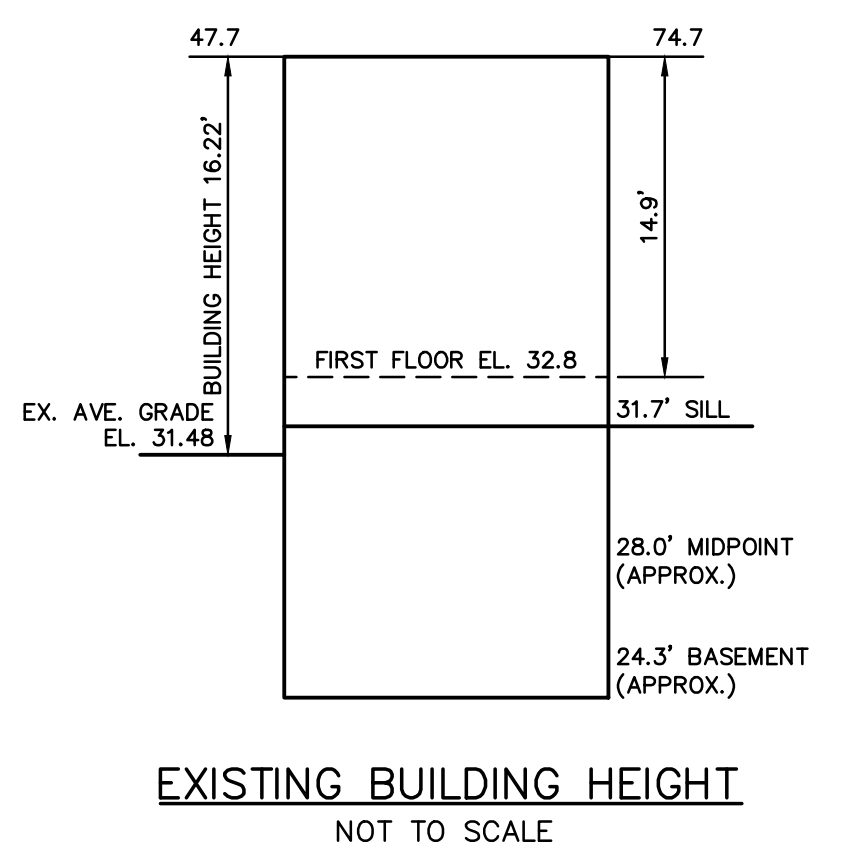
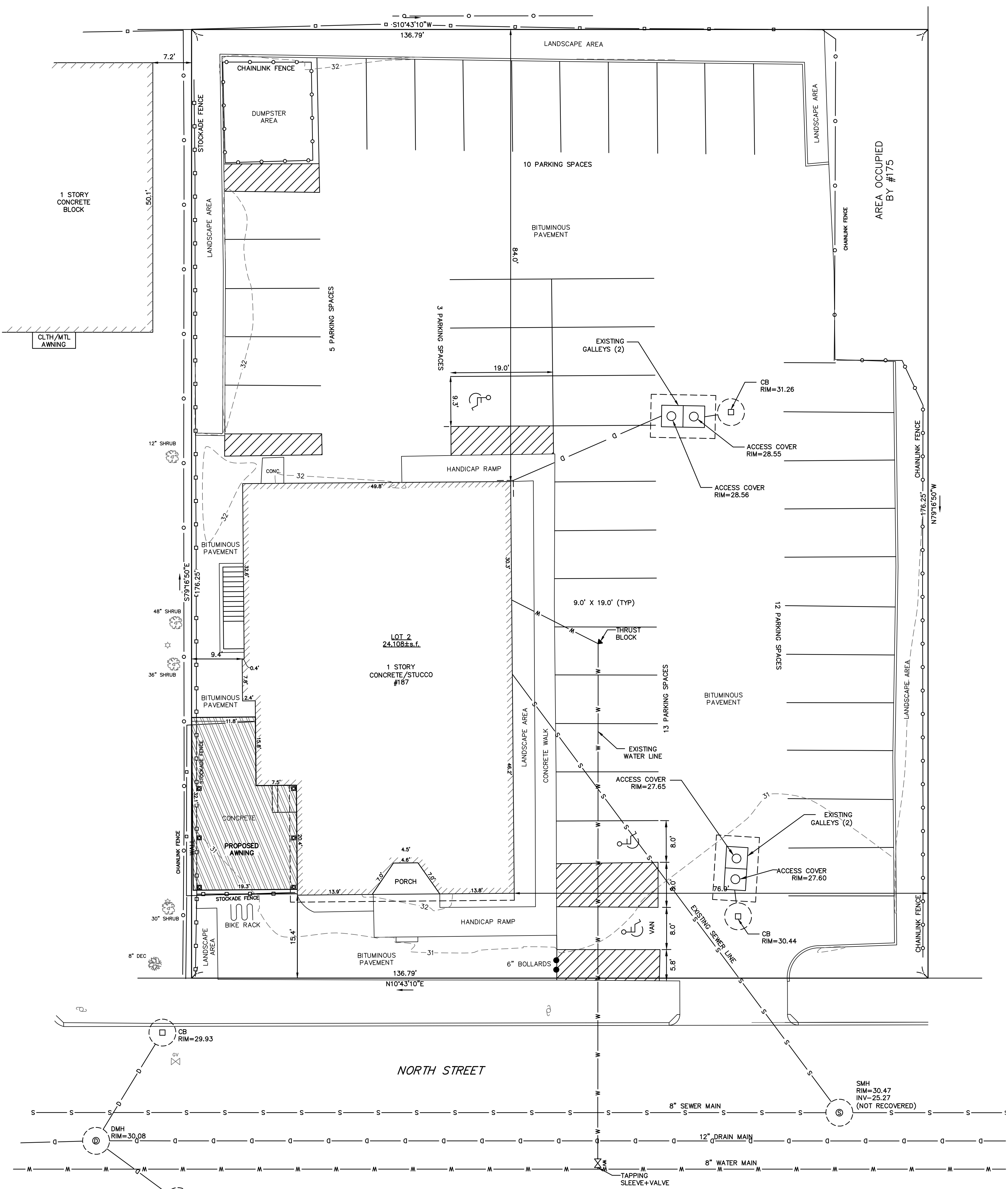
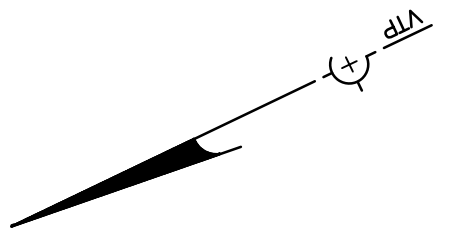


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LEGEND

| | |
|-----------------------------------|------------------------|
| 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' |
| FIRE HYDRANT | |



Address: #187 North Street, Newton

**Length Weighted Mean
Existing 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=(C+D)/2 Segment Average Height | F=BxE |
|--------------|-----------------------------|-----------------------------------|----------------------------------|----------------------------------|-----------------|
| 1 | 15.41 | 31.30 | 31.02 | 31.16 | 480.18 Sq. Ft. |
| | 5.00 | 31.40 | 31.30 | 31.35 | 156.75 Sq. Ft. |
| 2 | 4.50 | 31.63 | 31.32 | 31.48 | 141.64 Sq. Ft. |
| | 3.00 | 31.32 | 31.26 | 31.29 | 93.87 Sq. Ft. |
| 3 | 15.75 | 31.53 | 31.25 | 31.39 | 494.39 Sq. Ft. |
| | 7.80 | 31.62 | 31.48 | 31.55 | 246.09 Sq. Ft. |
| 4 | 32.57 | 31.96 | 31.63 | 31.80 | 1035.56 Sq. Ft. |
| | 3.42 | 31.90 | 31.88 | 31.89 | 109.06 Sq. Ft. |
| 6 | 4.22 | 31.88 | 31.85 | 31.87 | 134.47 Sq. Ft. |
| | 21.94 | 31.85 | 31.64 | 31.75 | 696.49 Sq. Ft. |
| 7 | 20.20 | 31.64 | 31.45 | 31.55 | 637.21 Sq. Ft. |
| | 76.49 | 31.49 | 31.38 | 31.44 | 2404.46 Sq. Ft. |
| 8 | 13.85 | 31.34 | 31.21 | 31.28 | 433.16 Sq. Ft. |
| | 26.44 | 31.34 | 31.07 | 31.21 | 825.06 Sq. Ft. |
| Total | 250.59 | | | | 7888.39 Sq. Ft. |

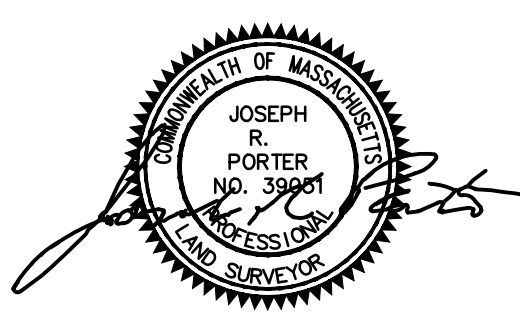
Total Column F / Total Column B = Average Grade
Average Grade: 31.48'

ZONING CHART
NEWTON, MASSACHUSETTS

| REGULATION | REQUIRED | EXISTING |
|-----------------|------------|-------------|
| LOT AREA | 10,000s.f. | 24,108±s.f. |
| FRONT SETBACK | 15.0' | 15.4' |
| SIDE SETBACK | 8.11* | 9.4** |
| REAR SETBACK | 8.11** | 84.0' |
| BUILDING HEIGHT | 24.0' | 16.22' |
| AVERAGE GRADE | - | 31.48 |

*§ BLDG. HGT. #2#8.11
**NON-COMFORMING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#187 NORTH STREET
SCALE: 1in.=10ft. DATE: JANUARY 19, 2021
PROJECT: 210100



VTP ASSOCIATES INC.

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

