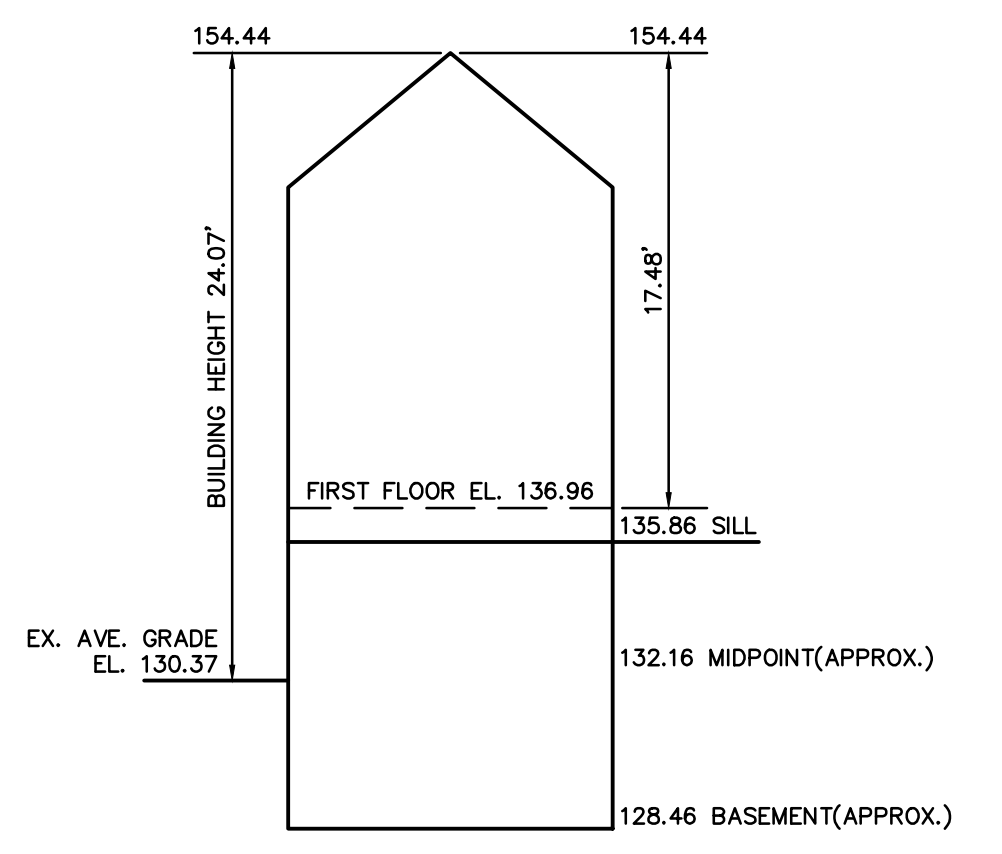


217176_002.dwg (2-2017)

LEGEND

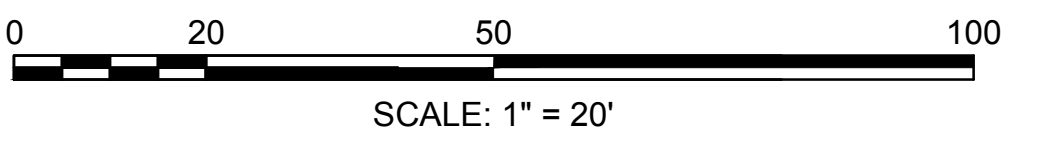
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR 70'
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE S
- DRAIN LINE D
- WATER LINE W
- GAS LINE G
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"



EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: 156 Otis St

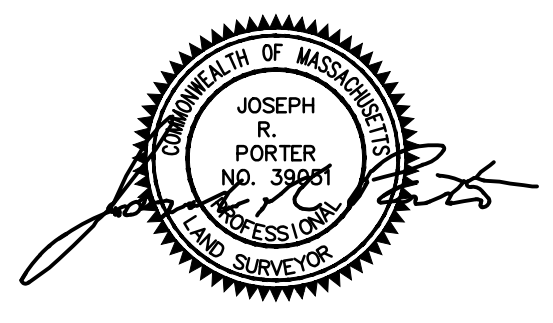
| Proposed Conditions Average Grade Calculation | | | | | |
|---|---------------------------|---------------------------------|--------------------------------|---------------------------|-------------------------|
| Segment | Length Of Segment in Feet | Height of High Point of Segment | Height of Low Point of Segment | E=(C+D)/2 Segment Average | F=BxE |
| 1 | 30.60 | 132.03 | 130.08 | 131.06 | 4010.28 Sq. Ft. |
| 2 | 8.00 | 132.44 | 132.03 | 132.24 | 1057.88 Sq. Ft. |
| 3 | 2.62 | 132.35 | 132.32 | 132.34 | 346.72 Sq. Ft. |
| 4 | 19.50 | 132.05 | 131.68 | 131.87 | 2571.37 Sq. Ft. |
| 5 | 3.50 | 135.35 | 135.10 | 135.23 | 473.29 Sq. Ft. |
| 6 | 36.50 | 135.00 | 132.57 | 133.79 | 4883.15 Sq. Ft. |
| 7 | 38.40 | 131.93 | 129.50 | 130.72 | 5019.46 Sq. Ft. |
| 8 | 17.80 | 129.72 | 128.22 | 128.97 | 2295.67 Sq. Ft. |
| 9 | 11.90 | 127.42 | 125.50 | 126.46 | 1504.87 Sq. Ft. |
| 10 | 46.45 | 128.89 | 125.28 | 127.09 | 5903.10 Sq. Ft. |
| Total | 215.27 | | | | 28065.78 Sq. Ft. |
| Total Column F / Total Column B = Average Grade | | | | | |
| Average Grade: 130.37' | | | | | |



| ZONING CHART | | |
|-----------------------|----------------------|-------------|
| NEWTON, MASSACHUSETTS | | |
| ZONE: SR-2 (NEW) | SUBMISSION: EXISTING | |
| REGULATION | REQUIRED | EXISTING |
| LOT AREA | 15,000±s.f. | 43,700±s.f. |
| LOT FRONTAGE | 100.0' | 145.0' |
| FRONT SETBACK | 30.0' | 32.2' |
| SIDE SETBACK | 15.0' | 18.6' |
| REAR SETBACK | 15.0' | 290.6' |
| BUILDING HEIGHT | 36.0' | 24.07' |
| AVERAGE GRADE | - | 130.37 |
| LOT COVERAGE | 20.0% | 4.9% |
| OPEN SPACE | 50.0% | 93.6% |

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#156 OTIS STREET
SCALE: 1in.=20ft. DATE: SEPTEMBER 12, 2017



PROJECT: 217176
VTP
ASSOCIATES
INC.

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