220214_Jsp_4.dwg

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 — GV

WATER VALVE — W

DRAIN MANHOLE — D

SEWER MANHOLE — S

CATCH BASIN

UTILITY POLE

LIGHT POLE

DECIDUOUS TREE — DEC. 22"

CONIFEROUS TREE — CON. 12"

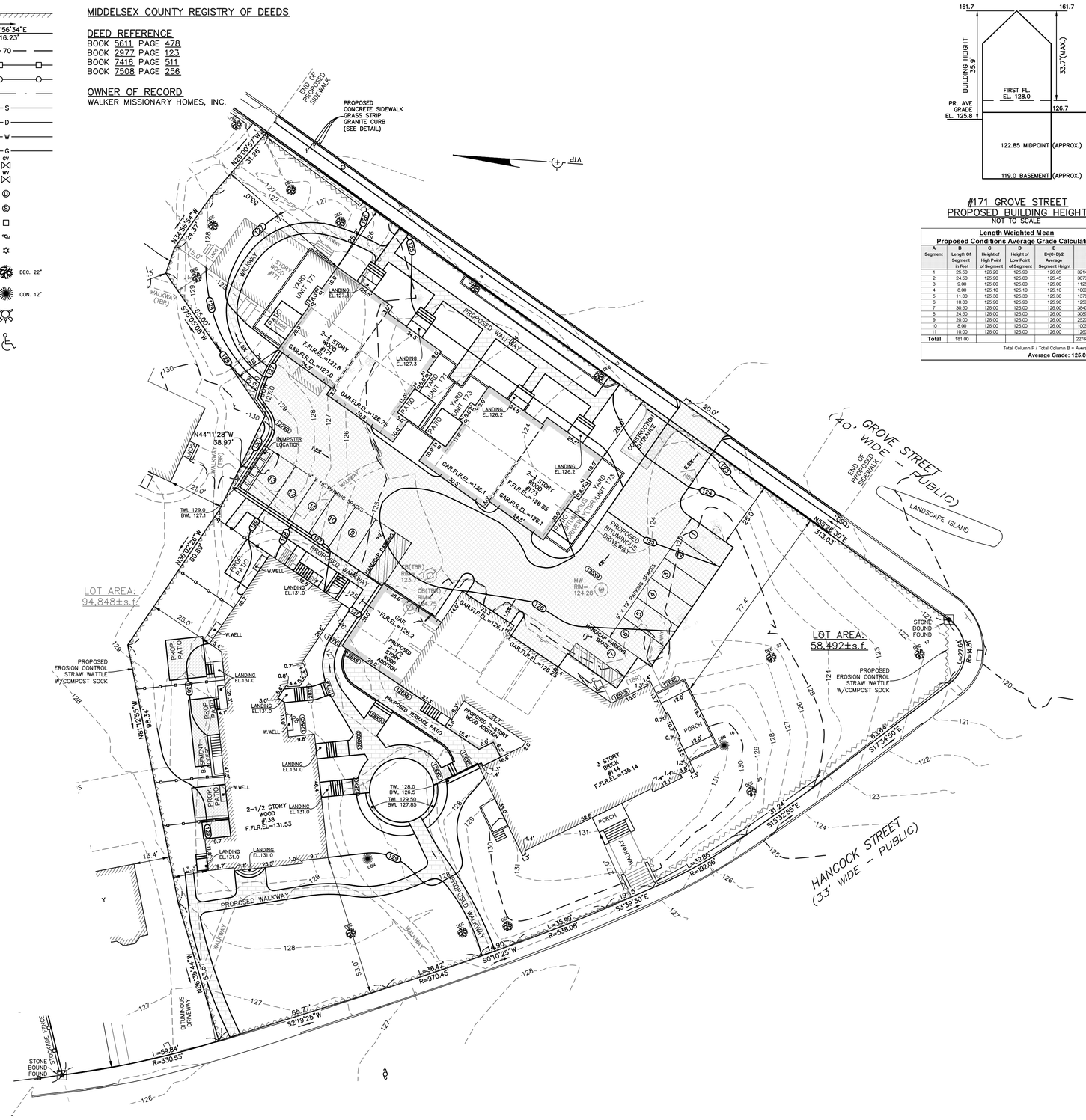
FIRE HYDRANT

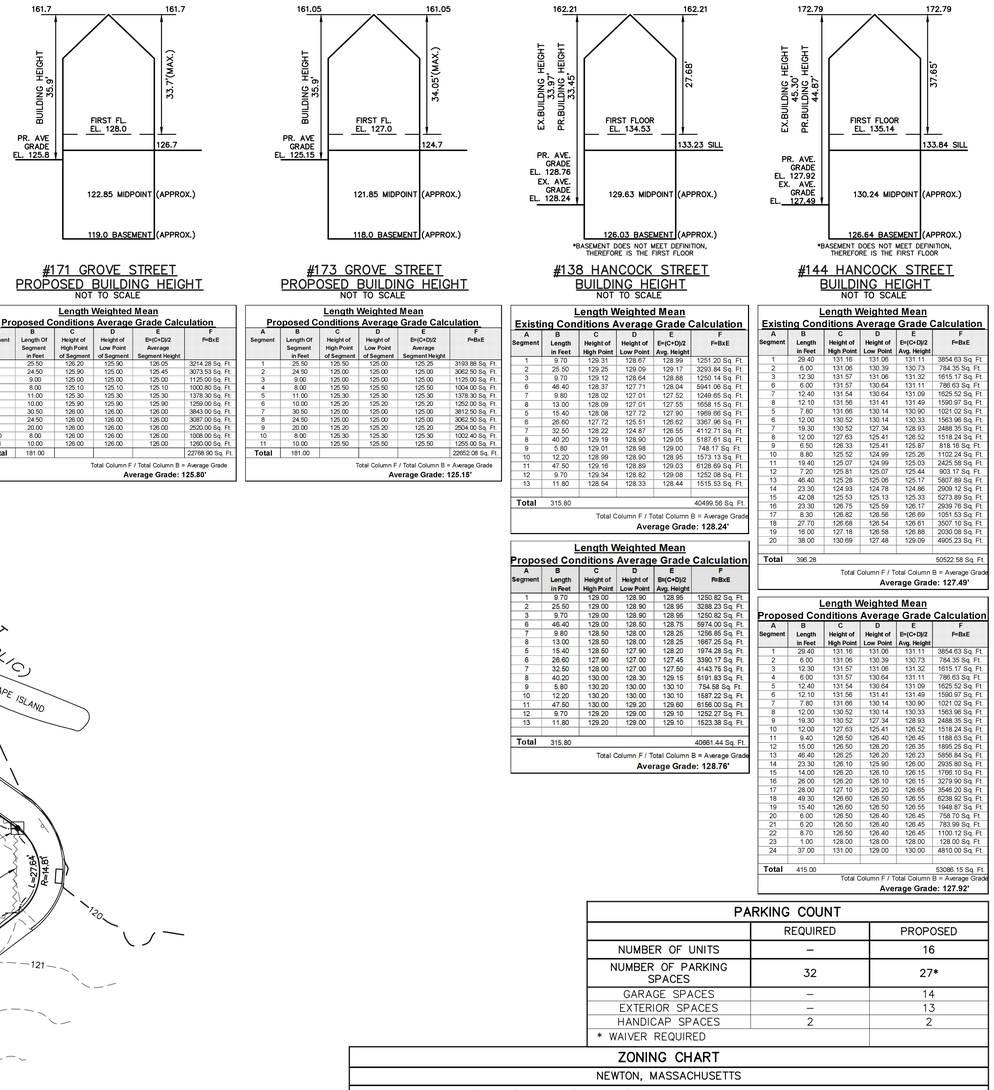
HANDICAP SPACE

MIDDELSEX 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.





#171 GROVE STREET
PROPOSED BUILDING HEIGHT
NOT TO SCALE

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	25.50	126.20	125.90	126.05	3214.28 Sq. Ft.
2	24.50	125.90	125.00	125.45	3073.53 Sq. Ft.
3	9.00	125.00	125.00	125.00	1125.00 Sq. Ft.
4	8.00	125.10	125.10	125.10	1000.80 Sq. Ft.
5	11.00	125.30	125.30	125.30	1378.30 Sq. Ft.
6	10.00	125.90	125.90	125.90	1259.00 Sq. Ft.
7	30.50	126.00	126.00	126.00	3843.00 Sq. Ft.
8	24.50	126.00	126.00	126.00	3087.00 Sq. Ft.
9	20.00	126.00	126.00	126.00	2520.00 Sq. Ft.
10	8.00	126.00	126.00	126.00	1008.00 Sq. Ft.
11	10.00	125.00	126.00	126.00	1260.00 Sq. Ft.
Total	181.00				22758.90 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 125.80'

#173 GROVE STREET
PROPOSED BUILDING HEIGHT
NOT TO SCALE

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	25.50	125.50	125.00	125.25	3193.88 Sq. Ft.
2	24.50	125.00	125.00	125.00	3062.50 Sq. Ft.
3	9.00	125.00	125.00	125.00	1125.00 Sq. Ft.
4	8.00	125.50	125.50	125.50	1004.00 Sq. Ft.
5	11.00	125.30	125.30	125.30	1378.30 Sq. Ft.
6	10.00	125.20	125.20	125.20	1252.00 Sq. Ft.
7	30.50	125.00	125.00	125.00	3812.50 Sq. Ft.
8	24.50	125.00	125.00	125.00	3062.50 Sq. Ft.
9	20.00	125.20	125.20	125.20	2504.00 Sq. Ft.
10	8.00	125.30	125.30	125.30	1002.40 Sq. Ft.
11	10.00	125.50	125.50	125.50	1255.00 Sq. Ft.
Total	181.00				22852.08 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 125.15'

#138 HANCOCK STREET
BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean
Existing Conditions Average Grade Calculation

A Segment	B Length in Feet	C Height of High Point	D Height of Low Point	E=(C+D)/2 Avg. Height	F=BxE
1	9.70	129.31	128.67	128.99	1251.20 Sq. Ft.
2	25.50	129.25	129.09	129.17	3293.84 Sq. Ft.
3	9.70	129.12	128.64	128.88	1250.14 Sq. Ft.
4	46.40	128.37	127.71	128.04	5941.06 Sq. Ft.
5	9.80	128.02	127.01	127.52	1249.65 Sq. Ft.
6	13.00	128.09	127.01	127.55	1658.15 Sq. Ft.
7	15.40	128.08	127.72	127.90	1969.66 Sq. Ft.
8	26.60	127.72	125.51	126.62	3367.96 Sq. Ft.
9	32.50	128.22	124.87	126.55	4112.71 Sq. Ft.
10	40.20	129.19	128.90	129.05	5187.61 Sq. Ft.
11	5.80	129.01	128.98	129.00	748.17 Sq. Ft.
12	12.20	128.99	128.90	128.95	1573.13 Sq. Ft.
13	47.50	129.16	128.89	129.03	6128.69 Sq. Ft.
14	9.70	129.34	128.82	129.08	1252.08 Sq. Ft.
15	11.80	128.54	128.33	128.44	1515.53 Sq. Ft.
Total	315.80				40499.56 Sq. Ft.

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

Length Weighted Mean
Proposed Conditions Average Grade Calculation

A Segment	B Length in Feet	C Height of High Point	D Height of Low Point	E=(C+D)/2 Avg. Height	F=BxE
1	9.70	129.00	128.90	128.95	1250.82 Sq. Ft.
2	25.50	129.00	128.90	128.95	3288.23 Sq. Ft.
3	9.70	129.00	128.90	128.95	1250.82 Sq. Ft.
4	46.40	128.60	128.50	128.75	5974.00 Sq. Ft.
5	9.80	128.50	128.00	128.25	1256.85 Sq. Ft.
6	13.00	128.50	128.00	128.25	1667.25 Sq. Ft.
7	15.40	128.50	127.90	128.20	1974.28 Sq. Ft.
8	26.60	127.90	127.00	127.45	3390.17 Sq. Ft.
9	32.50	128.00	127.00	127.50	4143.75 Sq. Ft.
10	40.20	130.00	128.30	129.15	5191.83 Sq. Ft.
11	5.80	130.20	130.00	130.10	754.58 Sq. Ft.
12	12.20	130.20	130.00	130.10	1587.22 Sq. Ft.
13	47.50	130.00	129.20	129.60	6156.00 Sq. Ft.
14	9.70	129.20	129.00	129.10	1252.27 Sq. Ft.
15	11.80	129.20	129.00	129.10	1523.38 Sq. Ft.
Total	315.80				40861.44 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 128.76'

#144 HANCOCK STREET
BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean
Existing Conditions Average Grade Calculation

A Segment	B Length in Feet	C Height of High Point	D Height of Low Point	E=(C+D)/2 Avg. Height	F=BxE
1	29.40	131.16	131.06	131.11	3854.63 Sq. Ft.
2	6.00	131.06	130.39	130.73	784.35 Sq. Ft.
3	12.30	131.57	131.06	131.32	1615.17 Sq. Ft.
4	6.00	131.57	130.64	131.11	786.63 Sq. Ft.
5	12.40	131.54	130.64	131.09	1625.52 Sq. Ft.
6	12.10	131.56	131.41	131.49	1590.97 Sq. Ft.
7	7.80	131.66	130.14	130.90	1021.02 Sq. Ft.
8	12.00	130.52	130.14	130.33	1563.96 Sq. Ft.
9	19.30	130.52	127.34	128.93	2488.35 Sq. Ft.
10	12.00	127.63	125.41	126.52	1518.24 Sq. Ft.
11	9.40	126.50	126.40	126.45	1188.63 Sq. Ft.
12	15.00	126.50	126.20	126.35	1895.25 Sq. Ft.
13	46.40	126.25	126.20	126.23	5856.84 Sq. Ft.
14	23.30	126.10	125.90	126.00	2935.80 Sq. Ft.
15	14.00	126.20	126.10	126.15	1766.10 Sq. Ft.
16	26.00	126.20	126.10	126.15	3279.90 Sq. Ft.
17	28.00	127.10	126.20	126.65	3546.20 Sq. Ft.
18	49.30	126.60	126.50	126.55	6238.92 Sq. Ft.
19	15.40	126.60	126.50	126.55	1948.87 Sq. Ft.
20	6.00	126.50	126.40	126.45	758.70 Sq. Ft.
21	6.20	126.50	126.40	126.45	783.99 Sq. Ft.
22	8.70	126.50	126.40	126.45	1100.12 Sq. Ft.
23	1.00	128.00	128.00	128.00	128.00 Sq. Ft.
24	37.00	131.00	129.00	130.00	4810.00 Sq. Ft.
Total	415.00				53086.15 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 127.92'

Length Weighted Mean
Proposed Conditions Average Grade Calculation

A Segment	B Length in Feet	C Height of High Point	D Height of Low Point	E=(C+D)/2 Avg. Height	F=BxE
1	29.40	131.16	131.06	131.11	3854.63 Sq. Ft.
2	6.00	131.06	130.39	130.73	784.35 Sq. Ft.
3	12.30	131.57	131.06	131.32	1615.17 Sq. Ft.
4	6.00	131.57	130.64	131.11	786.63 Sq. Ft.
5	12.40	131.54	130.64	131.09	1625.52 Sq. Ft.
6	12.10	131.56	131.41	131.49	1590.97 Sq. Ft.
7	7.80	131.66	130.14	130.90	1021.02 Sq. Ft.
8	12.00	130.52	130.14	130.33	1563.96 Sq. Ft.
9	19.30	130.52	127.34	128.93	2488.35 Sq. Ft.
10	12.00	127.63	125.41	126.52	1518.24 Sq. Ft.
11	9.40	126.50	126.40	126.45	1188.63 Sq. Ft.
12	15.00	126.50	126.20	126.35	1895.25 Sq. Ft.
13	46.40	126.25	126.20	126.23	5856.84 Sq. Ft.
14	23.30	126.10	125.90	126.00	2935.80 Sq. Ft.
15	14.00	126.20	126.10	126.15	1766.10 Sq. Ft.
16	26.00	126.20	126.10	126.15	3279.90 Sq. Ft.
17	28.00	127.10	126.20	126.65	3546.20 Sq. Ft.
18	49.30	126.60	126.50	126.55	6238.92 Sq. Ft.
19	15.40	126.60	126.50	126.55	1948.87 Sq. Ft.
20	6.00	126.50	126.40	126.45	758.70 Sq. Ft.
21	6.20	126.50	126.40	126.45	783.99 Sq. Ft.
22	8.70	126.50	126.40	126.45	1100.12 Sq. Ft.
23	1.00	128.00	128.00	128.00	128.00 Sq. Ft.
24	37.00	131.00	129.00	130.00	4810.00 Sq. Ft.
Total	415.00				53086.15 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 127.92'

PARKING COUNT

	REQUIRED	PROPOSED
NUMBER OF UNITS	–	16
NUMBER OF PARKING SPACES	32	27*
GARAGE SPACES	–	14
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'	14.0'	53.0'
LOT COVERAGE	30.0%	30.0%	17.8%	23.5%
OPEN SPACE	50.0%	50.0%	62.0%	61.0%

0 20 50 100
SCALE: 1" = 20'

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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:
SEPTEMBER 15, 2022

PROJECT: 220214

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTER
NO. 39951
REGISTERED PROFESSIONAL LAND SURVEYOR

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS.
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NEWTON, MA 02458
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