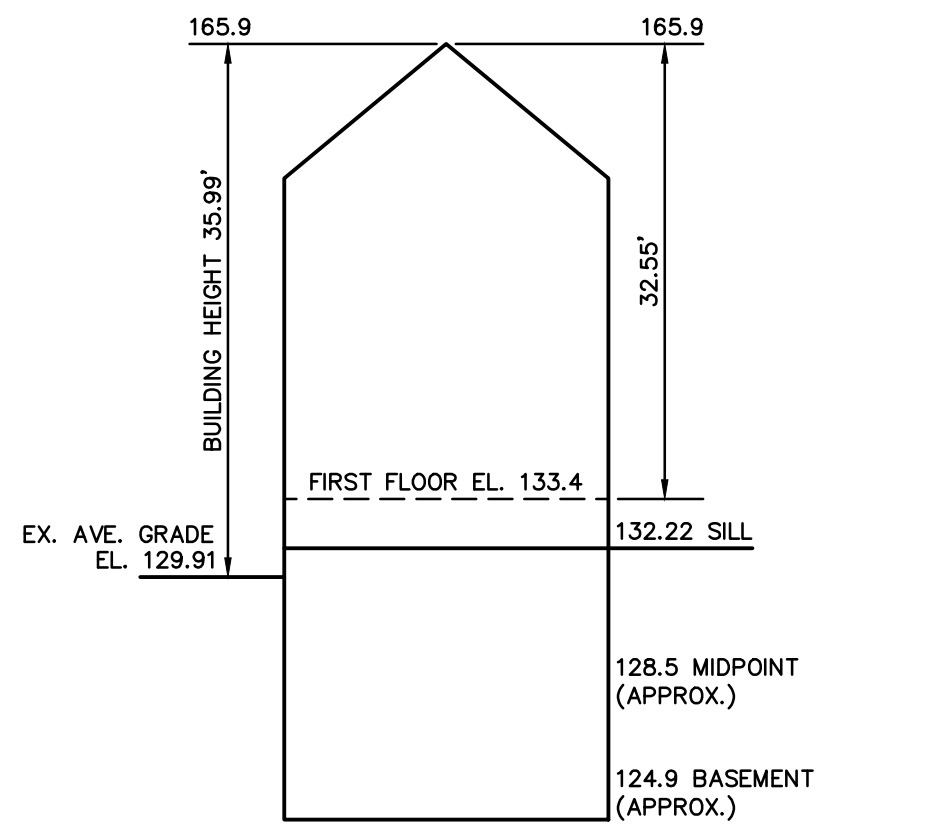
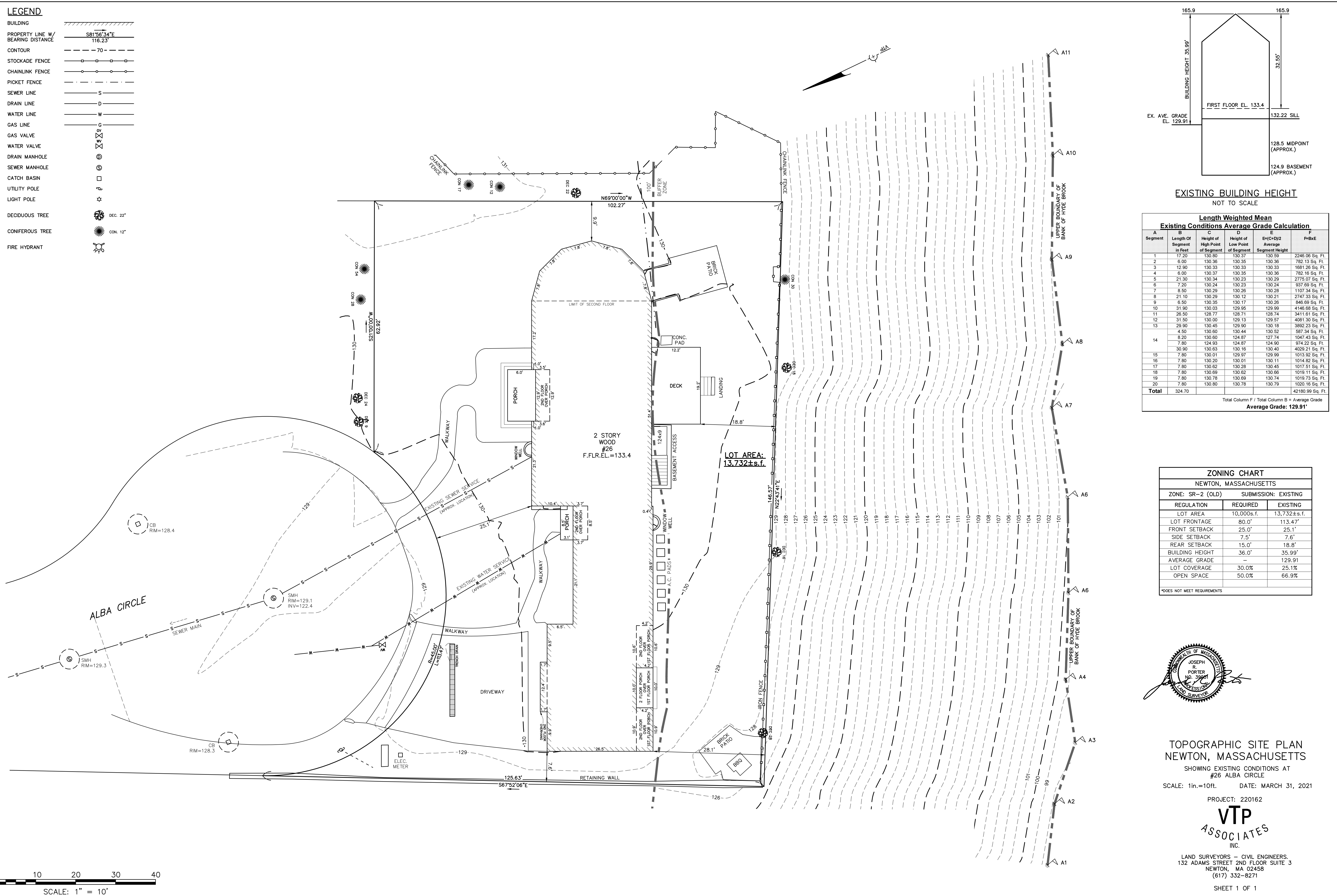


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LEGEND

- 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
- FIRE HYDRANT



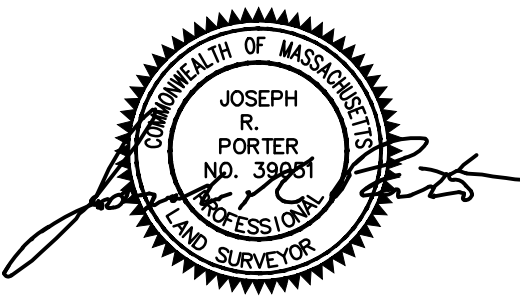
EXISTING BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean Existing Conditions 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	17.20	130.30	130.37	130.59	2246.06 Sq. Ft.
2	6.00	130.36	130.35	130.36	782.13 Sq. Ft.
3	12.90	130.33	130.33	130.33	1681.26 Sq. Ft.
4	6.00	130.37	130.35	130.36	782.16 Sq. Ft.
5	21.30	130.34	130.23	130.29	2775.07 Sq. Ft.
6	7.20	130.34	130.23	130.24	937.69 Sq. Ft.
7	8.50	130.29	130.26	130.28	1107.34 Sq. Ft.
8	21.10	130.29	130.12	130.21	2747.33 Sq. Ft.
9	6.50	130.35	130.17	130.26	848.69 Sq. Ft.
10	31.90	130.33	129.95	129.99	4146.68 Sq. Ft.
11	26.50	128.77	128.71	128.74	3411.61 Sq. Ft.
12	31.50	130.00	129.13	129.57	4081.30 Sq. Ft.
13	29.90	130.45	129.90	130.18	3892.23 Sq. Ft.
14	4.50	130.60	130.44	130.52	587.34 Sq. Ft.
	8.20	130.60	124.87	127.74	1047.43 Sq. Ft.
	7.80	124.93	124.87	124.90	974.22 Sq. Ft.
	30.90	130.63	130.16	130.40	4029.21 Sq. Ft.
15	7.80	130.01	129.97	129.99	1013.92 Sq. Ft.
16	7.80	130.30	130.01	130.11	1014.82 Sq. Ft.
17	7.80	130.62	130.28	130.45	1017.51 Sq. Ft.
18	7.80	130.69	130.62	130.66	1019.11 Sq. Ft.
19	7.80	130.78	130.69	130.74	1019.73 Sq. Ft.
20	7.80	130.80	130.78	130.79	1020.16 Sq. Ft.
Total	324.70				42180.99 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 129.91'

ZONING CHART NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
ZONE: SR-2 (OLD)		SUBMISSION: EXISTING
LOT AREA	10,000s.f.	13,732±s.f.
LOT FRONTAGE	80.0'	113.47'
FRONT SETBACK	25.0'	25.1'
SIDE SETBACK	7.5'	7.6'
REAR SETBACK	15.0'	18.8'
BUILDING HEIGHT	36.0'	35.99'
AVERAGE GRADE	-	129.91
LOT COVERAGE	30.0%	25.1%
OPEN SPACE	50.0%	66.9%

*DOES NOT MEET REQUIREMENTS



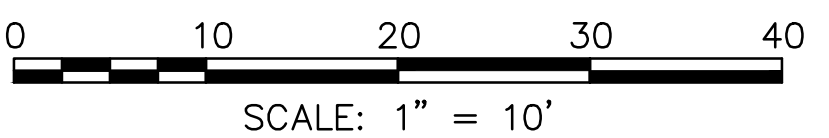
TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#26 ALBA CIRCLE

SCALE: 1in.=10ft. DATE: MARCH 31, 2021

PROJECT: 220162



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

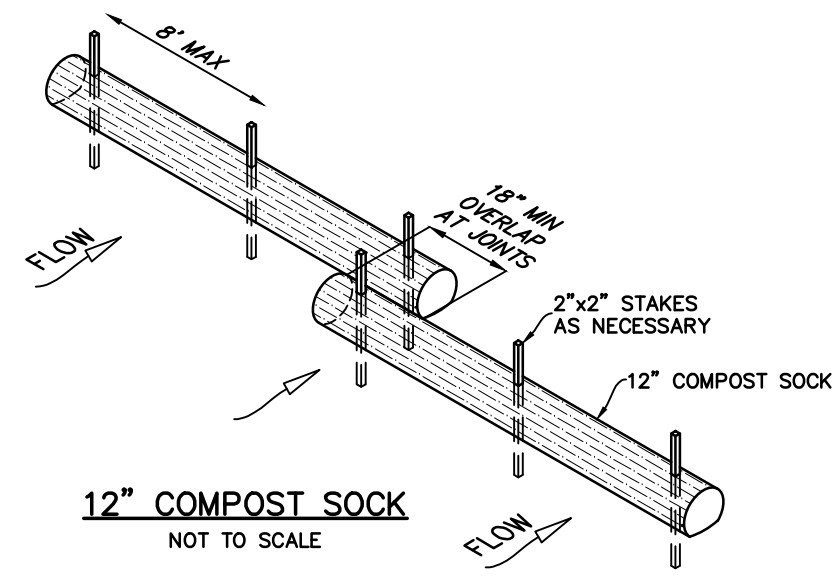


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LEGEND

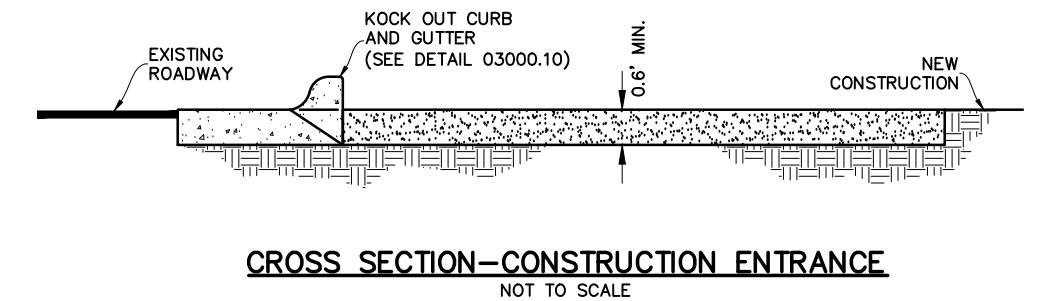
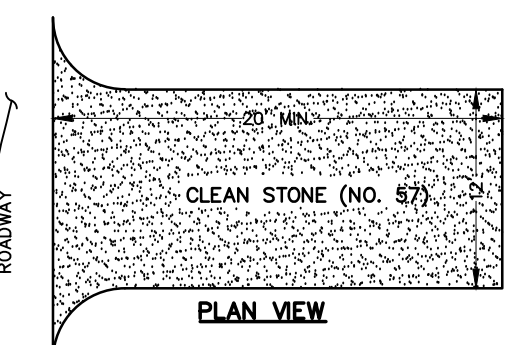
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR -70-
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE S
- DRAIN LINE D
- WATER LINE W
- GAS LINE G
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- FIRE HYDRANT



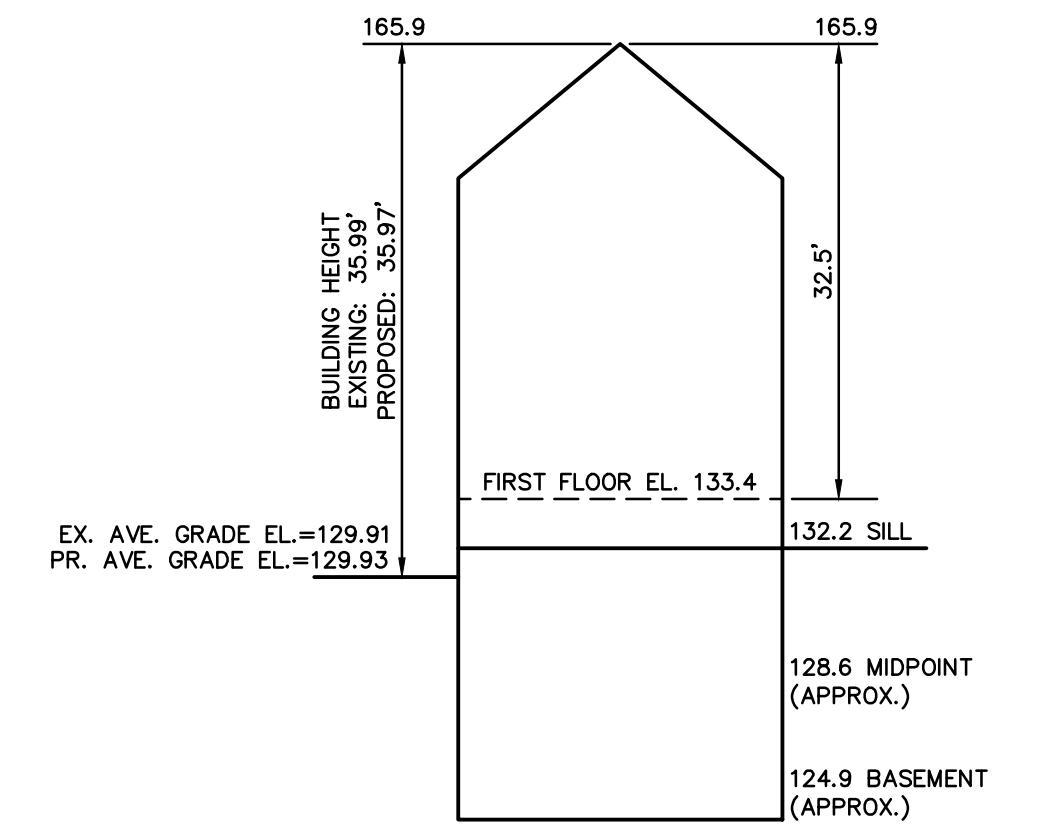
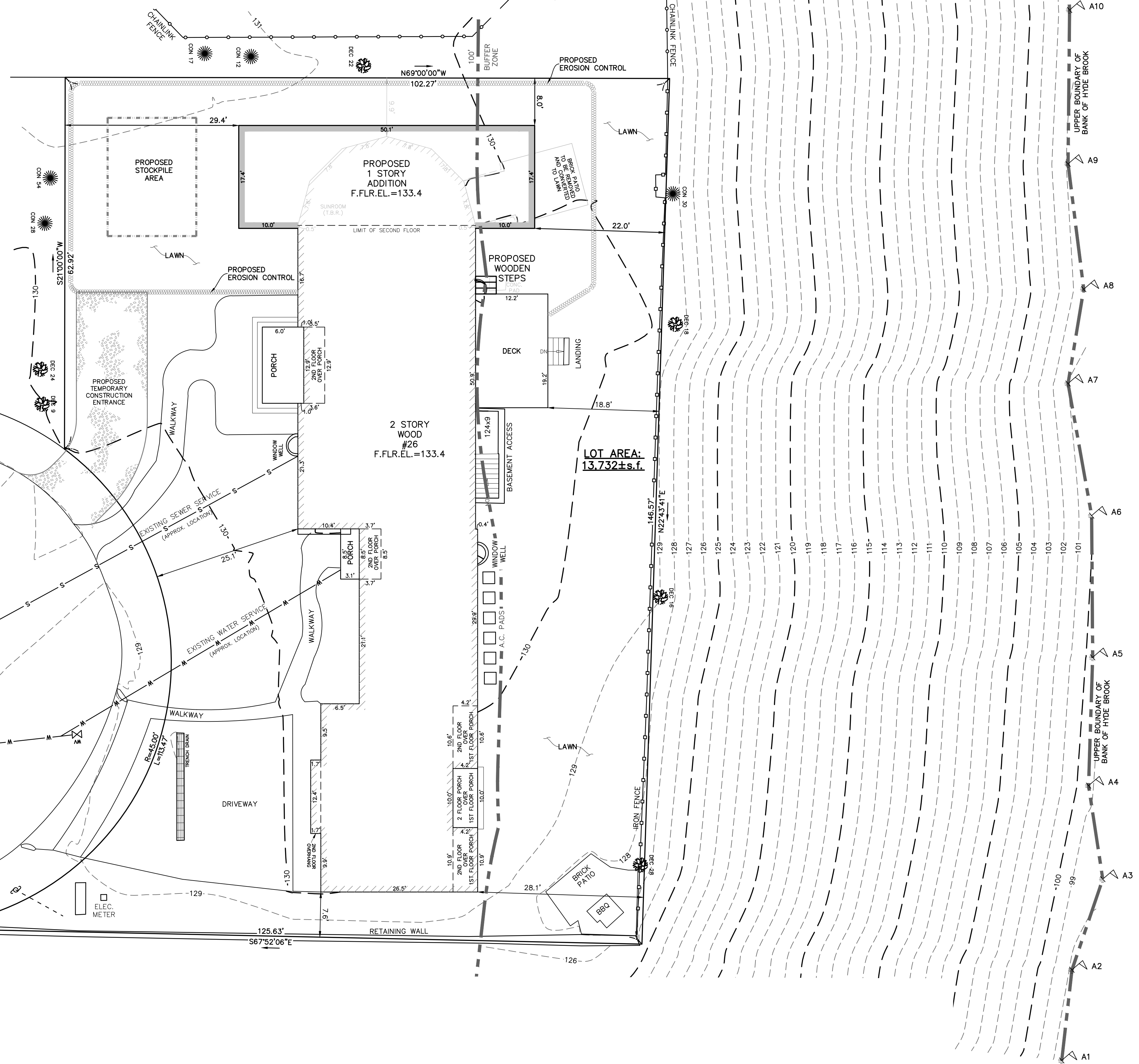
IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING	3,330.5s.f.	3,849.3s.f.
PORCH	117.2s.f.	117.2s.f.
RETAINING WALLS, WINDOW WELLS	2.9s.f.	2.9s.f.
DRIVEWAY, CURBS	864.6s.f.	864.6s.f.
WALKWAYS	568.1s.f.	568.1s.f.
PATIO, BBQ	337.1s.f.	150.3s.f.
BASEMENT ACCESS, CONCRETE PADS	112.5s.f.	112.5s.f.
TOTAL	5,332.9s.f.	5,664.9s.f.

INCREASE IN IMPERVIOUS AREA: 332.0s.f.
 LOT AREA: 10,419.0s.f.
 4% OF LOT AREA (OR 400s.f. MAX.): 416.8s.f.
 USE 400s.f. MAX.
 332.0s.f. < 400.0s.f. ----> DRAINAGE NOT REQUIRED



NOTES:
 THIS ENTRANCE APPLIES ONLY TO ENTRANCES OF INDIVIDUAL SINGLE FAMILY RESIDENTIAL UNITS. REFER TO DETAIL 03000.13: STANDARD DRIVEWAY APRON.
 REFER TO DETAIL 03000.10: STANDARD METHOD OF REMOVING EXISTING CURB (FOR A DRIVEWAY APRON INSTALLATION).
 FABRIC MAY BE ADDED UNDER THE STONE WHICH WOULD ADD TOTAL LIFE TO THE CONSTRUCTION ENTRANCE.



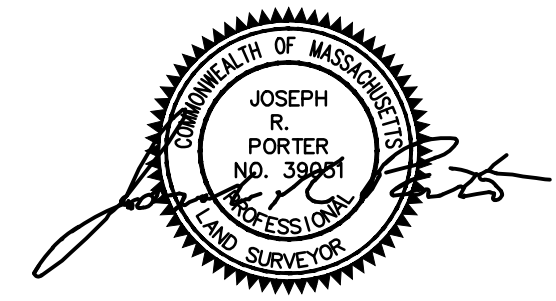
Length Weighted Mean Proposed Conditions Average Grade Calculation

Segment	A	B	C	D	E	F
	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	18.7	130.37	130.37	130.37	130.57	2180.52 Sq. Ft.
2	6.0	130.36	130.35	130.36	130.36	782.13 Sq. Ft.
3	12.9	130.33	130.33	130.33	130.33	1681.26 Sq. Ft.
4	6.0	130.37	130.35	130.36	130.36	782.16 Sq. Ft.
5	21.3	130.34	130.23	130.29	130.29	2775.07 Sq. Ft.
6	7.2	130.24	130.23	130.24	130.24	937.89 Sq. Ft.
7	8.5	130.29	130.26	130.28	130.28	1107.34 Sq. Ft.
8	21.1	130.29	130.12	130.21	130.21	2747.33 Sq. Ft.
9	6.5	130.35	130.17	130.26	130.26	848.69 Sq. Ft.
10	31.9	130.03	129.95	129.99	129.99	4146.68 Sq. Ft.
11	26.5	128.77	128.71	128.74	128.74	3411.61 Sq. Ft.
12	31.5	130.00	129.13	129.57	129.57	4081.30 Sq. Ft.
13	29.9	130.45	129.90	130.18	130.18	3892.23 Sq. Ft.
14	4.5	130.60	130.44	130.52	130.52	587.34 Sq. Ft.
15	8.2	130.60	124.87	127.74	127.74	1047.43 Sq. Ft.
16	7.76	124.93	124.87	124.90	124.90	969.22 Sq. Ft.
17	30.43	130.63	130.00	130.32	130.32	3965.49 Sq. Ft.
18	10.0	130.36	130.00	130.18	130.18	1301.80 Sq. Ft.
19	17.4	130.16	129.90	130.03	130.03	2262.52 Sq. Ft.
20	20.1	130.93	129.87	130.40	130.40	2621.04 Sq. Ft.
21	17.4	130.91	130.62	130.77	130.77	2275.31 Sq. Ft.
22	10.0	130.56	130.53	130.55	130.55	1305.45 Sq. Ft.
Total	351.79					45707.60 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 129.93'

ZONING CHART
 NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	13,732±s.f.	N/C
LOT FRONTAGE	80.0'	113.47'	N/C
FRONT SETBACK	25.0'	25.1'	N/C
SIDE SETBACK	7.5'	7.6'	N/C
REAR SETBACK	15.0'	18.8'	N/C
BUILDING HEIGHT	36.0'	35.99'	35.97'
AVERAGE GRADE	-	129.91	129.93
LOT COVERAGE	30.0%	25.1%	29.3%
OPEN SPACE	50.0%	66.9%	62.7%



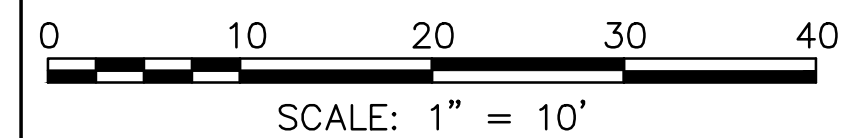
TOPOGRAPHIC SITE PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS
 AT #26 ALBA CIRCLE

SCALE: 1in.=10ft. DATE: MARCH 31, 2021

PROJECT: 220162



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