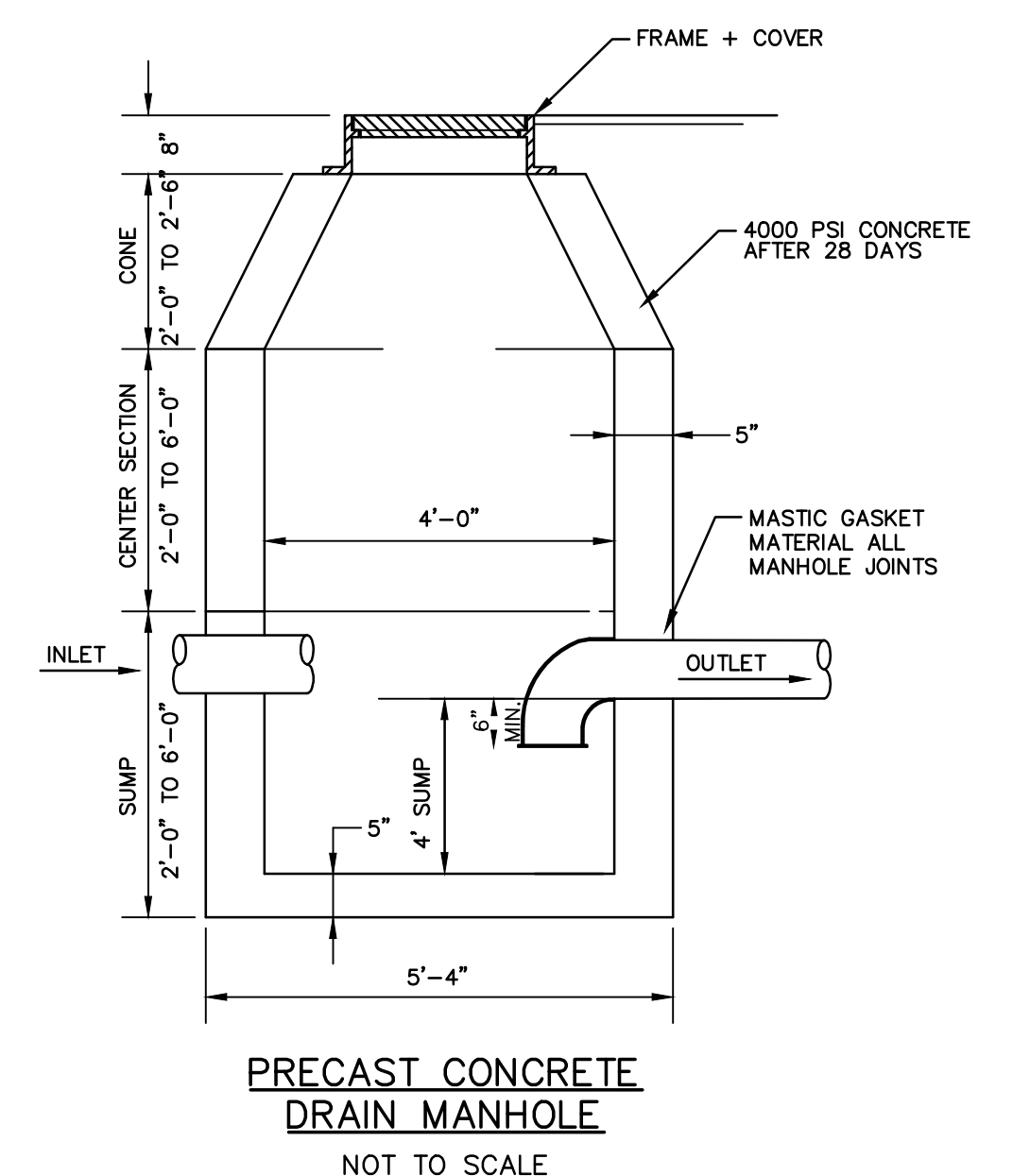
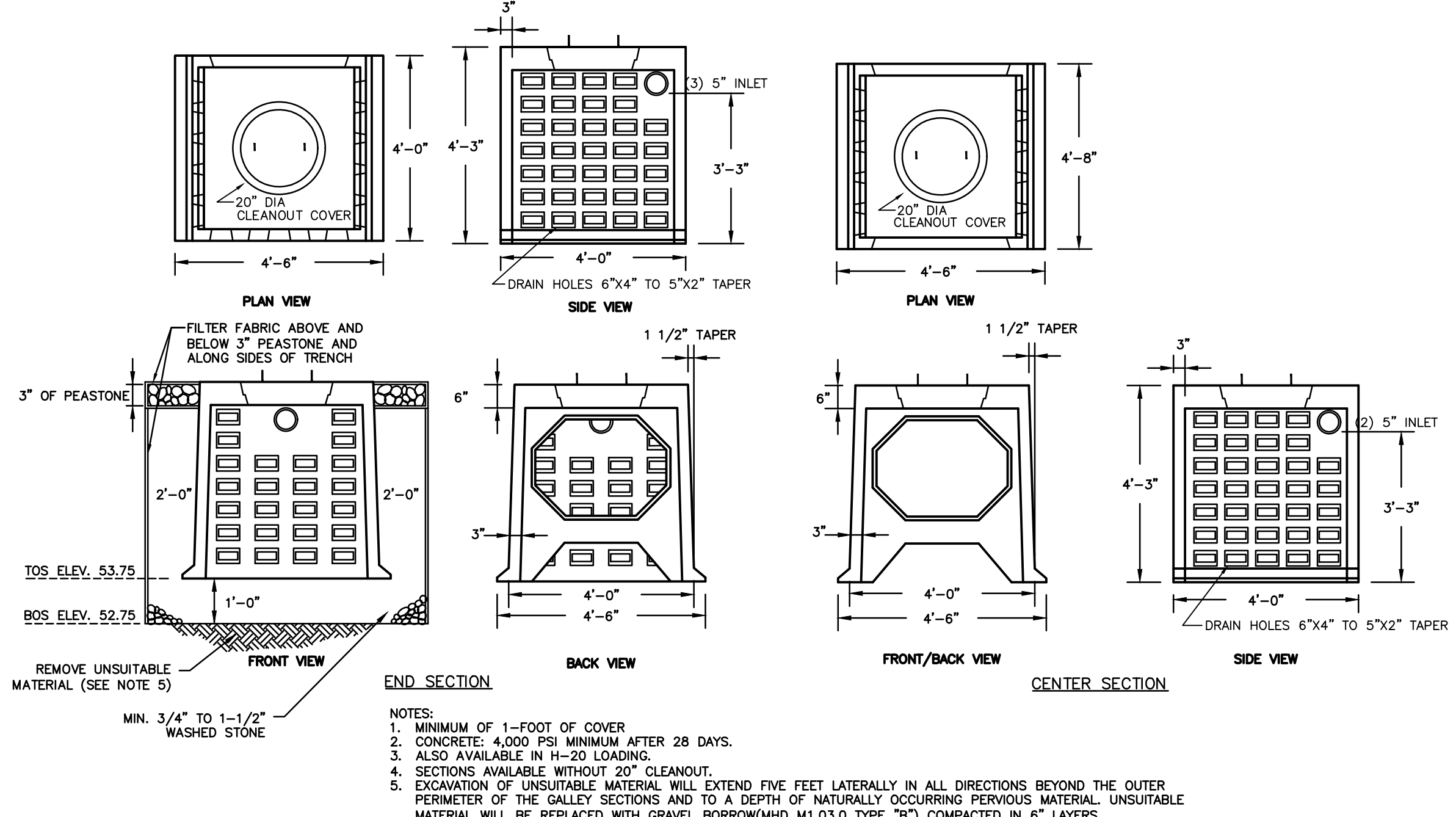


214113_0013.dwg (2/20/14)

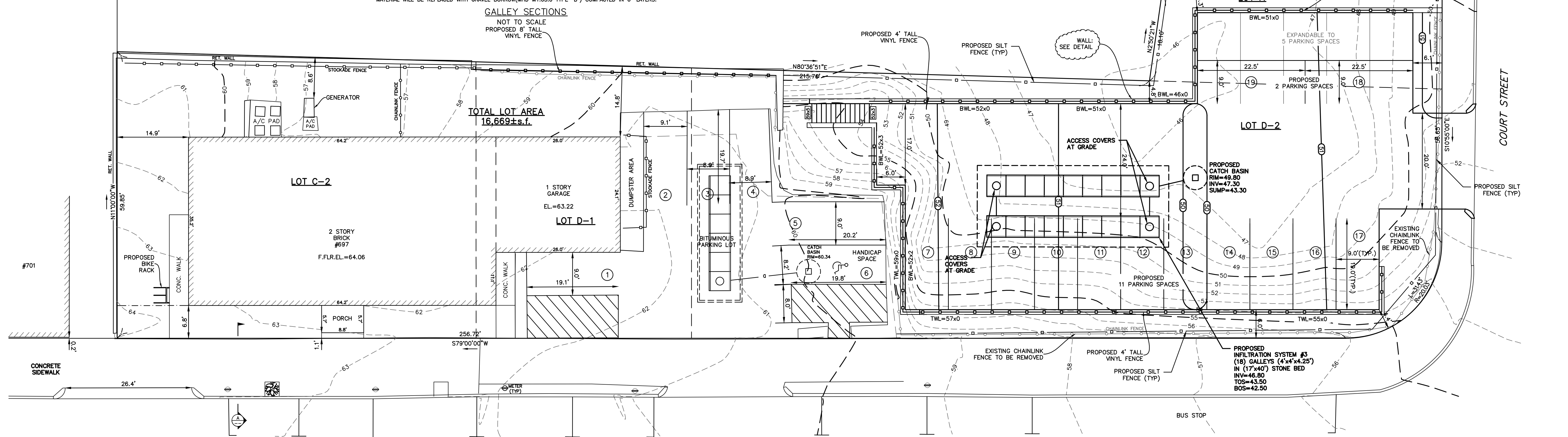
LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR -70-
- STOCKADE FENCE
- CHAINLINK FENCE
- IRON 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"



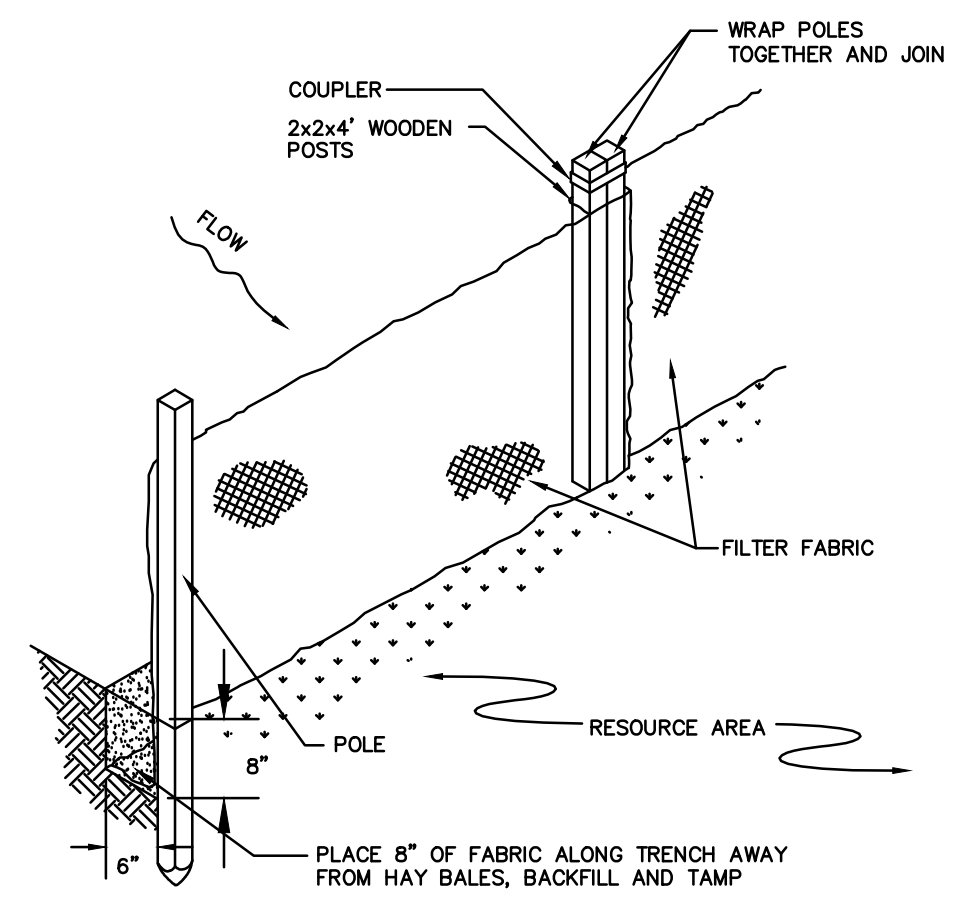
ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: BU-2	SUBMISSION: EXISTING	
REGULATION	REQUIRED /AS OF RIGHT	EXISTING
LOT AREA	10,000s.f.	16,669±s.f.
LOT FRONTAGE	80.0'	344.80'
FRONT SETBACK	Avg. 5.1'	1.1'
SIDE SETBACK	1/2 bldg.ht.	14.9'
REAR SETBACK	greater of 15' or 1/2 bldg.ht.	14.8'
BUILDING HEIGHT	2 story	24'
		28.51'

*LAWFULLY NON-CONFORMING



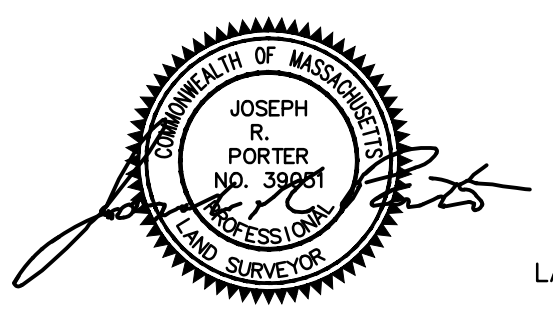
DIG SAFE

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-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



EXISTING IMPERVIOUS AREA: 5,948.96s.f.
 PROPOSED IMPERVIOUS AREA: 11,822.43s.f.
 TOTAL INCREASE IN IMPERVIOUS AREA: 5,873.47s.f.
 (16,669.34s.f. x 4%) / 100 = 666.77s.f.
 5,873.47s.f. > 666.77s.f. (DRAINAGE REQUIRED)

GRADING & DRAINAGE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED GRADING & DRAINAGE AT #697 WASHINGTON STREET
 SCALE: 1in.=10ft. DATE: MAY 1, 2018



PROJECT: 214113
VTP ASSOCIATES INC.
 LAND SURVEYORS - CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271
 SHEET 1 OF 1

