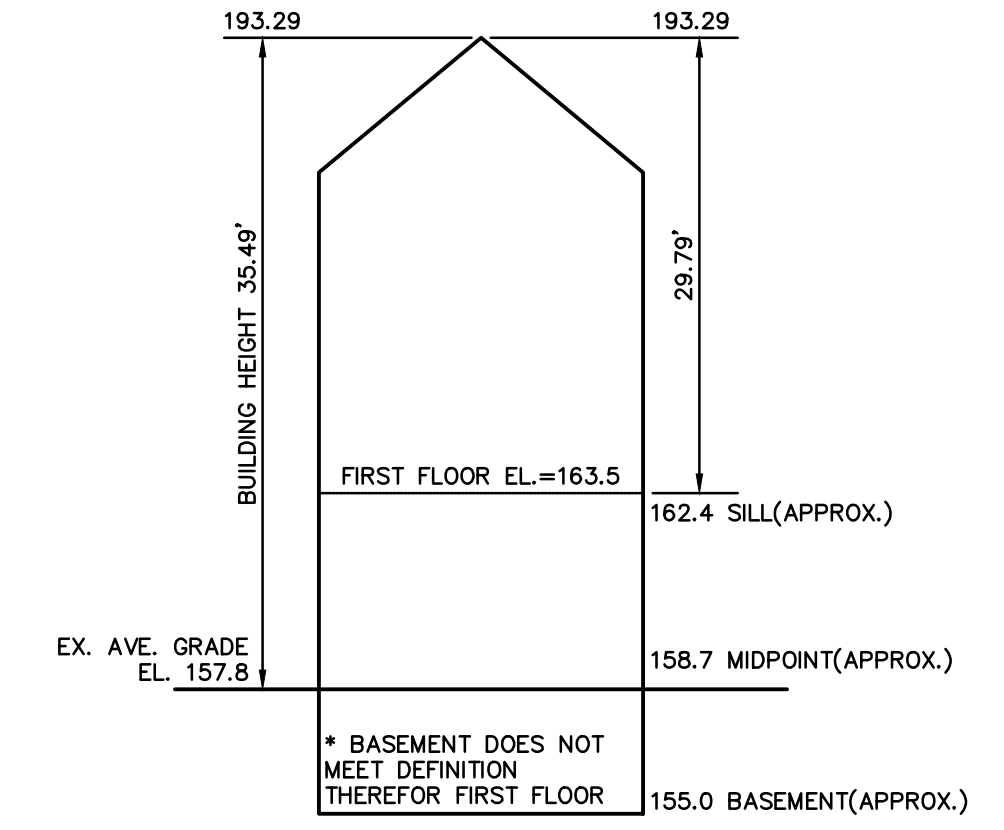
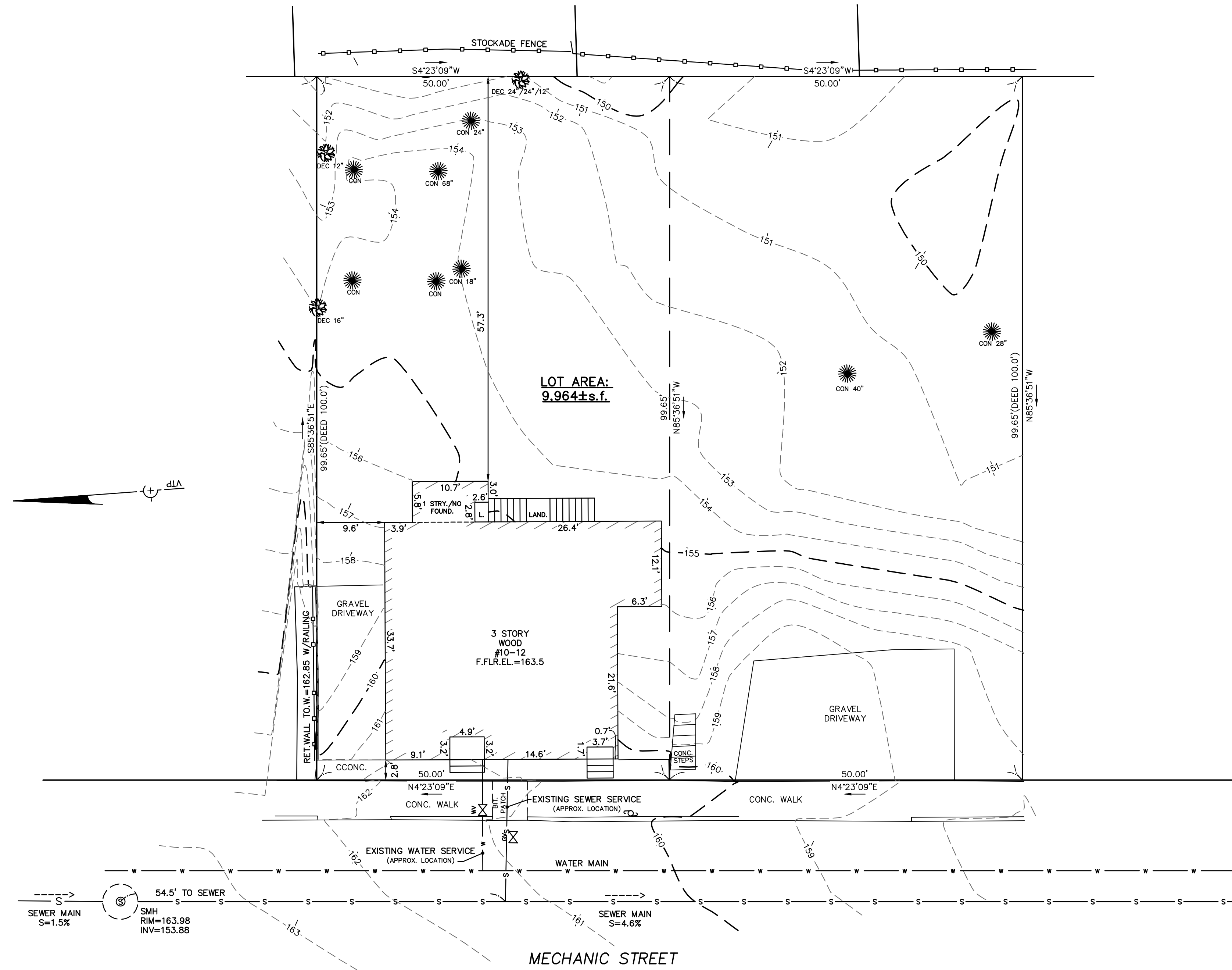


LEGEND

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	
HYDRANT	



Address: #10-12 Mechanic Street, Newton

Length Weighted Mean Existing 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	33.85	162.05	156.88	159.46	5365.66 Sq. Ft.
2	10.75	156.02	154.30	155.16	1667.97 Sq. Ft.
3	26.45	155.42	154.00	154.71	4092.08 Sq. Ft.
4	12.10	156.02	154.41	155.22	1878.10 Sq. Ft.
5	6.20	156.95	156.06	156.51	970.33 Sq. Ft.
6	21.55	160.68	156.08	158.38	3413.09 Sq. Ft.
7	14.55	161.30	160.62	160.96	2341.97 Sq. Ft.
8	9.09	161.95	161.40	161.68	1469.63 Sq. Ft.
Total	134.34				21198.83 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 157.80'					

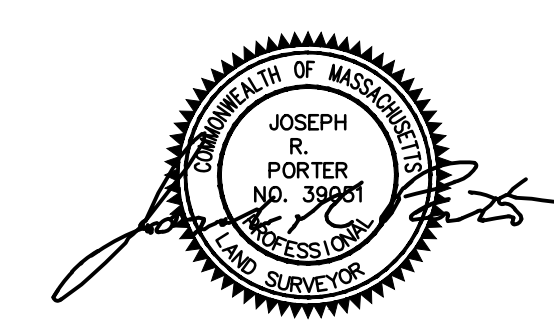
ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: MR-2(OLD) SUBMISSION: EXISTING

REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	9,964±s.f.
LOT FRONTAGE	70.0'	100.0'
FRONT SETBACK	25.0'	2.8'*
SIDE SETBACK	7.5'	9.6'
REAR SETBACK	15.0'	57.3'
BUILDING HEIGHT	36.0'	35.4'
AVERAGE GRADE	-	157.8
LOT COVERAGE	30.0%(max.)	12.5%
OPEN SPACE	50.0%(min.)	79.4%

*NON-CONFORMING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#10-12 MECHANIC STREET
SCALE: 1in.=10ft. DATE: OCTOBER 18, 2018



PROJECT: 218194
VTP
ASSOCIATES
INC.

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

