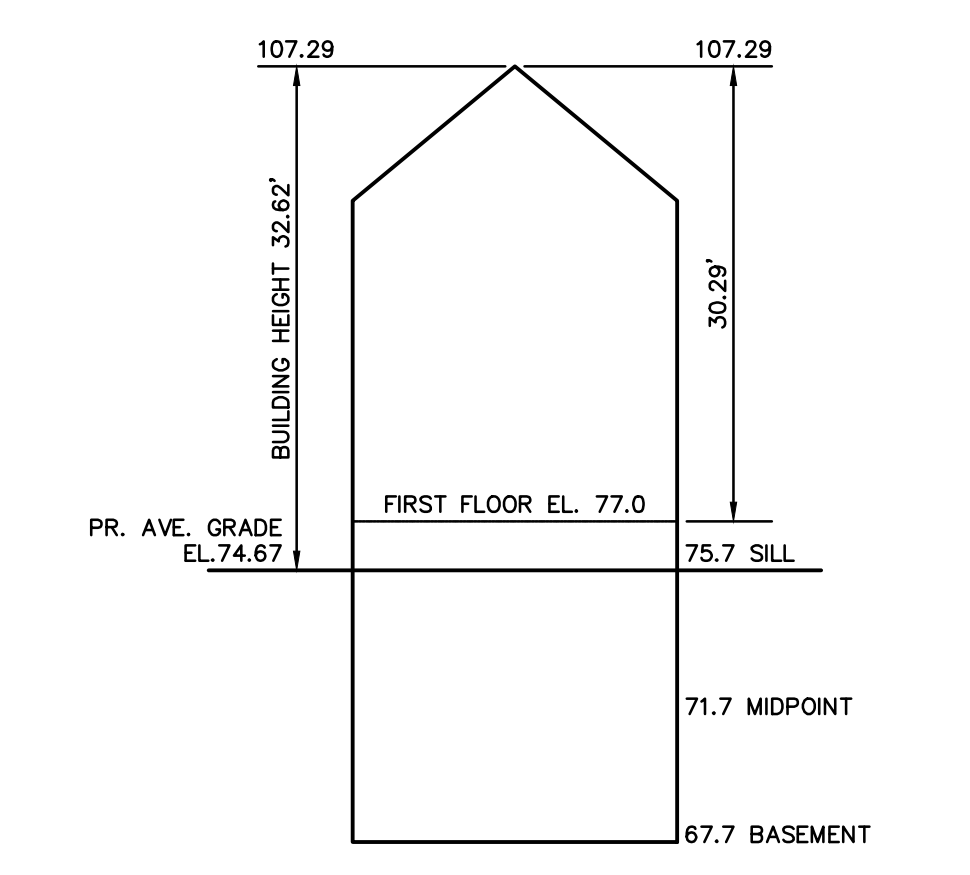
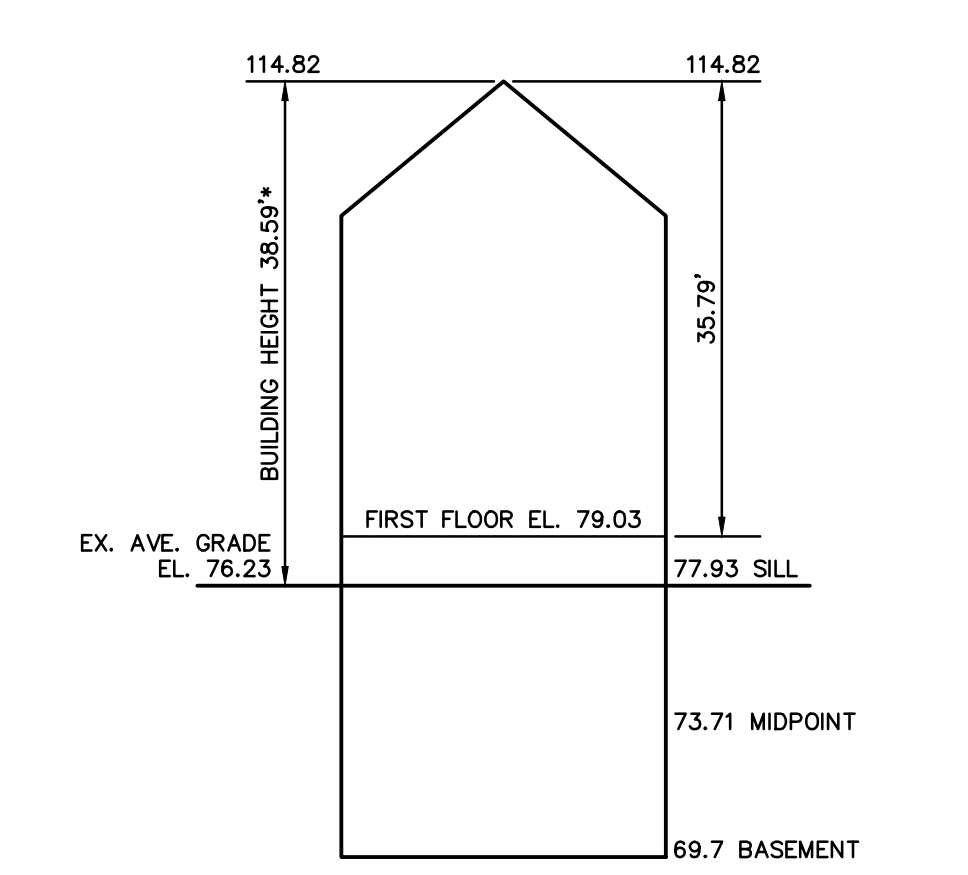
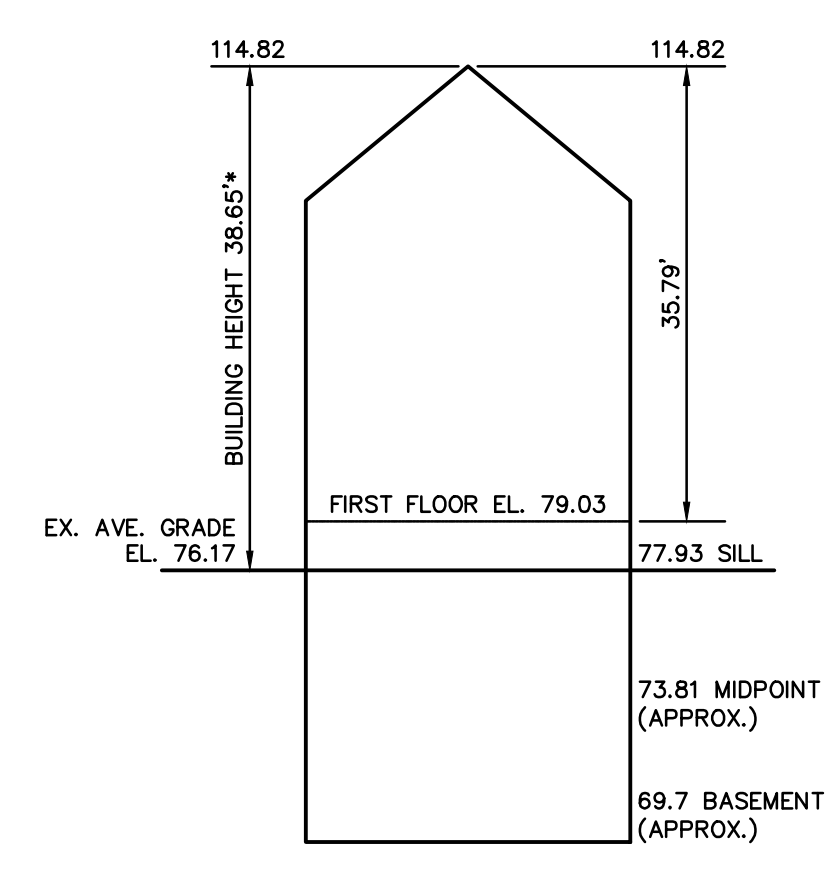


218237.dwg (Z-2018) © 2018 VTP ASSOCIATES, INC.

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	



Address: #70 Walker Street, Newton

Length Weighted Mean Existing 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 E=(C+D)/2 Average Segment Height	F F=BxE
1	27.38	71.17	76.92	74.05	2027.35 Sq. Ft.
4	19.55	77.44	77.17	77.31	1511.31 Sq. Ft.
5	19.10	77.39	76.62	77.01	1470.80 Sq. Ft.
6	11.07	77.00	76.36	76.68	848.85 Sq. Ft.
7	14.34	76.39	76.21	76.30	1094.14 Sq. Ft.
8	11.05	76.45	75.80	76.13	841.18 Sq. Ft.
9	19.20	76.74	76.49	76.62	1471.01 Sq. Ft.
10	8.70	76.72	76.54	76.63	666.68 Sq. Ft.
Total	130.39				9931.32 Sq. Ft.

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

Address: #70 Walker Street, Newton

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 E=(C+D)/2 Average Segment Height	F 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	9.40	77.20	77.00	77.10	724.74 Sq. Ft.
4	20.20	77.00	77.00	77.00	1555.40 Sq. Ft.
5	19.90	76.00	77.00	76.50	1522.35 Sq. Ft.
6	19.70	76.00	75.90	75.95	1496.22 Sq. Ft.
7	8.30	75.60	75.50	75.55	627.07 Sq. Ft.
8	12.90	75.50	75.40	75.45	973.31 Sq. Ft.
9	39.20	77.00	77.00	77.00	3018.40 Sq. Ft.
Total	176.53				13456.14 Sq. Ft.

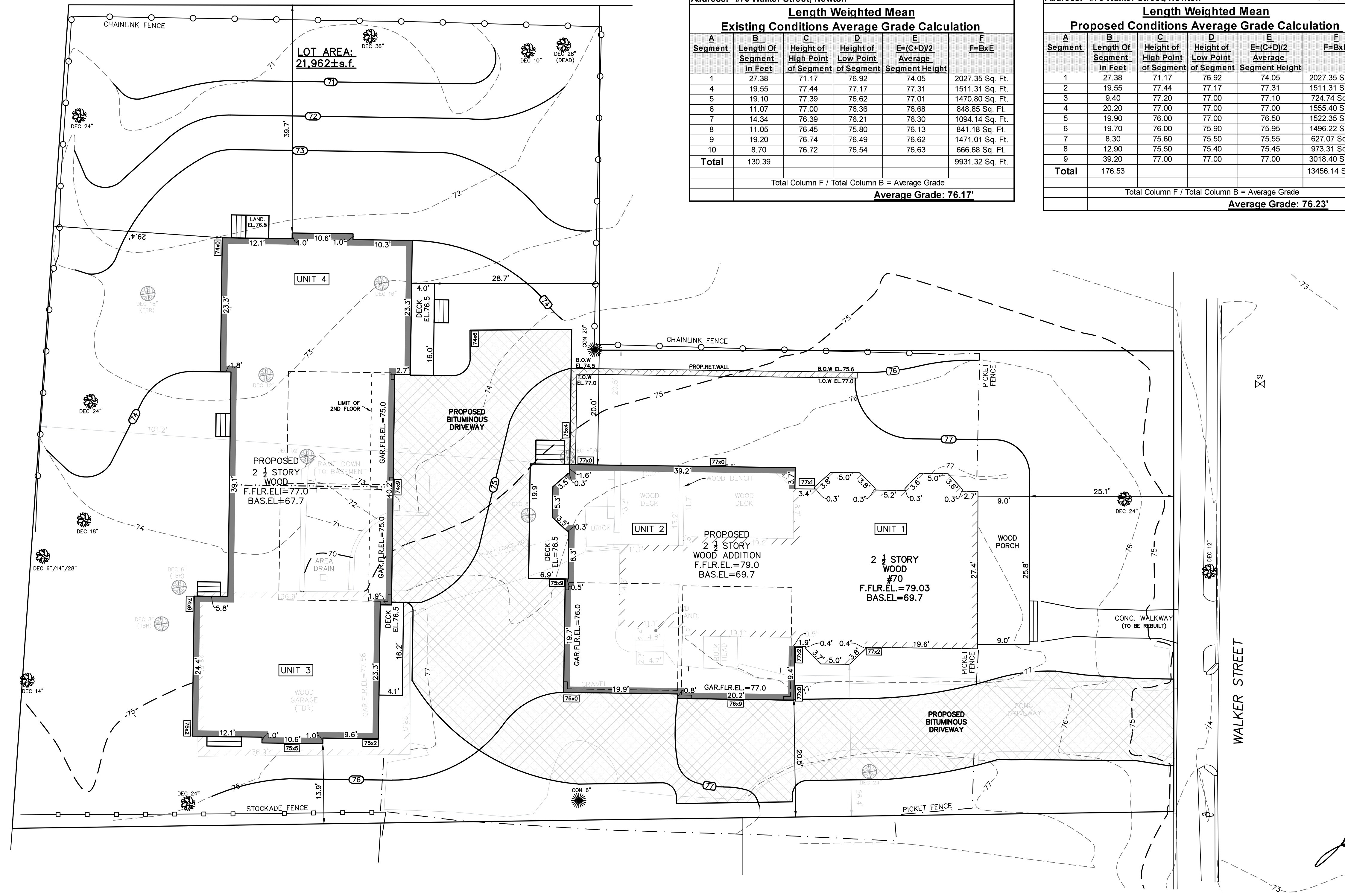
Total Column F / Total Column B = Average Grade
Average Grade: 76.23'

Address: #70 Walker Street, Newton

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 E=(C+D)/2 Average Segment Height	F F=BxE
1	23.30	75.20	75.00	75.10	1749.83 Sq. Ft.
4	20.40	75.00	74.90	74.95	1528.98 Sq. Ft.
5	19.80	74.90	74.80	74.85	1482.03 Sq. Ft.
6	23.30	74.70	74.00	74.35	1732.36 Sq. Ft.
7	10.30	73.60	73.60	73.60	758.08 Sq. Ft.
8	10.60	73.60	73.60	73.60	780.16 Sq. Ft.
9	12.10	73.60	73.60	73.60	890.56 Sq. Ft.
10	23.30	74.00	73.60	73.80	1719.54 Sq. Ft.
11	39.10	74.60	74.00	74.30	2905.13 Sq. Ft.
12	24.40	75.10	74.50	74.80	1825.12 Sq. Ft.
13	12.10	75.50	75.20	75.35	911.74 Sq. Ft.
14	10.60	75.50	75.50	75.50	800.30 Sq. Ft.
15	9.60	75.50	75.20	75.35	723.36 Sq. Ft.
Total	238.90				17807.18 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 74.54'



ZONING CHART
NEWTON, MASSACHUSETTS

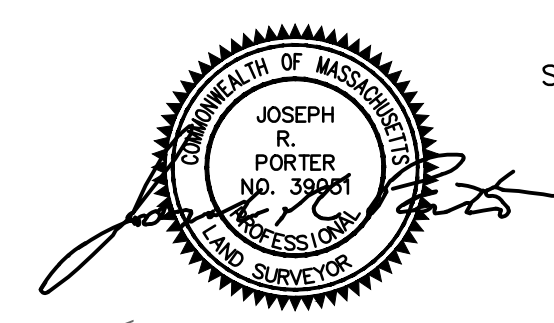
ZONE: MR-1 (OLD) SUBMISSION: BUILDING PERMIT

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'	80.0'	80.2'	N/C
FRONT SETBACK	25.0'	25.0'	25.1'	N/C
SIDE SETBACK	7.5'	25.0'	20.5'	13.9'
REAR SETBACK	15.0'	25.0'	101.2	29.4'
BUILDING HEIGHT UNITS 1&2	36.0'	36.0'	38.65' *	38.59' *
AVERAGE GRADE UNITS 1&2	-	-	76.17	76.23
BUILDING HEIGHT UNITS 3&4	36.0'	36.0'	-	32.62'
AVERAGE GRADE UNITS 3&4	-	-	-	74.54
LOT COVERAGE	30.0%	25.0%	12.4%	24.9%
OPEN SPACE	50.0%	50.0%	85.6%	58.3%

* 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



PROJECT: 218237
VTP ASSOCIATES
INC.

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