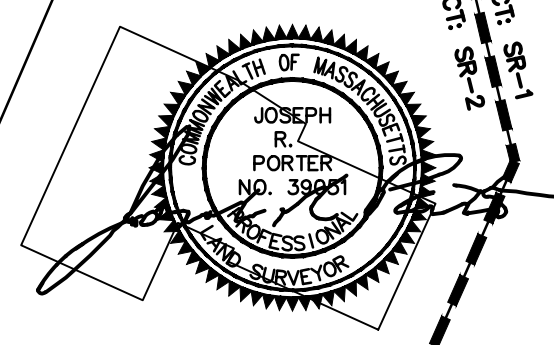
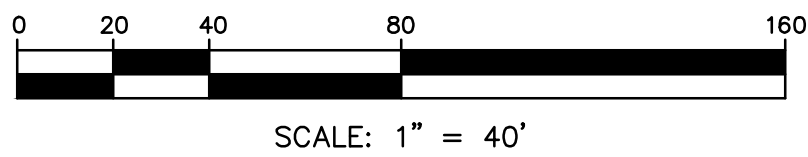
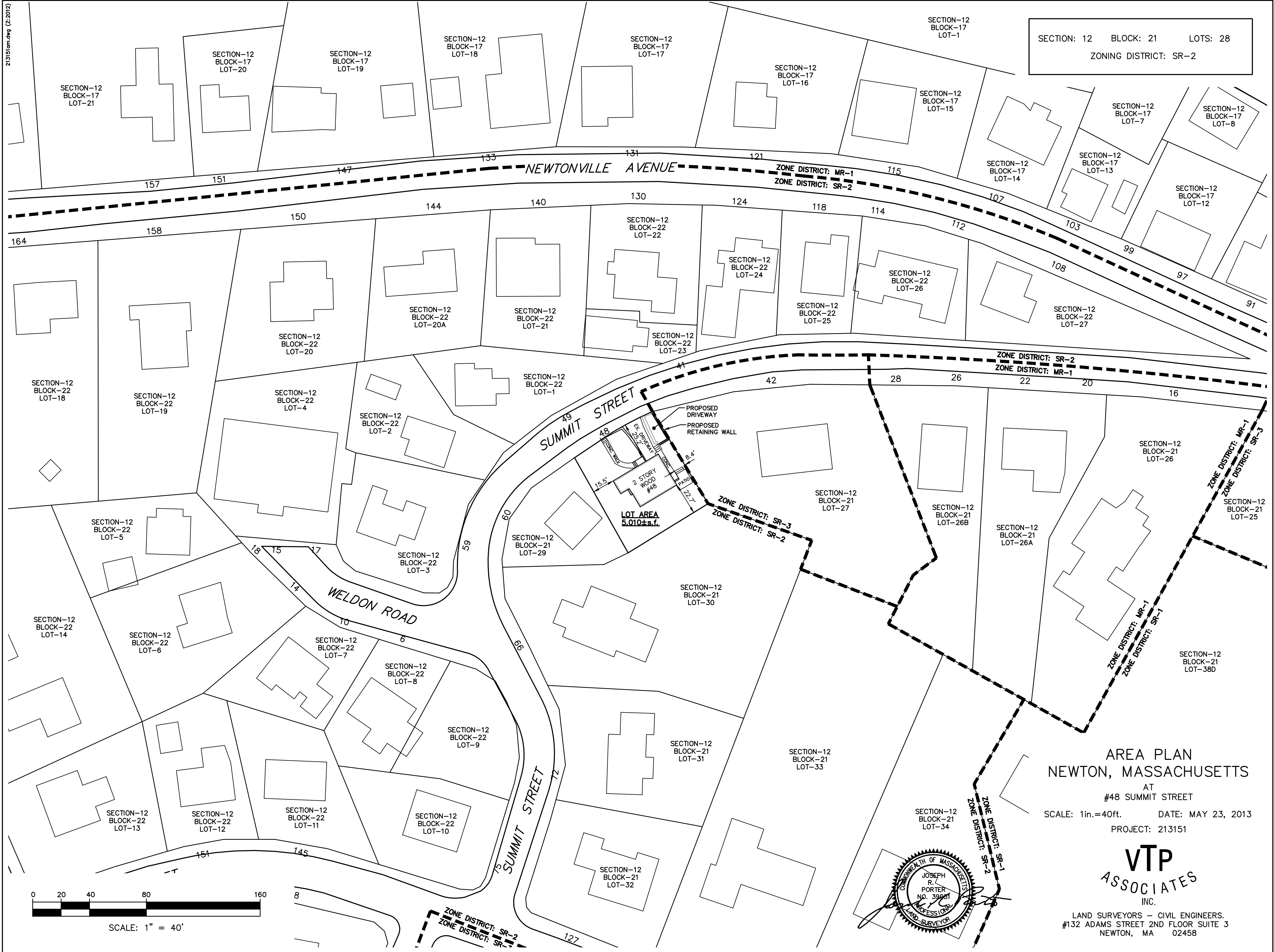


213151am.dwg (Z: 2012)

SECTION: 12 BLOCK: 21 LOTS: 28  
ZONING DISTRICT: SR-2



AREA PLAN  
NEWTON, MASSACHUSETTS  
AT  
#48 SUMMIT STREET  
SCALE: 1in.=40ft. DATE: MAY 23, 2013  
PROJECT: 213151

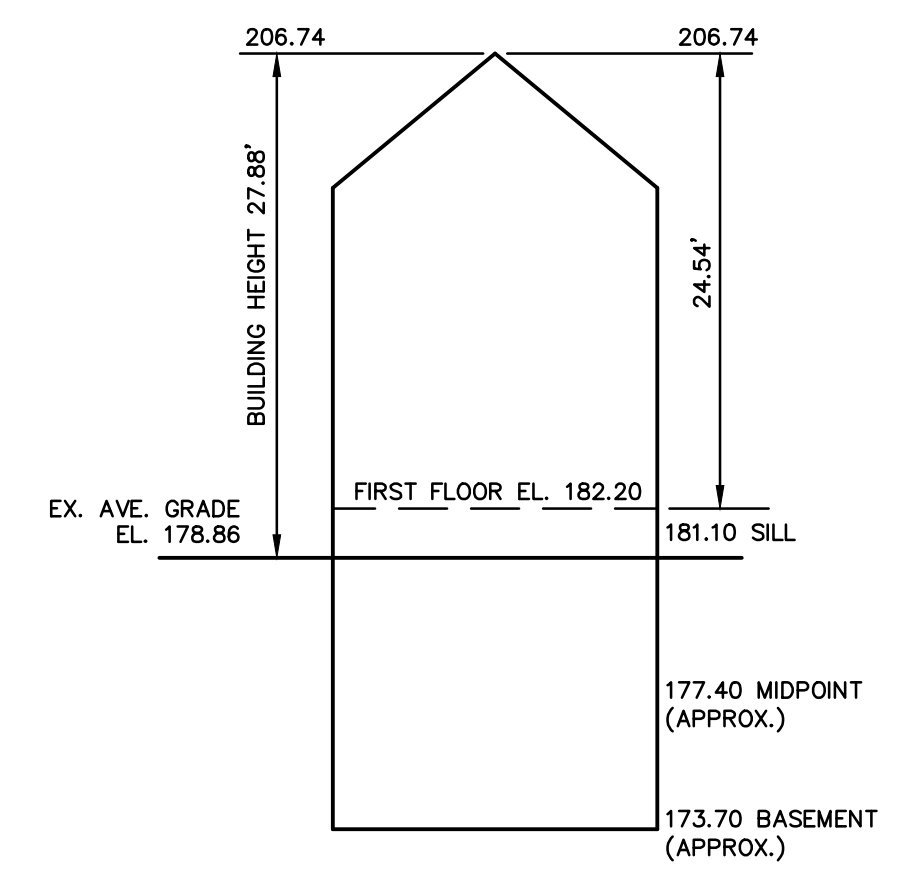
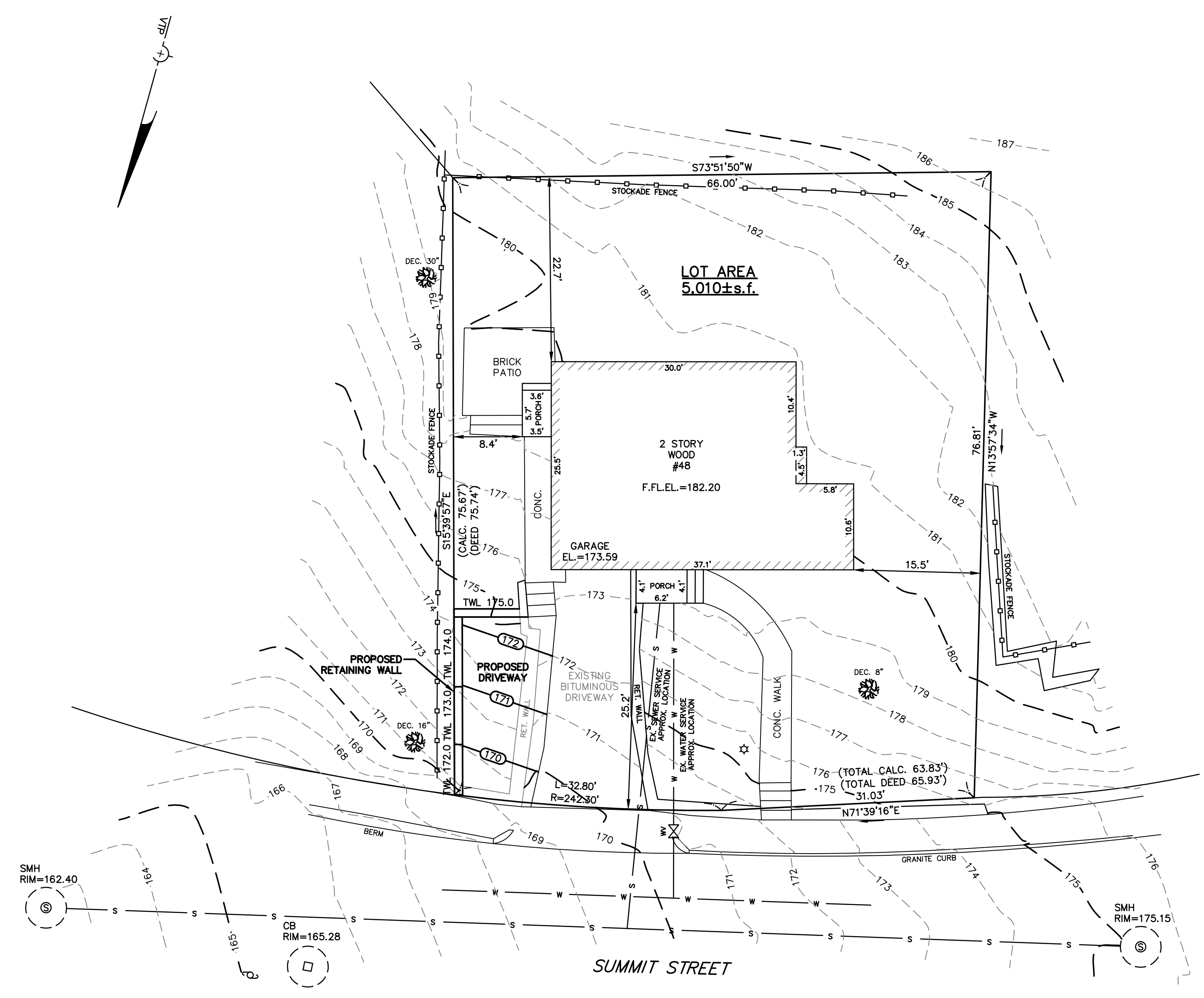
**VTP**  
ASSOCIATES  
INC.

LAND SURVEYORS - CIVIL ENGINEERS.  
#132 ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458

2131516.dwg (2/2013)

**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	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"



**EXISTING BUILDING HEIGHT**  
NOT TO SCALE

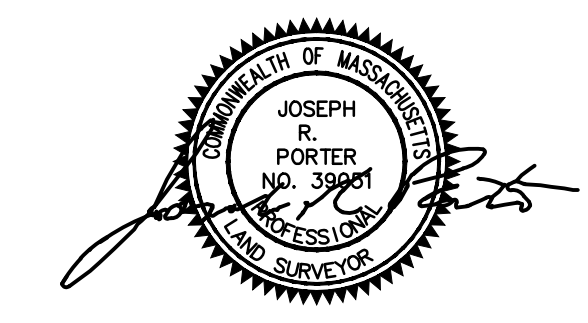
Address: #48 Summit Street

Length Weighted Mean Existing Average Grade Calculation					
Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Average Segment Height	F F=BxE
1	9.74	172.80	172.70	172.75	1682.59 Sq. Ft.
2	11.18	179.00	178.00	178.50	1995.63 Sq. Ft.
3	18.14	179.40	179.00	179.20	2892.29 Sq. Ft.
4	10.55	180.80	179.90	180.35	1902.69 Sq. Ft.
5	10.45	181.00	180.90	180.95	1890.93 Sq. Ft.
6	30.00	181.00	180.00	180.50	5415.00 Sq. Ft.
7	6.58	179.90	179.70	179.80	1183.08 Sq. Ft.
8	2.50	179.00	178.00	178.50	446.25 Sq. Ft.
9	16.42	178.00	175.60	176.80	2903.06 Sq. Ft.
<b>Total</b>	<b>113.56</b>				<b>20311.51 Sq. Ft.</b>
Total Column F / Total Column B = Average Grade					
<b>Average Grade: 178.86'</b>					

ZONING CHART			
NEWTON, MASSACHUSETTS			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	5,010±s.f.	N/C
LOT FRONTAGE	80.0'	142.58'	N/C
FRONT SETBACK	25.0'	25.2'	N/C
SIDE SETBACK	7.5'	8.4'	N/C
REAR SETBACK	15.0'	22.7'	N/C
BUILDING HEIGHT	36.0'	27.88'	N/C
AVERAGE GRADE	-	178.86'	N/C
LOT COVERAGE	30.0%	17.8%	N/C
OPEN SPACE	50.0%	75.3%	71.5%

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#48 SUMMIT STREET

SCALE: 1in.=10ft. DATE: MAY 23, 2013  
PROJECT: 213151



**VTP**  
ASSOCIATES  
INC.

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