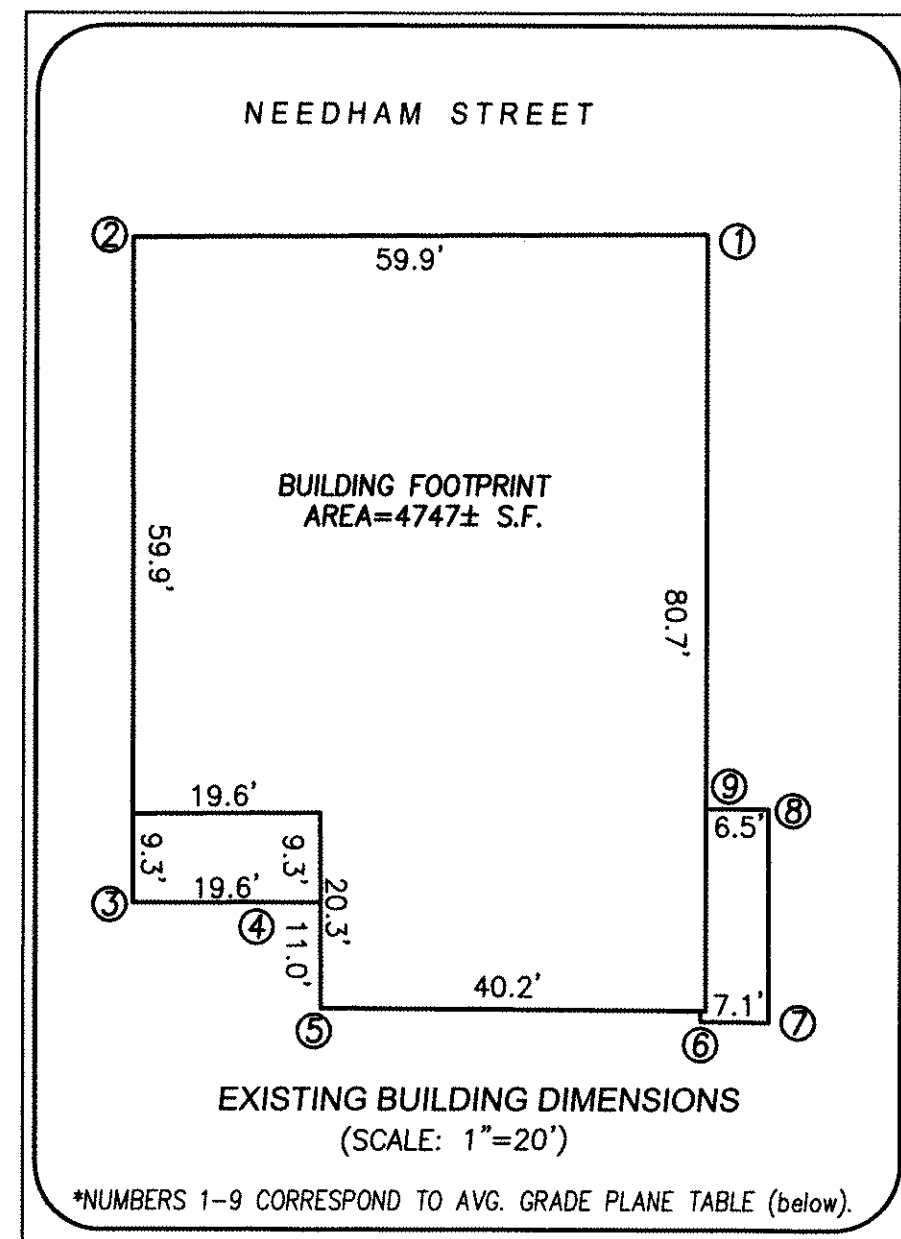


LOCUS MAP
(NOT TO SCALE)



EXISTING BUILDING DIMENSIONS
(SCALE: 1"=20')

AVERAGE GRADE PLANE
(DATUM: NEWTON CITY BASE)

Average Grade Plane = $\frac{(e_1 + e_2) \times L}{P} = 119.33$

*NOTE-SEE SECTION (30-1) OF THE CITY OF NEWTONS ZONING BY-LAWS

SEGMENT	LENGTH	ELEV.-1	ELEV.-2	AVG. ELEV.	LENGTH(B)XAVG.ELEV.(E)
1-2	59.9	119.30	118.61	118.96	7125.40
2-3	69.2	118.61	118.11	118.36	8190.51
3-4	19.7	118.11	118.39	118.25	2329.53
4-5	11.0	118.39	117.90	118.15	1299.60
5-6	40.1	117.90	121.3	119.60	4795.96
6-7	7.1	121.3	121.1	121.20	860.52
7-8	22.2	121.1	120.64	120.87	2683.31
8-9	6.5	120.64	121.18	120.91	785.92
9-1	59.7	121.18	119.30	120.24	7178.33
TOTAL	295.40				35249.08

AVERAGE GRADE PLANE = $\frac{35249.08}{295.50} = 119.33$

**DENSITY & DIMENSIONAL CONTROLS IN RESIDENCE DISTRICTS
AND FOR RESIDENTIAL USES (SECTION 30-15 TABLE 3)**

Updated May 15, 2012

	As Of Right	By Special Permit	By Special Permit
MAX # STORIES	2	3	4
BLDG HEIGHT (12)	24	36	48
TOTAL FAR	1.00	1.50	2.00
GROSS FLOOR AREA/ SITE PLAN APPROVAL THRESHOLD BY SPECIAL PERMIT	20,000	20,000	20,000
MINIMUM LOT AREA	10,000	10,000	10,000
LOT COVERAGE			
BENEFICIAL OPEN SPACE SET BACKS			
FRONT	15 (9)	15 (9)	15 (9)
SIDE (10)	7.5	7.5	7.5
REAR (10)	0	0	0

(9) Minimum front setback; if building height exceeds one story, front setback must be equal to total height of building. Parking facilities shall be set back no less than twenty (20) feet in Mixed Use 1 District and fifteen (15) feet in the Mixed Use 2 District.

(10) Except when abutting a residential district, the setback shall be 1/2 the building height or twenty (20) feet whichever is greater. Parking facilities shall set back no less than five (5) feet from the side and rear setback lines.

(11) Religious and non-profit educational uses are allowed in all commercial districts as well in other districts. Accordingly, the "As Of Right" Dimensional Requirements for Commercial Districts, as set in this Table 3 of sec. 30-15 apply to such uses, except for the Public Uses and Open Space/Recreation Districts, in which the dimensional controls for the Single Residence 1 Zoning District from Table 2 shall apply.

(12) Building height shall also regulate structures

NOTES:

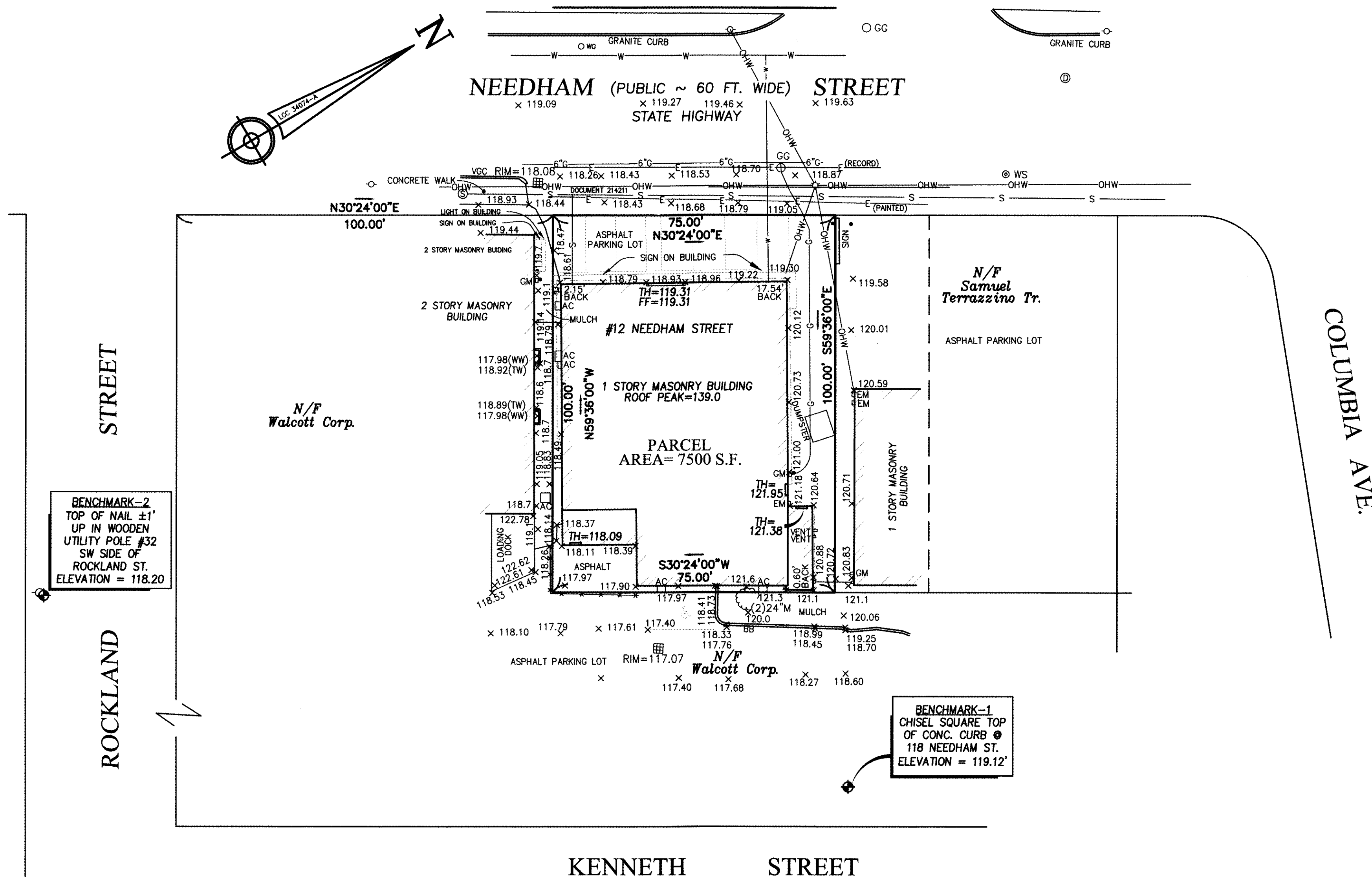
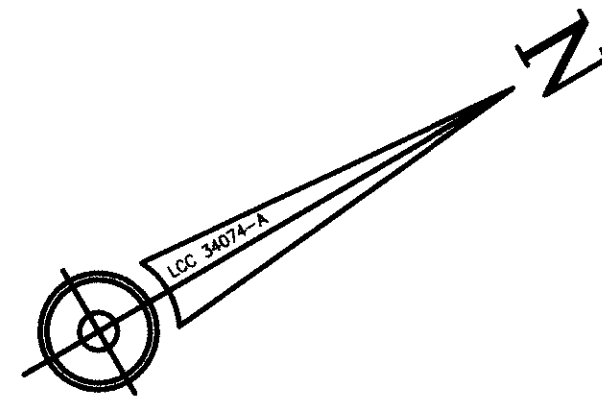
- ELEVATIONS SHOWN HEREON REFER TO THE CITY OF NEWTON BASE.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD AND ARE APPROXIMATE IN NATURE. R.E. CAMERON ASSOCIATES DOES NOT WARRANT THE EXISTENCE OR LOCATIONS OF SAID UTILITIES.
- THE LAND SHOWN LIES WITHIN:
 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
 - ZONE AE - SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE ANNUAL 1% ANNUAL CHANCE FLOOD-BASED FLOOD ELEVATIONS DETERMINED

AS INDICATED ON THE FLOOD INSURANCE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NO. 250208 ON PANEL 0554 E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

PARKING SPACE COUNT
7 LINED SPACES TOTAL

BENCHMARK-2
TOP OF NAIL ±1'
UP IN WOODEN
UTILITY POLE #32
SW SIDE OF
ROCKLAND ST.
ELEVATION = 118.20

BENCHMARK-1
CHISEL SQUARE TOP
OF CONC. CURB @
118 NEEDHAM ST.
ELEVATION = 119.12'



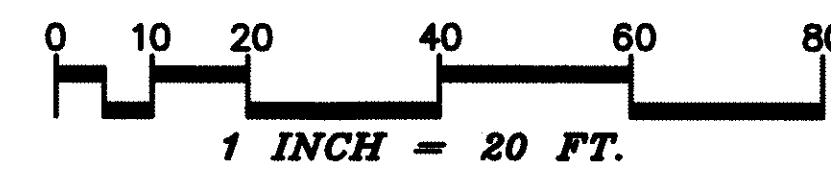
KENNETH STREET

LEGEND:

- ☼ LIGHT POLE
- ⊙ WOOD UTILITY POLE
- ⊕ HYDRANT
- ⊕ SIGN
- ⊕⊕ ELECTRIC HANDHOLE
- ⊕ FA FIRE ALARM
- ⊕ TH THRESHOLD
- ⊕ DRAIN MANHOLE
- ⊕ CABLE TV MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ CATCH BASIN
- ⊕ GAS GATE
- ⊕ VGC VERTICAL GRANITE CURB
- ⊕ TRAFFIC LIGHT POLE
- ⊕ MONITORING WELL
- ⊕ ELECTRIC METER
- ⊕ GM GAS METER
- ⊕ N/F NOW OR FORMERLY
- ⊕ AC AIR CONDITIONING
- ⊕ CC CONCRETE CURB
- S— UNDERGROUND SEWER LINE
- D— UNDERGROUND DRAIN LINE
- W— UNDERGROUND WATER LINE
- E— UNDERGROUND ELECTRIC LINE
- OHW— OVERHEAD WIRE
- X— 4' CHAIN LINK FENCE
- ⊕ WG ⊕ WS WATER GATE



SCOTT D. CAMERON, PLS
DATE 10/8/2014



REVISION	DATE

EXISTING CONDITIONS PLAN
112 Needham Street
Newton, Massachusetts
Scale: 1" = 20'
Date: 08/18/2014
Job: S/4047
Drawn By: DEB
Checked By: SDC
Dwg. No: 4047

R.E. Cameron & Associates, Inc.
Civil Engineers
Land Surveyors
681 Washington Street, Norwood Massachusetts 02062
Tel: (781) 769-1777 Fax: (781) 769-8644

