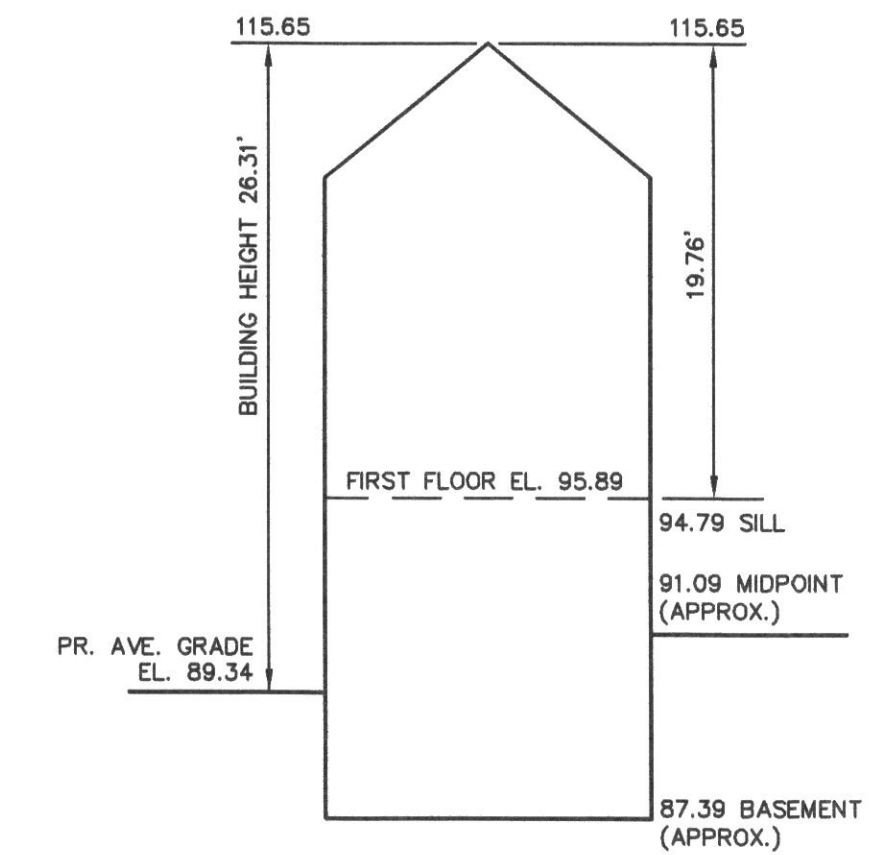
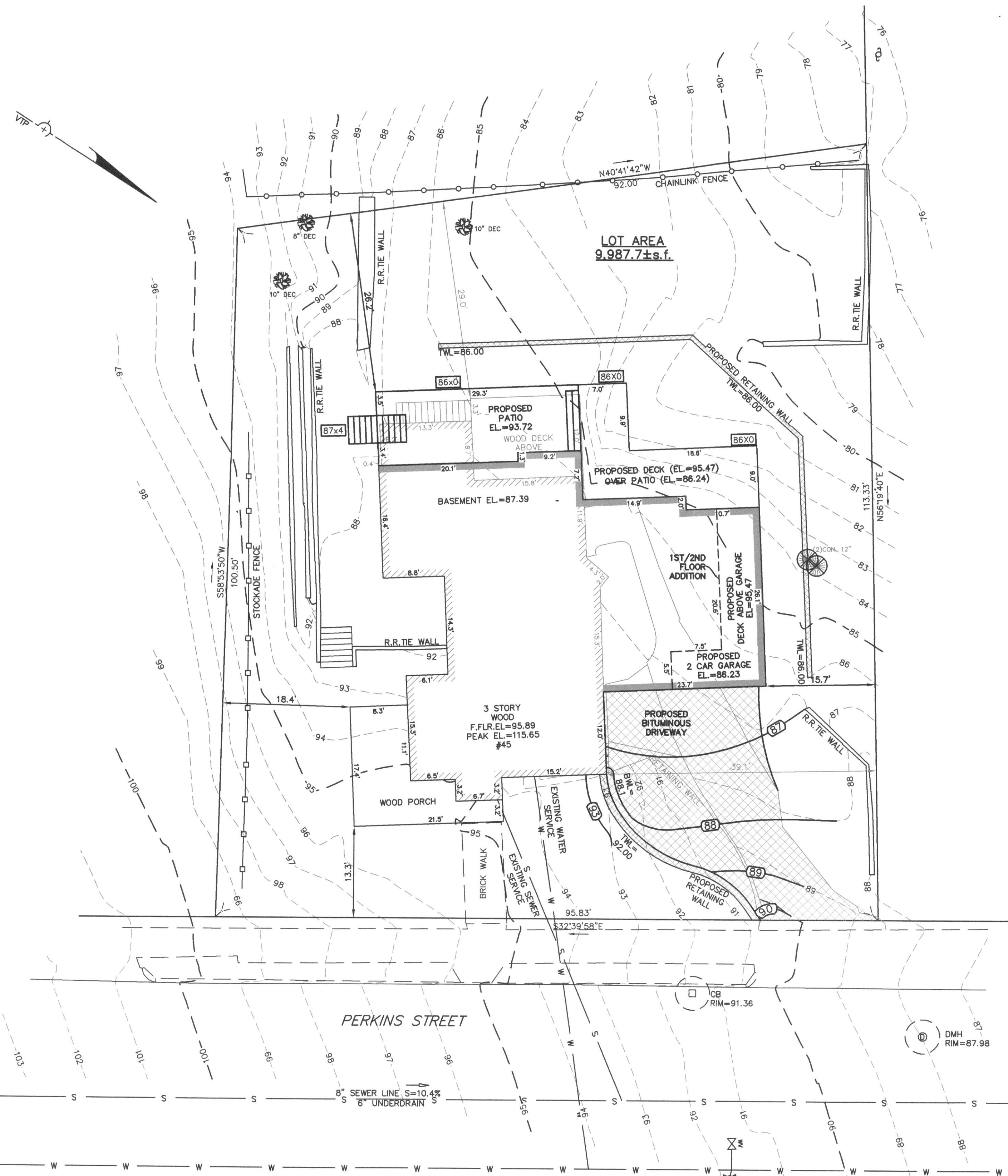


LEGEND

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"



Address: #45 Perkins Street

**Length Weighted Mean
Proposed Average Grade Calculation**

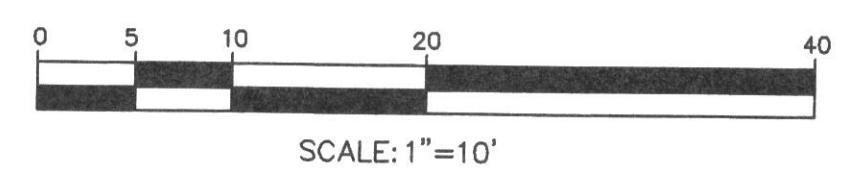
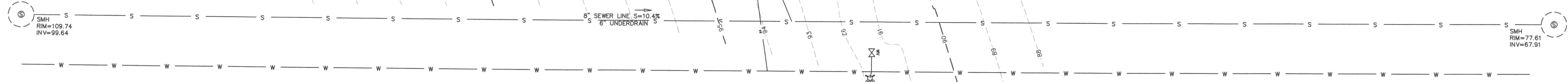
Segment	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	15.20	92.76	92.88	92.88	1411.75 Sq. Ft.
3	12.00	88.10	86.23	87.17	1045.98 Sq. Ft.
4	23.70	86.23	86.23	86.23	2043.85 Sq. Ft.
5	28.10	86.00	86.00	86.00	2244.60 Sq. Ft.
6	10.70	86.24	86.24	86.24	922.77 Sq. Ft.
7	14.90	86.24	86.24	86.24	1284.98 Sq. Ft.
8	7.20	86.24	86.24	86.24	620.93 Sq. Ft.
9	1.83	95.47	93.72	94.60	173.11 Sq. Ft.
10	7.37	93.72	93.72	93.72	690.72 Sq. Ft.
11	15.94	93.72	93.72	93.72	1493.90 Sq. Ft.
12	4.16	93.72	90.80	92.26	383.80 Sq. Ft.
9	16.40	88.28	87.75	88.01	1443.41 Sq. Ft.
10	8.80	88.80	88.10	88.45	778.36 Sq. Ft.
11	10.10	88.40	88.10	88.25	891.31 Sq. Ft.
12	4.20	92.46	91.86	92.16	387.07 Sq. Ft.
13	6.10	88.48	88.35	88.41	539.32 Sq. Ft.
14	15.30	95.47	92.36	93.91	1436.88 Sq. Ft.
15	6.50	95.47	94.95	95.21	618.88 Sq. Ft.
16	6.70	95.48	94.36	94.92	635.95 Sq. Ft.
Total	213.20				19047.32 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 89.34'

ZONING CHART
NEWTON, MASSACHUSETTS

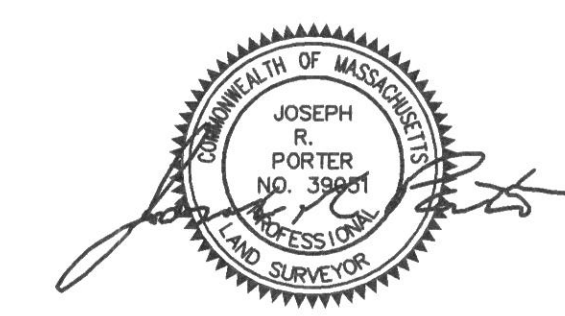
ZONE: SR-2(OLD) SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 s.f.	9,987.7± s.f.	N/C
LOT FRONTAGE	80.0'	95.83'	N/C
FRONT SETBACK	25.0'	13.3'	N/C
SIDE SETBACK	7.5'	18.4'	15.7'
REAR SETBACK	15.0'	29.0'	26.2'
AVERAGE GRADE	-	88.01	89.34
BUILDING HEIGHT	36.0'	27.64'	26.30'
MAX. LOT COVERAGE	30%	17.05%	19.34%
MIN. OPEN SPACE	50%	76.90%	70.86%



**TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS**
SHOWING PROPOSED CONDITIONS AT
#45 PERKINS STREET

SCALE: 1in.=10ft. DATE: MARCH 1, 2016
PROJECT: 215236



**VTP
ASSOCIATES
INC.**

LAND SURVEYORS - CIVIL ENGINEERS, 132
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