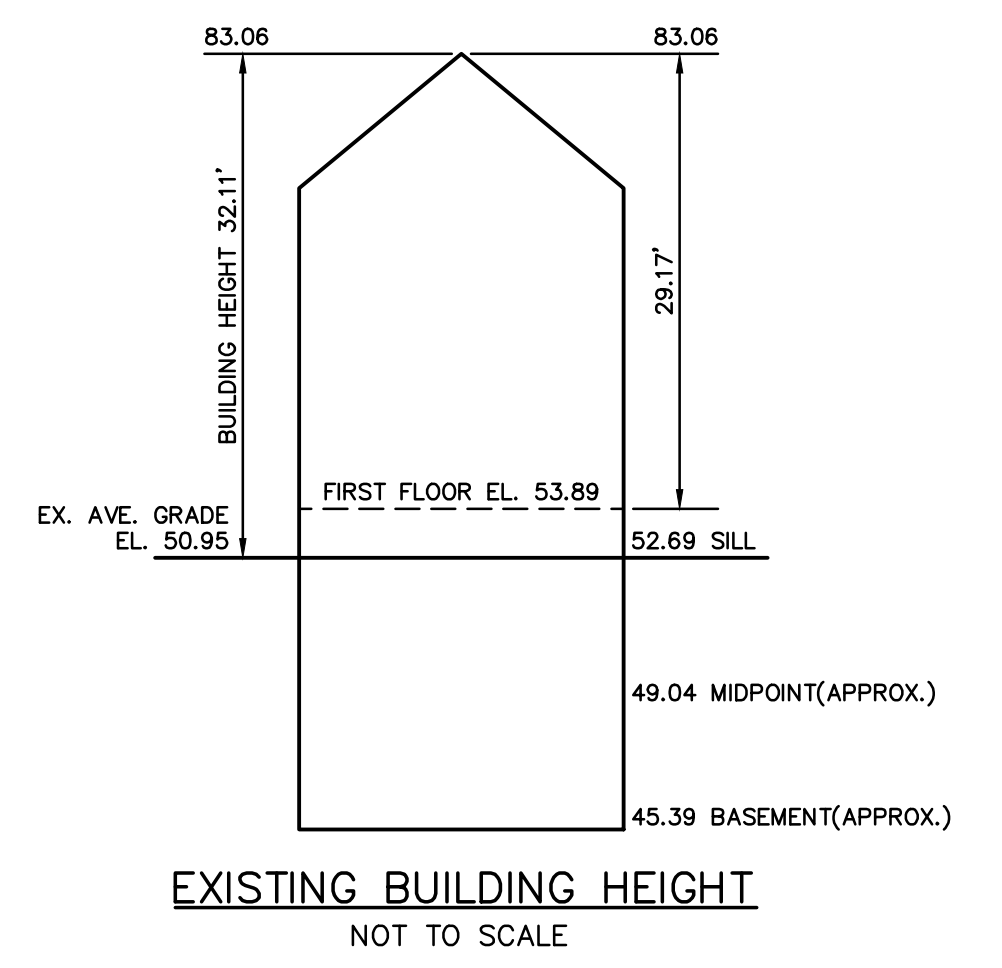
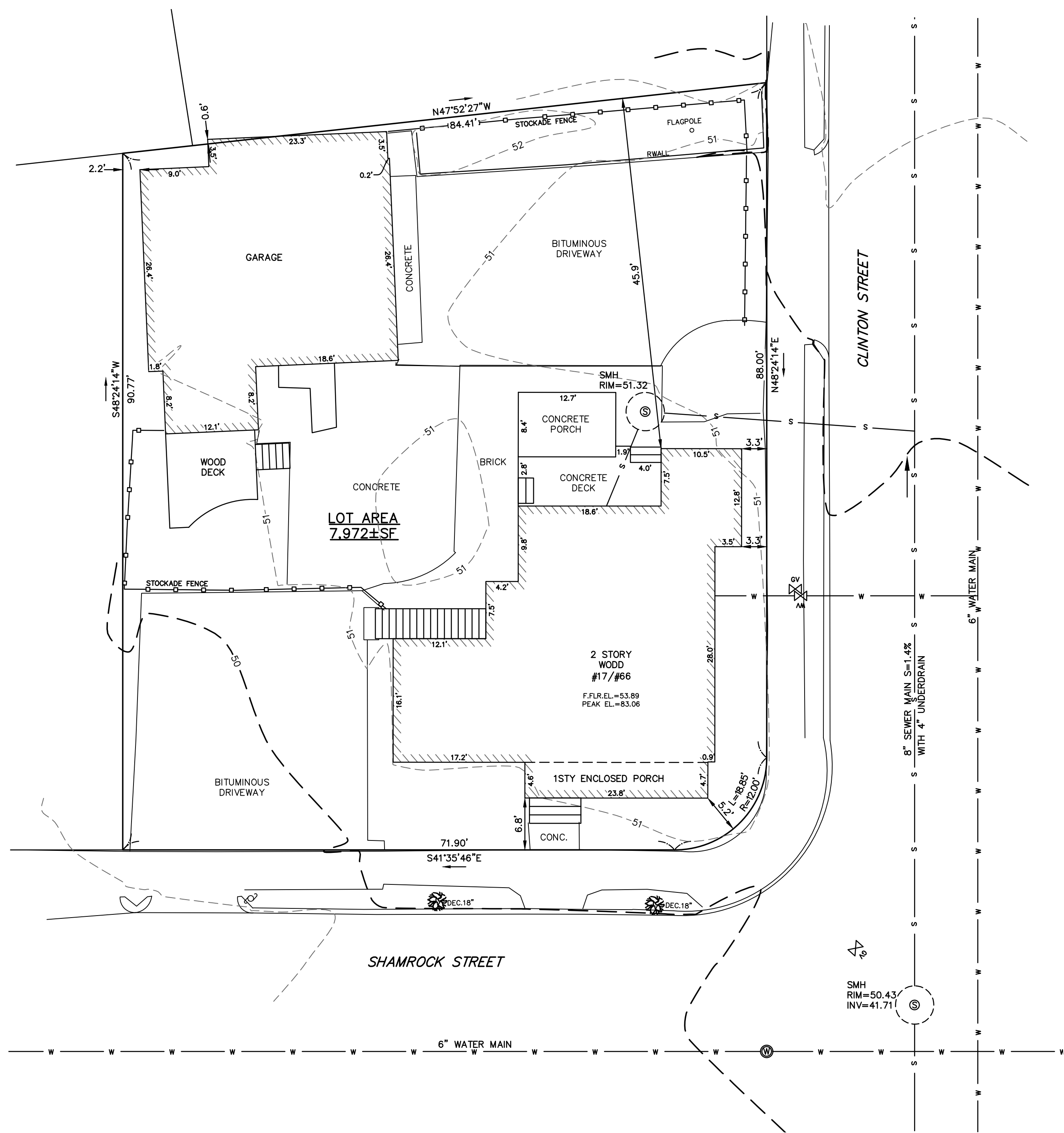
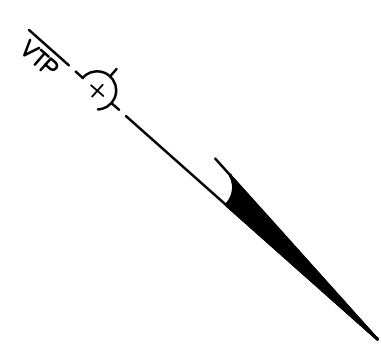


LEGEND

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	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	



Address: #17 Shamrock Street/66 Clinton Street, Newton

Length Weighted Mean
Existing Average Grade Calculation

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Segment Height	F=BxE	
1	5.74	50.61	50.39	50.50	289.85	Sq. Ft.
2	6.08	50.84	50.61	50.72	308.39	Sq. Ft.
3	4.28	50.97	50.84	50.90	217.87	Sq. Ft.
4	12.07	51.30	51.08	51.19	617.83	Sq. Ft.
5	7.46	51.22	51.19	51.20	381.97	Sq. Ft.
6	9.84	51.36	50.91	51.13	503.16	Sq. Ft.
7	18.61	51.28	51.26	51.27	954.08	Sq. Ft.
8	5.68	51.33	51.28	51.30	291.40	Sq. Ft.
9	1.80	51.28	51.26	51.27	92.28	Sq. Ft.
10	7.38	51.06	50.89	50.97	376.18	Sq. Ft.
11	3.12	50.89	50.84	50.87	158.71	Sq. Ft.
12	3.19	50.66	50.61	50.64	161.53	Sq. Ft.
13	9.59	50.77	50.66	50.71	486.33	Sq. Ft.
14	28.04	51.16	50.98	51.07	1432.03	Sq. Ft.
15	16.54	50.89	50.48	50.69	838.39	Sq. Ft.
16	6.70	50.48	50.43	50.46	338.06	Sq. Ft.
17	17.17	50.83	50.67	50.75	871.36	Sq. Ft.
Total	163.29					8319.41 Sq. Ft.
Total Column F / Total Column B = Average Grade						
Average Grade: 50.95'						

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: BU-1	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	7,972±s.f.
LOT FRONTAGE	N/A	71.9'
FRONT SETBACK	AVERAGE	5.2'
SIDE SETBACK	GREATER OF 1/2 BLDG. HGT. OR 15'	3.3
REAR SETBACK	GREATER OF 1/2 BLDG. HGT. OR 15'	45.9'
BUILDING HEIGHT	2 STY	32.11'
AVERAGE GRADE	-	50.95
LOT COVERAGE	N/A	31.4%
OPEN SPACE	N/A	62.4%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#17 SHAMROCK STREET/#66 CLINTON STREET
SCALE: 1in.=10ft. DATE: MARCH 6, 2019

PROJECT: 219104

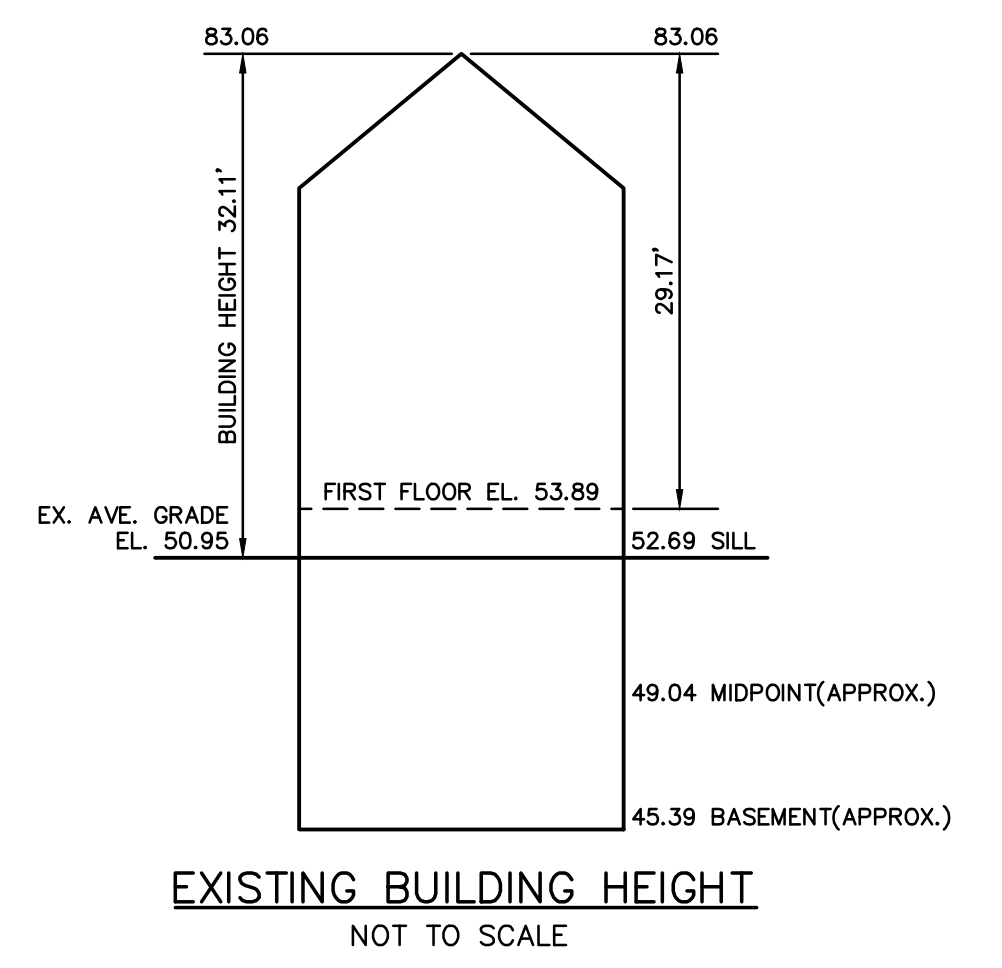
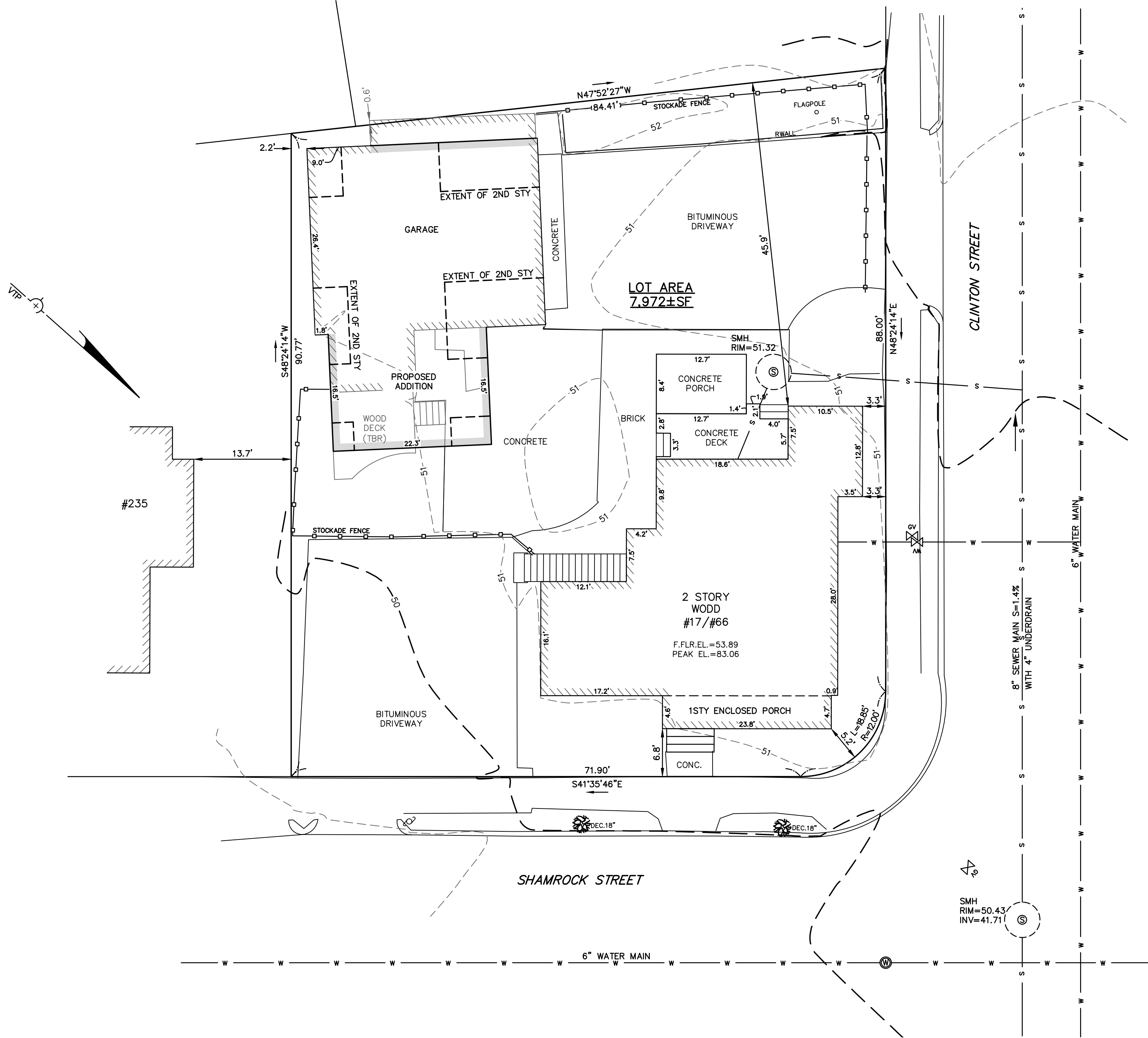


LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



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	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	



Address: #17 Shamrock Street/66 Clinton Street, Newton

Length Weighted Mean

Existing Average Grade Calculation

Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE	
1	5.74	50.61	50.39	50.50	289.85	Sq. Ft.
2	6.08	50.84	50.61	50.72	308.39	Sq. Ft.
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11	3.12	50.89	50.84	50.87	158.71	Sq. Ft.
12	3.19	50.66	50.61	50.64	161.53	Sq. Ft.
13	9.59	50.77	50.66	50.71	486.33	Sq. Ft.
14	28.04	51.16	50.98	51.07	1432.03	Sq. Ft.
15	18.54	50.89	50.48	50.69	838.39	Sq. Ft.
16	6.70	50.48	50.43	50.46	338.06	Sq. Ft.
17	17.17	50.83	50.67	50.75	871.36	Sq. Ft.
Total	163.29				8319.41	Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 50.95'

ZONING CHART

NEWTON, MASSACHUSETTS

ZONE: BU-1 SUBMISSION: BLDG. PERMIT

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	7,972±s.f.	N/C
LOT FRONTAGE	N/A	71.9'	N/C
FRONT SETBACK	AVERAGE	5.2'	N/C
SIDE SETBACK	GREATER OF 1/2 BLDG. HGT. OR 15'	3.3	N/C
REAR SETBACK	GREATER OF 1/2 BLDG. HGT. OR 15'	45.9'	N/C
BUILDING HEIGHT	2 STY	32.11'	N/C
AVERAGE GRADE	-	50.95	N/C
LOT COVERAGE	N/A	31.4%	33.8%
OPEN SPACE	N/A	43.2%	40.9%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#17 SHAMROCK STREET/#66 CLINTON STREET
SCALE: 1in.=10ft. DATE: MAY 22, 2020

PROJECT: 219104
VTP
ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 1

