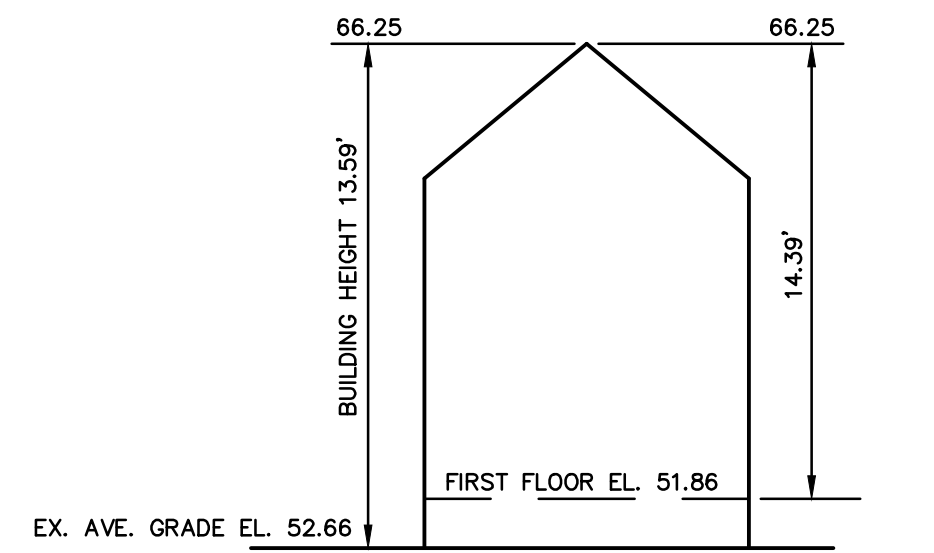


LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"

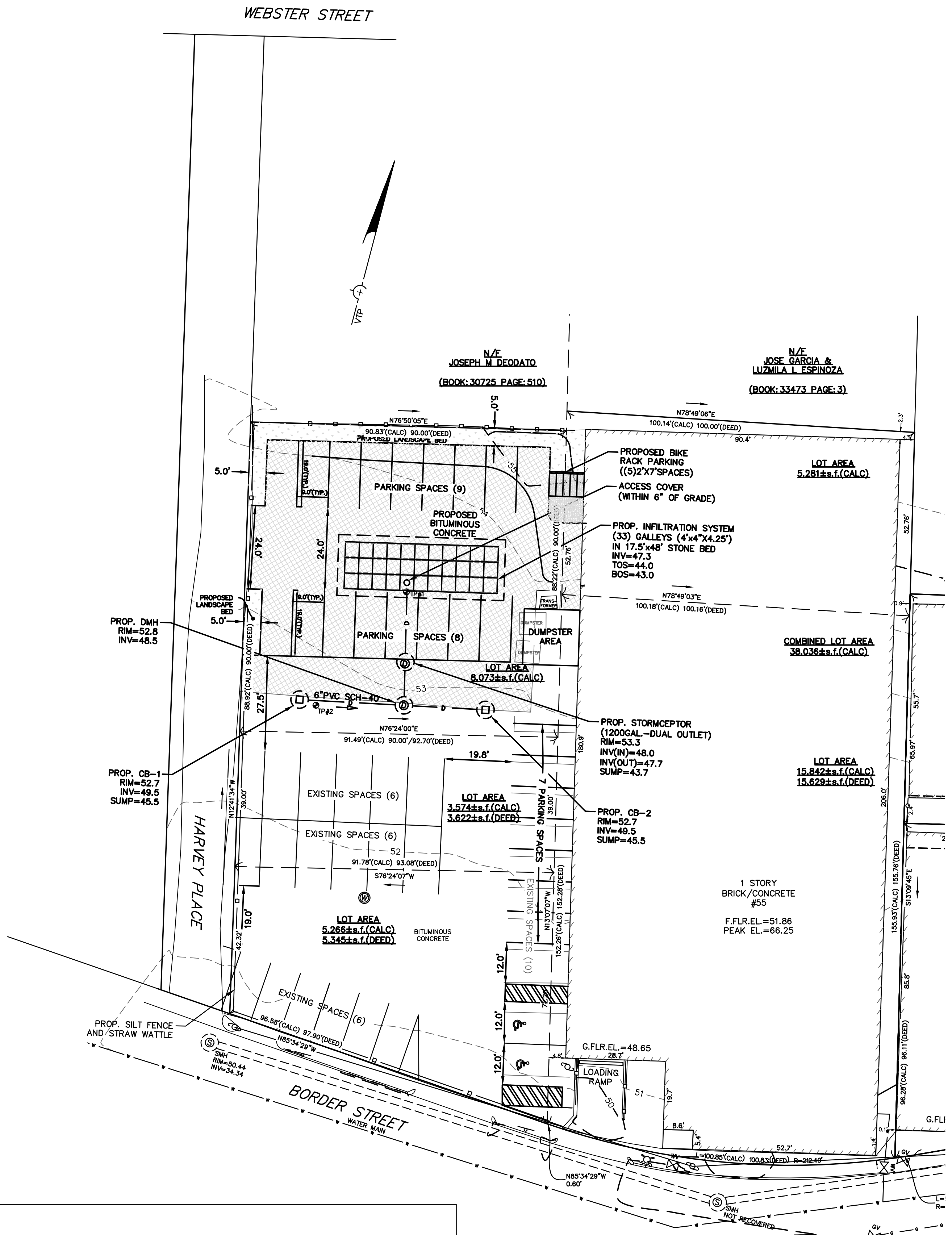


TESTPIT LOG

TESTPIT #1
0-24" TOP SOIL & FILL
24-40" SUB SOIL
40-110" COARSE SAND W/GRAVEL, COBBLES & FEW STONES
110-120" MEDIUM TO FINE SAND
SOIL "A"
NO WATER
NO REFUSAL
TESTPIT #2
0-24" TOP SOIL & FILL
24-42" SUB SOIL
42-120" COARSE SAND W/GRAVEL, COBBLES, & FEW STONES
SOIL "A"
NO WATER
NO REFUSAL

IMPERVIOUS AREA

LOT AREA	38,036.4 s.f.
EXISTING IMPERVIOUS AREA	30,272.9 s.f.
PROPOSED IMPERVIOUS AREA	36,745.5 s.f.
4% LOT AREA (OR 400s.f. MAX.)	1,521.5 s.f.
INCREASE IN IMPERVIOUS AREA	6,472.6 s.f.
6,472.6s.f. > 1,521.5s.f (DRAINAGE REQUIRED)	



Address: #55 Border Street, Newton

Length Weighted Mean

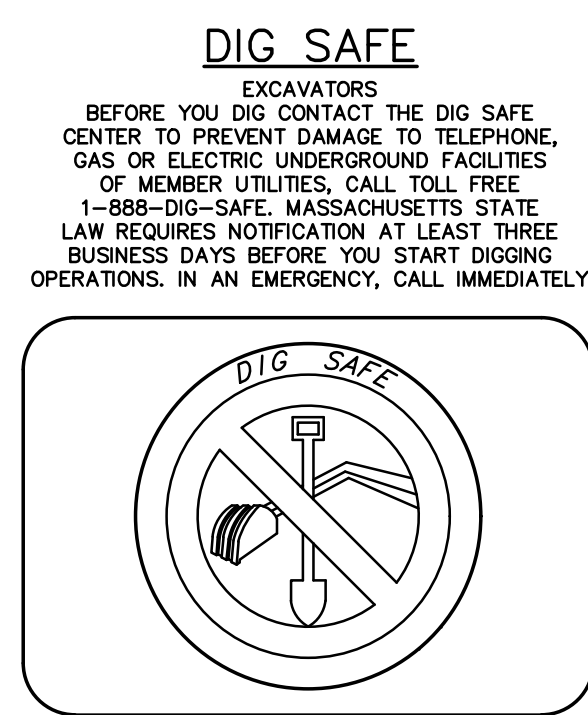
Existing Conditions Average Grade Calculation

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of Segment	Height of Segment	Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	61.31	49.63	49.49	49.56	49.56	3038.35 Sq. Ft.
2	24.99	51.51	50.22	50.86	50.86	1271.28 Sq. Ft.
3	10.97	51.33	51.17	51.25	51.25	562.42 Sq. Ft.
4	0.91	51.17	48.55	49.86	49.86	45.57 Sq. Ft.
5	13.08	48.66	48.55	48.61	48.61	635.61 Sq. Ft.
6	13.98	51.23	48.66	49.95	49.10	49.10 Sq. Ft.
7	2.75	51.23	51.16	51.20	51.20	141.00 Sq. Ft.
8	38.76	51.93	51.30	51.62	51.62	2000.82 Sq. Ft.
9	58.99	52.97	51.93	52.45	52.45	3094.29 Sq. Ft.
10	40.09	54.01	52.97	53.49	53.49	2144.42 Sq. Ft.
11	27.57	55.00	54.01	54.50	54.50	1502.58 Sq. Ft.
12	15.45	55.50	55.00	55.25	55.25	853.53 Sq. Ft.
13	90.44	56.50	55.50	56.00	56.00	5064.53 Sq. Ft.
14	18.00	56.50	56.00	56.25	56.25	1012.28 Sq. Ft.
15	17.95	56.00	55.02	55.51	55.51	996.64 Sq. Ft.
16	18.08	55.02	54.04	54.53	54.53	985.84 Sq. Ft.
17	18.34	54.04	53.04	53.54	53.54	981.87 Sq. Ft.
18	18.50	53.04	52.03	52.53	52.53	972.02 Sq. Ft.
19	44.53	52.03	50.93	51.48	51.48	2292.23 Sq. Ft.
20	53.74	50.93	49.92	50.42	50.42	2709.86 Sq. Ft.
21	16.85	49.92	49.43	49.68	49.68	836.80 Sq. Ft.
Total	582.29					31191.04 Sq. Ft.
Total Column F / Total Column B = Average Grade						Average Grade: 52.66'

ZONING CHART (#55)

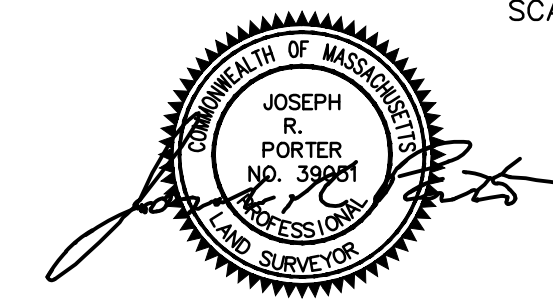
NEWTON, MASSACHUSETTS

ZONE: M	SUBMISSION: BLDG. PERMIT		
REGULATION	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	10,000s.f.	38,036±s.f.	N/C
2 Stories			
3 Stories			
Lot Coverage (max)	none	84.6%	N/C
Beneficial Open Space	none	10.3%	7.5%
Front Setback	Greater of 15' or 1/2 bldg ht or avg.	1.4'	N/C
Side Setback (min)	Greater of 1/2 bldg ht or 20' 1/2 bldg ht	4.1'	N/C
Abutting Res. or Public District	5':None for Landscaping		
Not Abutting Res. or Public District			
Parking Setback			
Rear Setback (min)	Greater of 1/2 bldg ht or 20' 1/2 bldg ht	2.3'	N/C
Abutting Res. or Public District	5':None for Landscaping		
Not Abutting Res. or Public District			
Parking Setback			
Height (max)	24'	13.59'	N/C
2 Stories	36'		
3 Stories			
Stories	3	1	N/C



- NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 - THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED PARKING AT #55 BORDER STREET
SCALE: 1in.=20ft. DATE: JUNE 13, 2019
REVISED: JANUARY 15, 2021
PROJECT: 216225



VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271

