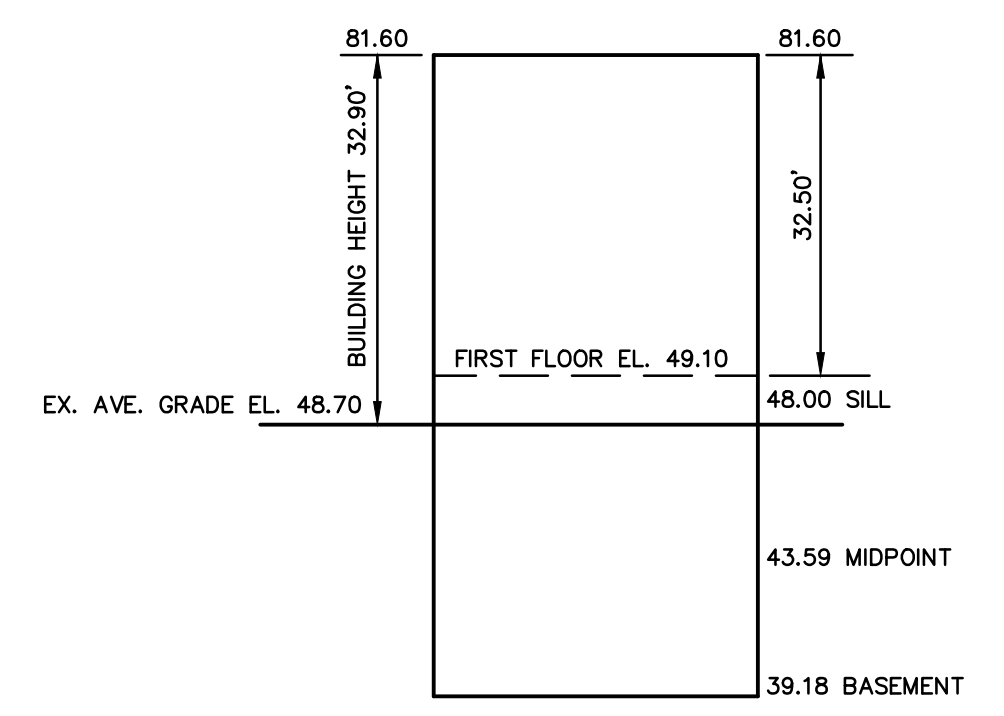


2012.dwg (2/2012)

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"

1 STORY WOOD/STUCCO #390-R

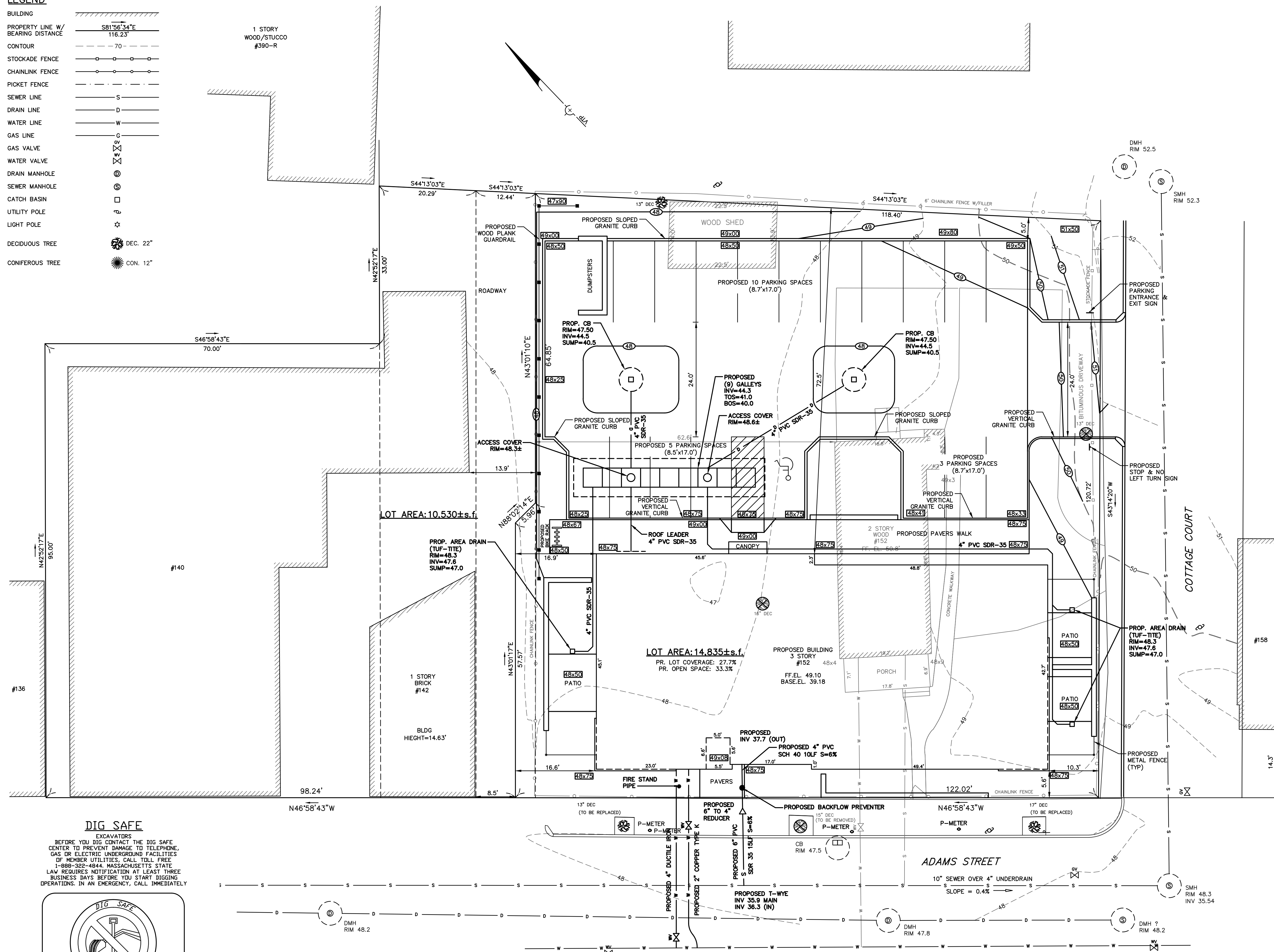


Address: #152 Adams Street

Length Weighted Mean Proposed Average Grade Calculation

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	23.00	48.75	48.75	48.75	1121.25 Sq. Ft.
2	6.60	49.08	49.08	49.08	323.93 Sq. Ft.
3	17.00	48.75	48.75	48.75	828.75 Sq. Ft.
4	49.40	48.75	48.75	48.75	2408.25 Sq. Ft.
5	10.00	48.75	48.50	48.63	486.25 Sq. Ft.
6	22.80	48.50	48.50	48.50	1105.80 Sq. Ft.
7	10.00	48.80	48.50	48.65	486.50 Sq. Ft.
8	48.80	48.75	48.75	48.75	2379.00 Sq. Ft.
9	45.60	48.75	48.75	48.75	2223.00 Sq. Ft.
10	21.00	48.75	48.50	48.63	1021.13 Sq. Ft.
11	12.00	48.50	48.50	48.50	582.00 Sq. Ft.
12	12.10	48.75	48.50	48.63	588.36 Sq. Ft.
Total	278.30				13554.22 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 48.70'



ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: BU-2 SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000.0s.f.	14,585±s.f.	14,835±s.f.
LOT FRONTAGE	N/A	117.80'	122.91'
FRONT SETBACK	**10.0'	22.0'	5.6'
SIDE SETBACK	*5.0'	32.1'	16.6'
REAR SETBACK	0.0'	45.1'	72.5'
BUILDING HEIGHT	24.0'	22.26'	32.9'
AVERAGE GRADE	N/A	48.88'	48.70'
LOT COVERAGE	N/A	9.2%	27.7%
OPEN SPACE	N/A	78.3%	33.3%

*1/2 THE BUILDING HEIGHT: 32.9'/2=16.45'
** AVERAGE FRONT SETBACK: (10.0'+0.0')=10.0'/2= 5.0'

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#152 ADAMS STREET

SCALE: 1in.=10ft. DATE: AUGUST 29, 2012
REVISED: OCTOBER 16, 2012

PROJECT: 206124

VTP
ASSOCIATES
INC.

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

SHEET 1 OF 2

DIG SAFE
EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-322-4844. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

