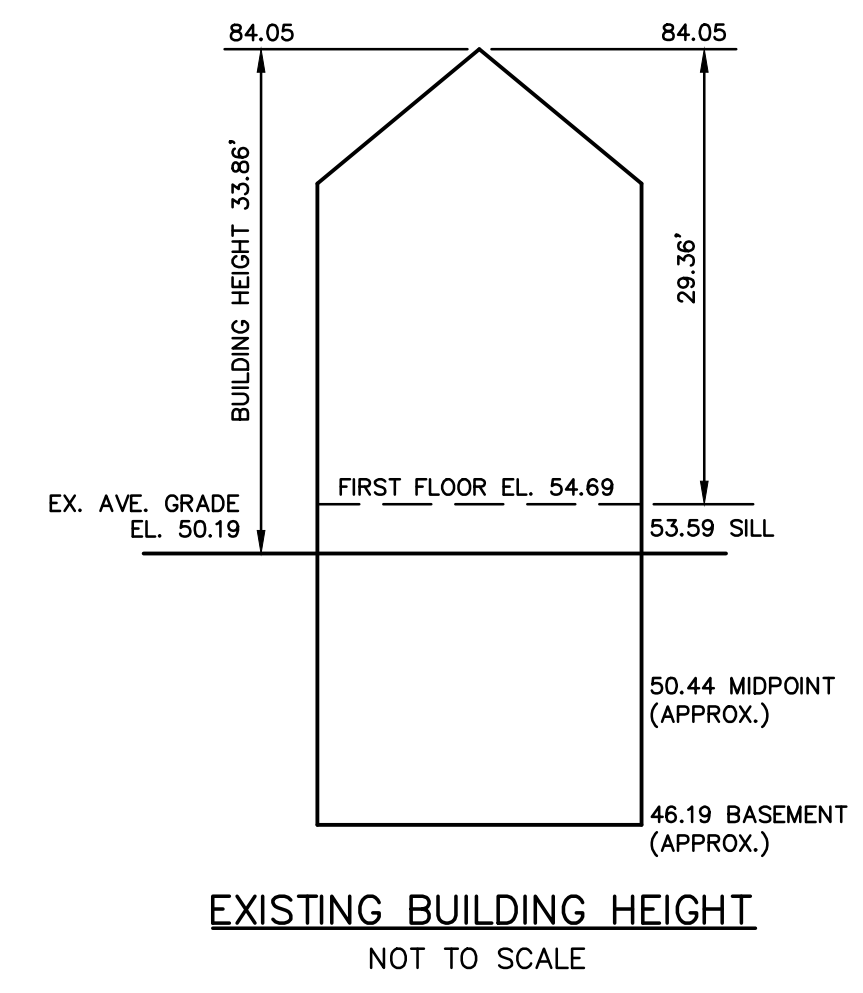
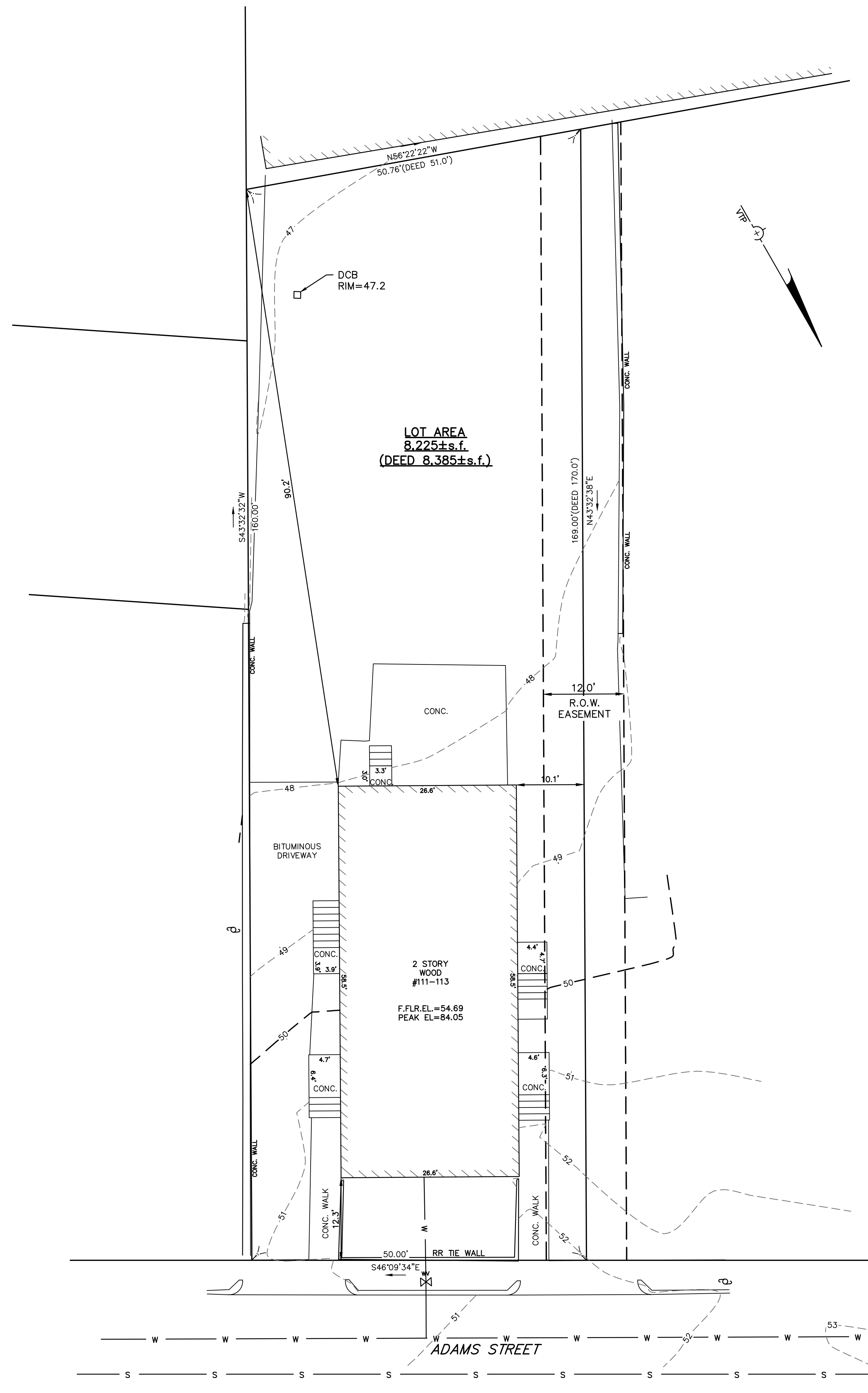


214183.dwg (2/2013)

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"



Address: #111-113 Adams St

Length Weighted Mean
Existing Average Grade Calculation

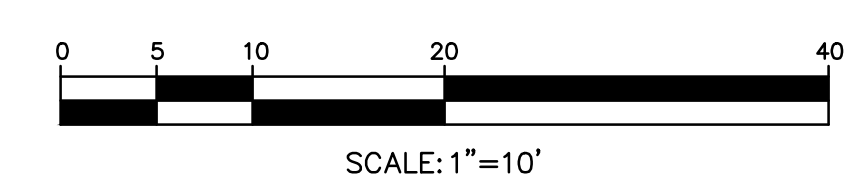
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E $E = (C+D)/2$ Average Segment Height	F $F = B \times E$
1	26.40	52.97	52.04	52.51	1386.13 Sq. Ft.
2	58.50	51.90	47.99	49.95	2921.78 Sq. Ft.
3	26.60	48.43	47.70	48.07	1278.53 Sq. Ft.
4	58.50	52.28	48.46	50.37	2946.65 Sq. Ft.
Total	170.00				8533.09

Total Column F / Total Column B = Average Grade
Average Grade: 50.19'

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	8,225±s.f.
FRONT SETBACK	15.0'	12.3'
SIDE SETBACK	1/2 BLDG. HGHT.**	10.1'
REAR SETBACK	1/2 BLDG. HGHT.**	90.2'
BUILDING HEIGHT	2 STRY/24.0'	33.86'
AVERAGE GRADE	-	50.19
FAR	1.0	-
GROSS FLOOR AREA/ SITE PLAN APPROVAL	-	-
THRESHOLD BY SPECIAL PERMIT	20,000	-

* OR 1/2 BUILDING HEIGHT OR THE AVERAGE OF ADJOINING PROPERTIES, WHICHEVER IS GREATER.
** OR 1/2 BUILDING HEIGHT, EXCEPT, WHEN ABUTTING RESIDENTIAL OR PUBLIC USE ZONE, THE SETBACK SHALL BE 1/2 THE BUILDING HEIGHT OR 20 FEET, WHICHEVER IS GREATER.



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#111-113 ADAMS STREET

SCALE: 1in.=10ft. DATE: SEPTEMBER 16, 2014
PROJECT: 214183



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