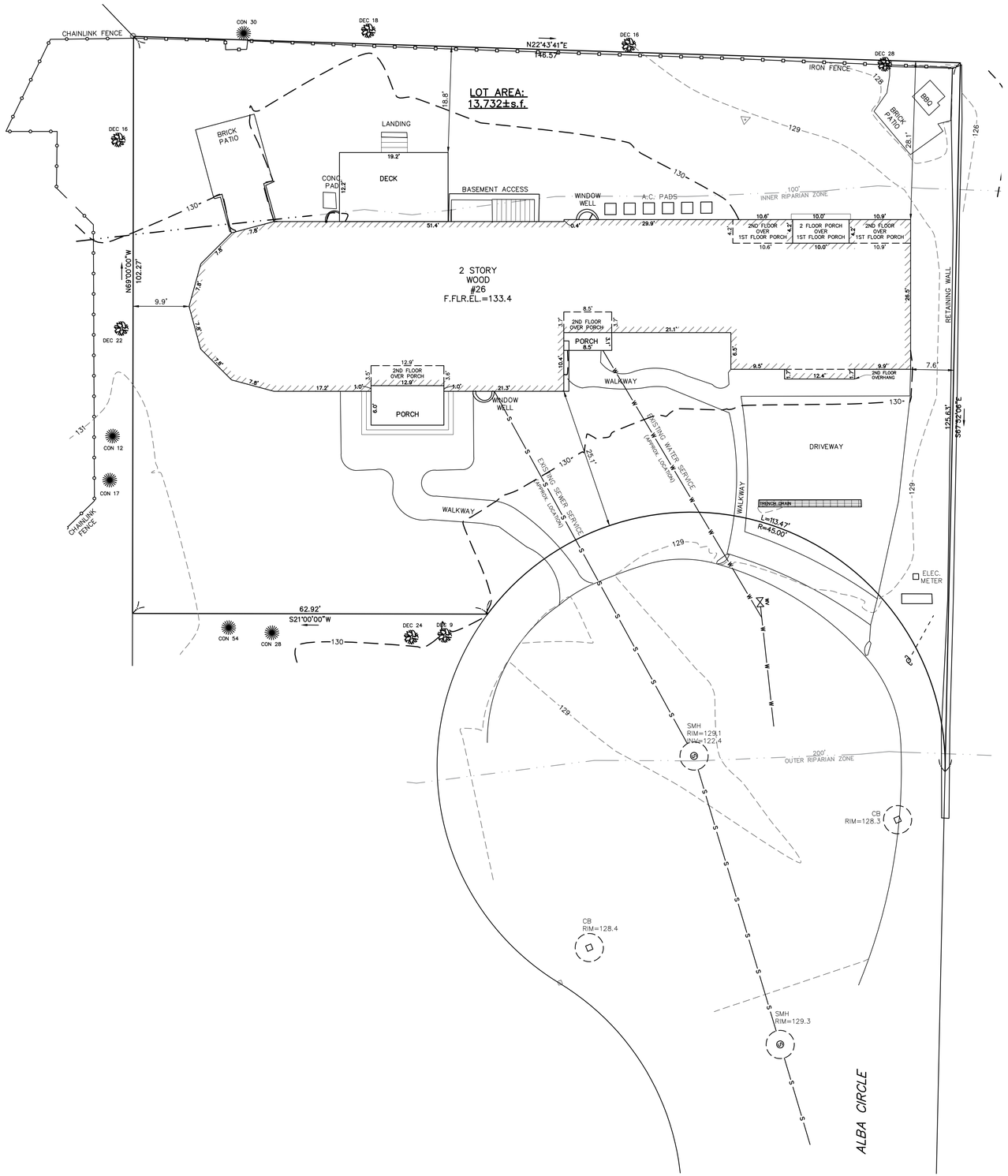
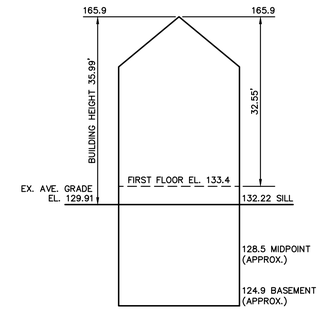
220162_ec2.dwg (2.2020)

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	





EXISTING BUILDING HEIGHT

NOT TO SCALE

Length Weighted Mean
Existing Conditions 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 Average Segment Height	F F=BxE
1	17.20	130.80	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	130.24	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	846.69 Sq. Ft.
10	31.90	130.03	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	130.20	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

ZONE: SR-2 (OLD) SUBMISSION: EXISTING

REGULATION	REQUIRED	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: AUGUST 20, 2020

PROJECT: 220162

VTP ASSOCIATES INC.

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

SHEET 1 OF 1

0 10 20 30 40
SCALE: 1" = 10'

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