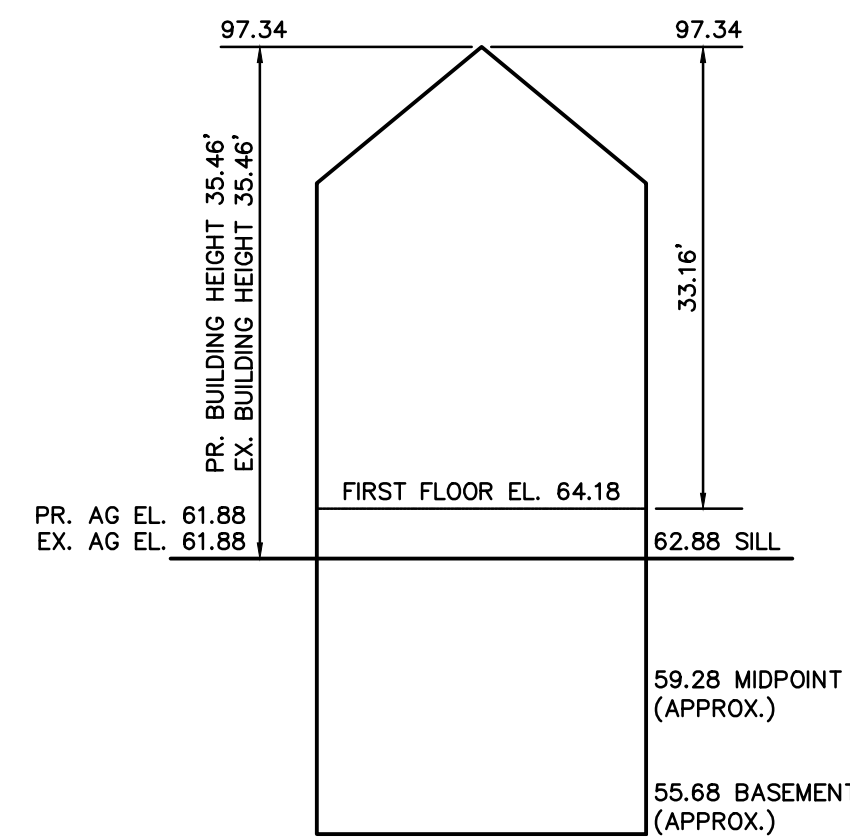
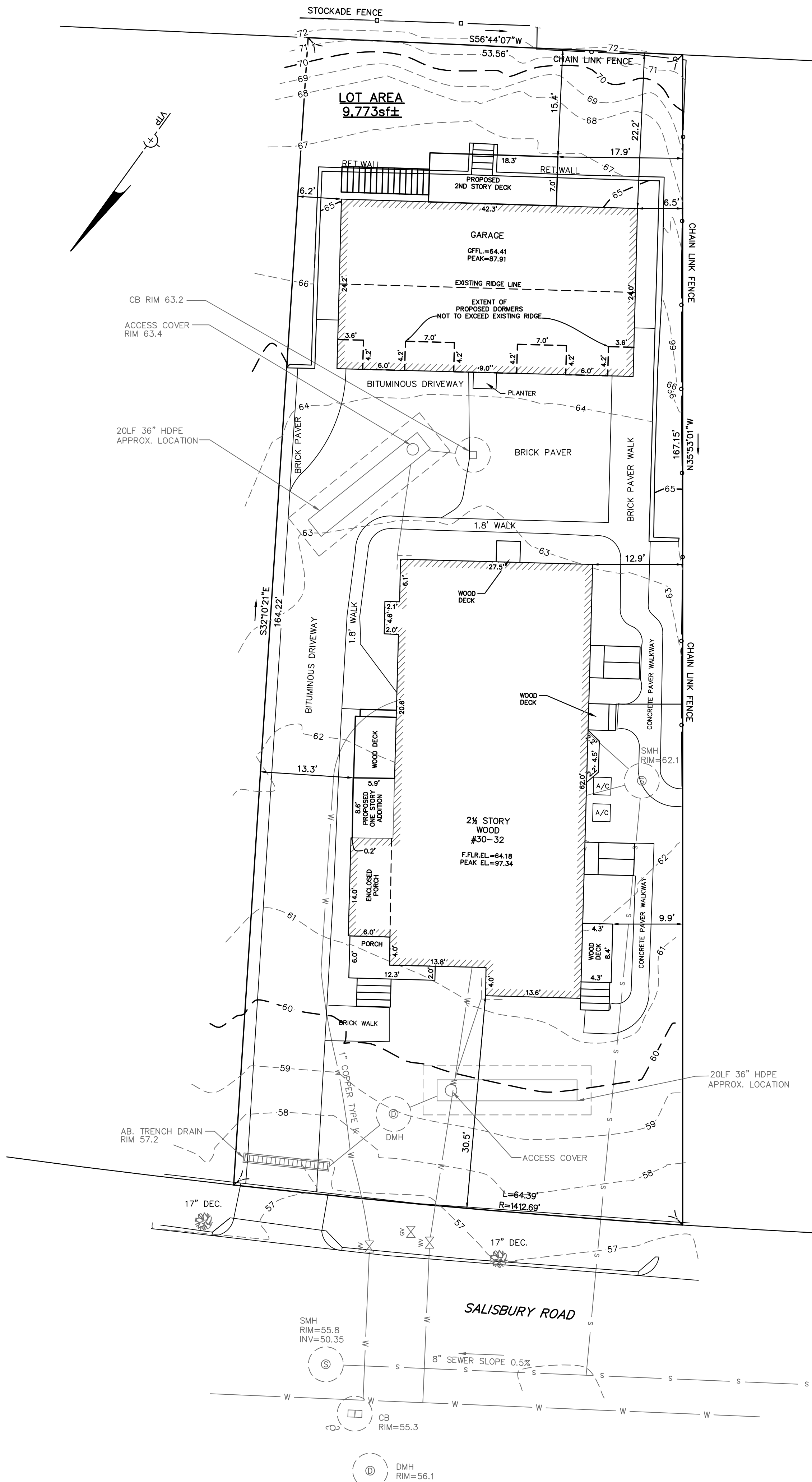
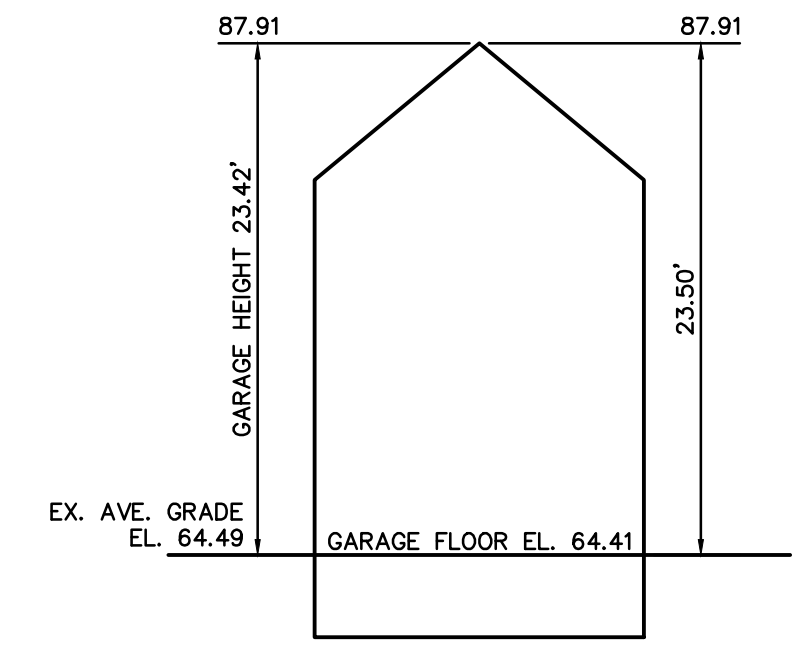


LEGEND

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	



PROPOSED BUILDING HEIGHT
NOT TO SCALE



EXISTING BUILDING HEIGHT-GARAGE
NOT TO SCALE

Address: #30-32 Salisbury Road, Newton

Proposed Average Grade Calculation					
A	B	C	D	E	F
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	60.95	60.45	60.70	364.20 Sq. Ft.
2	14.00	61.60	60.95	61.28	857.85 Sq. Ft.
3	8.58	61.80	61.60	61.70	529.39 Sq. Ft.
4	20.55	62.43	61.86	62.15	1277.08 Sq. Ft.
5	6.09	62.79	62.60	62.70	381.81 Sq. Ft.
6	27.47	63.02	62.79	62.91	1728.00 Sq. Ft.
7	11.57	63.02	62.52	62.77	726.25 Sq. Ft.
8	4.61	62.52	62.45	62.49	288.06 Sq. Ft.
9	23.48	62.45	61.99	62.22	1460.93 Sq. Ft.
10	4.60	62.06	61.99	62.03	285.32 Sq. Ft.
11	17.73	62.06	61.27	61.67	1093.32 Sq. Ft.
12	13.58	61.01	60.62	60.82	825.87 Sq. Ft.
13	7.26	61.01	60.71	60.86	441.84 Sq. Ft.
14	12.30	60.86	60.31	60.49	743.97 Sq. Ft.
Total	177.82				11003.87 Sq. Ft.
Total Column F / Total Column B = Average Grade					Average Grade: 61.88'

Address: #30-32 Salisbury Road, Newton - Garage

Existing Average Grade Calculation - Garage					
A	B	C	D	E	F
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	24.23	65.01	64.29	64.65	1566.47 Sq. Ft.
2	42.31	65.01	64.80	64.91	2746.13 Sq. Ft.
3	24.01	64.80	64.25	64.53	1549.25 Sq. Ft.
4	42.32	63.99	63.94	63.97	2707.00 Sq. Ft.
Total	132.87				8568.84 Sq. Ft.
Total Column F / Total Column B = Average Grade					Average Grade: 64.49'

IMPERVIOUS AREA	
LOT AREA	9,772.8 s.f.
EXISTING IMPERVIOUS AREA	5,463.5 s.f.
PROPOSED IMPERVIOUS AREA	5,513.8 s.f.
4% LOT AREA(OR 400 s.f. MAX.)	390.9 s.f.
INCREASE IN IMPERVIOUS AREA	50.4 s.f.
390.9s.f. > 50.4s.f (DRAINAGE NOT REQUIRED)	

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE: MR-1 (OLD)		SUBMISSION: BLDG. PERMIT	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	9,773±s.f.	N/C
LOT FRONTAGE	70.0'	64.39'	N/C
FRONT SETBACK	25.0'	30.4'	N/C
SIDE SETBACK	7.5'	9.9'	N/C
SIDE SETBACK(GARAGE)	5.0'	6.2'	N/C
REAR SETBACK	15.0'	73.3'	N/C
REAR SETBACK(GARAGE)	5.0'	22.2'	15.4'
BUILDING HEIGHT	36.0'	35.46'	35.46'
BUILDING HEIGHT(GARAGE)	36.0'	23.42'	23.42'
AVERAGE GRADE	-	61.88	61.88
AVERAGE GRADE(GARAGE)	-	64.49	64.49
LOT COVERAGE	30.0%	28.8%	29.4%
OPEN SPACE	50.0%	50.1%	48.8%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#30-32 SALISBURY ROAD
SCALE: 1in.=10ft. DATE: MARCH 4, 2020

PROJECT: 205169
SHEET 1 OF 1
VTP
ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

