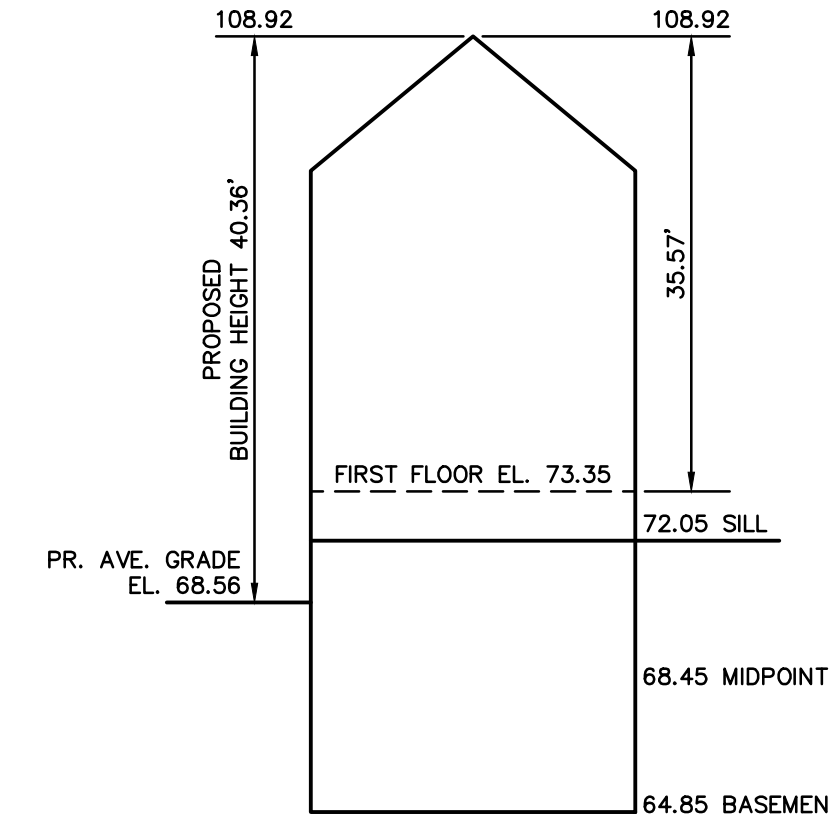
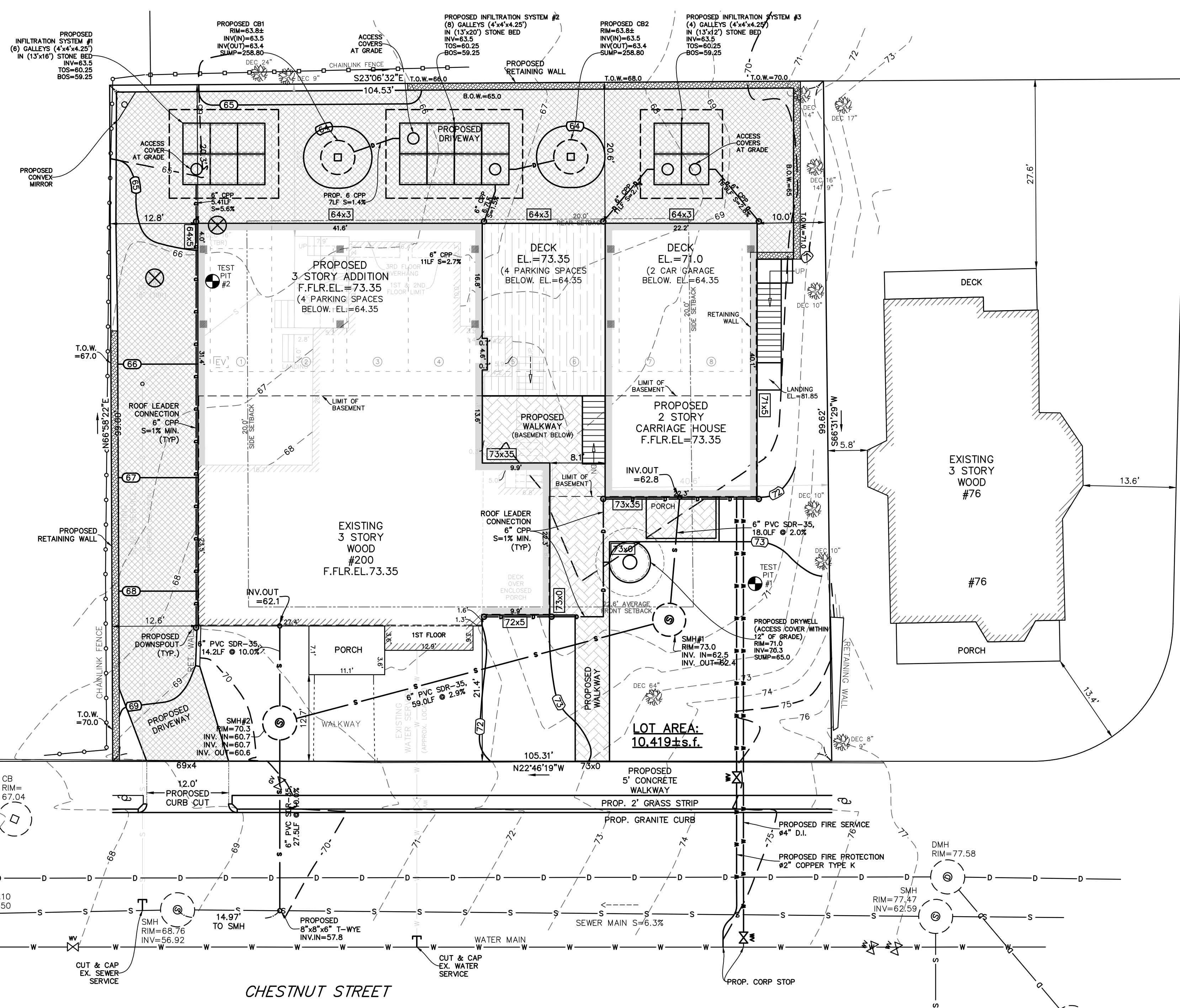


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LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
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	

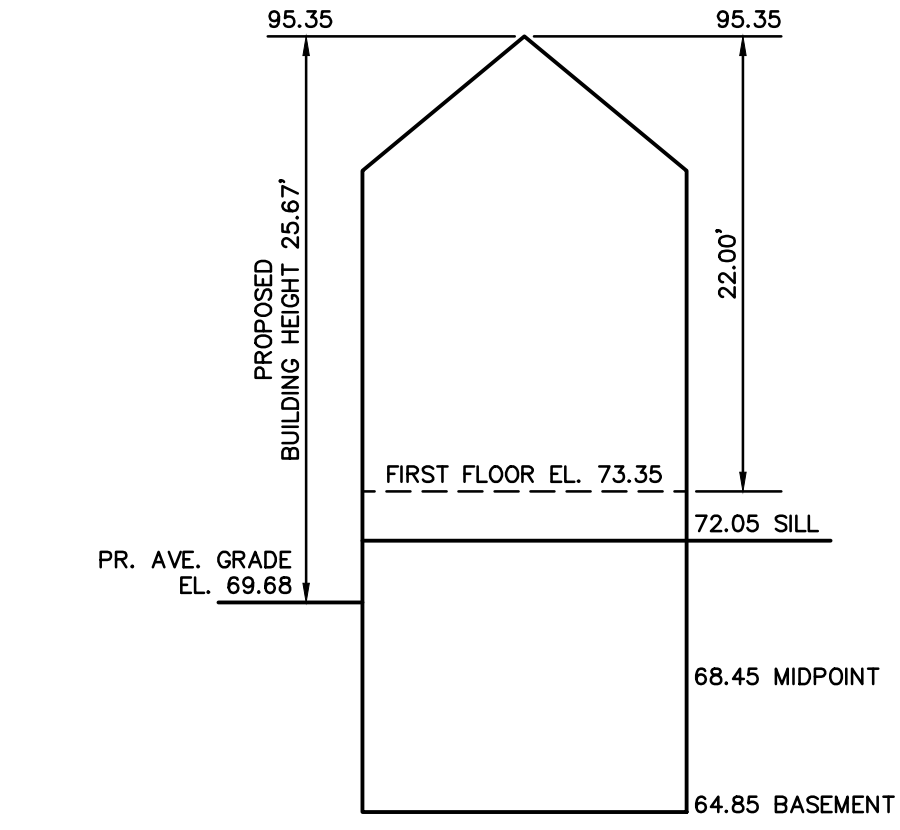


**PROPOSED BUILDING HEIGHT
MAIN BUILDING**
NOT TO SCALE

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

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	16.25	71.70	71.06	71.38	1159.93 Sq. Ft.
2	7.10	71.48	70.74	71.11	504.88 Sq. Ft.
3	11.10	71.48	70.91	71.20	790.26 Sq. Ft.
4	12.90	72.00	71.74	71.87	927.12 Sq. Ft.
5	9.90	73.00	72.00	72.50	717.75 Sq. Ft.
6	22.30	73.35	73.30	73.33	1635.15 Sq. Ft.
7	9.90	73.35	73.35	73.35	726.17 Sq. Ft.
8	13.40	73.35	73.30	73.33	982.56 Sq. Ft.
9	21.70	64.35	64.35	64.35	1396.40 Sq. Ft.
10	41.60	64.30	64.30	64.30	2674.88 Sq. Ft.
11	58.95	68.40	64.50	66.45	3917.23 Sq. Ft.
Total	225.10				15432.31 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 68.56'



**PROPOSED BUILDING HEIGHT
CARRIAGE HOUSE**
NOT TO SCALE

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

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	6.00	73.30	73.30	73.30	439.80 Sq. Ft.
2	6.00	73.30	73.30	73.30	439.80 Sq. Ft.
3	10.20	72.70	72.70	72.70	741.54 Sq. Ft.
4	6.00	70.37	70.07	70.07	420.42 Sq. Ft.
5	6.00	70.26	70.07	70.17	420.99 Sq. Ft.
6	40.10	72.80	71.00	71.90	2883.19 Sq. Ft.
7	22.20	64.30	64.30	64.30	1427.46 Sq. Ft.
8	21.70	64.35	64.35	64.35	1396.40 Sq. Ft.
9	18.42	73.30	73.30	73.30	1350.19 Sq. Ft.
Total	136.62				9519.78 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 69.68'

TEST PIT LOG

TEST PIT 1 (EL.=70.9) 0-3" ASPHALT 3-12" FILL 12-32" SUBSOIL 32-62" SANDY LOAM W/GRAVEL & COBBLES 62-116" SANDY LOAM WITH GRAVEL (GLACIAL TILL) NO WATER NO REFUSAL	TEST PIT 2 (EL.=66.2) 0-24" TOPSOIL & FILL 24-48" SUBSOIL 48-66" SANDY LOAM W/GRAVEL & COBBLES 66-120" SANDY LOAM WITH GRAVEL (GLACIAL TILL) NO WATER NO REFUSAL
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IMPERVIOUS AREAS CALCULATION

	EXISTING	PROPOSED
BUILDING	1,934.2s.f.	3,611.7s.f.
PORCH	79.1s.f.	140.6s.f.
RETAINING WALLS	3.4s.f.	198.0s.f.
DRIVEWAY (ASPHALT, CONCRETE)	3,026.7s.f.	2,889.0s.f.
WALKWAY	111.8s.f.	630.7s.f.
DECK (BASEMENT BELOW)	-	456.8s.f.
TOTAL	5,155.2s.f.	7,926.8s.f.

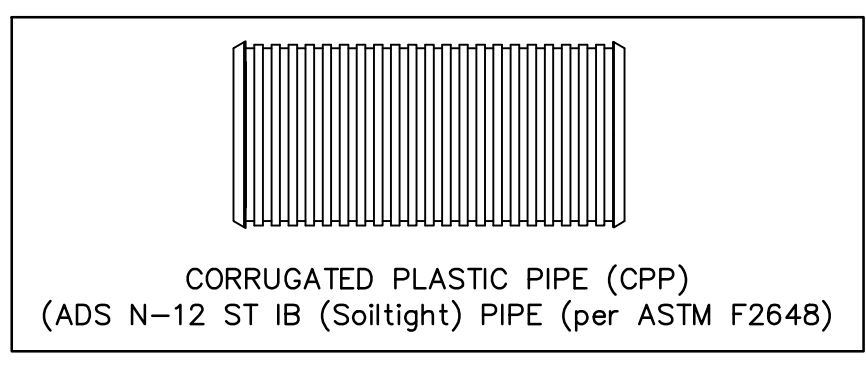
INCREASE IN IMPERVIOUS AREA LOT AREA 2,771.6s.f.
LOT AREA 10,419.0s.f.
4% OF LOT AREA (OR 400s.f. MAX.) 416.8s.f.
USE 400s.f. MAX.

2,771.6s.f. > 400.0s.f. ---> **DRAINAGE REQUIRED**

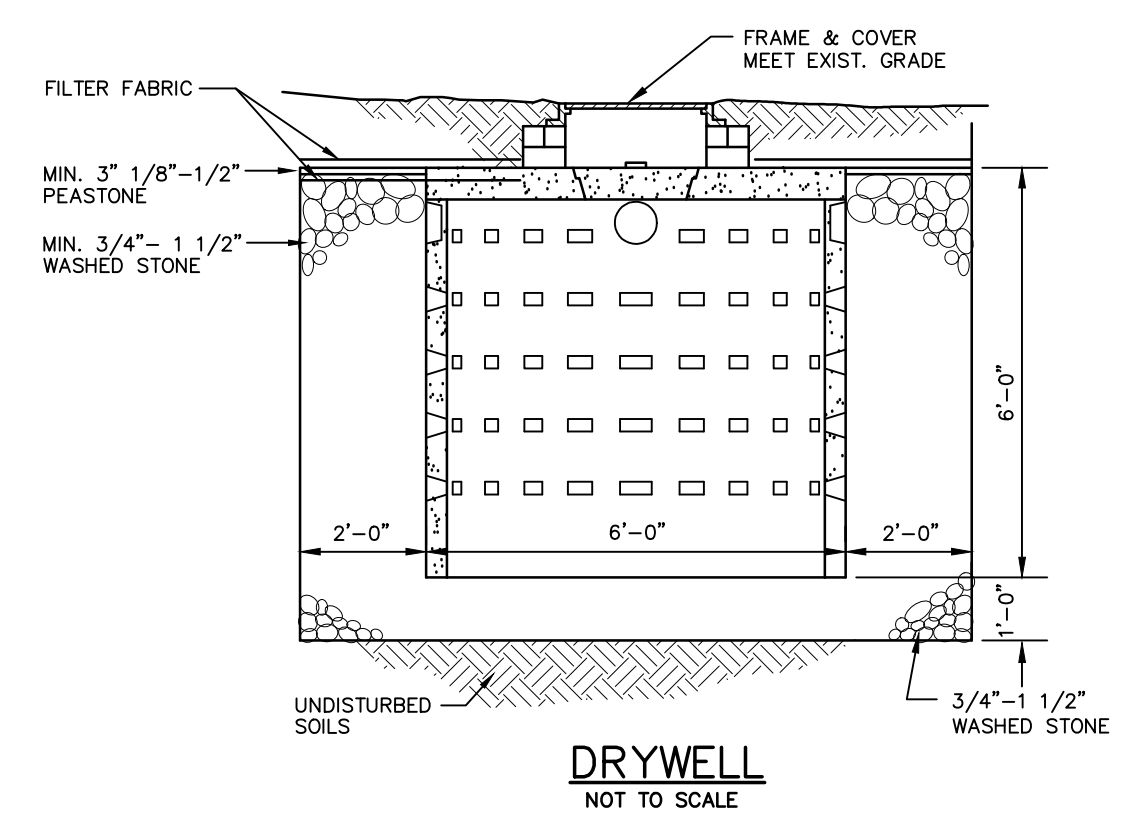
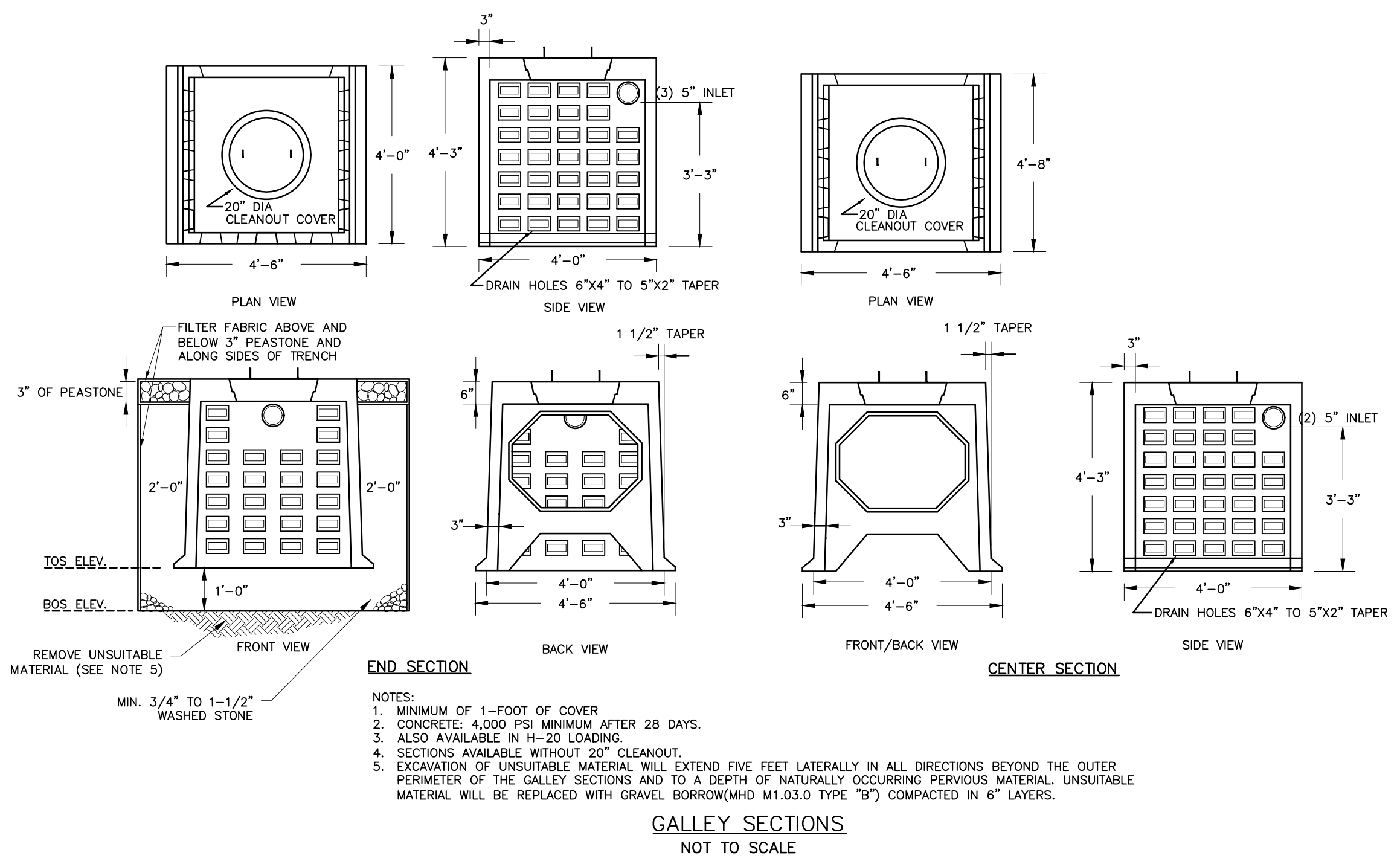
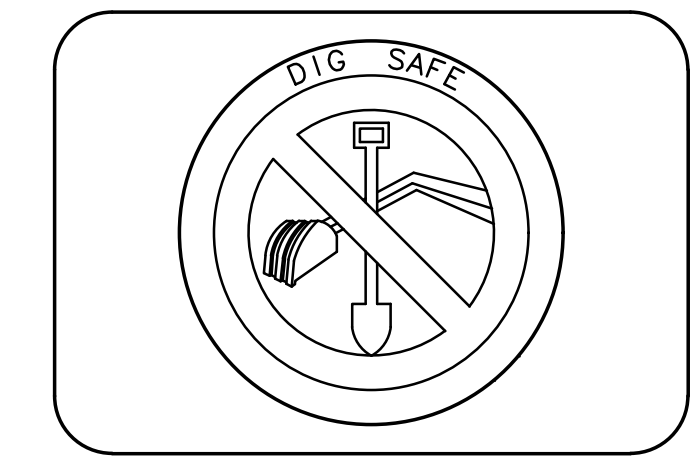
ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
ZONE: BU-1	SUBMISSION: BUILDING PERMIT		
LOT AREA	10,000s.f.	10,419s.f.	N/C
LOT FRONTAGE	80.0'	105.31'	N/C
FRONT SETBACK	AVERAGE **	12.7' *	N/C
SIDE SETBACK	1/2 BLDG HT OR 15' ***	12.6' *	9.9'
REAR SETBACK	1/2 BLDG HT OR 15' ***	22.3'	20.3'
BUILDING HEIGHT MAIN BUILDING	24'/2 STORY 36'/3 STORIES	39.99' *	40.36' * 3 STORIES
AVERAGE GRADE MAIN BUILDING	68.93	68.56	
BUILDING HEIGHT CARRIAGE HOUSE	24'/2 STORY 36'/3 STORIES	-	25.67' 2 STORIES
AVERAGE GRADE CARRIAGE HOUSE	-	-	69.68

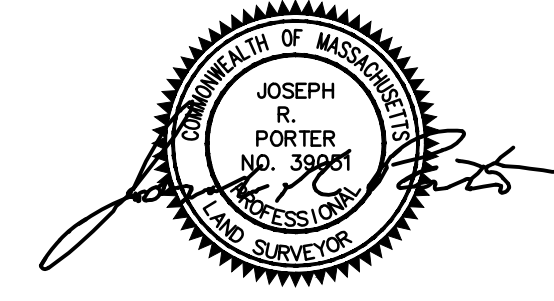
* DOES NOT MEET REQUIREMENTS
** AVERAGE FRONT SETBACK: (20.2'+25.0')/2=22.6'
*** 1/2 BUILDING HEIGHT = 39.99'/2=19.99'



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**TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS**
SHOWING PROPOSED CONDITIONS
AT #68 CHESTNUT STREET
SCALE: 1in.=10ft. DATE: AUGUST 21, 2020
REVISED: OCTOBER 9, 2020
PROJECT: 220112



VTP ASSOCIATES INC.

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