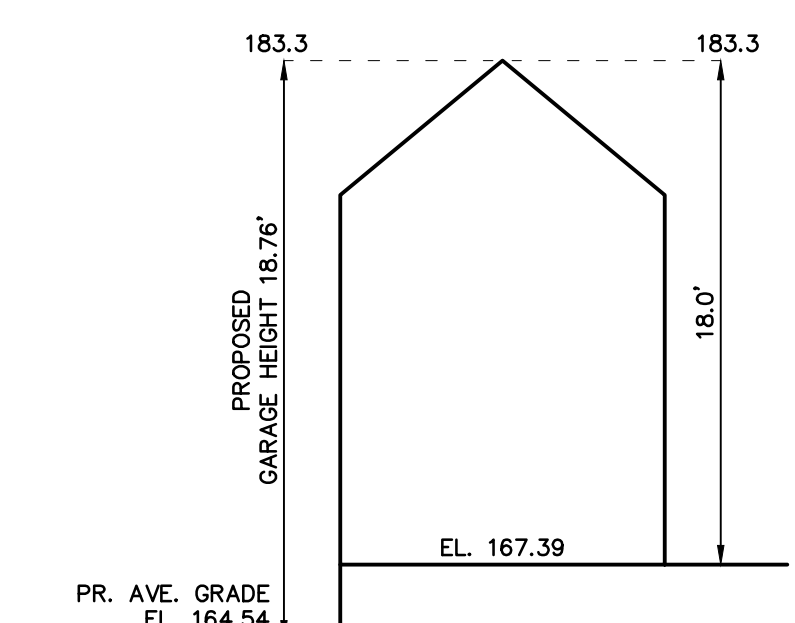


221199_002.dwg (2-2020)

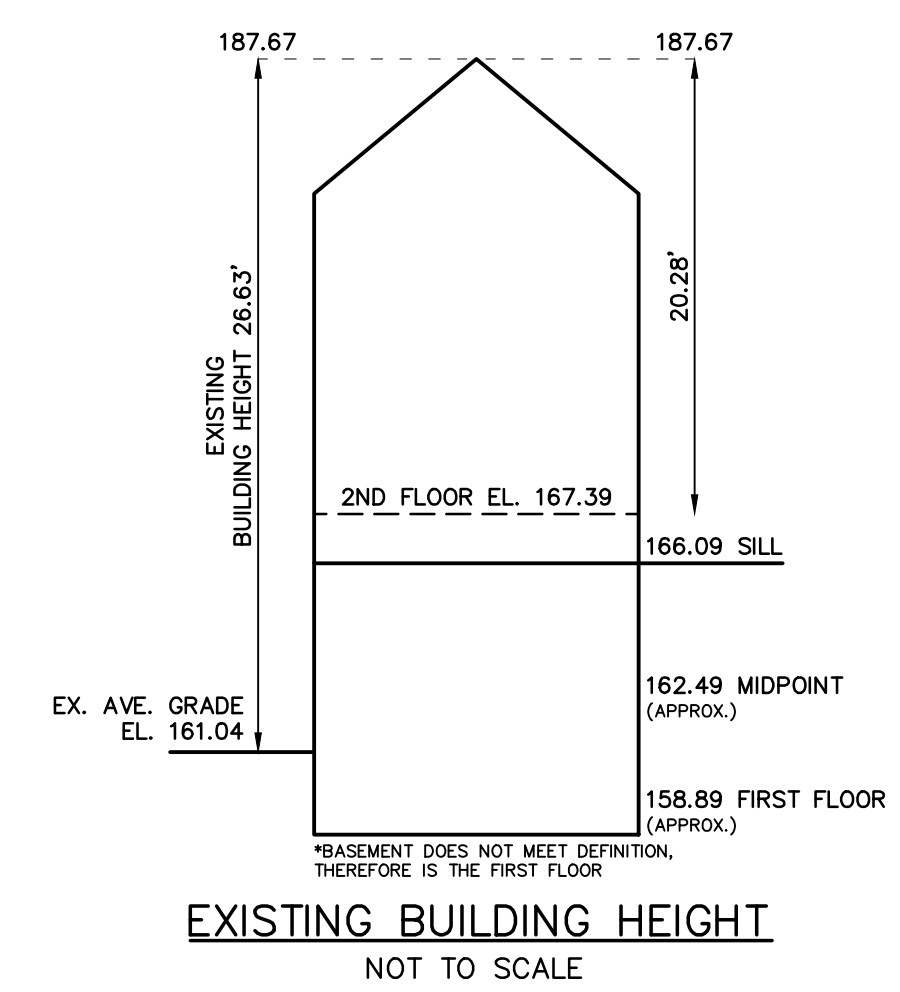
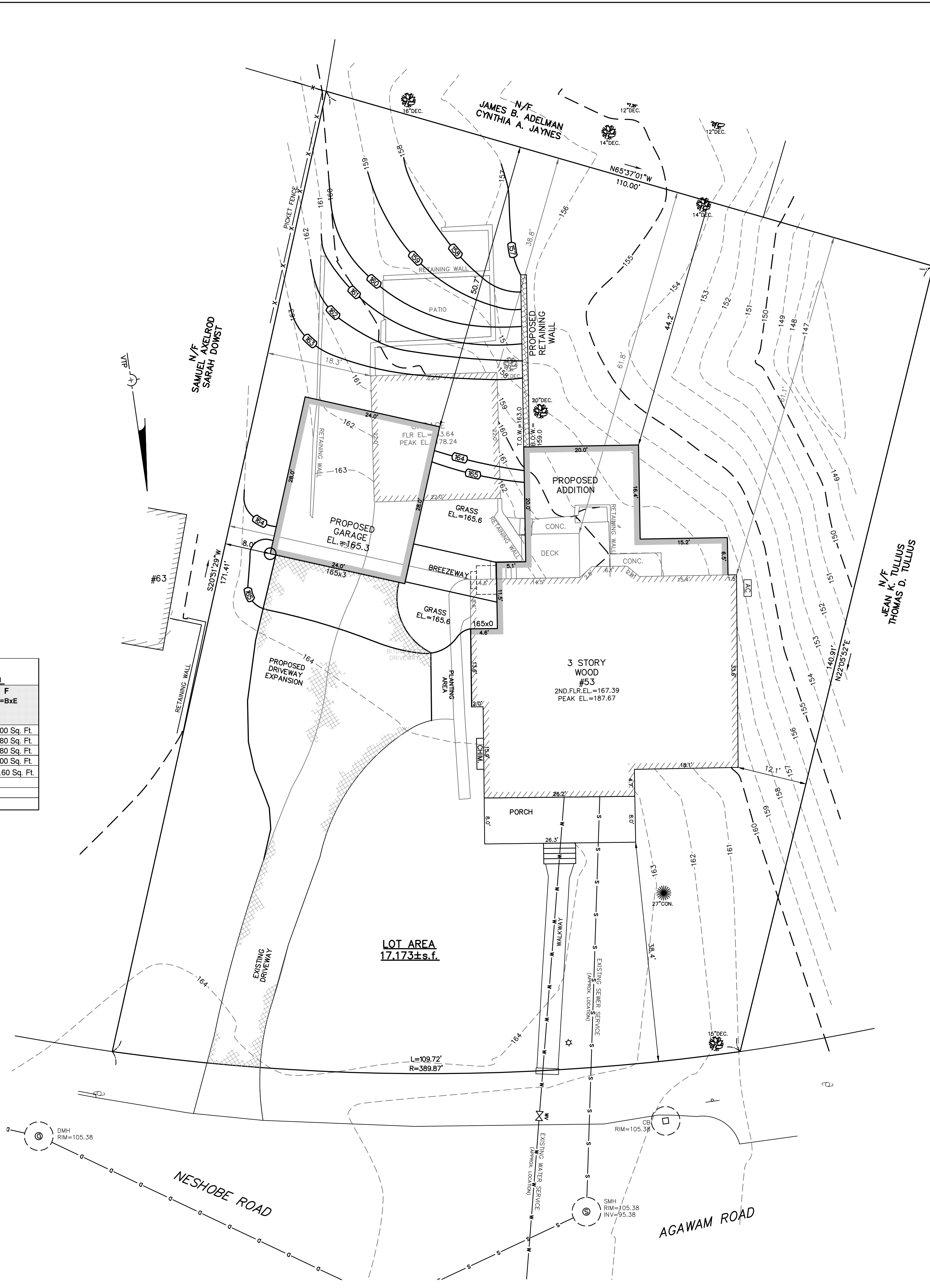
LEGEND

- 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
- FIRE HYDRANT



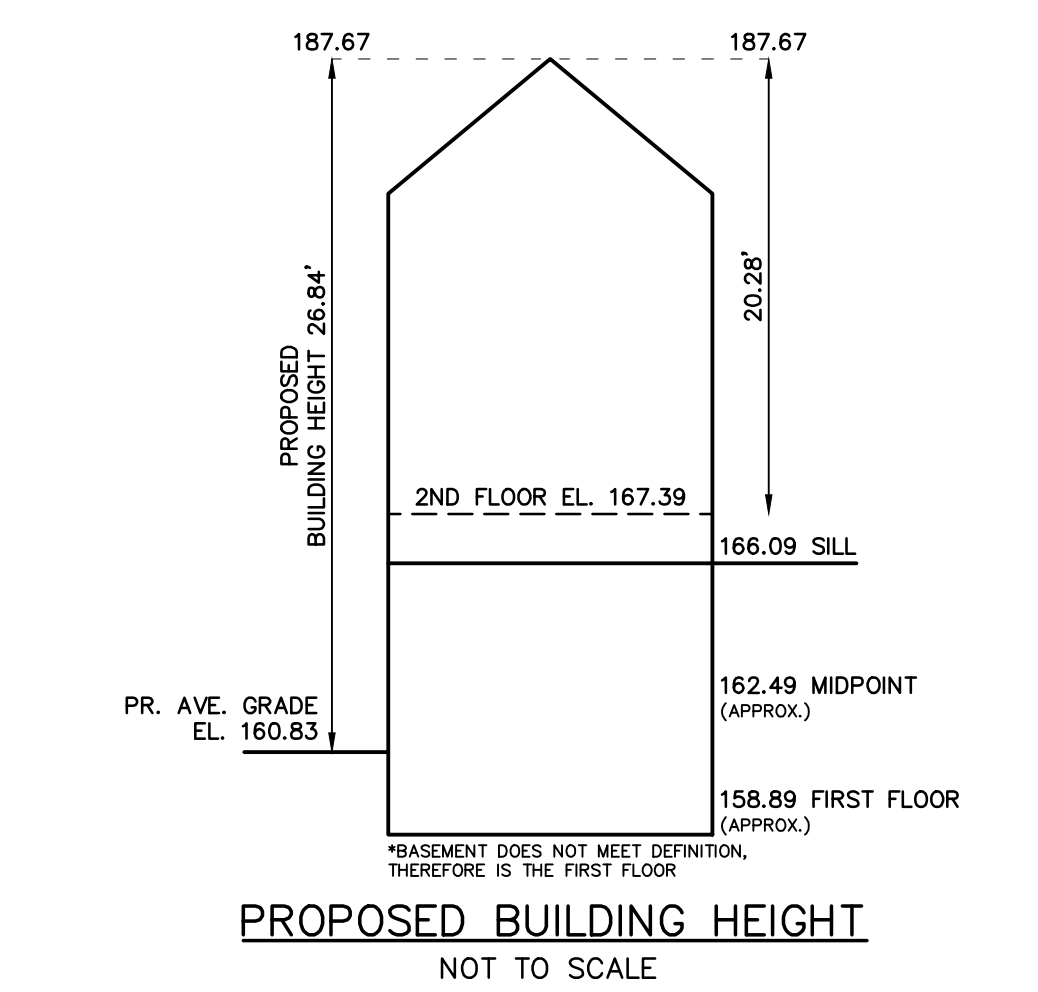
**Length Weighted Mean
Proposed Conditions Average Grade Calculation**

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	24.00	165.00	165.00	165.00	3960.00 Sq. Ft.
2	28.00	165.60	165.60	165.60	4636.80 Sq. Ft.
3	24.00	163.20	163.20	163.20	3916.80 Sq. Ft.
4	28.00	163.50	165.00	164.25	4599.00 Sq. Ft.
Total	104.00				17112.60 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 164.54'					



**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	26.30	164.32	163.25	163.79	4307.55 Sq. Ft.
2	12.70	162.48	161.63	162.06	2058.10 Sq. Ft.
3	18.06	162.53	159.81	161.17	2910.73 Sq. Ft.
4	11.28	157.85	156.67	157.26	1773.89 Sq. Ft.
	13.79	156.67	155.54	156.11	2152.69 Sq. Ft.
5	8.50	155.54	154.92	155.23	1319.48 Sq. Ft.
6	8.50	155.54	154.92	155.23	1319.48 Sq. Ft.
7	6.50	155.53	154.95	155.24	1009.06 Sq. Ft.
8	15.20	157.96	156.21	157.09	2387.69 Sq. Ft.
9	16.40	158.40	155.53	156.97	2574.23 Sq. Ft.
10	19.00	158.45	155.27	156.86	2980.34 Sq. Ft.
11	1.00	163.00	163.00	163.00	163.00 Sq. Ft.
	2.70	163.90	163.90	163.90	442.53 Sq. Ft.
12	2.00	163.90	165.80	164.85	329.70 Sq. Ft.
	15.30	165.80	165.80	165.80	2536.74 Sq. Ft.
13	11.50	165.80	165.80	165.80	1906.70 Sq. Ft.
14	13.60	165.00	165.00	165.00	2244.00 Sq. Ft.
15	23.90	164.33	163.78	164.06	3920.91 Sq. Ft.
Total	178.90				28810.54 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 161.04'					



**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	26.30	164.32	163.25	163.79	4307.55 Sq. Ft.
2	12.70	162.48	161.63	162.06	2058.10 Sq. Ft.
3	18.06	162.53	159.81	161.17	2910.73 Sq. Ft.
4	11.28	157.85	156.67	157.26	1773.89 Sq. Ft.
	13.79	156.67	155.54	156.11	2152.69 Sq. Ft.
5	8.50	155.54	154.92	155.23	1319.48 Sq. Ft.
6	8.50	155.54	154.92	155.23	1319.48 Sq. Ft.
7	6.50	155.53	154.95	155.24	1009.06 Sq. Ft.
8	15.20	157.96	156.21	157.09	2387.69 Sq. Ft.
9	16.40	158.40	155.53	156.97	2574.23 Sq. Ft.
10	19.00	158.45	155.27	156.86	2980.34 Sq. Ft.
11	1.00	163.00	163.00	163.00	163.00 Sq. Ft.
	2.70	163.90	163.90	163.90	442.53 Sq. Ft.
12	2.00	163.90	165.80	164.85	329.70 Sq. Ft.
	15.30	165.80	165.80	165.80	2536.74 Sq. Ft.
13	11.50	165.80	165.80	165.80	1906.70 Sq. Ft.
14	13.60	165.00	165.00	165.00	2244.00 Sq. Ft.
15	23.90	164.33	163.78	164.06	3920.91 Sq. Ft.
Total	217.73				35017.31 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 160.83'					

IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING, PORCH, BREEZEWAY	1,886.9s.f.	2,508.4s.f.
GARAGE	483.8s.f.	672.0s.f.
DRIVEWAY	1,371.9s.f.	1,462.6s.f.
PATIO	198.2s.f.	-
WALKWAY, WALLS, CONC., PADS, ETC	507.2s.f.	166.2s.f.
TOTAL	4,448.0s.f.	4,809.2s.f.
INCREASE IN IMPERVIOUS AREA		361.2s.f.
LOT AREA		17,173.0s.f.
4% OF LOT AREA (OR 400s.f. MAX.)		USE 400s.f. MAX.
361.2s.f. < 400s.f. --->		DRAINAGE NOT REQUIRED

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	SUBMISSION: PROPOSED	
		EXISTING	PROPOSED
LOT AREA	10,000s.f.	17,173s.f.	N/C
LOT FRONTAGE	80.0'	109.72'	N/C
FRONT SETBACK	25.0'	38.4'	N/C
SIDE SETBACK	7.5'	12.1'	N/C
REAR SETBACK	15.0'	61.1'	44.2'
BUILDING HEIGHT	36.0'	26.63'	26.84'
AVERAGE GRADE	-	161.04	160.83
GARAGE HEIGHT	22.0'	N/A	18.76'
GARAGE AVG. GRADE	-	-	164.54
LOT COVERAGE	30.0%	13.8%	18.5%
OPEN SPACE	50.0%	84.9%	73.0%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#53 NESHOB ROAD
SCALE: 1in.=10ft. DATE: MARCH 31, 2020

PROJECT: 221199
VTP
ASSOCIATES
INC.

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

