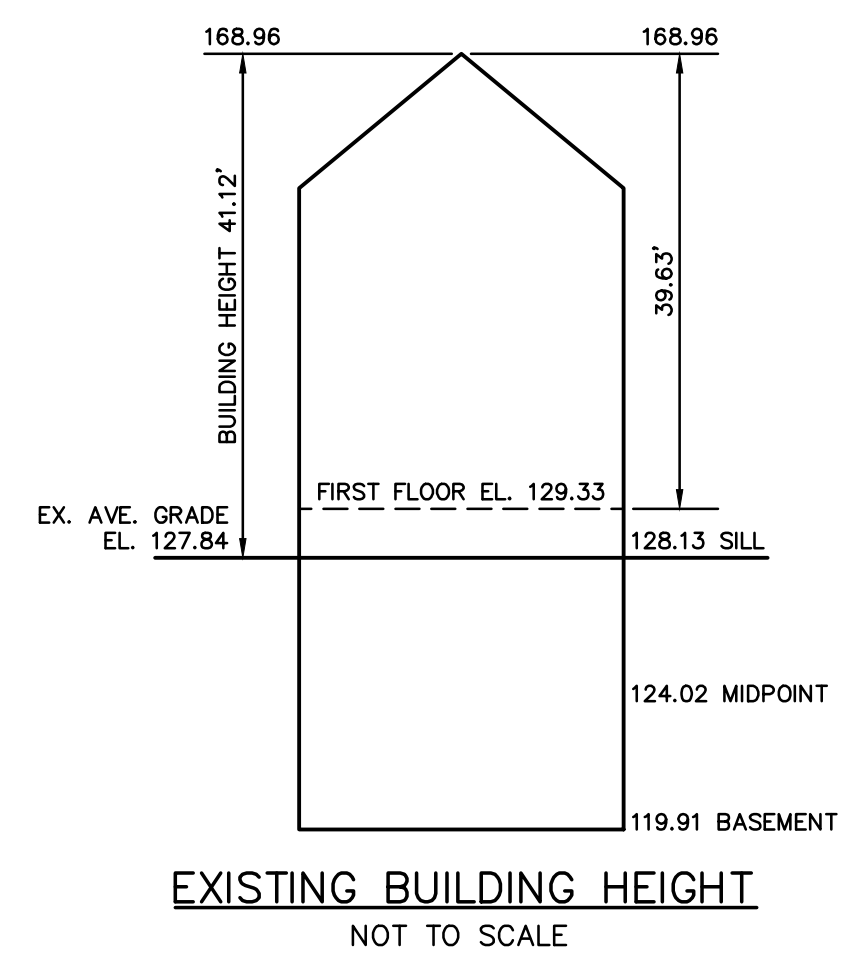
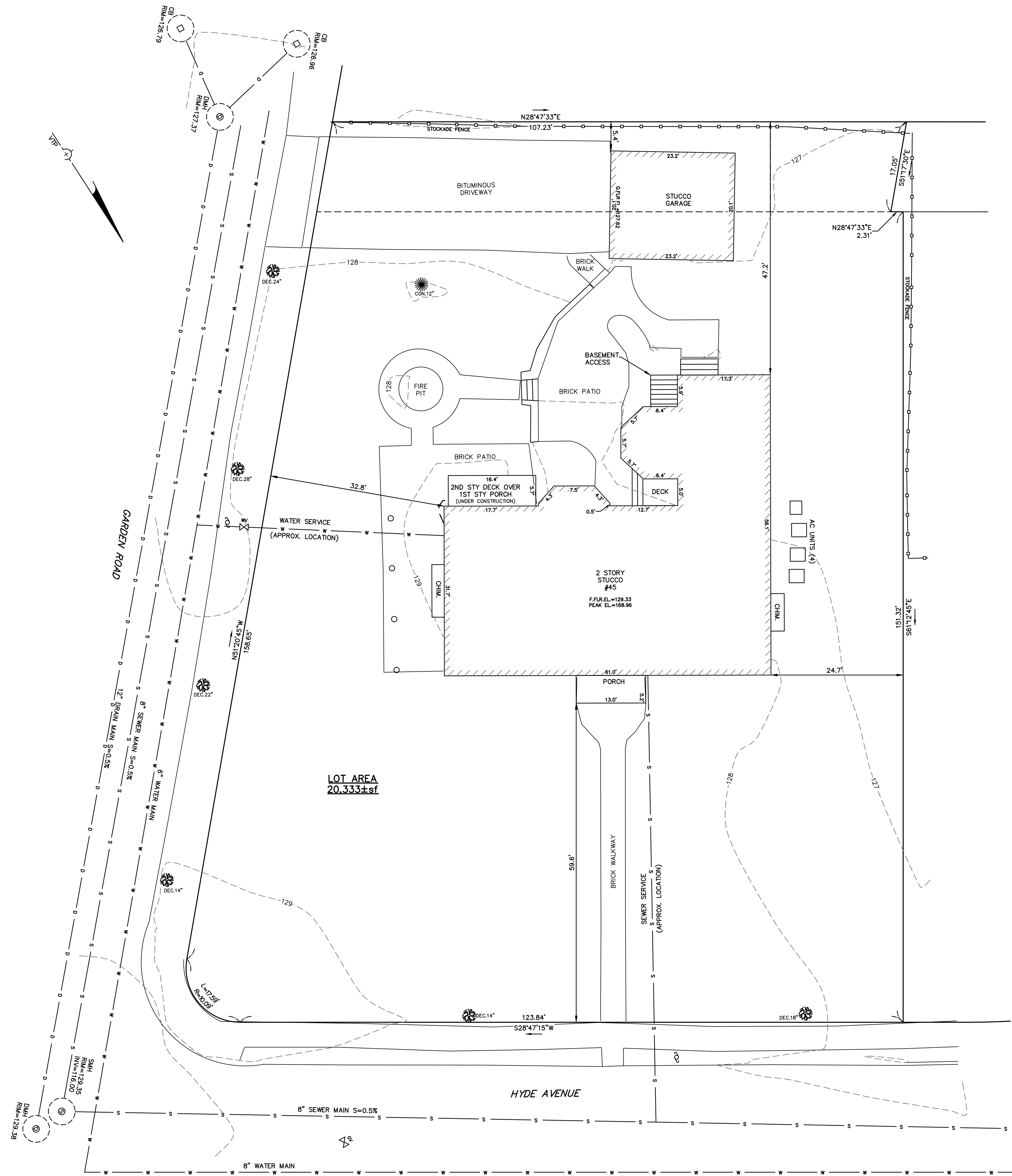


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**LEGEND**

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	



Address: #45 Hyde Avenue, Newton

**Length Weighted Mean Existing Average Grade Calculation**

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Segment Average Height	F F=BxE
1	7.30	128.63	128.60	128.63	938.96 Sq. Ft.
2	21.38	129.17	128.60	128.88	2755.52 Sq. Ft.
3	2.99	129.17	129.01	129.09	385.98 Sq. Ft.
4	12.22	128.55	128.49	128.52	1570.50 Sq. Ft.
5	4.13	128.55	127.59	128.07	528.92 Sq. Ft.
6	7.53	127.26	127.03	127.14	957.39 Sq. Ft.
7	12.67	127.00	126.76	126.88	1607.59 Sq. Ft.
8	6.40	126.90	126.78	126.84	811.74 Sq. Ft.
9	6.40	126.88	126.81	126.84	811.80 Sq. Ft.
10	7.60	126.94	126.74	126.84	963.96 Sq. Ft.
11	9.75	126.74	126.48	126.61	1234.44 Sq. Ft.
12	30.18	126.88	126.33	126.60	3820.85 Sq. Ft.
13	22.89	127.59	126.88	127.23	2912.39 Sq. Ft.
14	2.97	127.63	127.59	127.61	379.01 Sq. Ft.
15	23.15	128.65	128.00	128.32	2970.69 Sq. Ft.
16	12.00	128.60	128.47	128.54	1542.43 Sq. Ft.
17	13.50	128.60	128.56	128.58	1735.88 Sq. Ft.
18	12.00	128.73	128.62	128.67	1544.09 Sq. Ft.
19	24.35	128.75	128.70	128.73	3134.45 Sq. Ft.
<b>Total</b>	<b>239.41</b>				<b>30606.59 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade

**Average Grade: 127.84'**

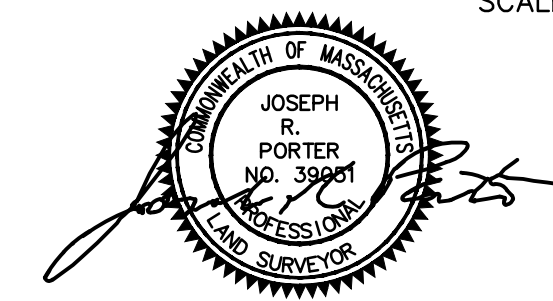
**ZONING CHART**

NEWTON, MASSACHUSETTS

ZONE: SR-2 (NEW)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	15,000s.f.	20,333±s.f.
LOT FRONTAGE	100.0'	123.84'
FRONT SETBACK	30.0'	59.6'
SIDE SETBACK	15.0'	24.7'
REAR SETBACK	15.0'	47.2'
BUILDING HEIGHT	36.0'	41.12*
AVERAGE GRADE	-	127.84'
LOT COVERAGE	20.0%	15.7%
OPEN SPACE	60.0%	78.6%

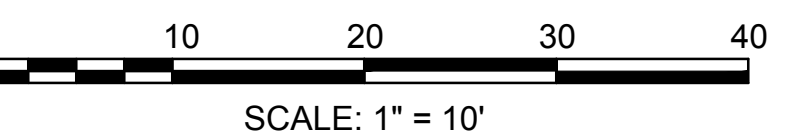
\*NON-CONFORMING

**TOPOGRAPHIC SITE PLAN**  
**NEWTON, MASSACHUSETTS**  
 SHOWING EXISTING CONDITIONS AT  
 #45 HYDE AVENUE  
 SCALE: 1in.=10ft. DATE: NOVEMBER 20, 2018



PROJECT: 218211  
**VTP ASSOCIATES**  
 INC.

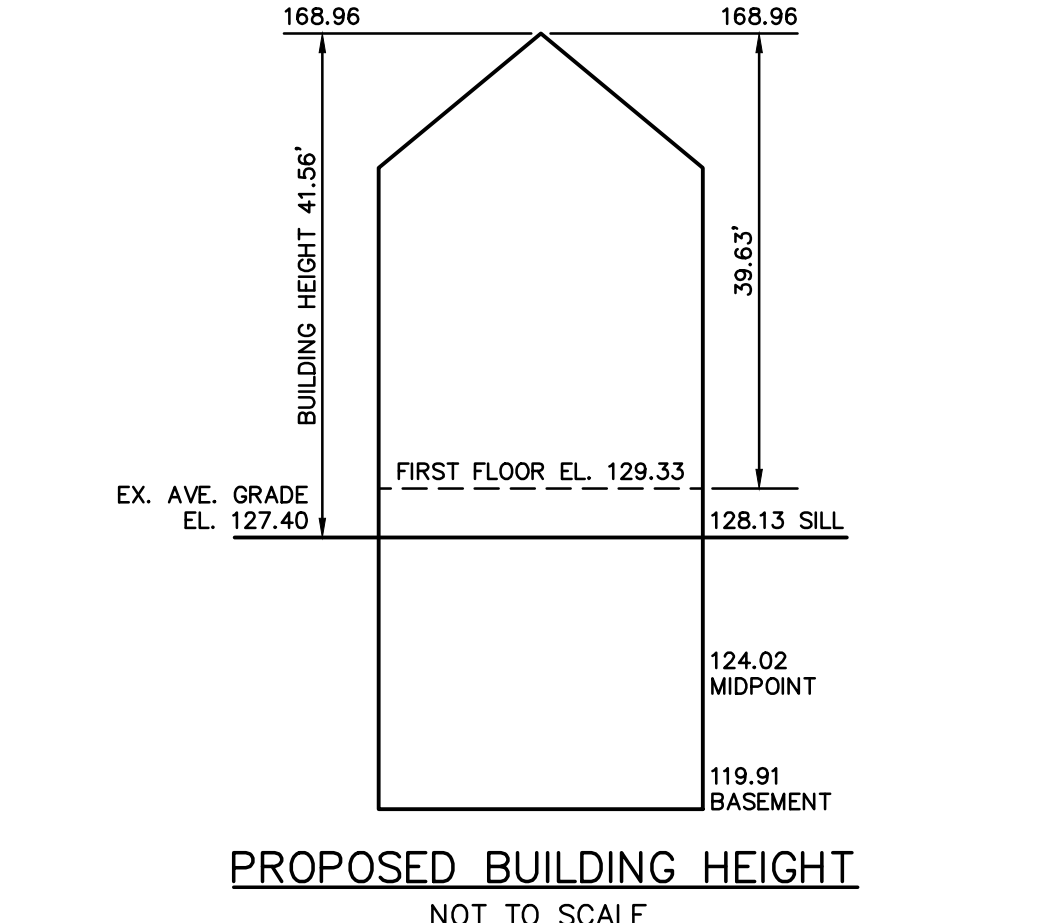
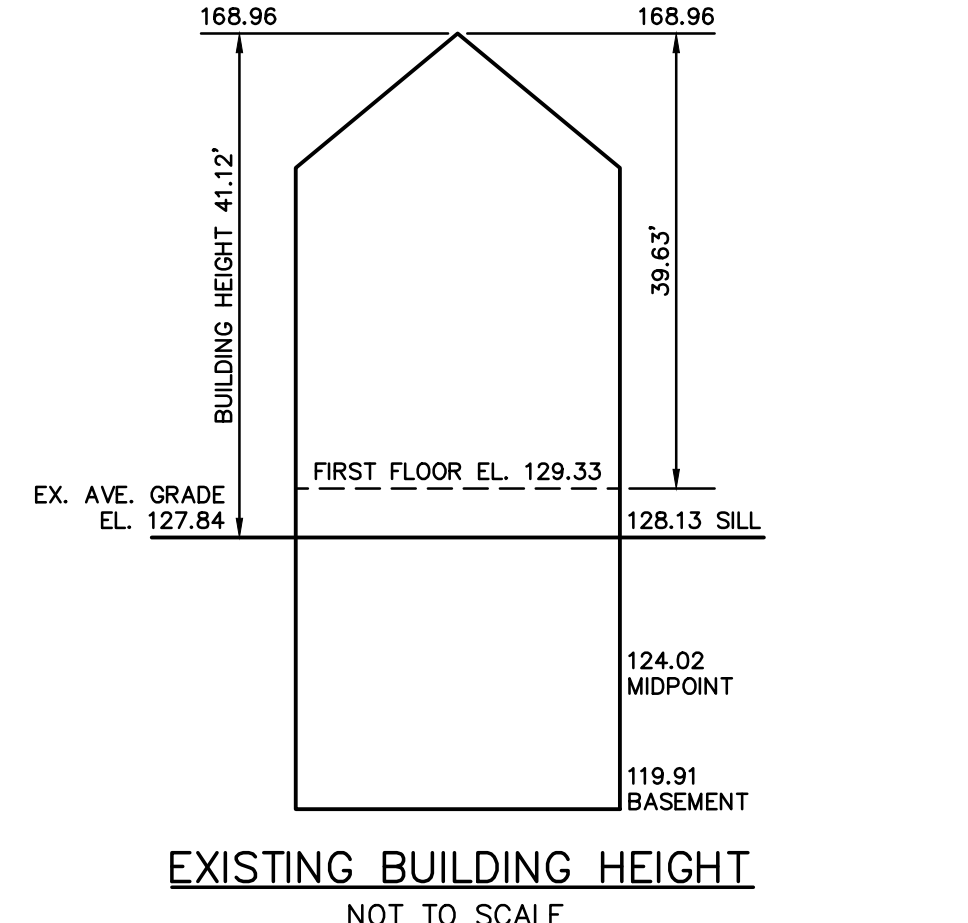
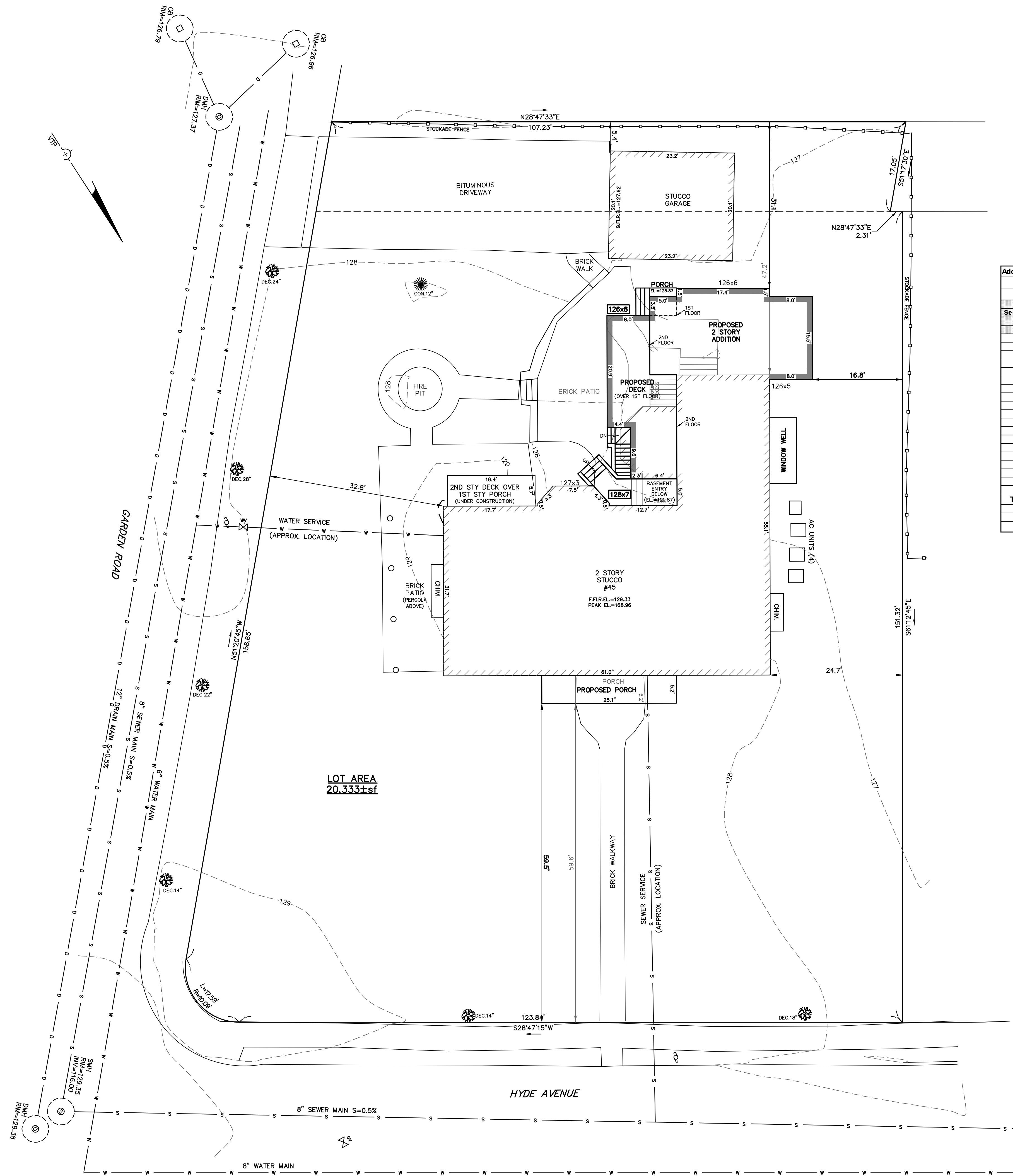
LAND SURVEYORS - CIVIL ENGINEERS. 132  
 ADAMS STREET 2ND FLOOR SUITE 3  
 NEWTON, MA 02458  
 (617) 332-8271



21821\_1st.dwg (2-2017)

**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	



Address: 45 Hyde Avenue, Newton

**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 Segment Average	F=BxE
1	7.30	128.65	128.60	128.63	938.96 Sq. Ft.
2	21.38	129.17	128.60	128.88	2755.52 Sq. Ft.
3	2.99	129.17	129.01	129.09	385.98 Sq. Ft.
4	12.22	128.55	128.49	128.52	1570.50 Sq. Ft.
5	4.13	128.55	127.59	128.07	528.92 Sq. Ft.
6	7.53	127.26	127.03	127.14	957.39 Sq. Ft.
7	12.67	127.00	126.76	126.88	1607.59 Sq. Ft.
8	8.40	128.00	126.78	126.84	1114.74 Sq. Ft.
9	6.40	126.88	126.81	126.84	811.80 Sq. Ft.
10	7.60	126.94	126.74	126.84	963.96 Sq. Ft.
11	9.75	126.74	126.48	126.61	1234.44 Sq. Ft.
12	30.18	126.88	126.33	126.60	3820.85 Sq. Ft.
13	22.89	127.59	126.88	127.23	2912.39 Sq. Ft.
14	2.97	127.63	127.59	127.61	379.01 Sq. Ft.
15	23.15	128.65	128.00	128.32	2970.69 Sq. Ft.
16	12.00	128.60	128.47	128.54	1542.43 Sq. Ft.
17	13.50	128.60	128.56	128.58	1735.88 Sq. Ft.
18	12.00	128.73	128.62	128.67	1544.09 Sq. Ft.
19	24.35	128.75	128.70	128.73	3134.45 Sq. Ft.
<b>Total</b>	<b>239.41</b>				<b>30606.59 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 127.84'**

Address: 45 Hyde Avenue, Newton

**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 Segment Average	F=BxE
1	7.30	128.65	128.60	128.63	938.96 Sq. Ft.
2	21.38	129.17	128.60	128.88	2755.52 Sq. Ft.
3	2.99	129.17	129.01	129.09	385.98 Sq. Ft.
4	12.22	128.55	128.49	128.52	1570.50 Sq. Ft.
5	4.13	128.55	127.59	128.07	528.92 Sq. Ft.
6	7.53	127.26	127.03	127.14	957.39 Sq. Ft.
7	12.70	128.70	128.70	128.70	1634.49 Sq. Ft.
8	8.40	128.70	119.90	124.30	795.52 Sq. Ft.
9	9.60	124.53	121.87	123.20	1182.72 Sq. Ft.
10	20.90	127.07	126.72	126.90	2652.11 Sq. Ft.
11	8.00	126.76	126.71	126.74	1013.88 Sq. Ft.
12	22.40	126.78	126.63	126.71	2838.19 Sq. Ft.
13	8.00	126.47	126.34	126.41	1011.24 Sq. Ft.
14	15.50	126.34	126.25	126.30	1957.57 Sq. Ft.
15	30.18	128.88	126.33	126.60	3820.85 Sq. Ft.
16	22.89	127.59	126.88	127.23	2912.39 Sq. Ft.
17	2.97	127.63	127.59	127.61	379.01 Sq. Ft.
18	17.60	128.54	128.00	128.27	2257.55 Sq. Ft.
19	25.10	128.63	128.48	128.56	3226.73 Sq. Ft.
20	18.30	128.75	128.66	128.71	2355.30 Sq. Ft.
<b>Total</b>	<b>276.09</b>				<b>35174.62 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 127.40'**

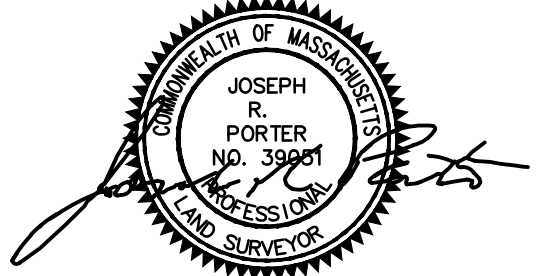
**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: SR-2 (NEW) SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000s.f.	20,333±s.f.	N/C
LOT FRONTAGE	100.0'	123.84'	N/C
FRONT SETBACK	30.0'	59.6'	59.5'
SIDE SETBACK	15.0'	24.7'	16.8'
REAR SETBACK	15.0'	47.2'	31.1'
BUILDING HEIGHT	36.0'	41.12'	41.56'*v
AVERAGE GRADE	-	127.84	127.40
LOT COVERAGE	20.0%	15.7%	19.4%
OPEN SPACE	60.0%	78.6%	75.0%

\* NON-CONFORMING  
v NON-CONFORMING, SPECIAL PERMIT REQUIRED

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#45 HYDE AVENUE  
SCALE: 1in.=10ft. DATE: JANUARY 2, 2019



PROJECT: 218211  
**VTP**  
ASSOCIATES  
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LAND SURVEYORS - CIVIL ENGINEERS. 132  
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