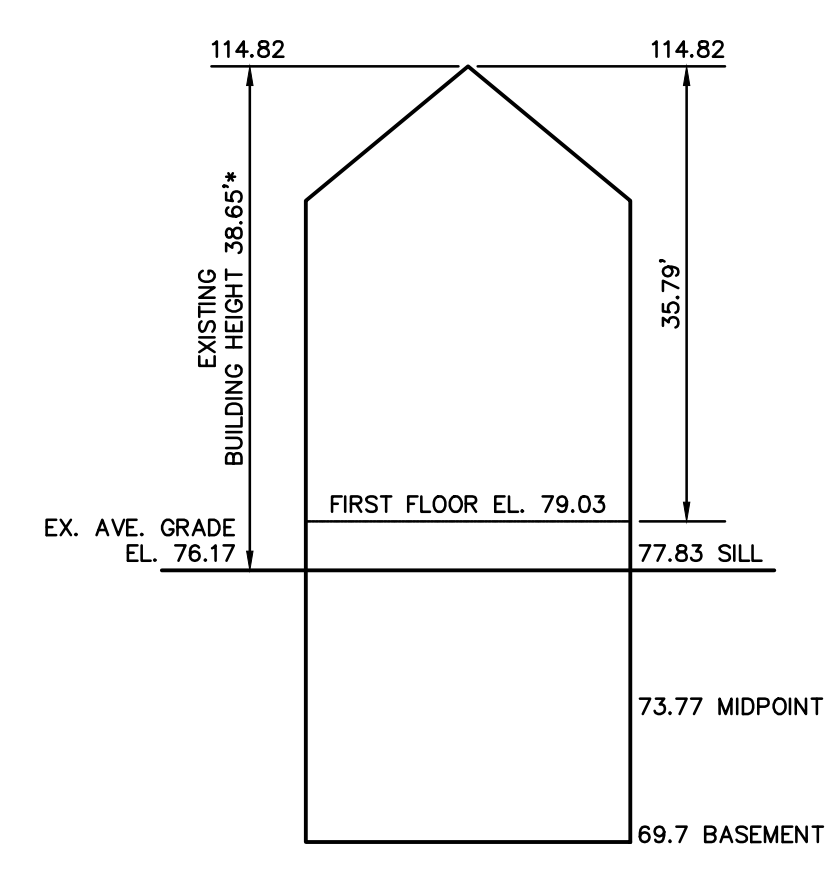


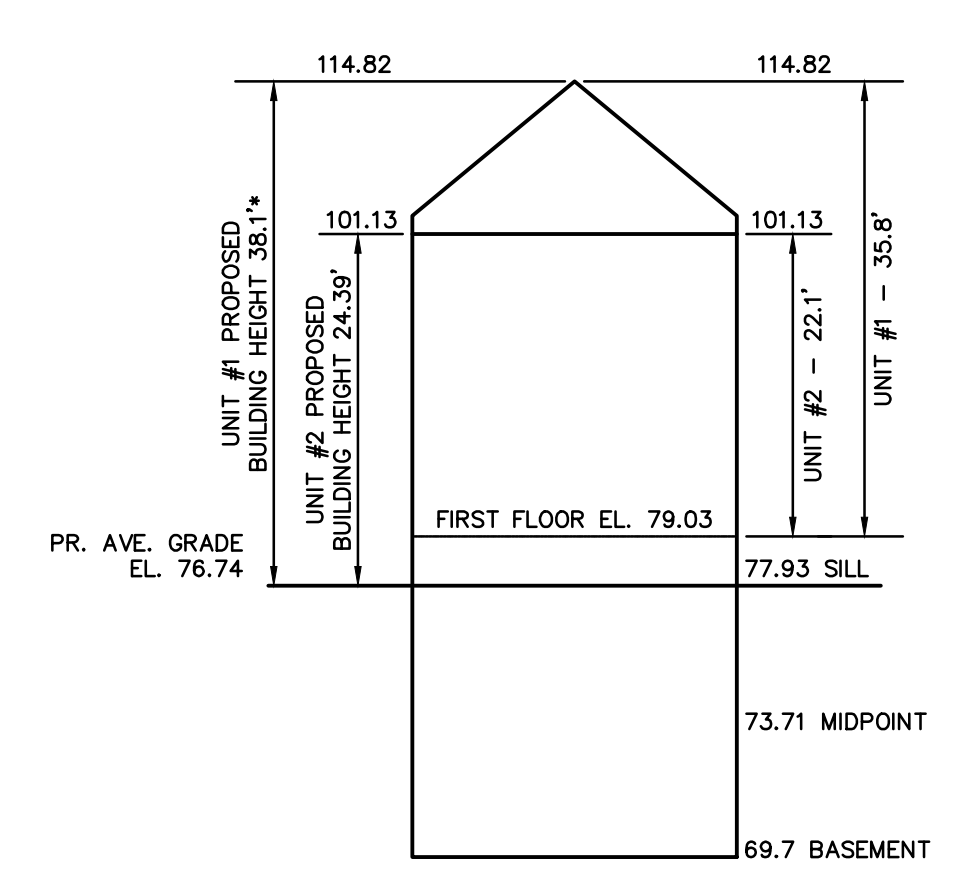
218237.dwg (Z-2018) © 2018 VTP ASSOCIATES, INC.

**LEGEND**

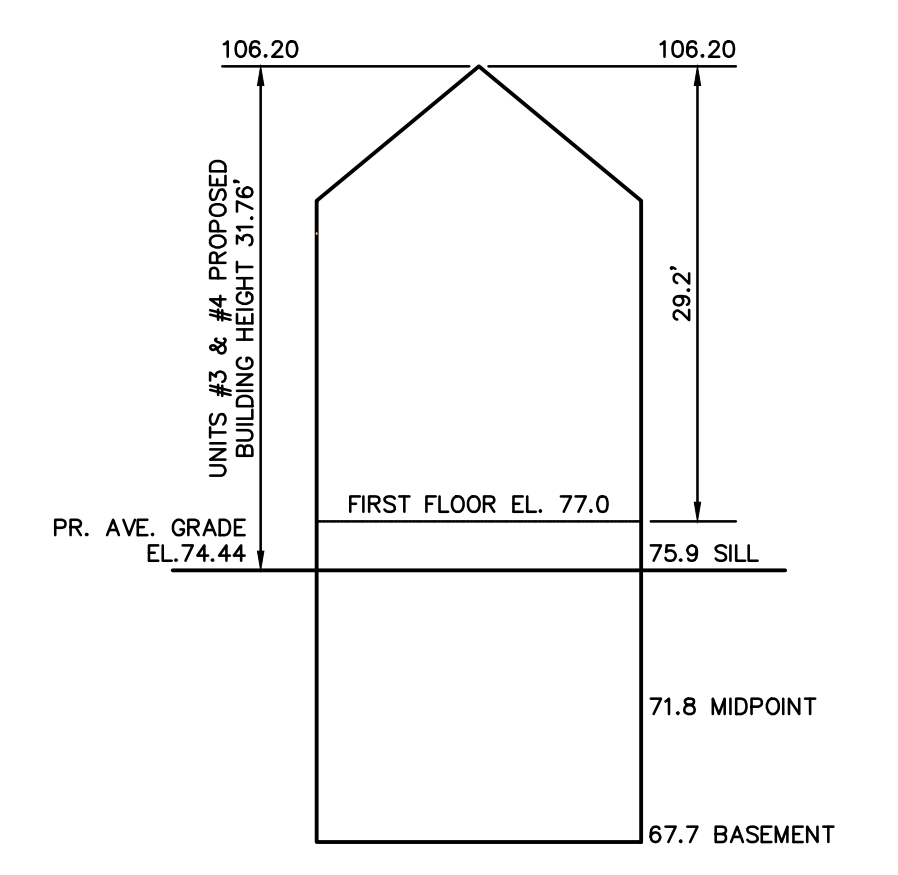
BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	



**EXISTING BUILDING HEIGHT**  
NOT TO SCALE



**PROPOSED BUILDING HEIGHT UNITS 1 & 2**  
NOT TO SCALE



**PROPOSED BUILDING HEIGHT UNITS 3 & 4**  
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	27.38	71.17	76.92	74.05	2027.35 Sq. Ft.
2	19.55	77.44	77.17	77.31	1511.31 Sq. Ft.
3	19.10	77.39	76.62	77.01	1470.80 Sq. Ft.
4	11.07	77.00	76.36	76.68	848.85 Sq. Ft.
5	14.34	76.39	76.21	76.30	1094.14 Sq. Ft.
6	11.05	76.45	75.80	76.13	841.18 Sq. Ft.
7	19.20	76.74	76.49	76.62	1471.01 Sq. Ft.
8	8.70	76.72	76.54	76.63	666.68 Sq. Ft.
<b>Total</b>	<b>130.39</b>				<b>9931.32 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 76.17'**

**Length Weighted Mean Proposed Conditions Average Grade Calculation Units 1 & 2**

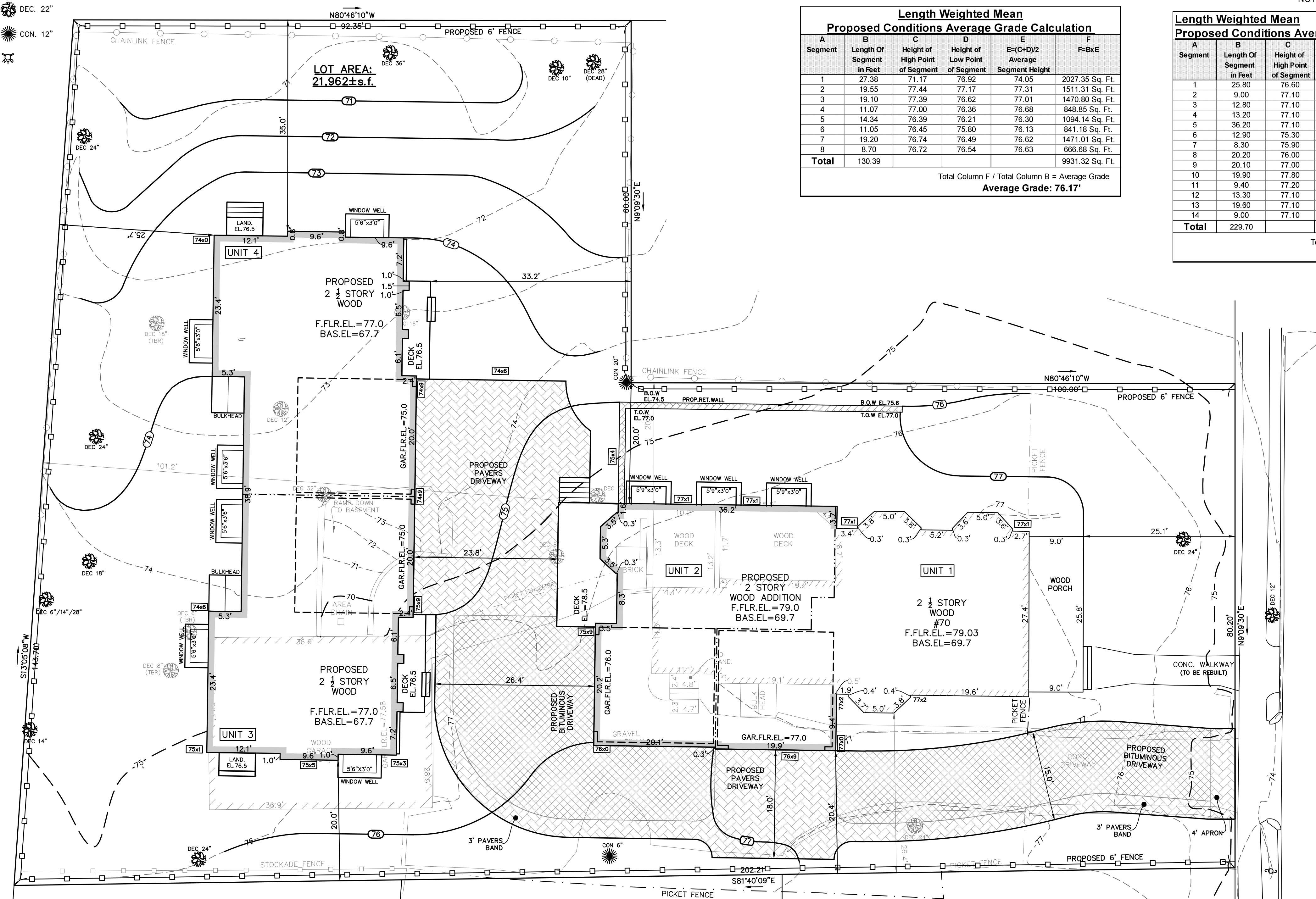
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	25.80	76.60	76.50	76.55	1974.99 Sq. Ft.
2	9.00	77.10	77.00	77.05	693.45 Sq. Ft.
3	12.80	77.10	77.10	77.10	986.88 Sq. Ft.
4	22.80	77.10	77.10	77.10	1755.84 Sq. Ft.
5	36.20	77.10	77.00	77.05	2798.21 Sq. Ft.
6	12.90	75.30	75.30	75.30	971.37 Sq. Ft.
7	8.30	75.90	75.30	75.60	627.48 Sq. Ft.
8	20.20	76.00	75.90	75.95	1533.18 Sq. Ft.
9	20.10	77.00	76.20	76.60	1539.66 Sq. Ft.
10	19.90	77.80	77.00	77.40	1540.26 Sq. Ft.
11	9.40	77.20	77.00	77.10	724.74 Sq. Ft.
12	13.30	77.10	77.10	77.10	1025.43 Sq. Ft.
13	19.60	77.10	77.10	77.10	1511.16 Sq. Ft.
14	9.00	77.10	76.80	76.95	692.55 Sq. Ft.
<b>Total</b>	<b>229.70</b>				<b>17628.08 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 76.74'**

**Length Weighted Mean Proposed Conditions Average Grade Calculation Units 3 & 4**

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	22.80	75.30	74.80	75.05	1711.14 Sq. Ft.
2	20.00	75.00	74.70	74.85	1497.00 Sq. Ft.
3	20.00	74.80	74.70	74.75	1495.00 Sq. Ft.
4	22.80	74.00	74.00	74.00	1687.20 Sq. Ft.
5	9.60	73.50	73.50	73.50	705.60 Sq. Ft.
6	9.60	73.40	73.40	73.40	704.64 Sq. Ft.
7	12.10	73.40	73.30	73.35	887.54 Sq. Ft.
8	23.40	74.00	73.40	73.70	1724.58 Sq. Ft.
9	38.90	74.60	74.00	74.30	2890.27 Sq. Ft.
10	23.40	75.00	74.50	74.75	1749.15 Sq. Ft.
11	12.10	75.50	75.10	75.30	911.13 Sq. Ft.
12	9.60	75.50	75.50	75.50	724.80 Sq. Ft.
13	9.60	75.50	75.30	75.40	723.84 Sq. Ft.
<b>Total</b>	<b>233.90</b>				<b>17411.89 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 74.44'**



**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD) SUBMISSION: BUILDING PERMIT

REGULATION	REQUIRED	REQUIRED W/SPECIAL PERMIT	EXISTING	PROPOSED
LOT AREA	7,000s.f.	15,000s.f.	21,962±s.f.	21,962±s.f.
LOT AREA/UNIT	-	4,000s.f.	21,962±s.f.	5,490.5±s.f.
LOT FRONTAGE	70.0'	80.2'	80.2'	N/C
FRONT SETBACK	25.0'	25.0'	25.1'	N/C
SIDE SETBACK	7.5'	25.0'	20.5'	20.0'
REAR SETBACK	15.0'	25.0'	101.2'	25.7'
BUILDING HEIGHT UNIT 1	-	-	38.65' *	38.10' *
BUILDING HEIGHT UNIT 2	36.0'	36.0'	-	24.39' *
AVERAGE GRADE UNITS 1&2	-	-	76.17	76.74
BUILDING HEIGHT UNITS 3&4	36.0'	36.0'	-	31.76'
AVERAGE GRADE UNITS 3&4	-	-	-	74.44
LOT COVERAGE	30.0%	25.0%	12.4%	24.3%
OPEN SPACE	50.0%	50.0%	85.6%	58.0%

\* DOES NOT MEET THE REQUIREMENTS

**ZONING PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#70 WALKER STREET

SCALE: 1in.=10ft. DATE: SEPTEMBER 6, 2019  
REVISED: NOVEMBER 6, 2019;  
NOVEMBER 22, 2019; DECEMBER 10, 2019  
FEBRUARY 27, 2020; APRIL 1, 2020  
MAY 15, 2020

PROJECT: 218237  
**VTP ASSOCIATES**  
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132  
ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-8271

