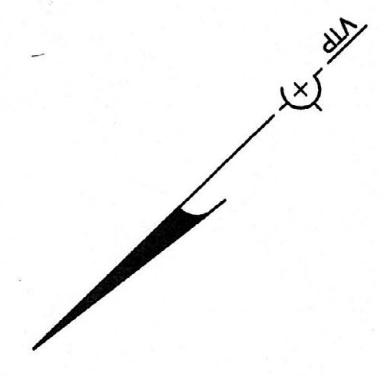


216101\_03.dwg (2:2016)

**LEGEND**

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- RETAINING WALL
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- WATER/GAS VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY/LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT



**TESTPIT LOG**

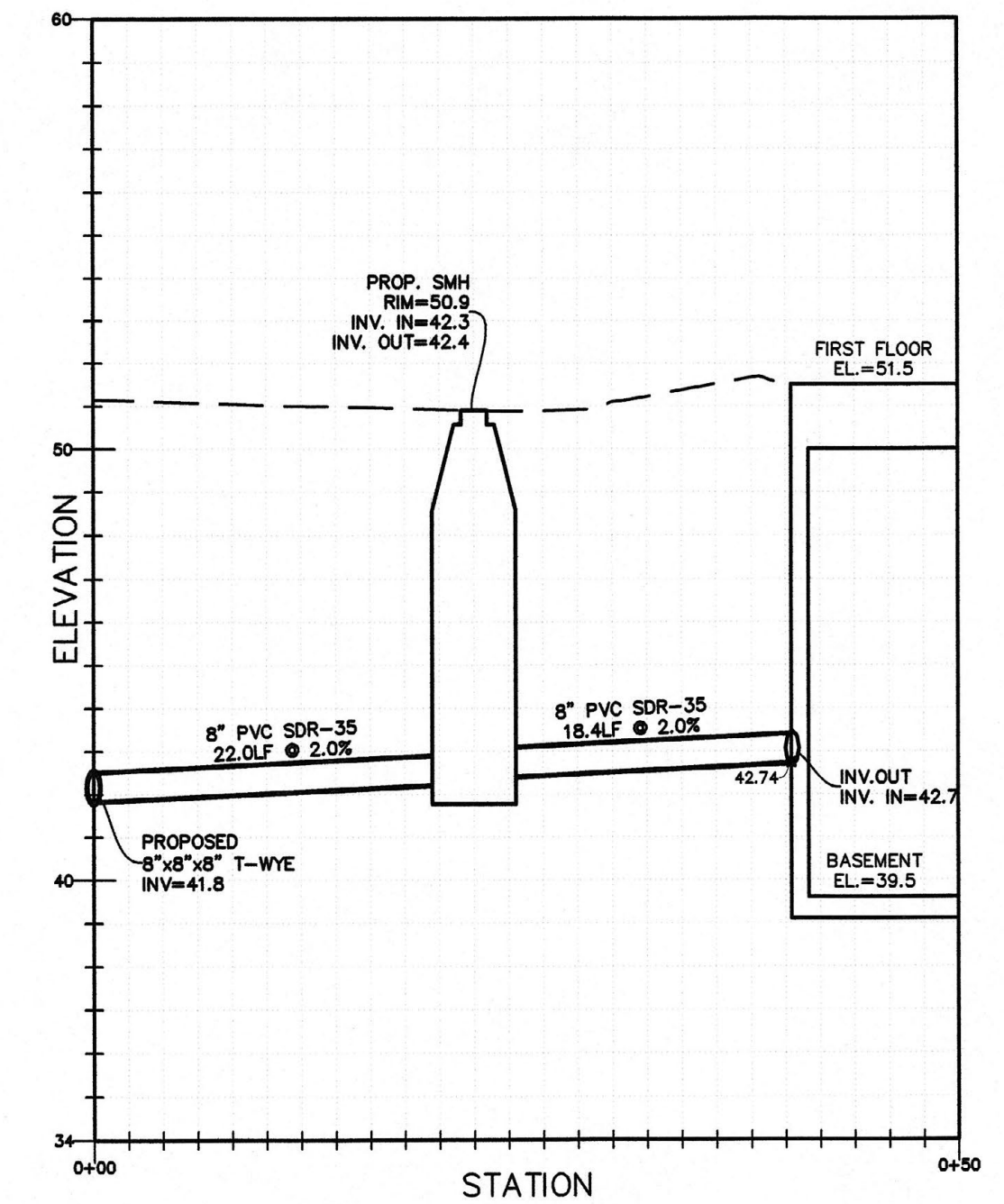
TEST PIT 1 (EL.=46.21)  
 0'-48" TOPSOIL & FILL  
 48"-144" MEDIUM TO COARSE SAND WITH GRAVEL AND FEW COBBLES

WEEPING @ 64" (EL.=39.21)  
 (SEASONAL HIGH GROUND WATER LEVEL)

WATER @ 138" (EL.=34.71)

NO REFUSAL

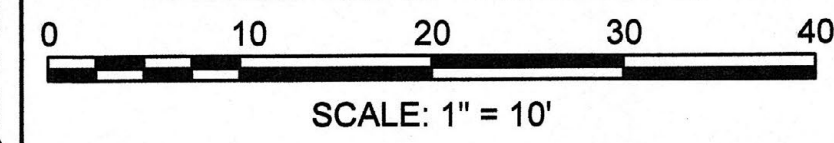
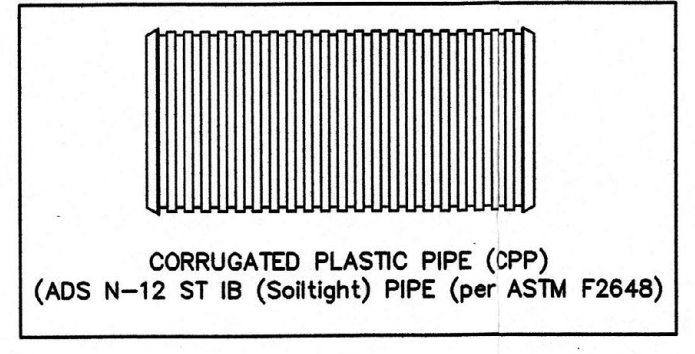
- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
  2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.
  3. ALL THE PROPOSED DOWNSPOUT TO CONNECT INTO INSIDE INFILTRATION SYSTEMS.



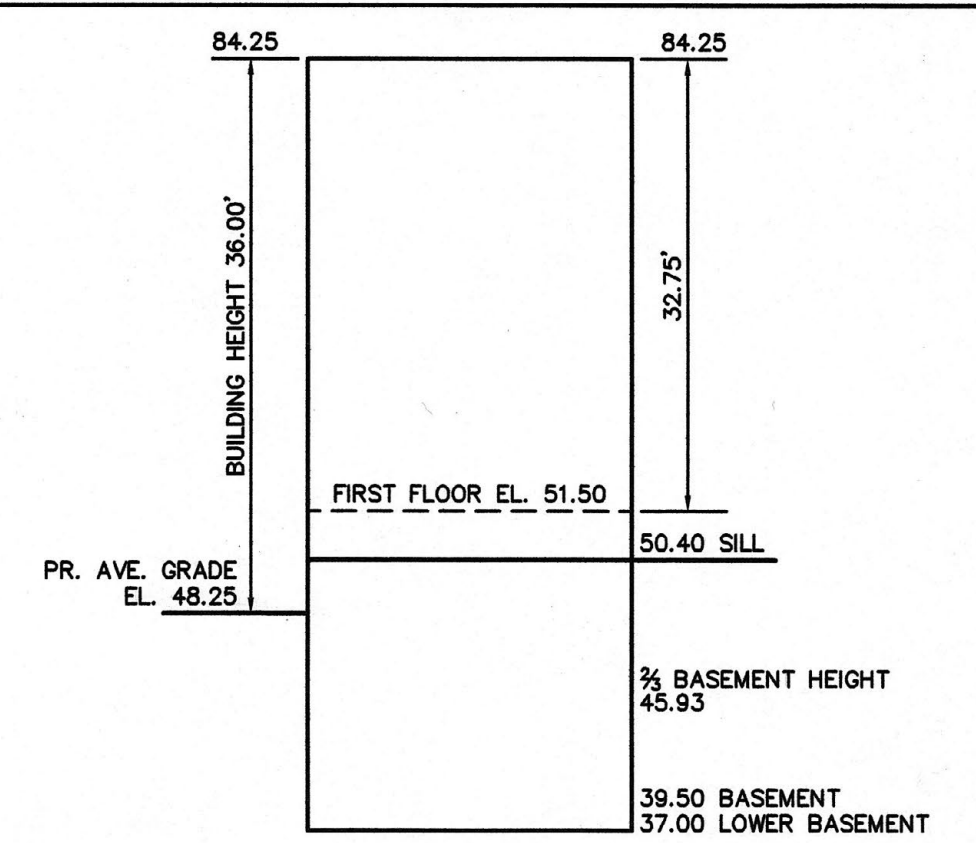
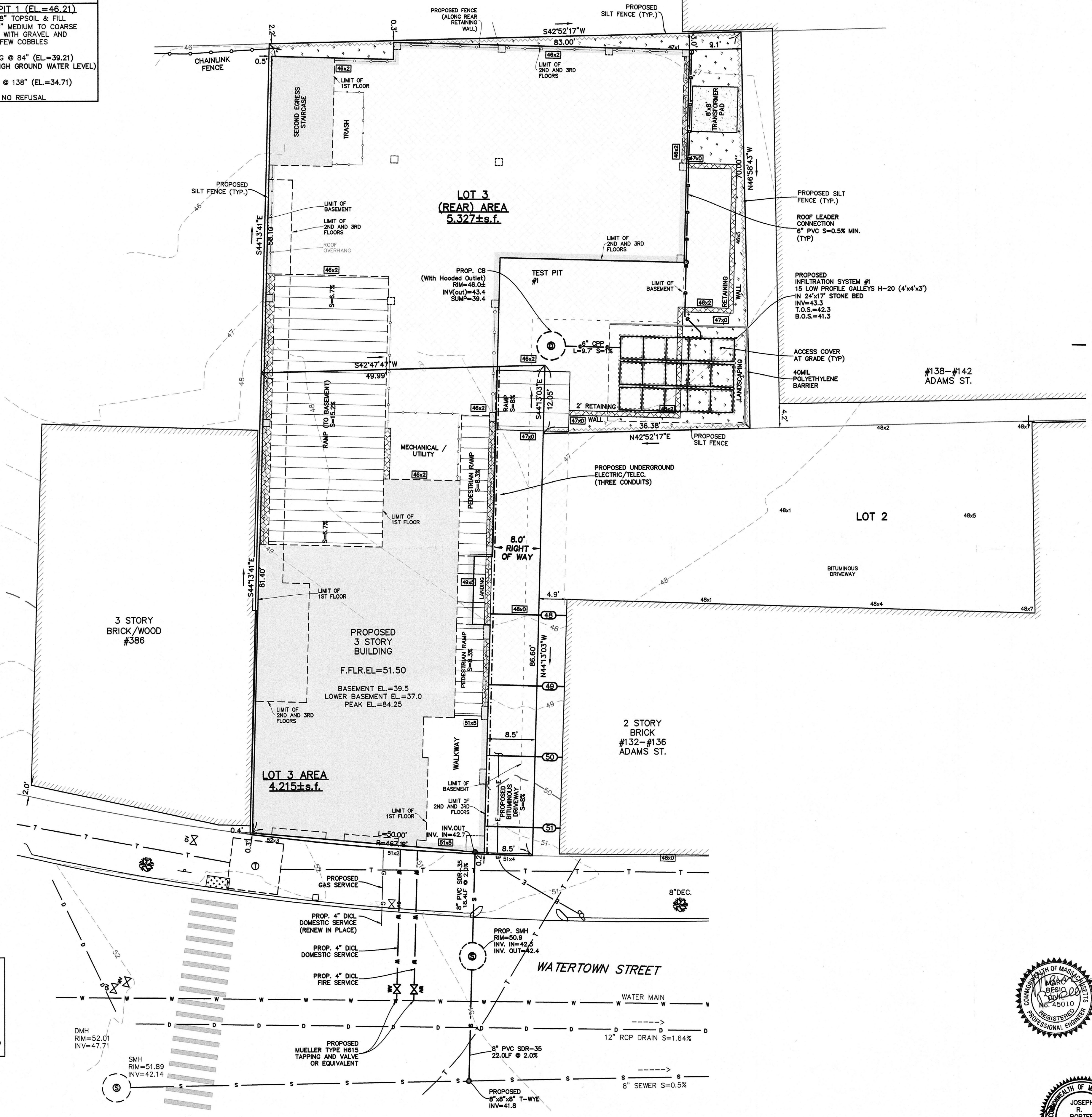
**PROPOSED SEWER PROFILE**  
 SCALE: 1" = 10' (HORIZONTAL)  
 SCALE: 1" = 4' (VERTICAL)

**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 1-888-344-7233. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY.



SCALE: 1" = 10'



**PROPOSED BUILDING HEIGHT**  
 NOT TO SCALE

**Length Weighted Mean Proposed Conditions Average Grade Calculation**

A Segment	B Length Of Segment In Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Average Segment Height	F F=BxE
1	41.10	52.11	51.36	51.74	2126.31 Sq. Ft.
2	42.17	51.40	48.00	49.70	2095.85 Sq. Ft.
	32.50	48.00	48.00	48.00	1560.00 Sq. Ft.
9	22.67	48.00	46.17	47.09	1067.42 Sq. Ft.
	7.65	46.16	46.16	46.16	353.12 Sq. Ft.
7	32.20	46.16	46.16	46.16	1486.35 Sq. Ft.
	17.32	46.16	46.16	46.16	799.49 Sq. Ft.
8	19.87	47.00	47.00	47.00	933.99 Sq. Ft.
	10	52.30	47.00	46.00	2431.98 Sq. Ft.
11	20.50	46.00	45.70	45.85	939.83 Sq. Ft.
	137.05	52.31	45.88	49.10	6729.16 Sq. Ft.
<b>Total</b>	<b>425.33</b>				<b>20523.46 Sq. Ft.</b>

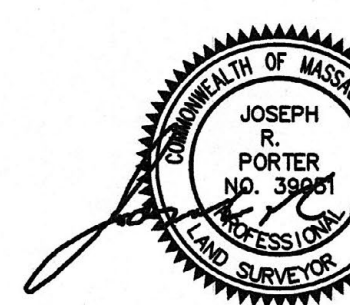
Total Column F / Total Column B = Average Grade  
**Average Grade: 48.25'**

**ZONING CHART**  
 NEWTON, MASSACHUSETTS

ZONE: BU-1 SUBMISSION: SPECIAL PERMIT			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	10,000s.f.	9,542s.f.	9,542s.f.
LOT AREA PER UNIT (MIN.)	1,200s.f.	N/A	954.2s.f. *
FRONT SETBACK	AVERAGE (0')	0'	0.2'
SIDE SETBACK (LEFT)	1/2 BLDG. HT. OR EQUAL TO ABUTTING SIDE YARD SETBACK	0'	0.4'
SIDE SETBACK (RIGHT)	1/2 BLDG. HT. OR EQUAL TO ABUTTING SIDE YARD SETBACK	8.2'	8.5'
REAR SETBACK	0'	0.3'	0.3'
BUILDING HEIGHT (MAX.)	36'	-	36.0'
AVERAGE GRADE	-	-	48.25
LOT COVERAGE	NONE	N/A	N/A
OPEN SPACE	NONE	N/A	N/A

\* DOES NOT MEET THE REQUIREMENTS

**TOPOGRAPHIC SITE PLAN**  
 NEWTON, MASSACHUSETTS  
 SHOWING PROPOSED CONDITIONS AT  
 #386-#394 WATERTOWN STREET  
 SCALE: 1/4"=10ft. DATE: JUNE 9, 2021



PROJECT: 216101  
**VTP ASSOCIATES INC.**  
 LAND SURVEYORS - CIVIL ENGINEERS.  
 132 ADAMS STREET 2ND FLOOR SUITE 3  
 NEWTON, MA 02458  
 (617) 332-8271  
 SHEET 1 OF 2