

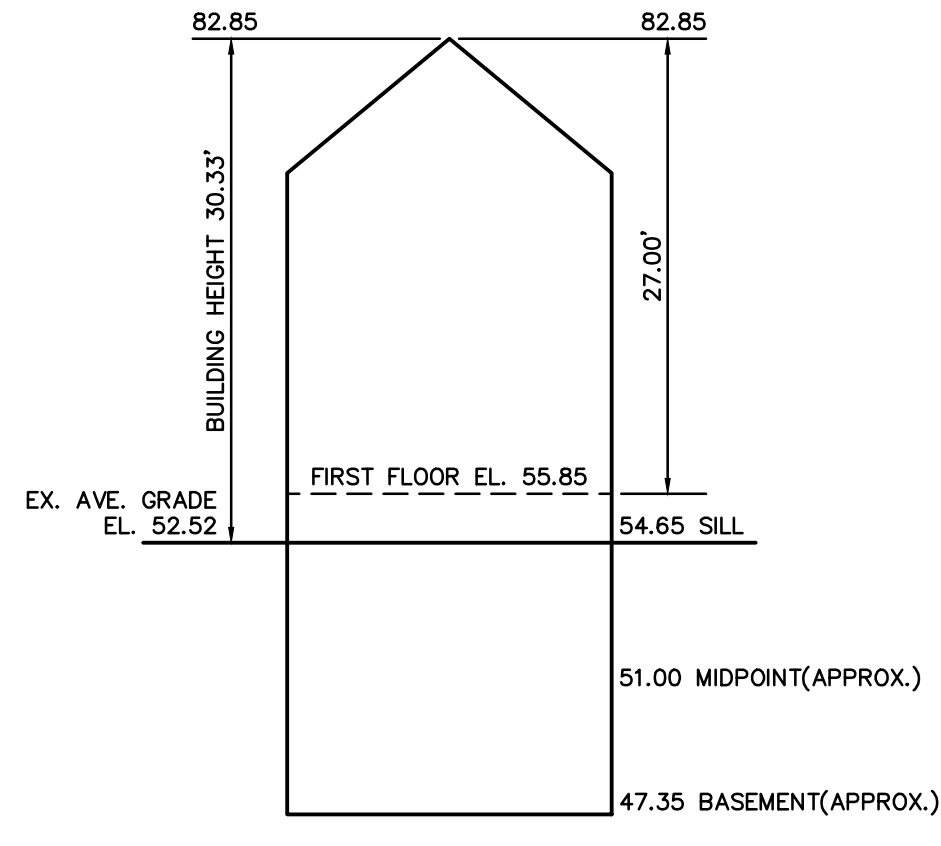
218157.ec.dwg (2-2017)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"
- HYDRANT

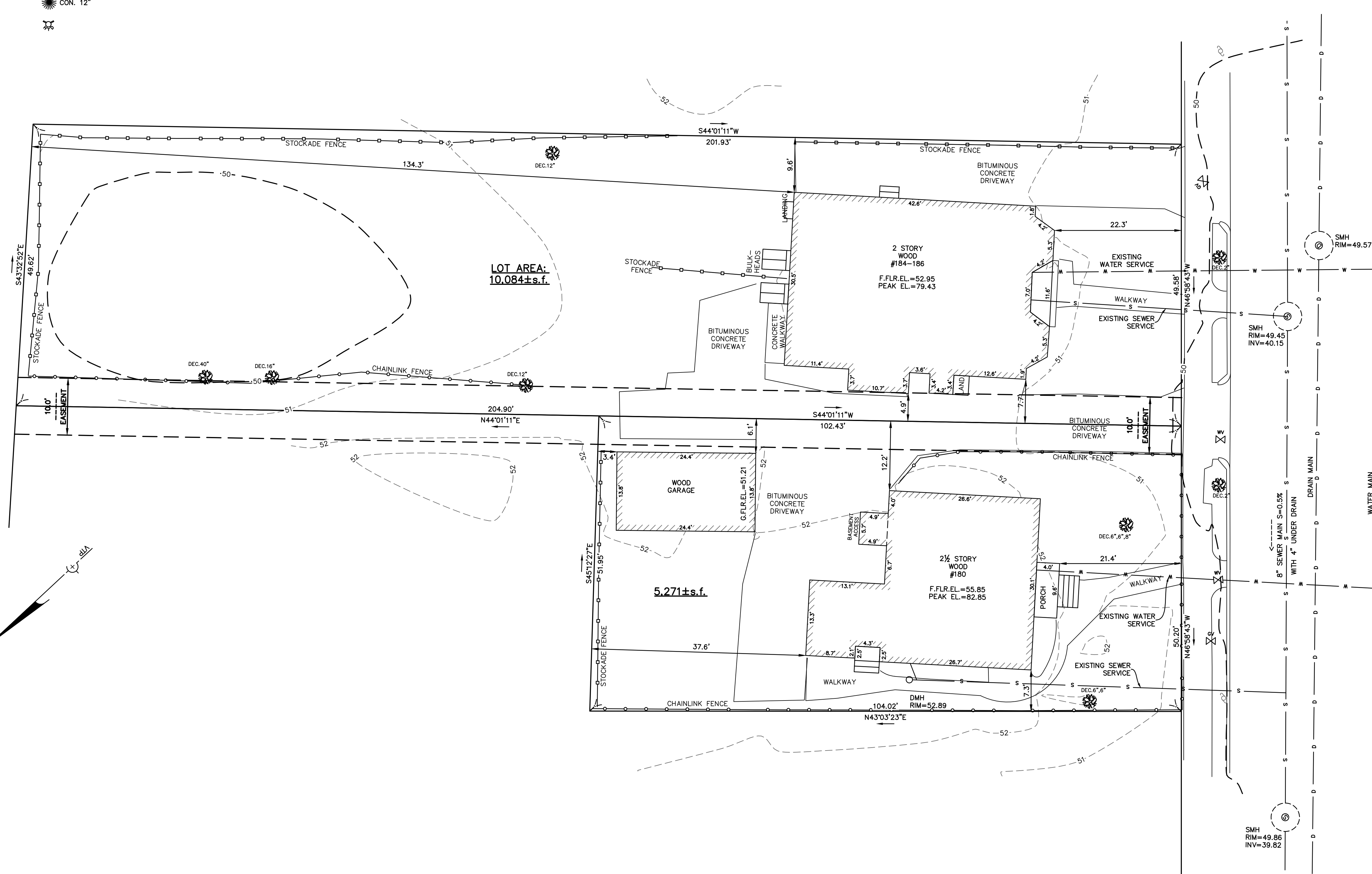
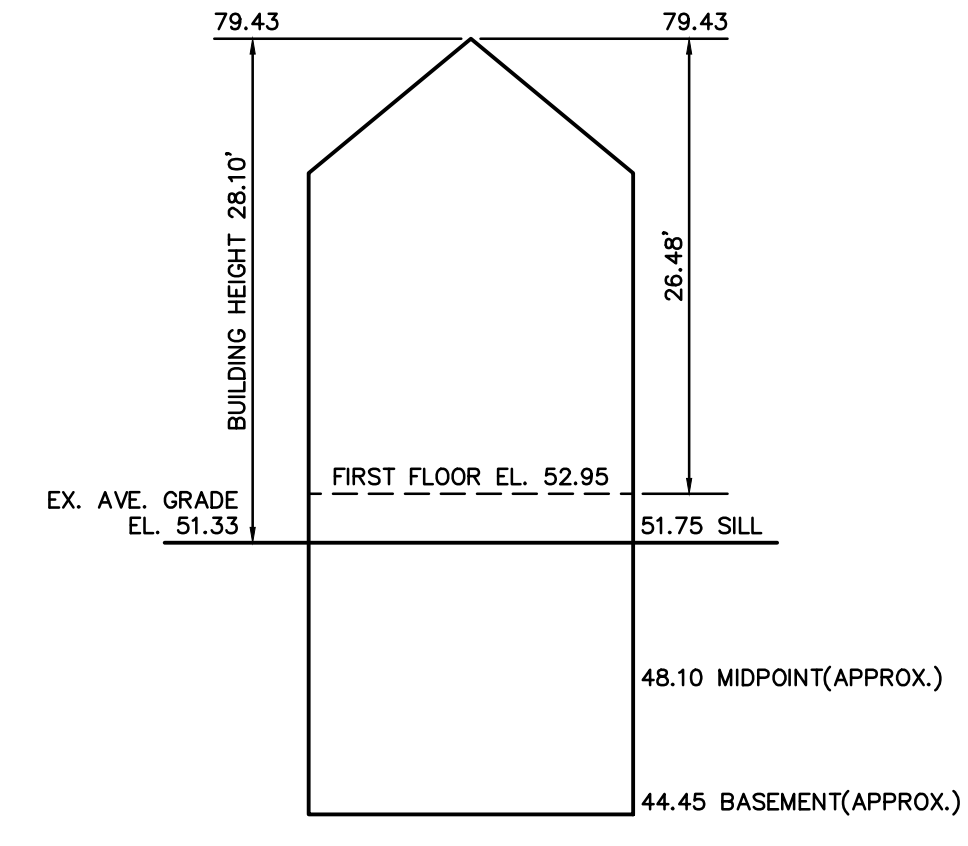
Address: #180 Adams Street, Newton

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=(C+D)/2 Segment Average Height	F=BxE
1	11.20	51.63	51.62	51.72	579.28 Sq. Ft.
2	9.60	52.02	61.71	56.87	545.92 Sq. Ft.
3	9.35	52.16	51.93	52.05	486.63 Sq. Ft.
4	7.52	52.56	52.22	52.39	394.00 Sq. Ft.
5	19.21	52.74	52.56	52.65	1011.43 Sq. Ft.
6	8.66	52.77	52.63	52.70	456.39 Sq. Ft.
7	13.30	52.58	52.28	52.43	697.29 Sq. Ft.
8	13.15	52.19	52.16	52.17	686.06 Sq. Ft.
9	6.74	52.35	52.17	52.26	352.22 Sq. Ft.
10	23.41	51.71	51.56	51.63	1208.73 Sq. Ft.
11	3.16	51.56	51.41	51.48	162.69 Sq. Ft.
Total	125.30				6580.63 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 52.52'					



Address: #184-186 Adams Street, Newton

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=(C+D)/2 Segment Average Height	F=BxE
1	5.29	50.98	50.78	50.88	269.16 Sq. Ft.
2	7.00	51.11	51.05	51.08	357.55 Sq. Ft.
3	5.34	50.90	50.80	50.85	271.53 Sq. Ft.
4	9.95	51.24	50.98	51.11	508.58 Sq. Ft.
5	2.70	51.31	51.24	51.28	138.45 Sq. Ft.
6	10.70	51.68	51.56	51.62	552.29 Sq. Ft.
7	11.38	51.67	51.52	51.59	587.15 Sq. Ft.
8	10.80	51.54	51.48	51.51	556.33 Sq. Ft.
9	3.50	51.57	51.54	51.55	180.44 Sq. Ft.
10	2.40	51.57	51.54	51.56	123.73 Sq. Ft.
11	3.50	51.54	51.50	51.52	180.32 Sq. Ft.
12	5.60	51.50	51.42	51.46	288.18 Sq. Ft.
13	3.00	51.42	51.39	51.41	154.22 Sq. Ft.
14	15.00	51.47	51.29	51.38	770.69 Sq. Ft.
15	3.39	51.47	51.42	51.45	174.41 Sq. Ft.
16	24.16	51.42	51.01	51.22	1237.35 Sq. Ft.
Total	123.71				6350.37 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 51.33'					



ZONING CHART (#180)
NEWTON, MASSACHUSETTS

ZONE: BU-2		SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING	
LOT AREA	10,000s.f.	5,271±s.f. *	
LOT FRONTAGE	-	50.2'	
FRONT SETBACK	LESSER OF 1/2 BLDG HGT OR AVG.	21.4'	
SIDE SETBACK	GREATER OF 1/2 BLDG HGT OR 15.0'	7.3'*	
REAR SETBACK	GREATER OF 1/2 BLDG HGT OR 15.0'	37.6'	
BUILDING HEIGHT	24.0'	30.33'*	
AVERAGE GRADE	-	52.52	
FLOOR AREA RATIO	1.00	-	
LOT COVERAGE	-	26.0%	
OPEN SPACE	-	49.9%	

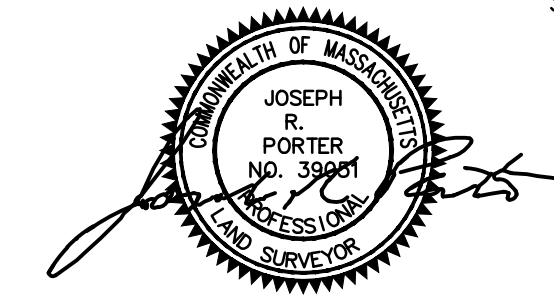
*NON-CONFORMING

ZONING CHART (#184-186)
NEWTON, MASSACHUSETTS

ZONE: BU-2		SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING	
LOT AREA	10,000s.f.	10,084±s.f.	
LOT FRONTAGE	-	49.58'	
FRONT SETBACK	LESSER OF 1/2 BLDG HGT OR 15.0'	22.3'	
SIDE SETBACK	GREATER OF 1/2 BLDG HGT OR 15.0'	4.9'*	
REAR SETBACK	GREATER OF 1/2 BLDG HGT OR 15.0'	134.3'	
BUILDING HEIGHT	24.0'	28.10'*	
AVERAGE GRADE	-	51.33	
FLOOR AREA RATIO	1.00	-	
LOT COVERAGE	-	27.3%	
OPEN SPACE	-	45.3%	

*NON-CONFORMING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#180 & 184-186 ADAMS STREET
SCALE: 1in.=10ft. DATE: AUGUST 23, 2018



PROJECT: 218157
VTP
ASSOCIATES
INC.

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

© 2018 VTP ASSOCIATES, INC.

