

SECTION: 65 BLOCK: 12 LOT: 8
 ZONING DISTRICT: SR-3

LOT AREA
 13,301 ± s.f.

60.4'

22.8'

26.7'

PROPOSED THIRD STORY ADDITION OVER THE EXISTING 2 STORY BRICK #65

PROPOSED 3 STORY ADDITION

PROP. RETAINING WALL

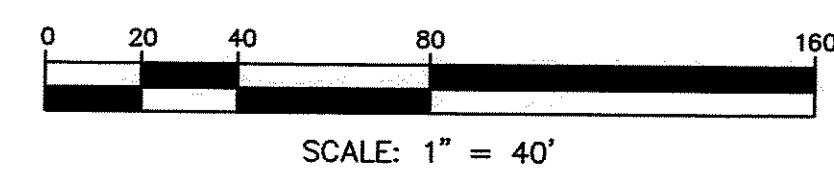
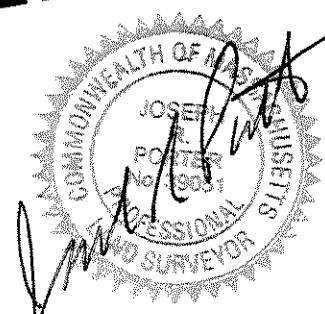
27.2'

AREA PLAN
 NEWTON, MASSACHUSETTS
 AT
 65 OAKMONT ROAD
 SCALE: 1in.=40ft. DATE: MARCH 21, 2016

PROJECT: 215252

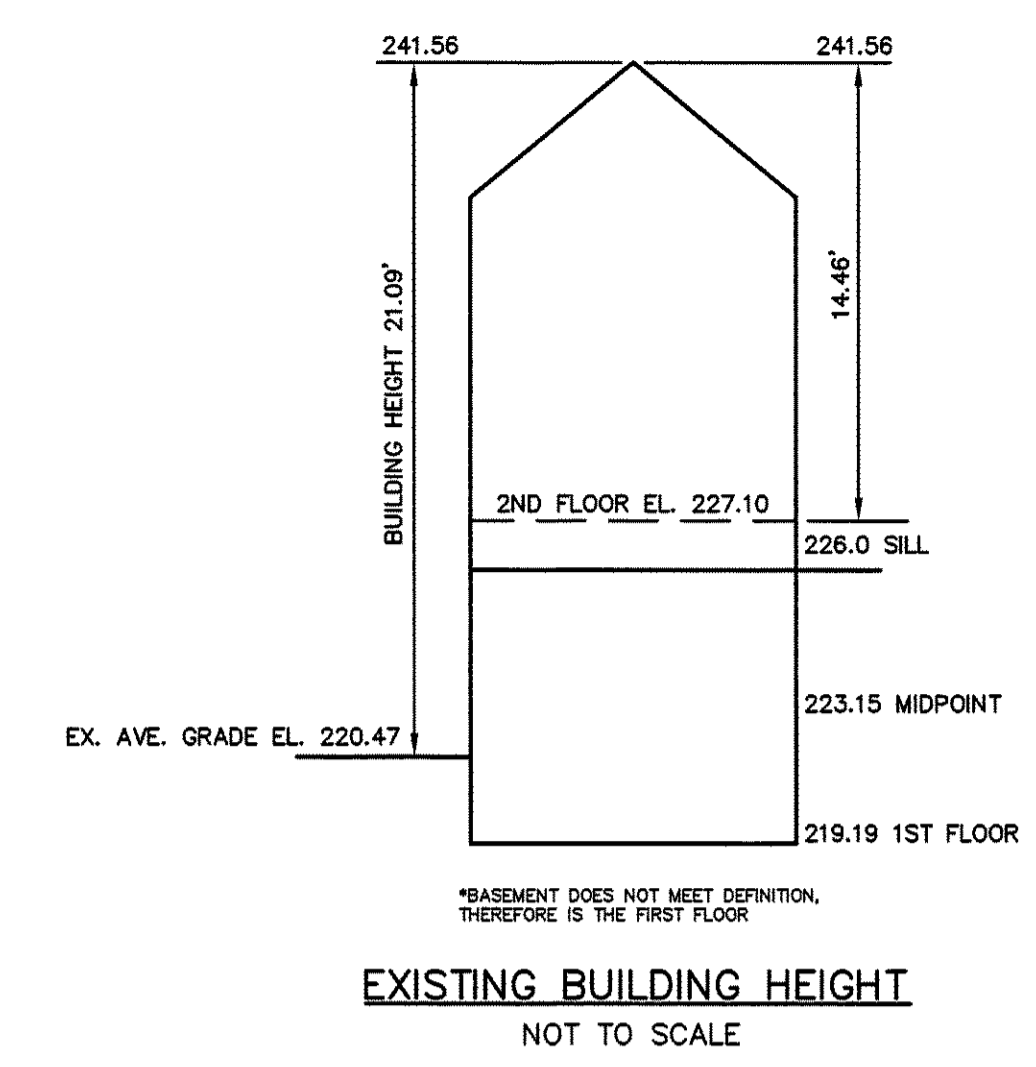
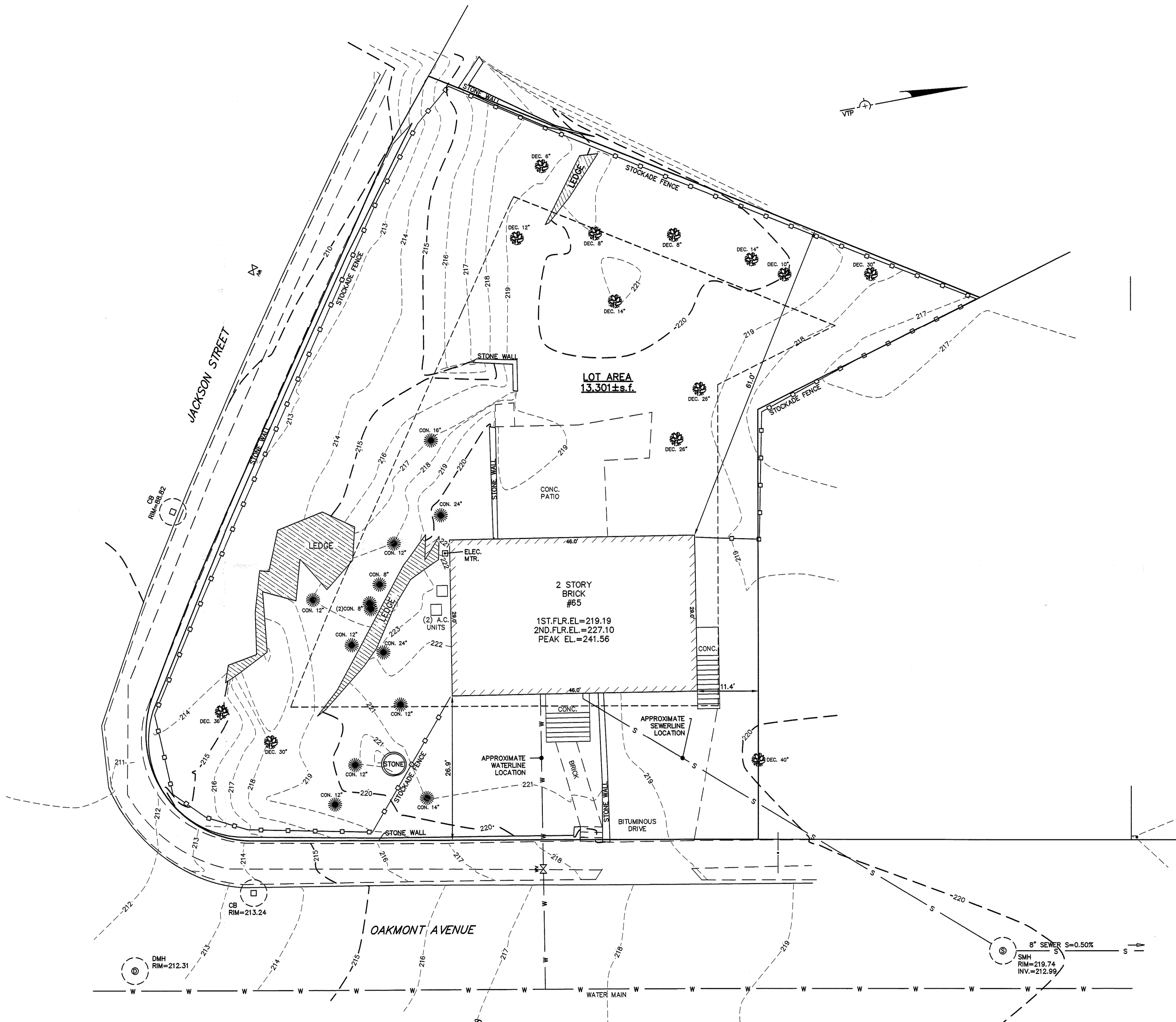
VTP
 ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS.
 #132 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458



LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- 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
- CONIFEROUS TREE



Address: #65 Oakmont Ave

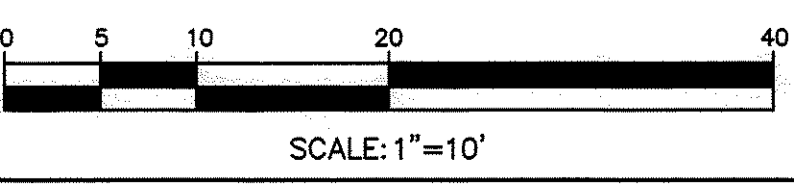
Length Weighted Mean
Existing Condition Average Grade Calculation

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	28.39	221.56	221.52	221.54	6289.42 Sq. Ft.
2	17.61	220.91	219.80	220.36	3880.45 Sq. Ft.
3	29.00	219.56	219.03	219.30	6359.58 Sq. Ft.
4	36.93	219.48	219.23	219.35	8100.71 Sq. Ft.
5	9.07	220.63	220.19	220.41	1999.12 Sq. Ft.
6	6.32	223.27	218.88	221.08	1397.21 Sq. Ft.
7	22.68	223.27	221.50	222.39	5043.71 Sq. Ft.
Total	150.00				33070.21 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 220.47'

ZONING CHART
NEWTON, MASSACHUSETTS

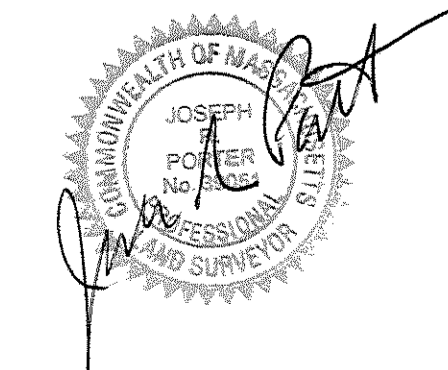
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	13,301±s.f.
LOT FRONTAGE	70.0'	133.48'
FRONT SETBACK	25.0'	26.9'
SIDE SETBACK	7.5'	11.4'
REAR SETBACK	15.0'	61.0'
BUILDING HEIGHT	36.0'	21.09'
AVERAGE GRADE	-	220.47
LOT COVERAGE	30.0%	10.0%
OPEN SPACE	50.0%	85.7%



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#65 OAKMONT ROAD

SCALE: 1in.=10ft. DATE: FEBRUARY 8, 2016
REVISED: APRIL 04, 2016

PROJECT: 215252

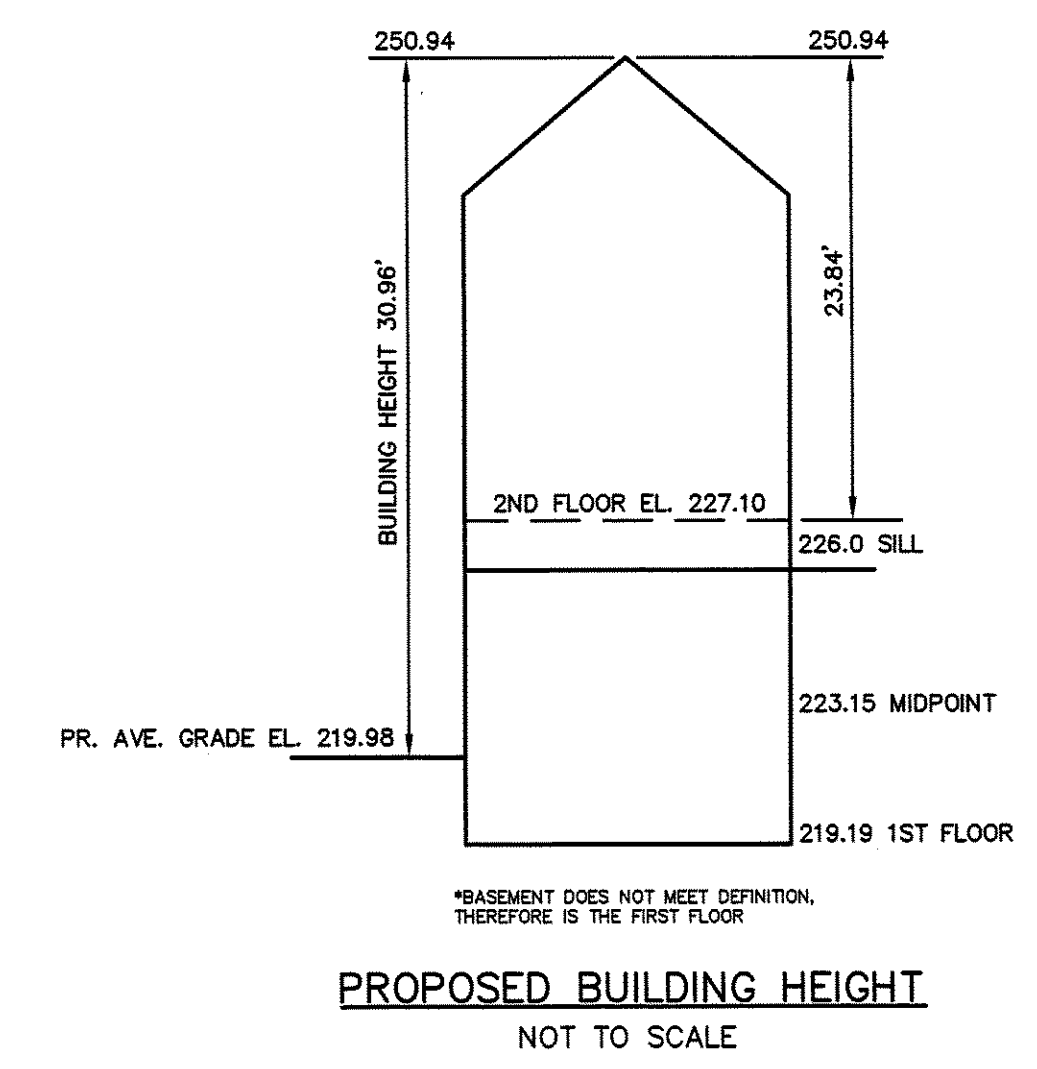
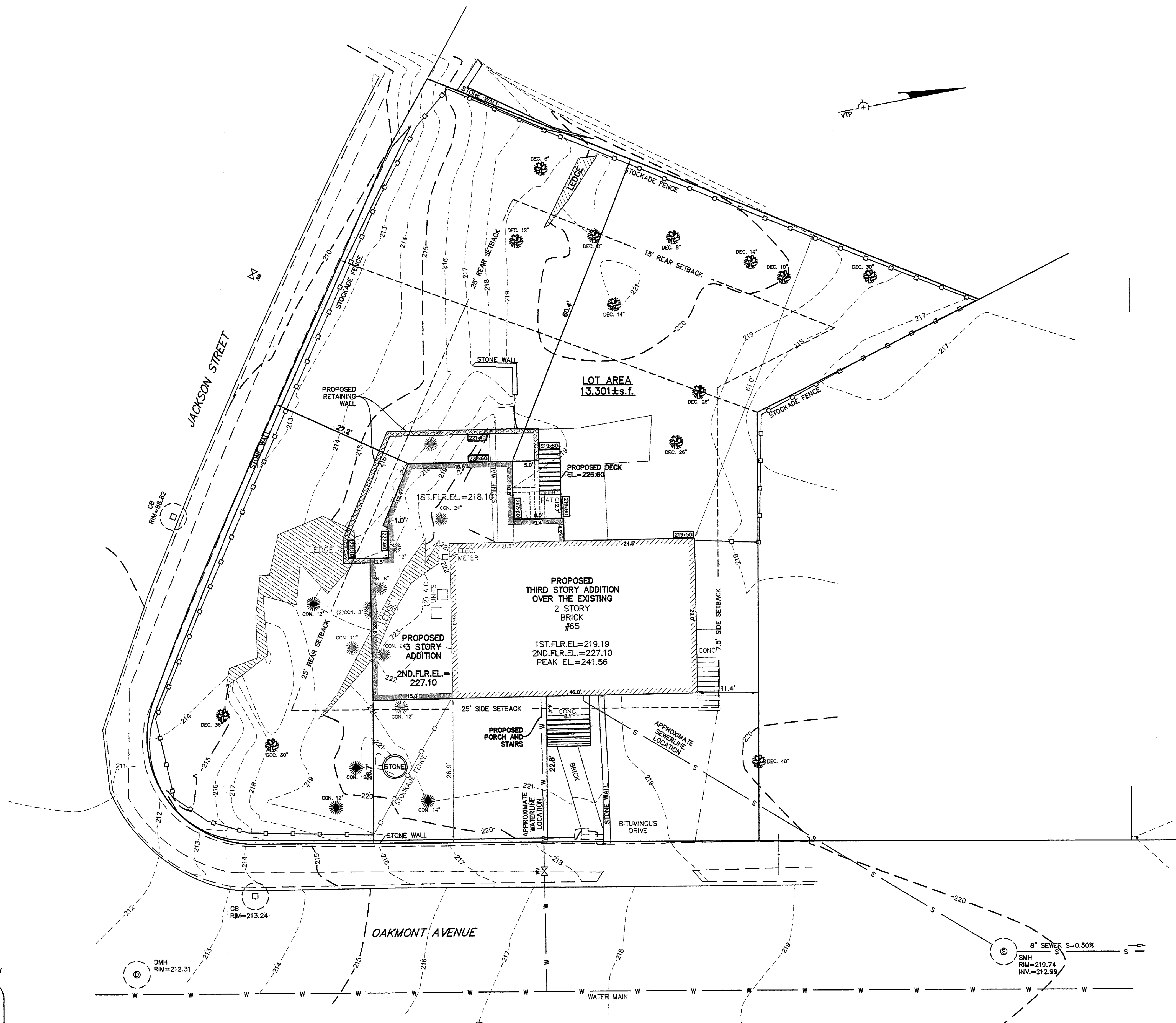


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LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	-70-
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	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"



Address: #65 Oakmont 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=BxE
1	43.39	221.54	220.80	221.17	9596.57 Sq. Ft.
2	17.61	219.65	218.89	219.27	3861.34 Sq. Ft.
3	29.00	219.56	219.30	219.50	6359.56 Sq. Ft.
4	24.49	219.60	219.40	219.50	5375.56 Sq. Ft.
5	4.43	219.60	219.60	219.60	972.83 Sq. Ft.
6	5.00	221.00	211.00	216.00	1080.00 Sq. Ft.
7	5.00	217.60	217.60	217.60	1088.00 Sq. Ft.
8	5.75	219.60	219.60	219.60	1262.70 Sq. Ft.
9	19.51	221.10	221.10	221.10	4313.66 Sq. Ft.
10	12.38	221.10	221.10	221.10	2737.22 Sq. Ft.
11	0.83	221.10	221.10	221.10	183.51 Sq. Ft.
12	25.75	221.10	218.15	219.63	5655.34 Sq. Ft.
Total	193.14				42486.28 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 219.98'

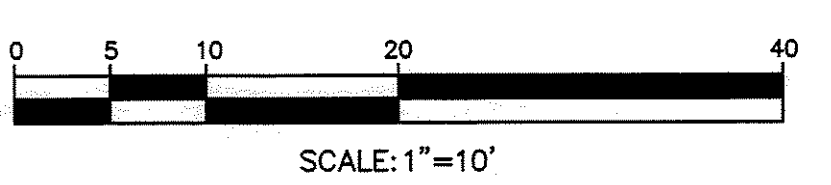
ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-3 (OLD)* SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	13,301±s.f.	N/C
LOT FRONTAGE	70.0'	133.48'	N/C
FRONT SETBACK	25.0'	26.9'	22.8'
SIDE SETBACK	7.5'	11.4'	N/C
REAR SETBACK	15.0'	61.0'	60.4'
BUILDING HEIGHT	36.0'	21.09'	30.96'
AVERAGE GRADE		220.47	219.98
LOT COVERAGE	30.0%	10.0%	10.0%
OPEN SPACE	50.0%	85.7%	85.7%

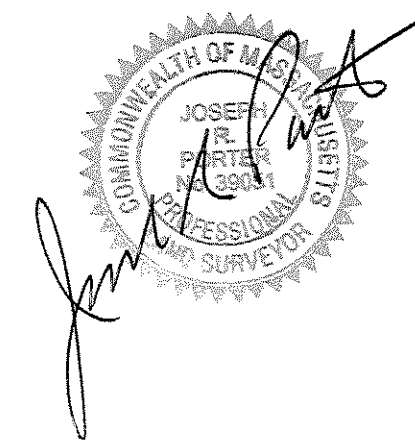
DIG SAFE

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
1-888-322-4844. MASSACHUSETTS STATE
LAW REQUIRES NOTIFICATION AT LEAST THREE
BUSINESS DAYS BEFORE YOU START DIGGING
OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#65 OAKMONT ROAD
SCALE: 1in.=10ft. DATE: MARCH 18, 2016



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