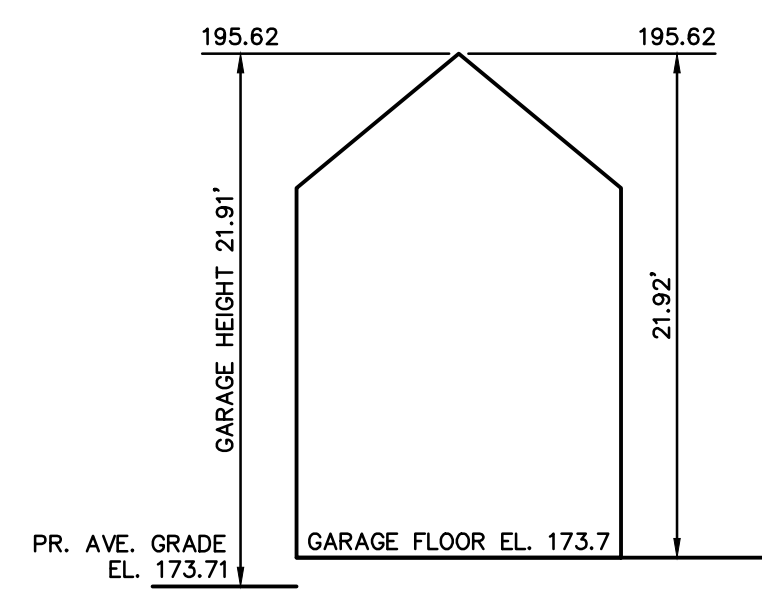


221239_top.dwg

LEGEND

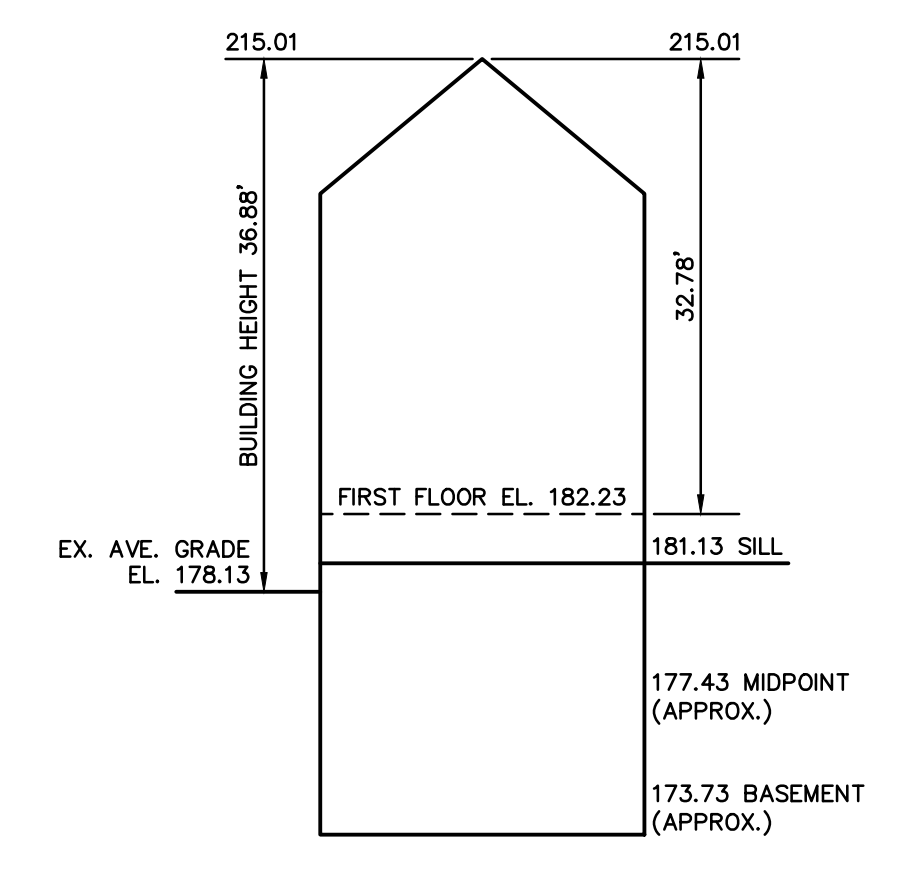
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- FIRE HYDRANT



PROPOSED GARAGE 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=(C+D)/2 Average Segment Height	F=BxE
1	23.00	174.30	173.90	174.10	4004.30 Sq. Ft.
2	30.40	173.70	173.30	173.50	5274.40 Sq. Ft.
3	23.00	173.40	173.30	173.35	3987.05 Sq. Ft.
4	30.40	173.80	173.30	173.55	5275.92 Sq. Ft.
Total	106.80				18541.67 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 173.61'					



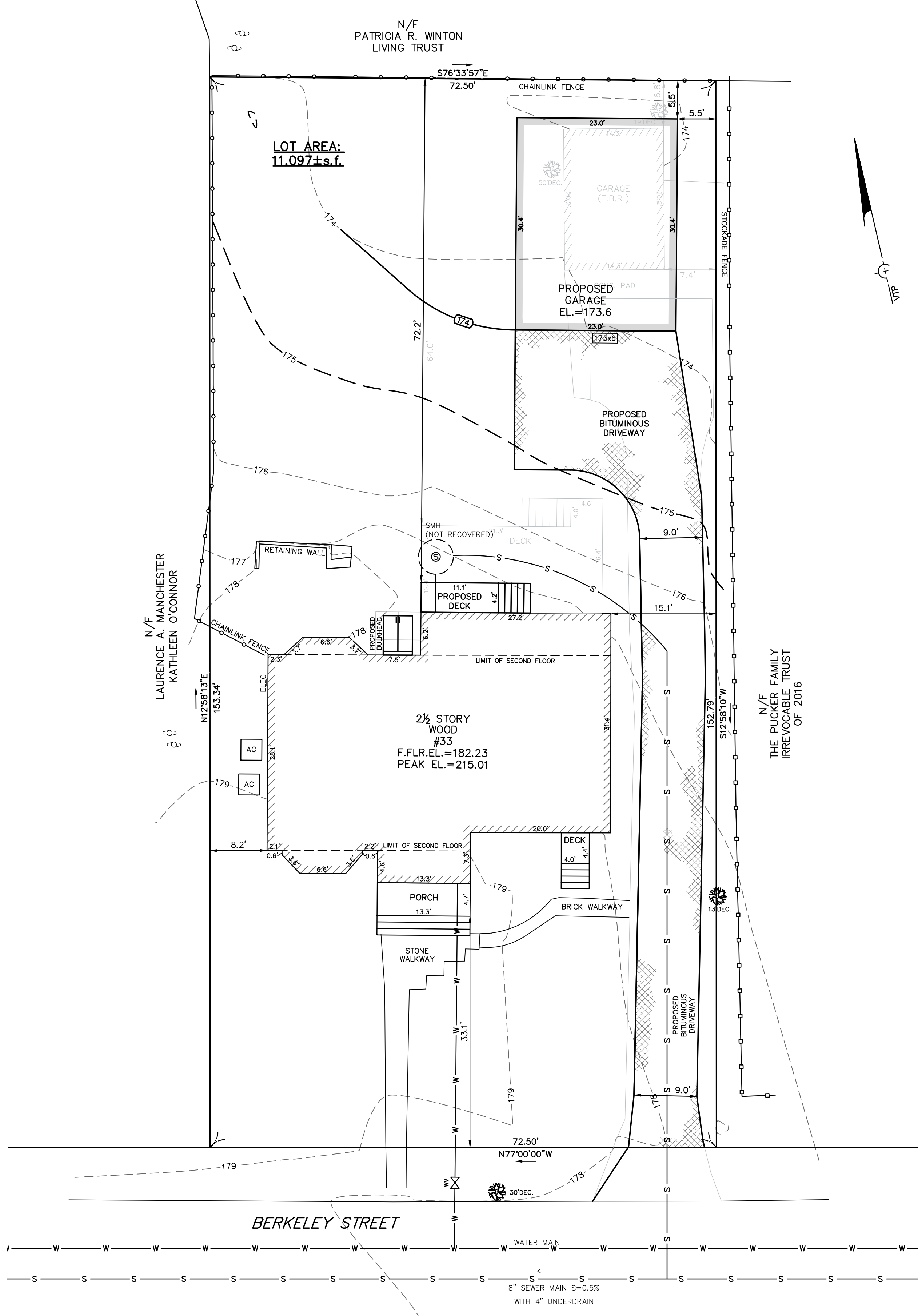
EXISTING BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean
Existing 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=(C+D)/2 Average Segment Height	F=BxE
1	28.09	179.35	178.74	179.05	5029.37 Sq. Ft.
2	6.62	178.67	177.96	178.32	1180.45 Sq. Ft.
3	1.01	177.87	177.85	177.86	179.64 Sq. Ft.
	6.50	177.85	177.71	177.78	1155.57 Sq. Ft.
4	6.17	177.84	177.57	177.71	1096.44 Sq. Ft.
5	27.21	177.41	176.06	176.74	4808.96 Sq. Ft.
6	31.39	177.48	176.43	176.96	5554.62 Sq. Ft.
7	20.02	178.91	177.87	178.39	3571.37 Sq. Ft.
8	11.97	178.99	178.60	178.80	2140.18 Sq. Ft.
9	13.32	179.41	179.35	179.38	2389.34 Sq. Ft.
10	9.32	179.65	179.47	179.56	1673.50 Sq. Ft.
11	6.61	179.75	179.54	179.65	1187.45 Sq. Ft.
Total	168.23				29966.88 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 178.13'					

IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING, PORCH	1,669.3s.f.	1,669.3s.f.
GARAGE	289.4s.f.	699.6s.f.
DRIVEWAY (ASPHALT, CONCRETE)	1,605.9s.f.	1,415.9s.f.
WALKWAY	201.9s.f.	201.9s.f.
RETAINING WALL, BULKHEAD, PADS	75.9s.f.	59.3s.f.
TOTAL	3,842.4s.f.	4,046.0s.f.
INCREASE IN IMPERVIOUS AREA 203.6s.f.		
LOT AREA 11,097.0s.f.		
4% OF LOT AREA (OR 400s.f. MAX.) USE 400s.f. MAX.		
203.6s.f. < 400s.f. ---> DRAINAGE NOT REQUIRED		



ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-1 (OLD) SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000s.f.	11,097±s.f. *	N/C
LOT FRONTAGE	100.0'	72.5' *	N/C
FRONT SETBACK	25.0'	33.1'	N/C
SIDE SETBACK	12.5'	8.2'	N/C
REAR SETBACK	25.0'	64.0'	N/C
BUILDING HEIGHT	36.0'	36.88'	N/C
AVERAGE GRADE	-	178.13	N/C
GARAGE HEIGHT	22.0'	N/A	21.91'
GARAGE AVE. GRADE	-	-	173.71
LOT COVERAGE	20.0%	17.7%	21.3% **
OPEN SPACE	65.0%	64.6% *	65.1'

* DOES NOT MEET REQUIREMENTS
** SEE SECTION 1.5.2.D.2 EXCEPTION FOR PERCENTAGE OF LOT AREA THAT IS COVERED BY BUILDING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#33 BERKELEY STREET
SCALE: 1in.=10ft. DATE: MARCH 23, 2022

PROJECT: 221239



VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
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SHEET 1 OF 1

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