



EXISTING BUILDING HEIGHT
NOT TO SCALE
AVERAGE GRADE CALCULATION
 $48.9 + 48.4 + 48.5 + 49.1 + 49.1 + 49.3 = 293.3$
 $293.3 / 6 = 48.88'$

LEGEND

- STORM DRAIN ——— D ———
- SANITARY SEWER ——— S ———
- WATER MAIN ——— W ———
- CONTOUR - - - - - 21 - - - - -
- BUILDING
- STOCKADE FENCE
- CHAINLINK FENCE
- PROPERTY LINE W/ BEARING DISTANCE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN POST
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE:	BU-2	SUBMISSION:	EXISTING CONDITIONS
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000.0s.f.	14,585±s.f.	-
LOT FRONTAGE	N/A	117.80'	-
FRONT SETBACK	**10.0'	22.0'	-
SIDE SETBACK	**11.13'	32.1'	-
REAR SETBACK	0.0'	45.1'	-
BUILD HEIGHT	24.0'	22.26'	-
AVERAGE GRADE	N/A	48.88'	-
LOT COVERAGE	N/A	9.2%	-
OPEN SPACE	N/A	78.3%	-

*1/2 THE BUILDING HEIGHT
** AVERAGE FRONT SETBACK $(10.0' + 10.0') = 20.0' / 2 = 10.0'$

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#152 ADAMS STREET
SCALE: 1in.=10ft. DATE: MAY 10, 2010
PROJECT: 06124

VTP
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