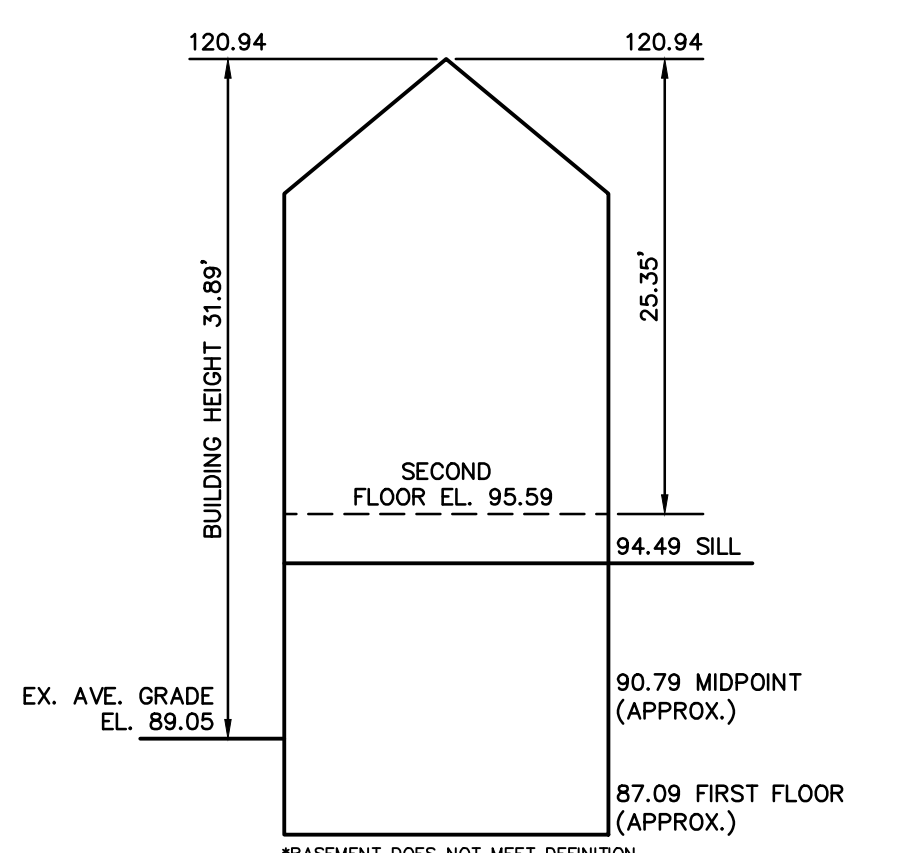
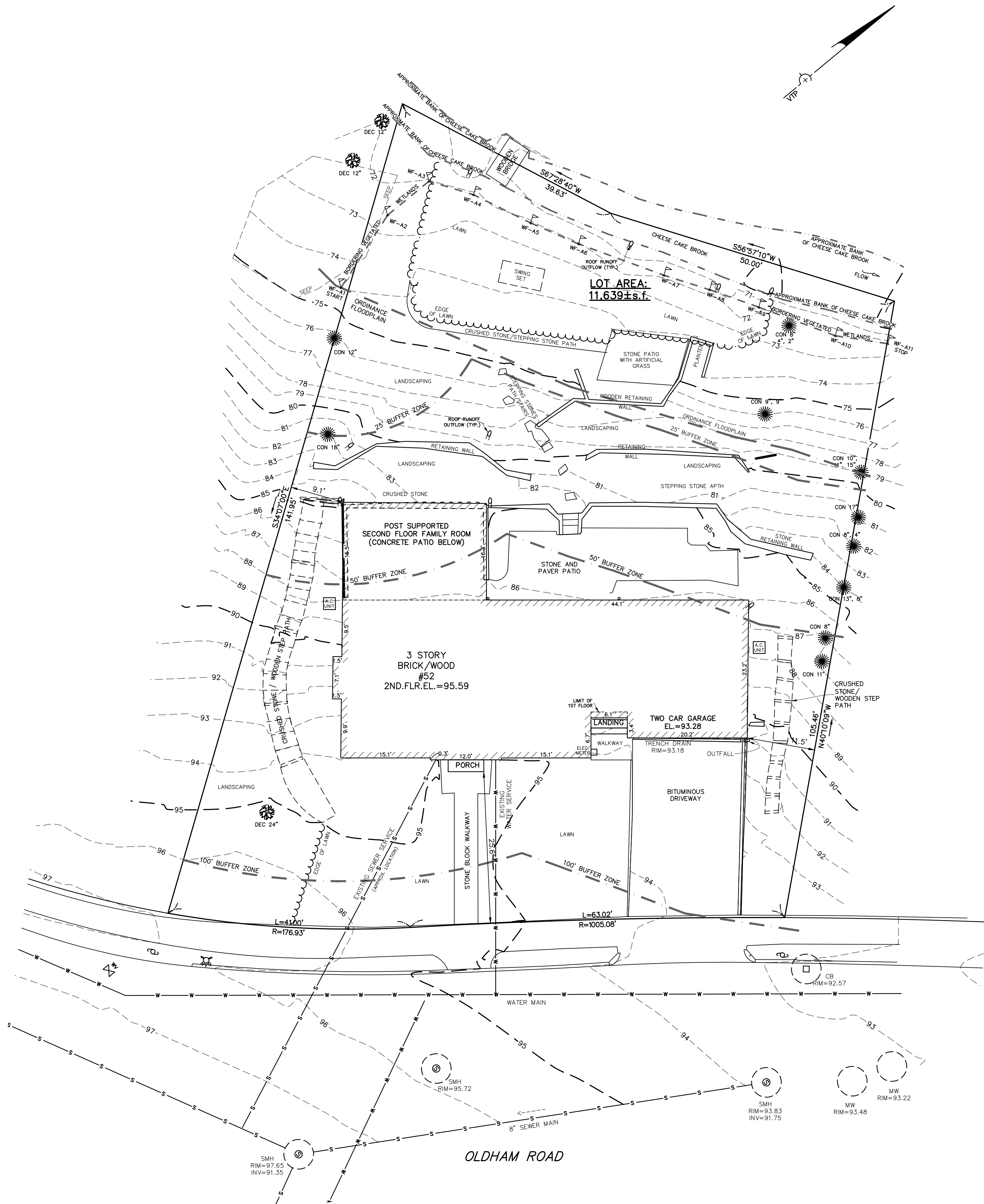


221145.ec2.dwg © 2020 VTP ASSOCIATES, INC.

**LEGEND**

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR - 70 -
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- FIRE HYDRANT



**EXISTING BUILDING HEIGHT**  
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=(C+D)/2 Average Segment Height	F=BxE
1	15.10	93.97	94.70	94.34	1424.46 Sq. Ft.
2	12.00	94.70	94.90	94.80	1137.60 Sq. Ft.
3	15.10	94.90	94.54	94.72	1430.27 Sq. Ft.
4	6.70	94.20	93.28	93.74	628.06 Sq. Ft.
5	6.10	94.05	94.13	94.09	573.95 Sq. Ft.
6	19.40	93.88	93.10	93.49	1813.71 Sq. Ft.
7	0.60	94.10	94.10	94.10	56.46 Sq. Ft.
8	23.20	90.25	85.91	88.08	2043.46 Sq. Ft.
9	44.10	85.10	85.24	85.17	3756.00 Sq. Ft.
10	16.30	86.60	85.00	85.80	1398.54 Sq. Ft.
11	24.21	82.16	83.43	82.80	2004.47 Sq. Ft.
12	43.00	84.69	93.97	89.33	3841.19 Sq. Ft.
<b>Total</b>	<b>225.81</b>				<b>20108.15 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 89.05'**

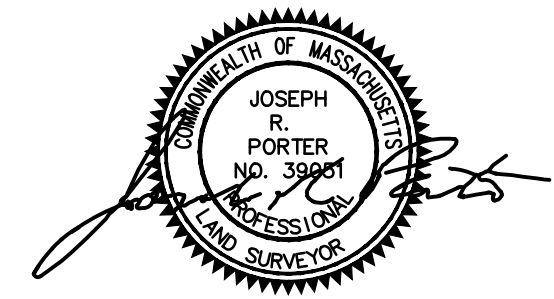
**ZONING CHART**  
NEWTON, MASSACHUSETTS

REGULATION	SUBMISSION: EXISTING	
	REQUIRED	EXISTING
LOT AREA	10,000s.f.	11,639±s.f.
LOT FRONTAGE	80.0'	104.02'
FRONT SETBACK	25.0'	25.6'
SIDE SETBACK	7.5'	9.1'
REAR SETBACK	15.0'	55.4'
BUILDING HEIGHT	36.0'	31.89'
AVERAGE GRADE	-	89.05
LOT COVERAGE	30.0%	18.4%
OPEN SPACE	50.0%	76.8%

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING EXISTING CONDITIONS AT  
#52 OLDHAM ROAD

SCALE: 1in.=10ft. DATE: JULY 1, 2021  
REVISED: FEBRUARY 10, 2022

PROJECT: 221145



**VTP**  
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INC.

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