

217
KENT STREET

Brookline, Massachusetts 02446

PREPARED FOR:

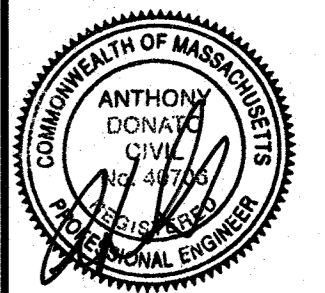
NEW KENT
STREET LLC

P.O. Box 830
Brookline, Massachusetts 02446

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	10/7/19	DRAWN BY:	DPR
SCALE:	1" = 20'	CHECK BY:	AD

PRELIMINARY
LAYOUT AND
MATERIALS PLAN

PLOT DATE: Oct 07, 2019 10:20 am

DWG: 21757sp1.dwg

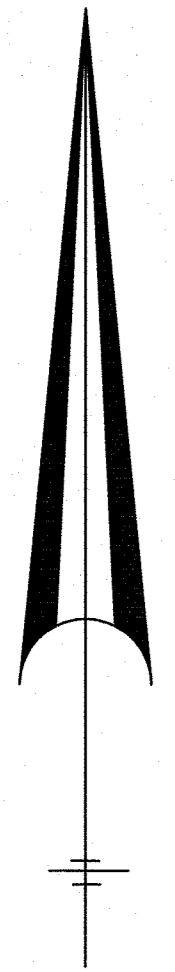
LAYOUT:

SHEET: 1 OF 4

PROJECT NO.:

C2

21757

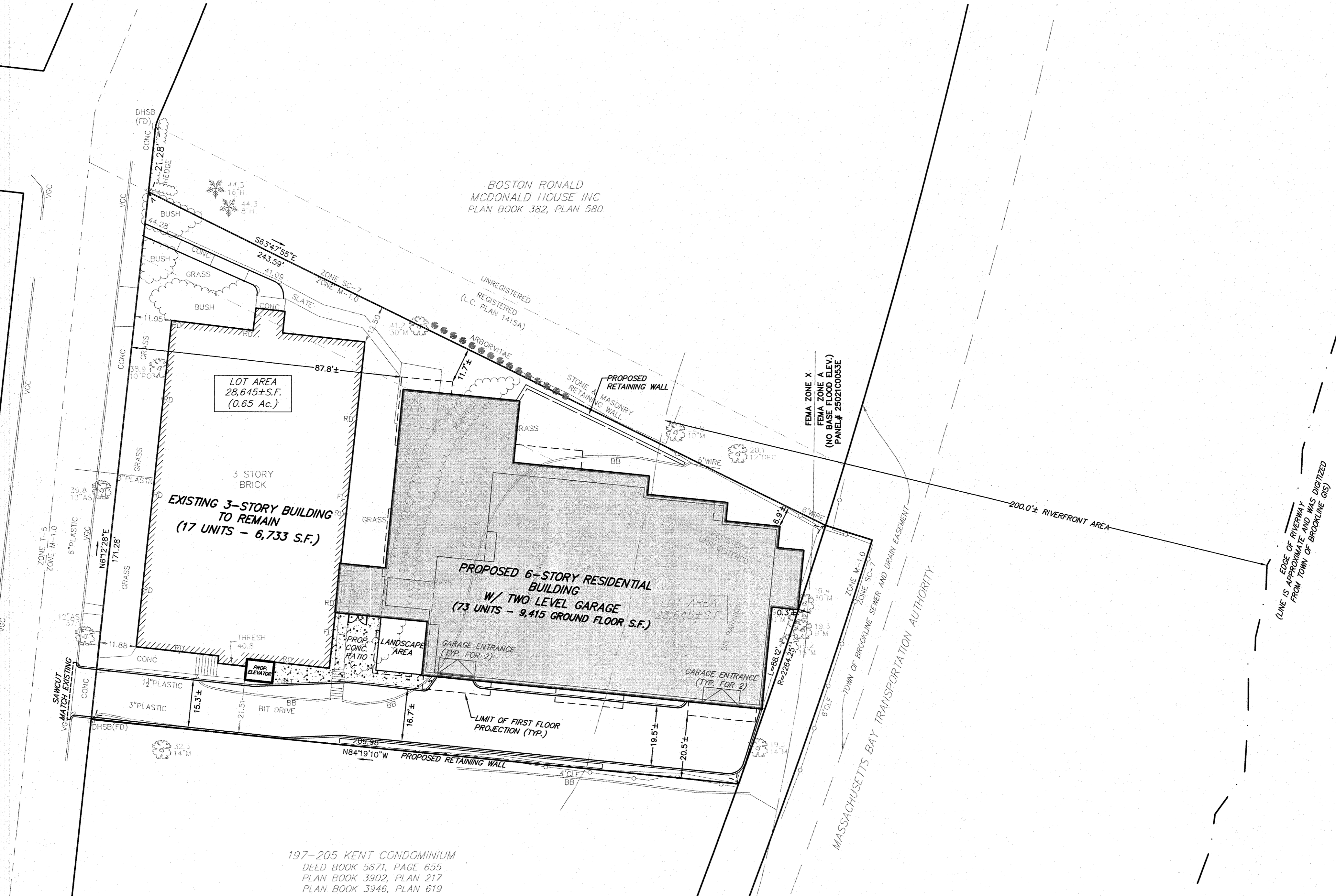


MASSACHUSETTS STATE PLAN COORDINATES, MAINLAND, NAD83

FRANCIS ST.

KENT STREET
(PUBLIC - 40')

KENT SQ.



197-205 KENT CONDOMINIUM
DEED BOOK 5871, PAGE 635
PLAN BOOK 3902, PLAN 217
PLAN BOOK 3946, PLAN 619
PLAN BOOK 3980, PLAN 602

PLAN
1" = 20'

UNIT SUMMARY					
UNIT TYPES	AVERAGE SIZE	AFFORDABLE	# OF UNITS	PARKING FACTOR	REQUIRED PARKING
STUDIO	510	5	32	2	64
1 BEDROOM	698	6	43	2	86
2 BEDROOM	922	1	6	2	12
3 BEDROOM	1022	1	9	2.3	21
TOTAL	-	13	90		183

PROPOSED PARKING	PARKING AISLE WIDTH
LOWER GARAGE LEVEL: 22	REQUIRED WIDTH: 20'
UPPER GARAGE LEVEL: 22	PROPOSED WIDTH: 15.3'
TOTAL: 44	EXISTING WIDTH: 12.6'

- NOTES**
- SOURCE OF SURVEY IS AN EXISTING CONDITIONS PLAN TITLED, "EXISTING CONDITIONS PLAN OF LAND IN BROOKLINE, MA" DATED 11/1/18 AND PERFORMED BY HANCOCK ASSOCIATES.
 - PURPOSE OF THIS PLAN IS TO SUPPORT A PROJECT ELIGIBILITY LETTER REQUEST PER M.G.L. CH. 40B 22-23.
 - WAIVERS FROM BROOKLINE ZONING BYLAW WILL BE REQUIRED AS NOTED.

