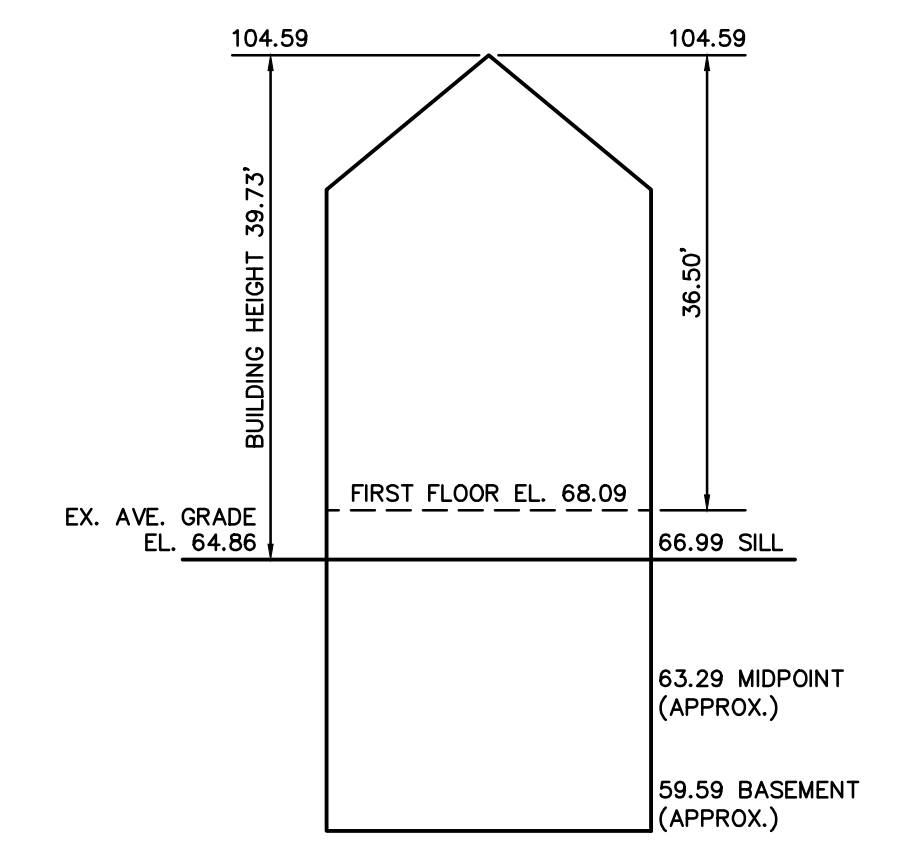
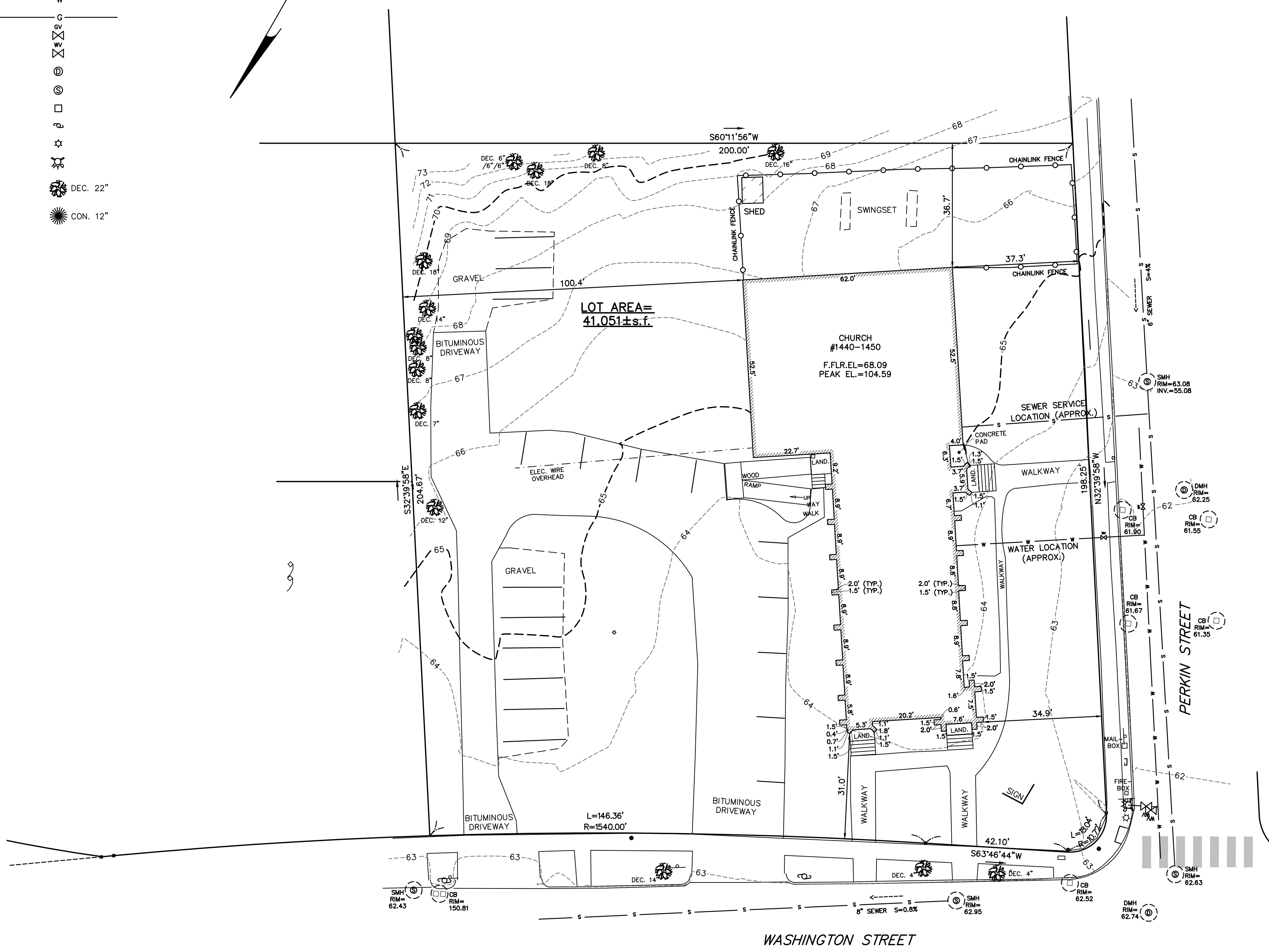
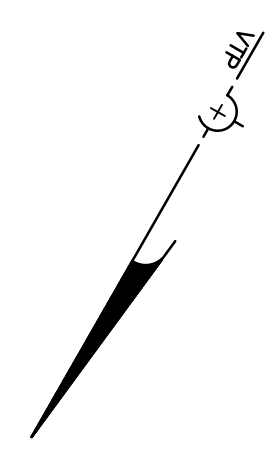


218118.ec--dwg (2/2015)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- 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
- FIRE HYDRANT
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"



EXISTING BUILDING HEIGHT
NOT TO SCALE

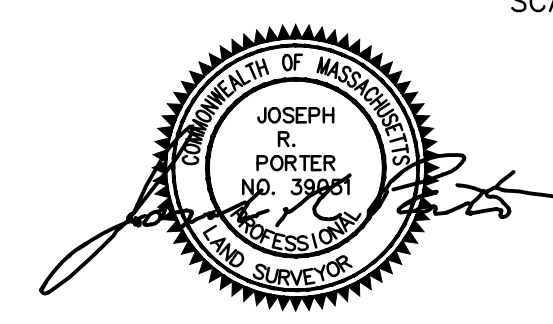
Address: 1440-1450 Washington Street

Length Weighted Mean					
Existing Conditions 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 Segment Height	F=BxE
1	7.60	63.91	63.71	63.81	484.96 Sq. Ft.
2	20.20	64.28	63.95	64.12	1295.12 Sq. Ft.
3	10.55	64.08	63.94	64.01	675.31 Sq. Ft.
4	10.55	63.79	63.69	63.74	672.46 Sq. Ft.
5	57.50	64.41	63.81	64.11	3686.33 Sq. Ft.
6	7.70	64.31	63.99	64.15	493.96 Sq. Ft.
7	6.30	64.90	64.84	64.87	408.68 Sq. Ft.
8	52.50	65.55	64.61	65.08	3416.70 Sq. Ft.
9	62.00	66.91	65.63	66.27	4108.74 Sq. Ft.
10	52.50	66.81	64.30	65.56	3441.64 Sq. Ft.
11	22.70	64.67	64.18	64.43	1462.45 Sq. Ft.
12	81.90	64.90	63.97	64.44	5277.23 Sq. Ft.
Total	392.00				25423.55 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 64.86'

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: MR-1 (OLD)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	41,051s.f.
LOT FRONTAGE	70.0'	200.46'
FRONT SETBACK	25.0'	31.0'
SIDE SETBACK	7.5'	34.9'
REAR SETBACK	15.0'	36.7'
BUILDING HEIGHT	36.0'	39.73'
AVERAGE GRADE	-	64.86
LOT COVERAGE	30.0%	15.3%
OPEN SPACE	50.0%	79.9%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#1440-1450 WASHINGTON STREET
SCALE: 1in.=20ft. DATE: APRIL 16, 2018



PROJECT: 218118
VTP
ASSOCIATES
INC.

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

