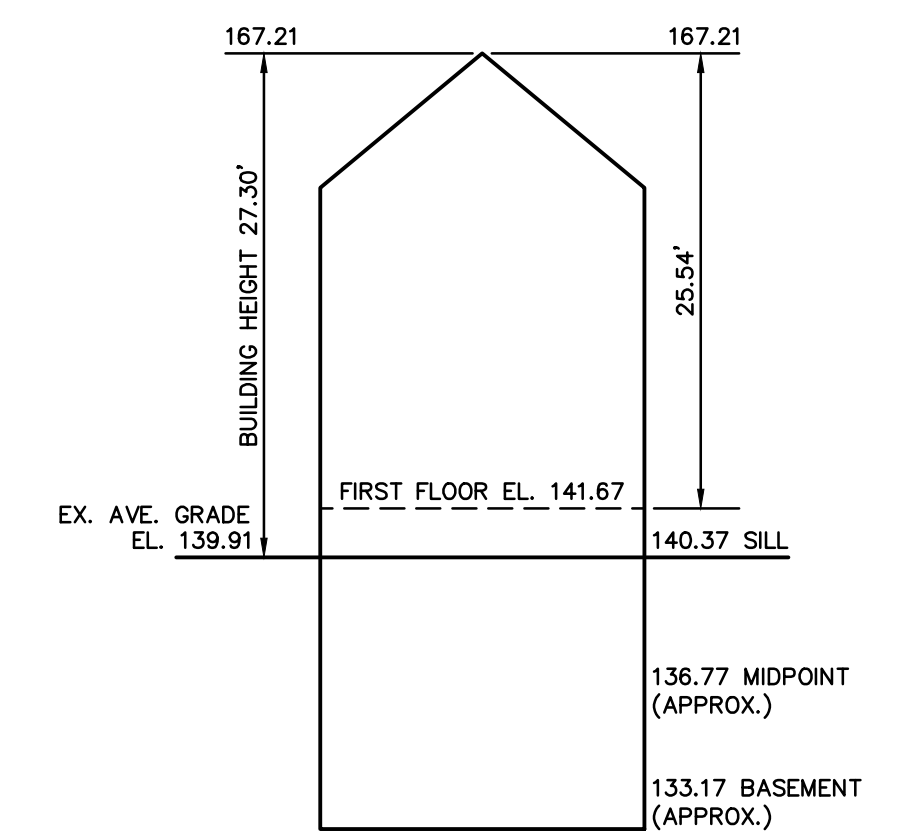


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LEGEND

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	

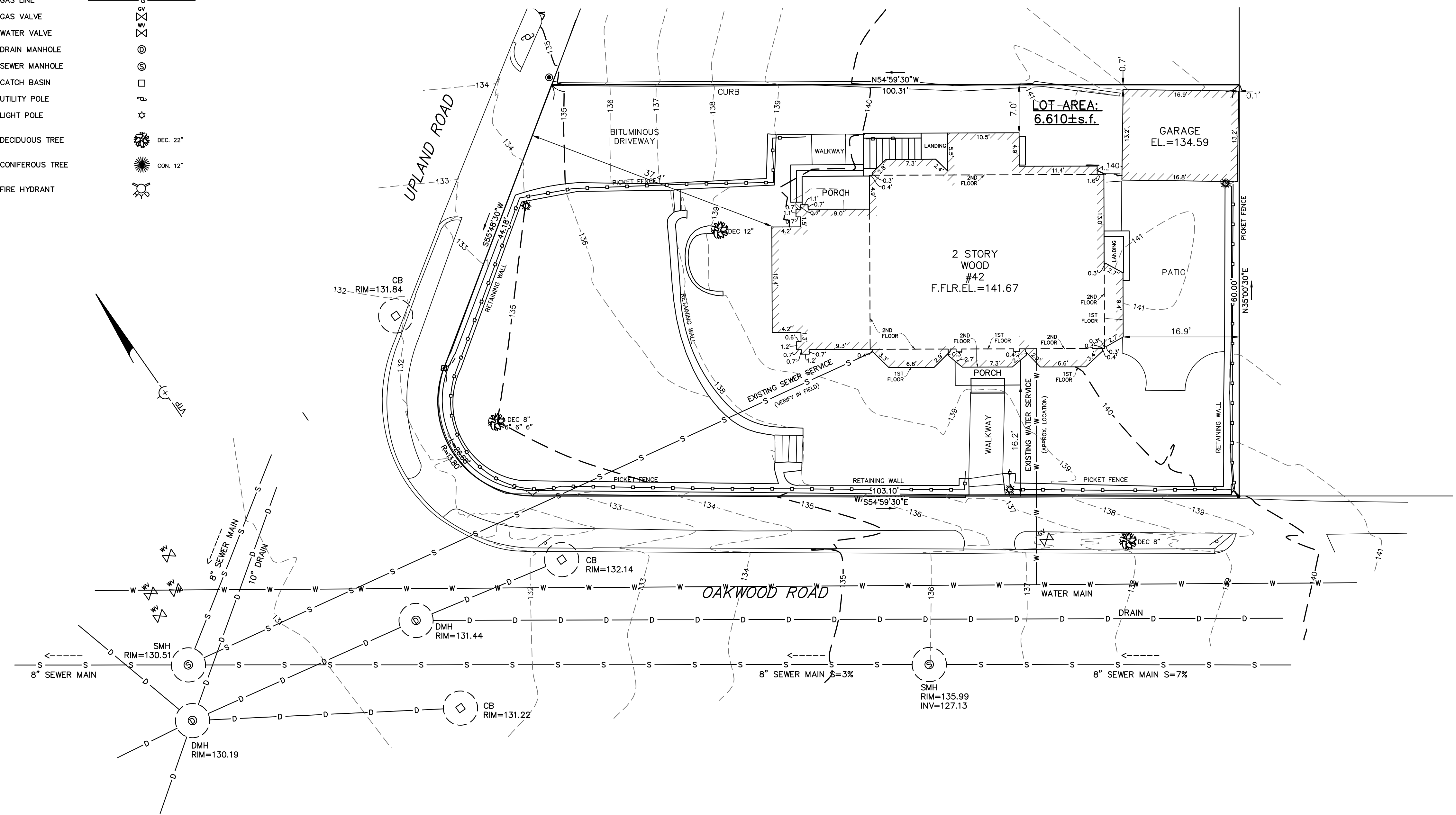


EXISTING BUILDING HEIGHT
NOT TO SCALE

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

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	9.30	139.17	138.72	138.95	1292.19 Sq. Ft.
2	6.60	139.17	139.08	139.13	918.23 Sq. Ft.
3	5.30	139.56	139.16	139.36	738.61 Sq. Ft.
4	9.50	138.94	138.93	138.94	1319.88 Sq. Ft.
5	5.30	139.76	139.26	139.51	739.40 Sq. Ft.
6	6.60	139.75	139.32	139.54	920.93 Sq. Ft.
7	9.40	141.11	140.55	140.83	1323.80 Sq. Ft.
8	13.00	140.56	140.54	140.55	1827.15 Sq. Ft.
9	11.40	140.70	140.00	140.35	1599.99 Sq. Ft.
10	10.50	140.95	140.74	140.85	1478.87 Sq. Ft.
11	7.30	140.84	140.17	140.51	1025.69 Sq. Ft.
12	9.00	140.06	139.48	139.77	1257.93 Sq. Ft.
13	15.40	139.81	139.48	139.65	2150.53 Sq. Ft.
Total	118.60				16593.20 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 139.91'

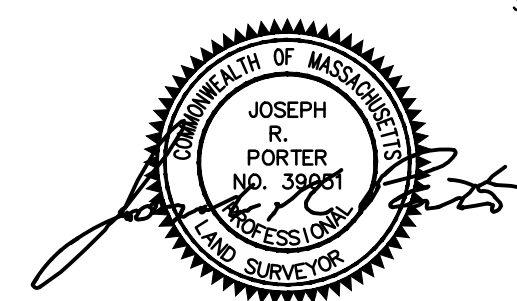


ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	6,610±s.f.
LOT FRONTAGE	80.0'	173.96'
FRONT SETBACK	25.0'	16.2' *
SIDE SETBACK	7.5'	16.9'
REAR SETBACK	15.0'	7.0'
BUILDING HEIGHT	36.0'	27.30'
AVERAGE GRADE	-	139.91
LOT COVERAGE	30.0%	24.9%
OPEN SPACE	50.0%	61.6%

*DOES NOT MEET REQUIREMENTS

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#42 OAKWOOD ROAD
SCALE: 1in.=10ft. DATE: JUNE 16, 2020



PROJECT: 220131
VTP
ASSOCIATES
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