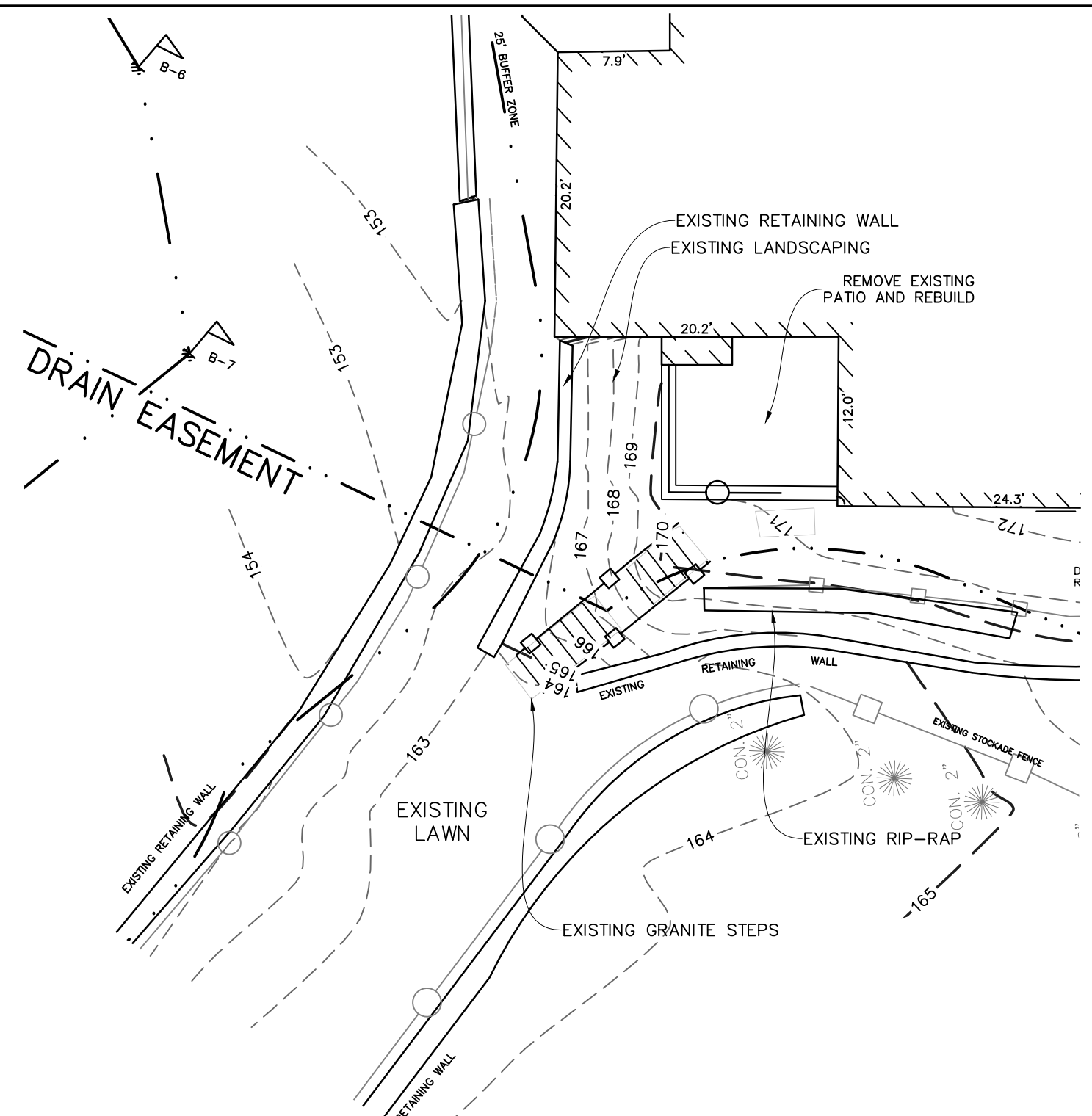


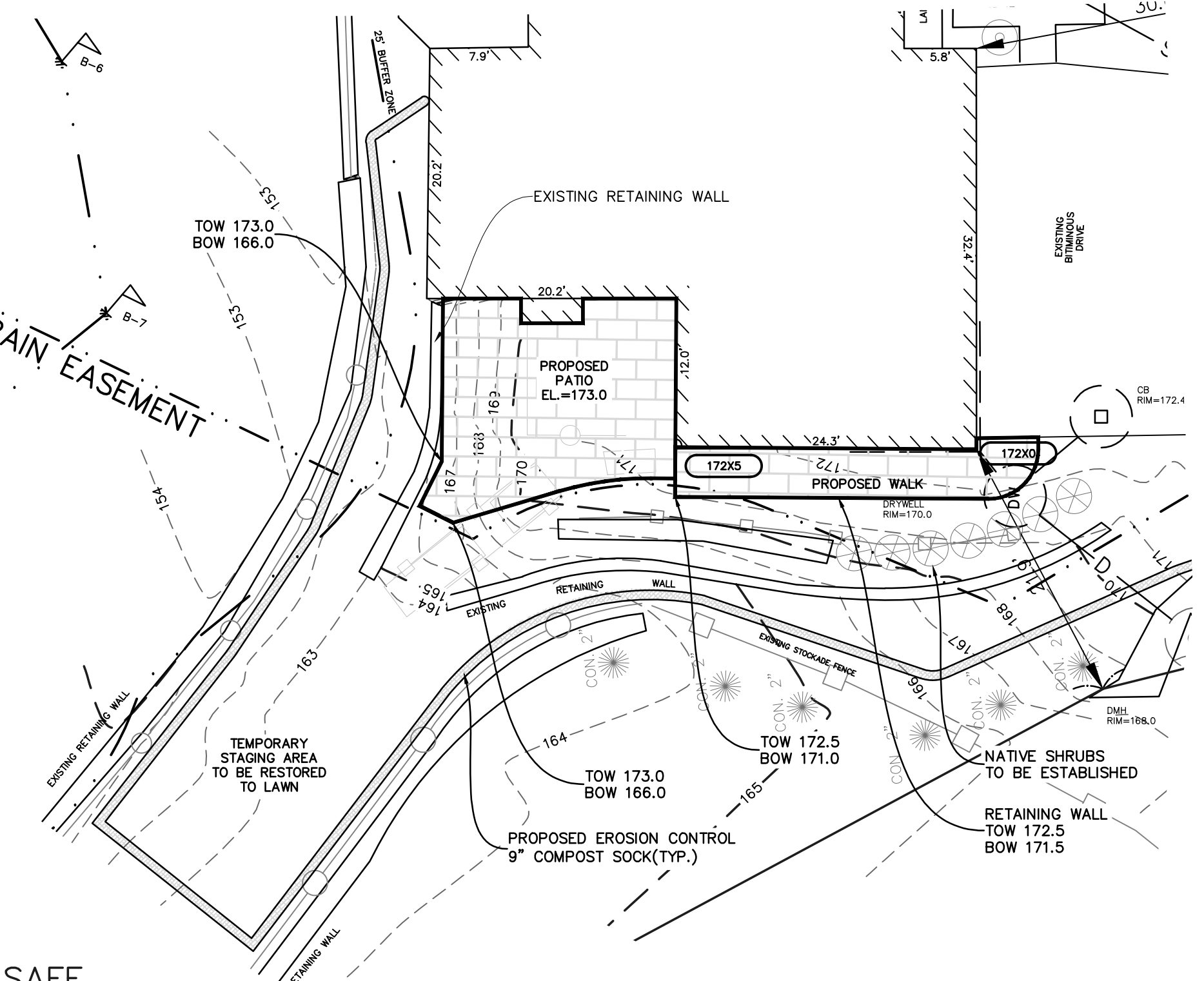
© 2020 VTP ASSOCIATES, INC.

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	



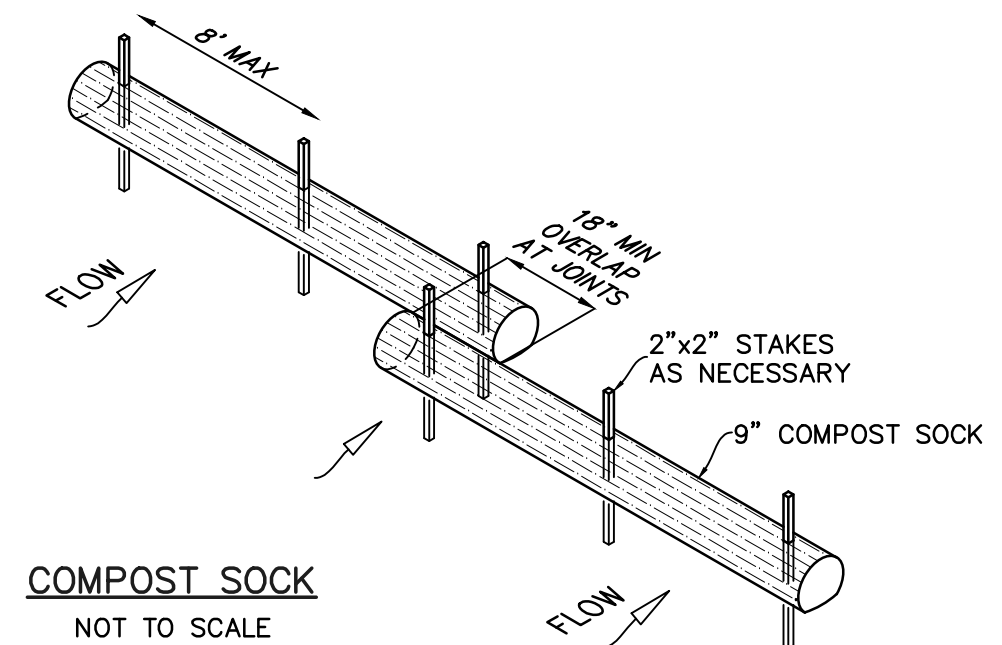
WORK AREA: EXISTING CONDITIONS
SCALE: 1in.=10ft.



WORK AREA: PROPOSED CONDITIONS
SCALE: 1in.=10ft.

DIG SAFE

EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE
CENTER TO PREVENT DAMAGE TO TELEPHONE,
GAS OR ELECTRIC UNDERGROUND FACILITIES
OF MEMBER UTILITIES. CALL TOLL FREE
1-888-344-7233. MASSACHUSETTS STATE
LAW REQUIRES NOTIFICATION AT LEAST THREE
BUSINESS DAYS BEFORE YOU START DIGGING
OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

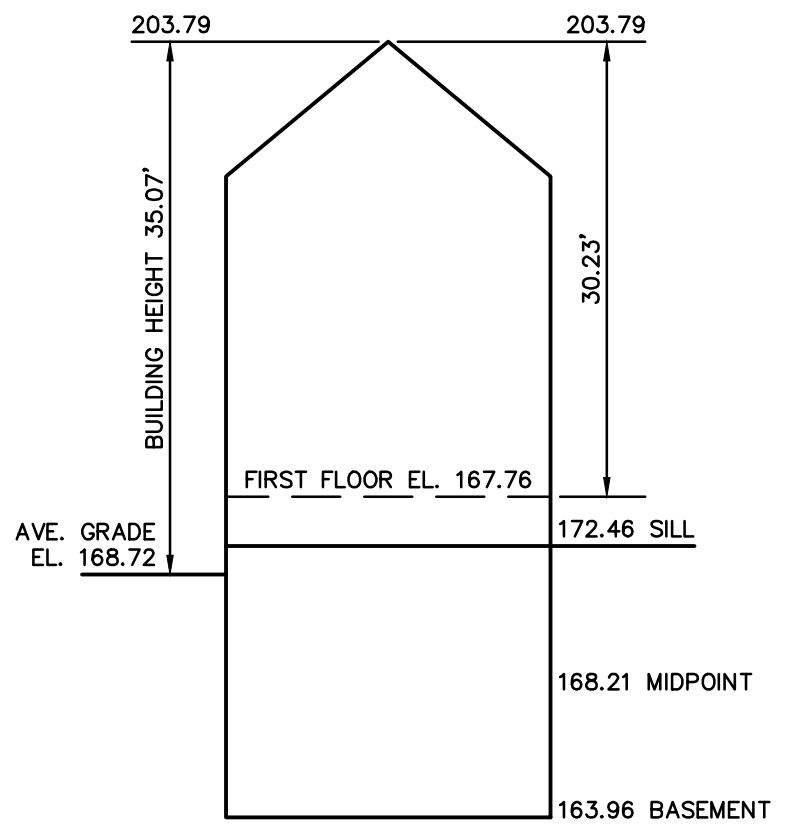


COMPOST SOCK
NOT TO SCALE

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	32.37	172.75	172.22	172.49	5583.34 Sq. Ft.
2	24.31	172.22	170.00	171.11	4159.68 Sq. Ft.
3	12.01	173.00	173.00	173.00	2077.73 Sq. Ft.
4	12.55	173.00	173.00	173.00	2171.15 Sq. Ft.
5	6.60	170.00	166.40	168.20	1110.12 Sq. Ft.
6	20.19	162.58	162.00	162.29	3276.64 Sq. Ft.
7	7.95	162.80	162.45	162.63	1292.87 Sq. Ft.
8	51.45	162.88	162.50	162.69	8370.40 Sq. Ft.
9	2.90	168.00	167.00	167.50	485.75 Sq. Ft.
10	1.00	170.00	170.00	170.00	170.00 Sq. Ft.
11	28.40	173.00	170.00	171.50	4870.60 Sq. Ft.
	7.11	172.75	172.60	172.68	1227.75 Sq. Ft.
	11.80	172.75	172.60	172.68	2037.57 Sq. Ft.
	7.11	172.73	172.60	172.67	1227.65 Sq. Ft.
	7.25	172.69	172.50	172.60	1251.31 Sq. Ft.
Total	233.00				39312.56 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 168.72'

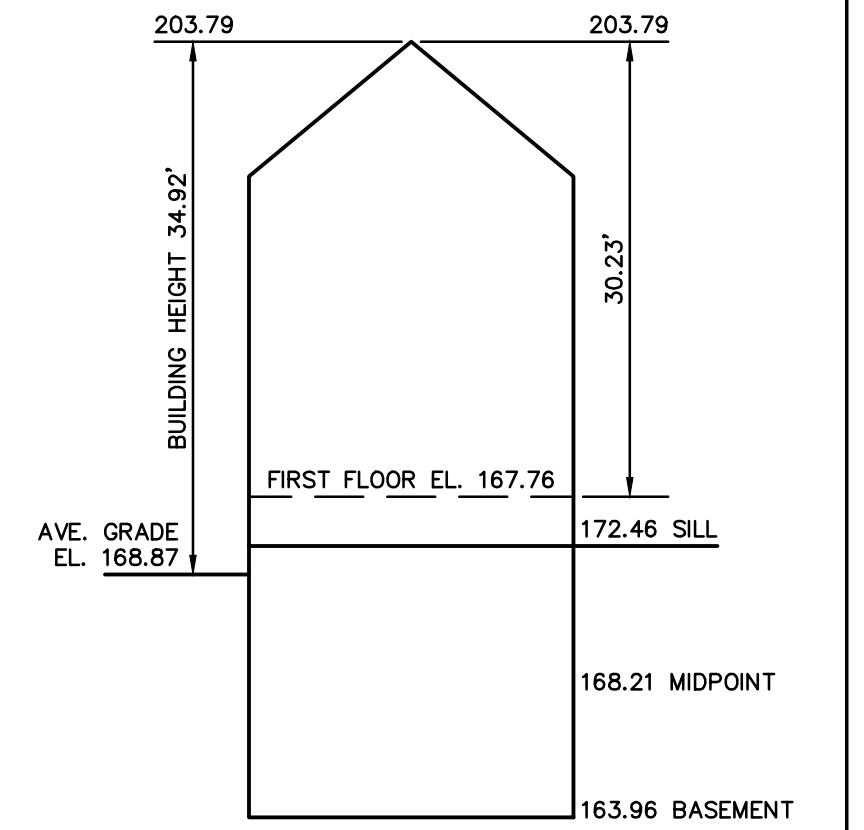


EXISTING BUILDING HEIGHT
NOT TO SCALE

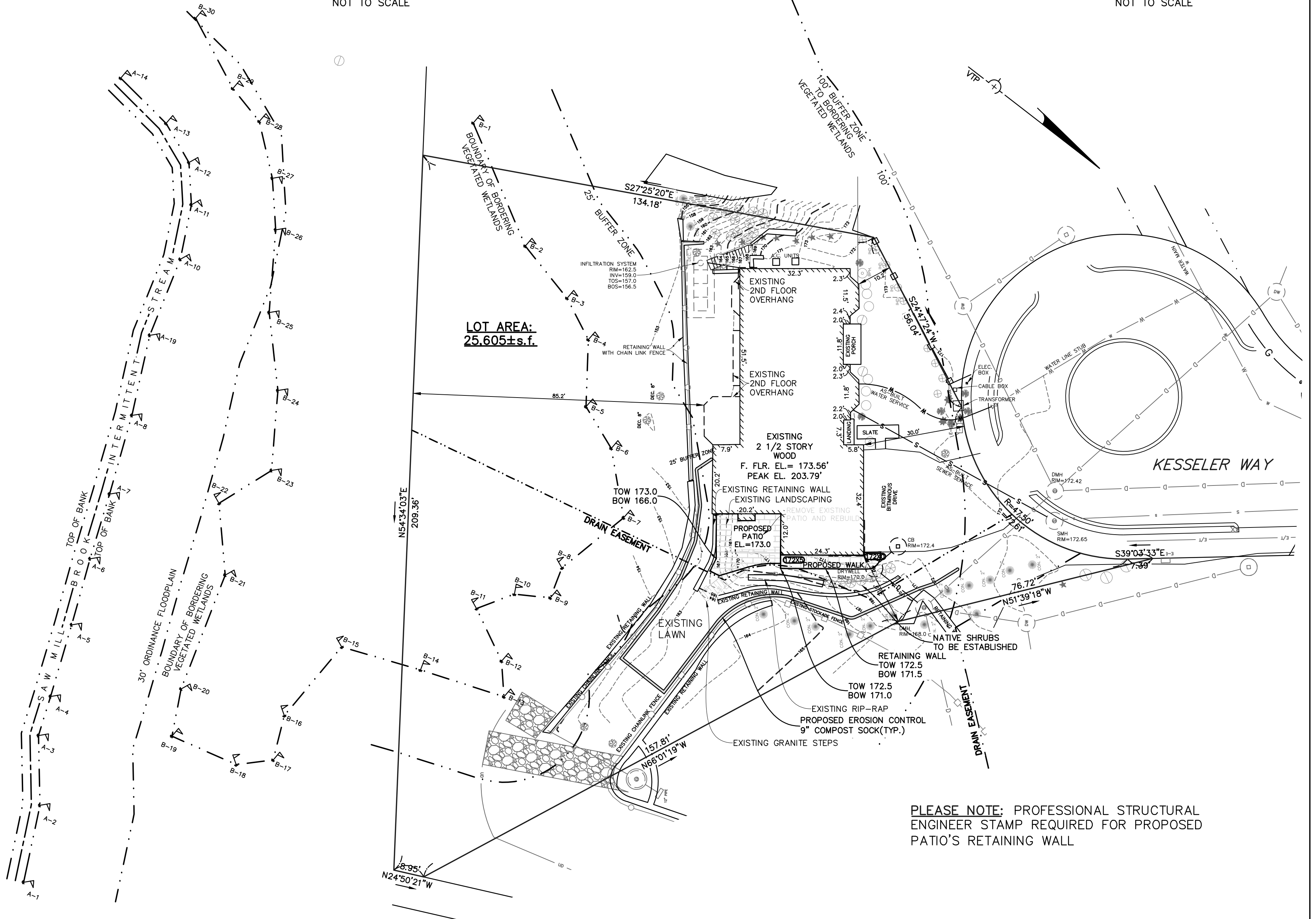
Length Weighted Mean
Proposed Conditions Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Average Segment Height	F F=BxE
1	32.37	172.75	172.22	172.49	5583.34 Sq. Ft.
2	24.31	171.50	171.00	171.25	4163.09 Sq. Ft.
3	12.01	173.00	173.00	173.00	2077.73 Sq. Ft.
4	12.55	173.00	173.00	173.00	2171.15 Sq. Ft.
5	6.60	173.00	173.00	173.00	1141.80 Sq. Ft.
6	20.19	162.58	162.00	162.29	3276.64 Sq. Ft.
7	7.95	162.80	162.45	162.63	1292.87 Sq. Ft.
8	51.45	162.88	162.50	162.69	8370.40 Sq. Ft.
9	2.90	168.00	167.00	167.50	485.75 Sq. Ft.
10	1.00	170.00	170.00	170.00	170.00 Sq. Ft.
11	28.40	173.00	170.00	171.50	4870.60 Sq. Ft.
	7.11	172.75	172.60	172.68	1227.75 Sq. Ft.
	11.80	172.75	172.60	172.68	2037.57 Sq. Ft.
	7.11	172.73	172.60	172.67	1227.65 Sq. Ft.
	7.25	172.69	172.50	172.60	1251.31 Sq. Ft.
Total	233.00				39347.64 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 168.87'



PROPOSED BUILDING HEIGHT
NOT TO SCALE



PLEASE NOTE: PROFESSIONAL STRUCTURAL
ENGINEER STAMP REQUIRED FOR PROPOSED
PATIO'S RETAINING WALL

IMPERVIOUS AREA

LOT AREA	10,000s.f.
EXISTING IMPERVIOUS AREA	4,454.08
PROPOSED IMPERVIOUS AREA	4,731.51
4% LOT AREA (400 sf MAX):	400.00
INCREASE IN IMPERVIOUS AREA	277.43
277.43 < 400.00 (DRAINAGE NOT REQUIRED)	

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	ZONE: SR-3 (NEW)		SUBMISSION: PROPOSED	
	REQUIRED	EXISTING	EXISTING	PROPOSED
LOT AREA	10,000s.f.	N/A	N/A	N/C
LOT FRONTAGE	80.0'	80.0'	80.0'	N/C
FRONT SETBACK	30.0'	30.0'	30.0'	N/C
SIDE SETBACK	10.0'	10.2'	10.2'	N/C
REAR SETBACK	15.0'	85.2'	85.2'	N/C
BUILDING HEIGHT	36.0'	35.07'	34.92'	N/C
AVERAGE GRADE	-	168.72	168.87	N/C
LOT COVERAGE	30.0%	12.3%	N/C	N/C
OPEN SPACE	50.0%	83.6%	N/C	N/C

TOPOGRAPHIC SITE PLAN
NEWTON MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
(LOT 5) #31 KESSELER WAY
SCALE: 1in.=20ft. DATE: OCTOBER 8, 2021



PROJECT: 211130
VTP ASSOCIATES
INC.

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