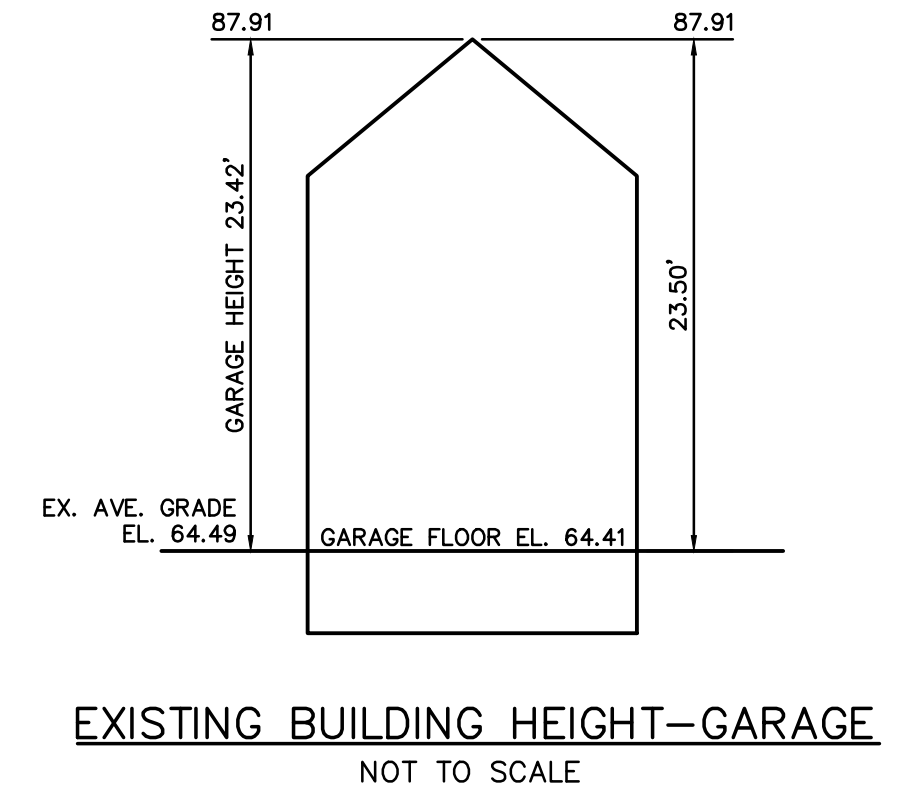
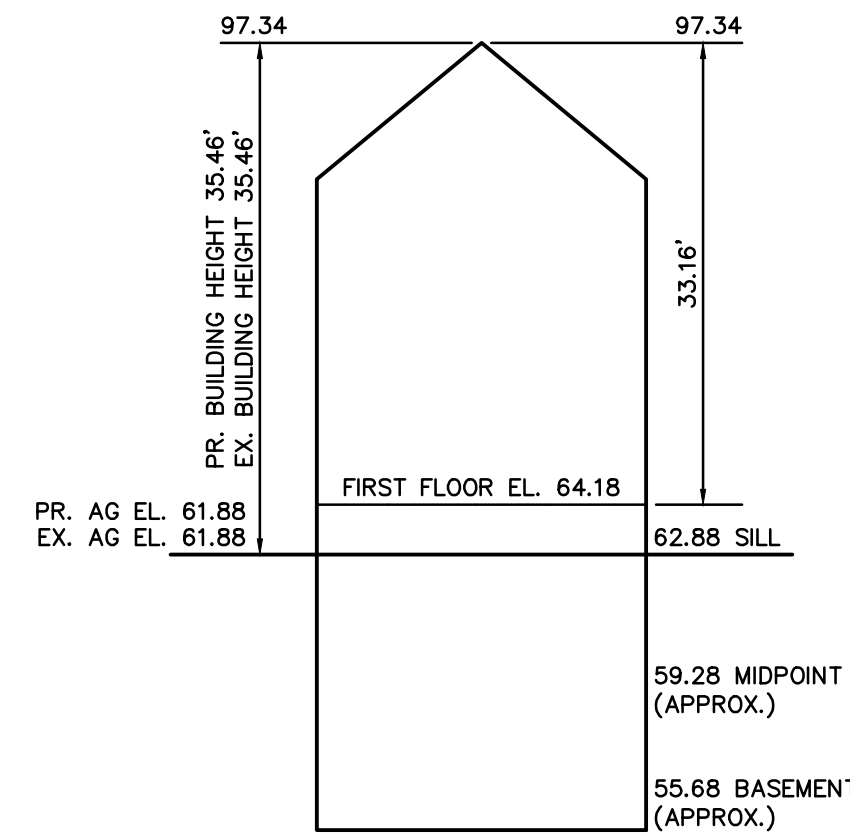
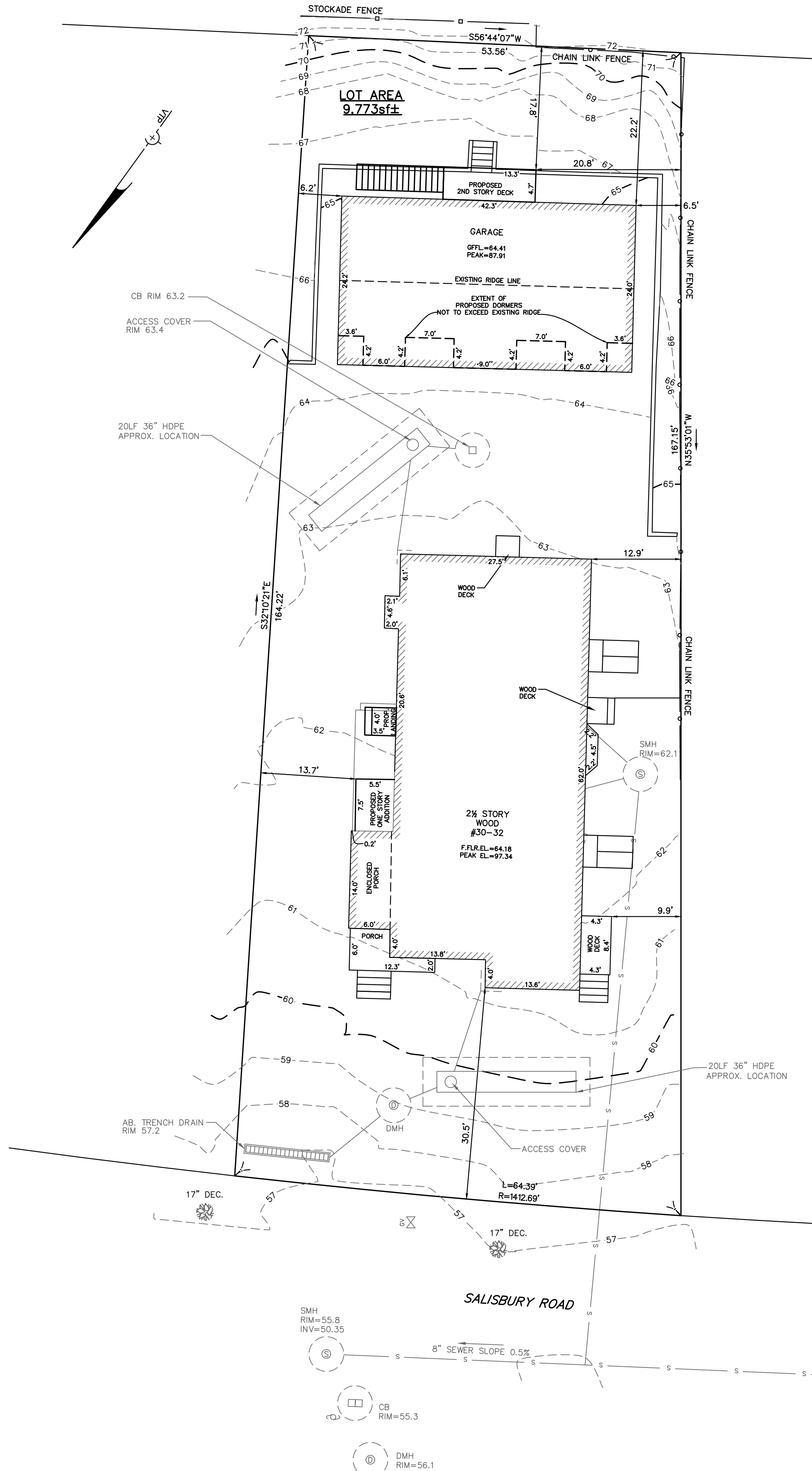


LEGEND

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 VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
FIRE HYDRANT	



Address: #30-32 Salisbury Road, Newton

Length Weighted Mean Proposed Average Grade Calculation

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average	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

Length Weighted Mean Existing Average Grade Calculation - Garage

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average	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	5,531.7 s.f.
4% LOT AREA (OR 400 s.f. MAX.)	390.9 s.f.
INCREASE IN IMPERVIOUS AREA	68.3 s.f.

390.9s.f. > 68.3s.f (DRAINAGE NOT REQUIRED)

ZONING CHART
NEWTON, MASSACHUSETTS

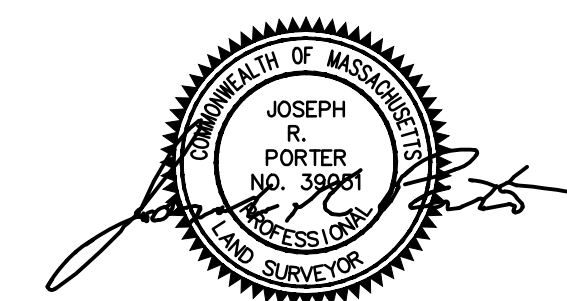
ZONE: MR-1 (OLD) SUBMISSION: BLDG. PERMIT

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'	30.5'	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'	17.8'
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%	29.3%
OPEN SPACE	50.0%	50.2%	50.0%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#30-32 SALISBURY ROAD

SCALE: 1in.=10ft. DATE: JUNE 15, 2020
REVISED: AUGUST 5, 2020

PROJECT: 205169
SHEET 1 OF 1



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS.
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(617) 332-8271

