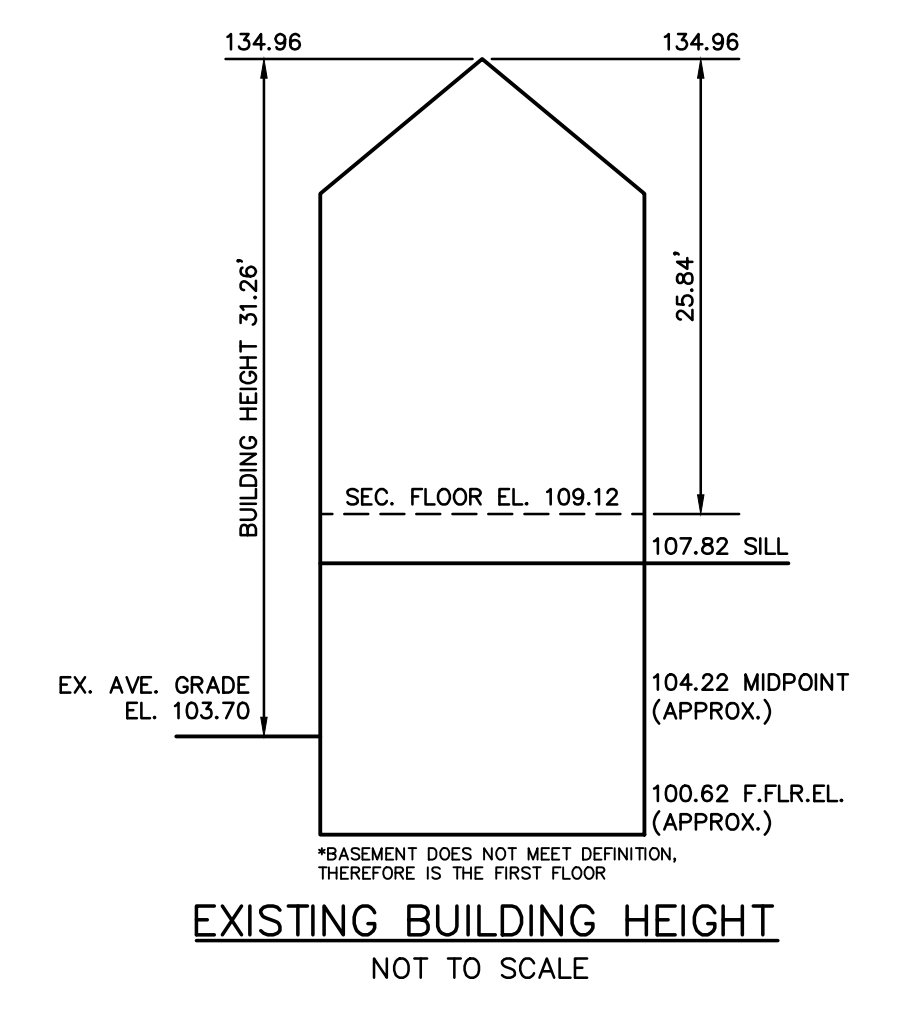
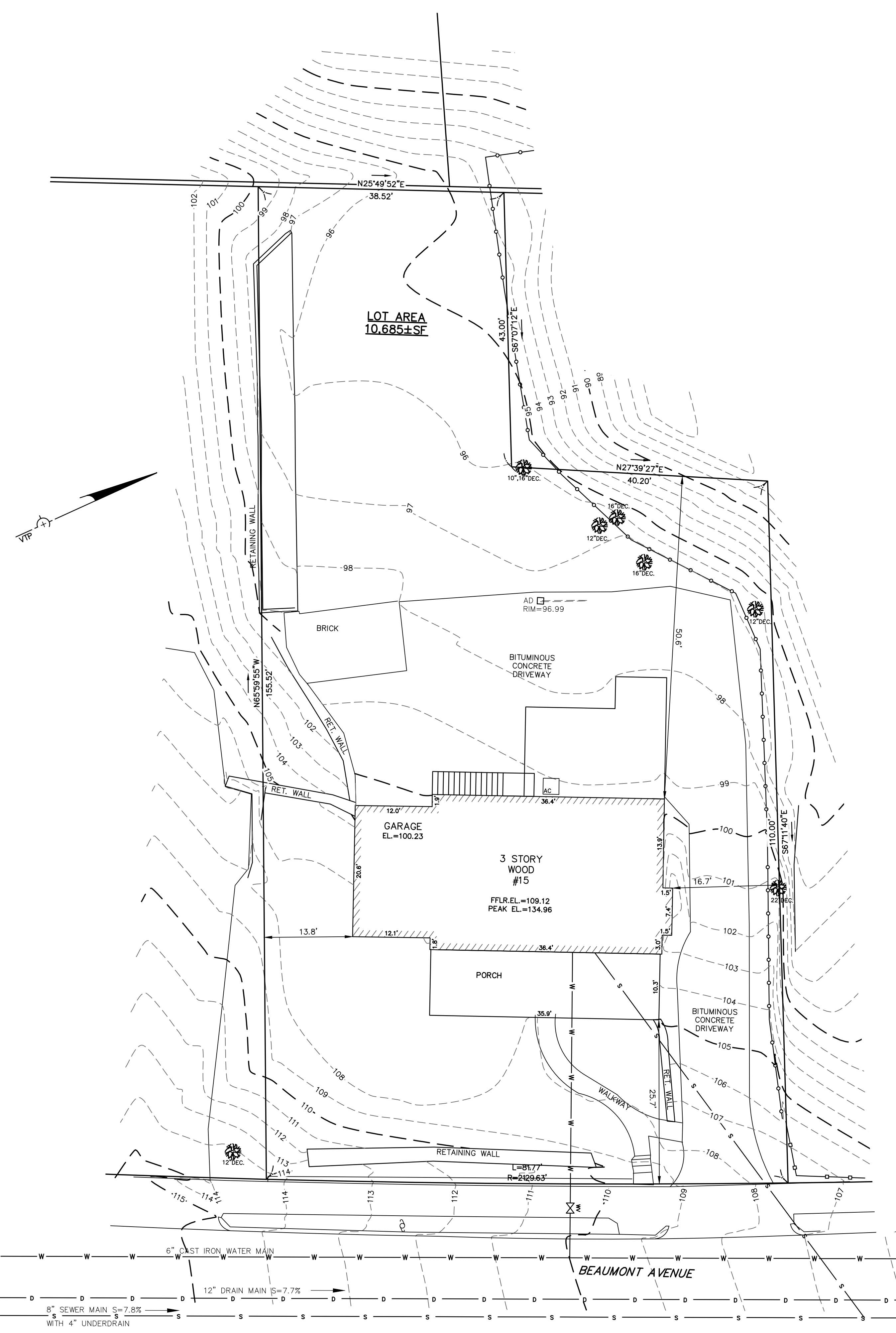


220205_vtp.dwg (2-2020)

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	



Address: #15 Beaumont Avenue, Newton

Length Weighted Mean

Existing 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	Average	E=(C+D)/2	F=BxE
1	18.85	107.27	106.21	106.74	106.74	2012.05 Sq. Ft.
	1.70	106.21	106.04	106.13	106.13	180.41 Sq. Ft.
2	12.05	99.90	99.63	99.77	99.77	1202.17 Sq. Ft.
	11.05	99.47	99.04	99.26	99.26	1096.77 Sq. Ft.
3	4.88	99.04	98.87	98.96	98.96	482.90 Sq. Ft.
	20.45	98.88	98.87	98.88	98.88	2021.99 Sq. Ft.
4	13.93	101.27	99.29	100.28	100.28	1396.90 Sq. Ft.
	7.41	101.23	101.24	101.24	101.24	750.15 Sq. Ft.
6	10.30	104.60	102.91	103.76	103.76	1068.68 Sq. Ft.
	0.88	107.56	107.48	107.52	107.52	94.62 Sq. Ft.
7	15.34	107.74	107.48	107.61	107.61	1650.74 Sq. Ft.
	3.14	107.01	107.74	107.38	107.38	337.16 Sq. Ft.
	16.57	108.01	107.64	107.83	107.83	1786.66 Sq. Ft.
8	10.30	107.55	107.32	107.44	107.44	1106.58 Sq. Ft.
	12.15	107.30	106.75	107.03	107.03	1300.35 Sq. Ft.
Total	159.00					16488.13 Sq. Ft.
Total Column F / Total Column B = Average Grade						
Average Grade: 103.70'						

ZONING CHART

NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	10,685±s.f.
LOT FRONTAGE	80.0'	81.77'
FRONT SETBACK	25.0'	25.7'
SIDE SETBACK	7.5'	13.8'
REAR SETBACK	15.0'	50.6'
BUILDING HEIGHT	36.0'	31.26'
AVERAGE GRADE	-	103.70
LOT COVERAGE	30.0%	14.2%
OPEN SPACE	50.0%	60.1%

*DOES NOT MEET REQUIREMENTS

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#15 BEAUMONT AVENUE
SCALE: 1in.=10ft. DATE: DECEMBER 15, 2020

PROJECT: 220205

VTP
ASSOCIATES
INC.

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

SHEET 1 OF 1

