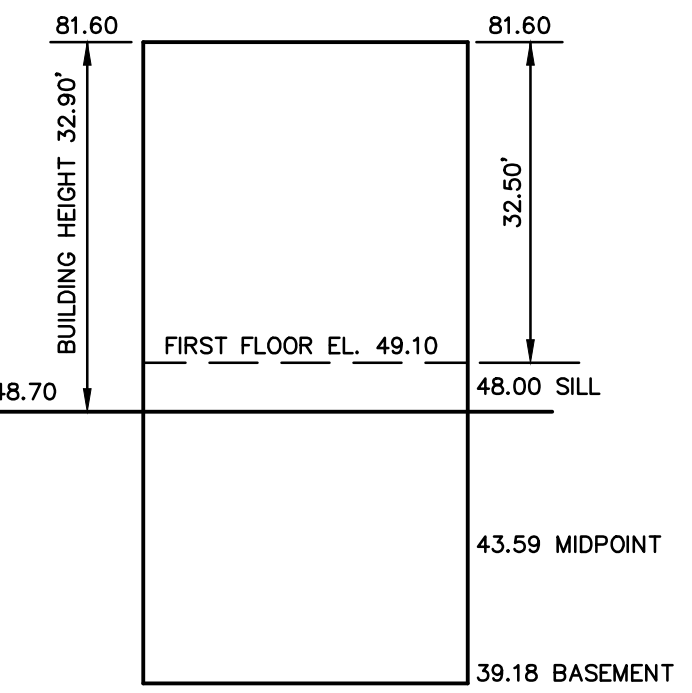
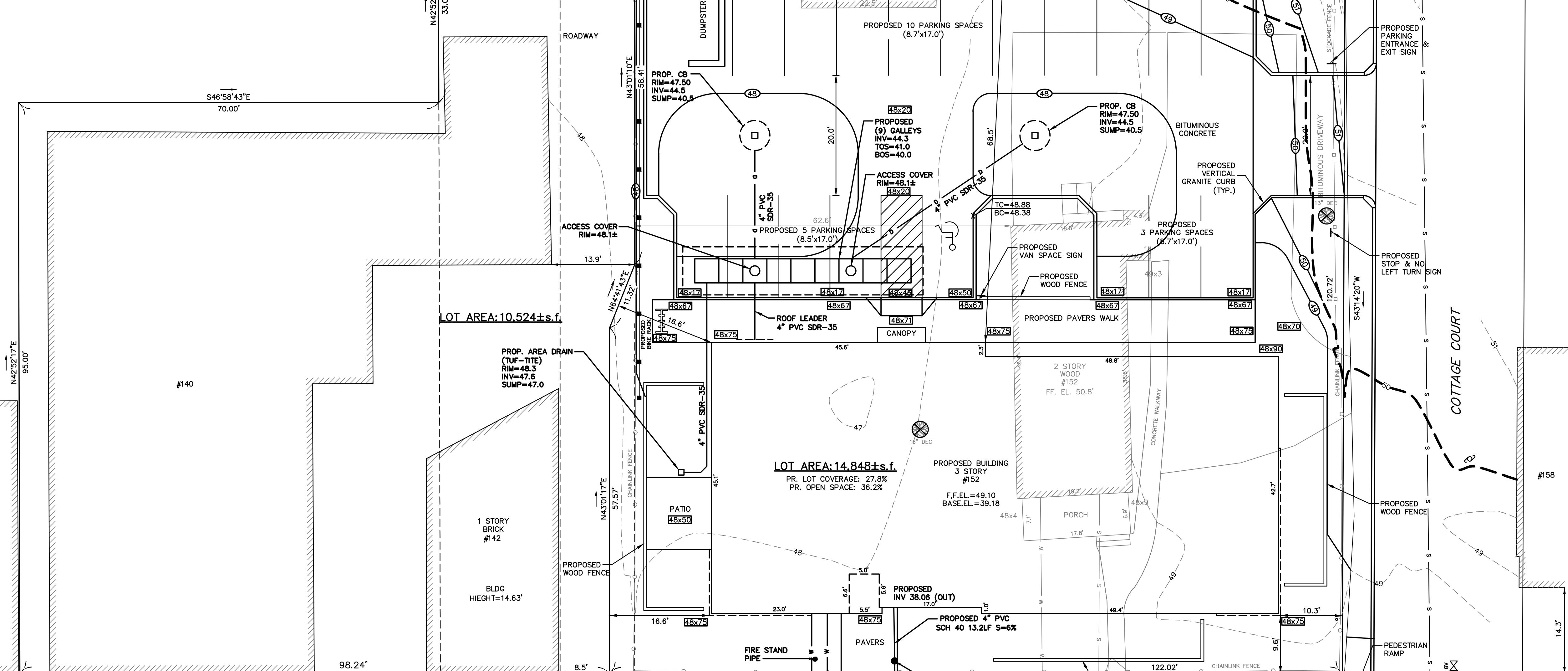


20120810.dwg (2/2012)

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
- LIGHT POLE
- UTILITY POLE
- DECIDUOUS TREE: DEC. 22"
- CONIFEROUS TREE: CON. 12"

1 STORY WOOD/STUCCO #390-R



ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE: BU-2		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 Os.f.	14,585±s.f.	14,835±s.f.
LOT FRONTAGE	N/A	117.80'	122.91'
FRONT SETBACK	**10.0'	22.0'	9.6'
SIDE SETBACK	*5.0'	32.1'	16.6'
REAR SETBACK	0.0'	45.1'	68.5'
BUILDING HEIGHT	24.0'	22.26'	32.9'
AVERAGE GRADE	N/A	48.88'	48.70'
LOT COVERAGE	N/A	9.2%	27.8%
OPEN SPACE	N/A	78.3%	36.2%

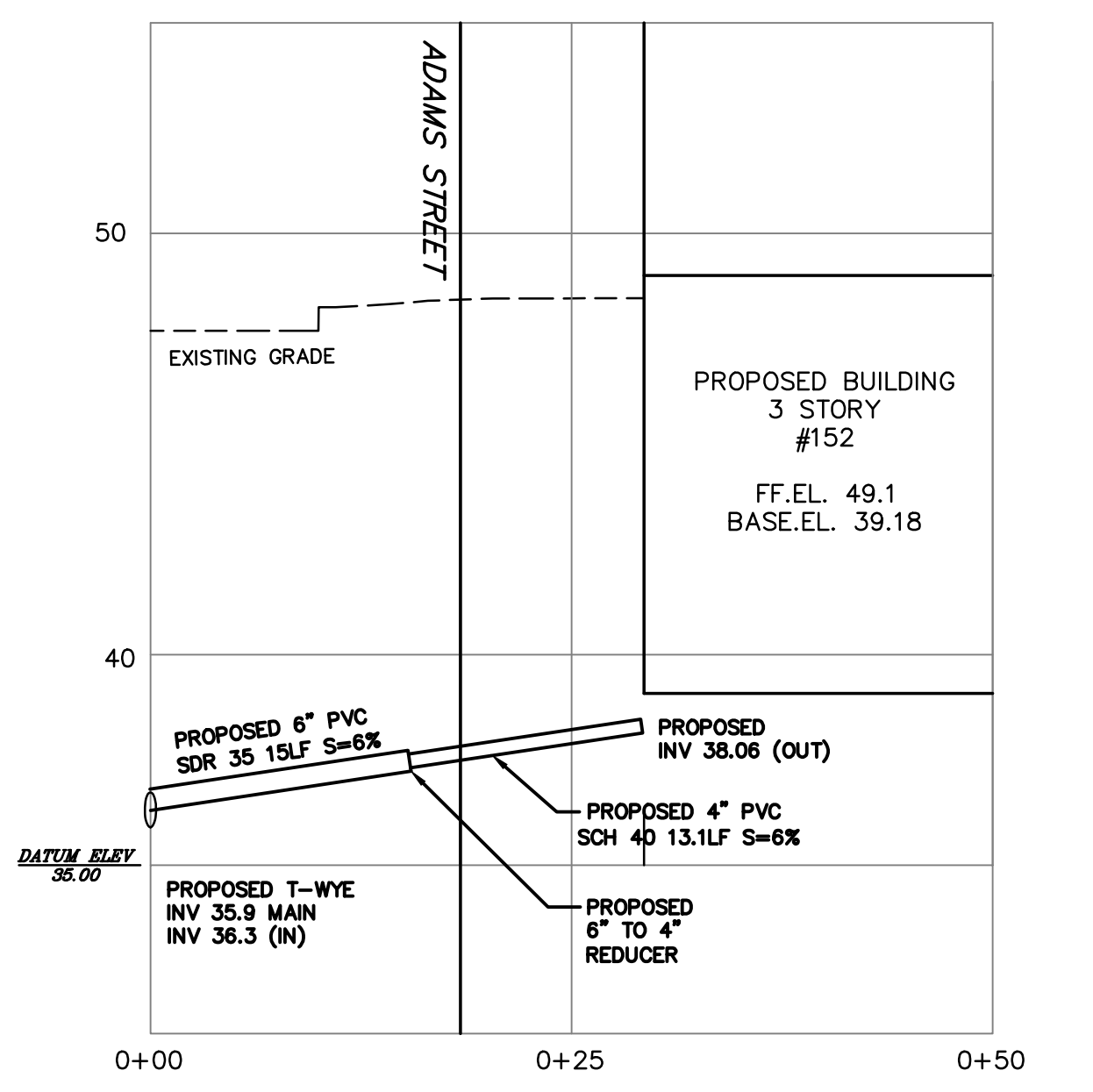
\*1/2 THE BUILDING HEIGHT: 32.9'/2=16.45'  
 \*\* AVERAGE FRONT SETBACK: (10.0'+0.0')=10.0'/2= 5.0'

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.
<b>Total</b>	<b>278.30</b>				<b>13554.22 Sq. Ft.</b>

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



**PROPOSED SEWER PROFILE**  
 SCALE: 1" = 10' (HORIZONTAL)  
 SCALE: 1" = 4' (VERTICAL)

**TOPOGRAPHIC SITE PLAN**  
 NEWTON, MASSACHUSETTS

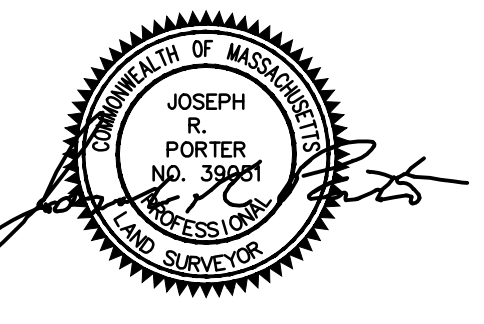
SHOWING PROPOSED CONDITIONS AT #152 ADAMS STREET

SCALE: 1in.=10ft. DATE: AUGUST 29, 2012  
 REVISED: OCTOBER 16, 2012; JANUARY 16, 2013

PROJECT: 206124

**VTP ASSOCIATES**  
 INC.

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



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