

PARKING LOT A			
REGULATION	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING SPACE (WxD)	9.0'x19.0'	VARIABLES	-
HANDICAP PARKING SPACE (WxD)	12.0'x19.0'	VARIABLES	-
PARKING LOT FRONT SETBACK	25.0'	38.5'	-
PARKING LOT SIDE SETBACK	20.0'	8.8'**	-
ENTRANCE/EXIT DRIVEWAY WIDTH	20.0'	23.7'	-
MANEUVERING SPACE (DxW) FOR END STALL	5.0'x9.0'	5.3'x19.3'	-
HANDICAP SPACES	4%/MIN. 3	3	-
MINIMUM AISLE WIDTH	24.0'	19.8'	-

*2.0' OVERHANG SECTION 30-19 (h) (2)d
 **PRE-EXISTING NON-CONFORMING

PARKING LOT B			
REGULATION	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING SPACE (WxD)	9.0'x19.0'	VARIABLES	-
HANDICAP PARKING SPACE (WxD)	12.0'x19.0'	VARIABLES	-
PARKING LOT FRONT SETBACK	25.0'	23.6'**	-
PARKING LOT SIDE SETBACK	20.0'	17.6'**	-
ENTRANCE/EXIT DRIVEWAY WIDTH	20.0'	23.8'	-
MANEUVERING SPACE (DxW) FOR END STALL	5.0'x9.0'	3.5'x18.5'	-
MINIMUM AISLE WIDTH	24.0'	23.6'	-

*2.0' OVERHANG SECTION 30-19 (h) (2)d
 **PRE-EXISTING NON-CONFORMING

TOTAL EXISTING OFFSITE PARKING SPACES 24	
TOTAL SPACES 62	
PARKING LOT A PARKING SPACES 45 HANDICAP 3	
PARKING LOT B PARKING SPACES 14	

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE: LMD		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000.0s.f.	87,131±s.f.	N/A
FRONT SETBACK	25.0'	93.6'	N/A
SIDE SETBACK	20.0'	65.9'	N/A
SIDE SETBACK	20.0'	21.4'	N/A
BUILD HEIGHT	36.0'	24.6'	N/A
MAX. STORIES	3	2	N/A
AVERAGE GRADE	N/A	99.4'	N/A
LOT COVERAGE	25.0%	13.0%	N/C
OPEN SPACE	N/A	62.7%	59.1%

NOTE: THE EXISTING DIMENSIONAL REQUIREMENTS FOR PARKING LOT A AND PARKING LOT B HAVE BEEN APPROVED BY BOARD ORDER 325-06.



EXISTING "A1" FIXTURE

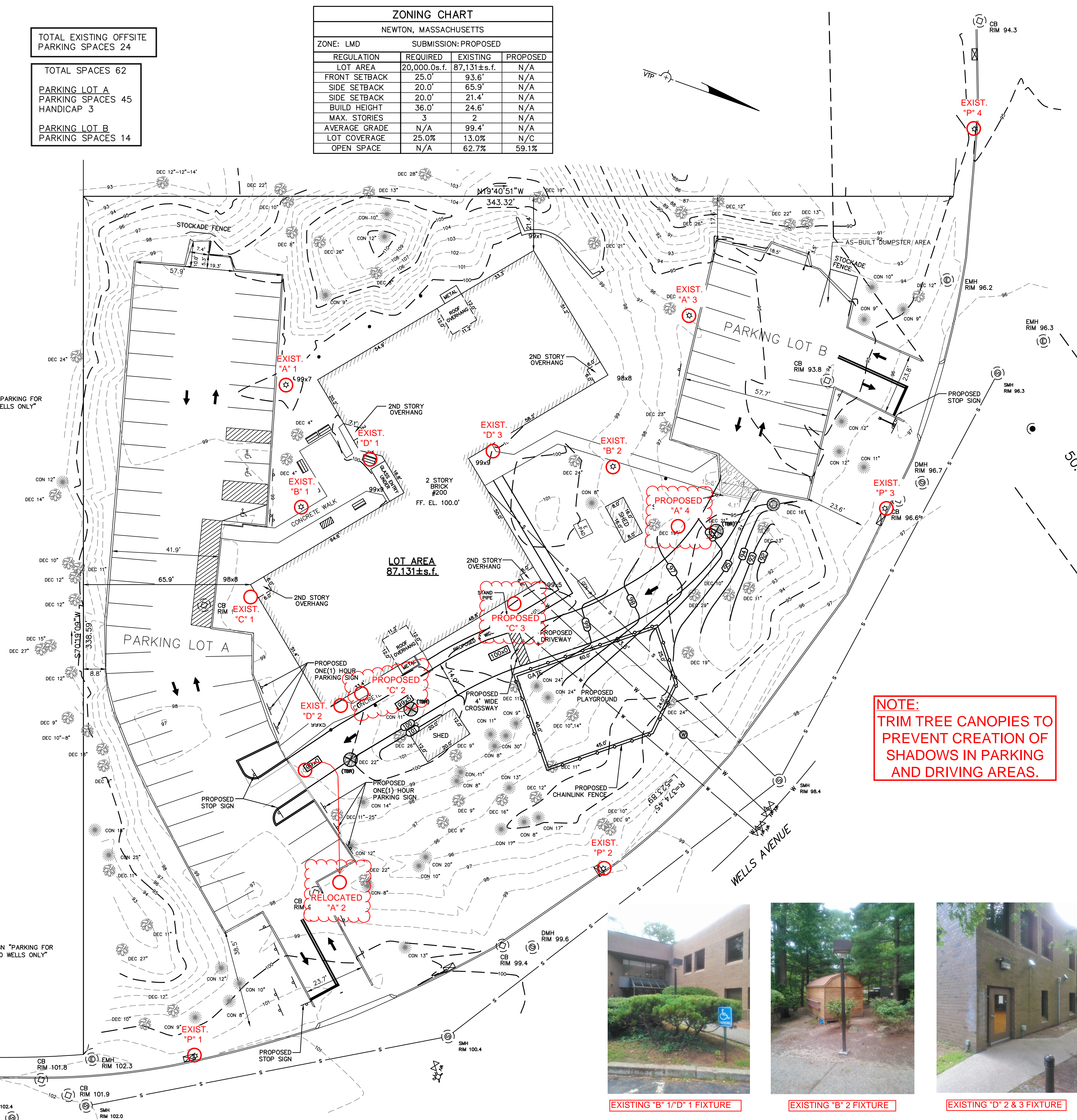


EXISTING "A2" FIXTURE (RELOCATED)



EXISTING "A3" FIXTURE PROPOSED "A4" FIXTURE

LEGEND	
STORM SEWER	D
SANITARY SEWER	S
WATER MAIN	W
OVERHEAD ELECTRIC	OE
CONTOUR	21
BUILDING	
CHAINLINK FENCE	X
PROPERTY LINE W/ BEARING DISTANCE	N85°23'35"W 346.41'
CONIFEROUS TREE	
DECIDUOUS TREE	
LIGHT POLE	
GAS VALVE	
WATER VALVE	
UTILITY POLE	
DRAINAGE MANHOLE	
SEWER MANHOLE	
FIRE HYDRANT	
CATCH BASIN	
MONITORING WELL	
ELECTRIC MANHOLE	



EXISTING "C1" FIXTURE PROPOSED "C2-3" FIXTURE



EXISTING "P1-4" FIXTURE

NOTE: TRIM TREE CANOPIES TO PREVENT CREATION OF SHADOWS IN PARKING AND DRIVING AREAS.



EXISTING "B1/D1" FIXTURE



EXISTING "B2" FIXTURE



EXISTING "D2 & 3" FIXTURE

PROPOSED SITE LIGHTING PLAN
 REVISED 08-01-2013

TOPOGRAPHIC SITE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #200 WELLS AVENUE

SCALE: 1in.=20ft. DATE: MARCH 25, 2013

PROJECT: 212137

VTP ASSOCIATES INC.

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