

212137topo_proposed_2.dwg (2/2013)

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

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

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.	87,131s.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%

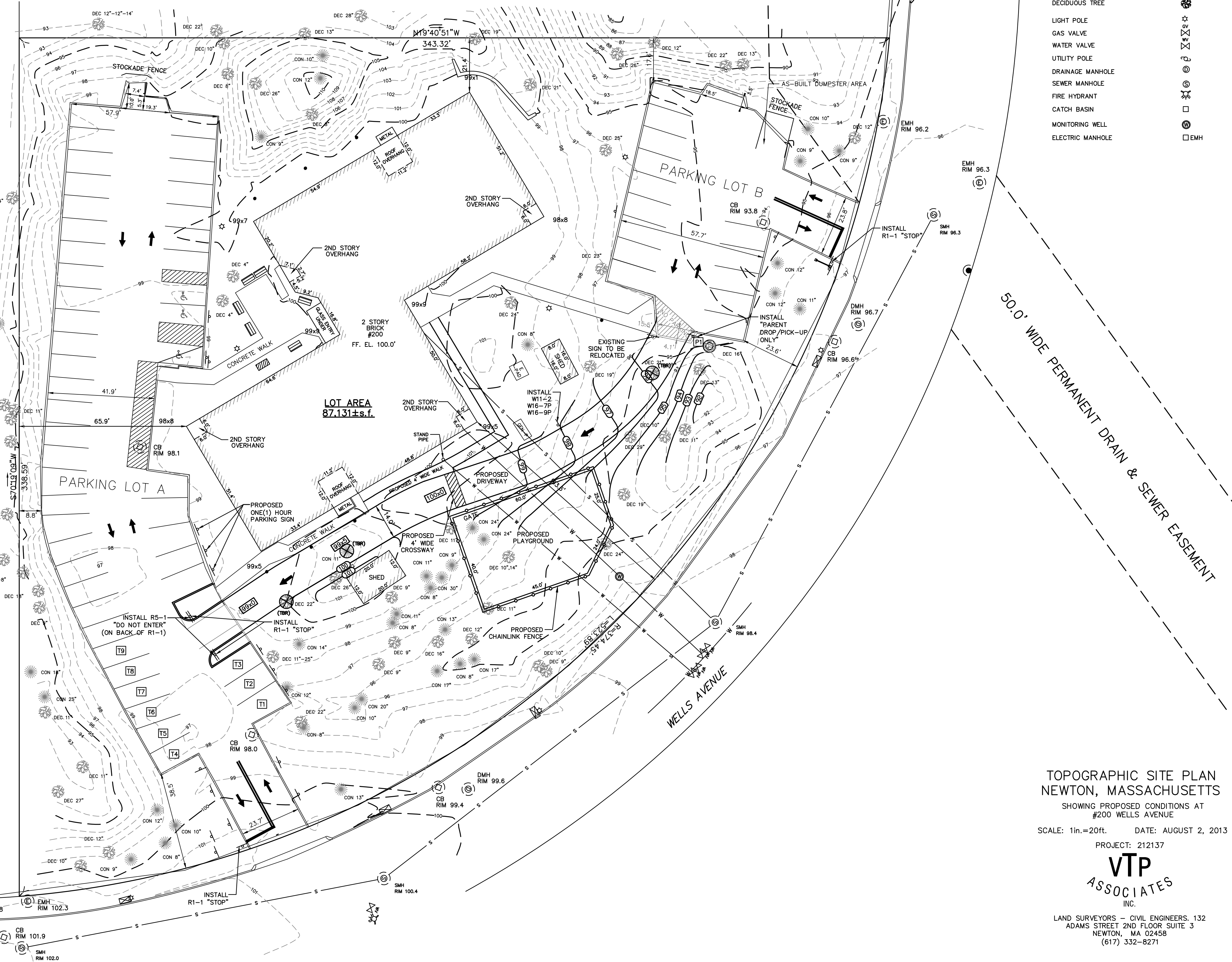
NUMBER	WIDTH	HEIGHT	DESCRIPTION
R1-1	30"	30"	
R5-1*	30"	30"	
* FOR R5-1 MOUNTED ON BACK OF R1-1 AT EXIT SIGN SIZE FOR R5-1 SHOULD BE 24"x24".			
P#	12"	18"	
T#	12"	18"	
W11-2	30"	30"	
W16-7P	30"	18"	
W16-9P	30"	18"	

DEDICATED OFFSITE SCHOOL PARKING SPACES

SIGN "PARKING FOR 200 WELLS ONLY"

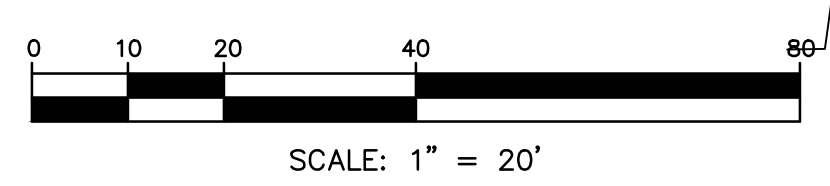
SIGN "PARKING FOR 200 WELLS ONLY"

SMH RIM 102.4



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	

50.0' WIDE PERMANENT DRAIN & SEWER EASEMENT



SCALE: 1" = 20'

TOPOGRAPHIC SITE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #200 WELLS AVENUE
 SCALE: 1in.=20ft. DATE: AUGUST 2, 2013
 PROJECT: 212137

VTP
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 INC.

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