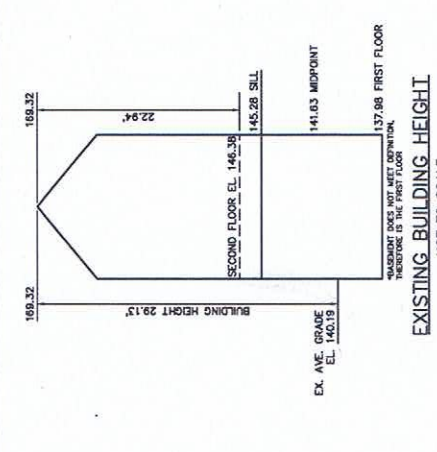
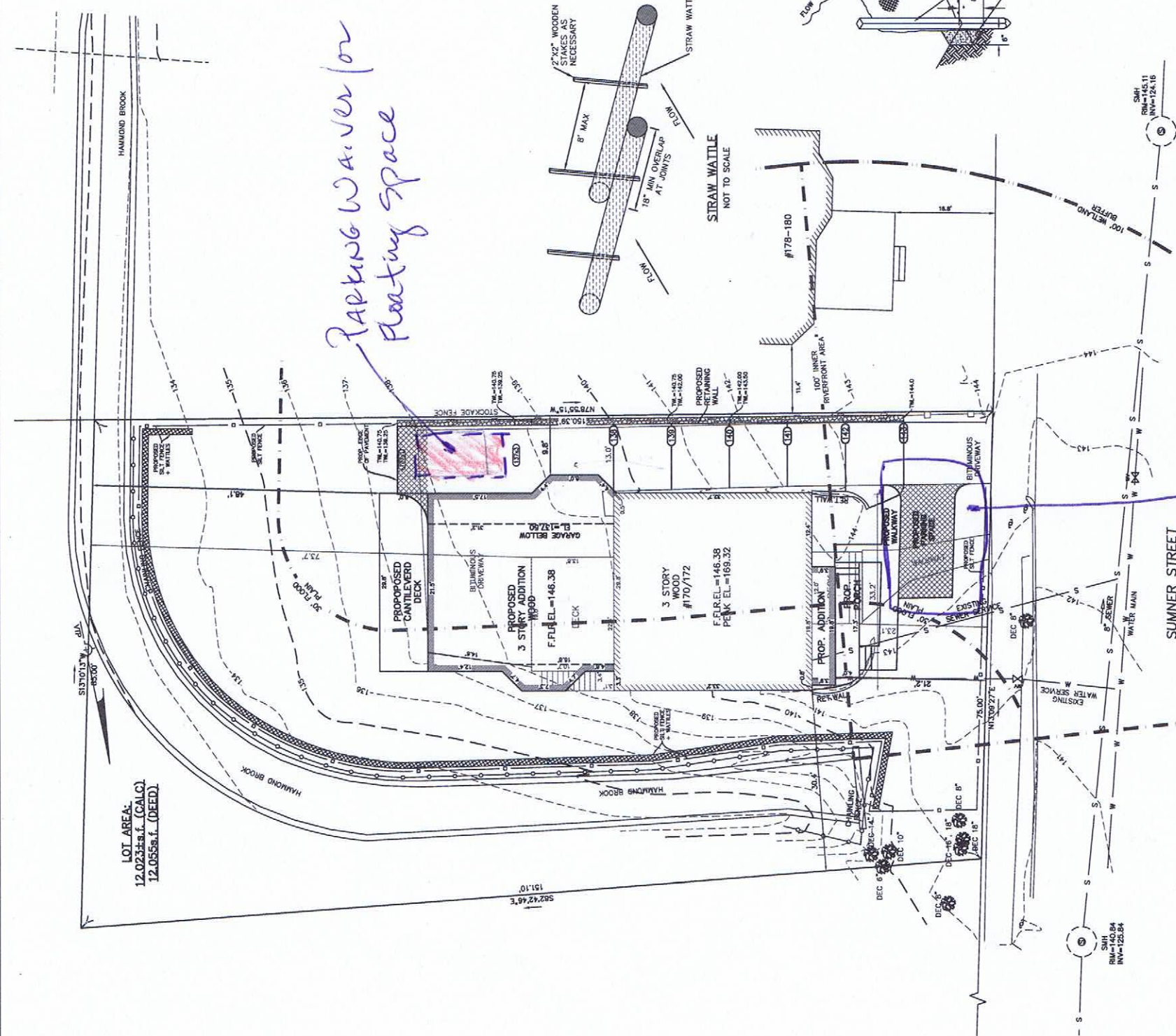


216177.dwg (2/2016)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- SETBACK
- 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

DEC. 22"
CON. 12"

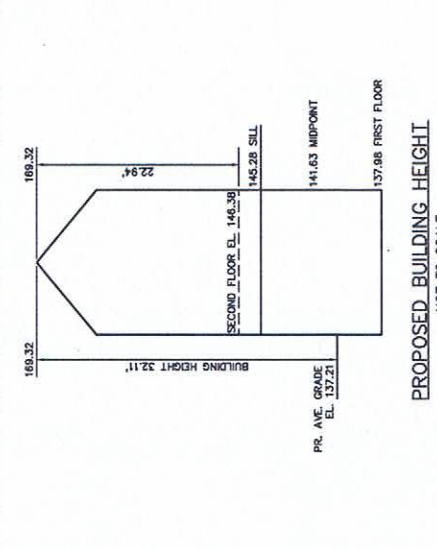


Address: #170-172 Summer Street

Length Weighted Mean Existing Average Grade Calculation

| A | B | C | D | E | F |
|--------------|---------------------------|------------|-----------|-------------------|-----------------------|
| Segment | Length of Segment in Feet | High Point | Low Point | Height of Segment | Area |
| 1 | 33.10 | 142.80 | 137.18 | 5.62 | 185.87 Sq. Ft. |
| 2 | 33.20 | 138.71 | 136.44 | 2.27 | 75.36 Sq. Ft. |
| 3 | 33.10 | 138.25 | 136.62 | 1.63 | 53.55 Sq. Ft. |
| 4 | 33.20 | 142.58 | 139.08 | 3.50 | 116.28 Sq. Ft. |
| Total | 132.60 | | | | 431.06 Sq. Ft. |

Total Column F / Total Column B = Average Grade
Average Grade: 140.19'

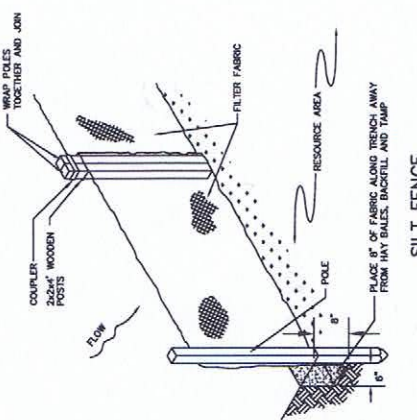
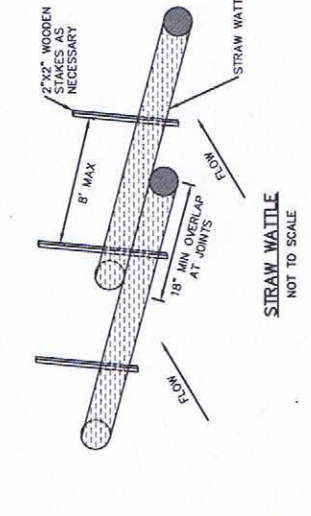


Address: #170-172 Summer St

Length Weighted Mean Proposed Average Grade Calculation

| A | B | C | D | E | F |
|--------------|---------------------------|------------|-----------|-------------------|----------------|
| Segment | Length of Segment in Feet | High Point | Low Point | Height of Segment | Area |
| 1 | 19.80 | 142.57 | 143.85 | -1.28 | -16.68 Sq. Ft. |
| 2 | 12.40 | 143.79 | 143.24 | 0.55 | 6.82 Sq. Ft. |
| 3 | 32.70 | 141.40 | 137.50 | 3.90 | 128.50 Sq. Ft. |
| 4 | 31.20 | 138.00 | 137.15 | 0.85 | 26.52 Sq. Ft. |
| 5 | 21.50 | 137.27 | 136.97 | 0.30 | 6.47 Sq. Ft. |
| 6 | 16.80 | 136.84 | 136.12 | 0.72 | 12.09 Sq. Ft. |
| 7 | 33.20 | 136.96 | 139.00 | -2.04 | -27.81 Sq. Ft. |
| Total | 187.20 | | | | 140.19 |

Total Column F / Total Column B = Average Grade
Average Grade: 137.21'



ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD) SUBMISSION: PROPOSED

| REGULATION | REQUIRED | EXISTING | PROPOSED |
|-----------------|-------------|----------------|----------|
| LOT AREA | 7,000 s.f. | 12,023 s.f. | N/C |
| LOT FRONTAGE | 70.0' | 75.0' | N/C |
| FRONT SETBACK | 20.9' (AVG) | 23.1' | 21.2' |
| SIDE SETBACK | 7.5' | 13.0' | 9.8' |
| REAR SETBACK | 15.0' | 77.7' | 48.1' |
| BUILDING HEIGHT | 36.0' | 29.13' / 36.1' | 32.11' |
| AVERAGE GRADE | - | 140.19 | 137.21 |
| LOT COVERAGE | 30.0% | 10.8% | 18.6% |
| OPEN SPACE | 50.0% | 69.7% | 70.9% |

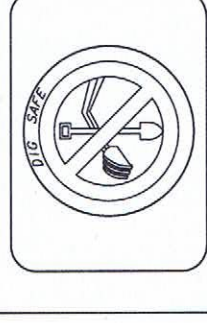
* DOES NOT MEET THE REQUIREMENT

IMPERVIOUS AREA

| | |
|---|---------------|
| LOT AREA | 12,023.9 s.f. |
| EXISTING IMPERVIOUS AREA | 4,854.8 s.f. |
| PROPOSED IMPERVIOUS AREA | 5,313.9 s.f. |
| 4% LOT AREA | 601.2 s.f. |
| INCREASE IN IMPERVIOUS AREA | 459.1 s.f. |
| 459.1 s.f. < 601.2 s.f. (DRAINAGE NOT REQUIRED) | |

DIG SAFE

BEFORE YOU DIG, CHECK THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES. MEMBER UTILITIES CALL TOLL FREE 1-800-4-A-SAFE. LOCAL UTILITIES CALL 800-4-A-SAFE. BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY.



PROJECT: 216177
DATE: JANUARY 31, 2016
SCALE: 1/4\"=10'

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#170-172 SUMMER STREET

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

SHEET 1 OF 1

Remove front yard parking. No parking in front yard space. No parking in front yard space.