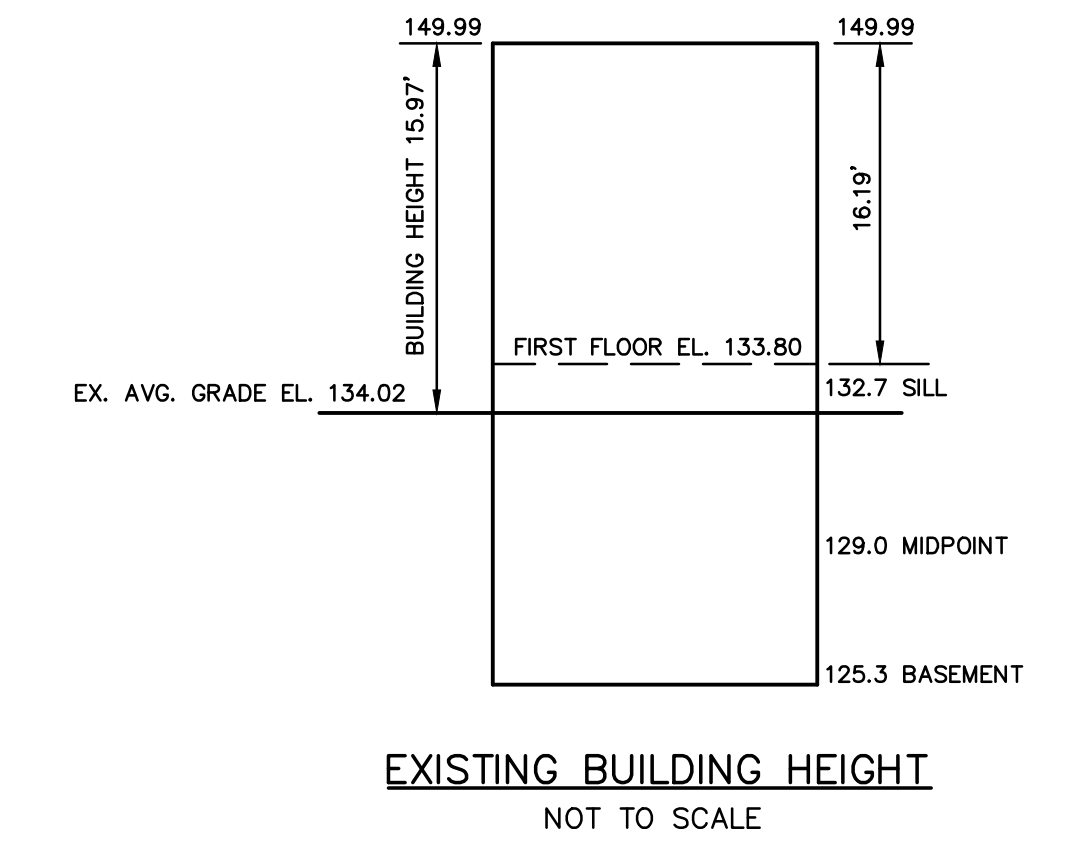
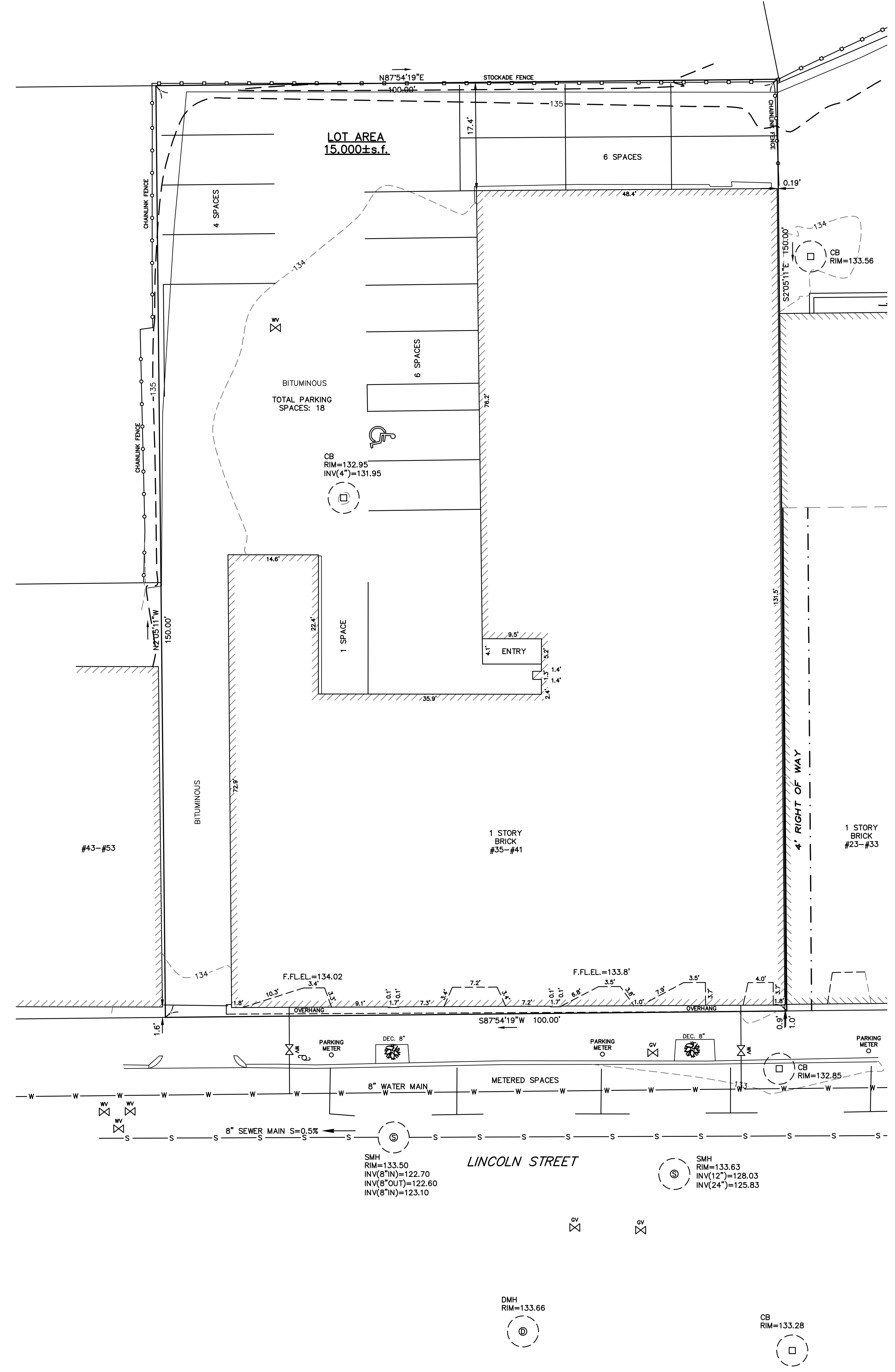


212203.dwg
(2.2019)

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"

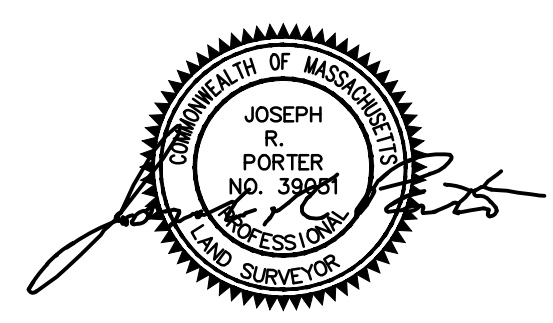


Address #35-#41 Lincoln Street					
Length Weighted Mean Existing Average Grade Calculation					
A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	89.04	133.80	133.60	133.70	11904.65 Sq. Ft.
2	111.33	134.00	133.60	133.80	14886.95 Sq. Ft.
3	6.15	134.00	134.00	134.00	824.10 Sq. Ft.
4	13.98	134.50	134.00	134.25	1876.82 Sq. Ft.
5	48.38	134.50	134.40	134.45	6504.69 Sq. Ft.
6	99.42	134.60	134.40	134.50	13371.99 Sq. Ft.
7	9.52	133.70	133.60	133.65	1272.35 Sq. Ft.
8	35.90	133.70	133.70	133.70	4799.83 Sq. Ft.
9	22.40	133.70	133.60	133.65	2993.76 Sq. Ft.
10	11.54	134.00	133.60	133.80	1544.05 Sq. Ft.
11	3.02	134.20	134.00	134.10	404.98 Sq. Ft.
12	66.57	134.20	134.00	134.10	8927.04 Sq. Ft.
13	6.34	134.00	133.80	133.90	848.93 Sq. Ft.
Total	523.59				70169.13 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 134.02'					

ZONING CHART NEWTON, MASSACHUSETTS		
ZONE: BU1	SUBMISSION: REQUIRED	EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	15,000±s.f.
LOT FRONTAGE	80.0'	100.00'
FRONT SETBACK	AVG.(1.3')	0.9'
SIDE SETBACK	1/2 BLDG.HT./15'	17.4'
REAR SETBACK	0/15'	17.4'
MAX. STORIES	2	1
BUILDING HEIGHT	24.0'	15.97'
AVERAGE GRADE	-	134.02

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#35-#41 LINCOLN STREET

SCALE: 1in.=10ft. DATE: JUNE 13, 2019
PROJECT: 212203



VTP
ASSOCIATES
INC.

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

