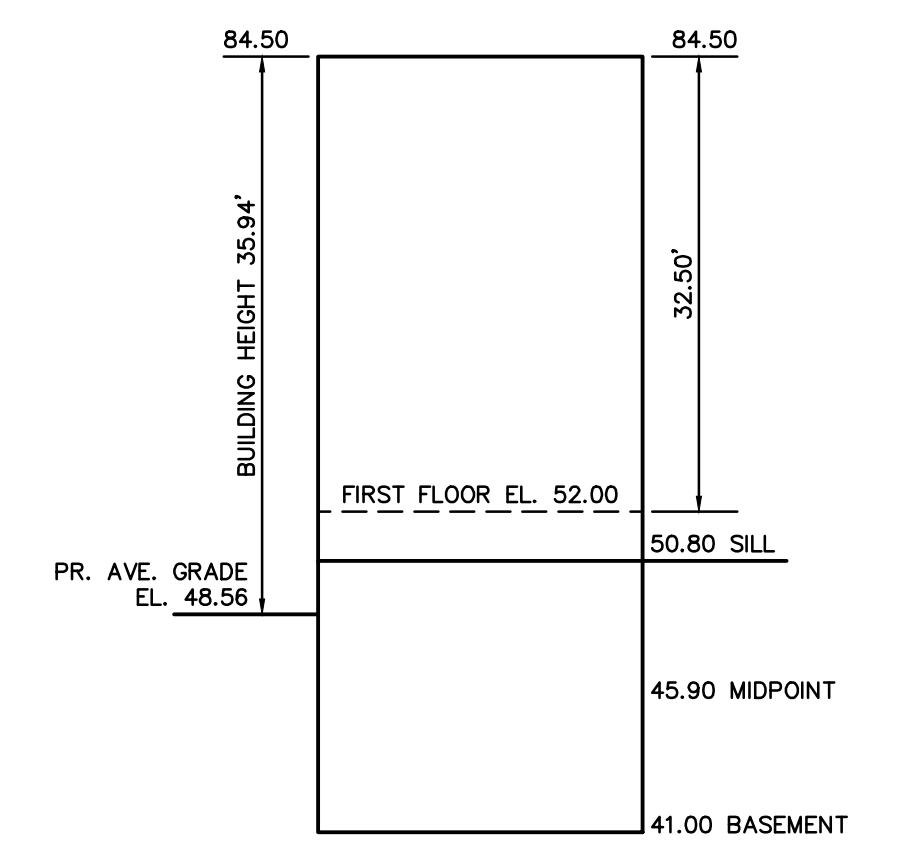
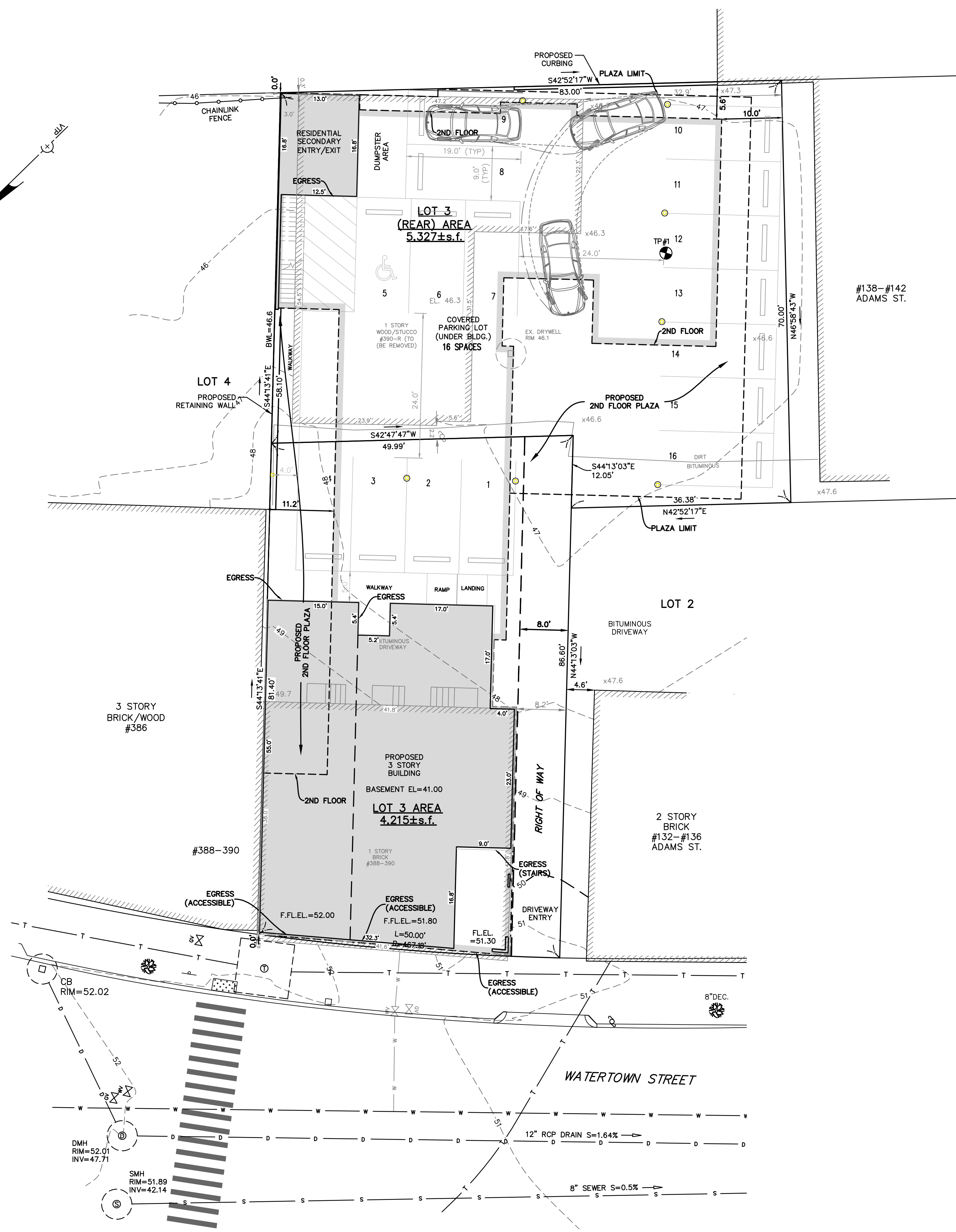
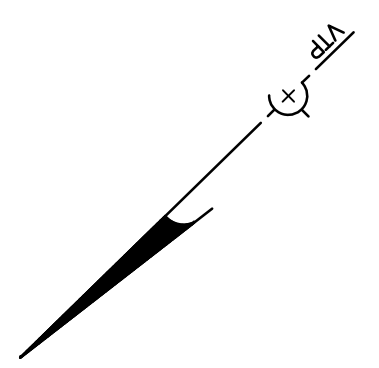


216101_top3.dwg (2-2016)

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"
FIRE HYDRANT	



PROPOSED BUILDING HEIGHT
NOT TO SCALE

Address: 386-394 Watertown Street Newton, MA

Length Weighted Mean

Proposed Average Grade Calculation

Segment	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Segment Height	F=BxE
1	12.87	52.10	52.00	52.05	669.88 Sq. Ft.
2	32.07	52.00	51.30	51.65	1656.42 Sq. Ft.
3	41.11	51.40	48.00	49.70	2043.17 Sq. Ft.
4	11.07	48.00	47.50	47.75	528.59 Sq. Ft.
5	24.34	47.50	46.50	47.00	1143.98 Sq. Ft.
6	38.31	47.40	46.50	46.95	1798.65 Sq. Ft.
7	59.97	47.40	47.40	47.40	2842.58 Sq. Ft.
8	6.65	47.50	47.40	47.45	315.54 Sq. Ft.
9	51.91	47.80	47.50	47.65	2473.51 Sq. Ft.
10	26.07	48.00	47.80	47.90	1248.75 Sq. Ft.
11	79.46	48.00	48.00	48.00	3814.08 Sq. Ft.
13	60.02	52.50	48.00	50.25	3016.01 Sq. Ft.
Total	443.85				21551.16 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 48.56'

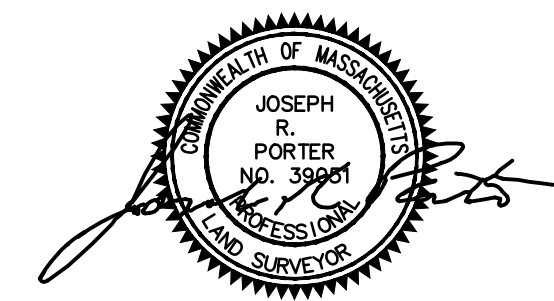
ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: BU-1 SUBMISSION: SPECIAL PERMIT

REGULATION	REQUIRED	EXISTING	PROPOSED
Lot Area (min.)	10,000s.f.	9,542s.f.	9,542s.f.
Lot Area Per Unit (min.)	1,200s.f.	N/A	1,060.2s.f.
Front Setback (min.)	Average (0')	0'	0'
Side Setback (Left)	1/2 bldg ht or equal to abutting side yard setback	0'	0'
Side Setback (Right)	1/2 bldg ht or equal to abutting side yard setback	8.2'	8.0'
Rear Setback (min.)	0'	0.3'	0'
Building Height (max.)	36'	-	35.94'
Average Grade	-	-	48.56
Lot Coverage	none	N/A	N/A
Open Space	none	N/A	N/A

DIG SAFE

EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-322-4844. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #386-#394 WATERTOWN STREET
SCALE: 1in.=10ft. DATE: JUNE 12, 2017
REVISED: AUGUST 31, 2017

PROJECT: 216101
VTP ASSOCIATES
INC.

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