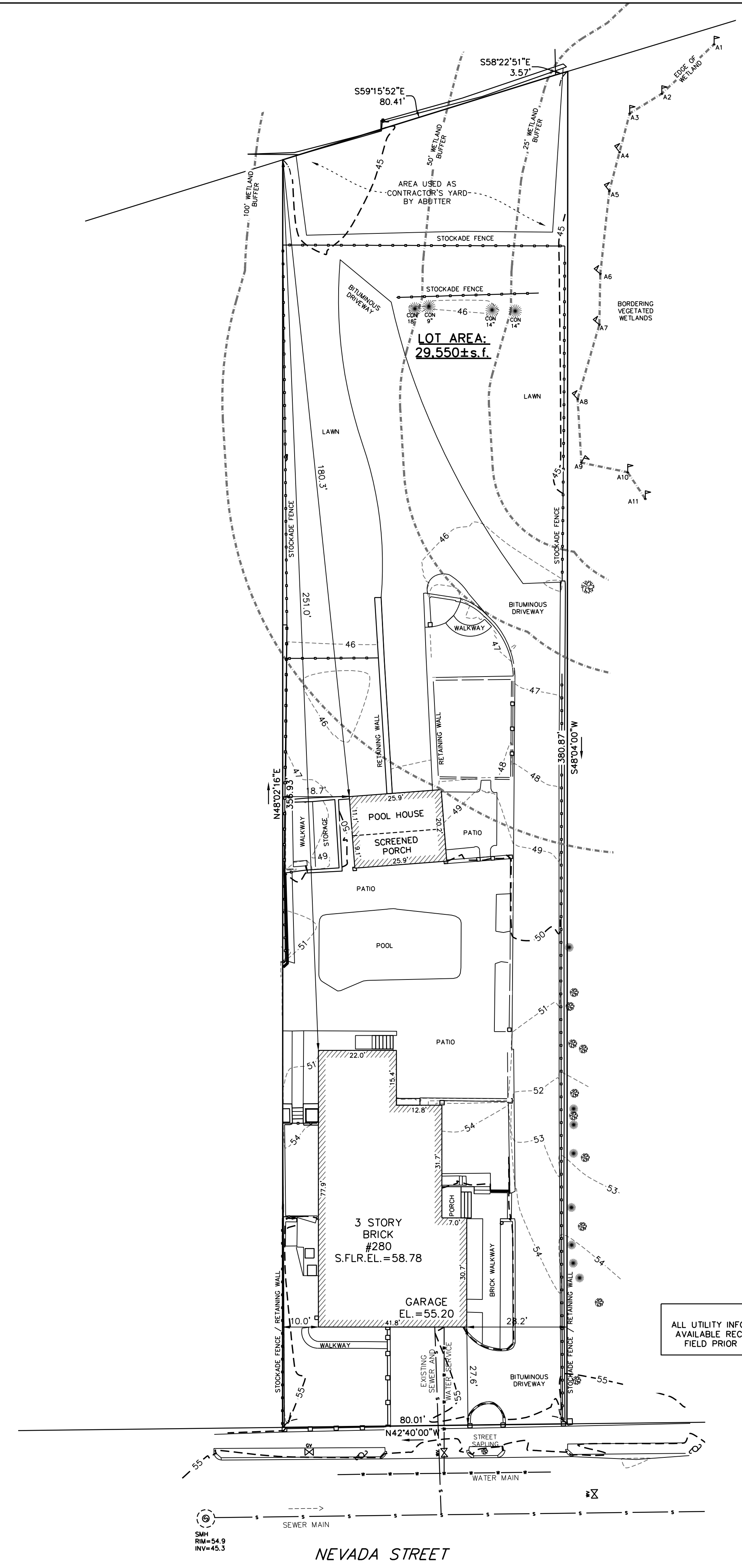
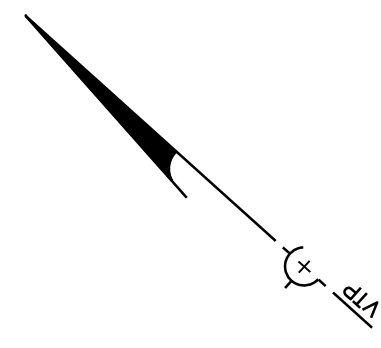


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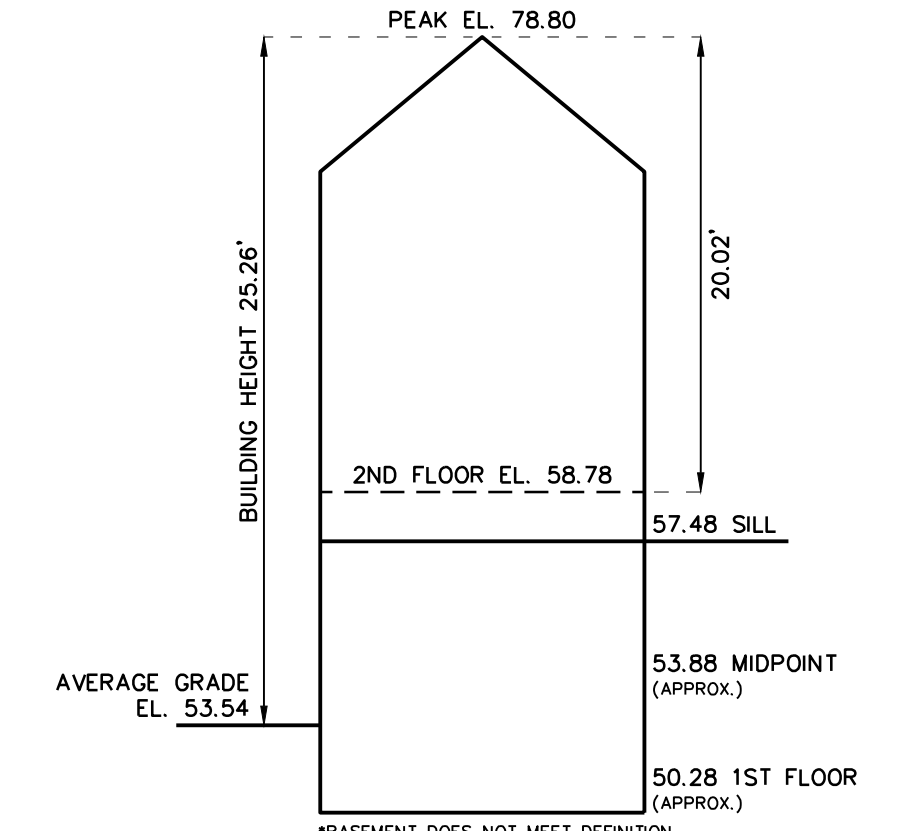
LEGEND

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	



SH# 54.9
RW# 45.3
NV# 25.3

NEVADA STREET



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	41.8	55.7	54.9	55.28	2310.50 Sq. Ft.
2	30.7	55.6	55.4	55.49	1703.54 Sq. Ft.
3	7.3	55.7	55.6	55.66	406.28 Sq. Ft.
4	24.4	55.3	53.8	54.50	1329.80 Sq. Ft.
5	12.8	50.8	50.6	50.73	649.28 Sq. Ft.
6	15.4	51.3	50.6	50.92	784.09 Sq. Ft.
7	22.0	50.7	50.5	50.61	1113.42 Sq. Ft.
8	77.9	55.4	50.9	53.17	4141.55 Sq. Ft.
Total	232.30				12438.46 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 53.54'

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	29,550±s.f.
LOT FRONTAGE	70.0'	80.01'
FRONT SETBACK	25.0'	27.6'
SIDE SETBACK	7.5'	10.0'
REAR SETBACK	15.0'	251.0'
BUILDING HEIGHT	36.0'	25.26'
AVERAGE GRADE	-	99.39
LOT COVERAGE	30.0%	11.1%
OPEN SPACE	50.0%	66.4%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#280 NEVADA STREET
SCALE: 1in.=20ft. DATE: APRIL 25, 2023

PROJECT: 222183
VTP
ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 1

