

220214_dp_3.dwg

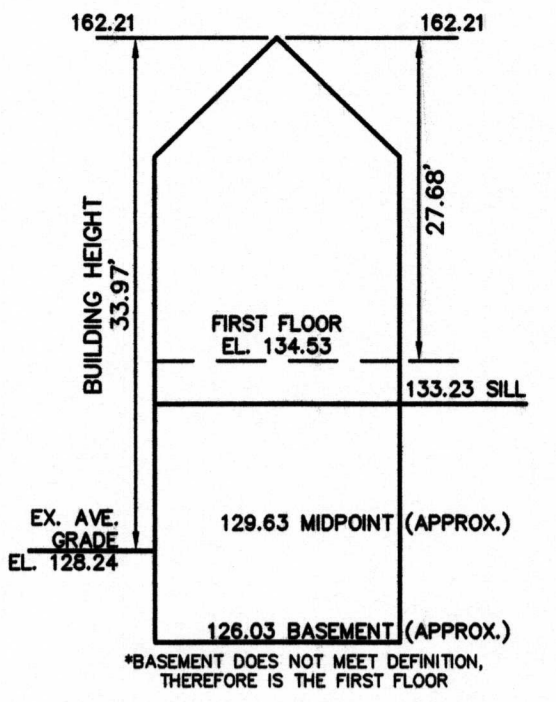
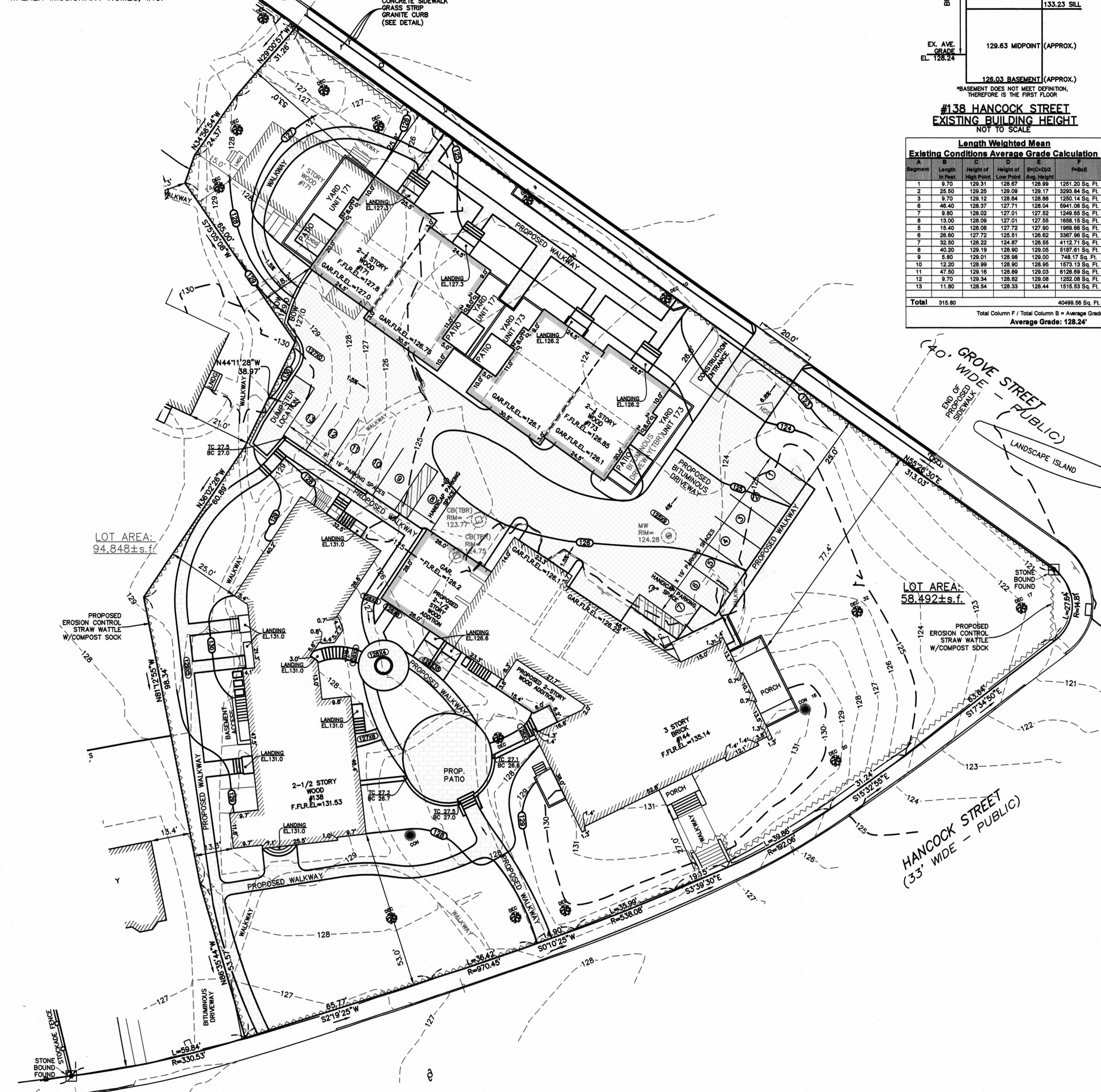
LEGEND

- 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 DEC. 22"
- CONIFEROUS TREE CON. 12"
- FIRE HYDRANT
- HANDICAP SPACE

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEED REFERENCE
 BOOK 5611 PAGE 478
 BOOK 2977 PAGE 123
 BOOK 7416 PAGE 511
 BOOK 7508 PAGE 256

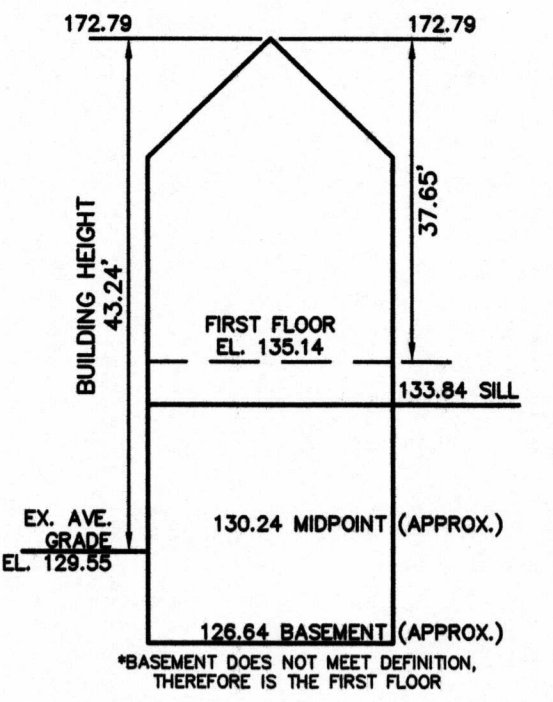
OWNER OF RECORD
 WALKER MISSIONARY HOMES, INC.



#138 HANCOCK STREET
 EXISTING BUILDING HEIGHT
 NOT TO SCALE

Length Weighted Mean Existing Conditions Average Grade Calculation						
Segment	A	B	C	D	E	F
Length in Feet	Height of High Point	Height of Low Point	Height of Avg. Height	Area	Volume	Perimeter
1	9.70	129.31	128.87	129.09	129.09	1291.20 Sq. Ft.
2	25.50	129.25	129.09	129.17	3393.84 Sq. Ft.	
3	9.70	129.12	128.84	128.88	1250.14 Sq. Ft.	
4	46.40	128.37	127.71	128.04	5941.09 Sq. Ft.	
5	8.60	128.02	127.01	127.52	1049.65 Sq. Ft.	
6	13.00	128.09	127.51	127.85	1658.15 Sq. Ft.	
7	18.40	128.08	127.72	127.90	1969.98 Sq. Ft.	
8	28.00	127.72	126.91	126.82	3367.98 Sq. Ft.	
9	32.50	128.22	124.87	126.55	4112.71 Sq. Ft.	
10	40.20	128.19	126.90	127.05	5187.61 Sq. Ft.	
11	47.50	128.18	126.99	127.03	6126.89 Sq. Ft.	
12	9.70	128.34	128.82	128.08	1250.08 Sq. Ft.	
13	11.80	128.54	128.33	128.44	1518.53 Sq. Ft.	
Total	315.80				40499.66 Sq. Ft.	

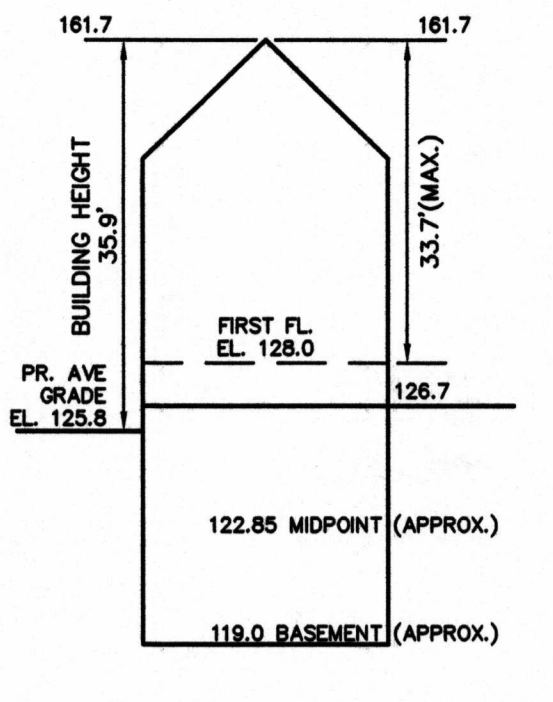
Total Column F / Total Column B = Average Grade
Average Grade: 128.24'



#144 HANCOCK STREET
 EXISTING BUILDING HEIGHT
 NOT TO SCALE

Length Weighted Mean Existing Conditions Average Grade Calculation						
Segment	A	B	C	D	E	F
Length in Feet	Height of High Point	Height of Low Point	Height of Avg. Height	Area	Volume	Perimeter
1	29.40	131.08	131.16	131.12	4295.43 Sq. Ft.	
2	24.90	129.40	129.00	129.20	3073.30 Sq. Ft.	
3	9.00	129.00	129.00	129.00	1125.00 Sq. Ft.	
4	8.00	129.10	128.10	128.10	1000.80 Sq. Ft.	
5	11.00	128.90	128.90	128.90	1378.90 Sq. Ft.	
6	12.10	131.58	131.41	131.49	1590.97 Sq. Ft.	
7	7.80	131.86	130.14	130.90	1021.02 Sq. Ft.	
8	12.00	130.52	130.14	130.33	1508.99 Sq. Ft.	
9	8.90	128.33	125.41	126.87	818.19 Sq. Ft.	
10	8.90	128.52	124.99	126.28	1102.24 Sq. Ft.	
11	16.40	125.07	124.99	125.03	2025.38 Sq. Ft.	
12	7.20	125.81	125.07	125.44	923.17 Sq. Ft.	
13	48.40	125.28	125.05	125.17	5607.89 Sq. Ft.	
14	23.30	124.40	124.78	124.86	2906.13 Sq. Ft.	
15	42.08	125.53	125.13	125.33	5273.86 Sq. Ft.	
16	23.30	128.75	128.59	128.67	2939.76 Sq. Ft.	
17	8.30	128.71	128.54	128.63	1050.99 Sq. Ft.	
18	27.70	128.68	128.54	128.61	3507.70 Sq. Ft.	
19	18.00	127.18	126.58	126.88	2030.98 Sq. Ft.	
20	38.00	130.69	127.48	129.09	4905.33 Sq. Ft.	
Total	396.28				51339.81 Sq. Ft.	

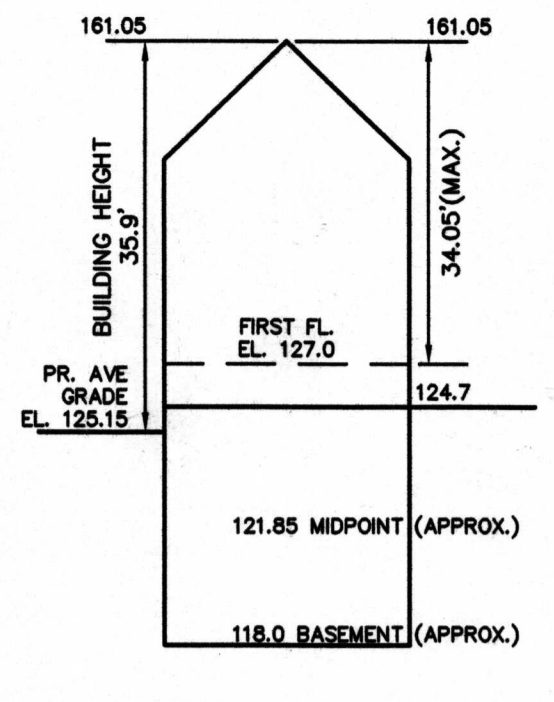
Total Column F / Total Column B = Average Grade
Average Grade: 129.55'



#171 GROVE STREET
 PROPOSED BUILDING HEIGHT
 NOT TO SCALE

Length Weighted Mean Proposed Conditions Average Grade Calculation						
Segment	A	B	C	D	E	F
Length in Feet	Height of High Point	Height of Low Point	Height of Avg. Height	Area	Volume	Perimeter
1	28.50	128.20	128.90	128.05	3214.28 Sq. Ft.	
2	24.90	128.40	128.00	128.20	3073.30 Sq. Ft.	
3	9.00	129.00	129.00	129.00	1125.00 Sq. Ft.	
4	8.00	129.10	128.10	128.10	1000.80 Sq. Ft.	
5	11.00	128.90	128.90	128.90	1378.90 Sq. Ft.	
6	10.00	128.90	128.90	128.90	1250.00 Sq. Ft.	
7	20.50	128.00	126.00	127.00	2643.00 Sq. Ft.	
8	24.00	128.00	126.00	127.00	3087.00 Sq. Ft.	
9	20.00	128.00	126.00	127.00	2500.00 Sq. Ft.	
10	8.00	128.00	126.00	127.00	1000.00 Sq. Ft.	
11	10.00	128.00	126.00	127.00	1250.00 Sq. Ft.	
Total	181.00				22789.00 Sq. Ft.	

Total Column F / Total Column B = Average Grade
Average Grade: 126.80'



#173 GROVE STREET
 PROPOSED BUILDING HEIGHT
 NOT TO SCALE

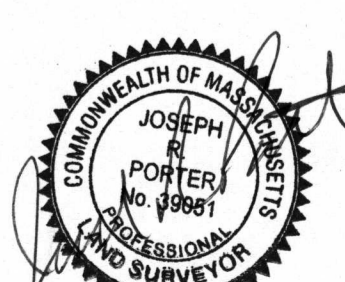
Length Weighted Mean Proposed Conditions Average Grade Calculation						
Segment	A	B	C	D	E	F
Length in Feet	Height of High Point	Height of Low Point	Height of Avg. Height	Area	Volume	Perimeter
1	25.50	128.50	128.00	128.25	3193.88 Sq. Ft.	
2	24.90	128.00	128.00	128.00	3062.80 Sq. Ft.	
3	9.00	128.00	128.00	128.00	1125.00 Sq. Ft.	
4	8.00	128.50	128.50	128.50	1004.00 Sq. Ft.	
5	11.00	128.50	128.50	128.50	1378.50 Sq. Ft.	
6	10.00	128.50	128.50	128.50	1250.00 Sq. Ft.	
7	20.50	126.00	126.00	126.00	2643.00 Sq. Ft.	
8	24.00	126.00	126.00	126.00	3087.00 Sq. Ft.	
9	20.00	126.00	126.00	126.00	2500.00 Sq. Ft.	
10	8.00	126.50	126.50	126.50	1000.00 Sq. Ft.	
11	10.00	128.50	128.50	128.50	1250.00 Sq. Ft.	
Total	181.00				22892.08 Sq. Ft.	

Total Column F / Total Column B = Average Grade
Average Grade: 126.15'

PARKING COUNT		
	REQUIRED	PROPOSED
NUMBER OF UNITS	-	15
NUMBER OF PARKING SPACES	30	26*
GARAGE SPACES	-	13
EXTERIOR SPACES	-	13
HANDICAP SPACES	2	2

* WAIVER REQUIRED

ZONING CHART				
NEWTON, MASSACHUSETTS				
ZONE: SR-3(EXISTING) AND MR2(PROPOSED)		SUBMISSION: SPECIAL PERMIT		
REGULATION	SR-3(EXISTING)	MR2(PROPOSED)	EXISTING	PROPOSED
LOT AREA	7,000s.f.	10,000s.f.	58,492±s.f.	58,492±s.f.
LOT FRONTAGE	70.0'	80.0'	647.64'	647.64'
FRONT SETBACK	25.0'	25.0'	26.7'	25.8'
SIDE SETBACK	7.5'	10.0'	13.3'	13.3'
REAR SETBACK	15.0'	15.0'	23.5'	53.0'
LOT COVERAGE	30.0%	30.0%	17.8%	23.6%
OPEN SPACE	50.0%	50.0%	56.7%	60.6%



ZONING PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 169 GROVE STREET AND 144 HANCOCK STREET
 SCALE: 1in.=20ft. DATE: MAY 4, 2022;
 REVISED: JULY 29, 2022
 PROJECT: 220214

VTP ASSOCIATES INC.
 LAND SURVEYORS - CIVIL ENGINEERS.
 132 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271
 SHEET 1 OF 3

