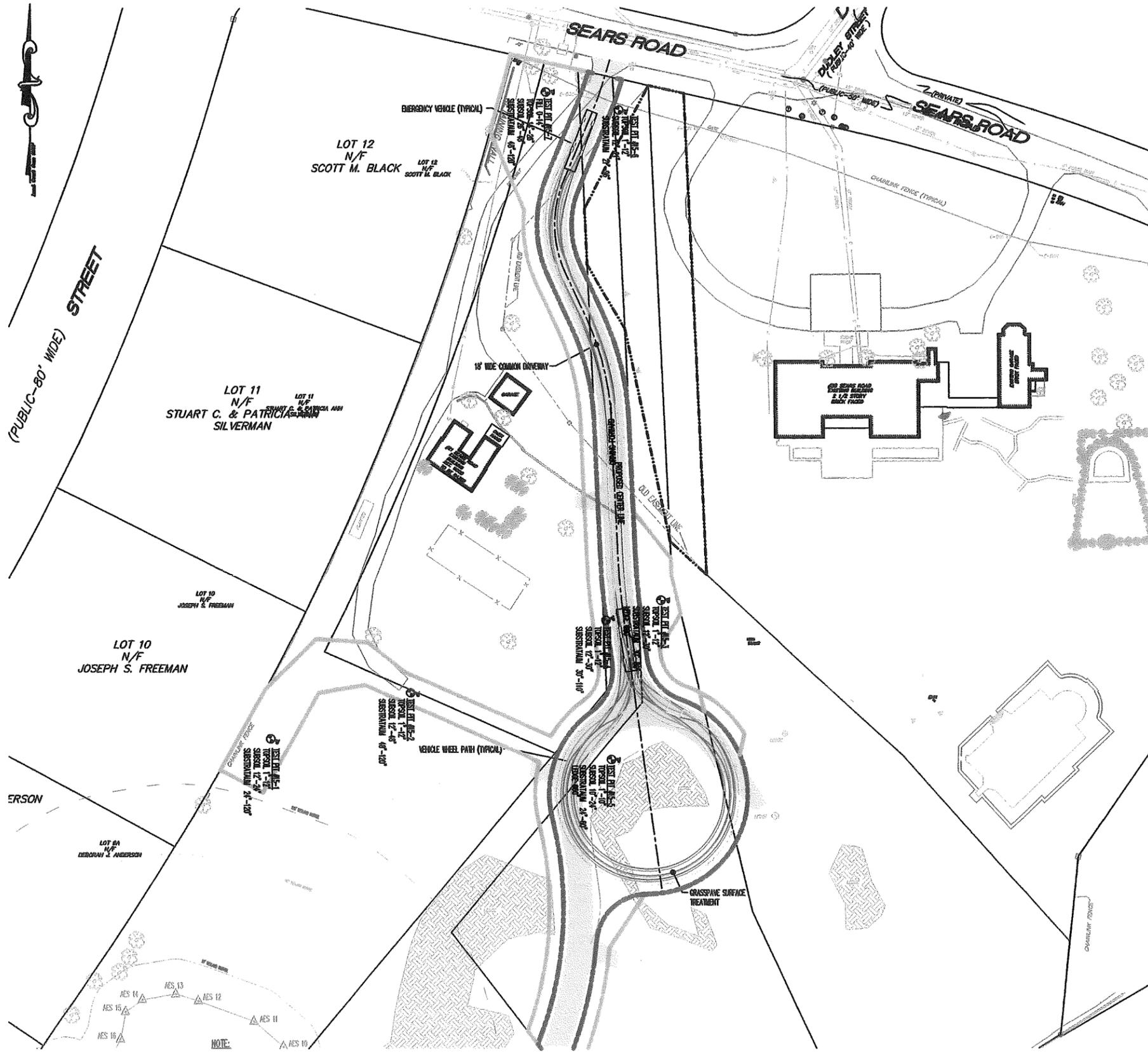
**PREPARED FOR AND OWNED BY:**  
ENGLISH ROSE NOMINEE REALTY TRUST  
c/o MICHAEL J. BURKIN, Esq.  
171 MILK STREET, SUITE 400  
BOSTON, MA 02109

<b>COMMON DRIVEWAY PLAN</b>		
Site Plan of Land in <b>BROOKLINE, MASSACHUSETTS</b>		
SHEET NO.	SCALE	JOB NO.
5 of 10	1"=20'	3789



**NOTES:**

- 1.) THE PURPOSE OF THIS PLAN IS SHOW THE VEHICLE MANEUVERABILITY OF THE MAXIMUM SIZE FIRE APPARATUS EXPECTED TO ACCESS THE COMMON DRIVEWAY.
- 2.) THE FIRE APPARATUS SHOWN HAS A TOTAL LENGTH OF 45', A WHEEL BASE OF 21' AND IS EQUIPPED WITH A 100' LADDER.
- 3.) SEE COMMON DRIVEWAY PLANS FOR FIRE HYDRANT LOCATIONS.



3-12-2015

*Kenneth G. McKenzie, Jr.*

NOTE: AES 11, 12, 13, 14, 15, 16

NO.	DATE	REFERENCE
4	2/24/15	REVISED PER TOWN ENGINEER'S REVIEW
3	12/22/14	REVISED PER TOWN ENGINEER'S REVIEW
2	11/10/14	REVISED PER ATTORNEY'S COMMENTS
1	10/20/14	ADDED FLOOD ELEVATION NOTE

REVISIONS

DATE : JULY 31, 2014

RESEARCH BY: JWN  
 FIELD SURVEY: KGM/JWN  
 COMPUTED BY: JWN  
 DRAFTED BY: JWN/BPG  
 DESIGNED BY: BPG  
 CHECKED BY: BW/JWN

**Dunn · McKenzie, Inc.**  
 LAND SURVEYING AND CIVIL ENGINEERING  
 206 DEDHAM STREET, Rt. 1A at Rt. 115  
 NORFOLK, MASSACHUSETTS 02056  
 (508) 384-3990 - FAX (508) 384-3905  
 jimmy@dunnmckenzie.com

**SITE LOCATION:**  
 LOTS 16, 17, 18, 19 & 20 SEARS ROAD  
 BROOKLINE, MA 02445

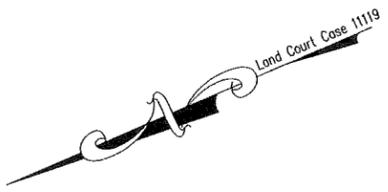
**PREPARED FOR AND OWNED BY:**  
 ENGLISH ROSE NOMINEE REALTY TRUST  
 c/o MICHAEL J. BURKIN, Esq.  
 171 MILK STREET, SUITE 400  
 BOSTON, MA 02109

**EMERGENCY VEHICLE ACCESS PLAN**  
 For Site Plan of Land in  
**BROOKLINE, MASSACHUSETTS**

SHEET NO.	SCALE	JOB NO.
1 OF 1	1"=40'	3789

DUDLEY STREET  
(PUBLIC-40' WIDE)

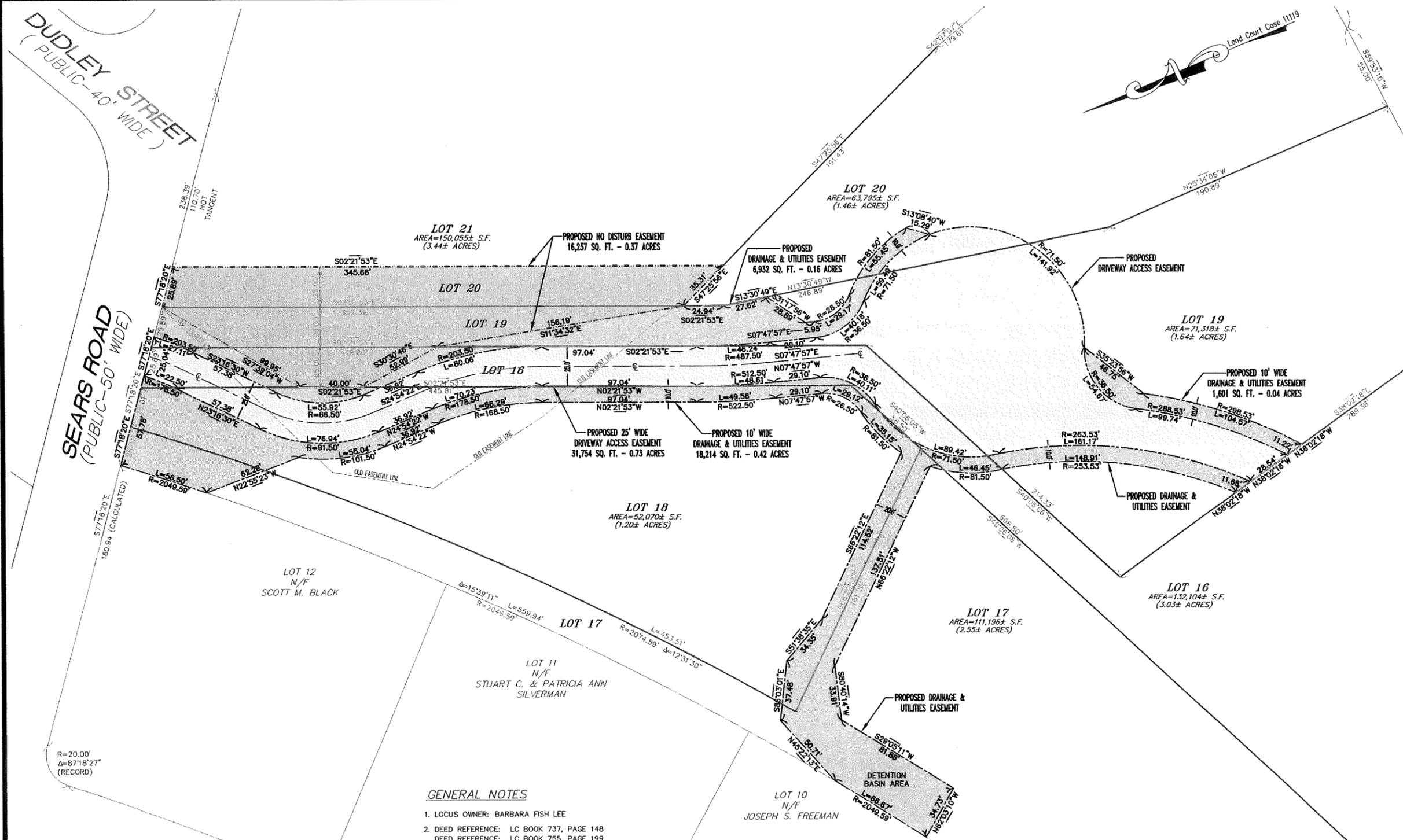
SEARS ROAD  
(PUBLIC-50' WIDE)



FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JAMES W. NIEVA, P.L.S. #39399



**GENERAL NOTES**

- LOCUS OWNER: BARBARA FISH LEE
- DEED REFERENCE: LC BOOK 737, PAGE 148  
DEED REFERENCE: LC BOOK 755, PAGE 199
- NORFOLK COUNTY REGISTRY OF DEEDS
- ASSESSORS REFERENCE: MAP 89, BLOCK 347, LOTS 13, 13A & 14.

**PLAN REFERENCE:**

- LAND COURT PLAN 11119B, 11119C, 11119D, 11119F, 11119I, 2904B & 2904C.

LOT REFERENCE: LAND COURT CASE 35549 LOT 34  
AREA = 7.65± ACRES

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

JAMES W. NIEVA, P.L.S. #39399

**EASEMENT LINE LEGEND**

PROPOSED NO DISTURB EASEMENT LINE	---
PROPOSED DRIVEWAY ACCESS EASEMENT LINE	----
PROPOSED DRAINAGE & UTILITIES EASEMENT LINE	-----

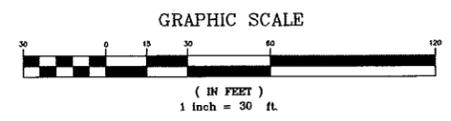
**EASEMENT AREAS PER LOT**

LOT NUMBER	16	17	18	19	20	TOTALS
DRIVEWAY EASEMENT	9,558	---	3,658	17,303	1,235	31,754
NO DISTURB EASEMENT	2,125	---	---	5,718	8,414	16,257
DRAINAGE EASEMENT	1,964	7,370	8,949	8,039	425	126,747



PARCEL ID.  
347 - 14 - 03

ZONING REFERENCE  
S-40



**REVISIONS**

NO.	DATE	REFERENCE
4	4/9/15	UPDATE EASEMENTS
3	12/22/14	REVISED PER TOWN ENGINEER'S REVIEW
2	11/10/14	REVISED PER ATTORNEY'S COMMENTS
1	10/20/14	ADDED FLOOD ELEVATION NOTE AND NEW EASEMENTS

DATE: SEPTEMBER 15, 2014

RESEARCH BY: JWN  
FIELD SURVEY: KGM/JWN  
COMPUTED BY: JWN  
DRAFTED BY: DRD  
DESIGNED BY: JWN  
CHECKED BY: KGM

**Dunn · McKenzie, Inc.**

LAND SURVEYING AND CIVIL ENGINEERING  
206 DEDHAM STREET, Rt. 1A at Rt. 115  
NORFOLK, MASSACHUSETTS 02056  
(508) 384-3990 - FAX (508) 384-3905  
jimmy@dunnmckenzie.com

**SITE LOCATION:**  
LOTS 16, 17, 18, 19 & 20 SEARS ROAD  
BROOKLINE, MA 02445

**PREPARED FOR AND OWNED BY:**  
ENGLISH ROSE NOMINEE REALTY TRUST  
c/o MICHAEL J. BURKIN, Esq.  
171 MILK STREET, SUITE 400  
BOSTON, MA 02109

**PROPOSED EASEMENTS PLAN**  
For Land In The Town Of  
**BROOKLINE, MASSACHUSETTS**

SHEET NO.	SCALE	JOB NO.
1 of 1	1"=30'	3789

J:\mass\3789\3789\enr\3789-14\SEMENTS PLAN - ONE SHEET.dwg, 5/17/2015 3:22:04 PM, Carol IP7710.pcd