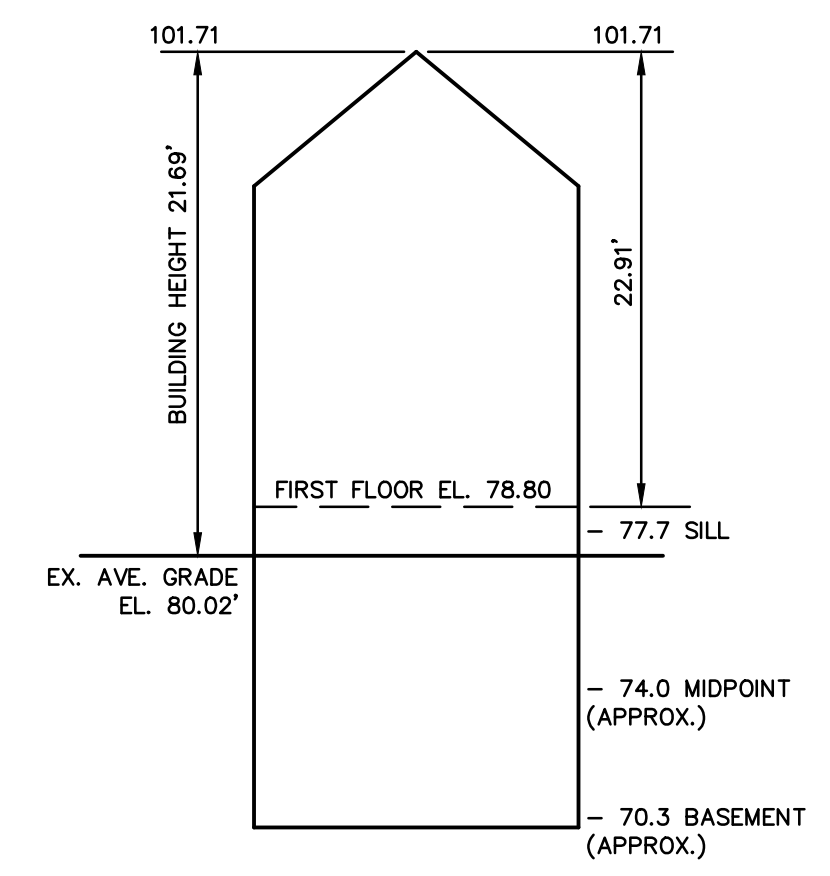
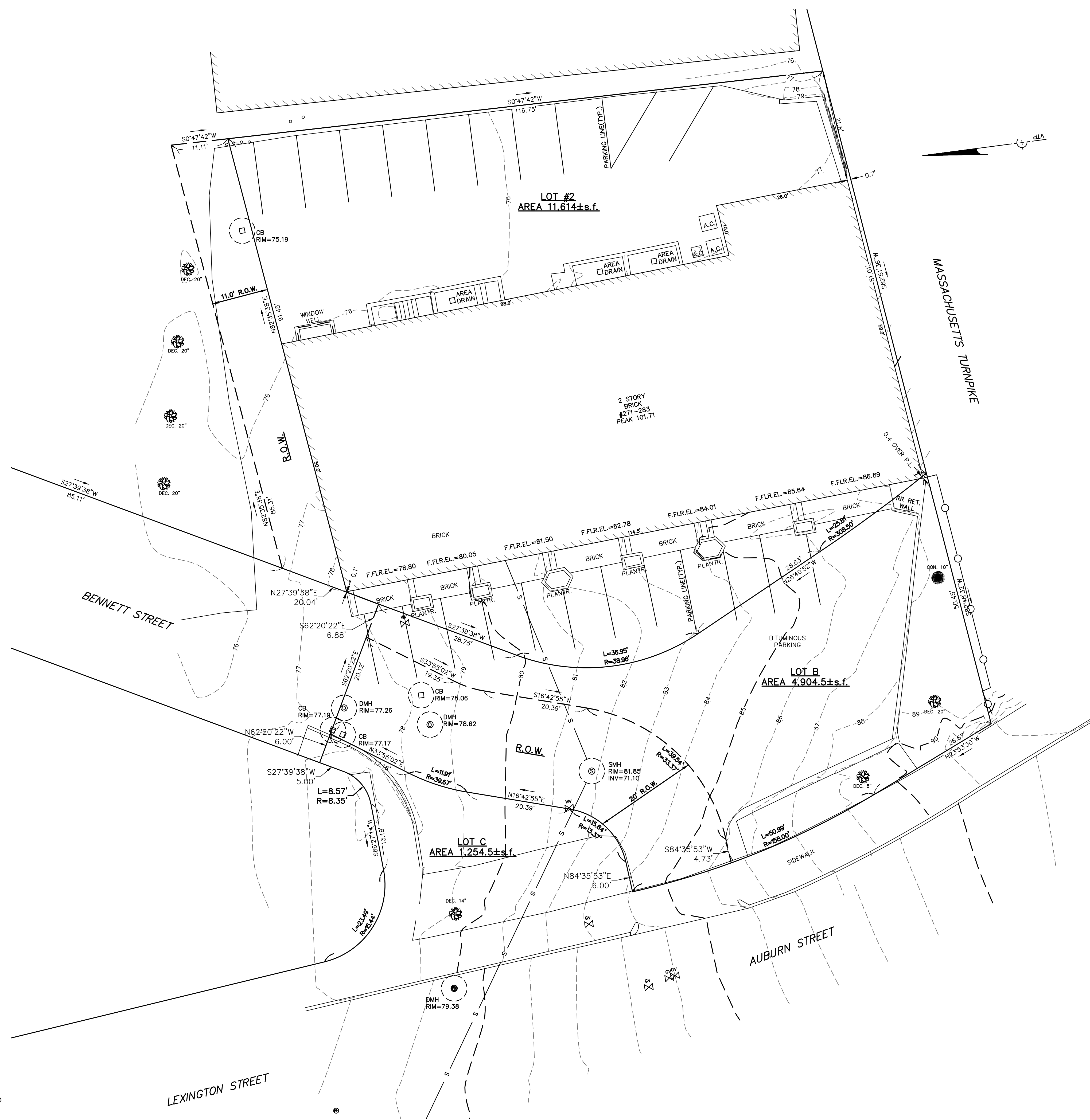


214218.dwg
(2.013)

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 #271-283 Auburn St

Length Weighted Mean						
Existing Average Grade Calculation						
Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2	Average	F=BxE
1	114.60	88.32	77.89	83.11	83.11	9523.83 Sq. Ft.
2	50.03	78.00	75.83	76.92	76.92	3848.06 Sq. Ft.
3	88.90	77.33	75.78	76.56	76.56	6805.74 Sq. Ft.
4	10.02	77.33	76.62	76.98	76.98	771.29 Sq. Ft.
5	26.02	77.10	76.51	76.81	76.81	1998.47 Sq. Ft.
6	59.90	88.50	79.00	83.75	83.75	5016.63 Sq. Ft.
Total	349.47					27964.01 Sq. Ft.
Total Column F / Total Column B = Average Grade						
Average Grade: 80.02'						

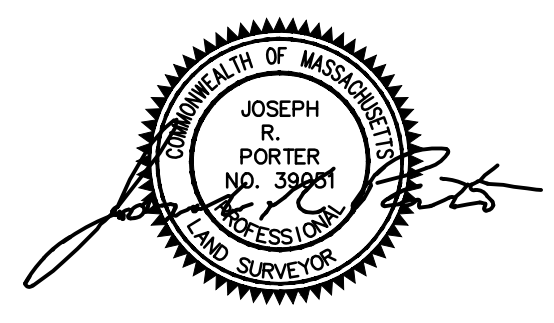
ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: BU-1	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	11,614±s.f.
LOT FRONTAGE	80.0'	140.18'
FRONT SETBACK	-	0.0'
SIDE SETBACK	-	0.0'
REAR SETBACK	0.0'	21.8'
BUILDING HEIGHT	24.0'	21.69'
AVERAGE GRADE	-	80.02'

* SEC 30-15: THE FRONT SETBACK SHALL BE THE AVERAGE OF THE SETBACKS OF THE BUILDING NEAREST THERETO ON EITHER SIDE.
 ** SEC 30-15: THE SIDE SETBACK SHALL BE 1/2 THE BUILDING HEIGHT OR A DISTANCE EQUAL TO THE SIDE YARD SETBACK OF THE ABUTTING PROPERTY AT ANY GIVEN SIDE YARD.

TOPOGRAPHIC SITE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING EXISTING CONDITIONS AT
 #271-283 AUBURN STREET

SCALE: 1in.=10ft. DATE: DECEMBER 17, 2014

PROJECT: 214218



VTP
 ASSOCIATES
 INC.

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

