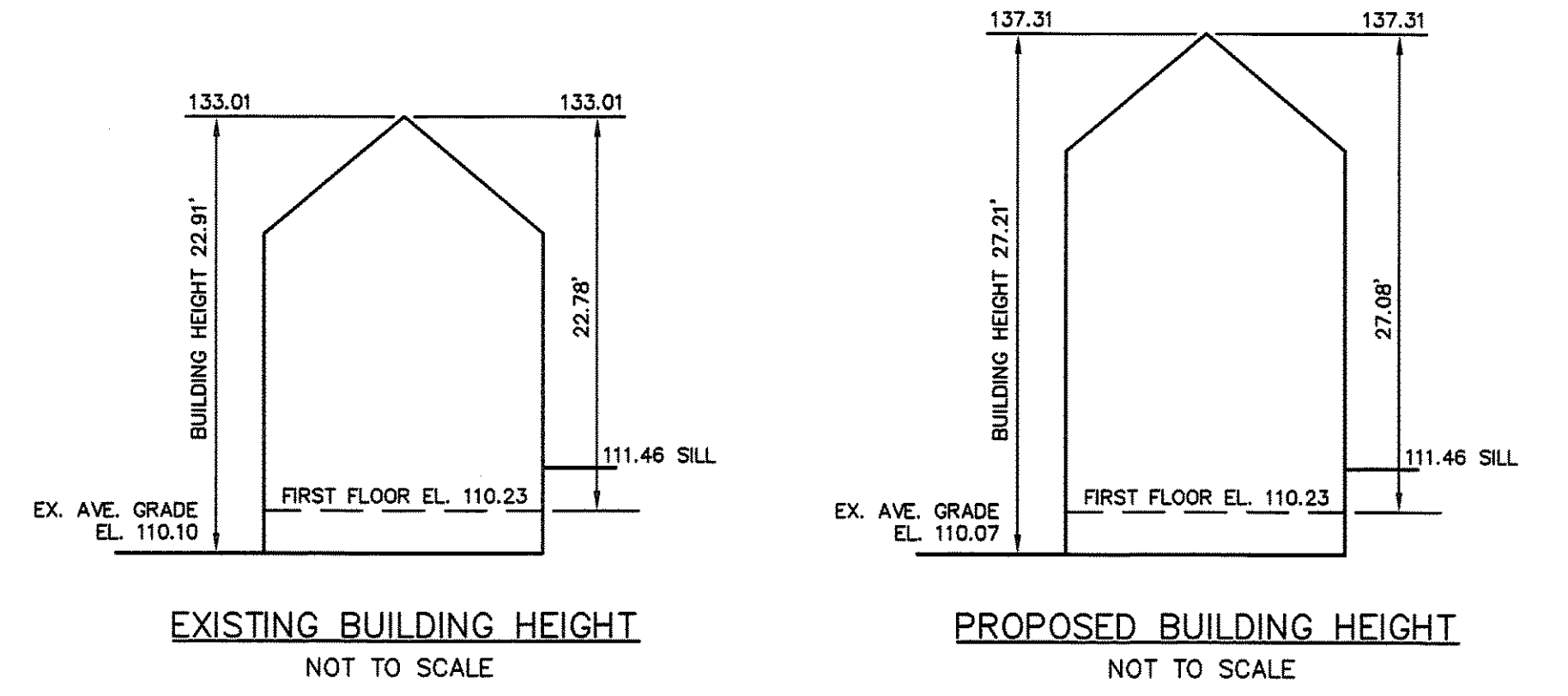
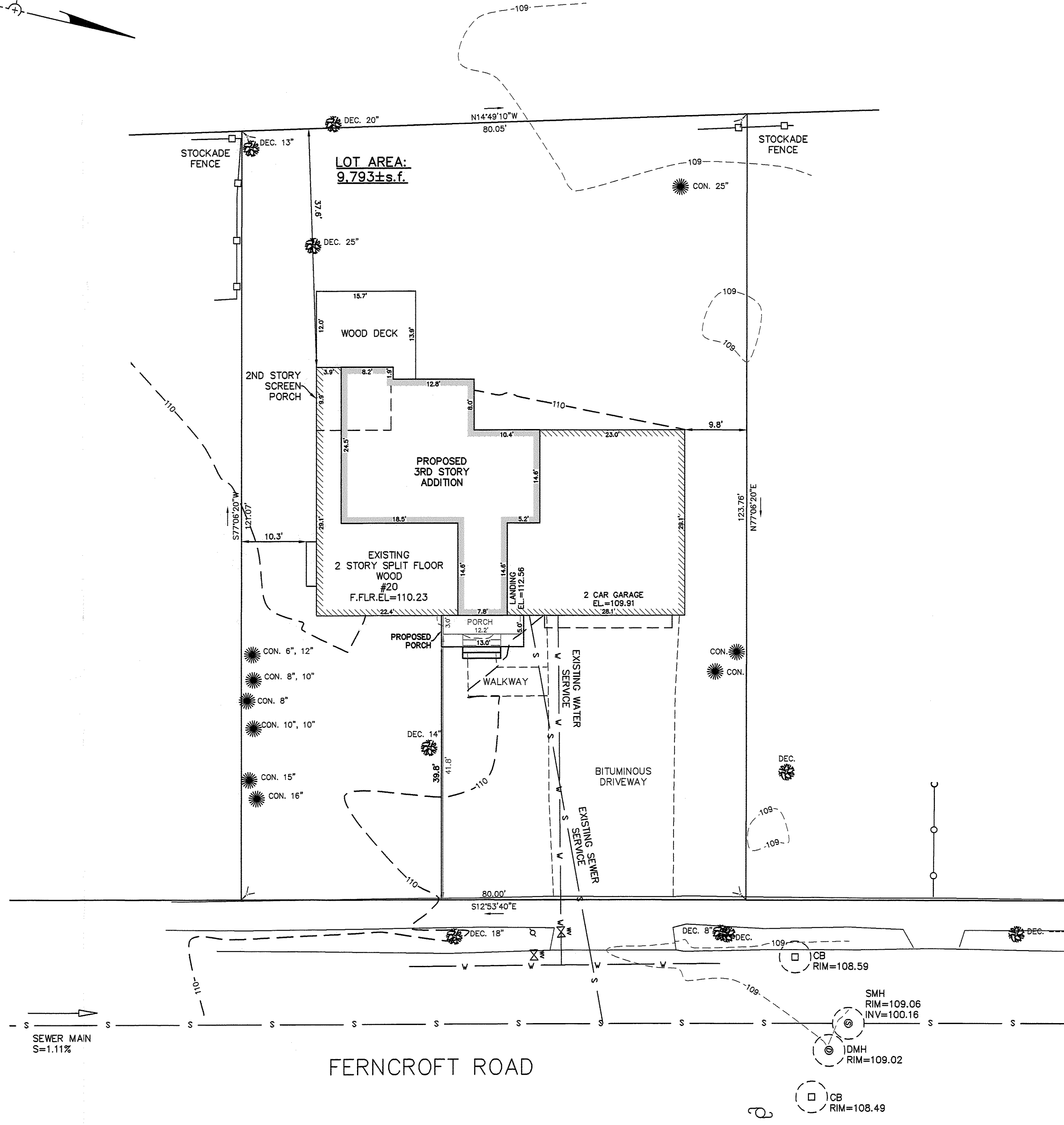


3/15/2016 10:45 AM (2/2016)

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"



Address: #20 Ferncroft Road

Length Weighted Mean Proposed 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=Bx E
1	19.77	111.18	109.82	110.50	2184.59 Sq. Ft.
2	13.00	110.18	109.80	109.99	1429.87 Sq. Ft.
3	25.55	110.74	109.71	110.23	2816.25 Sq. Ft.
4	29.10	110.00	109.71	109.86	3196.78 Sq. Ft.
5	33.40	110.53	110.00	110.27	3682.85 Sq. Ft.
6	8.00	110.45	109.87	110.16	881.30 Sq. Ft.
7	12.80	110.24	109.87	110.06	1408.72 Sq. Ft.
8	12.10	110.24	109.60	109.92	1330.03 Sq. Ft.
9	29.10	109.82	109.60	109.71	3192.56 Sq. Ft.
Total	182.82				20122.95 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 110.07'					

ZONING CHART

NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD)	REQUIRED	EXISTING	PROPOSED
REGULATION	10,000s.f.	9,793±s.f.	9,793±s.f.
LOT AREA	80.0'	80.0'	N/C
FRONT SETBACK	25.0'	41.8'	N/C
SIDE SETBACK	7.5'	9.8'	N/C
REAR SETBACK	15.0'	37.6'	N/C
BUILDING HEIGHT	36.0'	22.91'	27.24'
AVERAGE GRADE	-	110.10	110.07
LOT COVERAGE	30.0%	20.0%	20.3%
OPEN SPACE	50.0%	68.9%	68.6%

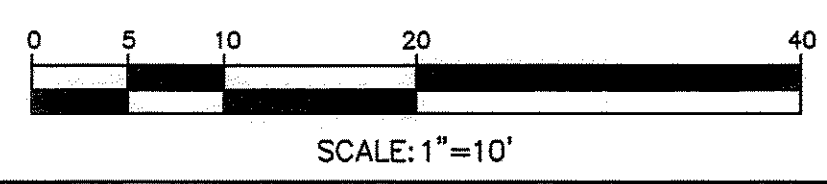
TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#20 FERNCROFT RD.

SCALE: 1in.=10ft. DATE: APRIL 12, 2016

PROJECT: 215141
VTP
ASSOCIATES
INC.

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

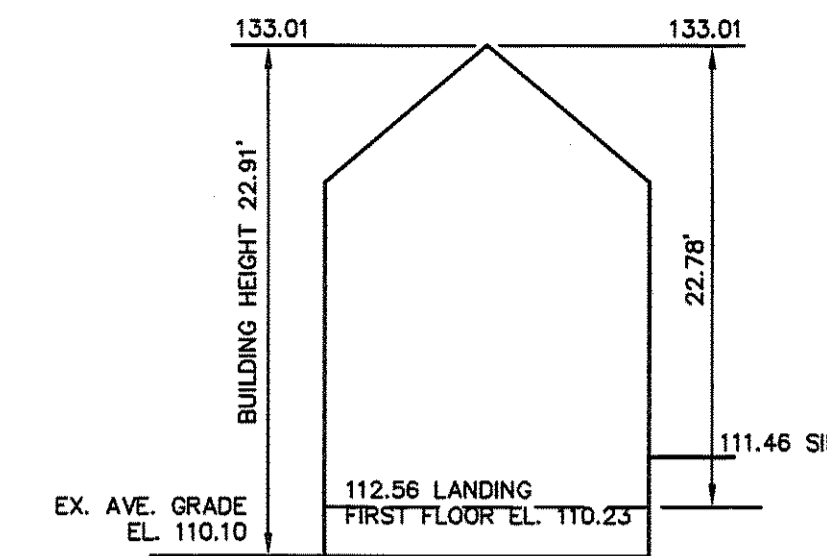
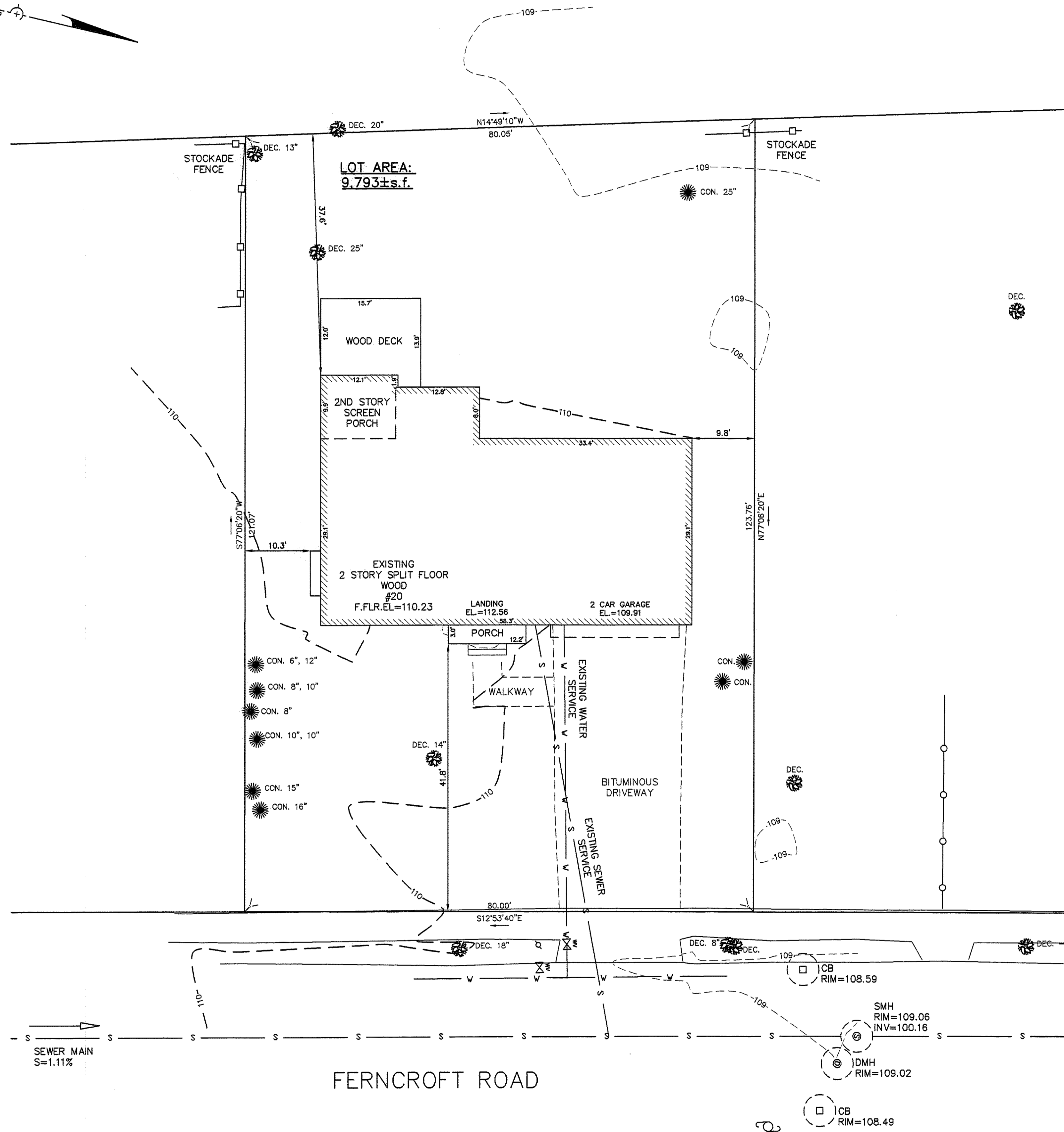
SHEET 1 OF 1



215141.dwg (2/2016)

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"



EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #20 Ferncroft 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=(C+D)/2 Average Segment Height	F=BxE
1	20.02	111.24	109.52	110.53	2212.80 Sq. Ft.
2	12.20	110.53	110.01	110.27	1345.28 Sq. Ft.
3	26.10	110.88	109.71	110.29	2878.68 Sq. Ft.
4	29.10	110.00	109.71	109.86	3196.78 Sq. Ft.
5	33.40	110.53	110.00	110.27	3682.85 Sq. Ft.
6	8.00	110.45	109.87	110.16	881.30 Sq. Ft.
7	12.80	110.24	109.87	110.06	1408.72 Sq. Ft.
8	12.10	110.24	109.60	109.92	1330.03 Sq. Ft.
9	29.10	109.82	109.60	109.71	3192.56 Sq. Ft.
Total	182.82				20128.98 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 110.10'					

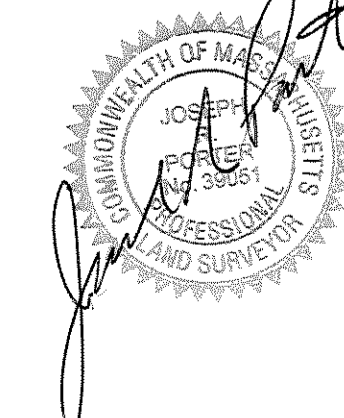
ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
ZONE: SR-2 (OLD)	SUBMISSION: EXISTING	
LOT AREA	10,000s.f.	9,793±s.f.
LOT FRONTAGE	80.0'	80.0'
FRONT SETBACK	25.0'	41.8'
SIDE SETBACK	7.5'	9.8'
REAR SETBACK	15.0'	37.6'
BUILDING HEIGHT	36.0'	22.91'
AVERAGE GRADE	-	110.10
LOT COVERAGE	30.0%	20.0%
OPEN SPACE	50.0%	68.9%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#20 FERNCROFT RD.

SCALE: 1in.=10ft. DATE: JUNE 8, 2015
REVISED: MARCH 04, 2016

PROJECT: 215141



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