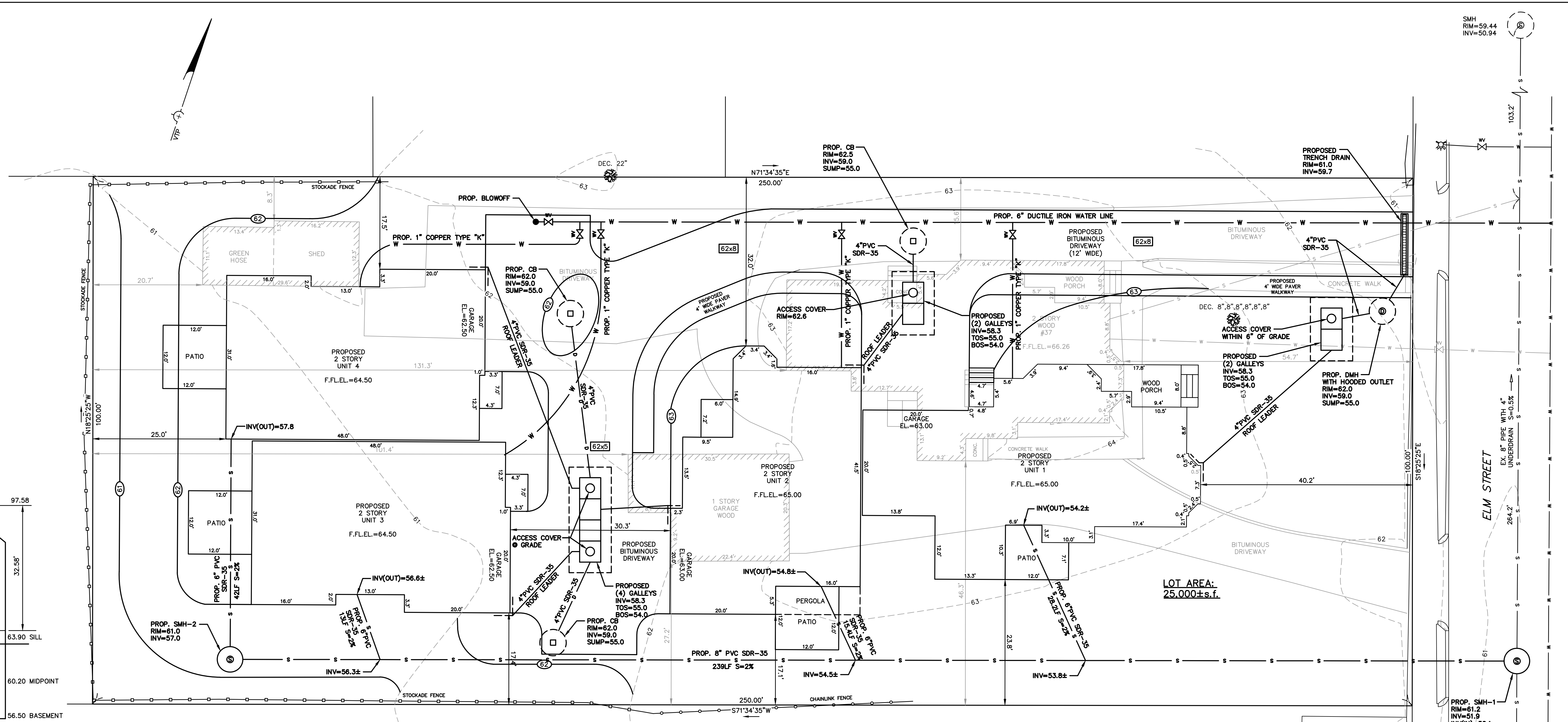


21120502.dwg (2.29/11)

LEGEND

- STORM SEWER D
- COMBINATION SEWER CS
- SANITARY SEWER S
- WATER MAIN W
- OVERHEAD ELECTRIC OE
- UNDER GROUND ELECTRIC UE
- GAS MAIN G
- CONTOUR 21
- BUILDING
- PICKET FENCE d
- CHAINLINK FENCE x
- PROPERTY LINE W/ BEARING DISTANCE N85°23'35"W 346.41'
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN POST
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- FIRE CALL BOX
- MAIL BOX
- MONITORING WELL
- ELECTRIC MANHOLE EMH
- TOP OF STONE EL. TOS
- BOTTOM OF STONE EL. BOS
- TOP OF WALL EL. TWL
- BOTTOM OF WALL EL. BWL



SMH RIM=59.44
INV=50.94

SMH RIM=60.32
INV=52.17

LOT AREA:
25,000±s.f.

**PROPOSED BUILDING HEIGHT
(UNITS 1 & 2)**
NOT TO SCALE

Address:#37 Elm Street

**Length Weighted Mean
Proposed Average Grade Calculation
(Units 1 & 2)**

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	20.00	62.78	62.50	62.64	1252.80 Sq. Ft.
2	16.00	63.01	62.91	62.96	1007.36 Sq. Ft.
3	13.44	63.30	63.16	63.23	849.81 Sq. Ft.
4	13.79	63.41	63.29	63.35	873.60 Sq. Ft.
5	12.00	63.47	63.24	63.36	760.26 Sq. Ft.
6	13.33	62.98	62.86	62.92	838.72 Sq. Ft.
7	10.32	63.46	63.27	63.37	652.99 Sq. Ft.
8	6.92	63.33	63.22	63.28	437.96 Sq. Ft.
9	9.98	63.10	62.96	63.03	629.04 Sq. Ft.
10	17.40	63.09	62.89	62.99	1096.03 Sq. Ft.
11	7.32	63.23	63.19	63.21	462.70 Sq. Ft.
12	8.80	63.32	63.25	63.29	556.91 Sq. Ft.
13	10.49	63.70	63.70	63.70	668.21 Sq. Ft.
14	9.38	63.20	63.10	63.15	592.35 Sq. Ft.
15	20.00	62.70	62.70	62.70	1254.00 Sq. Ft.
16	8.00	62.90	62.60	62.75	502.00 Sq. Ft.
17	16.00	62.80	62.70	62.75	1004.00 Sq. Ft.
18	14.90	63.10	63.00	63.05	939.45 Sq. Ft.
19	13.50	62.70	62.70	62.70	846.45 Sq. Ft.
20	20.00	62.80	62.80	62.80	1256.00 Sq. Ft.
Total	281.57				16480.43 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 63.01'

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 1-888-322-4644. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY.

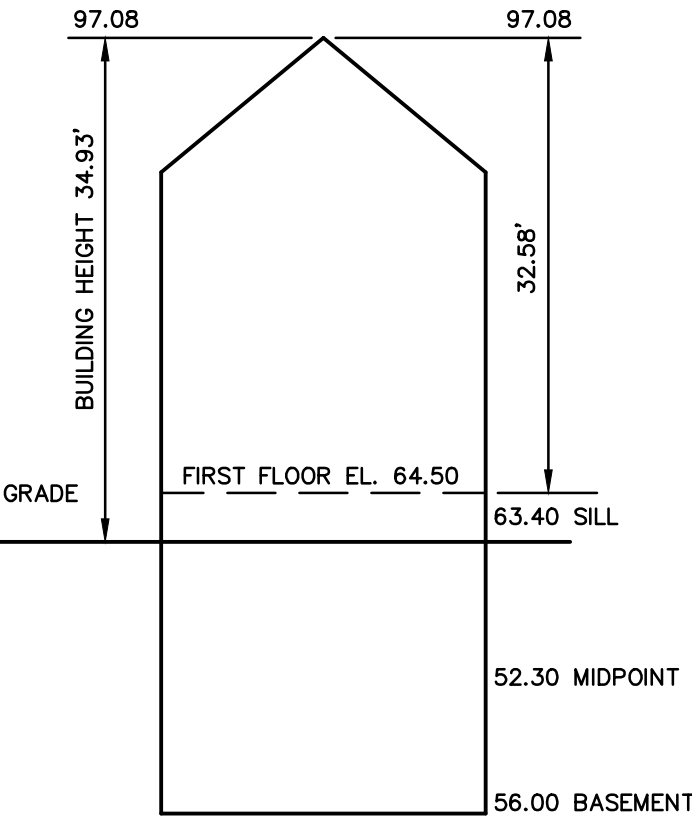


Address:#37 Elm Street

**Length Weighted Mean
Proposed Average Grade Calculation
(Units 3 & 4)**

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	16.00	61.50	61.50	61.50	984.00 Sq. Ft.
2	13.00	61.60	61.60	61.60	800.80 Sq. Ft.
3	20.00	62.20	61.50	61.85	1237.00 Sq. Ft.
4	20.00	62.30	62.30	62.30	1246.00 Sq. Ft.
5	12.33	62.30	62.30	62.30	768.18 Sq. Ft.
6	12.33	62.20	62.20	62.20	768.93 Sq. Ft.
7	20.33	62.30	62.33	62.32	1266.86 Sq. Ft.
8	20.00	62.40	62.40	62.40	1248.00 Sq. Ft.
9	13.00	62.50	62.40	62.45	811.85 Sq. Ft.
10	16.00	62.50	62.40	62.45	999.20 Sq. Ft.
11	31.00	62.10	62.10	62.10	1925.10 Sq. Ft.
12	31.00	62.40	62.00	62.20	1928.20 Sq. Ft.
Total	224.99				13982.10 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 62.15'



**PROPOSED BUILDING HEIGHT
(UNITS 3 & 4)**
NOT TO SCALE

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD) SUBMISSION: PROPOSED

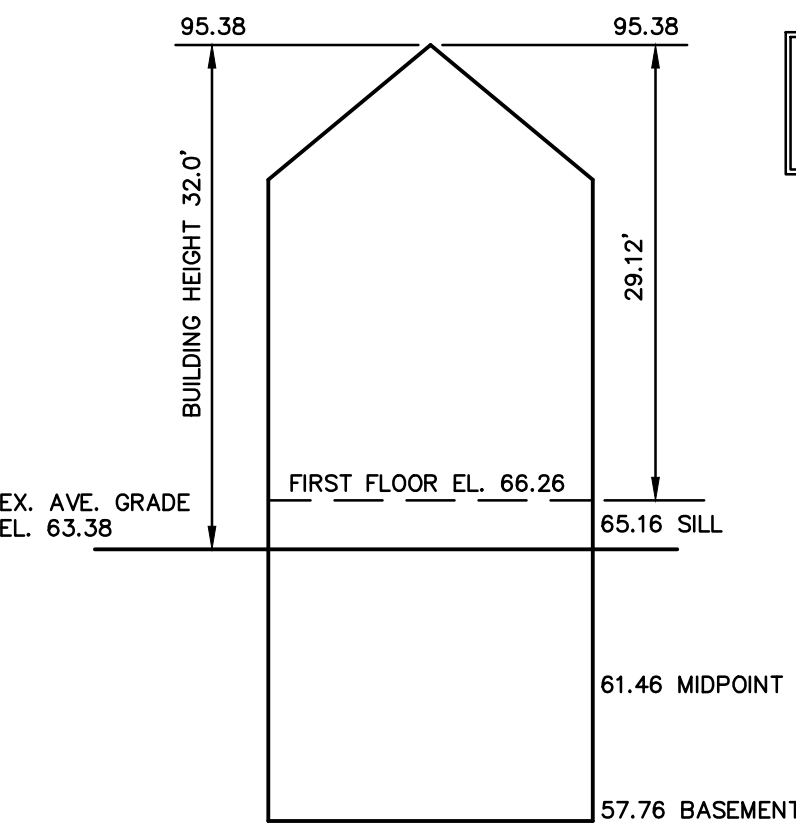
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000±s.f.	25,000±s.f.	N/C
LOT FRONTAGE	70.0'	100.0'	N/C
FRONT SETBACK	25.0'	54.7'	40.2'
SIDE SETBACK	7.5'	15.6'	17.1'
REAR SETBACK	15.0'	131.3'	25.2'
BUILDING HEIGHT (UNITS 1&2)	36.0'	32.0'	34.57'
BUILDING HEIGHT (UNITS 3&4)	36.0'	-	34.93'
AVERAGE GRADE (UNITS 1&2)	-	63.38	63.01
AVERAGE GRADE (UNITS 3&4)	-	-	62.15
LOT COVERAGE	30.0%	10.2%	25.5%
OPEN SPACE	50.0%	69.6%	57.1%

Address:#37 Elm Street

**Length Weighted Mean
Existing 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 Average Segment Height	F=BxE
1	7.32	63.73	63.65	63.69	466.21 Sq. Ft.
2	8.80	63.53	63.39	63.46	558.45 Sq. Ft.
3	10.49	63.40	63.30	63.35	664.54 Sq. Ft.
4	9.38	63.22	63.20	63.21	592.91 Sq. Ft.
5	19.15	63.29	63.12	63.21	1210.38 Sq. Ft.
6	17.12	63.03	62.84	62.94	1077.45 Sq. Ft.
7	12.30	63.30	62.93	63.12	776.31 Sq. Ft.
8	12.56	63.50	63.32	63.41	796.43 Sq. Ft.
9	13.10	63.42	63.39	63.41	830.61 Sq. Ft.
10	9.20	63.58	63.46	63.52	584.38 Sq. Ft.
11	9.83	63.71	63.64	63.68	625.93 Sq. Ft.
12	17.40	64.06	63.68	63.87	1111.34 Sq. Ft.
Total	146.65				9294.93 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 63.38'



EXISTING BUILDING HEIGHT
NOT TO SCALE

EXISTING IMPERVIOUS AREA: 8,043 s.f.
PROPOSED IMPERVIOUS AREA: 11,865 s.f.
TOTAL INCREASE IN IMPERVIOUS AREA: 3,822 s.f.

**TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS**
SHOWING PROPOSED CONDITIONS AT
#37 ELM STREET

SCALE: 1in.=10ft. DATE: FEBRUARY 27, 2012
PROJECT: 211205

**VTP
ASSOCIATES
INC.**

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

