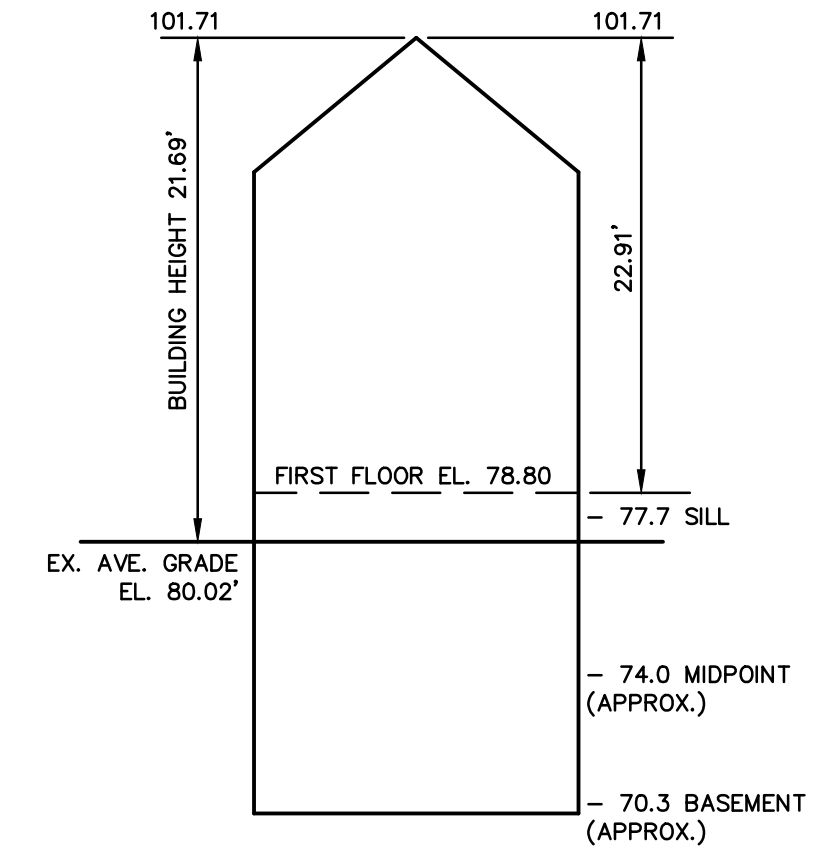
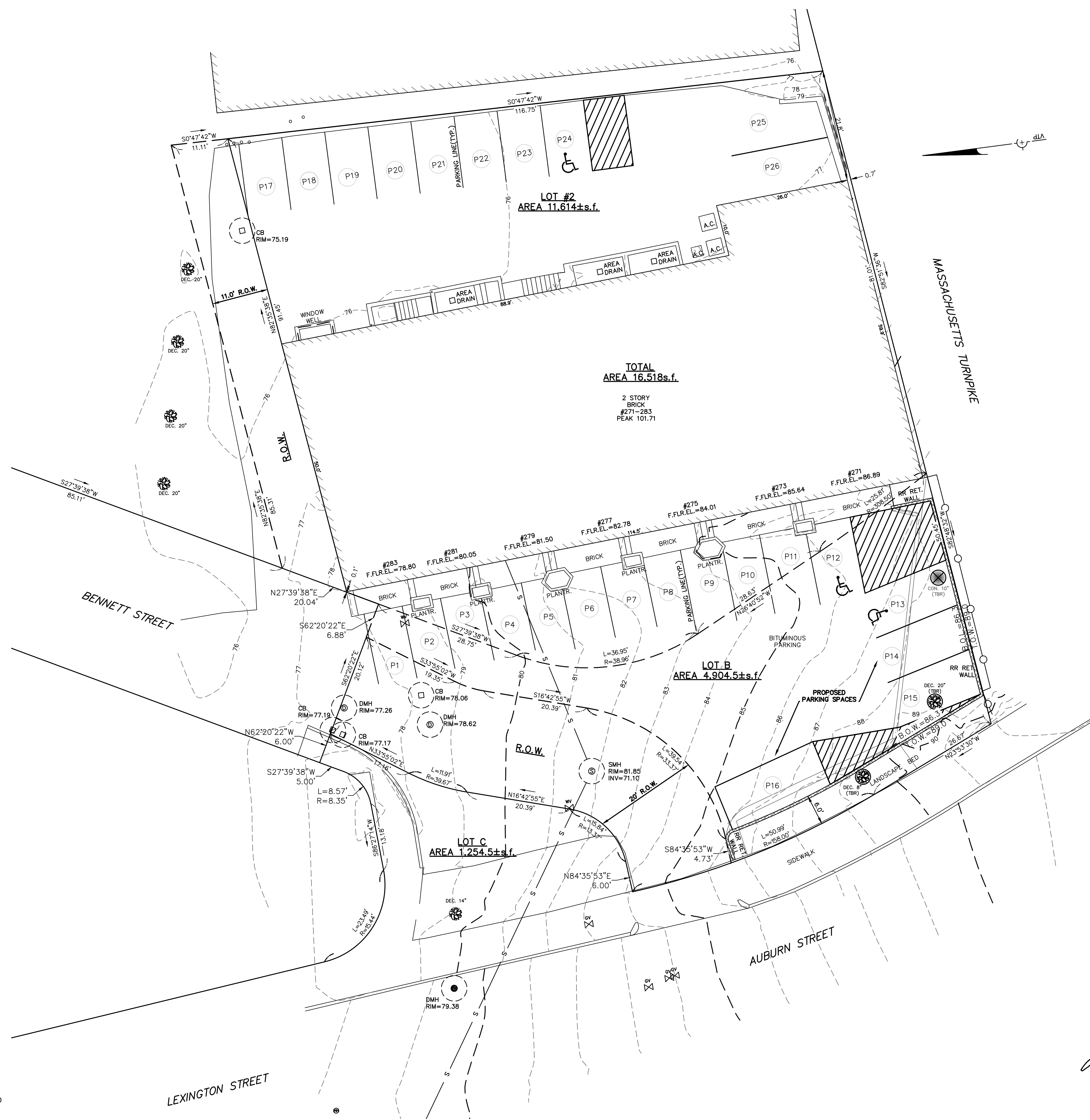


LEGEND

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	
CONIFEROUS TREE	



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	9523.83	Sq. Ft.
2	50.03	78.00	75.83	76.92	3848.06	Sq. Ft.
3	88.90	77.33	75.78	76.56	6805.74	Sq. Ft.
4	10.02	77.33	76.62	76.98	771.29	Sq. Ft.
5	26.02	77.10	76.51	76.81	1998.47	Sq. Ft.
6	59.90	88.50	79.00	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

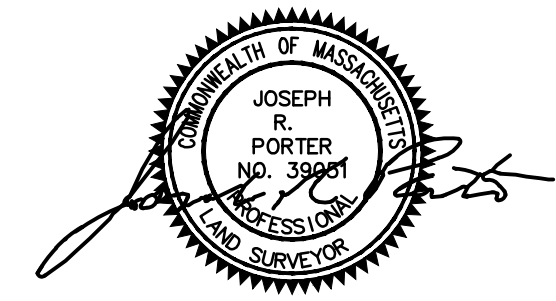
ZONE: BU-1 SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	16,518±s.f.	N.C.
LOT FRONTAGE	80.0'	140.18'	N.C.
FRONT SETBACK	-	0.0'	N.C.
SIDE SETBACK	-	0.0'	N.C.
REAR SETBACK	0.0'	21.8'	N.C.
BUILDING HEIGHT	24.0'	21.69'	N.C.
AVERAGE GRADE	-	80.02'	N.C.

* 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 ADJACENT PROPERTY AT ANY GIVEN SIDE YARD.

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS
AT #271-283 AUBURN STREET
SCALE: 1in.=10ft. DATE: 30 MARCH, 2015
REVISED DATE: MARCH 31, 2015
PROJECT: 214218



VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
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