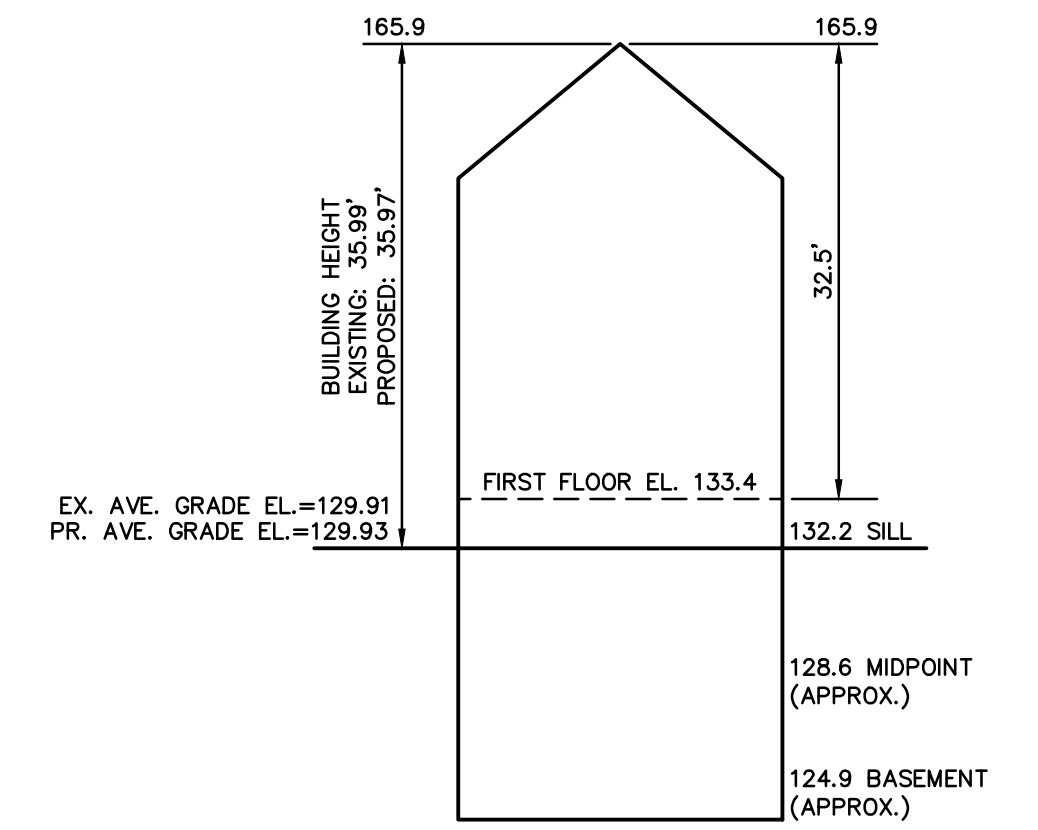
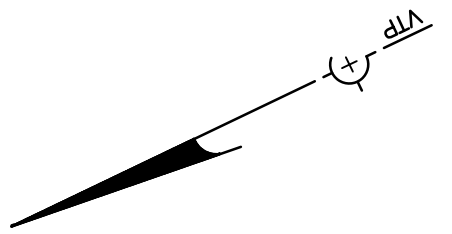
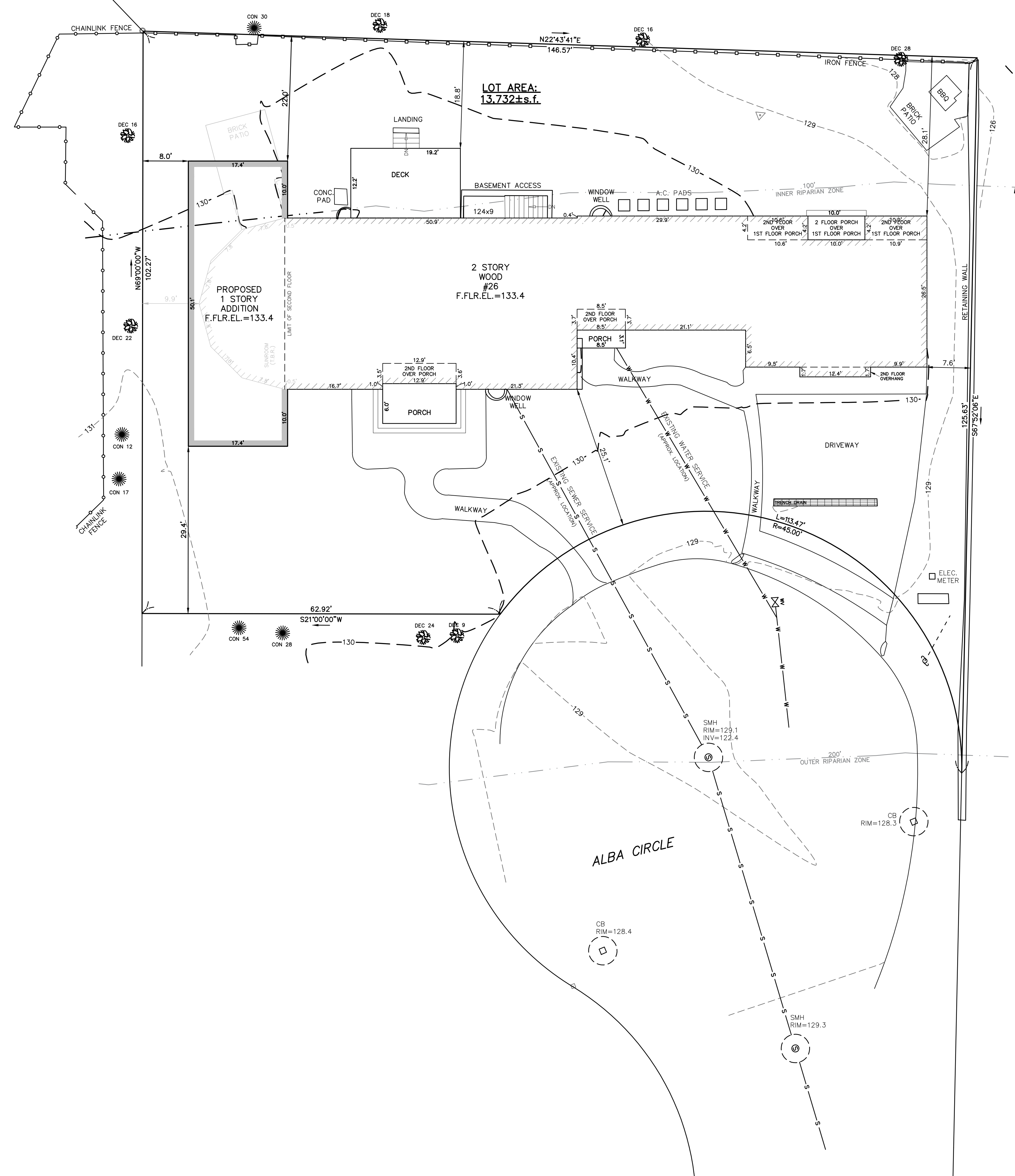


© 2020 VTP ASSOCIATES, INC.

**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	



**Proposed 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=(C+D)/2 Average Segment Height	F=BxE
1	16.7	130.77	130.37	130.57	2190.52 Sq. Ft.
2	6.0	130.36	130.35	130.36	782.13 Sq. Ft.
3	12.9	130.33	130.33	130.33	1681.26 Sq. Ft.
4	6.0	130.37	130.35	130.36	782.16 Sq. Ft.
5	21.3	130.34	130.23	130.29	2775.07 Sq. Ft.
6	7.2	130.24	130.23	130.24	937.69 Sq. Ft.
7	8.5	130.29	130.26	130.28	1107.34 Sq. Ft.
8	21.1	130.29	130.12	130.21	2747.33 Sq. Ft.
9	6.5	130.35	130.17	130.26	848.69 Sq. Ft.
10	31.9	130.03	129.95	129.99	4146.68 Sq. Ft.
11	26.5	128.77	128.71	128.74	3411.61 Sq. Ft.
12	31.5	130.00	129.13	129.57	4081.30 Sq. Ft.
13	29.9	130.45	129.90	130.18	3892.23 Sq. Ft.
14	4.5	130.60	130.44	130.52	587.34 Sq. Ft.
	8.2	130.60	124.87	127.74	1047.43 Sq. Ft.
	7.76	124.93	124.87	124.90	969.22 Sq. Ft.
30.43	130.63	130.00	130.32	3965.49 Sq. Ft.	
15	10.0	130.36	130.00	130.18	1301.80 Sq. Ft.
16	17.4	130.16	129.90	130.03	2262.52 Sq. Ft.
17	20.1	130.93	129.87	130.40	2621.04 Sq. Ft.
18	17.4	130.91	130.62	130.77	2275.31 Sq. Ft.
19	10.0	130.56	130.53	130.55	1305.45 Sq. Ft.
<b>Total</b>	<b>351.79</b>				<b>45707.60 Sq. Ft.</b>

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

**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.
WALKWAY	568.1s.f.	568.1s.f.
PATIO, BBQ	337.1s.f.	150.3s.f.
BASEMENT ACCESS, CONCRETE PADS	112.5s.f.	112.5s.f.
<b>TOTAL</b>	<b>5,332.9s.f.</b>	<b>5,664.9s.f.</b>

INCREASE IN IMPERVIOUS AREA: 332.0s.f.  
 LOT AREA: 10,419.0s.f.  
 4% OF LOT AREA (OR 400s.f. MAX.): 415.8s.f.  
 USE 400s.f. MAX.  
 332.0s.f. < 400.0s.f. ---> DRAINAGE NOT REQUIRED.

**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 10, 2021

PROJECT: 220162



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

