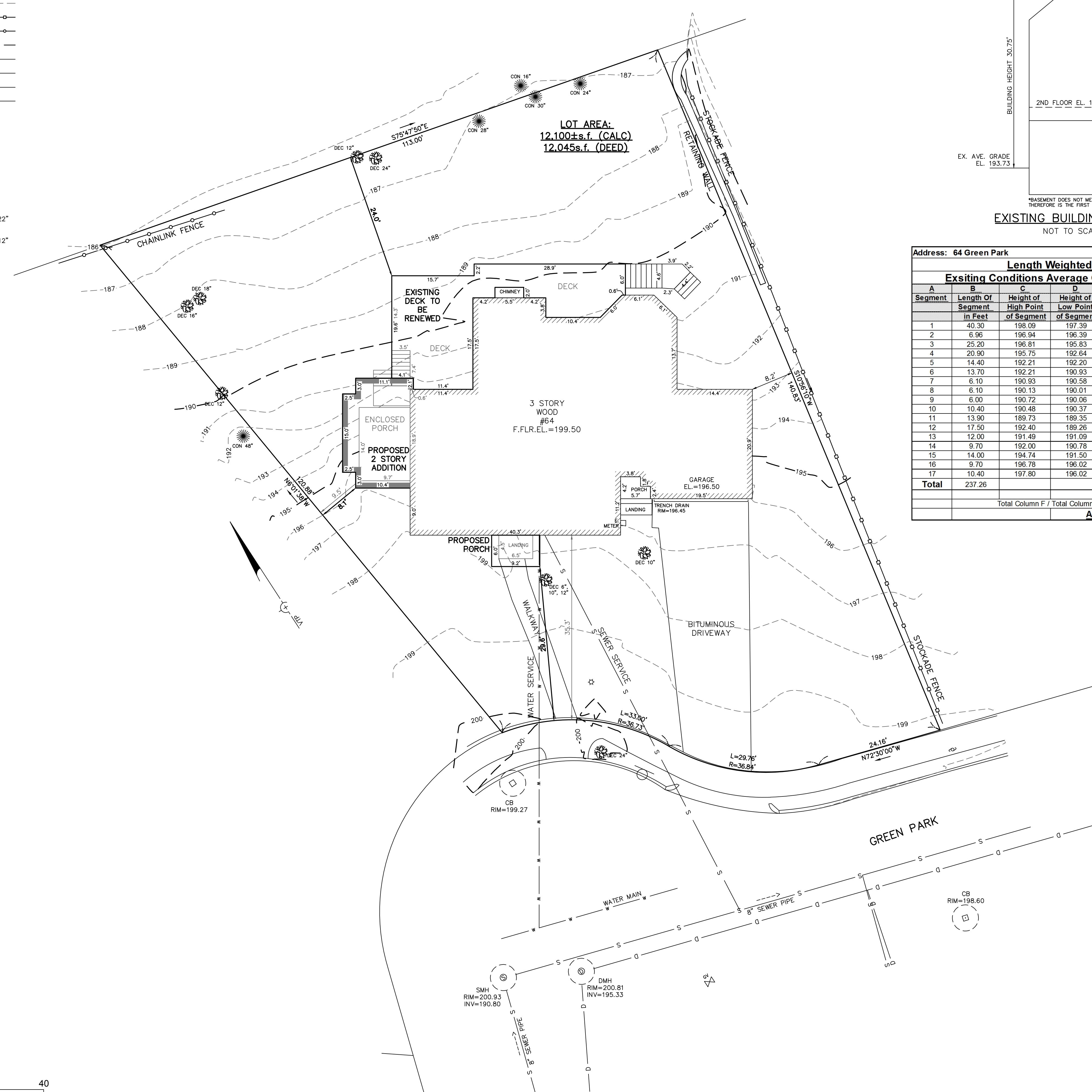


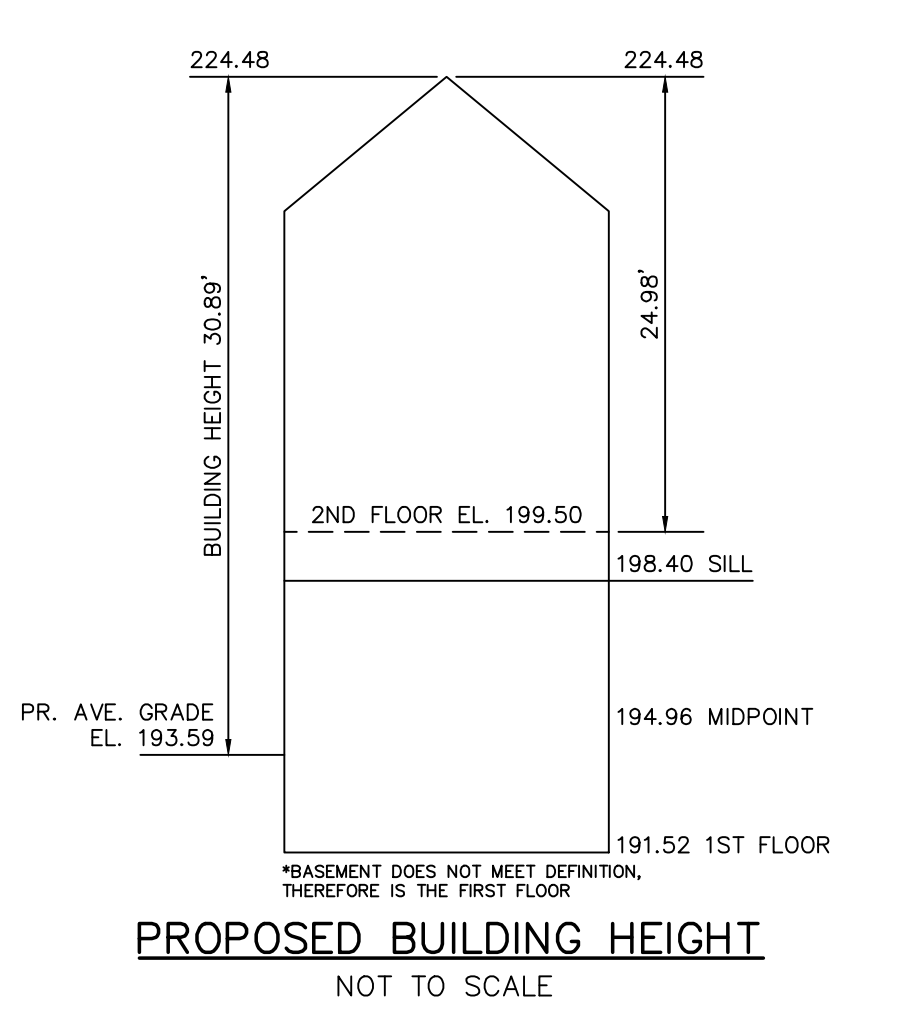
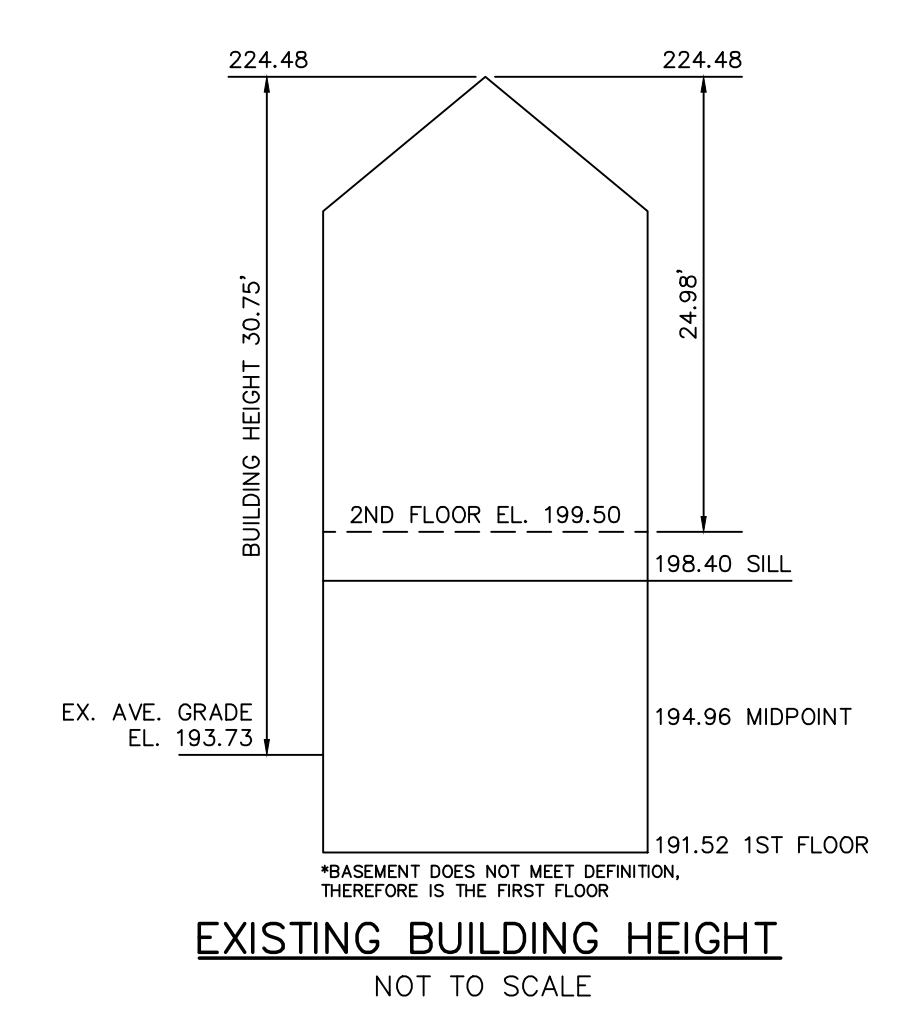
217215_top.dwg (2/2015)

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"



LOT AREA:
12,100±s.f. (CALC)
12,045s.f. (DEED)



Address: 64 Green Park

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=Bx.E
1	40.30	198.09	197.39	197.74	7968.92 Sq. Ft.
2	6.96	196.94	196.39	196.67	1368.79 Sq. Ft.
3	25.20	196.81	195.83	196.32	4947.26 Sq. Ft.
4	20.90	195.75	192.64	194.20	4058.68 Sq. Ft.
5	14.40	192.21	192.20	192.21	2767.75 Sq. Ft.
6	13.70	192.21	190.93	191.57	2624.51 Sq. Ft.
7	6.10	190.93	190.58	190.76	1163.61 Sq. Ft.
8	6.10	190.13	190.01	190.07	1159.43 Sq. Ft.
9	6.00	190.72	190.06	190.39	1142.34 Sq. Ft.
10	10.40	190.48	190.37	190.43	1980.42 Sq. Ft.
11	13.90	189.73	189.35	189.54	2634.61 Sq. Ft.
12	17.50	192.40	189.26	190.83	3339.53 Sq. Ft.
13	12.00	191.49	191.09	191.29	2295.48 Sq. Ft.
14	9.70	192.00	190.78	191.39	1856.48 Sq. Ft.
15	14.00	194.74	191.50	193.12	2703.68 Sq. Ft.
16	9.70	196.78	196.02	196.40	1905.08 Sq. Ft.
17	10.40	197.80	196.02	196.91	2047.86 Sq. Ft.
Total	237.26				45964.42 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 193.73'

Address: 64 Green Park

Length Weighted Mean
Proposed 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=Bx.E
1	15.60	198.52	198.09	198.31	3093.56 Sq. Ft.
2	6.00	198.41	198.35	198.38	1190.28 Sq. Ft.
3	9.20	198.51	198.45	198.48	1826.02 Sq. Ft.
4	6.00	198.45	197.52	197.99	1187.91 Sq. Ft.
5	15.40	197.52	197.39	197.46	3040.81 Sq. Ft.
6	6.96	196.94	196.39	196.67	1368.79 Sq. Ft.
7	25.20	196.81	195.83	196.32	4947.26 Sq. Ft.
8	20.90	195.75	192.64	194.20	4058.68 Sq. Ft.
9	14.40	192.21	192.20	192.21	2767.75 Sq. Ft.
10	13.70	192.21	190.93	191.57	2624.51 Sq. Ft.
7	6.10	190.93	190.58	190.76	1163.61 Sq. Ft.
8	6.10	190.13	190.01	190.07	1159.43 Sq. Ft.
9	6.00	190.72	190.06	190.39	1142.34 Sq. Ft.
10	10.40	190.48	190.37	190.43	1980.42 Sq. Ft.
11	13.90	189.73	189.35	189.54	2634.61 Sq. Ft.
8	6.10	190.13	190.01	190.07	1159.43 Sq. Ft.
9	6.00	190.72	190.06	190.39	1142.34 Sq. Ft.
10	10.40	190.48	190.37	190.43	1980.42 Sq. Ft.
11	13.90	189.73	189.35	189.54	2634.61 Sq. Ft.
12	17.50	192.40	189.26	190.83	3339.53 Sq. Ft.
13	12.00	191.49	191.09	191.29	2295.48 Sq. Ft.
14	9.70	192.00	190.78	191.39	1856.48 Sq. Ft.
15	14.00	194.74	191.50	193.12	2703.68 Sq. Ft.
16	9.70	196.78	196.02	196.40	1905.08 Sq. Ft.
17	10.40	197.80	196.02	196.91	2047.86 Sq. Ft.
Total	1159.26				224421.28 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 193.59'

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD) SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,100s.f.	N/C
LOT FRONTAGE	80.0'	86.9'	N/C
FRONT SETBACK	25.0'	35.3'	29.6'
SIDE SETBACK	7.5'	8.2'	8.1'
REAR SETBACK	15.0'	24.0'	N/C
BUILDING HEIGHT	36.0'	30.75'	30.89'
AVERAGE GRADE	-	193.73	193.59
LOT COVERAGE	30.0%	20.0%	21.2%
OPEN SPACE	50.0%	69.0%	67.5%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#64 GREEN PARK
SCALE: 1in.=10ft. DATE: DECEMBER 14, 2017

PROJECT: 217215
VTP
ASSOCIATES
INC.

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

