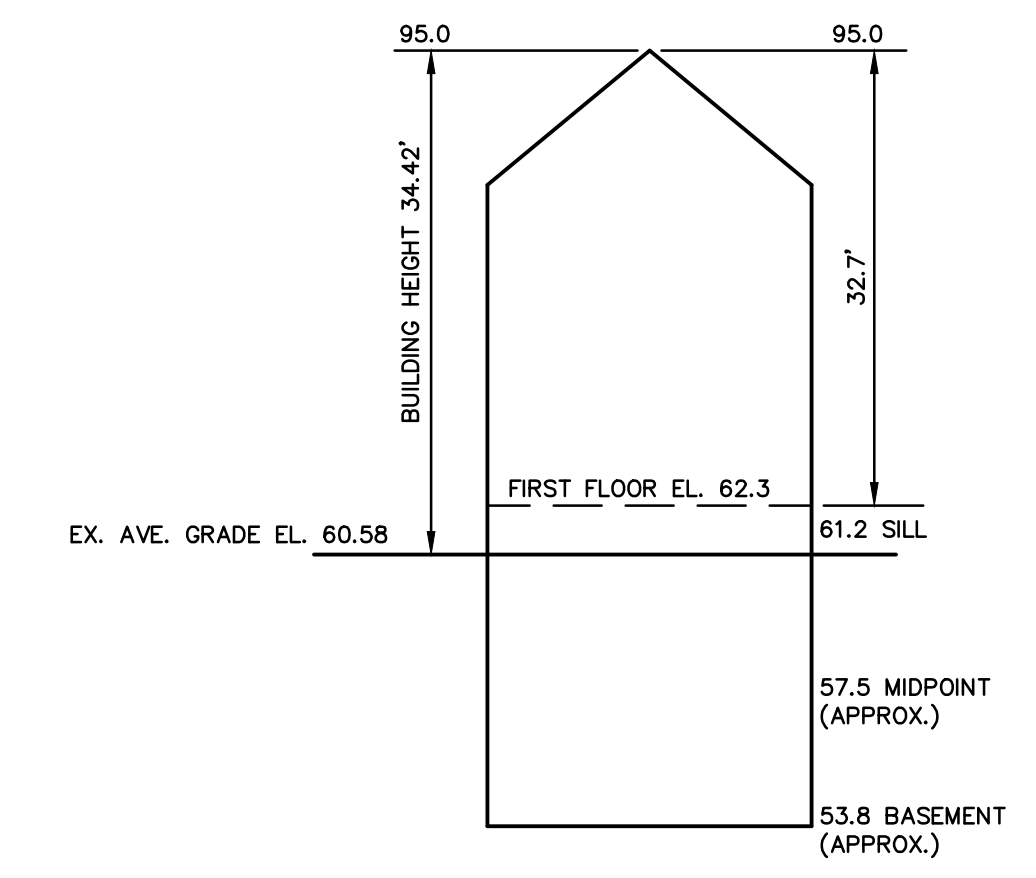


**LEGEND**

- 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
- DECIDUOUS TREE
- CONIFEROUS TREE



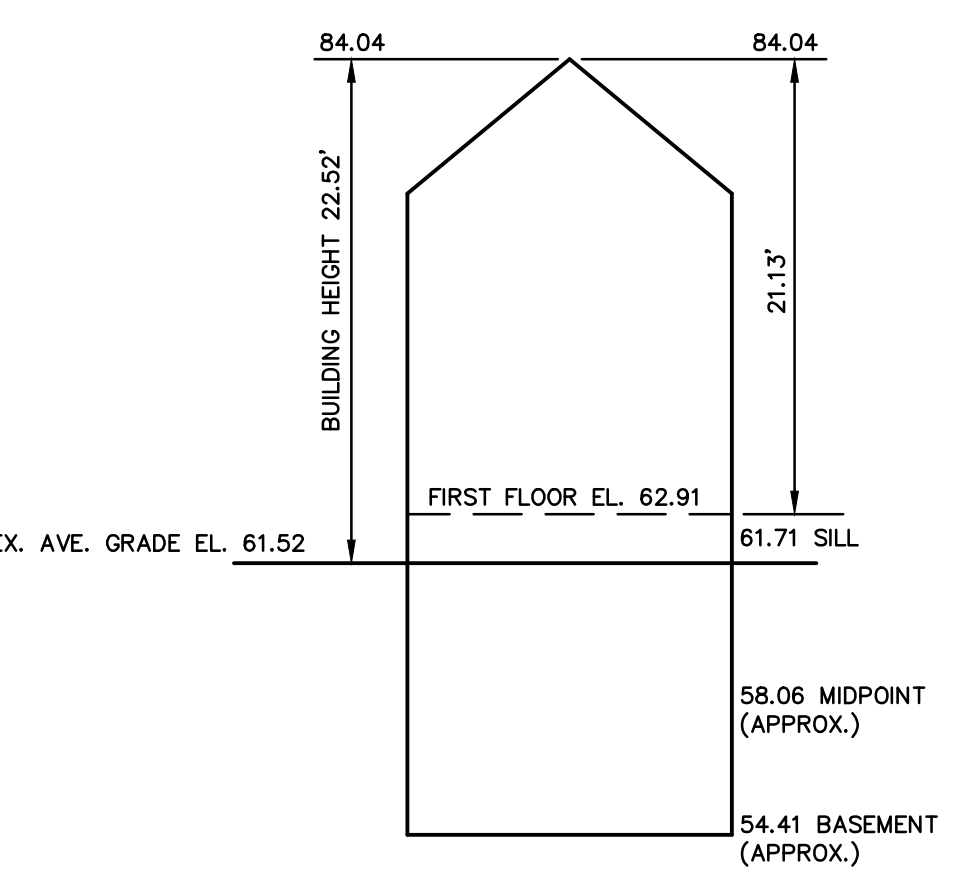
**EXISTING BUILDING HEIGHT**  
UNITS A & B  
NOT TO SCALE

Address: #62 Walnut Park (Units A & B)

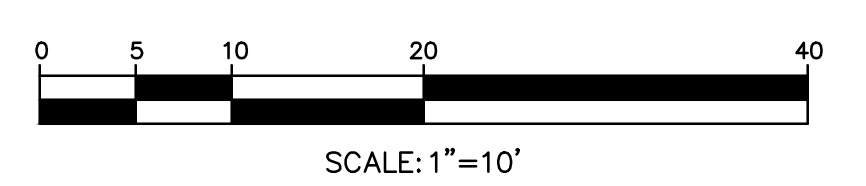
**Length Weighted Mean Existing Average Grade Calculation**

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E $E=(C+D)/2$ Average Segment Height	F $F=B \times E$
1	19.75	61.13	60.61	60.87	1202.18 Sq. Ft.
2	26.13	62.17	60.68	61.43	1605.04 Sq. Ft.
3	5.10	62.18	61.86	62.02	316.30 Sq. Ft.
4	6.40	61.96	61.64	61.80	395.52 Sq. Ft.
5	17.25	61.59	61.19	61.39	1058.98 Sq. Ft.
6	13.20	61.25	61.19	61.22	808.10 Sq. Ft.
7	15.44	61.16	60.64	60.90	940.30 Sq. Ft.
8	13.00	61.16	60.68	60.92	791.96 Sq. Ft.
9	9.75	61.09	60.59	60.84	593.19 Sq. Ft.
10	7.90	60.86	59.82	60.34	476.69 Sq. Ft.
11	14.32	60.88	60.39	60.64	868.29 Sq. Ft.
12	25.70	60.78	59.90	60.34	1550.74 Sq. Ft.
13	34.63	60.28	57.19	58.74	2033.99 Sq. Ft.
14	28.43	60.88	59.80	60.34	1715.47 Sq. Ft.
<b>Total</b>	<b>237.00</b>				<b>14356.74 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 60.58'**



**EXISTING BUILDING HEIGHT**  
UNIT C  
NOT TO SCALE



Address: #62 Walnut Park (Unit C)

**Length Weighted Mean Existing 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 $E=(C+D)/2$ Average Segment Height	F $F=B \times E$
1	20.60	61.73	61.29	61.51	1267.08 Sq. Ft.
2	27.87	61.96	61.70	61.83	1723.16 Sq. Ft.
3	23.05	63.00	61.96	62.48	1440.11 Sq. Ft.
4	1.79	63.00	62.97	62.98	112.74 Sq. Ft.
5	9.72	60.96	60.91	60.94	592.29 Sq. Ft.
6	10.72	60.96	60.86	60.91	652.97 Sq. Ft.
7	47.70	61.26	60.97	61.11	2915.11 Sq. Ft.
8	4.00	61.28	61.26	61.27	245.08 Sq. Ft.
9	1.00	61.29	61.28	61.29	61.29 Sq. Ft.
<b>Total</b>	<b>146.45</b>				<b>9009.82 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 61.52'**

**ZONING CHART**

NEWTON, MASSACHUSETTS

ZONE: MR-1(OLD)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	30,121±s.f.
LOT FRONTAGE	70.0'	76.0'
FRONT SETBACK	25.0'	32.3'
SIDE SETBACK	7.5'	27.6'/57.9'*
REAR SETBACK	15.0'	45.2'/2.3'*
BUILDING HEIGHT	36.0'	34.42'
AVERAGE GRADE	-	60.58
LOT COVERAGE	30.0%	14.8%
OPEN SPACE	50.0%	73.5%

\*UNIT C

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING EXISTING CONDITIONS AT  
#62 WALNUT PARK  
SCALE: 1in.=10ft. DATE: FEBRUARY 15, 2017  
REVISED: APRIL 5, 2017  
PROJECT: 216230



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