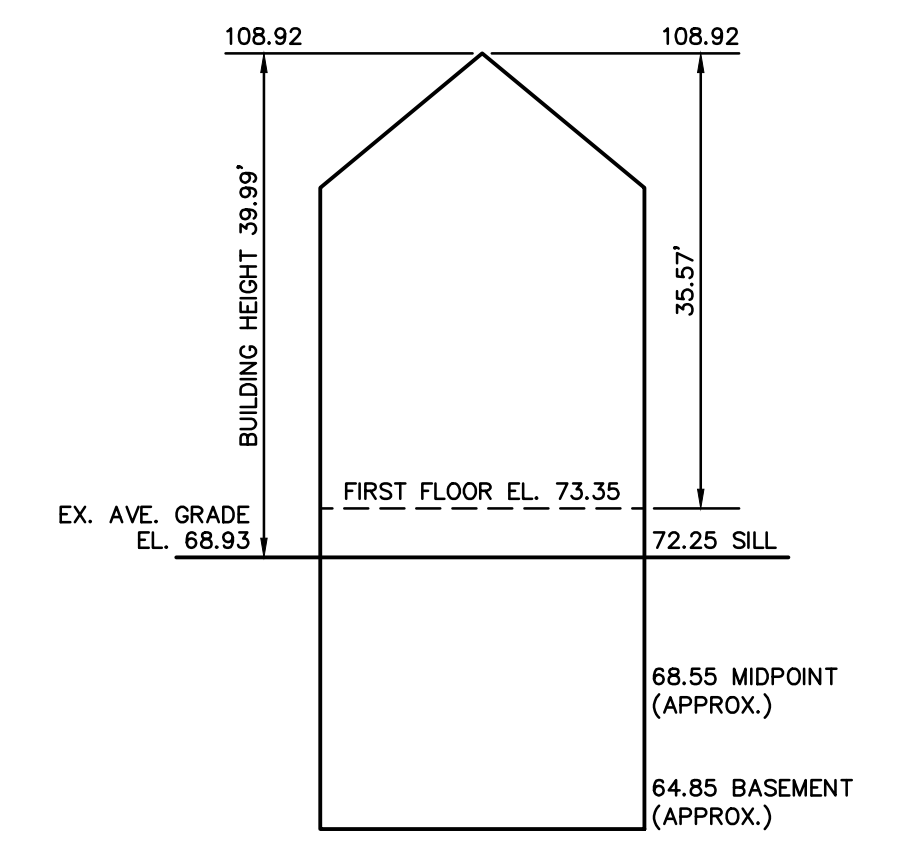
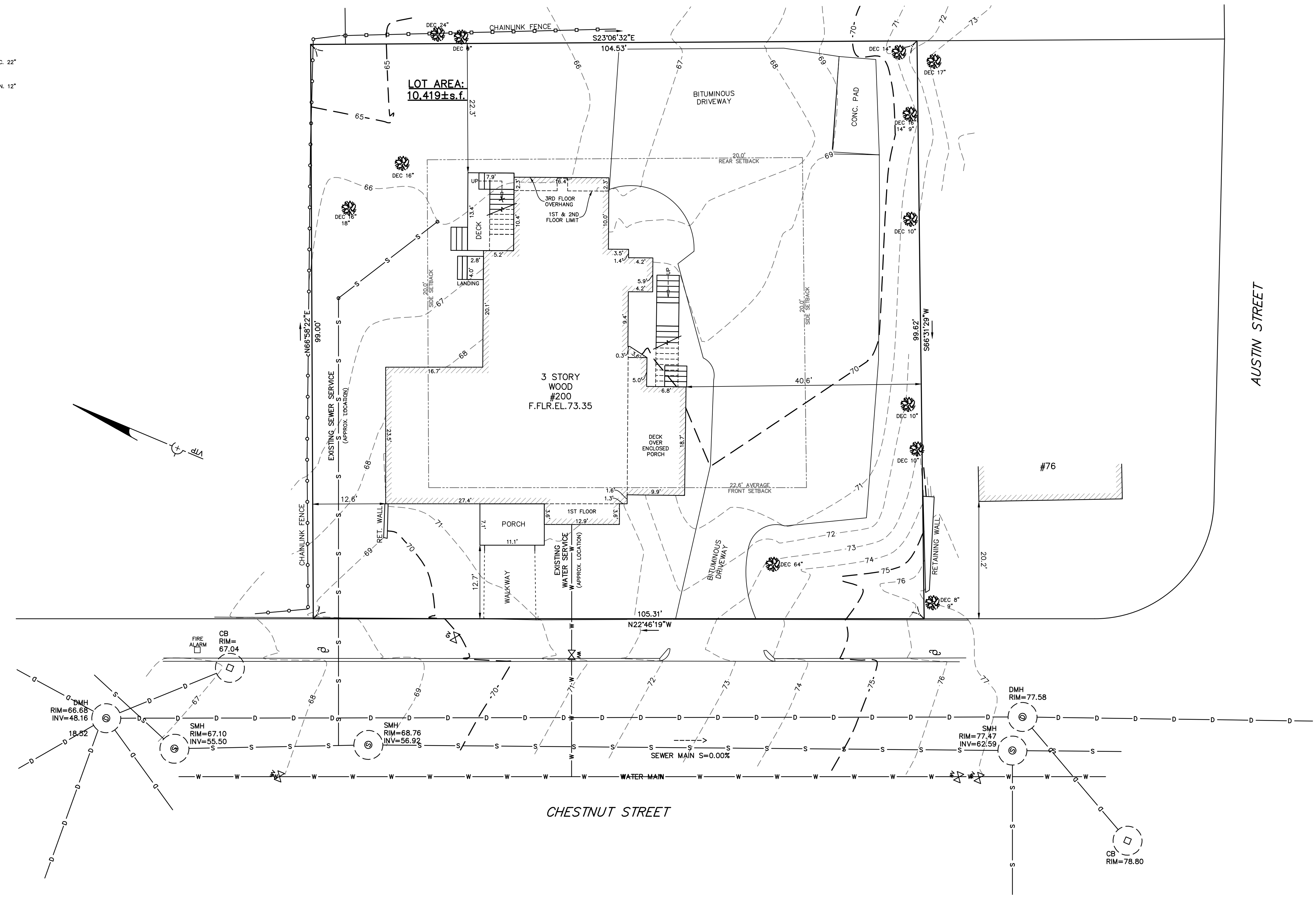


220112\_top.dwg (2-2020) © 2020 VTP ASSOCIATES, INC.

**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



**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 $\frac{C+D}{2}$ Average Segment Height	F BxH
1	16.25	71.70	71.06	71.38	1159.93 Sq. Ft.
2	7.10	71.48	70.74	71.11	504.89 Sq. Ft.
3	11.10	71.48	70.91	71.20	790.26 Sq. Ft.
4	12.90	71.76	71.74	71.75	925.58 Sq. Ft.
5	9.90	71.80	70.71	71.26	705.42 Sq. Ft.
6	18.70	70.66	69.32	69.99	1308.81 Sq. Ft.
7	6.80	70.04	69.35	69.70	473.93 Sq. Ft.
8	9.40	69.72	69.12	69.42	652.55 Sq. Ft.
9	10.00	69.36	67.17	68.27	682.65 Sq. Ft.
10	7.10	66.42	65.90	66.16	469.74 Sq. Ft.
11	7.50	65.83	65.62	65.73	492.94 Sq. Ft.
12	10.40	66.69	65.80	66.25	688.95 Sq. Ft.
13	20.10	68.02	66.55	67.29	1352.43 Sq. Ft.
14	16.70	67.90	67.06	67.48	1126.92 Sq. Ft.
15	23.50	68.03	66.93	67.48	1585.78 Sq. Ft.
<b>Total</b>	<b>187.45</b>				<b>12920.75 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 68.93'**

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: BU-1 SUBMISSION: EXISTING		
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	10,419±s.f.
LOT FRONTAGE	80.0'	105.31'
FRONT SETBACK	AVERAGE **	12.7' *
SIDE SETBACK	1/2 BLDH HT OR 15' ***	12.6' *
REAR SETBACK	1/2 BLDH HT OR 15' ***	22.3'
BUILDING HEIGHT	36'	39.99' *
AVERAGE GRADE	-	68.93'
LOT COVERAGE	N/A	00.0%
OPEN SPACE	N/A	00.0%

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

**TOPOGRAPHIC SITE PLAN**  
**NEWTON, MASSACHUSETTS**  
SHOWING EXISTING CONDITIONS AT  
#68 CHESTNUT STREET  
SCALE: 1in.=10ft. DATE: MARCH 13, 2020

PROJECT: 220112  
**VTP ASSOCIATES** INC.  
LAND SURVEYORS - CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271  
SHEET 1 OF 1

