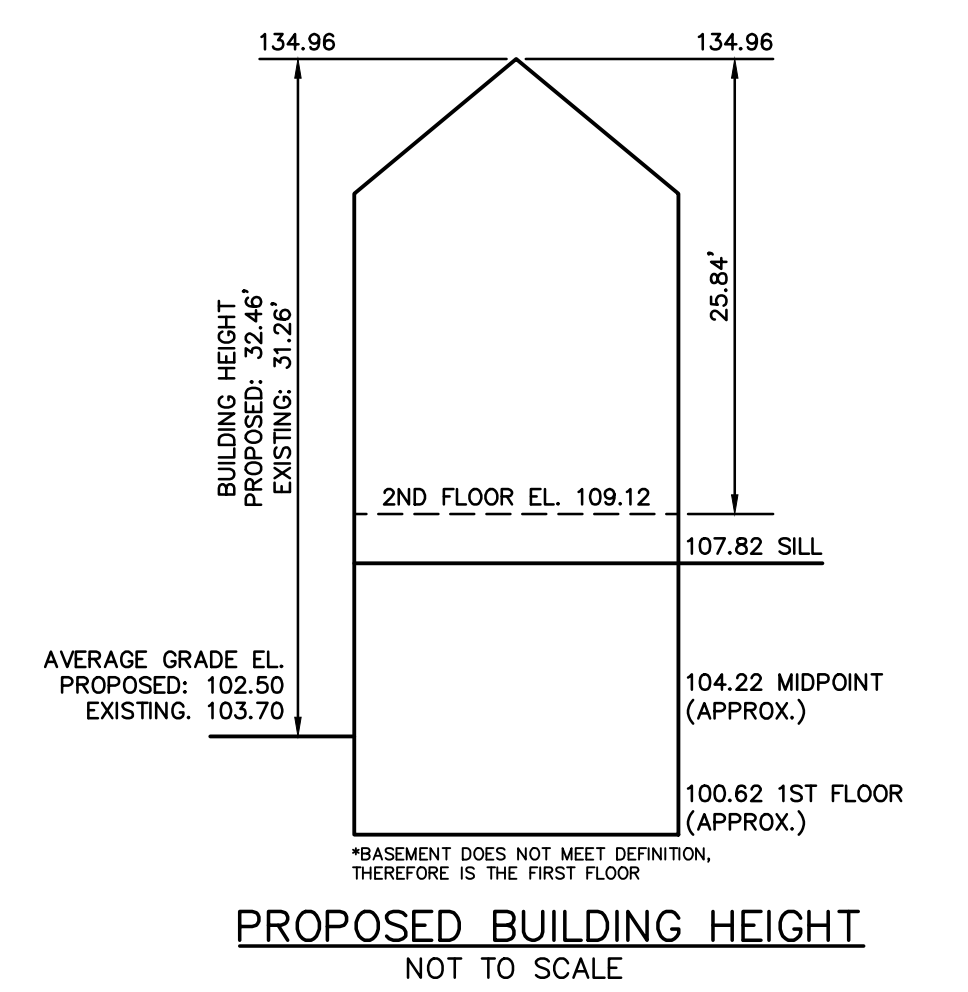
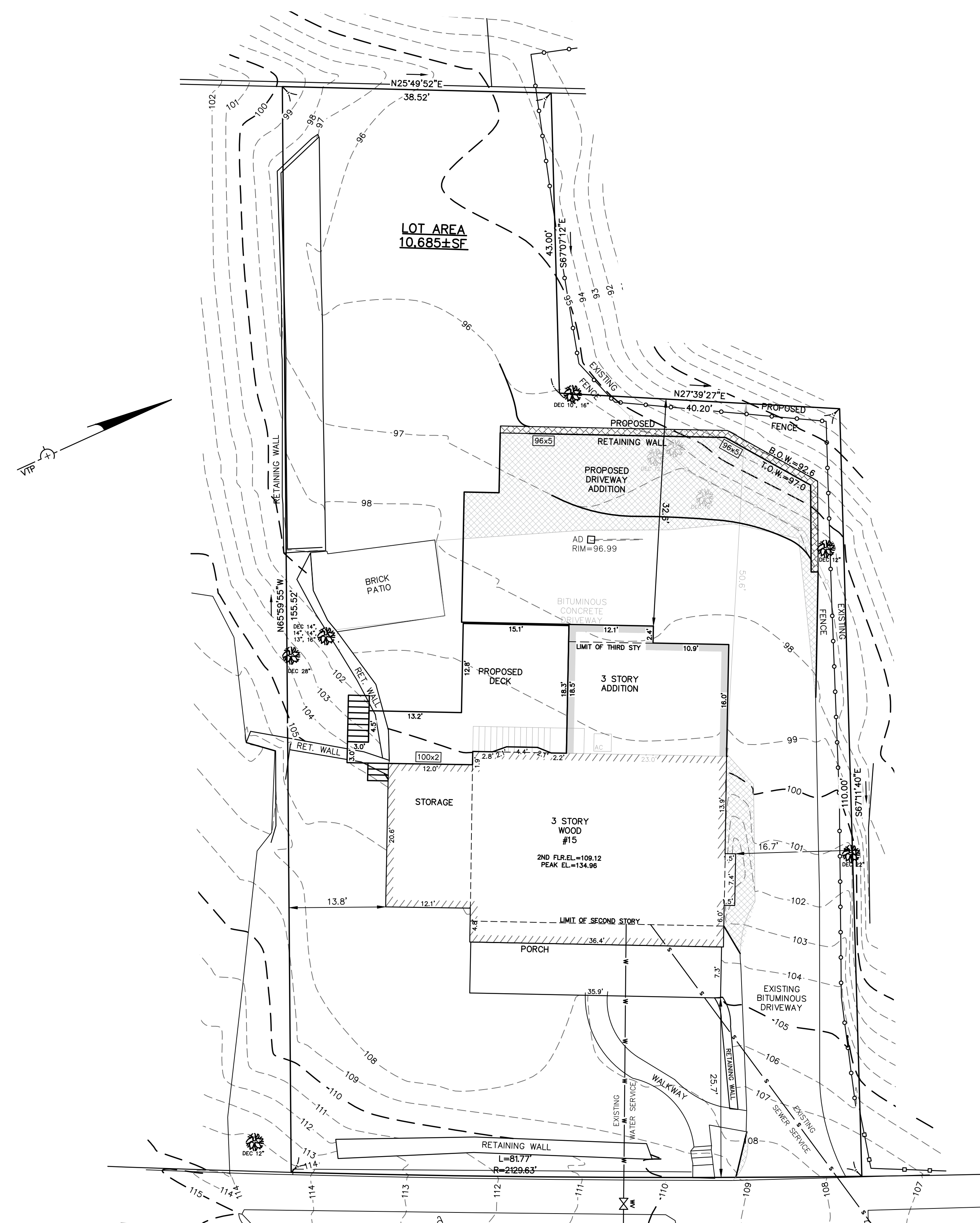


220205_vp.dwg (2/2020)

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	



Length Weighted Mean
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	18.85	107.27	106.21	106.74	2012.05 Sq. Ft.
1	1.70	106.21	106.13	106.17	180.41 Sq. Ft.
2	12.05	99.90	99.63	99.77	1202.17 Sq. Ft.
3	13.42	99.47	98.96	99.22	1331.47 Sq. Ft.
4	18.46	99.54	98.02	98.78	1823.48 Sq. Ft.
5	12.10	97.56	97.55	97.56	1180.42 Sq. Ft.
6	10.85	97.80	97.75	97.78	1060.86 Sq. Ft.
6	19.07	99.22	98.06	98.64	1881.06 Sq. Ft.
7	20.57	101.27	99.22	100.25	2062.04 Sq. Ft.
7	3.69	103.43	102.91	103.17	380.70 Sq. Ft.
8	7.30	104.60	103.44	104.02	759.35 Sq. Ft.
8	0.88	107.56	107.48	107.52	94.62 Sq. Ft.
9	15.34	107.74	107.48	107.61	1650.74 Sq. Ft.
9	3.14	107.74	107.01	107.38	337.16 Sq. Ft.
9	16.57	108.01	107.64	107.83	1786.66 Sq. Ft.
10	7.30	107.55	107.39	107.47	784.53 Sq. Ft.
11	12.15	107.30	106.75	107.03	1300.35 Sq. Ft.
Total	193.44				19828.05 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 102.50'

IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING	1,252.9s.f.	1,655.5s.f.
PORCH	262.4s.f.	262.4s.f.
DRIVEWAY	2,475.6s.f.	2,275.4s.f.
WALKWAY	109.8s.f.	109.8s.f.
PATIO	105.9s.f.	195.9s.f.
RETAINING WALL	248.7s.f.	308.2s.f.
TOTAL	4,455.3s.f.	4,807.2s.f.

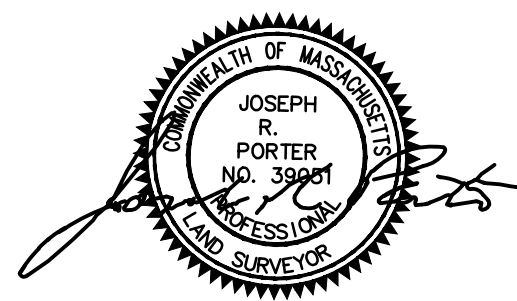
INCREASE IN IMPERVIOUS AREA	351.9s.f.
LOT AREA	10,685.0s.f.
4% OF LOT AREA (OR 400s.f. MAX.)	427.4s.f.
USE 400s.f. MAX.	USE 400s.f. MAX.

351.9s.f. < 400s.f. ----> **DRAINAGE NOT REQUIRED**

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	10,685±s.f.	N/C
LOT FRONTAGE	80.0'	81.77'	N/C
FRONT SETBACK	25.0'	25.7'	N/C
SIDE SETBACK	7.5'	13.8'	N/C
REAR SETBACK	15.0'	50.6'	32.6'
BUILDING HEIGHT	36.0'	31.26'	32.46'
AVERAGE GRADE	-	103.70	102.50
LOT COVERAGE	30.0%	14.2%	18.0%
OPEN SPACE	50.0%	62.5%	60.8%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#15 BEAUMONT AVENUE
SCALE: 1in.=10ft. DATE: MAY 6, 2021



PROJECT: 220205
VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
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