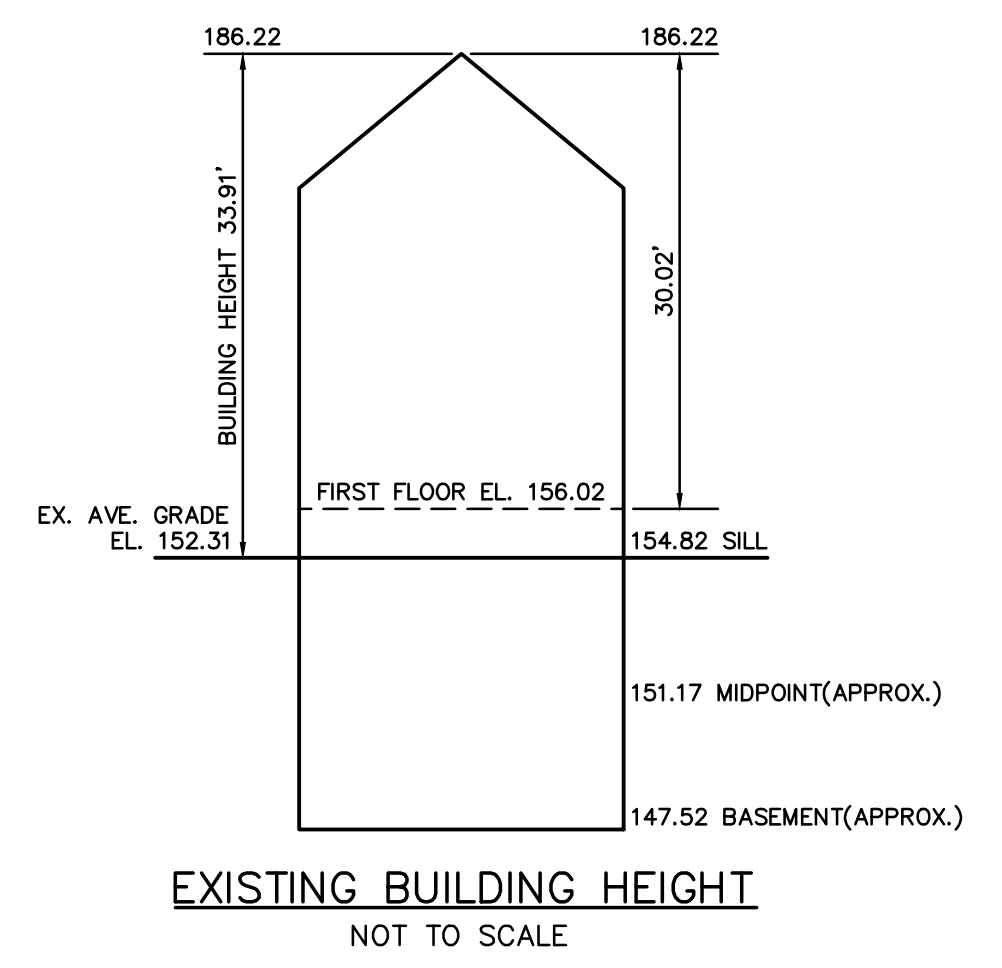
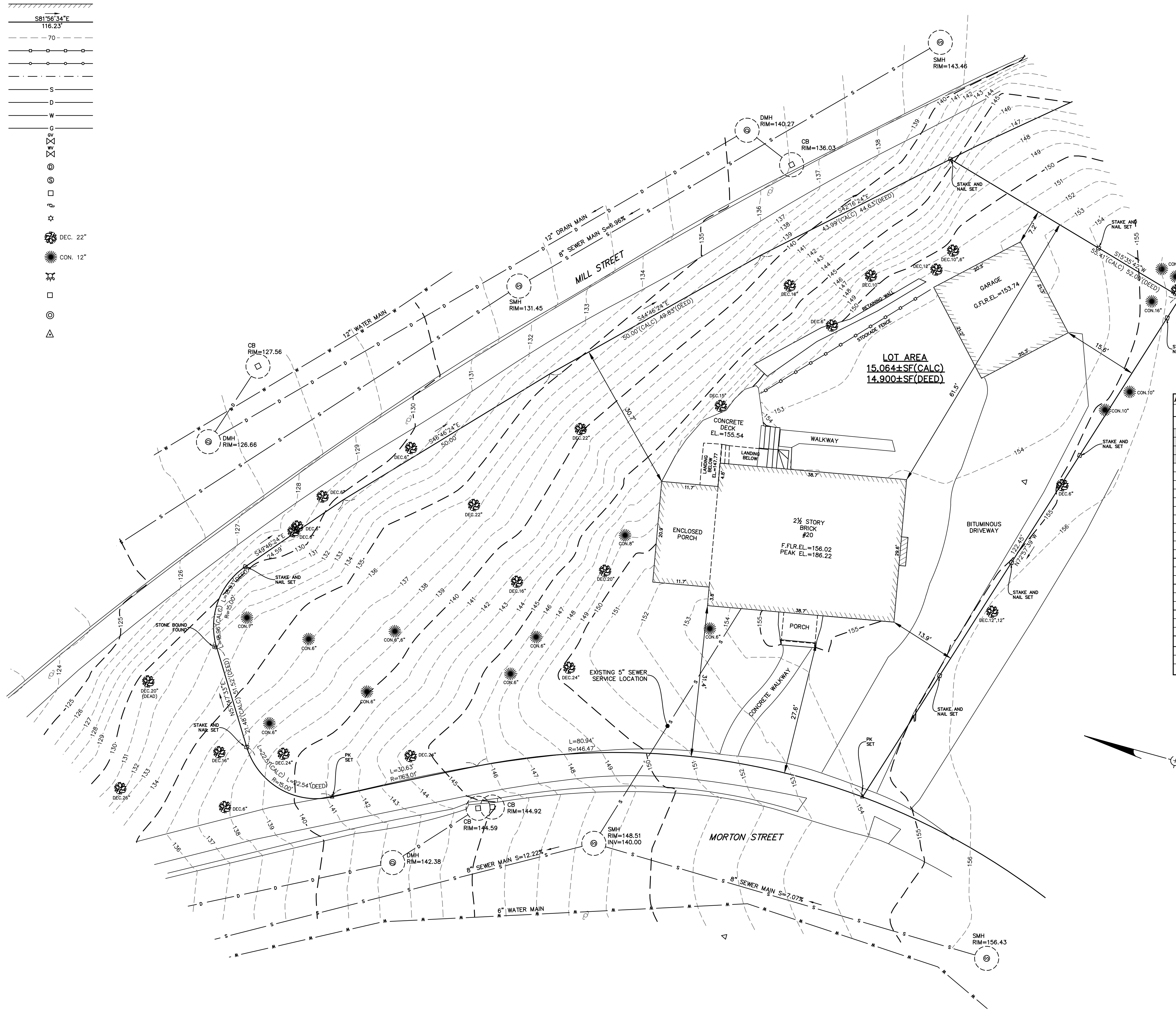


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LEGEND

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"
HYDRANT	
STAKE & NAIL	
IRON PIPE	
MAG NAIL	



Address: #20 Morton Street, Newton

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 (C+D)/2 Average Segment Height	F F=BxE
1	2.70	154.79	154.70	154.75	417.81 Sq. Ft.
2	13.16	155.04	154.70	154.87	2038.10 Sq. Ft.
3	7.00	154.04	153.82	153.93	1077.52 Sq. Ft.
4	4.42	154.87	154.87	154.87	684.54 Sq. Ft.
5	6.61	154.87	153.92	154.40	1020.57 Sq. Ft.
6	4.82	153.92	153.27	153.59	740.32 Sq. Ft.
7	11.70	152.99	151.83	152.21	1780.89 Sq. Ft.
8	3.61	150.28	149.76	150.02	541.56 Sq. Ft.
9	4.31	149.76	149.13	149.44	644.10 Sq. Ft.
10	4.31	149.13	147.94	148.53	640.18 Sq. Ft.
11	4.47	147.94	146.63	147.28	658.36 Sq. Ft.
12	4.19	146.63	145.49	146.06	612.00 Sq. Ft.
13	3.67	147.17	146.08	146.62	538.10 Sq. Ft.
14	8.03	148.12	147.17	147.64	1185.59 Sq. Ft.
15	1.78	149.94	147.86	148.90	265.03 Sq. Ft.
16	7.86	149.94	149.94	149.94	1178.51 Sq. Ft.
17	4.30	153.12	149.94	151.53	651.57 Sq. Ft.
18	24.76	153.70	153.12	153.41	3798.42 Sq. Ft.
19	29.58	154.82	154.04	154.43	4567.94 Sq. Ft.
Total	151.28				23041.11 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 152.31'

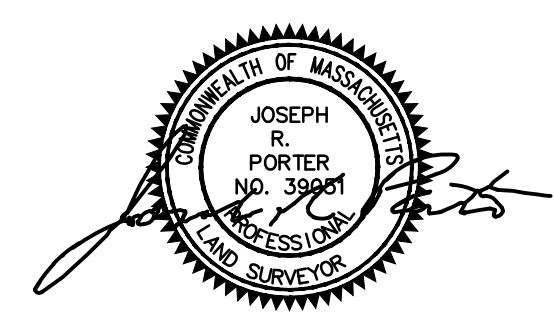
ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD) SUBMISSION: EXISTING

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000± s.f.	15,064± s.f.
LOT FRONTAGE	80.0'	111.57'
FRONT SETBACK	25.0'	27.6'
SIDE SETBACK	7.5'	13.9'
REAR SETBACK	15.0'	61.5'
BUILDING HEIGHT	36.0'	33.91'
AVERAGE GRADE	-	152.31'
LOT COVERAGE	30.0%	12.4%
OPEN SPACE	50.0%	76.9%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#20 MORTON STREET
SCALE: 1in.=10ft. DATE: APRIL 17, 2017

PROJECT: 217121



VTP ASSOCIATES
INC.

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