

VICINITY SKETCH
1"=400'

NOTES

- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN 06/11/2018 AND 06/14/2018.
- THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS TOWN OF BROOKLINE DATUM. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL SHOWN IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON "FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS," PANEL 53 OF 430, MAP NUMBER 2902100053E, EFFECTIVE DATE JULY 17, 2012.
- THERE ARE 28 STANDARD STRIPED PARKING SPACES AND 1 ACCESSIBLE PARKING SPACES OBSERVED ON THE SITE AT THE TIME OF THE SURVEY.
- CONTOUR INTERVAL IS ONE FOOT (1').

ZONING

ZONE: G-1.75(CC) GENERAL BUSINESS

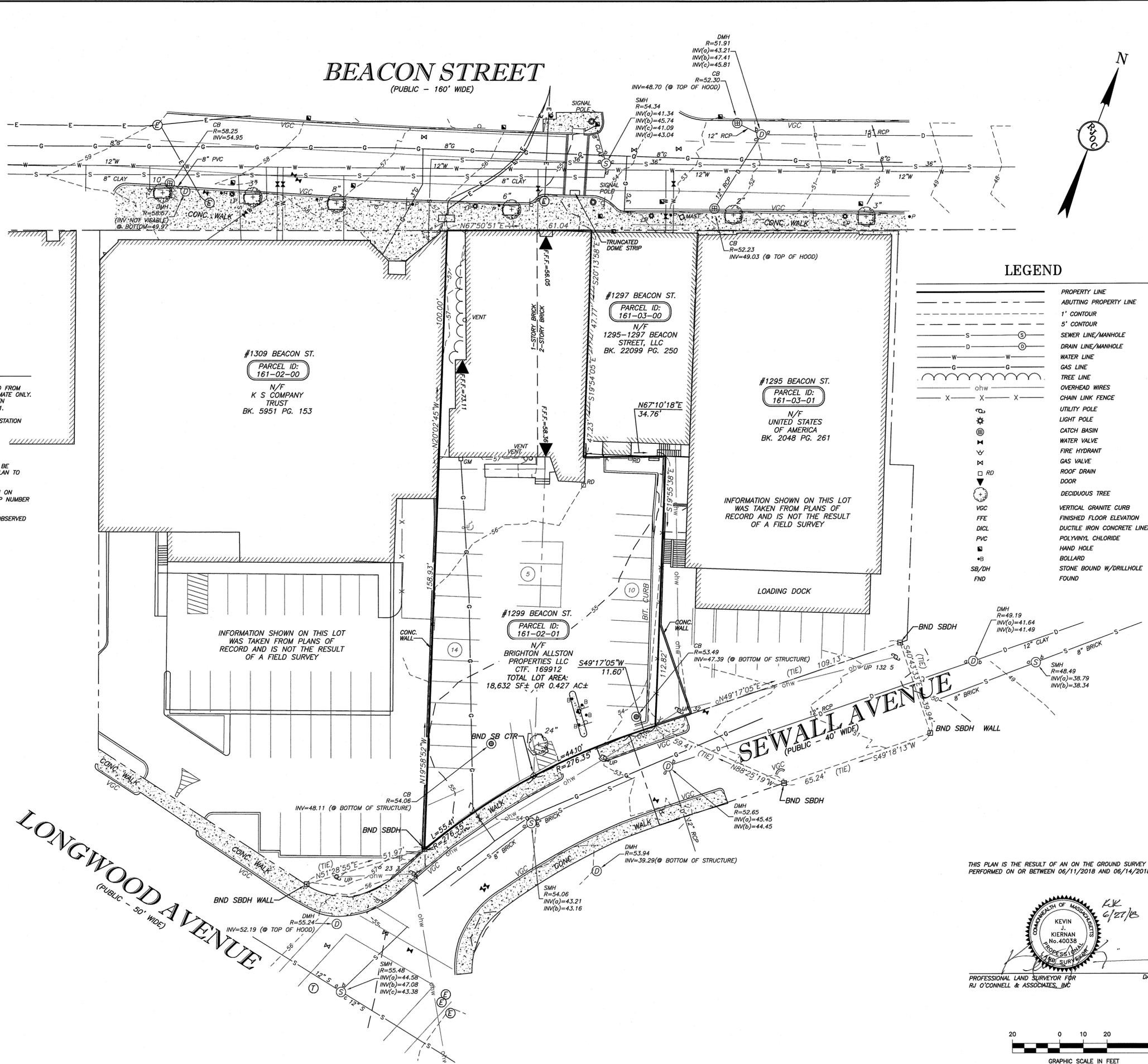
| | |
|-----------------------|----------|
| LOT SIZE MINIMUM | NONE |
| LOT WIDTH MINIMUM | NONE |
| MINIMUM FRONT YARD | NONE |
| MINIMUM SIDE YARD | NONE |
| MINIMUM REAR YARD | 10'-1/2' |
| OPEN SPACE OF LOT | NONE |
| MAX. BUILDING HEIGHT | 45' |
| FLOOR AREA RATIO MAX. | 2.25 |

* L IS THE LENGTH OF A WALL PARALLEL (OR WITHIN 45° OF PARALLEL) TO THE LOT LINE, MEASURED PARALLEL TO THE LOT LINE. SUBJECT TO THE PROVISIONS OF §5.41 FOR BUILDINGS OF UNEVEN ALIGNMENT OF HEIGHT. H IS THE HEIGHT, MEASURED AS PROVIDED IN §5.30, OF THAT PART OF THE BUILDING FOR WHICH THE SETBACK OR YARD IS TO BE CALCULATED.

PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE NORFOLK COUNTY REGISTRY OF DEEDS

- LAND COURT PLAN 24318-A
- LAND COURT PLAN 26532-A
- PLAN IN BOOK 2048 PAGE 261
- PLAN 897 OF 1996



LEGEND

| | |
|---------|-----------------------------|
| --- | PROPERTY LINE |
| - - - | ABUTTING PROPERTY LINE |
| --- | 1' CONTOUR |
| --- | 5' CONTOUR |
| S --- S | SEWER LINE/MANHOLE |
| D --- D | DRAIN LINE/MANHOLE |
| W --- W | WATER LINE |
| G --- G | GAS LINE |
| --- | TREE LINE |
| ohw | OVERHEAD WIRES |
| X --- X | CHAIN LINK FENCE |
| ⊙ | UTILITY POLE |
| ⊙ | LIGHT POLE |
| ⊙ | CATCH BASIN |
| ⊙ | WATER VALVE |
| ⊙ | FIRE HYDRANT |
| ⊙ | GAS VALVE |
| ⊙ | ROOF DRAIN |
| ⊙ | DOOR |
| ⊙ | DECIDUOUS TREE |
| VGC | VERTICAL GRANITE CURB |
| FFE | FINISHED FLOOR ELEVATION |
| DICL | DUCTILE IRON CONCRETE LINED |
| PVC | POLYVINYL CHLORIDE |
| ⊙ | HAND HOLE |
| ⊙ | BOLLARD |
| SB/DH | STONE BOUND W/DRILLHOLE |
| FND | FOUND |

Date: _____
Revision: _____
No. _____

Record Owner:
BRIGHTON ALLSTON PROPERTIES LLC
1299 BEACON STREET
BROOKLINE, MA 02446
L.C. CERT. 169912

Location:
PARCEL ID: 161-02-01
1299 BEACON STREET
BROOKLINE, MA 02446

Drawn by: SML
Checked by: KJK
Scale: 1"=20'
Date: 06/27/2018
Field Crew: TDB/DPB
Field Book: BK. 27 PG. 37

Prepared for:
BRIGHTON ALLSTON PROPERTIES LLC

c/o Ms. RACHNA BALAKRISHNA, ESQ.
1299 BEACON STREET
BROOKLINE, MA 02446

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
www.rjconnell.com

Project Name:
1299 BEACON ST. BROOKLINE, MA

Drawing Name:
EXISTING CONDITIONS PLAN

Drawing No.: **EX-1**
Project No.: **18068**

Copyright © 2018 by R.J. O'Connell & Associates, Inc.

Drawing name: G:\MA\Brookline\Brighton Allston Properties LLC\1299 Beacon Street\Survey\DWG\18068_Survey.dwg
Jun 27, 2018 1:53:33pm

