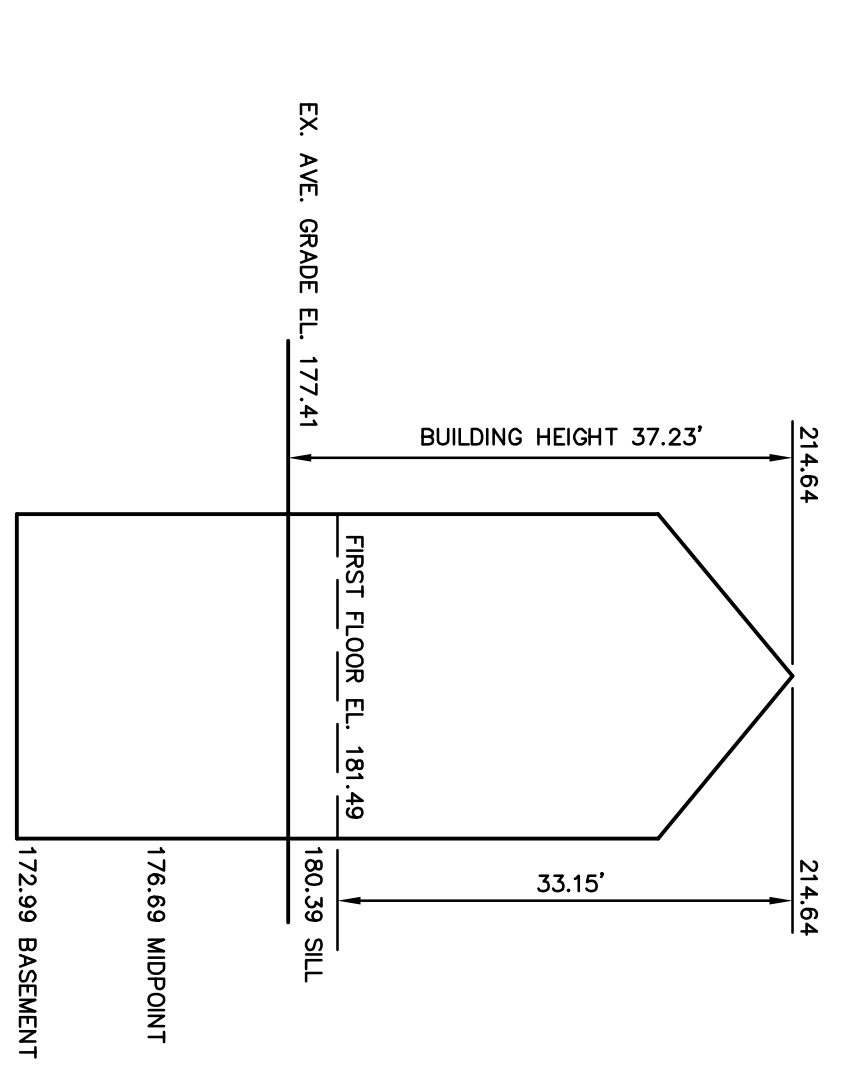
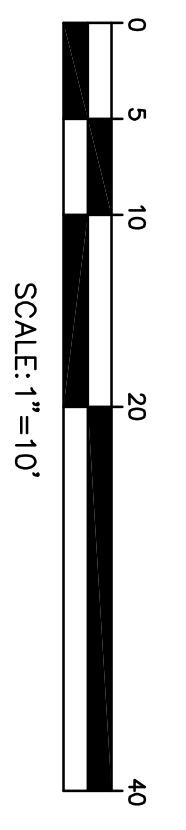
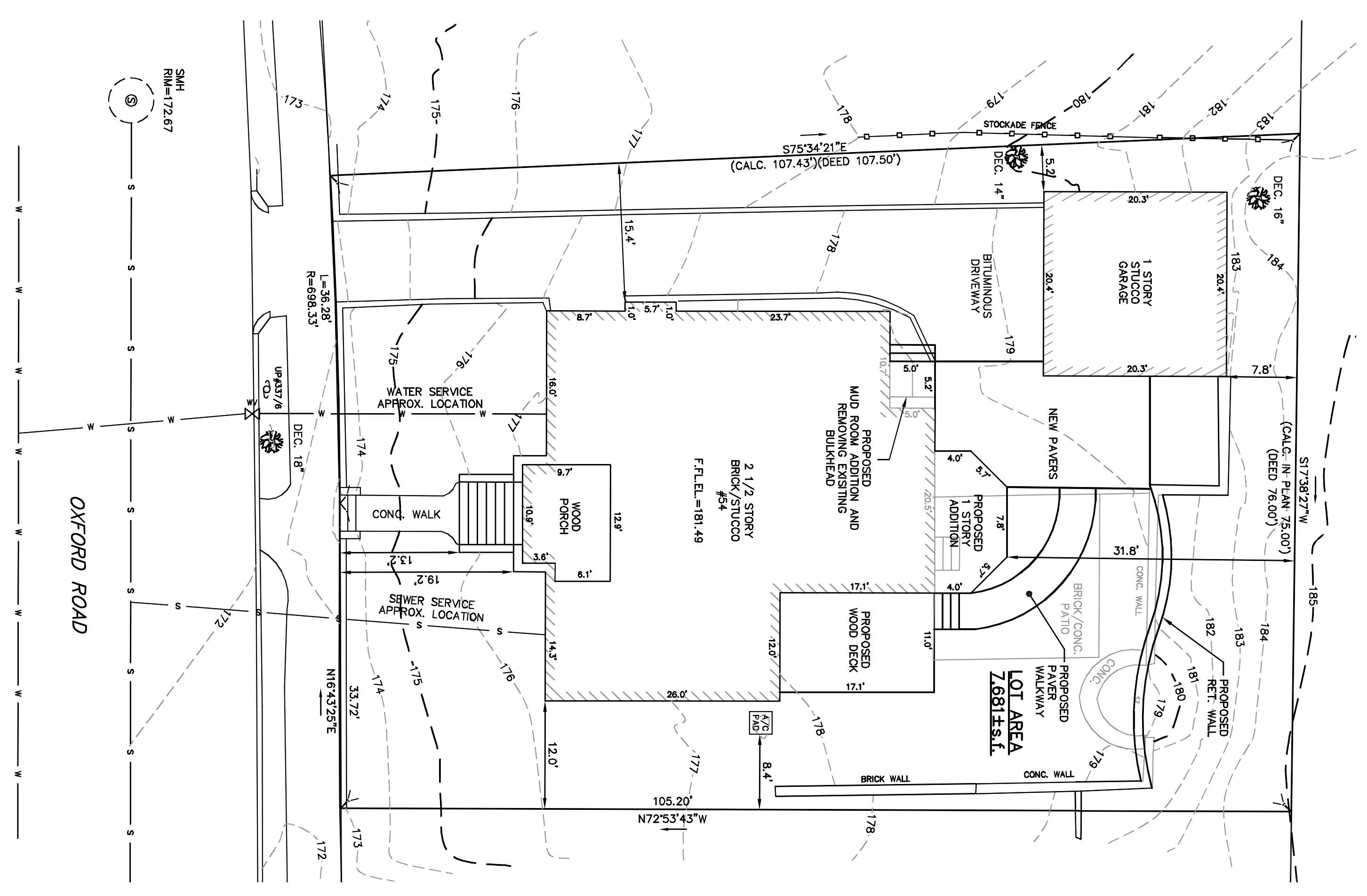
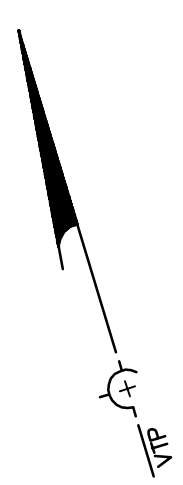


LEGEND	
STORM SEWER	D
COMBINATION SEWER	CS
SANITARY SEWER	S
WATER MAIN	W
OVERHEAD ELECTRIC	OE
UNDER GROUND ELECTRIC	UE
GAS MAIN	G
CONTOUR	21
BUILDING	—
PICKET FENCE	—
CHAINLINK FENCE	—
PROPERTY LINE W/ BEARING DISTANCE	N63°23'55"W 342.81'
CONIFEROUS TREE	—
DECIDUOUS TREE	—
SIGN POST	—
LIGHT POLE	—
GAS VALVE	—
WATER VALVE	—
UTILITY POLE	—
DRAINAGE MANHOLE	—
SEWER MANHOLE	—
FIRE HYDRANT	—
CATCH BASIN	—
FIRE CALL BOX	—
MAIL BOX	—
MONITORING WELL	—
ELECTRIC MANHOLE	—
TOP OF STONE EL.	—
BOTTOM OF STONE EL.	—
TOP OF WALL EL.	—
BOTTOM OF WALL EL.	—



EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #54 Oxford Road						
Length Weighted Mean Existing 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 ₁ C ₁ D ₁ /2 Average	F-B ₁ E	
1	16.02	176.49	175.86	176.18	2822.32 Sq. Ft.	
2	12.85	175.93	175.67	175.80	2260.32 Sq. Ft.	
3	14.28	176.22	175.14	175.68	2499.47 Sq. Ft.	
4	25.98	177.77	176.10	176.94	4593.23 Sq. Ft.	
5	11.97	178.42	177.85	178.14	2132.28 Sq. Ft.	
6	17.13	178.86	178.42	178.64	3060.10 Sq. Ft.	
7	17.85	178.85	178.55	178.70	3053.29 Sq. Ft.	
8	10.68	178.85	178.35	177.64	1824.74 Sq. Ft.	
9	23.67	178.35	176.81	177.58	4204.74 Sq. Ft.	
10	8.68	176.81	175.82	176.22	1529.55 Sq. Ft.	
Total	161.70				28688.99 Sq. Ft.	
Total Column F / Total Column B = Average Grade					Average Grade: 177.41'	

ZONING CHART			
NEWTON, MASSACHUSETTS			
SUBMISSION: PROPOSED			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000sq. ft.	7,681sq. ft.	7,681sq. ft.
LOT FRONTAGE	70.0'	70.0'	N/C
FRONT SETBACK	28.0'	19.2'	N/C
SIDE SETBACK	7.5'	12.0'	N/C
REAR SETBACK	15.0'	39.8'	31.8'
BUILDING HEIGHT	36.0'	37.23'	N/C
AVERAGE GRADE	30.0%	26.9%	28.6%
LOT COVERAGE	50.0%	56.9%	52.6%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#54 OXFORD ROAD

SCALE: 1/4"=10'
DATE: APRIL 5, 2012
REVISED: JUNE 7, 2012, JULY 3, 2012
PROJECT: 211212

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET, SUITE 3
NEWTON, MA 02459
(617) 332-8271