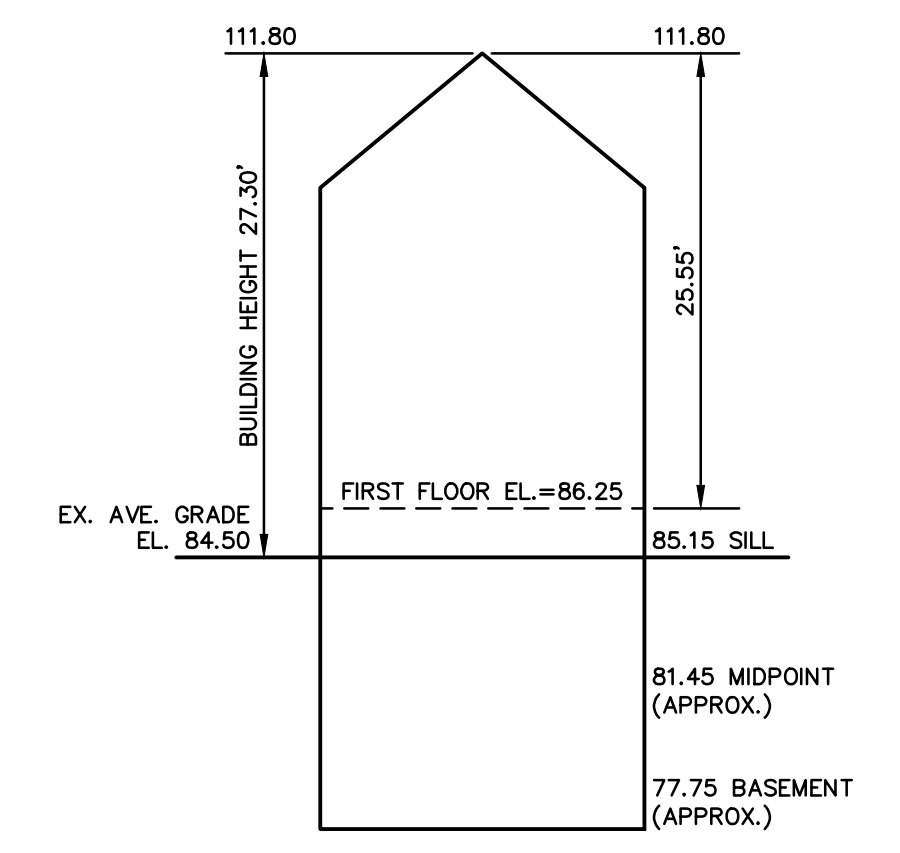
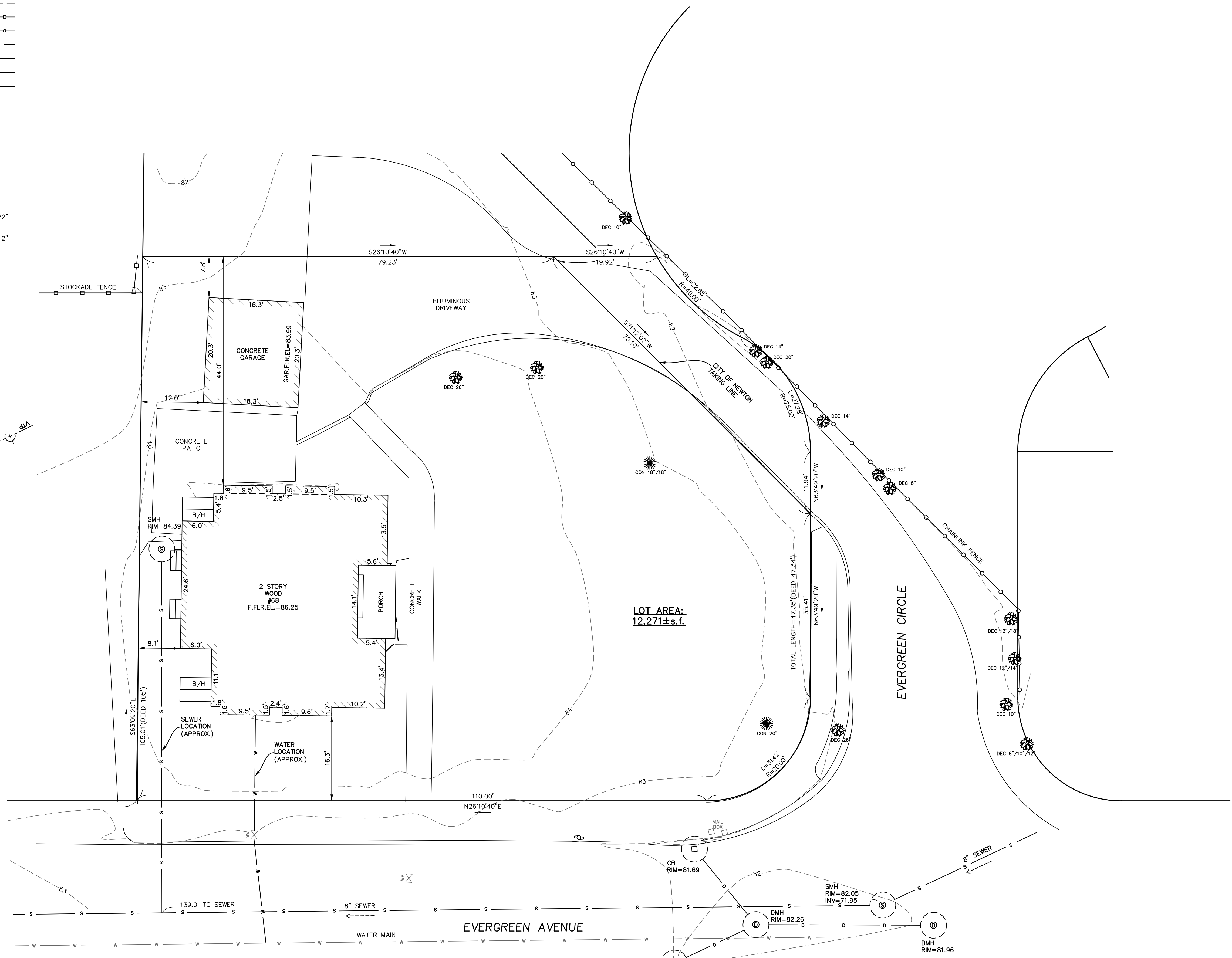


218190\_top.dwg (2-2015)

**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"



Address: #68 Evergreen Avenue

**Length Weighted Mean**

**Existing Conditions Average Grade Calculation**

Segment	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	Average Segment Height E=(C+D)/2	F=BxE
1	13.45	85.13	84.47	84.80	1140.56 Sq. Ft.
2	10.29	84.59	84.36	84.48	869.25 Sq. Ft.
3	9.57	84.49	84.36	84.43	807.95 Sq. Ft.
4	9.55	84.42	83.88	84.15	803.63 Sq. Ft.
5	11.08	84.67	84.31	84.49	936.15 Sq. Ft.
6	6.00	84.61	84.31	84.46	506.76 Sq. Ft.
7	24.63	84.58	84.18	84.38	2078.28 Sq. Ft.
8	6.04	84.05	83.89	83.97	507.18 Sq. Ft.
9	5.42	84.05	83.89	83.97	455.12 Sq. Ft.
10	9.45	84.25	83.75	84.00	793.80 Sq. Ft.
11	9.54	84.32	83.85	84.09	802.17 Sq. Ft.
12	10.28	84.55	83.95	84.25	866.09 Sq. Ft.
13	13.55	85.04	84.72	84.88	1150.12 Sq. Ft.
14	14.10	85.75	84.85	85.30	1202.73 Sq. Ft.
15	13.45	85.13	84.47	84.80	1140.56 Sq. Ft.
<b>Total</b>	<b>166.40</b>				<b>14060.35 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 84.50'**

**ZONING CHART**

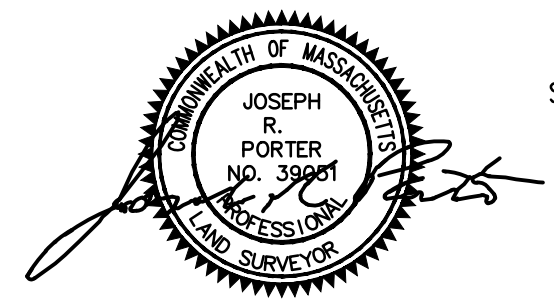
NEWTON, MASSACHUSETTS

ZONE: SR-3(OLD) SUBMISSION: EXISTING

REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	12,271±s.f.
LOT FRONTAGE	70.0'	141.42'
FRONT SETBACK	25.0'	16.3'*
SIDE SETBACK	7.5'	8.1'
REAR SETBACK	15.0'	44.0'
BUILDING HEIGHT	36.0'	27.30'
AVERAGE GRADE	-	84.50
LOT COVERAGE	30.0%(max.)	16.1%
OPEN SPACE	50.0%(min.)	73.8%

\*NON-CONFORMING

**TOPOGRAPHIC SITE PLAN**  
**NEWTON, MASSACHUSETTS**  
 SHOWING EXISTING CONDITIONS AT  
 #68 EVERGREEN AVENUE  
 SCALE: 1in.=10ft. DATE: OCTOBER 3, 2018



PROJECT: 218190  
**VTP**  
 ASSOCIATES  
 INC.

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

