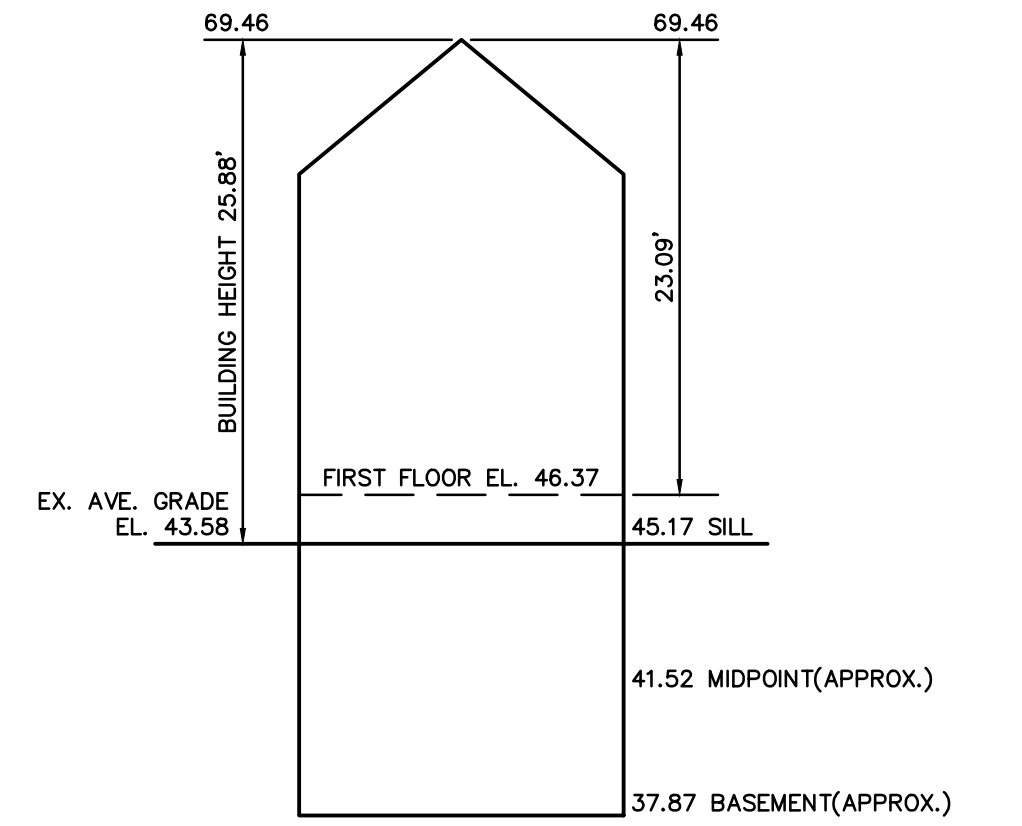
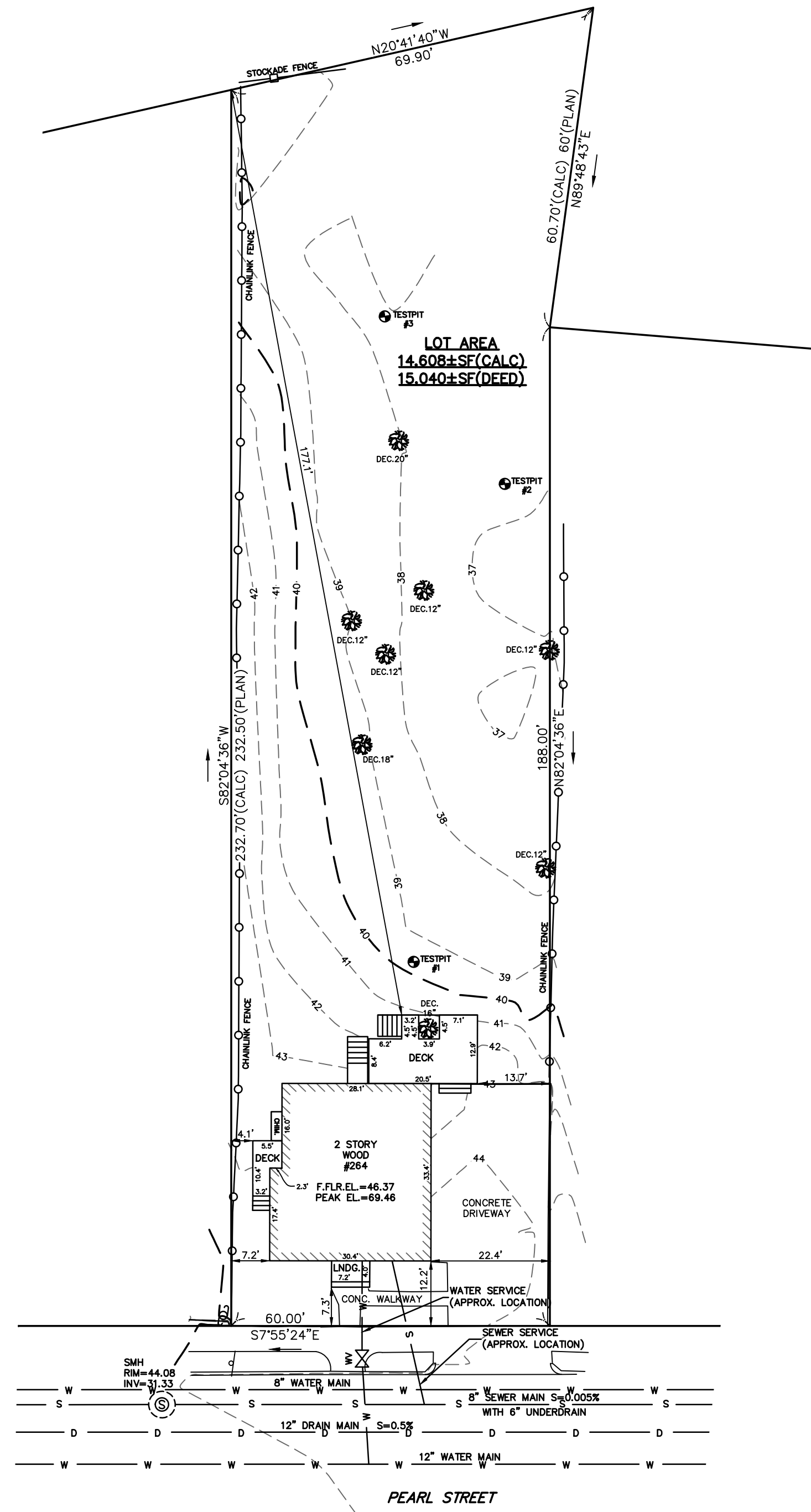
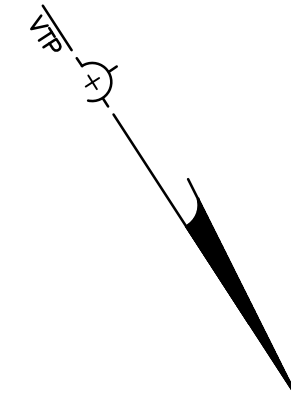


LEGEND

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	



EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #264 Pearl Street, Newton

Length Weighted Mean					
Existing 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	17.44	44.55	44.03	44.29	772.41 Sq. Ft.
2	1.67	44.00	43.94	43.97	73.42 Sq. Ft.
3	14.29	43.94	43.32	43.63	623.42 Sq. Ft.
4	12.33	42.87	42.33	42.60	525.28 Sq. Ft.
5	3.80	42.33	42.17	42.25	160.56 Sq. Ft.
6	11.95	42.17	41.79	41.98	501.67 Sq. Ft.
7	10.62	43.02	42.25	42.64	452.79 Sq. Ft.
8	10.64	43.99	43.02	43.51	462.92 Sq. Ft.
9	12.14	44.16	43.99	44.07	535.06 Sq. Ft.
10	11.50	44.48	44.28	44.38	510.35 Sq. Ft.
11	7.20	44.54	44.48	44.51	320.46 Sq. Ft.
12	11.65	44.55	44.54	44.54	518.90 Sq. Ft.
Total	125.23				5457.23 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 43.58'					

TEST PIT LOG
TEST PIT #1
0-29" TOPSOIL
29-41" COARSE SAND W/GRAVEL (FILL)
41-49" ASH (FILL)
49-100" PEAT
WATER @ 63"
NO REFUSAL
TEST PIT #2
0-15" TOPSOIL
15-21" ASH (FILL)
21-52" PEAT
WATER @ 35"
NO REFUSAL
TEST PIT #3
0-20" TOPSOIL
20-30" ASH & FILL
30-57" PEAT
WATER @ 41"
NO REFUSAL

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE:	MR-2 (OLD)	SUBMISSIONS: EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	14,608±s.f.
LOT FRONTAGE	70.0'	60.0'*
FRONT SETBACK	25.0'	7.3'*
SIDE SETBACK	7.5'	4.1'*
REAR SETBACK	15.0'	177.1'
BUILDING HEIGHT	36.0'	25.88'
AVERAGE GRADE	-	43.58'
LOT COVERAGE	30.0%	6.7%
OPEN SPACE	50.0%	84.5%

*NON-CONFORMING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#264 PEARL STREET
SCALE: 1in.=20ft. DATE: OCTOBER 23, 2018

PROJECT: 218199



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

