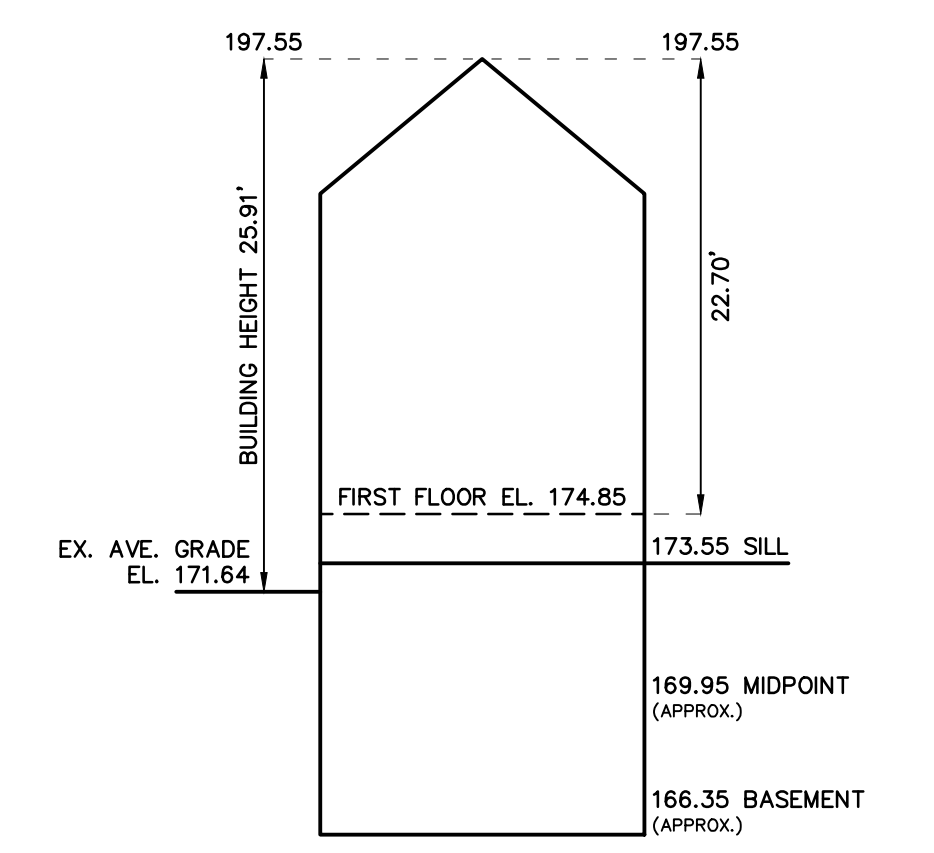
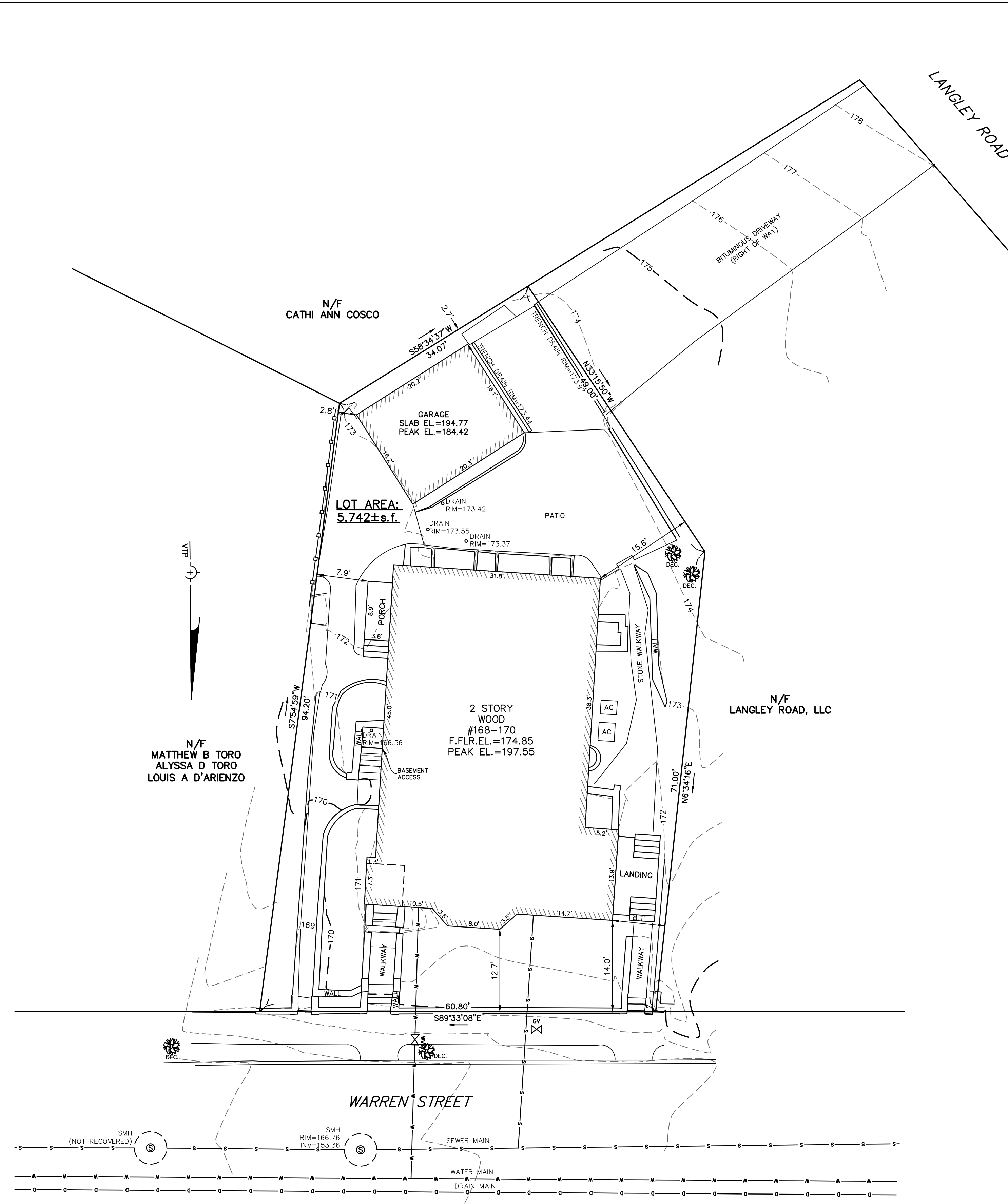


99154\_ac.dwg

**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**

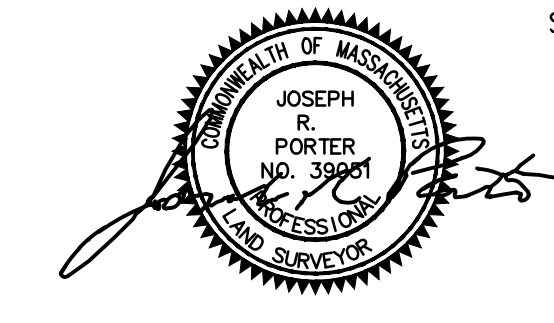
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Average Segment Height	F F=BxE
1	7.25	170.23	170.00	170.12	1233.33 Sq. Ft.
2	11.91	170.46	169.81	170.14	2026.31 Sq. Ft.
3	7.95	169.81	166.66	168.24	1337.47 Sq. Ft.
4	13.45	171.96	171.27	171.62	2308.22 Sq. Ft.
5	8.93	172.30	171.91	172.11	1536.90 Sq. Ft.
6	31.83	173.66	172.56	173.11	5510.09 Sq. Ft.
7	38.32	172.66	171.98	172.32	6603.30 Sq. Ft.
8	13.92	171.85	171.11	171.48	2387.00 Sq. Ft.
9	14.67	171.34	171.14	171.24	2512.09 Sq. Ft.
10	8.05	170.94	170.81	170.88	1375.54 Sq. Ft.
11	10.47	171.19	170.75	170.97	1790.06 Sq. Ft.
<b>Total</b>	<b>166.75</b>				<b>28620.32 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 171.64'**

**ZONING CHART**  
NEWTON, MASSACHUSETTS

	ZONE: MR-1 (OLD)	SUBMISSION: EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	5,742±s.f.
LOT FRONTAGE	70.0'	60.80'
FRONT SETBACK	25.0'	12.7'
SIDE SETBACK	7.5'	7.9'
REAR SETBACK	15.0'	N/A
BUILDING HEIGHT	36.0'	25.91'
AVERAGE GRADE	-	171.64
LOT COVERAGE	30.0%	37.1%
OPEN SPACE	50.0%	57.6%

**TOPOGRAPHIC SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING EXISTING CONDITIONS AT  
#168-170 WARREN STREET  
SCALE: 1in.=10ft. DATE: JUNE 7, 2022



PROJECT: 99154  
**VTP**  
ASSOCIATES  
INC.

LAND SURVEYORS - CIVIL ENGINEERS.  
132 ADAMS STREET 2ND FLOOR SUITE 3  
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