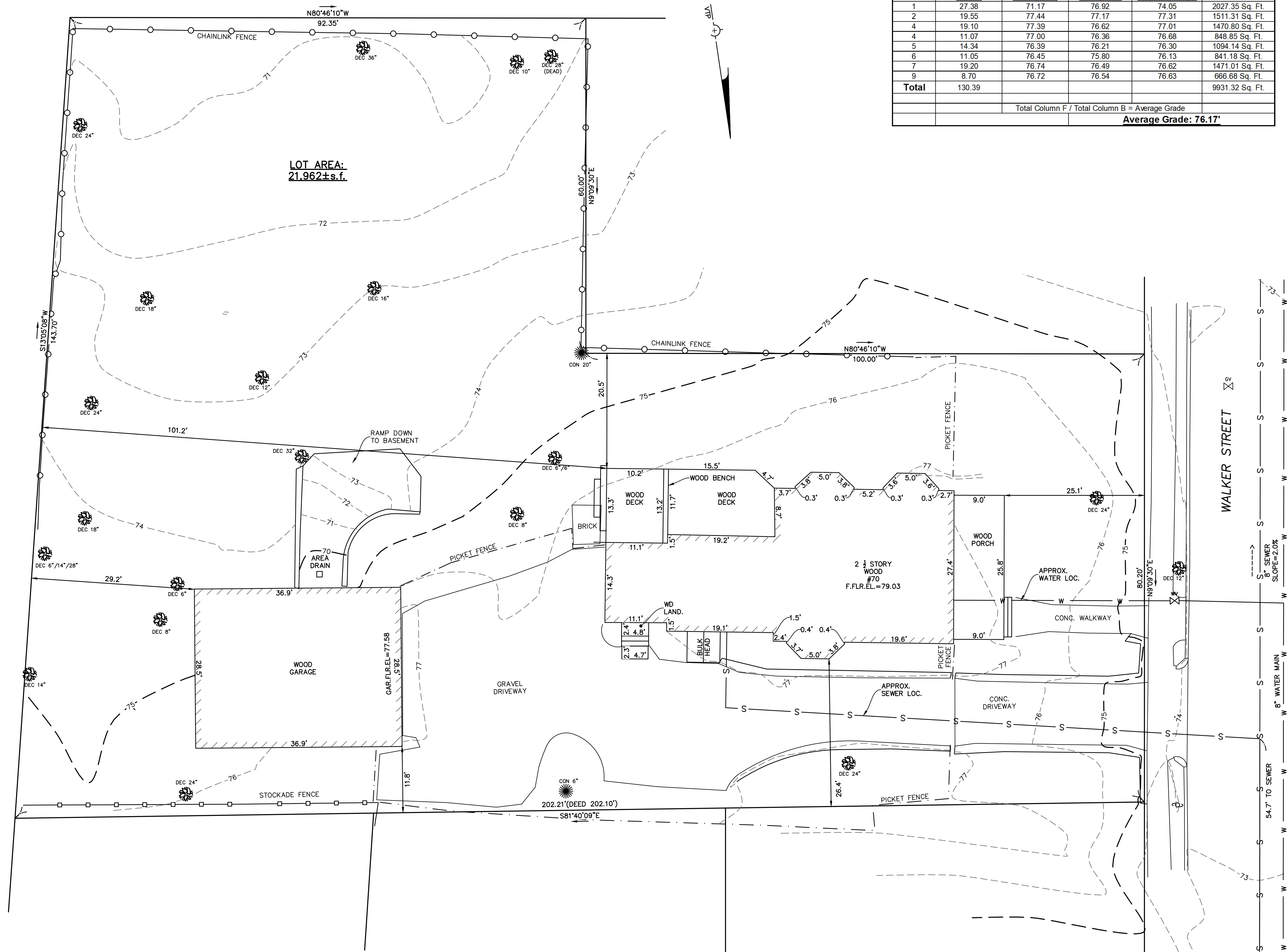


218237\_vtp.dwg (Z:2017)

**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



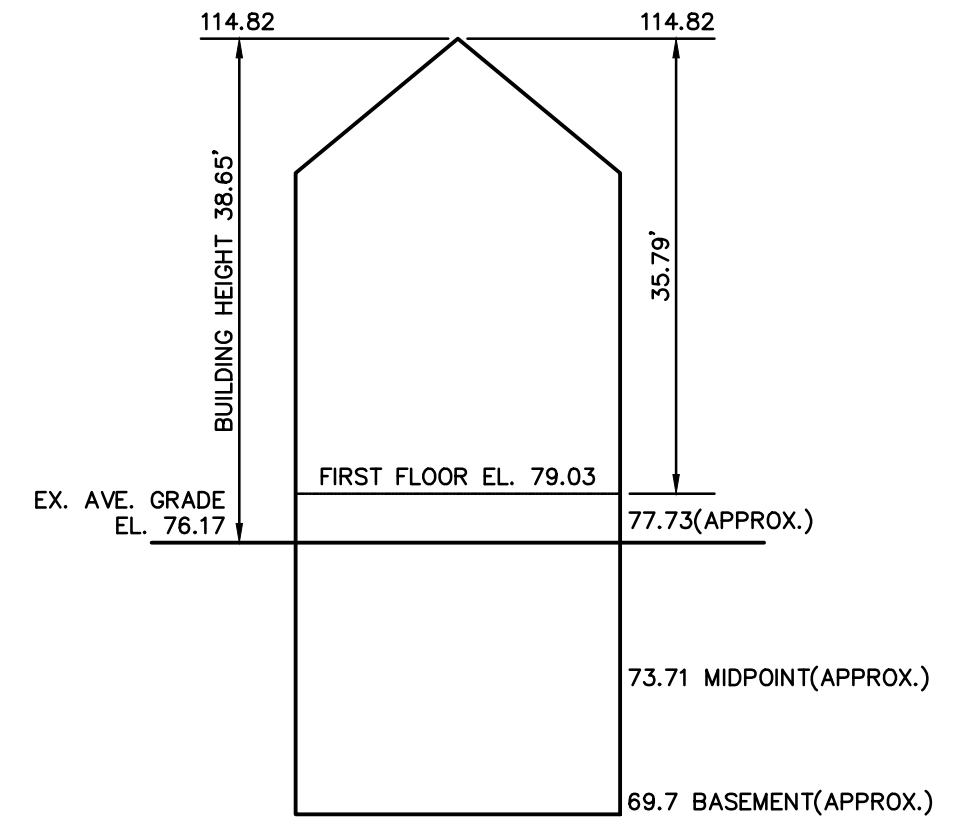
**LOT AREA:**  
**21,962±s.f.**

Address: #70 Walker Street, Newton

**Length Weighted Mean**

**Existing Conditions 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 Segment Height	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.
4	19.10	77.39	76.62	77.01		1470.80 Sq. Ft.
4	11.07	77.00	76.36	76.68		848.85 Sq. Ft.
5	14.34	76.39	76.21	76.30		1094.14 Sq. Ft.
6	11.05	76.45	75.80	76.13		841.18 Sq. Ft.
7	19.20	76.74	76.49	76.62		1471.01 Sq. Ft.
9	8.70	76.72	76.54	76.63		666.68 Sq. Ft.
<b>Total</b>	<b>130.39</b>					<b>9931.32 Sq. Ft.</b>
Total Column F / Total Column B = Average Grade						
<b>Average Grade: 76.17'</b>						



**EXISTING BUILDING HEIGHT**  
NOT TO SCALE

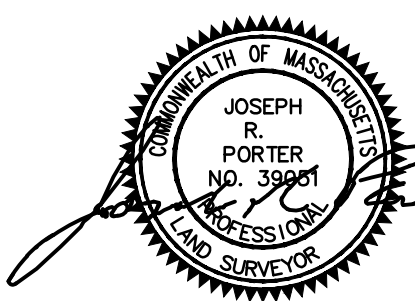
**ZONING CHART**

NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD)		SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING	
LOT AREA	7,000s.f.	21,962±s.f.	
LOT FRONTAGE	70.0'	80.2'	
FRONT SETBACK	25.0'	25.1'	
SIDE SETBACK	7.5'	20.5'	
REAR SETBACK	15.0'	101.2'	
BUILDING HEIGHT	36.0'	38.65'	
AVERAGE GRADE	-	76.17'	
LOT COVERAGE	30.0%	12.4%	
OPEN SPACE	50.0%	85.6%	

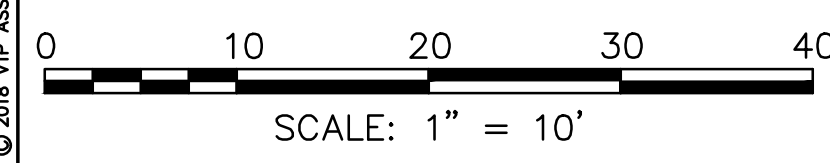
**TOPOGRAPHIC SITE PLAN**  
**NEWTON, MASSACHUSETTS**  
SHOWING EXISTING CONDITIONS AT  
#70 WALKER STREET  
SCALE: 1in.=10ft. DATE: JANUARY 21, 2019

PROJECT: 218237



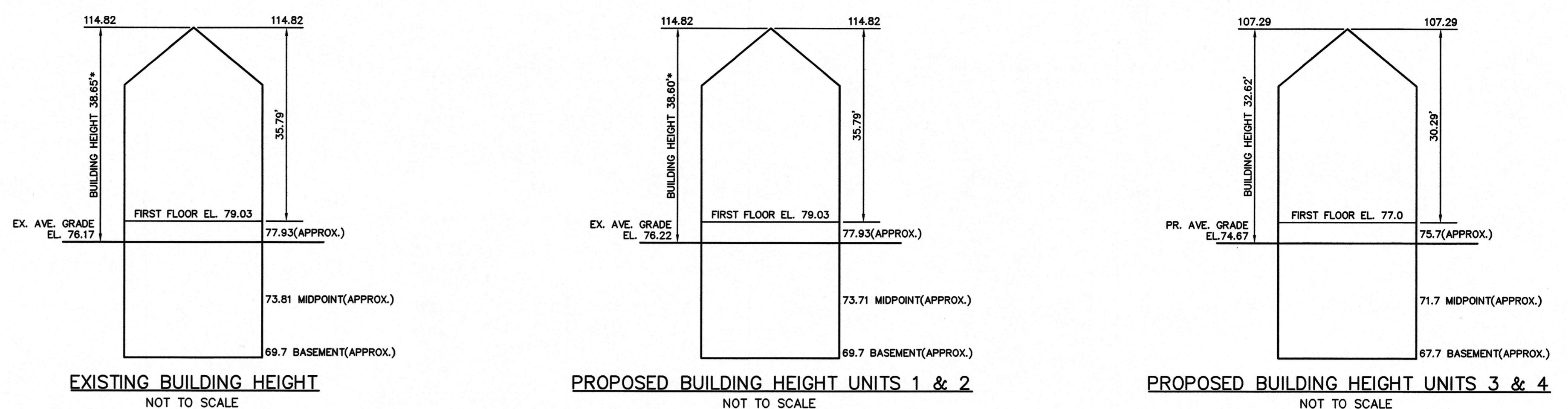
**VTP**  
**ASSOCIATES**  
INC.

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



**LEGEND**

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR 70
- 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 DEC. 22"
- CONIFEROUS TREE CON. 12"
- HYDRANT



Address: #70 Walker Street, Newton

**Length Weighted Mean**

**Existing Conditions Average Grade Calculation**

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	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.
4	19.10	77.39	76.62	77.01	1470.80 Sq. Ft.
4	11.07	77.00	76.36	76.68	848.85 Sq. Ft.
5	14.34	76.39	76.21	76.30	1084.14 Sq. Ft.
6	11.05	76.45	75.80	76.13	841.18 Sq. Ft.
7	19.20	76.74	76.49	76.62	1471.01 Sq. Ft.
9	8.70	76.72	76.54	76.63	666.68 Sq. Ft.
<b>Total</b>	<b>130.39</b>				<b>9931.32 Sq. Ft.</b>

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 (units 1&2)**

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	27.38	71.17	76.92	74.05	2027.35 Sq. Ft.
2	19.55	77.20	77.10	77.15	1508.28 Sq. Ft.
3	5.00	77.20	77.10	77.15	385.75 Sq. Ft.
4	21.00	76.90	76.85	76.85	1613.85 Sq. Ft.
5	21.60	76.20	76.00	76.10	1643.76 Sq. Ft.
6	19.70	75.90	75.80	75.85	1494.25 Sq. Ft.
7	10.40	75.90	75.60	75.75	787.80 Sq. Ft.
8	5.30	75.80	75.60	75.70	401.21 Sq. Ft.
9	27.30	77.00	77.00	77.00	2102.10 Sq. Ft.
10	4.50	77.00	77.00	77.00	346.50 Sq. Ft.
11	9.40	77.10	77.00	77.05	724.27 Sq. Ft.
12	5.00	77.10	77.00	77.05	385.25 Sq. Ft.
13	5.00	77.10	77.00	77.05	385.25 Sq. Ft.
<b>Total</b>	<b>181.13</b>				<b>13805.62 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 76.22'**

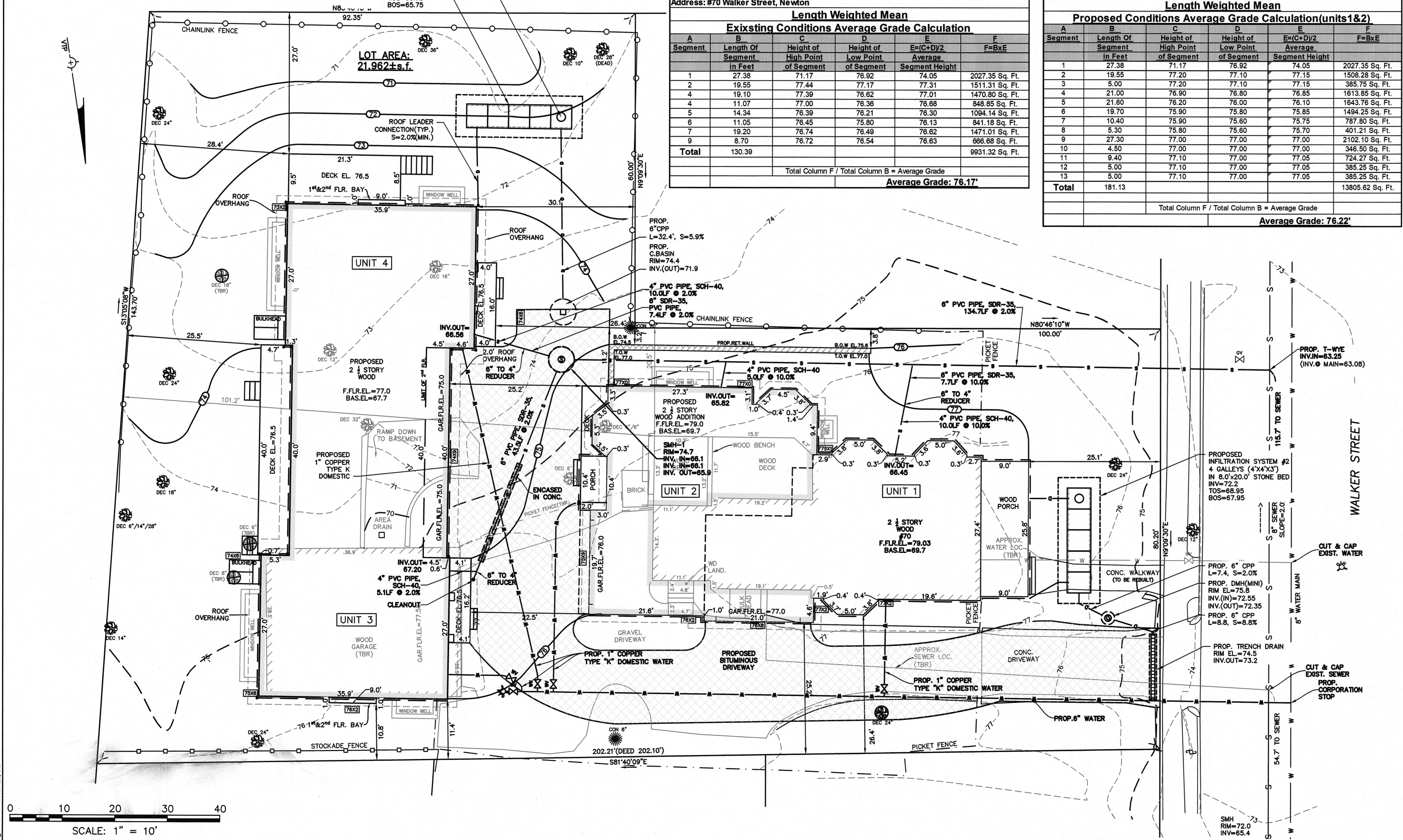
Address: #70 Walker Street, Newton

**Length Weighted Mean**

**Proposed Conditions Average Grade Calculation (units 3&4)**

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	27.00	74.80	74.00	74.40	2008.80 Sq. Ft.
2	4.60	74.80	74.70	74.75	343.85 Sq. Ft.
4	40.00	74.90	74.80	74.85	2994.00 Sq. Ft.
5	27.00	76.00	75.00	75.50	2038.50 Sq. Ft.
6	35.90	76.20	75.70	75.95	2728.61 Sq. Ft.
7	27.00	75.60	74.60	75.10	2027.70 Sq. Ft.
8	40.00	74.80	74.00	74.30	2972.00 Sq. Ft.
9	27.00	74.00	73.20	73.60	1987.20 Sq. Ft.
10	35.90	74.00	73.30	73.65	2644.04 Sq. Ft.
<b>Total</b>	<b>284.40</b>				<b>19742.69 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 74.67'**



**DIG SAFE**

EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

**ZONING CHART**

NEWTON, MASSACHUSETTS

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'	10.8'
REAR SETBACK	15.0'	25.0'	101.2	25.5'
BUILDING HEIGHT UNITS 1&2	36.0'	36.0'	38.65*	38.60*
AVERAGE GRADE UNITS 1&2	-	-	76.17	76.22
BUILDING HEIGHT UNITS 3&4	36.0'	36.0'	-	32.62
AVERAGE GRADE UNITS 3&4	-	-	-	74.67
LOT COVERAGE	30.0%	25.0%	12.4%	28.2%
OPEN SPACE	50.0%	50.0%	85.6%	53.8%

**BUILDING PERMIT PLAN**  
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #70 WALKER STREET  
SCALE: 1in.=10ft. DATE: SEPTEMBER 24, 2019

PROJECT: 218237

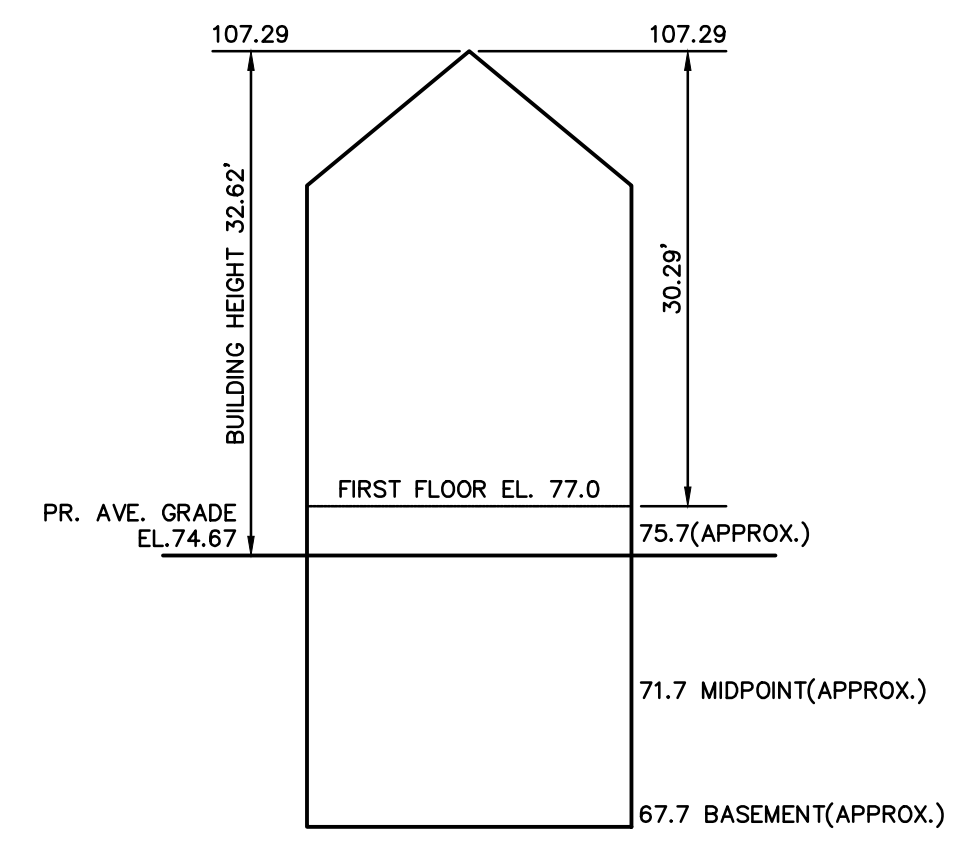
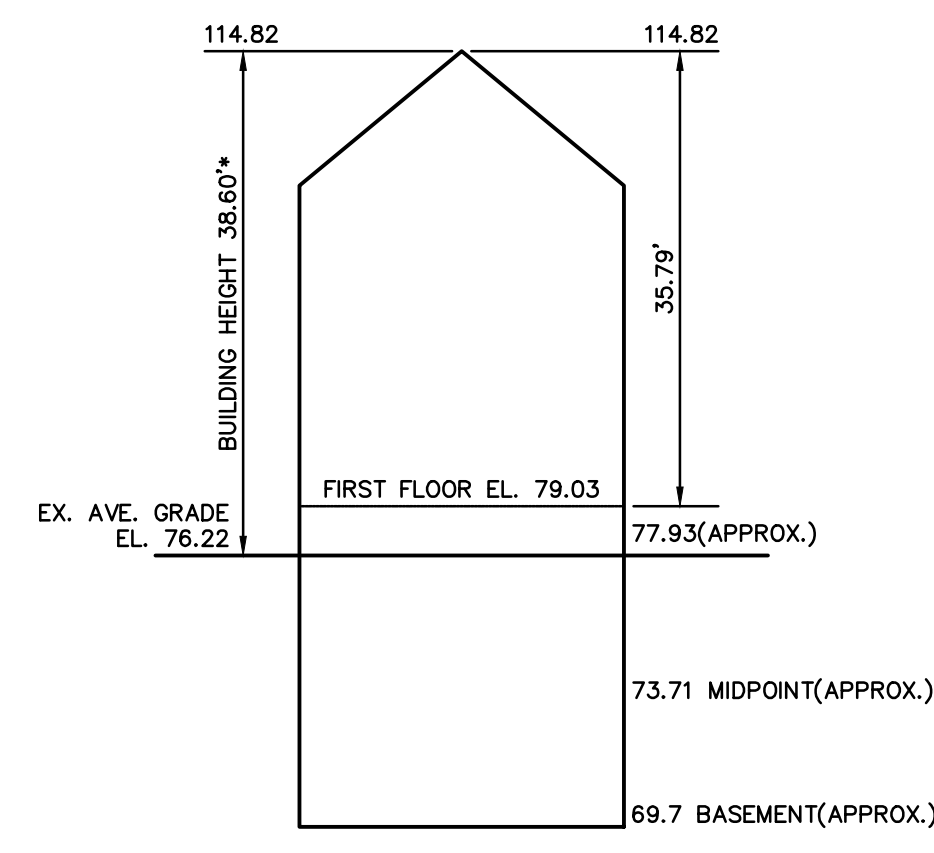
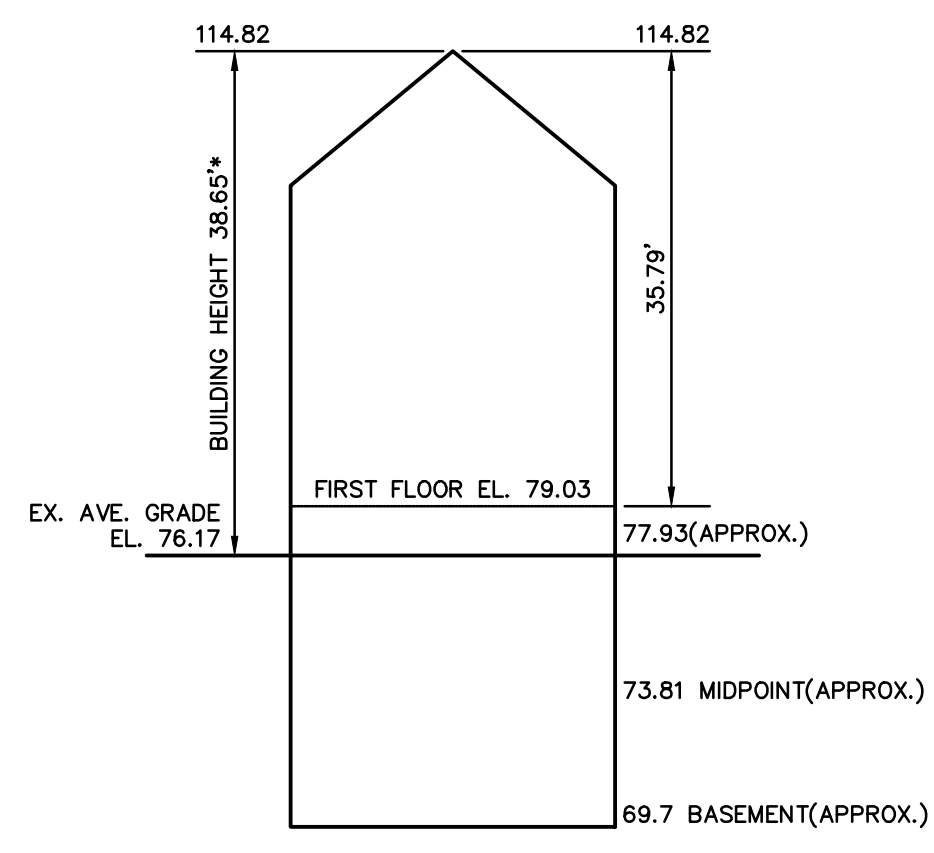
**VTP ASSOCIATES INC.**

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

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**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**

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

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(units1&2)**

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	Average Segment Height	E=(C+D)/2	F=BxE
1	27.38	71.17	76.92	74.05	74.05	2027.35 Sq. Ft.
2	19.55	77.20	77.10	77.15	77.15	1508.28 Sq. Ft.
3	5.00	77.20	77.10	77.15	77.15	385.75 Sq. Ft.
4	21.00	76.90	76.80	76.85	76.85	1613.85 Sq. Ft.
5	21.60	76.20	76.00	76.10	76.10	1643.76 Sq. Ft.
6	19.70	75.90	75.80	75.85	75.85	1494.25 Sq. Ft.
7	10.40	75.90	75.60	75.75	75.75	787.80 Sq. Ft.
8	5.30	75.80	75.60	75.70	75.70	401.21 Sq. Ft.
9	27.30	77.00	77.00	77.00	77.00	2102.10 Sq. Ft.
10	4.50	77.00	77.00	77.00	77.00	346.50 Sq. Ft.
11	9.40	77.10	77.00	77.05	77.05	724.27 Sq. Ft.
12	5.00	77.10	77.00	77.05	77.05	385.25 Sq. Ft.
13	5.00	77.10	77.00	77.05	77.05	385.25 Sq. Ft.
<b>Total</b>	<b>181.13</b>					<b>13805.62 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 76.22'**

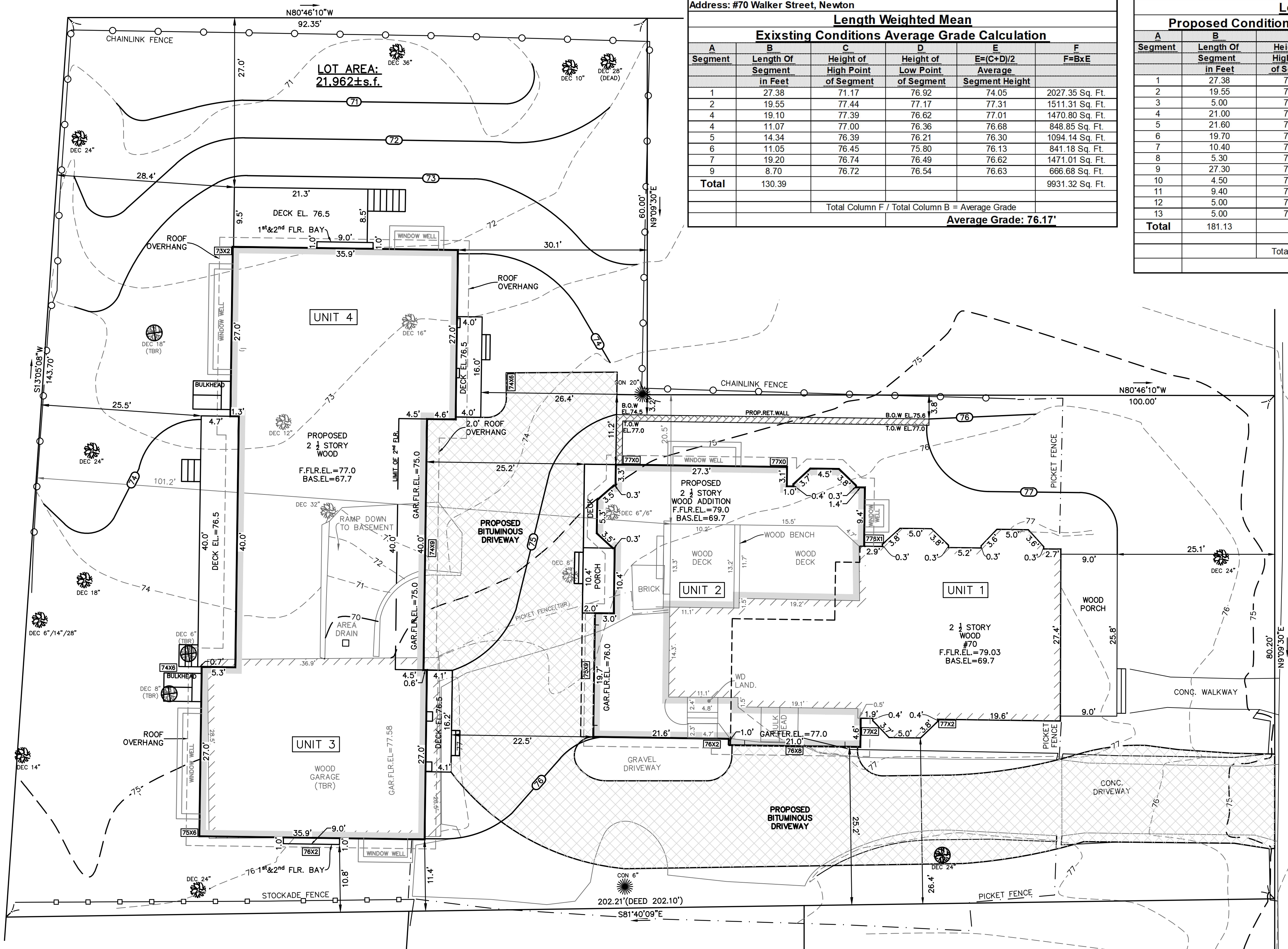
Address: #70 Walker Street, Newton

**Length Weighted Mean**

**Proposed Conditions Average Grade Calculation(units3&4)**

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	Average Segment Height	E=(C+D)/2	F=BxE
1	27.00	74.80	74.00	74.40	74.40	2008.80 Sq. Ft.
2	4.60	74.80	74.70	74.75	74.75	343.85 Sq. Ft.
4	40.00	74.90	74.80	74.85	74.85	2994.00 Sq. Ft.
5	27.00	76.00	75.00	75.50	75.50	2038.50 Sq. Ft.
6	35.90	76.20	75.70	75.95	75.95	2726.61 Sq. Ft.
7	27.00	75.60	74.60	75.10	75.10	2027.70 Sq. Ft.
8	40.00	74.60	74.00	74.30	74.30	2972.00 Sq. Ft.
9	27.00	74.00	73.20	73.60	73.60	1987.20 Sq. Ft.
10	35.90	74.00	73.30	73.65	73.65	2644.04 Sq. Ft.
<b>Total</b>	<b>264.40</b>					<b>19742.69 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 74.67'**



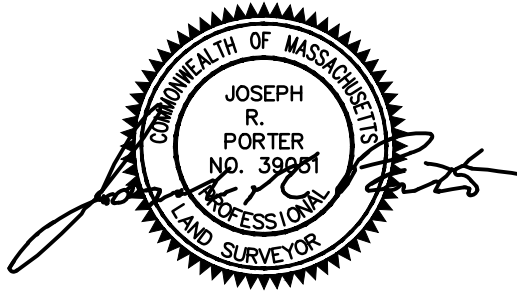
**ZONING CHART**  
NEWTON, MASSACHUSETTS

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'	10.8'*
REAR SETBACK	15.0'	25.0'	101.2	25.5'
BUILDING HEIGHT UNITS 1&2	36.0'	36.0'	38.65'*	38.60'*
AVERAGE GRADE UNITS 1&2	-	-	76.17	76.22
BUILDING HEIGHT UNITS 3&4	36.0'	36.0'	-	32.62
AVERAGE GRADE UNITS 3&4	-	-	-	74.67
LOT COVERAGE	30.0%	25.0%	12.4%	28.2%
OPEN SPACE	50.0%	50.0%	85.6%	53.8%

**ZONING PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#70 WALKER STREET  
SCALE: 1in.=10ft. DATE: SEPTEMBER 6, 2019

PROJECT: 218237



**VTP ASSOCIATES INC.**

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

